

OAKDALE ESTATES SUBDIVISION NO. 2

PART OF ELYRIA TOWNSHIP ORIGINAL LOT NO. 1
EAST OF THE BLACK RIVER
NOW IN
CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

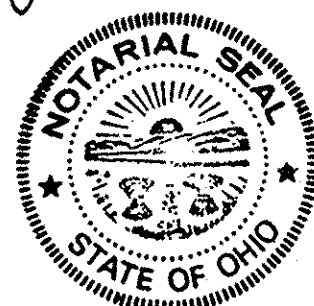
THIS IS TO CERTIFY THAT THE UNDERSIGNED DALE YOST, PRESIDENT OF HIGHLAND DEVELOPMENT COMPANY, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF OAKDALE ESTATES SUBDIVISION NO. 2, HAVING EXAMINED THE SAME DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES FOREVER, TO PUBLIC USE, THE STREETS AND EASEMENTS AS SHOWN HEREON.

BY: Dale Yost
DALE YOST, PRESIDENT

NOTARY PUBLIC

STATE OF OHIO
SS
LORAIN COUNTY
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED DALE YOST, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT AND THAT IT IS HIS FREE ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT ELYRIA, OHIO, THIS 20th DAY OF July, 1995.

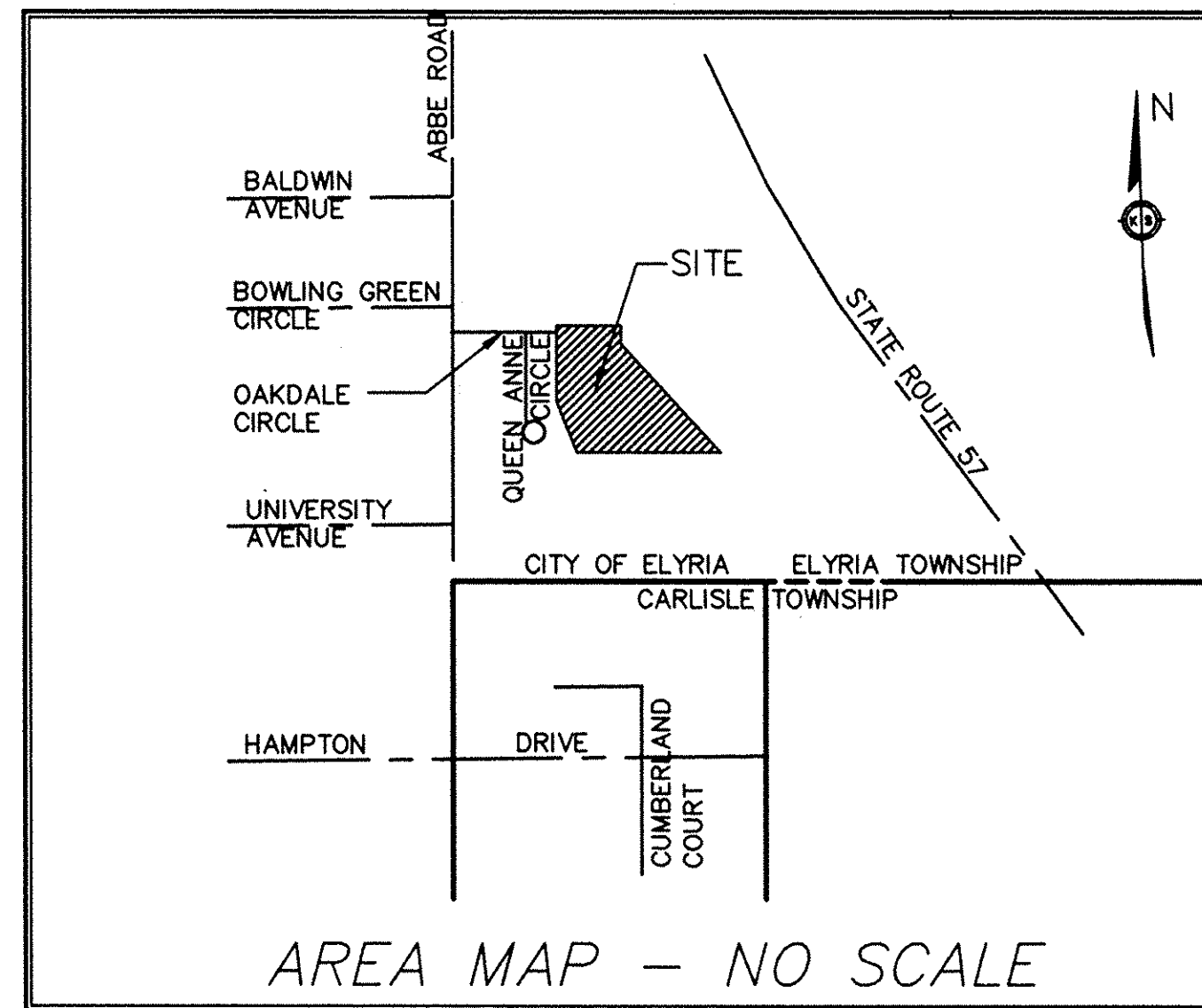
Marlene L. Jacobs
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/4/99



