

#399792

#399792

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 DEDICATED TO PUBLIC USE THE PUBLIC STREETS, EASEMENTS, PARKS AS SHOWN DEDICATED HEREON AND NOT HERETOFORE DEDICATED.

LORAIN NATIONAL BANK, TRUSTEE BY: Edward J. Baker, Vice Pres. Trust DATE: 12/05/95

"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 NO. 1

BEING PART OF

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

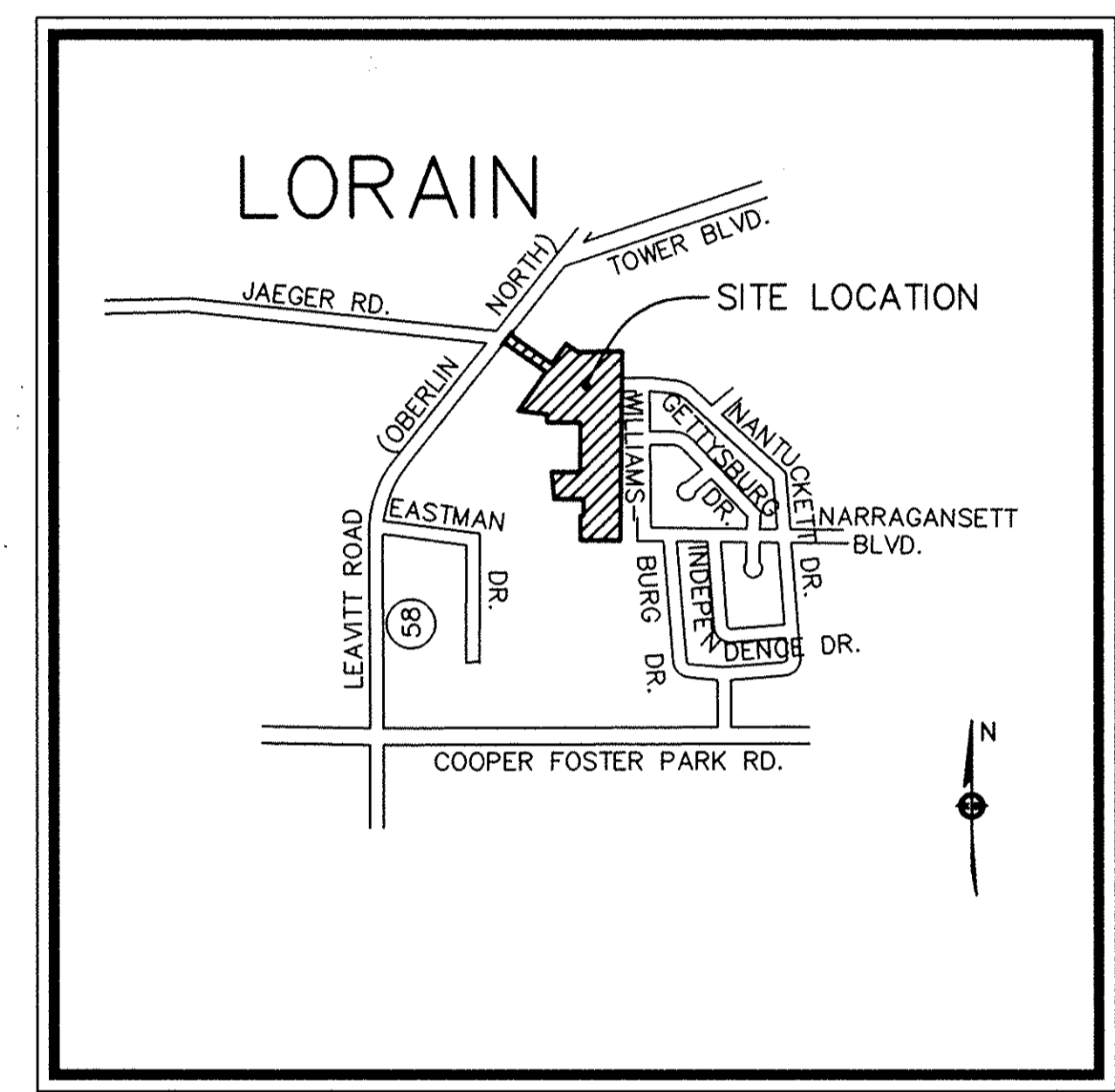
OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ROBERT L. RIGSBY, PRESIDENT, R.L.R. CONSTRUCTION, INC., GENERAL PARTNER, REPRESENTING DIVERSIFIED DEVELOPMENT GROUP, AN OHIO GENERAL PARTNERSHIP, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF ST. JAMES RESERVE SUBDIVISION NO. 1, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE EASEMENTS AS SHOWN HEREON. NO BUILDINGS OR TREES SHALL BE PLACED WITHIN THE DEDICATED STREETS OR EASEMENTS SHOWN HEREON.

