

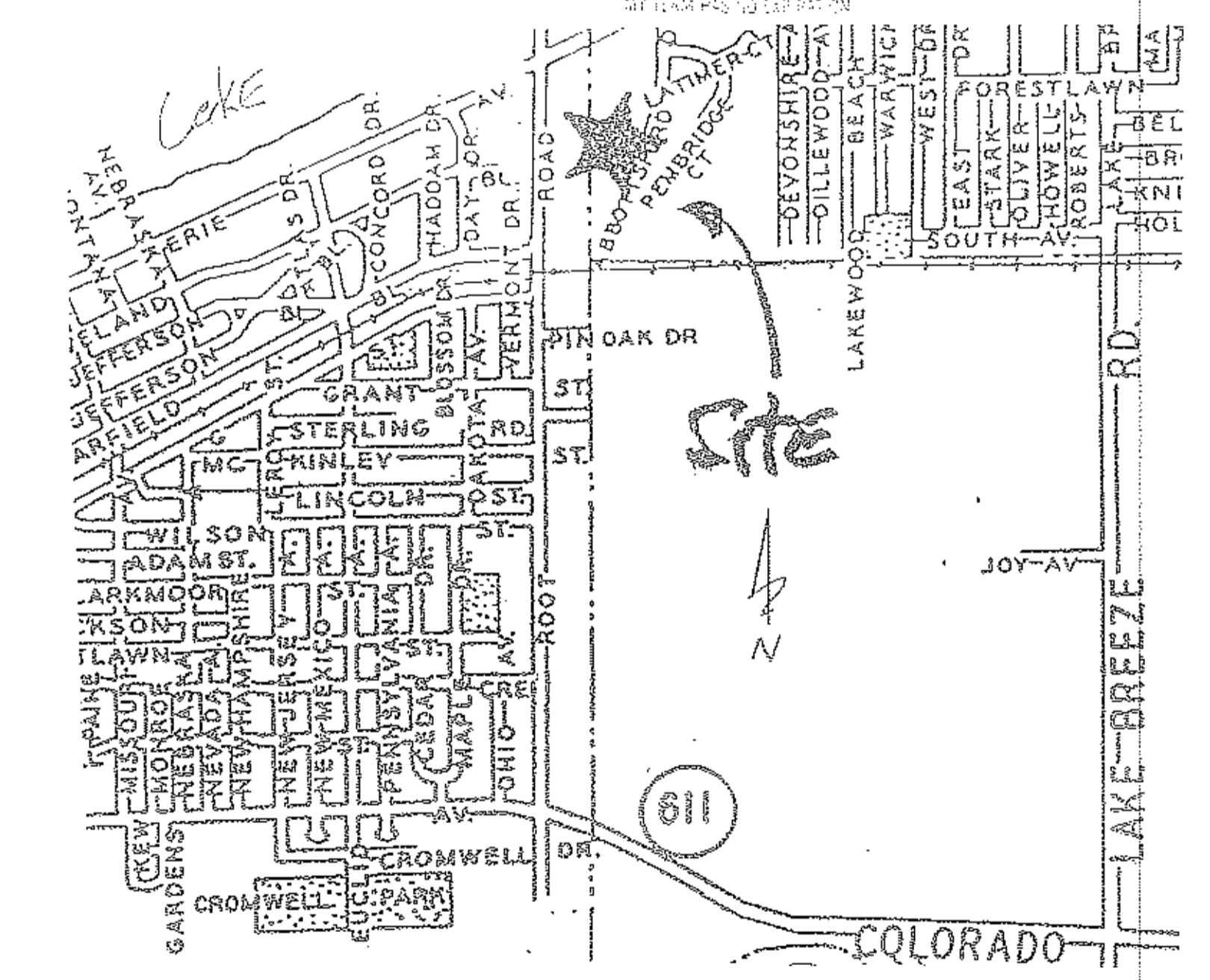
OWNER'S CERTIFICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JON CHOKAN, REPRESENTING T S ACQUISITION CORPORATION, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF UPLAND GLEN SUBDIVISION NO. 3; A SUBDIVISION OF LOTS 31 TO 49, INCLUSIVE AND DO HEREBY ACCEPT THIS PLAT OF SAME, WE GRANT ALL PARK LAND, EASEMENTS FOR SEWERS, DRAINAGE AND WATER LINES SHOWN HEREON TO THE CITY OF LORAIN FOR PUBLIC USE. NO BUILDINGS OR TREES SHALL BE PLACED WITHIN THE DEDICATED STREETS OR EASEMENTS SHOWN HEREON. THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH, CONSTRUCTION AND MATERIAL SPECIFICATIONS, STANDARD DESIGNS, OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF LORAIN, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM UNDER OR THROUGH THE UNDERSIGNED. IN WITNESS THEREOF, I, JON CHOKAN, HAVE HEREUNTO SET MY HAND THIS ... DAY OF ... 199...

