

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT OF THE DEDICATION OF BEAVER CREEK ESTATES SUBDIVISION NO. 1 AND APPROVE THE SAME AS A PROPERLY FILED PLAT AND AS SUCH THE CITY OF LORAIN HAS ACCEPTED THE DEDICATION OF THE PUBLIC STREETS, EASEMENTS AND PARKS AS SHOWN HEREON BY ORDINANCE NO. 50-96 PASSED THIS 17th DAY OF APRIL, 1996.

LORAIN CITY ENGINEER: [Signature] DATE: 4-22-96

LAW DIRECTOR'S CERTIFICATION

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

Michael J. Schermer, LAW DIRECTOR, CITY OF LORAIN, DATE: 4-22-96

PARK DEPARTMENT CERTIFICATION

THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 111.05 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 CONSIDERATION ACCEPTED IN LIEU THEREOF.

George F. Hany, DIRECTOR OF PUBLIC SERVICE, CITY OF LORAIN, DATE: 4-22-96

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF BEAVER CREEK ESTATES SUBDIVISION NO. 1 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. 50-96 PASSED THIS 17th DAY OF APRIL, 1996.

PRESIDENT OF COUNCIL: [Signature] CLERK OF COUNCIL: Nancy A. Greer

CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF BEAVER CREEK ESTATES SUBDIVISION NO. 1 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO THIS 22nd DAY OF APRIL, 1996.

CHAIRMAN: [Signature]

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF BEAVER CREEK ESTATES SUBDIVISION NO. 1 WAS MADE AT THE REQUEST OF THE OWNER, STARLAND INVESTMENT COMPANY, BILLY S. ROWLAND AS PRESIDENT AND WILLIAM STARBUCK AS SECRETARY EMBRACING 15.1418 ACRES OF LAND IN ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 2, TRACT NO. 2, NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF LORAIN, AT ALL POINTS SHOWN THIS PLAT IRON PIN MONUMENTS WERE EITHER FOUND OR SET, ALL OF WHICH I CERTIFY TO BE CORRECT. BEARINGS ARE ASSUMED AND ARE FOR PURPOSES OF DESCRIBING ANGLES ONLY. ACCURATE TO TWO DECIMALS.

Norman R. Hura, REGISTERED SURVEYOR NO. 5218

OWNERS CERTIFICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BILLY S. ROWLAND AS PRESIDENT AND WILLIAM STARBUCK AS SECRETARY OF STARLAND INVESTMENT COMPANY, OWNER OF LANDS CONTAINED WITHIN THIS PLAT OF BEAVER CREEK ESTATES SUBDIVISION NO. 1, A SUBDIVISION OF LOT NO. 1 TO LOT NO. 26, AND DO HEREBY ACCEPT THIS PLAT OF SAME, WE DEDICATE TO THE CITY OF LORAIN FOR PUBLIC USE ALL STREETS AND RIGHTS OF WAY SHOWN HEREON. WE GRANT ALL PARK LAND, EASEMENTS FOR SEWERS, DRAINAGE AND WATER LINES SHOWN HEREON TO THE CITY OF LORAIN FOR PUBLIC USE. NO IRON PINES OR PINS 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 CONFORMANCE WITH ALL EXISTING ZONING, PLANNING, 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 WHEREOF, I, BILLY S. ROWLAND AS PRESIDENT AND WILLIAM STARBUCK AS SECRETARY OF STARLAND INVESTMENT COMPANY HAVE HERETO SET MY HAND THIS 16th DAY OF April, 1996.

Witnesses: [Signatures] BILLY S. ROWLAND, PRESIDENT; WILLIAM STARBUCK, SECRETARY

COUNTY OF LORAIN STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR BILLY S. ROWLAND AS PRESIDENT AND WILLIAM STARBUCK AS SECRETARY OF STARLAND INVESTMENT COMPANY WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT AND THAT IT WAS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 16th DAY OF April, 1996.

NOTARY PUBLIC: [Signature] MY COMMISSION EXPIRES: [Blacked out]

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT SANDRA L. KOTRACI AS VICE PRESIDENT OF LORAIN NATIONAL BANK, MORTGAGEE OF THE LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF BEAVER CREEK ESTATES SUBDIVISION NO. 1 TO BE CORRECT AND DEDICATE TO PUBLIC USE THE PUBLIC STREETS, EASEMENTS AND PARKS AS SHOWN DEDICATED HEREON AND NOT HERETOFORE DEDICATED.