DIVERSIFIED DEVELOPMENT GROUP, AN OHIO GENERAL PARTNERSHIP BY: Robert L. Rigby, President R.L.R. Construction, Inc. General Partner

STATE OF OHIO 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. Hostler, 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 OF ST. JAMES RESERVE SUBDIVISION NO. 1 AND FIND SUFFICIENT MONUMENTS FOUND AND SET TO DEFINE THE PLAT, AND THE PUBLIC STREETS AS SHOWN HEREON AND APPROVED SAME. THE IMPROVEMENTS ARE COMPLETE WITHIN THE PUBLIC STREETS AND ARE CONSTRUCTED ACCORDING TO THE CITY OF LORAIN'S CONSTRUCTION AND MATERIALS SPECIFICATIONS AND DESIGN STANDARDS.

RAY HENRY, P.E. & P.S., LORAIN CITY ENGINEER

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF ST. JAMES RESERVE SUBDIVISION NO. 1 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 114-95 PASSED THIS 17th DAY OF July 1995.

Nancy Green, Clerk of Council

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF ST. JAMES RESERVE SUBDIVISION NO. 1 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Mark Mulick, Chairman, City of Lorain Planning Commission, 11-28-95

LAW DIRECTOR

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF ST. JAMES RESERVE SUBDIVISION NO. 1 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

Michael Schlack, Law Director, 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 Mulick, Director of Public Service, 11-28-95

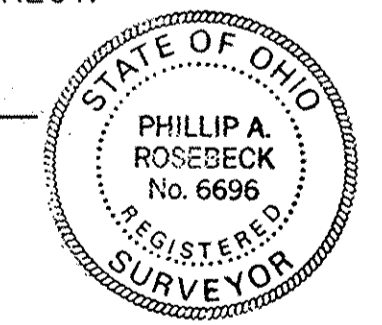
NOTE

EACH LOT IN THE SUBDIVISION SHALL HAVE A REAR YARD DRAIN INSTALLED AND CONNECTED TO THE STORM SEWER CONNECTION AT THE TIME A BUILDING IS CONSTRUCTED. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE REAR YARD DRAIN AND DRAINAGE PIPE.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF ST. JAMES RESERVE SUBDIVISION NO. 1 WAS MADE AT THE REQUEST OF ROBERT L. RIGSBY, PRESIDENT, R.L.R. CONSTRUCTION, INC., GENERAL PARTNER IN DIVERSIFIED DEVELOPMENT GROUP, AN OHIO GENERAL PARTNERSHIP, SAID PLAT EMBRACES 12.8390 ACRES TOTAL. 12.7375 ACRES BEING PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 3, TRACT 2 AND 0.1015 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 THUS [symbols] OR [symbols] INDICATES IRON PINS OR MONUMENTS WERE 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, Registered Surveyor No. 6696



LEGEND

- Indicates iron pin set, Indicates iron pin found, Indicates monument set, Indicates monument found

ACREAGE BREAKDOWN

TOTAL AREA IN SUBLOTS = 12.8390 AC. AREA IN O.L. 3 = 12.7375 AC. AREA IN O.L. 8 = 0.1015 AC.