WITNESS WITNESS  
JON CHOKAN, PRESIDENT

COUNTY OF LORAIN  
STATE OF OHIO } ss  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR JON CHOKAN, REPRESENTING T S ACQUISITION CORPORATION, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET BY HAND AND OFFICIAL SEAL ON THIS ... DAY OF ... 199...

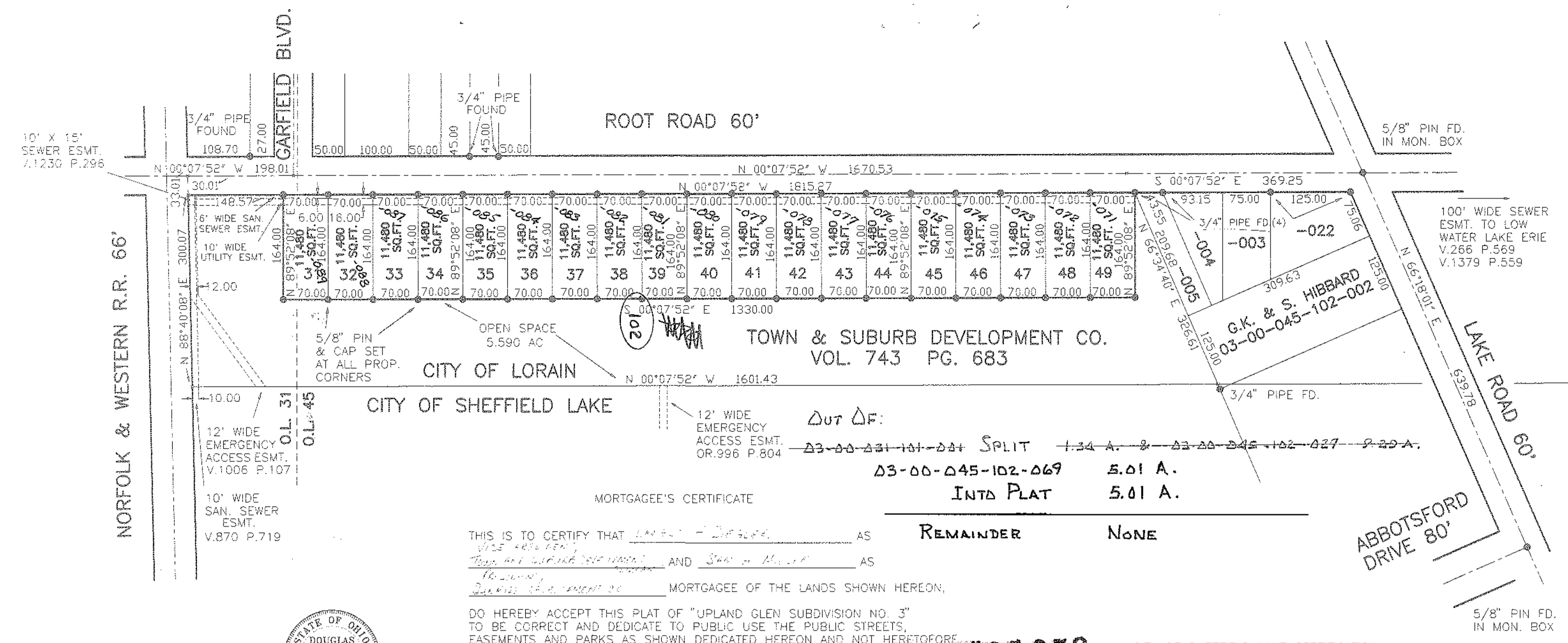
NOTARY PUBLIC  
MY COMMISSION EXPIRES



UPLAND GLEN SUBDIVISION NO. 3  
PART OF ORIGINAL LOTS 31 & 45  
SHEFFIELD TWP.; CITY OF LORAIN  
COUNTY OF LORAIN; STATE OF OHIO

DOUGLAS McLAUGHLIN & ASSOCIATES, INC.  
Engineering & Surveying  
1720 Ridgewood Road  
Wadsworth, Ohio 44281  
216 239-0135  
PROJECT NO. 95104  
JANUARY 23, 1996  
SCALE IN FEET  
SCALE 1" = 100'

56/44



ENGINEER'S CERTIFICATION  
THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE DEDICATION OF UPLAND GLEN SUBDIVISION NO. 3 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME. THE IMPROVEMENTS ARE COMPLETE WITHIN THE PUBLIC STREETS  
Ray Henry P.E. & P.S. 1-30-1996  
LORAIN CITY ENGINEER

LAW DIRECTOR'S CERTIFICATION  
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF UPLAND GLEN SUBDIVISION NO. 3 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.  
LAW DIRECTOR, CITY OF LORAIN DATE

PARK DEPARTMENT CERTIFICATION  
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.  
DIRECTOR PUBLIC SERVICE DATE

MORTGAGEE'S CERTIFICATE  
THIS IS TO CERTIFY THAT ... AS ... AND ... AS ... MORTGAGEE OF THE LANDS SHOWN HEREON.