Witnesses: [Signatures] SANDRA L. KOTRACI, VICE PRESIDENT, LORAIN NATIONAL BANK

DEFINITIONS OF COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION ARE AS SET FORTH IN PARAGRAPHS 1 AND 2 OF THE LORAIN COUNTY PLAT BOOK NO. 118 OF THE LORAIN COUNTY RECORDS OF DEEDS, AND THE SAME ARE INCORPORATED HEREBY BY REFERENCE AS IF SET FORTH IN FULL.

THE GRANTOR HEREBY GRANTS UNTO THE CITY OF LORAIN, LORAIN COUNTY, OHIO PERSON, CESTUY EN PROPRIETE OF OHIO, COLUMBIA GAS CO. AND AMPLICA CABLE THEIR SUCCESSORS AND ASSIGNS HEREIN THE EASEMENTS TO AS THE GRANTEE AND ANY OTHER COMMUNICATION UTILITIES TRANSMITTED TO SERVE THE COMMUNITY, A PERMANENT EASEMENT TEN FEET (10') 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 GRANTEE FOR DISTRIBUTING, TRANSMITTING AND TRANSPORTING ELECTRICITY, GAS, COMMUNICATIONS SYSTEMS AND SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE'S MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT AREA AND PREMISES.

THE GRANTEE 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.

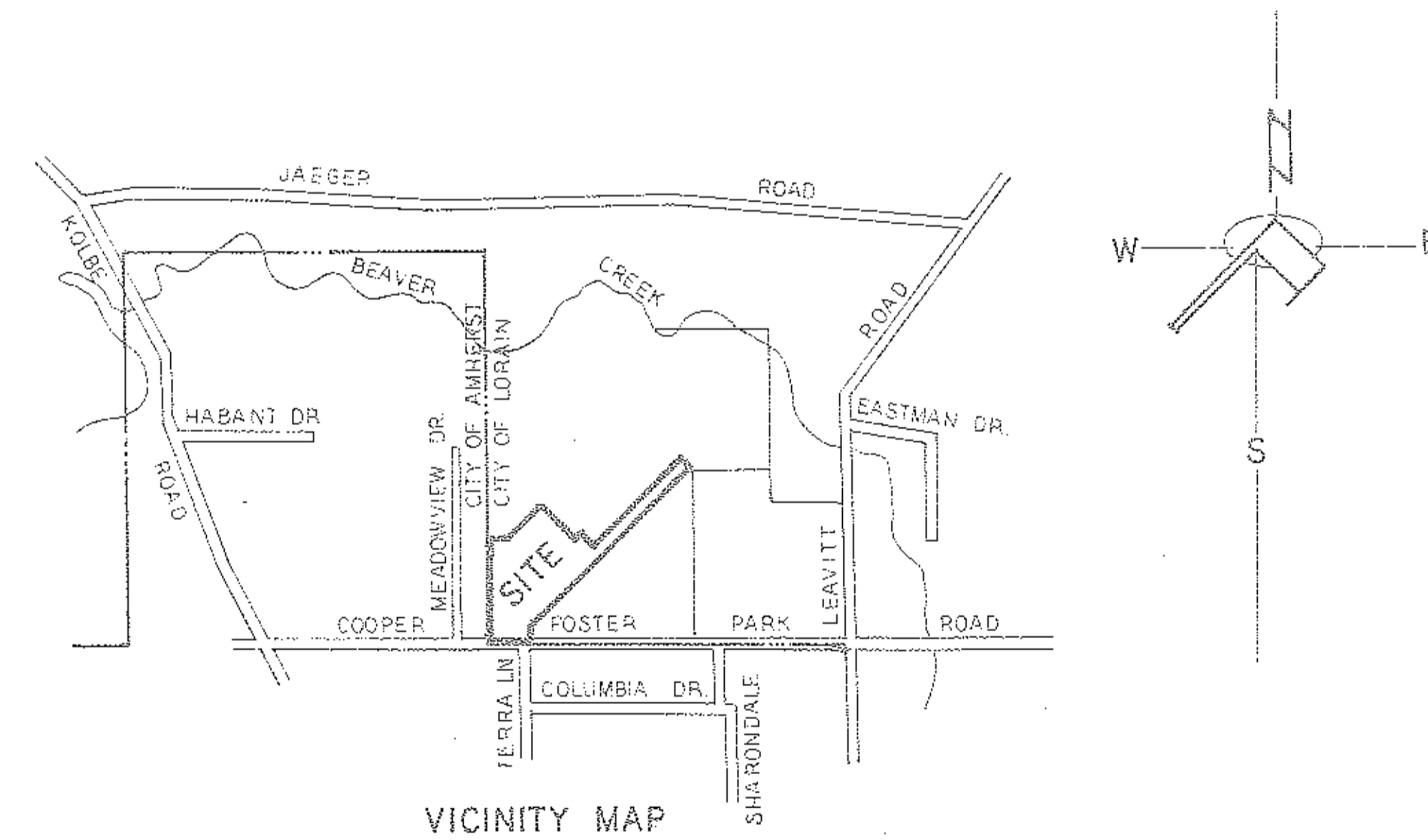
THE GRANTEE SHALL BE RESPONSIBLE TO RESTORE LAWNS, WALKS AND DRIVES WITHIN THE EASEMENT AREA TO AS REASONABLE CONDITION AS POSSIBLE TO THE CONDITION PRIOR TO AN OPERATION CONTINGENT BY THIS EASEMENT, AND DO ALSO HEREBY GRANT UNTO THE CITY OF LORAIN AND LORAIN COUNTY, ITS SUCCESSORS AND ASSIGNS "UTILITY 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.

