

379791

379791

MORTGAGEE'S CERTIFICATE
 THIS IS TO CERTIFY THAT LORAIN NATIONAL BANK, TRUSTEE AS MORTGAGEE OF THE LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "ST. JAMES RESERVE SUBDIVISION STREET DEDICATION" TO BE CORRECT AND DEDICATE TO PUBLIC USE THE PUBLIC STREETS, EASEMENTS, PARKS AS SHOWN DEDICATED HEREON AND NOT HERETOFORE DEDICATED.

WITNESS: [Signature]
 LORAIN NATIONAL BANK, TRUSTEE
 BY: Edward S. Baker
 TITLE: Vice Pres. - Trust
 DATE: 12/03/95

"THE MORTGAGE DEED LOCATED AT VOLUME 821, PAGE 438 HAS BEEN CORRECTED BY AN AFFIDAVIT RECORDED AT OFFICIAL RECORD VOLUME 1189, PAGE 469 TO REFLECT THAT LORAIN NATIONAL BANK'S APPROPRIATE TITLE IS 'CUSTODIAN' INSTEAD OF 'TRUSTEE'."

ST. JAMES RESERVE SUBDIVISION STREET DEDICATION PLAT

BEING PART OF

BLACK RIVER TOWNSHIP ORIGINAL LOTS 3 & 8, TRACT 2
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ROBERT L. RIGSBY, PRESIDENT, R.L.R. CONSTRUCTION, INC., A GENERAL PARTNER, REPRESENTING DIVERSIFIED DEVELOPMENT GROUP, AN OHIO GENERAL PARTNERSHIP, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF ST. JAMES RESERVE SUBDIVISION STREET DEDICATION, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE THE STREETS AND THE EASEMENTS AS SHOWN HEREON. NO BUILDINGS OR TREES SHALL BE PLACED WITHIN THE DEDICATED STREETS OR EASEMENTS SHOWN HEREON. THE ALLOTOR AGREES THAT THEY WILL NOT SUBDIVIDE FOR SALE ANY OF THE LAND OUTSIDE OF THE FIRST SUBDIVISION WITHOUT AN APPROVED SUBDIVISION PLAT DIVIDING THE LAND INTO LOTS, BLOCKS OR PARCELS.

WITNESS: [Signature]
 BY: Robert L. Rigby
 ROBERT L. RIGSBY, PRESIDENT
 R.L.R. CONSTRUCTION, INC.
 GENERAL PARTNER

