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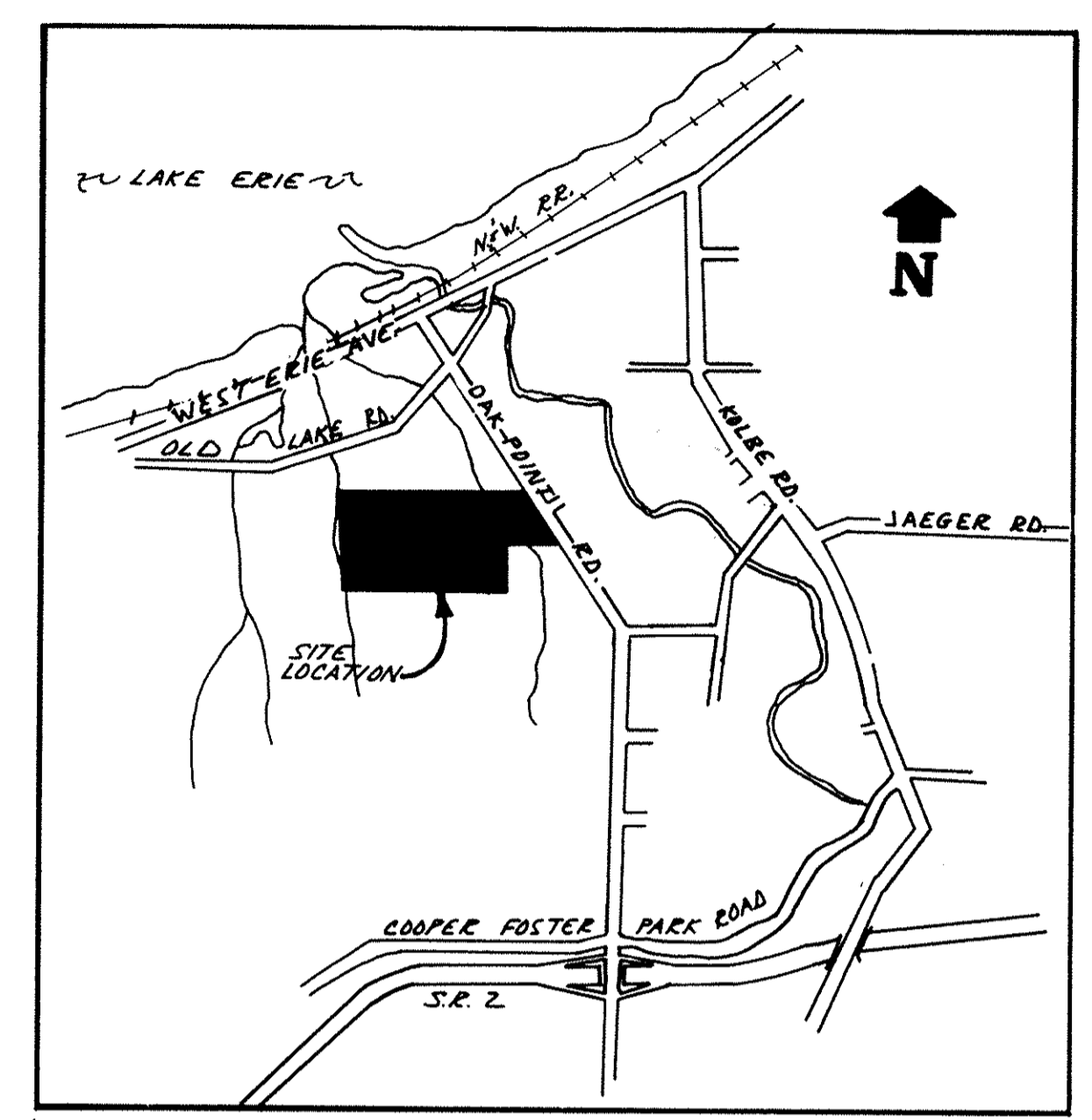
# HIDDEN CREEK SUBDIVISION NO. 1

BEING PART OF  
BLACK RIVER TOWNSHIP TRACT 3 ORIGINAL LOT 4  
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

**OWNER'S CERTIFICATE**  
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 SUBDIVISION NO. 1, DO HEREBY ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE THE EASEMENTS AS SHOWN HEREON.