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED OAKDALE ESTATES SUBDIVISION NO. 2, AS SHOWN HEREON, AND CONTAINING 6.2347 ACRES OF LAND IN ELYRIA TOWNSHIP ORIGINAL LOT NO. 1 EAST OF THE BLACK RIVER, NOW IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS SO INDICATED -OR- , IRON PIN MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT. I HEREBY CERTIFY THAT THE FIELD SURVEY OF THE BOUNDARY SHOWN IN THIS PLAT OF OAKDALE ESTATES SUBDIVISION NO. 2 EXCEEDS ONE (1) FOOT IN 10,000 PRECISION, AS REQUIRED PER CHAPTER 1117.02, ELYRIA CITY CODIFIED ORDINANCES. SURVEY MONUMENTS NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION. ALL INFORMATION SHOWN HEREON IS BASED UPON A SURVEY PERFORMED BY KS ASSOCIATES, INC. ON MAY 10, 1994.

Phil A. Rosebeck
PHIL A. ROSEBECK,
REGISTERED SURVEYOR NO. 6696



CITY ENGINEER

APPROVED THIS 7th DAY OF Sept, 1995

Leon J. Shippy
ELYRIA CITY ENGINEER

NOTE - PERMANENT MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH CITY OF ELYRIA CODIFIED ORDINANCES 1119.10(b).

NOTE - EASEMENTS GRANTED TO THE CITY OF ELYRIA FOR PUBLIC UTILITIES INCLUDING WATERMAINS, STORM AND SANITARY SEWERS SHALL HAVE PRIORITY OVER EASEMENTS GRANTED TO PRIVATE UTILITIES (ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, ETC.). ALL EASEMENTS SHALL CONFORM TO SECTION 1115.08, CODIFIED ORDINANCES OF THE CITY OF ELYRIA.

NOTE - ALTHOUGH THERE ARE NO IMMEDIATE PLANS FOR THE INSTALLATION OF A STORM SEWER ON ABBE ROAD, SHOULD THE CITY OF ELYRIA PROCEED WITH PLANS SOMETIME IN THE FUTURE, THE WITHIN SUBLOTS COULD BE SUBJECT TO A SPECIAL ASSESSMENTS BY THE CITY OF ELYRIA FOR A PORTION OF THE COST OF THE INSTALLATION OF THE ABBE ROAD BRANCH STORM SEWER FROM EAST BROAD STREET, SOUTH, WHEN ASSESSMENTS ARE MADE ON OTHER SIMILAR PROPERTIES IN THE SERVICE AREA. FOR FURTHER INFORMATION CONTACT THE ELYRIA CITY ENGINEER'S OFFICE.

