

# OAKDALE ESTATES SUBDIVISION NO. 3

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**

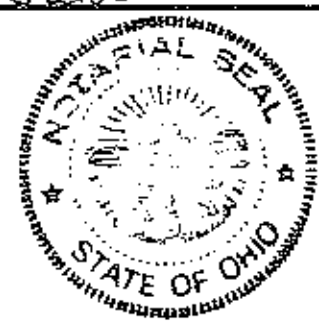
THIS IS TO CERTIFY THAT THE UNDERSIGNED DALE YOST, PRESIDENT OF HIGHLAND DEVELOPMENT COMPANY, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF OAKDALE ESTATES SUBDIVISION NO. 3, HAVING EXAMINED THE SAME DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES FOREVER, TO PUBLIC USE, THE STREETS AND EASEMENTS 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 18th DAY OF June, 1996



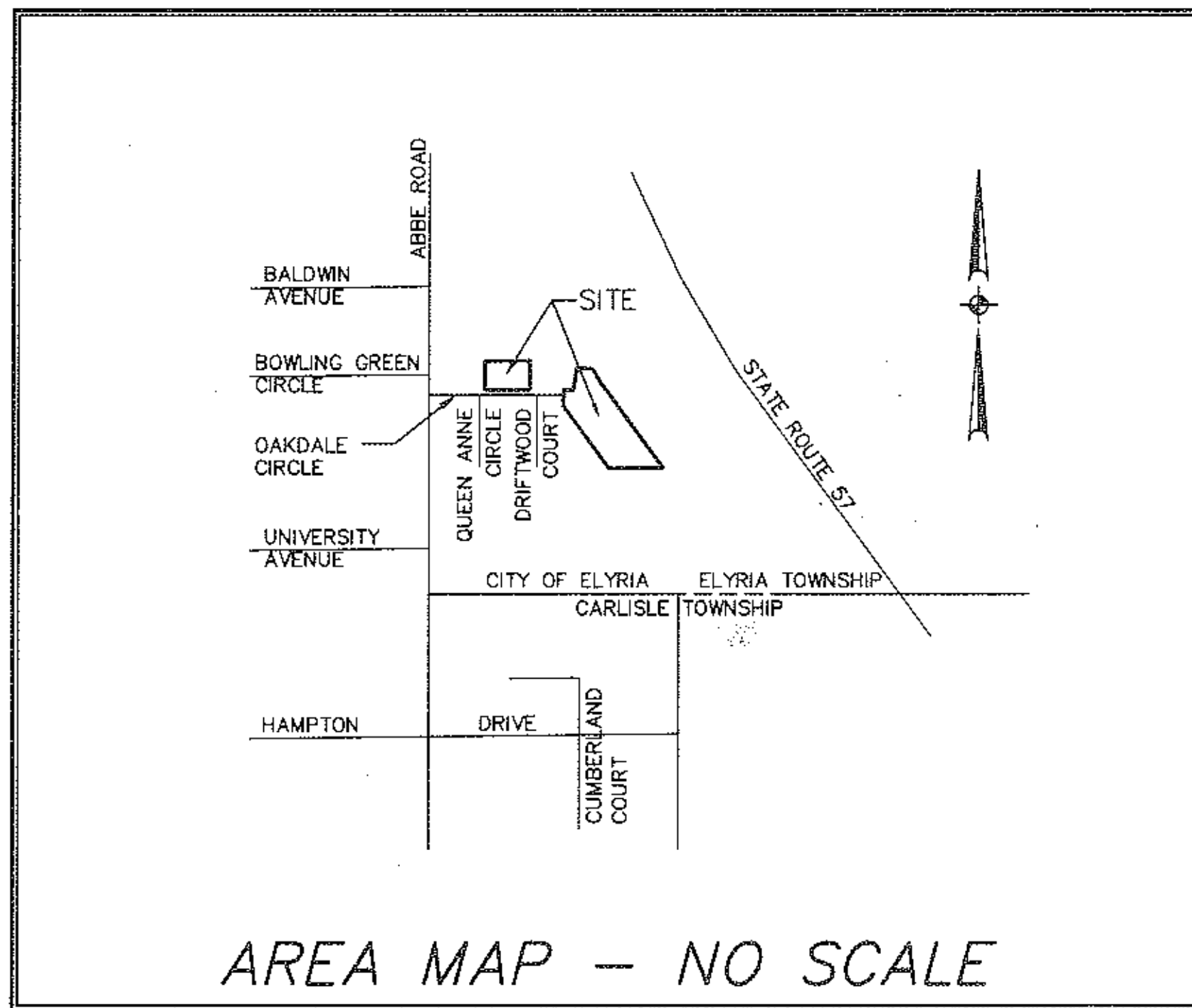
Marlene L. Jacobs  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-4-99

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED OAKDALE ESTATES SUBDIVISION NO. 3, AS SHOWN HEREON, AND CONTAINING 7.3782 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. 3 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.