OAK POINT PARTNERSHIP  
BY: David Towner  
DAVID TOWNER, PARTNER  
BY: Jon Veard  
JON VEARD, PARTNER

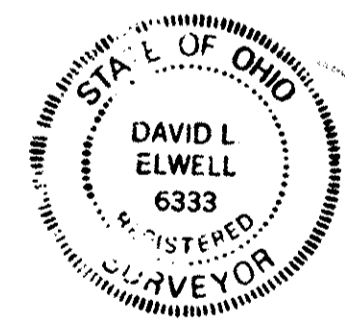
STATE OF OHIO  
SS  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR DAVID TOWNER AND JON VEARD, PARTNERS IN OAK POINT PARTNERSHIP, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS FOREGOING PLAT AND THAT IT WAS THEIR OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 19th DAY OF August, 1991.  
Patricia G. Lee  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 4-30-96



AREA MAP NO SCALE

**SURVEYOR'S CERTIFICATE**  
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF HIDDEN CREEK SUBDIVISION NO. 1 WAS MADE AT THE REQUEST OF DAVID TOWNER AND JON VEARD, PARTNERS IN OAK POINT PARTNERSHIP. SAID PLAT EMBRACES 6.3679 ACRES TOTAL OF PARTS OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 4, TRACT 3, CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO. AT ALL POINTS MARKED THUS OR 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.

David L. Elwell  
DAVID L. ELWELL  
REGISTERED SURVEYOR NO. 6333



- LEGEND**
- INDICATES IRON PIN OR MONUMENT FOUND
  - INDICATES IRON PIN OR MONUMENT SET

AREA IN SUBLOTS 6.3679

**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 GRANTEE), A PERMANENT RIGHT OF WAY EASEMENT FIVE FEET (5') 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 GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE 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. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, 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 GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

OAK POINT PARTNERSHIP  
BY: David Towner  
DAVID S. TOWNER

**ENGINEER'S CERTIFICATE**  
THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE DEDICATION OF HIDDEN CREEK SUBDIVISION NO. 1 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Ray Henry  
RAY HENRY, P.E. & P.S.  
LORAIN CITY ENGINEER  
DATE Sept 12 1991

**COUNCIL CERTIFICATE**  
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF HIDDEN CREEK SUBDIVISION NO. 1 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 40-91 PASSED THIS 16th DAY OF September 1991.

Cheryl K. Tokinda  
CLERK OF COUNCIL

**PLANNING COMMISSION**  
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF HIDDEN CREEK SUBDIVISION NO. 1 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Rocky Ortiz  
CHAIRMAN, CITY OF LORAIN  
PLANNING COMMISSION  
DATE 8-19-91

**SOLICITOR'S CERTIFICATE**  
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF HIDDEN CREEK SUBDIVISION NO. 1 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

Robert Little  
SOLICITOR, CITY OF LORAIN  
DATE 9-14-91

**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.

Rocky Ortiz  
DIRECTOR OF PUBLIC SERVICE  
DATE 8-19-91

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE

OCT 11 1991

JULIAN A. PIJOR  
LORAIN COUNTY AUDITOR

Received for Record OCT 11 1991  
at 2:54 clock P.M. in PLAT RECORD  
VOL 48 DOROTHY L. ESSEX  
PAGE 5 12 of Lorain County Recorder  
13 me

86 40 = 10.12  
180K L.C.T.

LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

REVISIONS	

**KS ASSOCIATES, INC.**  
ENGINEERS/SURVEYORS  
424 Middle Avenue  
P.O. Box 89  
Elyria, Ohio 44036  
Elyria (216) 322-6317 • Lorain (216) 244-5757