COUNTY OF LORAIN STATE OF OHIO

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR SANDRA KOTRACI, VICE PRESIDENT OF LORAIN NATIONAL BANK, AND ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING PLAT OF BEAVER CREEK ESTATES SUBDIVISION NO. 1 AND THAT IT WAS HER OWN FREE ACT AND DEED AND THE EXPRESSED WISHES OF THE LORAIN NATIONAL BANK IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL ON THIS 22nd DAY OF April, 1996.

Notary Public: Nancy A. Greer

MY COMMISSION EXPIRES: [Blacked out]

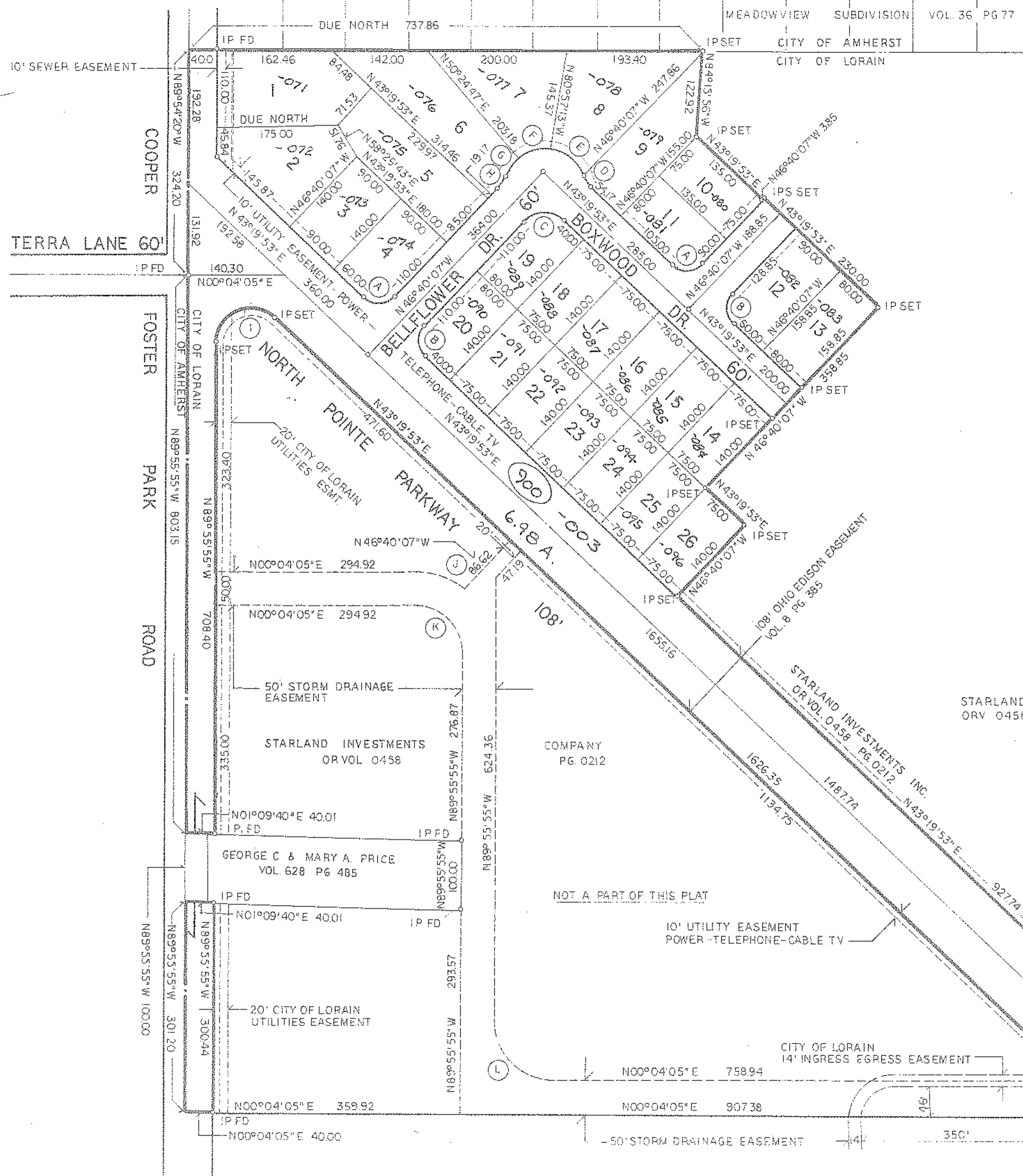


BEAVER CREEK ESTATES SUBDIVISION NO. 1

PART OF ORIGINAL LOT NO. 2 TRACT NO. 2 BLACK RIVER TOWNSHIP CITY OF LORAIN LORAIN COUNTY OHIO SHEET NO. 1 OF 2 SCALE 1" = 100' MARCH 1996