CITY COUNCIL

THIS IS TO CERTIFY THAT ELYRIA CITY COUNCIL HAS ACCEPTED ALL PUBLIC LANDS AND EASEMENTS AS SHOWN HEREON, BY ADOPTION OF ORDINANCE NO. 95-193 ON 9-5 1995

BY: Quincy J. Renner
CLERK OF ELYRIA CITY COUNCIL

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT EST National Bank, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF OAKDALE ESTATES SUBDIVISION NO. 2 AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

BY: Gary C. Smith
TITLE: Senior V.P. - Senior Lending Officer

NOTARY PUBLIC

STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Gary C. Smith BY: Toni L. Peden

WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF OAKDALE ESTATES SUBDIVISION NO. 2 AND THAT IT WAS HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID Gary C. Smith
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Elyria, OHIO, THIS 7th DAY OF September, 1995.

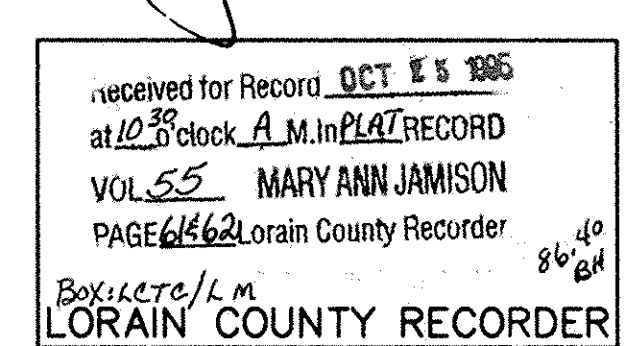
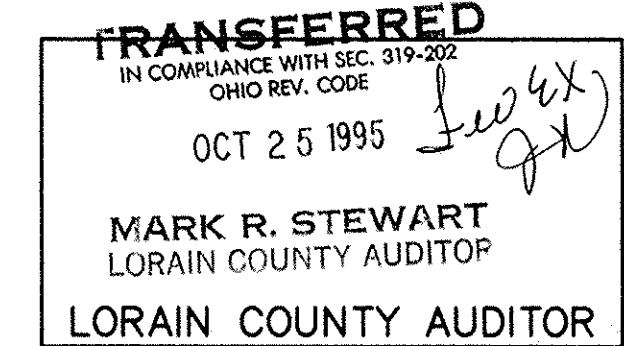
Toni L. Peden
NOTARY PUBLIC
MY COMM. EXPIRES 4/26/96

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ELYRIA HAS APPROVED THIS PLAT OF OAKDALE ESTATES SUBDIVISION NO. 2 ON THE 7th DAY OF September, 1995.