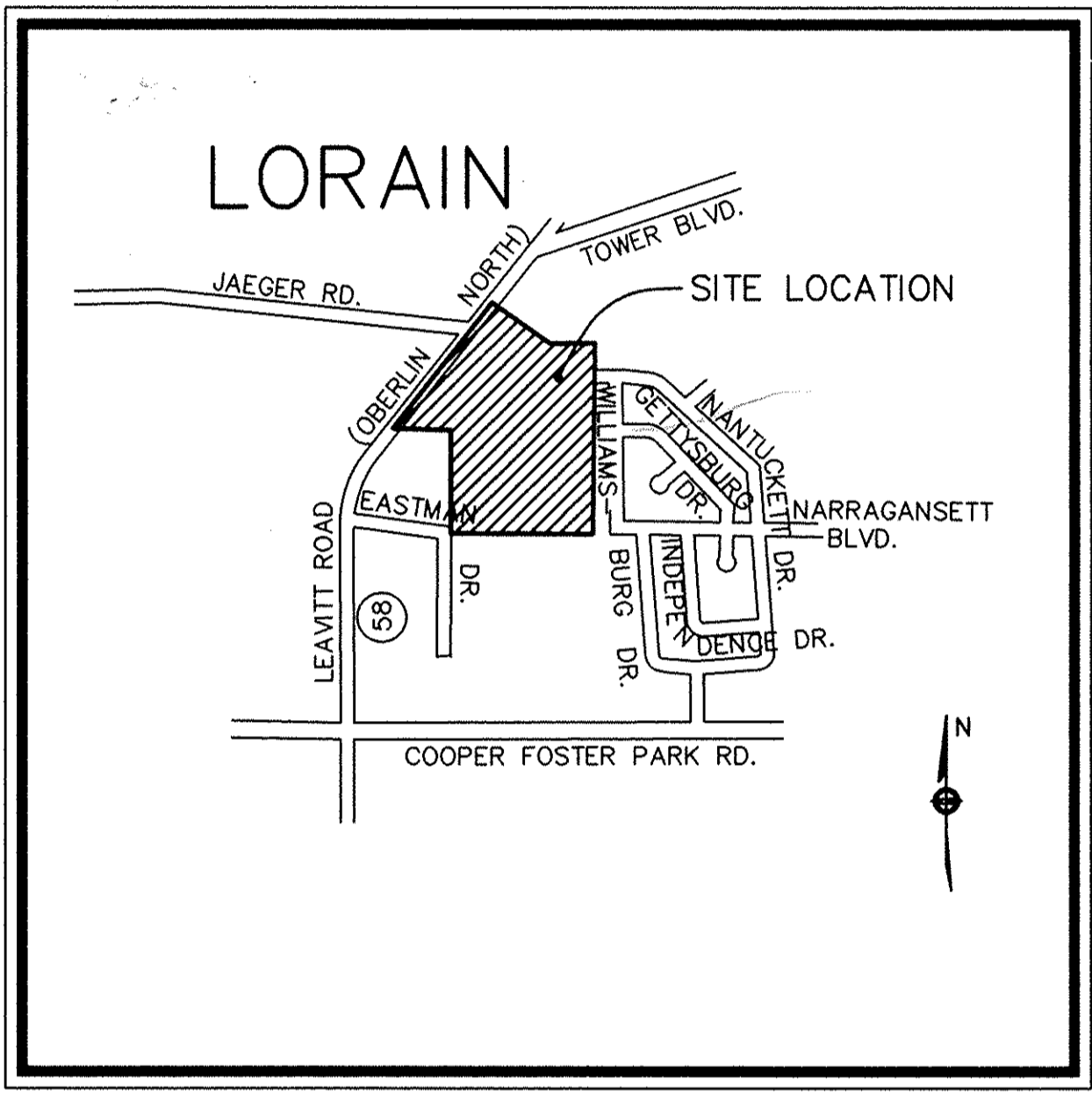
FOR: DIVERSIFIED DEVELOPMENT GROUP, AN OHIO GENERAL PARTNER

STATE OF OHIO
SS

LORAIN COUNTY
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR ROBERT L. RIGSBY, PRESIDENT, R.L.R. CONSTRUCTION, INC., GENERAL PARTNER, REPRESENTING DIVERSIFIED DEVELOPMENT GROUP, AN OHIO GENERAL PARTNERSHIP, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED PERSONALLY AND AS SUCH OFFICER OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 27th DAY OF November, 1995.

Kimberly G. Hoskin
NOTARY PUBLIC

MY COMMISSION EXPIRES 10-12-00



AREA MAP NO SCALE

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT ST. JAMES RESERVE SUBDIVISION STREET DEDICATION AND FIND SUFFICIENT MONUMENTS FOUND OR SET TO DEFINE THE PLAT, AND THE PUBLIC STREETS AS SHOWN HEREON AND APPROVED SAME.

Ray Henry P.E. & P.S.
 DATE: Dec 18 1995
 LORAIN CITY ENGINEER

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE ST. JAMES RESERVE SUBDIVISION STREET DEDICATION WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 114-95 PASSED THIS 17th DAY OF July 1995.

Nancy Chen
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE ST. JAMES RESERVE SUBDIVISION STREET DEDICATION IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Mark Stewart
 CHAIRMAN, CITY OF LORAIN
 PLANNING COMMISSION
 DATE: 11-28-95
 DEC 19 1995

LAW DIRECTOR

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE ST. JAMES RESERVE SUBDIVISION STREET DEDICATION IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

Michael Schenck
 LAW DIRECTOR
 DATE: 12-15-95

PARK DEPARTMENT CERTIFICATE

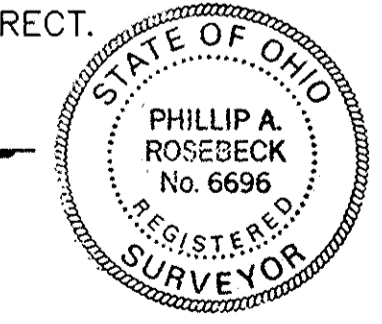
THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 1111.05 AS APPROVED BY ORDINANCE NO. 186-85 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN HAVE BEEN MET; WHEREIN THE PARK DEDICATION HAS BEEN WAIVED AND OTHER CONSIDERATIONS ACCEPTED IN LIEU THEREOF.

Mark Milak
 DIRECTOR OF PUBLIC SERVICE
 DATE: 11-28-95

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE ST. JAMES RESERVE SUBDIVISION STREET DEDICATION WAS MADE AT THE REQUEST OF ROBERT L. RIGSBY, PRESIDENT OF R.L.R. CONSTRUCTION, INC., GENERAL PARTNER IN DIVERSIFIED DEVELOPMENT GROUP, AN OHIO GENERAL PARTNERSHIP. SAID PLAT EMBRACES 7.1049 ACRES TOTAL. 6.5110 ACRES BEING PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 3, TRACT 2 AND 0.5939 ACRES BEING PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 8, TRACT 2 NOW IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO. AT ALL POINTS MARKED THIS ○ 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.