Phillip A. Rosebeck  
PHILIP A. ROSEBECK,  
REGISTERED SURVEYOR NO. 6696



AREA MAP - NO SCALE

**CITY ENGINEER**

APPROVED THIS 9th DAY OF July, 1996

Tommy 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 WATER MAINS, 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. 96-142 ON 8th DAY OF July, 1996

BY: Raymond E. Albaugh  
CLERK OF ELYRIA CITY COUNCIL

**MORTGAGEE'S CERTIFICATE**

THIS IS TO CERTIFY THAT EST Bank, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF OAKDALE ESTATES SUBDIVISION NO. 3 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: Raymond E. Albaugh  
TITLE: Vice-President

**NOTARY PUBLIC**

STATE OF OHIO  
SS

LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR EST Bank BY: RAYMOND E. ALBAUGH, VICE PRESIDENT

WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF OAKDALE ESTATES SUBDIVISION NO. 3 AND THAT IT WAS HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID EST Bank IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT ELYRIA, OHIO, THIS 19th DAY OF JUNE, 1996

Sharon Marie Brown  
NOTARY PUBLIC  
MY COMM. EXPIRES 2-27-2000

**PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ELYRIA HAS APPROVED THIS PLAT OF OAKDALE ESTATES SUBDIVISION NO. 3 ON THE 18th DAY OF June, 1996

Michael B. Keys  
PRESIDENT  
Thomas J. Sivierka  
SECRETARY

MAYOR APPROVED THIS 10 DAY OF July, 1996

Michael B. Keys  
MAYOR

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

DATE: 03-26-96	
DRAWN BY: MJC	
CHKD BY:	
F.B. 222 & 224	
DWG. NAME: 63746/TITLE-3	
03-15-96 ORIGINAL ISSUE	

OAKDALE ESTATES SUBDIVISION NO. 3  
**RECORD PLAT**

**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.  
93746-3

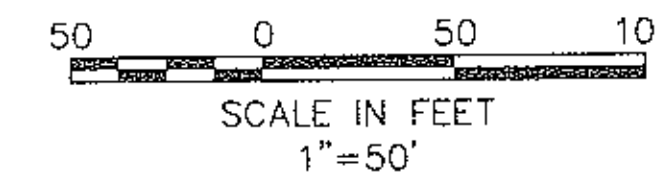
TAX MAP DEPT COPY #21870



**OAKDALE ESTATES SUBDIVISION NO. 3**  
 PART OF ELYRIA TOWNSHIP ORIGINAL LOT NO. 1  
 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

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	190.00'	75.68'	38.35'	75.18'	N 67°24'44" W	22°49'18"
2	190.00'	72.00'	36.44'	71.57'	N 45°08'43" W	21°42'44"
3	130.00'	11.97'	5.99'	11.96'	S 36°55'34" E	05°16'26"
4	130.00'	109.73'	58.37'	106.50'	S 63°44'36" E	48°21'38"
5	160.00'	149.84'	80.92'	144.43'	N 61°07'07" W	53°39'31"
6	190.00'	177.94'	96.10'	171.51'	S 61°07'07" E	53°39'31"
7	130.00'	121.69'	65.72'	117.30'	N 61°06'23" W	53°38'04"

OUT ΔF  
 Δ6-25-ΔΔ1-ΔΔΔ-133 25.70 A.  
 INTO PLAT 7.38 A.  
 REMAINDER Δ6-25-ΔΔ1-ΔΔΔ-157 18.32 A.