Michael B. Keys
PRESIDENT
Mary J. Swenka
SECRETARY

MAYOR
APPROVED THIS 7th DAY OF September, 1995
Michael B. Keys
MAYOR



LORAIN COUNTY TAX
MAP DEPARTMENT COPY

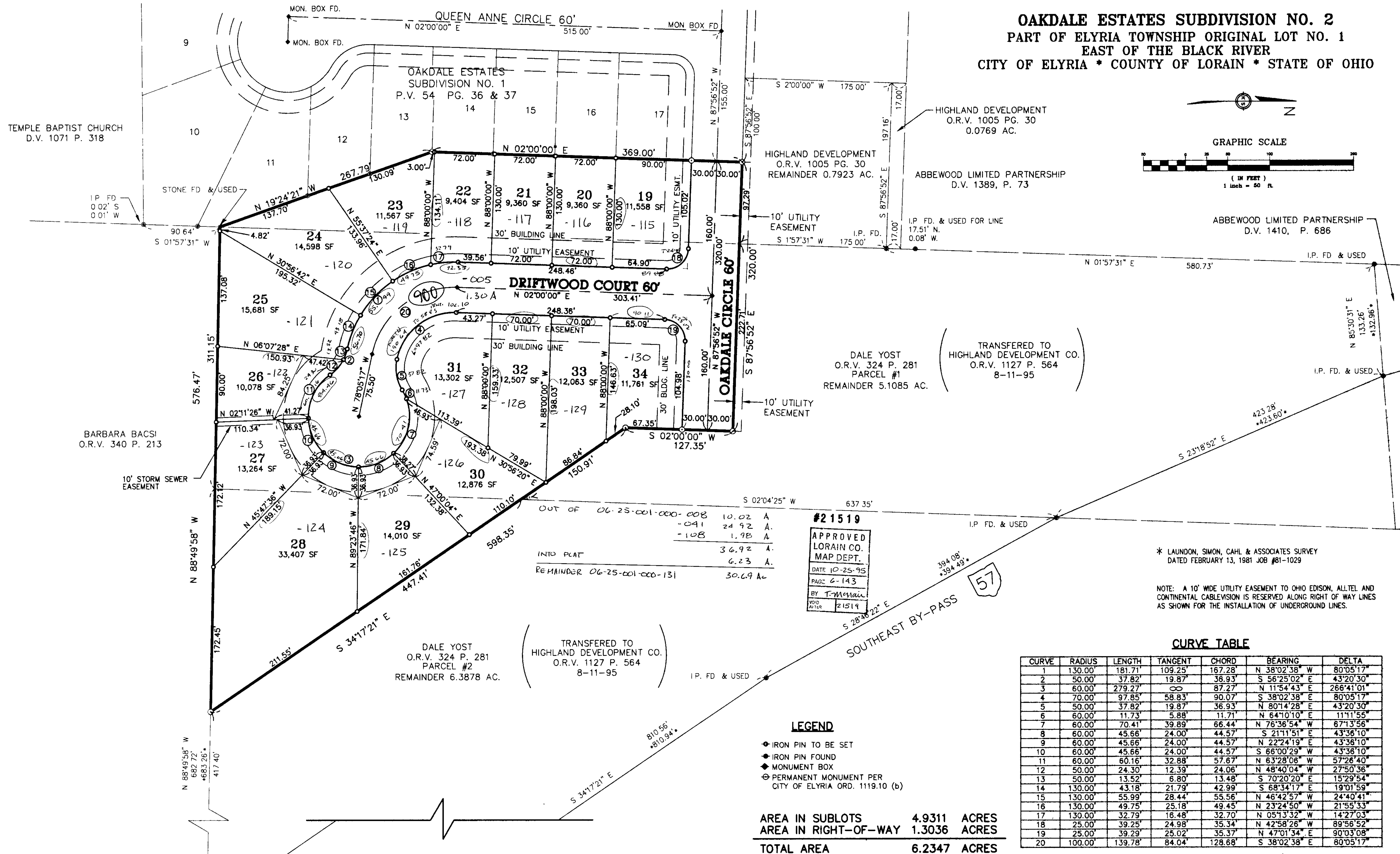
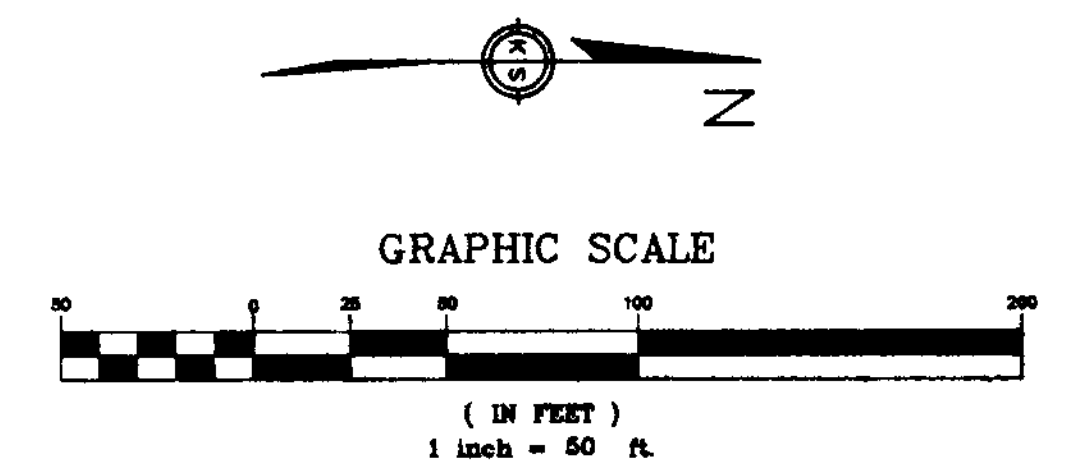
DATE: 7-11-95	
DRAWN BY: ELK	
CH'D BY: PAR	
F.B. 222,231 & 237	
DWG. NAME: 43740-2-DIVISION PLAT 2	
PROJ: 43740-2	
REVISIONS	
08-15-95	REVISED PARCEL OWNERSHIPS & NOTED ST. SWR. EASEMENT
7-11-95	ISSUE DATE