DO HEREBY ACCEPT THIS PLAT OF "UPLAND GLEN SUBDIVISION NO. 3" TO BE CORRECT AND DEDICATE TO PUBLIC USE THE PUBLIC STREETS, EASEMENTS AND PARKS AS SHOWN DEDICATED HEREON AND NOT HERETOFORE DEDICATED.

WITNESS WITNESS WITNESS WITNESS  
SIGNATURE TITLE DATE  
SIGNATURE TITLE DATE  
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF UPLAND GLEN SUBDIVISION NO. 3 WAS MADE AT THE REQUEST OF THE OWNER, JON CHOKAN, EMBRACING 5.0073 ACRES OF LAND IN ORIGINAL SHEFFIELD TWP. LOTS 31 AND 45, NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF LORAIN, AT ALL POINTS SHOWN AS IRON MONUMENTS WERE EITHER FOUND OR SET. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH I CERTIFY TO BE CORRECT. BASIS OF BEARINGS IS FROM THE RECORDED PLAT OF UPLAND GLEN SUBDIVISION NO. 2 AS RECORDED IN VOL. 50 PAGE 70, AND DENOTE ANGLES ONLY. ACCURATE TO TWO DECIMALS.  
PROFESSIONAL SURVEYOR

CITY COUNCIL:  
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF UPLAND GLEN SUBDIVISION NO. 3 IS HEREBY APPROVED BY THE COUNCIL OF THE CITY OF LORAIN, OHIO AND ACCEPTS THE DEDICATION TO PUBLIC USE THE STREETS, EASEMENTS AND PARKS AS SHOWN HEREON BY ORDINANCE NO. ... PASSED THIS ... DAY OF ... 199...

PRESIDENT OF COUNCIL  
CLERK OF COUNCIL

CITY PLANNING COMMISSION:  
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF UPLAND GLEN SUBDIVISION NO. 3 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO THIS ... DAY OF ... 199...  
CHAIRMAN

#21658 CITY OF SHEFFIELD LAKE CERTIFICATION  
THIS IS TO CERTIFY THAT THE CITY OF SHEFFIELD LAKE HAS REVIEWED THE MODIFICATIONS TO UPLAND GLEN SUBDIVISION NO.3, PRD AND HEREBY ACCEPT FOR RECORDING BY ADOPTING ORDINANCE NO. ...  
SERVICE DIRECTOR WILLIAM L. GARDNER

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION ARE AS RECORDED IN INSTRUMENT NO. 048634 VOLUME 147 PAGES 175 THRU 191 OF THE LORAIN COUNTY RECORD OF DEEDS, AND THE SAME ARE INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF REWRITTEN HEREIN.

THE GRANTOR HEREBY GRANTS UNTO THE CITY OF LORAIN, LORAIN COUNTY, OHIO EDISON, CENTURY TELEPHONE OF OHIO, COLUMBIA GAS OF OHIO AND ADELPHIA CABLE, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEEES) AND ANY OTHER COMMUNICATION ENTITIES FRANCHISED TO SERVE THE COMMUNITY, A PERMANENT EASEMENT TEN (10) FEET IN WIDTH, AS SHOWN HEREON AND DEDICATED BY DASHED LINES AND LABELED "UTILITY EASEMENT" TO CONTRACT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATION SYSTEM CABLES, DUCTS, CONDUITS, MANHOLES, PIPES, SURFACE OR BELOW GROUND INSTALLED TRANSFORMERS PEDESTAL CONCRETE PADS, REGULATING AND METERING EQUIPMENT, SURFACE MARKERS AND OTHER BELOW AND ABOVE GROUND FACILITIES, FIXTURES, AND APPURTENANCES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSMITTING AND TRANSPORTING ELECTRICITY, GAS, COMMUNICATIONS SYSTEMS AND SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT AREA AND PREMISES.

THE GRANTEEES SHALL HAVE THE RIGHT WITHOUT LIABILITY TO REMOVE TREES, LANDSCAPING AND LAWNS WITHIN THE EASEMENT AREAS AS MAY BE REQUIRED TO INSTALL, MAINTAIN, REPAIR OR OPERATE SAID ELECTRIC, GAS AND COMMUNICATION SYSTEMS.

THE GRANTEEES SHALL BE RESPONSIBLE TO RESTORE LAWNS, WALKS AND DRIVES WITHIN THE EASEMENT AREA TO AS REASONABLE CONDITION AS POSSIBLE TO THE CONDITION PRIOR TO AN OPERATION CONTEMPLATED BY THIS EASEMENT, AND DO ALSO HEREBY GRANT UNTO THE CITY OF LORAIN AND LORAIN COUNTY ITS SUCCESSORS AND ASSIGNS "UTILITY EASEMENTS" AS SHOWN HEREON TO LAY, MAINTAIN, REMOVE, OR REPAIR ABOVE OR BELOW GROUND PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, WATER MAINS, STORM SEWERS, DRAINAGE DITCHES, SWALES AND OR NECESSARY APPURTENANCES.

15/30  
1/3/96