#21870

APPROVED  
 LORAIN CO.  
 MAP DEPT.  
 DATE 7-30-96  
 PAGE 6-143  
 BY [Signature]  
 VOID AFTER 12/87

VOID #21870

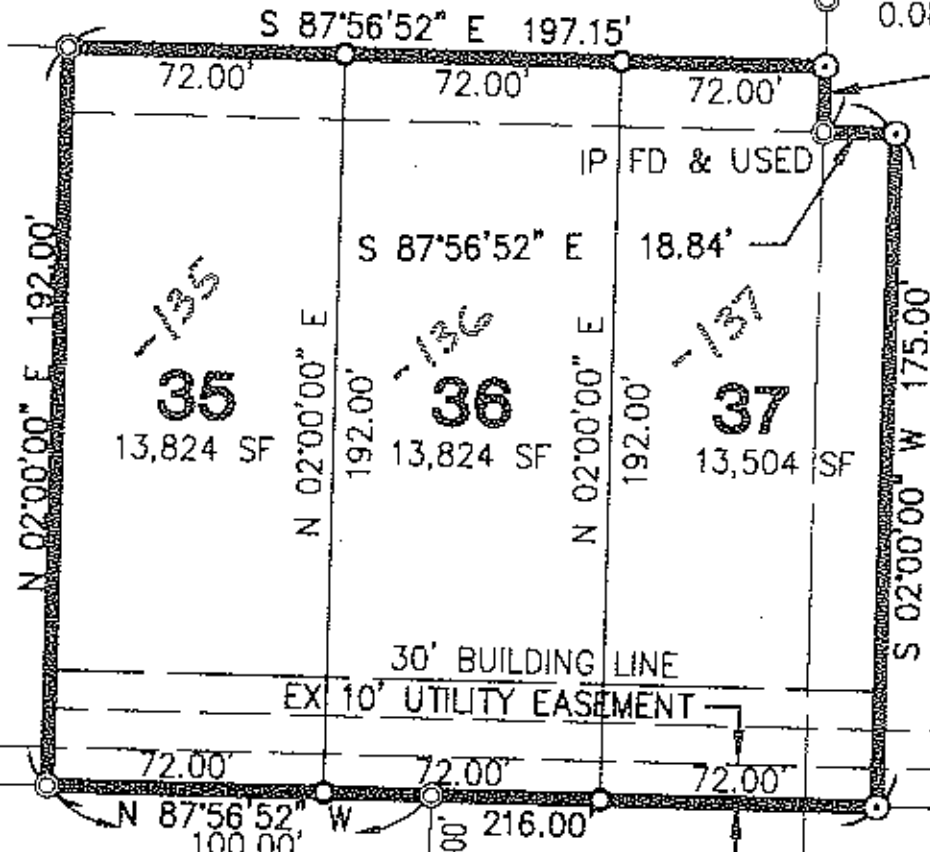
57/34+35

ABBEWOOD LIMITED PARTNERSHIP  
 DV 1389 PG 73

BENTLEY WOODS  
 CONDOMINIUMS  
 PV 57 PG 3-5

TRANSFERRED TO  
 HIGHLAND DEVELOPMENT CO.  
 ORV 1127 PG 564  
 8-11-95

Δ = 09°07'29"  
 R = 190.00'  
 T = 15.16'  
 C = 30.26'  
 C = 30.23'  
 CB = S 83°23'08" E



OAKDALE CIRCLE 60'

DRIFTWOOD COURT 60'

OAKDALE CIRCLE 60'

SOUTHEAST BY-PASS 57

QUEEN ANNE CIRCLE 60'

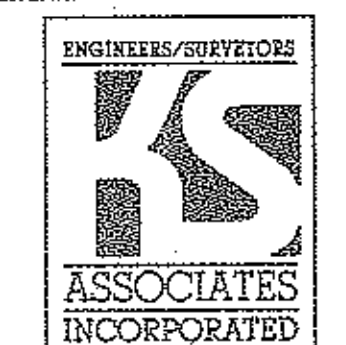
- LEGEND**
- IRON PIN TO BE SET
  - IRON PIN FOUND
  - MONUMENT BOX
  - PERMANENT MONUMENT PER CITY OF ELYRIA ORD. 1119.10 (b)
  - STONE FOUND

AREA IN SUBLOTS 6.2342 ACRES  
 AREA IN RIGHT-OF-WAY 1.1440 ACRES  
 TOTAL AREA 7.3782 ACRES

DATE	REVISIONS
03-26-96	
03-15-96	ORIGINAL ISSUE

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**RECORD PLAT**

**KS ASSOCIATES, INC.**  
 ENGINEERS/SURVEYORS  
 424 Middle Avenue  
 P.O. Box 89  
 Elyria, Ohio 44036  
 PHONE (216) 322-6317 \* FAX (216) 284-0623



SHEET 2 OF 2  
 JOB NO. 93746-3

TAV MAP DEPT COPY #21870