

WEST RIM RESERVE SUBDIVISION

BEING A SUBDIVISION OF PART OF ORIGINAL COLUMBIA TOWNSHIP LOT NO. 37, 38, 43, AND 44 NOW IN COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO.

SCALE 1" = 100'

JUNE, 1994

APPROVALS

APPROVED THIS 22 DAY OF FEBRUARY 1995

Kenneth P. Carney
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 22 DAY OF FEBRUARY 1995

Kenneth P. Carney
LORAIN COUNTY ENGINEER

APPROVED THIS 27 DAY OF FEBRUARY 1995

James A. Bodan
LORAIN COUNTY BOARD OF HEALTH

APPROVED THIS 23rd DAY OF February 1995

David A. Lumsden
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 23rd DAY OF February 1995

Ruth M. Broschke
CHAIRMAN, COLUMBIA TOWNSHIP BOARD OF TRUSTEES

APPROVED THIS 27th DAY OF February 1995

Thomas C. Ferguson
DIRECTOR, LORAIN COUNTY PLANNING COMMISSION

TRANSFERRED THIS _____ DAY OF _____ 19____

LORAIN COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____ 19____
AT _____ M.

RECORDED THIS _____ DAY OF _____ 19____ IN
PLAT BOOK _____ PAGE _____

LORAIN COUNTY RECORDER

TRANSFERRED
MAR 2 1995
MARK STEWART
LORAIN COUNTY AUDITOR

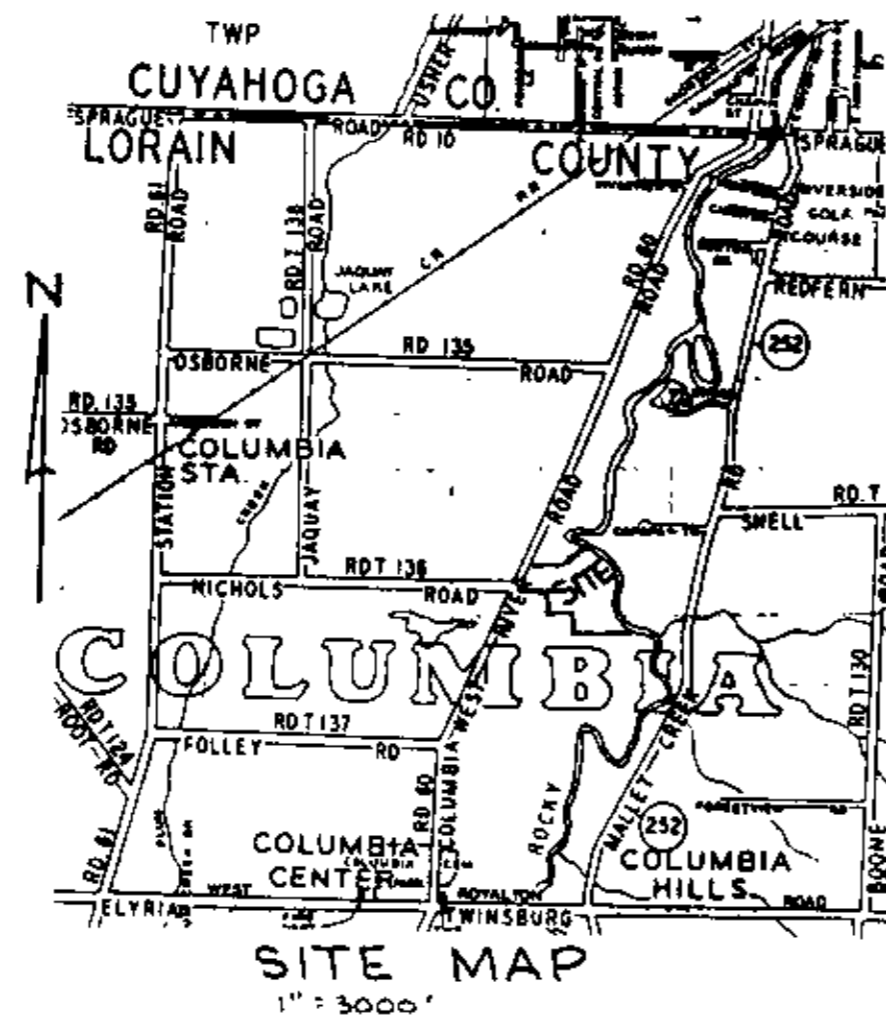
309
54
376
Bart George Turrey
236-3487
86.40

THIS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, WE HAVE SURVEYED AND PLATTED "WEST RIM RESERVE SUBDIVISION" AS SHOWN HEREON AND CONTAINING 68.4611 ACRES OF LAND IN ORIGINAL LOTS NOS. 37, 38, 43, AND 44 OF COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO.