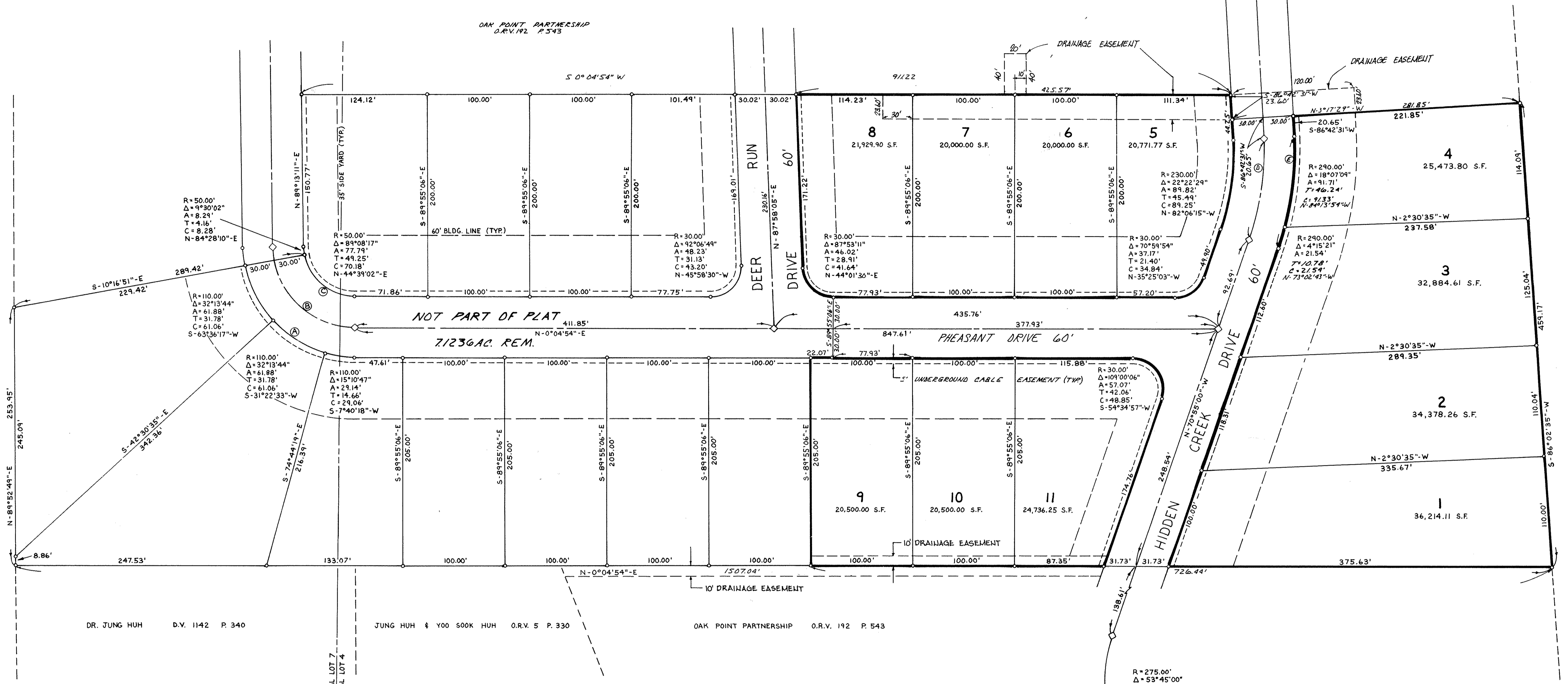
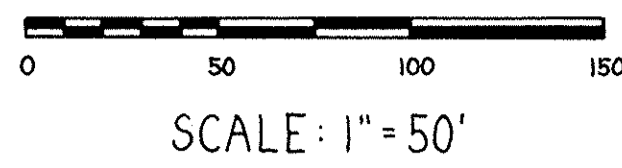
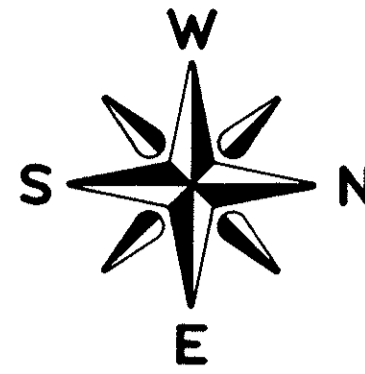


SHEET 1 OF 2  
JOB NO. 89-252-1

152997

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CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CH. BEARING
A	110.00'	79°38'15"	152.89'	91.71'	140.88'	N-39°54'02"-E
B	80.00'	79°38'15"	111.20'	66.70'	102.46'	N-39°54'02"-E
C	50.00'	79°38'15"	69.50'	41.69'	64.04'	N-39°54'02"-E
D	260.00'	22°22'29"	101.53'	57.42'	100.89'	N-82°06'15"-W
E	290.00'	22°22'29"	113.25'	57.35'	112.53'	N-82°06'15"-W



OHIO EDISON COMPANY D.V. 648 P. 197

JOHN MENZ D.V. 402 P. 301

AREA IN SUBLOTS = 6.3679

NOTE: SUBDIVISION NO. 1 CONSISTS OF SUBLOTS 1 - 11.

LORAIN COUNTY TAX MAP DEPARTMENT COPY

REVISIONS	DATE	DESCRIPTION
	2-19-91	H.C. DRIVE EXTENDED; SUBLLOT ADDED
	3-29-91	HIDDEN CREEK DRIVE EXTENDED

**HIDDEN CREEK SUBDIVISION NO. 1**  
 BEING PART OF  
**BLACK RIVER TOWNSHIP • TRACT 3 • ORIGINAL LOT 4**  
 CITY OF LORAIN • COUNTY OF LORAIN • STATE OF OHIO

**KS ASSOCIATES, INC.**  
 ENGINEERS/SURVEYORS  
 424 Middle Avenue  
 P.O. Box 89  
 Elyria, Ohio 44036  
 Elyria (216) 322-6317 • Lorain (216) 244-5757



SHEET 2 OF ?  
 JOB NO. 89-252-1