TRANSFERRED DEC 19 1995 MARKED SURVEYOR LORAIN COUNTY RECORDER

DEC 19 1995 Received for Record at 10:27 a.m. in Plat Record VOL 56 MARY ANN JAMISON PAGES 27 + 28 inc. 86 1/2 MR Box: L.C.T. (L.M.)

UNDERGROUND UTILITIES

DIVERSIFIED DEVELOPMENT GROUP, AN OHIO GENERAL PARTNERSHIP, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT INTO 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 AND 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 OWN 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

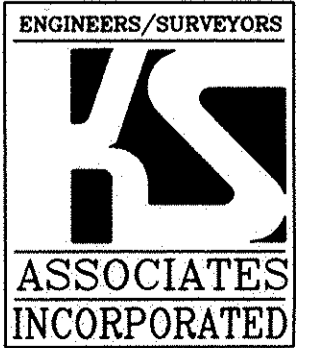
BY: Robert L. Rigby, President R.L.R. Construction, Inc. General Partner WITNESS: Kimberly G. Hostler

Table with columns for DATE, DRAWN BY, CH'D BY, F.B., DWG. NAME, and REVISIONS.

RECORD PLAT

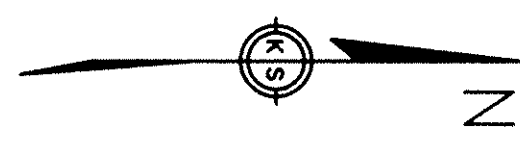
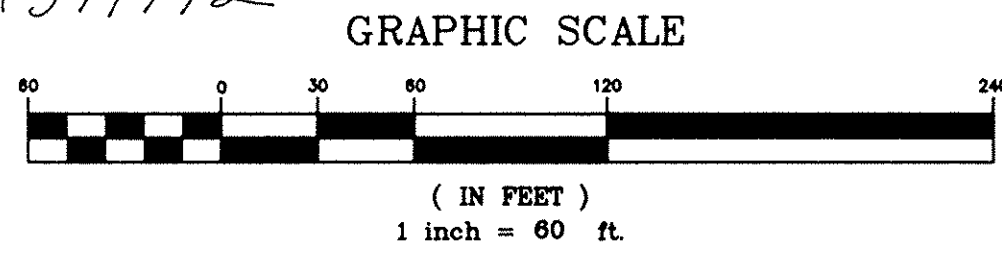
LORAIN COUNTY TAX MAP DEPARTMENT COPY

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

#379792



NOTE EACH LOT IN THE SUBDIVISION SHALL HAVE A REAR YARD DRAIN INSTALLED AND CONNECTED TO THE STORM SEWER CONNECTION AT THE TIME A BUILDING IS CONSTRUCTED. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE REAR YARD DRAIN AND DRAINAGE PIPE.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Contains 15 rows of curve data.

ACREAGE BREAKDOWN

TOTAL AREA IN SUBLOTS=12.8390 AC. AREA IN O.L. 3=12.7375 AC. AREA IN O.L. 8= 0.1015 AC.

LEGEND

- MONUMENT BOX SET
MONUMENT BOX FOUND
IRON PIN SET
IRON PIN FOUND

LORAIN COUNTY MAP DEPARTMENT TAX COPY



-003 (12.85 A.) SPORTS-N-STUFF INC. O.R.V. 190 P. 442

-004 (3.73 A.) ETHEL CSEH D.V. 938 P. 324

O.L. 3 O.L. 4

-001 (2.27 A.) ETHEL CSEH D.V. 938 P. 324

-003 (45.08 A.) AN OHIO REAL ESTATE INV. O.R.V. 66 P. 361

Delta = 07'34'30" (REC.) 07'35'59" (C.) R = 758.50' T = 50.38' L = 100.28' (REC.) 100.61' (C.) C = 100.53' (C.) CB = N 87°01'30" W (C.)

REVISIONS table with columns: DATE, DRAWN BY, CH'D BY, F.B., DWG. NAME, and description of changes.

ST. JAMES RESERVE SUBDIVISION NO. 1 RECORD 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