Phil A. Rosebeck
 PHILIP A. ROSEBECK
 No. 6696
 REGISTERED SURVEYOR NO. 6696



RECORDED
 DEC 19 1995
 MARY ANN JAMISON
 LORAIN COUNTY RECORDER
 25426 inc. 86th MK
 BOK: A.C.T. (L.M.)

LEGEND

- INDICATES IRON PIN SET
- INDICATES IRON PIN FOUND
- INDICATES MONUMENT SET
- INDICATES MONUMENT FOUND

AREA IN O.L. 3=6.5110 AC.
 AREA IN O.L. 8=0.5939 AC.
 TOTAL R/W AREA.....=7.1049 AC.

UNDERGROUND UTILITIES

DIVERSIFIED DEVELOPMENT GROUP, AN OHIO GENERAL PARTNERSHIP, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON CO., CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC., THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEE), 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 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.

DIVERSIFIED DEVELOPMENT GROUP, AN OHIO GENERAL PARTNERSHIP

BY: Robert L. Rigby
 ROBERT L. RIGSBY, PRESIDENT
 R.L.R. CONSTRUCTION, INC.
 GENERAL PARTNER

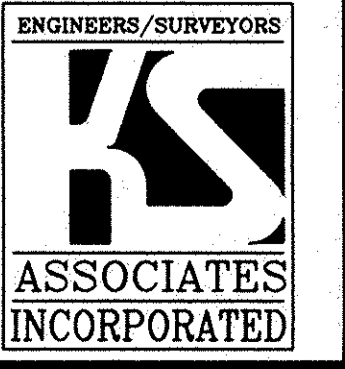
LORAIN COUNTY TAX
MAP DEPARTMENT COPY

REVISIONS	DATE	BY	DESCRIPTION
	6-21-94	ELK	
		PAR	

STREET DEDICATION PLAT

KS ASSOCIATES, INC.