RECORD PLAT
OAKDALE ESTATES SUBDIVISION NO. 2

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.
93746-2

OAKDALE ESTATES SUBDIVISION NO. 2
PART OF ELYRIA TOWNSHIP ORIGINAL LOT NO. 1
EAST OF THE BLACK RIVER
CITY OF ELYRIA * COUNTY OF LORAIN * STATE OF OHIO



OUT OF 06-25-001-000-008

10.02	A
041	24.92 A.
108	1.98 A.
INTO PLAT	
36.92	A.
6.23	A.
REMAINDER 06-25-001-000-131	
30.69	AC

#21519
APPROVED
LORAIN CO.
MAP DEPT.
 DATE 10-25-95
 PAGE 6-143
 BY T. Menail
 WORD #1519

* LAUNDON, SIMON, CAHL & ASSOCIATES SURVEY
 DATED FEBRUARY 13, 1981 JOB #81-1029

NOTE: A 10' WIDE UTILITY EASEMENT TO OHIO EDISON, ALLTEL AND CONTINENTAL CABLEVISION IS RESERVED ALONG RIGHT OF WAY LINES AS SHOWN FOR THE INSTALLATION OF UNDERGROUND LINES.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	130.00'	181.71'	109.25'	167.28'	N 38°02'38" W	80°05'17"
2	50.00'	37.82'	19.87'	38.93'	S 56°25'02" E	43°20'30"
3	60.00'	279.27'	∞	87.27'	N 11°54'43" E	266°41'01"
4	70.00'	97.85'	58.83'	90.07'	S 38°02'38" E	80°05'17"
5	50.00'	37.82'	19.87'	36.93'	N 80°14'28" E	43°20'30"
6	60.00'	11.73'	5.88'	11.71'	N 64°10'10" E	11°11'55"
7	60.00'	70.41'	39.89'	66.44'	N 76°36'54" W	67°13'56"
8	60.00'	45.66'	24.00'	44.57'	S 21°11'51" E	43°36'10"
9	60.00'	45.66'	24.00'	44.57'	N 22°24'19" E	43°36'10"
10	60.00'	45.66'	24.00'	44.57'	S 66°00'29" W	43°36'10"
11	60.00'	60.16'	32.88'	57.67'	N 63°28'08" W	57°26'40"
12	50.00'	24.30'	12.39'	24.08'	N 48°40'04" W	27°50'36"
13	50.00'	13.52'	6.80'	13.48'	S 70°20'20" E	15°29'54"
14	130.00'	43.18'	21.79'	42.99'	S 68°34'17" E	19°01'59"
15	130.00'	55.99'	28.44'	55.56'	N 46°42'57" W	24°40'41"
16	130.00'	49.75'	25.18'	49.45'	N 23°24'50" W	21°55'33"
17	130.00'	32.79'	16.48'	32.70'	N 05°13'32" W	14°27'03"
18	25.00'	39.25'	24.98'	35.34'	N 42°58'26" W	89°56'52"
19	25.00'	39.29'	25.02'	35.37'	N 47°01'34" E	90°03'08"
20	100.00'	139.78'	84.04'	128.68'	S 38°02'38" E	80°05'17"