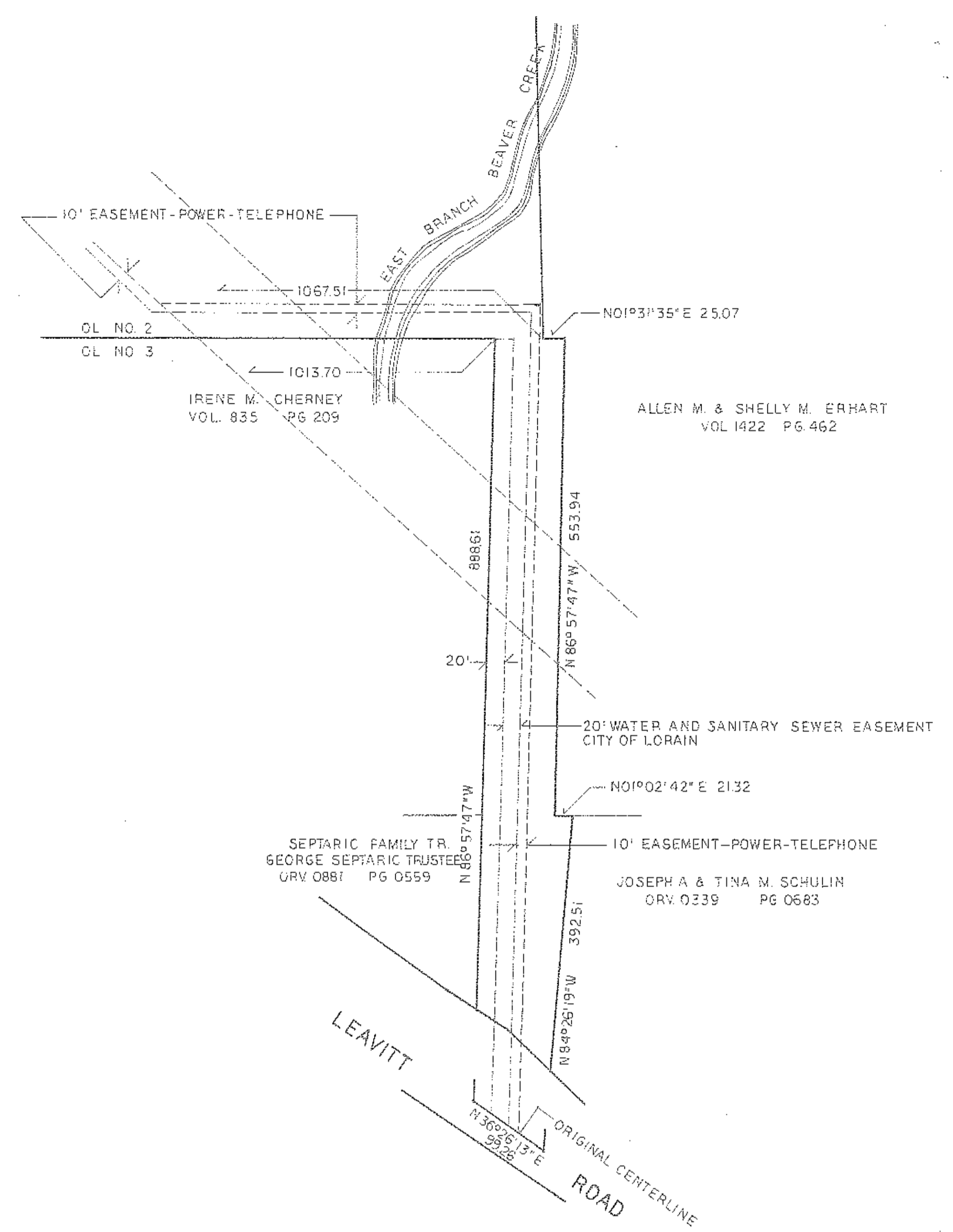


57/1



REMAINDER 02-02-002-000-097 29.38 A.
 DOT DF 02-02-002-000-069 103.52 A.
 INTO FLAT 15.14 A.

6.979 ACRES IN STREETS
 8.1628 ACRES IN LOTS
 15.1418 ACRES TOTAL



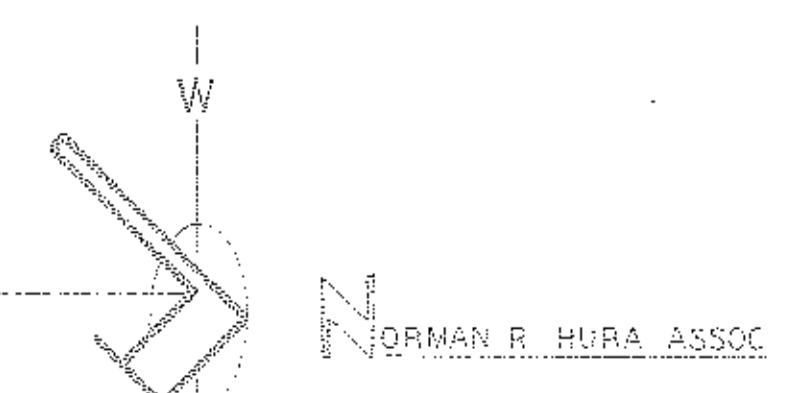
BEAVER CREEK ESTATES SUBDIVISION NO. 1

PART OF ORIGINAL LOT NO. 2 TRACT NO. 2
 BLACK RIVER TOWNSHIP CITY OF LORAIN
 LORAIN COUNTY OHIO
 SCALE 1" = 100'

MARCH 1995

CURVE SCHEDULE

MARK	DELTA	RADIUS	TAN	ARC	CHORD
A	90°00'00"	30.00	30.00	47.12	N01°40'07" W 42.43
B	90°00'00"	30.00	30.00	47.12	N88°19'53" E 42.43
C	90°00'00"	40.00	40.00	52.83	N01°40'07" W 56.57
D	24°37'19"	50.00	10.91	21.49	N59°38'32" E 21.32
E	58°54'25"	60.00	33.68	61.69	N39°30'00" E 59.01
F	48°38'00"	50.00	27.11	50.93	N19°16'13" W 49.41
G	51°42'13"	50.00	17.04	33.20	N55°26'09" W 32.78
H	24°37'19"	50.00	10.91	21.49	N58°58'46" W 21.32
I	139°15'48"	50.00	15.72	116.25	N29°18'01" W 91.80
J	39°40'19"	45.00	41.48	73.67	N79°54'15" E 78.05
K	90°00'00"	65.00	65.00	102.10	N45°04'05" E 91.92
L	90°00'00"	85.00	85.00	133.52	N45°04'05" E 120.22



#21710
 APPROVED
 LORAIN CO
 MAP DEPT.
 DATE 2-27-96
 BY [Signature]

57/1+2