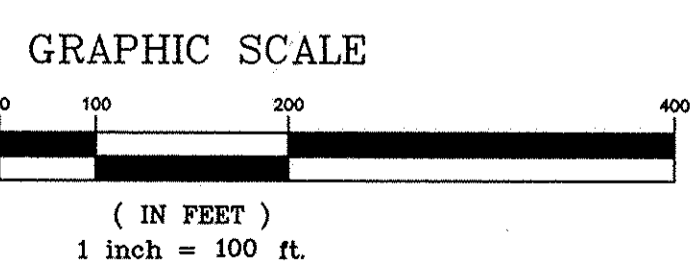
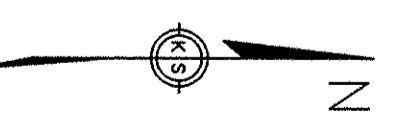
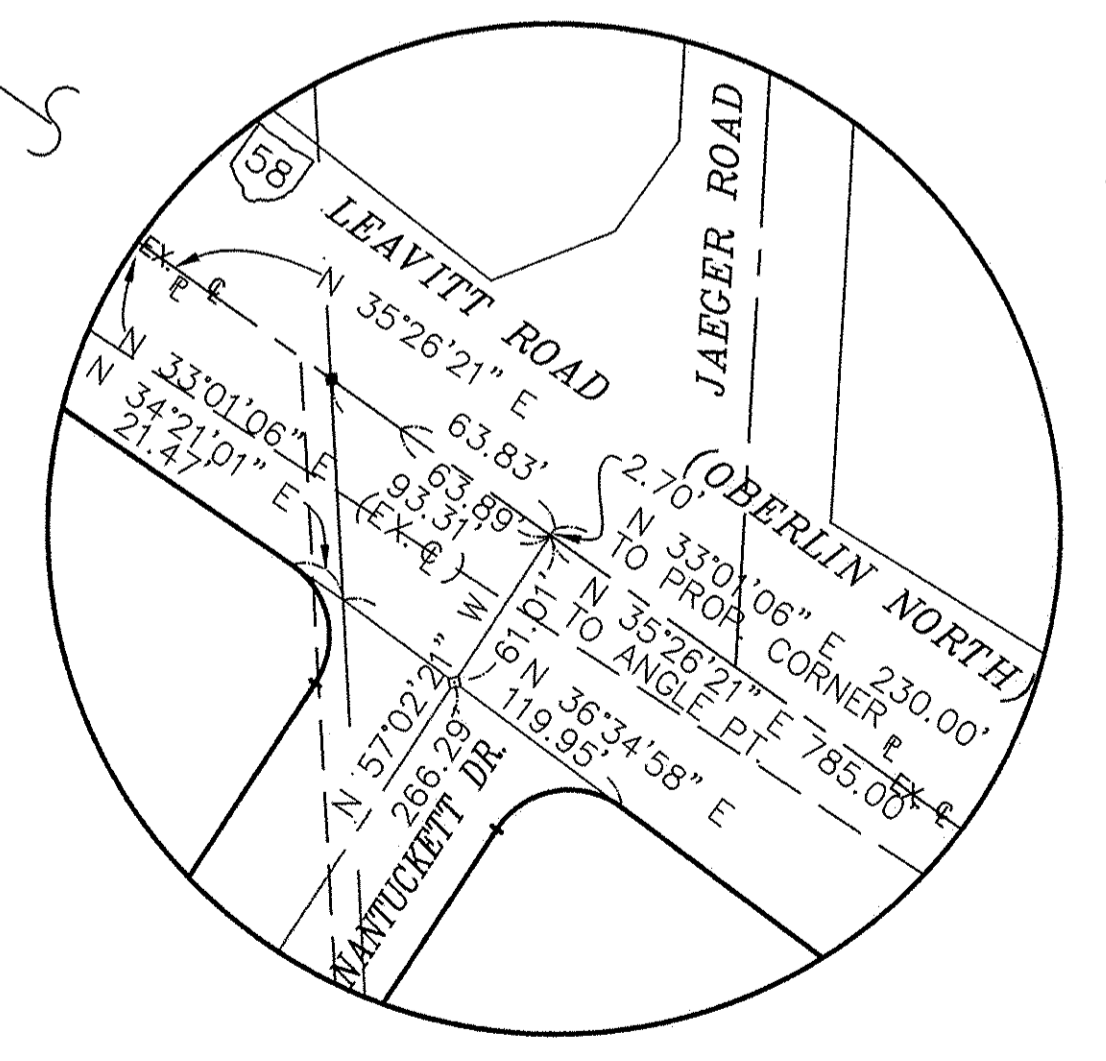
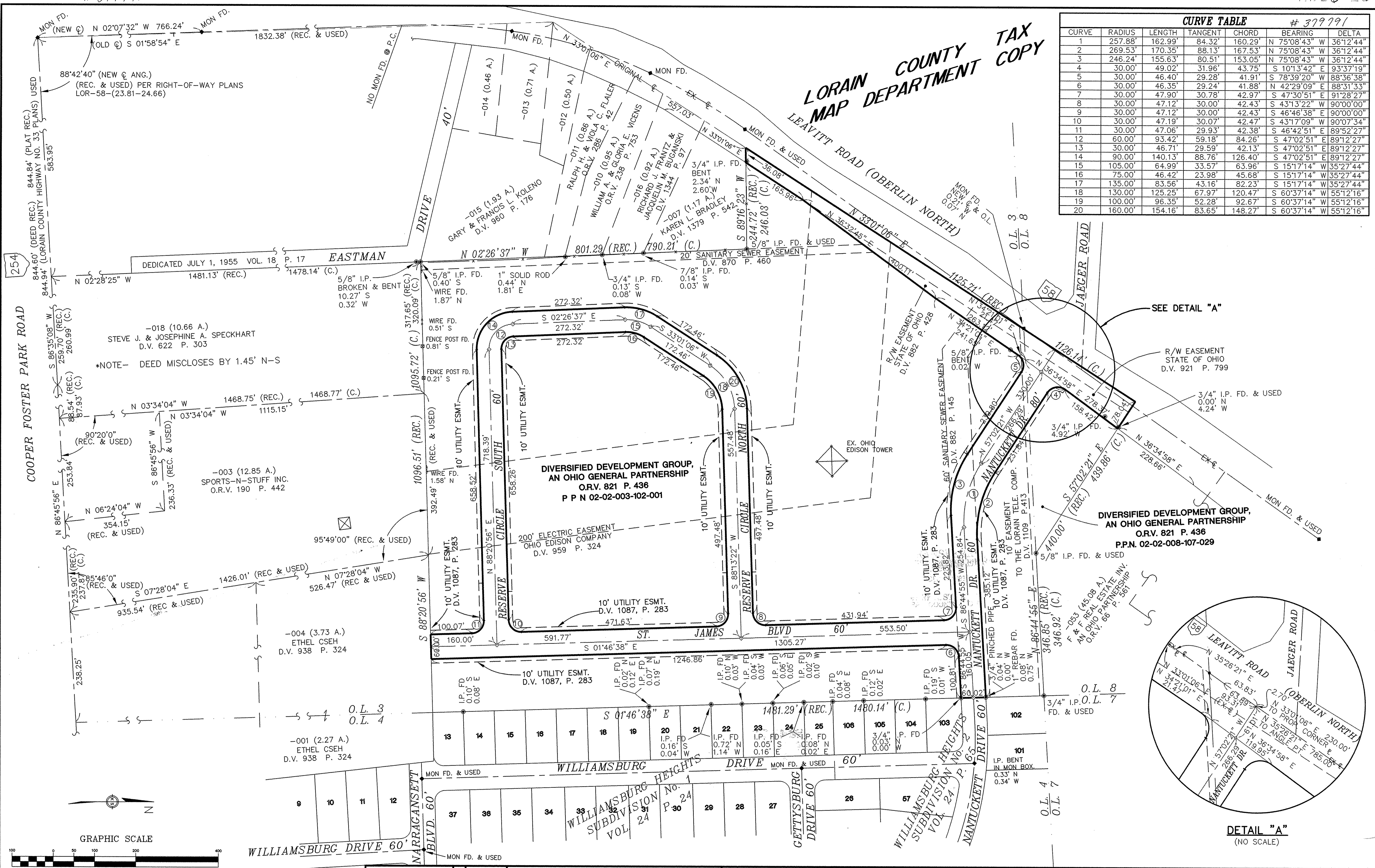
ENGINEERS/SURVEYORS
 424 Middle Avenue
 Elyria, Ohio 44036
 ELYRIA (216) 322-6317 * LORAIN (216) 244-5757