LEGEND

- ◆ IRON PIN TO BE SET
- IRON PIN FOUND
- ⊙ MONUMENT BOX
- ⊕ PERMANENT MONUMENT PER CITY OF ELYRIA ORD. 1119.10 (b)

AREA IN SUBLOTS 4.9311 ACRES
 AREA IN RIGHT-OF-WAY 1.3036 ACRES
 TOTAL AREA 6.2347 ACRES

DATE	08-15-95
DRAWN BY	ELK/DOB
CHK'D BY	
FB	222/224
DWG NAME	23748-2RD REVLATZ
REVISIONS	
08-15-95	REVISED PARCEL OWNERSHIPS & NOTED STO. SWR. EASEMENT
7-12-95	ADDED UTILITY EASEMENT
7-11-95	ISSUE DATE

RECORD PLAT
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 ENGINEERS/SURVEYORS
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 P.O. Box 89
 Elyria, Ohio 44036
 ELYRIA (216) 322-6317 * LORAIN (216) 244-5757

KS ASSOCIATES INCORPORATED

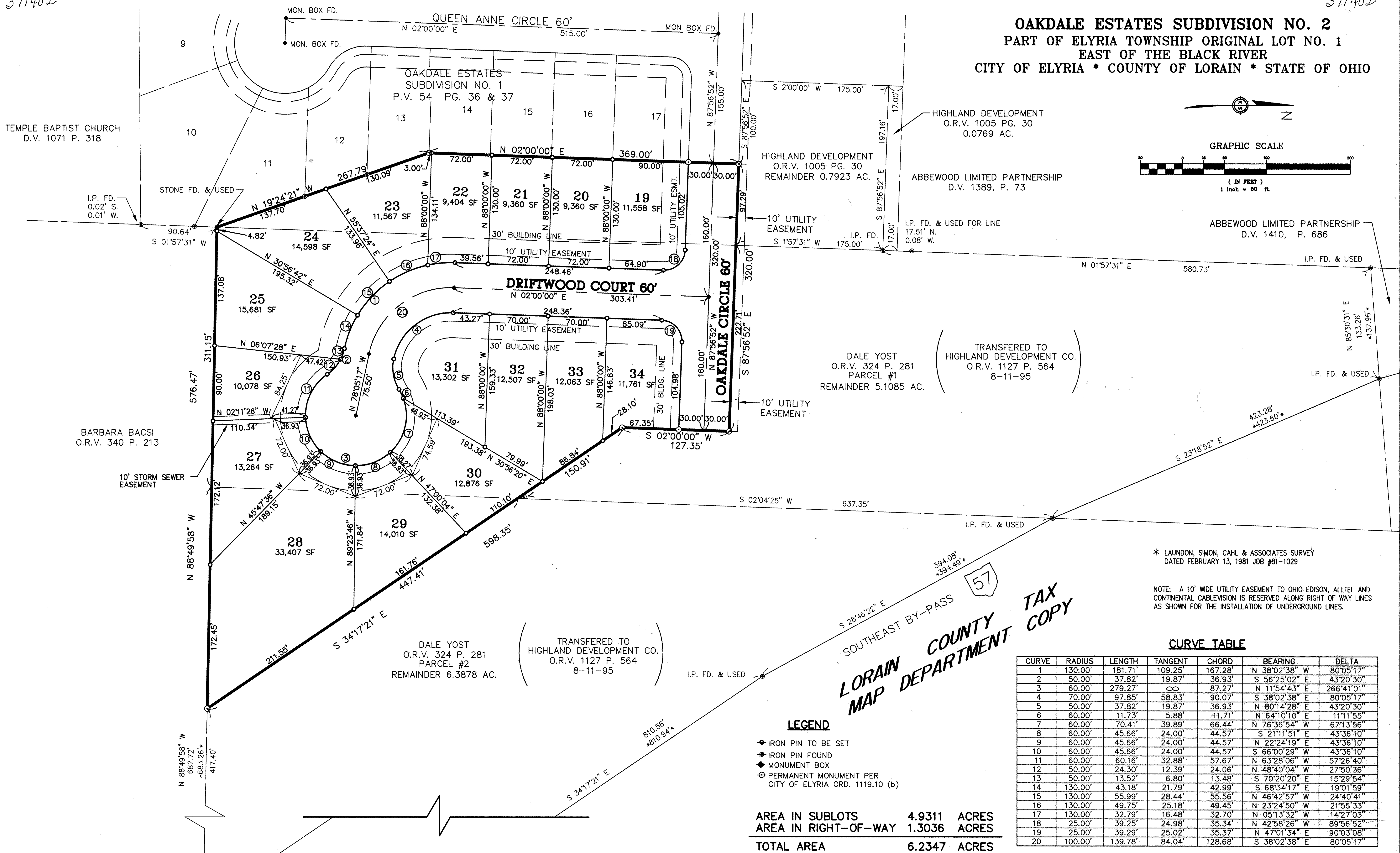
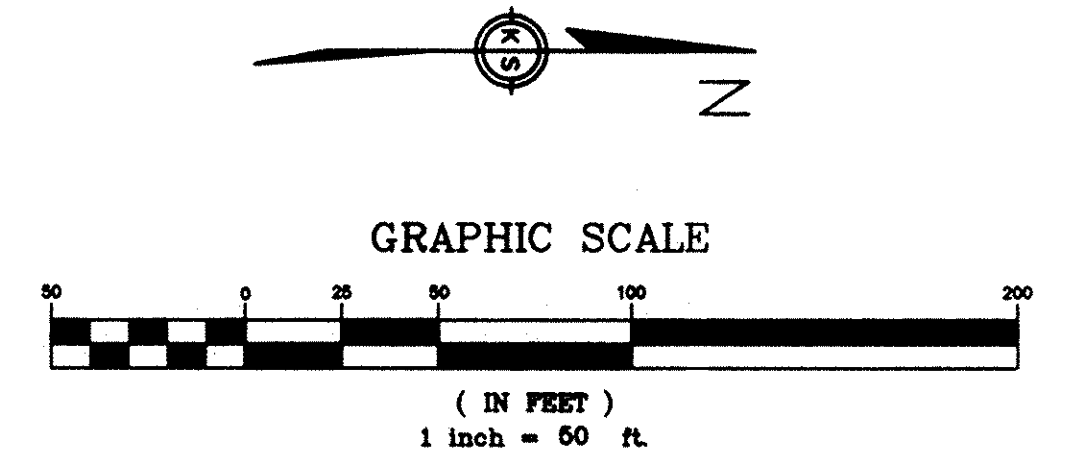
SHEET 2 OF 2
 JOB NO: 93748-2

55761462

371402

371402

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 EAST OF THE BLACK RIVER
 CITY OF ELYRIA * COUNTY OF LORAIN * STATE OF OHIO



* LAUNDON, SIMON, CAHL & ASSOCIATES SURVEY
 DATED FEBRUARY 13, 1981 JOB #81-1029

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LORAIN COUNTY MAP DEPARTMENT
TAX COPY

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- ◆ IRON PIN FOUND
- ◆ MONUMENT BOX
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DATE:	08-15-95
DRAWN BY:	ELK\DDB
CH'D BY:	
F.B.:	222/224
DWG. NAME:	33748-2\DWG\PLAT2

RECORD PLAT
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SHEET 2 OF 2
 JOB NO. 93746-2

Tax Map Department Copy

55/62