AT ALL POINTS THUSLY INDICATED •, IRON PIN MONUMENTS WERE FOUND OR SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. ALL OF WHICH WE CERTIFY TO BE CORRECT.



THE HENRY G. REITZ ENGINEERING COMPANY
BY John G. Saylor PRES.
JOHN G. SAYLER, REG. SURVEYOR NO. 4658



AREA IN LOTS	65.5532 ACRES
AREA IN BLOCKS	0.0000 ACRES
AREA IN STREETS	2.9079 ACRES
TOTAL AREA	68.4611 ACRES

AREAS BY PARCEL NUMBER:	
12-00-038-01	15 7481 AC.
12-00-037-001	20 3115 AC.
12-00-044-015	14 8500 AC.
12-00-043-006	17 8519 AC.
	68 4611 AC.

UNDERGROUND CABLE EASEMENT

CAPITAL HILL DEVELOPMENT CO., THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON COMPANY, LORAIN COUNTY CABLEVISION INC., AND ELYRIA TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY EASEMENT TEN (10) FEET IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS AND 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 COMMUNICATION 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 EASEMENTS 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 GRANTEES 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.

CAPITAL HILL DEVELOPMENT CO.

BY: Louise W. Hartman, Vice-Pres.

NOTARY PUBLIC

CUYAHOGA
COUNTY OF LORAIN)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR CAPITAL HILL DEVELOPMENT CO.
BY: Louise W. Hartman, Vice-Pres. WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED AND FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cleveland OHIO THIS 21st DAY OF February 1995

Linda S. Renko
NOTARY PUBLIC

LINDA S. RENKO, Notary Public
State of Ohio & Cuyahoga County
My commission expires Feb. 23, 1997



MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN AND STATE OF OHIO, AND BEING PART OF ORIGINAL LOTS NOS. 37, 38, 43, AND 44 OF SAID TOWNSHIP CONTAINING 68.4611 ACRES AND BEING PART OF THE SAME TRACT AS CONVEYED TO EMERSON L. AND PATSY R. BLACKBURN AND DESCRIBED IN THE DEED RECORDED IN DEED VOLUME 1324, PAGE 895 IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED, CAPITAL HILL DEVELOPMENT COMPANY, HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS WEST RIM RESERVE SUBDIVISION, A SUBDIVISION OF SUBLOTS NOS. 1 TO 17 INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH, OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF, THE UNDERSIGNED HAS HEREUNTO SET HIS HAND THIS 21st DAY OF February 1995

WITNESS

Stuart V. Saffer CAPITAL HILL DEVELOPMENT COMPANY
Ray D. Thompson BY: Louise W. Hartman, Vice-Pres.

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR CAPITAL HILL DEVELOPMENT COMPANY, BY: Louise W. Hartman, Vice-Pres. WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED, AND FREE ACT AND DEED AS OFFICER OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 21st DAY OF February 1995

Linda S. Renko NOTARY PUBLIC

LINDA S. RENKO, Notary Public
State of Ohio & Cuyahoga County
My commission expires Feb. 23, 1997