SHEET 1 OF 2
 JOB NO. 93383

LORAIN COUNTY MAP DEPARTMENT TAX COPY

CURVE TABLE # 379791						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	257.88'	162.99'	84.32'	160.29'	N 75°08'43" W	36°12'44"
2	269.53'	170.35'	88.13'	167.53'	N 75°08'43" W	36°12'44"
3	246.24'	155.63'	80.51'	153.05'	N 75°08'43" W	36°12'44"
4	30.00'	49.02'	31.96'	43.75'	S 10°13'42" E	93°37'19"
5	30.00'	46.40'	29.28'	41.91'	S 78°39'20" W	88°36'38"
6	30.00'	46.35'	29.24'	41.88'	N 42°29'09" E	88°31'33"
7	30.00'	47.90'	30.78'	42.97'	S 47°30'51" E	91°28'27"
8	30.00'	47.12'	30.00'	42.43'	S 43°13'22" W	90°00'00"
9	30.00'	47.12'	30.00'	42.43'	S 46°46'38" W	90°00'00"
10	30.00'	47.19'	30.07'	42.47'	S 43°17'09" W	90°07'34"
11	30.00'	47.06'	29.93'	42.38'	S 46°42'51" E	89°52'27"
12	60.00'	93.42'	59.18'	84.26'	S 47°02'51" E	89°12'27"
13	30.00'	46.71'	29.59'	42.13'	S 47°02'51" E	89°12'27"
14	90.00'	140.13'	88.76'	126.40'	S 47°02'51" E	89°12'27"
15	105.00'	64.99'	33.57'	63.96'	S 15°17'14" W	35°27'44"
16	75.00'	46.42'	23.98'	45.68'	S 15°17'14" W	35°27'44"
17	135.00'	83.56'	43.16'	82.23'	S 15°17'14" W	35°27'44"
18	130.00'	125.25'	67.97'	120.47'	S 60°37'14" W	55°12'16"
19	100.00'	96.35'	52.28'	92.67'	S 60°37'14" W	55°12'16"
20	160.00'	154.16'	83.65'	148.27'	S 60°37'14" W	55°12'16"



AREA IN O.L. 3=6.5110 AC.
 AREA IN O.L. 8=0.5939 AC.
 TOTAL R/W AREA.....=7.1049 AC.

DATE:	12-07-95
DRAWN BY:	ELK/PAR
CHKD BY:	PAR
F.B.:	215/221
DWG. NAME:	83881/RMCD

REVISIONS	
12-7-95	ADDED UTILITY ESMT. D.V. 1087, P. 283
8-12-94	ADDED EX. R/W EASEMENTS
7-08-94	ORIGINAL ISSUE

ST. JAMES RESERVE SUBDIVISION
STREET DEDICATION PLAT
 PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NOS. 3 & 8 TRACT 2
 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 2
 JOB NO. 93383