## HIDDEN CREEK SUBDIVISION STREET DEDICATION PLAT

BEING PART OF

BLACK RIVER TOWNSHIP TRACT 3 ORIGINAL LOTS 4 & 7 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

DEER RUN DRIVE, AND THE EASEMENTS AS SHOWN HEREON. OAK POINT PARTNERSHII DAVID TOWNER, PARTMER/ JON VEARD, PARTNER

STATE OF OHIO

OWNER'S CERTIFICATE

LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR DAVID TOWNER AND JON VEARD, PARTNERS IN OAK POINT PARTNERSHIP, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS FOREGOING PLAT AND THAT IT WAS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 11th DAY OF July

THIS IS TO CERTIFY THAT THE UNDERSIGNED DAVID TOWNER AND

JON VEARD, REPRESENTING OAK POINT PARTNERSHIP, OWNER OF LAND

CONTAINED WITHIN THIS PLAT OF HIDDEN CREEK DEVELOPMENT RIGHT

OF WAY DEDICATION, DO HEREBY ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE OAK POINT ROAD, HIDDEN CREEK

DRIVE, FOX RUN DRIVE, SQUIRREL NEST DRIVE, PHEASANT DRIVE,

Latricia 5. Fel NOTARY PUBLIC

MY COMMISSION EXPIRES 4-30-91

UNDERGROUND UTILITIES

OAK POINT PARTNERSHIP, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON CO., CENTRAL TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC., THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEES), A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, EXCEPT WHERE SHOWN OTHERWISE, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

OAK POINT PARTNERSHIP

DAVID S. TOWNER

-LAKE ERIEND JAEGER RD. \_\_ SITE LOCATION **AREA MAP** NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF HIDDEN CREEK DRIVE, FOX RUN DRIVE, SQUIRREL NEST DRIVE, DEER RUN DRIVE, OAK POINT ROAD & PHEASANT DRIVE WAS DEDICATION OF OAK HILLS BLVD. AND HIDDEN CREEK BLVD. WAS MADE AT THE REQUEST OF DAVID TOWNER AND JON VEARD, PARTNERS IN OAK POINT PARTNERSHIP. SAID PLAT EMBRACES 9.5352 ACRES TOTAL OF PARTS OF BLACK RIVER TOWNSHIP ORIGINAL LOT NOS. 4 (7.4220 AC.) AND 7 (2.1132 AC.), TRACT 3, CITY OF LORAIN, COUNTY OF LORAIN AND STATE

OF OHIO. AT ALL POINTS MARKED THUS — OR — O INDICATES IRON PINS OR MONUMENTS FOUND OR SET. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE ASSUMED AND ARE USED FOR PURPOSES OF DESCRIBING ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT.

> Varid L. Elevelle DAVID L. ELWELL REGISTERED SURVEYOR NO. 6333



## LEGEND

- INDICATES IRON PIN OR MONUMENT FOUND
- O INDICATES IRON PIN OR MONUMENT SET

ENGINEER'S CERTIFICATE THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE DEDICATION OF HIDDEN CREEK DRIVE, FOX RUN DRIVE, OAK POINT ROAD, SQUIRREL NEST DRIVE, DEER RUN DRIVE & PHEASANT DRIVE AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

ŔAY/HENRY, P.E.(/& P.S. LORAIN CITY ENGINEER

COUNCIL CERTIFICATE THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF HIDDEN CREEK DRIVE, FOX RUN DRIVE, OAK POINT ROAD, SOUIRREL NEST DRIVE, DEER RUN DRIVE & PHEASANT DRIVE WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE

90-91 PASSED THIS 16th DAY OF Lestenber

CLERK OF COUNCIL

PLANNING COMMISSION THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF HIDDEN CREEK DRIVE, FOX RUN DRIVE, OAK POINT ROAD, SQUIRREL NEST DRIVE, DEER RUN DRIVE & PHEASANT DRIVE IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

CHAIRMAN, CITY OF LORAIN

8-19-91

PLANNING COMMISSION

SOLICITOR'S CERTIFICATE THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF HIDDEN CREEK DRIVE, FOX RUN DRIVE, OAK POINT ROAD, SQUIRREL NEST DRIVE, DEER RUN DRIVE & PHEASANT DRIVE IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

SOLICITOR, CITY OF LORAIN

9/19/91

PARK DEPARTMENT CERTIFICATE THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 1111.05 AS APPROVED BY ORDINANCE NO. 186-85 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN HAVE BEEN MET; WHEREIN THE PARK DEDICATION HAS BEEN WAIVED AND OTHER CONSIDERATIONS ACCEPTED IN LIEU THEREOF.

DINECTOR OF PUBLIC SERVICE

8-19-91

TRANSFERRED
HI COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE OCT 1 1 1991 JULIAN A. PIJOR LORAIN COUNTY AUDITOR

> Received for Record\_\_\_\_ at 2: 56 clock P. M. in PLAT RECORD VOL 48 DOROTHY L. ESSEX PAGE 10 +// Lorain County Recorder

BOX: LCTC \$86.40 mm

SHEET

JOB NO.

89-252

KS Associates, Inc.

Elyria (216) 322-6317 • Lorain (216) 244-5757

**ENGINEERS/SURVEYORS** 424 Middle Avenue P.O. Box 89 Elyria, Ohio 44036

ASSOCIATES INCORPORATED

LORAIN COUNTY TAX MAP DEPARTMENT COPY RIGHT-OF-WAY DEDICATION **CLAUSES** 