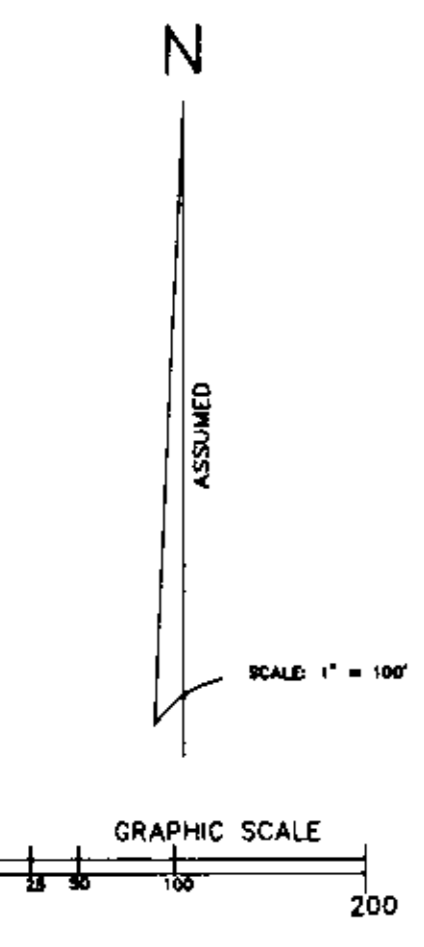
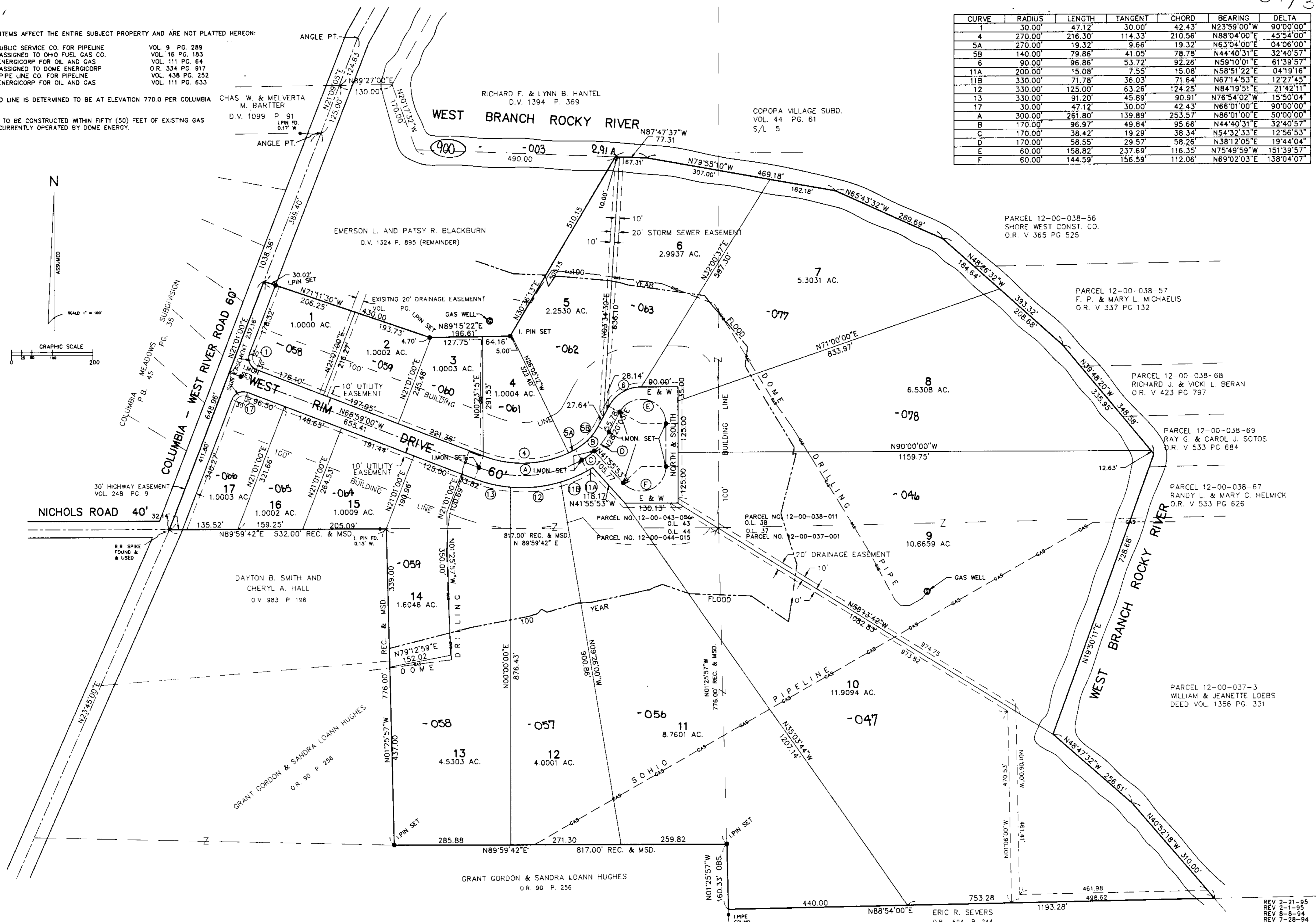


SITE PLANNER:
THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135
1-216-251-3033

OWNER/SUBDIVIDER:
CAPITAL HILL DEVELOPMENT COMPANY
24184 SQUIRE ROAD
COLUMBIA STATION, OHIO 44028
1-216-236-3487

- NOTE:
- THE FOLLOWING ITEMS AFFECT THE ENTIRE SUBJECT PROPERTY AND ARE NOT PLATTED HEREON:
 - TO OHIO PUBLIC SERVICE CO. FOR PIPELINE VOL. 9 PG. 289
 - ASSIGNED TO OHIO FUEL GAS CO. VOL. 16 PG. 183
 - TO DOME ENERGIACORP FOR OIL AND GAS VOL. 111 PG. 64
 - ASSIGNED TO DOME ENERGIACORP O.R. 334 PG. 917
 - TO SOHIO PIPE LINE CO. FOR PIPELINE VOL. 438 PG. 252
 - TO DOME ENERGIACORP FOR OIL AND GAS VOL. 111 PG. 633
 - 100 YEAR FLOOD LINE IS DETERMINED TO BE AT ELEVATION 770.0 PER COLUMBIA TOWNSHIP.
 - NO RESIDENCES TO BE CONSTRUCTED WITHIN FIFTY (50) FEET OF EXISTING GAS WELLS. WELLS CURRENTLY OPERATED BY DOME ENERGY.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	30.00'	47.12'	30.00'	42.43'	N23°59'00"W	90°00'00"
4	270.00'	216.30'	114.33'	210.56'	N88°04'00"E	45°54'00"
5A	270.00'	19.32'	9.66'	19.32'	N63°04'00"E	04°06'00"
5B	140.00'	79.86'	41.05'	78.78'	N44°40'31"E	32°40'57"
6	90.00'	96.86'	53.72'	92.26'	N59°10'01"E	61°39'57"
11A	200.00'	15.08'	7.55'	15.08'	N58°51'22"E	04°19'16"
11B	330.00'	71.78'	36.03'	71.64'	N67°14'53"E	12°27'45"
12	330.00'	125.00'	63.26'	124.25'	N84°19'51"E	21°42'11"
13	330.00'	91.20'	45.89'	90.91'	N76°54'02"W	15°50'04"
17	30.00'	47.12'	30.00'	42.43'	N66°01'00"E	90°00'00"
A	300.00'	261.80'	139.89'	253.57'	N86°01'00"E	50°00'00"
B	170.00'	96.97'	49.84'	95.66'	N44°40'31"E	32°40'57"
C	170.00'	38.42'	19.29'	38.34'	N54°32'33"E	12°56'53"
D	170.00'	58.55'	29.57'	58.26'	N38°12'05"E	19°44'04"
E	60.00'	158.82'	237.69'	116.35'	N75°49'59"W	151°39'57"
F	60.00'	144.59'	156.59'	112.06'	N69°02'03"E	138°04'07"



PARCEL 12-00-038-56
SHORE WEST CONST. CO.
O.R. V 365 PG 525

PARCEL 12-00-038-57
F. P. & MARY L. MICHAELIS
O.R. V 337 PG 132

PARCEL 12-00-038-68
RICHARD J. & VICKI L. BERAN
O.R. V 423 PG 797

PARCEL 12-00-038-69
RAY G. & CAROL J. SOTOS
O.R. V 533 PG 684

PARCEL 12-00-038-67
RANDY L. & MARY C. HELMICK
O.R. V 533 PG 626

PARCEL 12-00-037-3
WILLIAM & JEANNETTE LOEBS
DEED VOL. 1356 PG. 331

REV 2-21-95
REV 2-1-95
REV 8-8-94
REV 7-28-94