

OAK POINT ESTATES SUBDIVISION NO 1

BEING PART OF

BLACK RIVER TOWNSHIP TRACT 3 ORIGINAL LOTS 6 & 7 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING State Savings Bank MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF OAK POINT ESTATES SUBDIVISION NO. 1, HAS EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT, AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

REPRESENTATIVE: Michael C. Boland Branch Manager
WITNESS: Wm. Braxton Mary G. Carney

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, THOMAS OSTER REPRESENTING OSTER CONSTRUCTION, INC. OWNER OF LAND CONTAINED WITHIN THIS PLAT OF OAK POINT ESTATES SUBDIVISION NO 1, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

BY: Thomas O. Oster
WITNESS: Dyan E. Slavin

STATE OF OHIO
SS

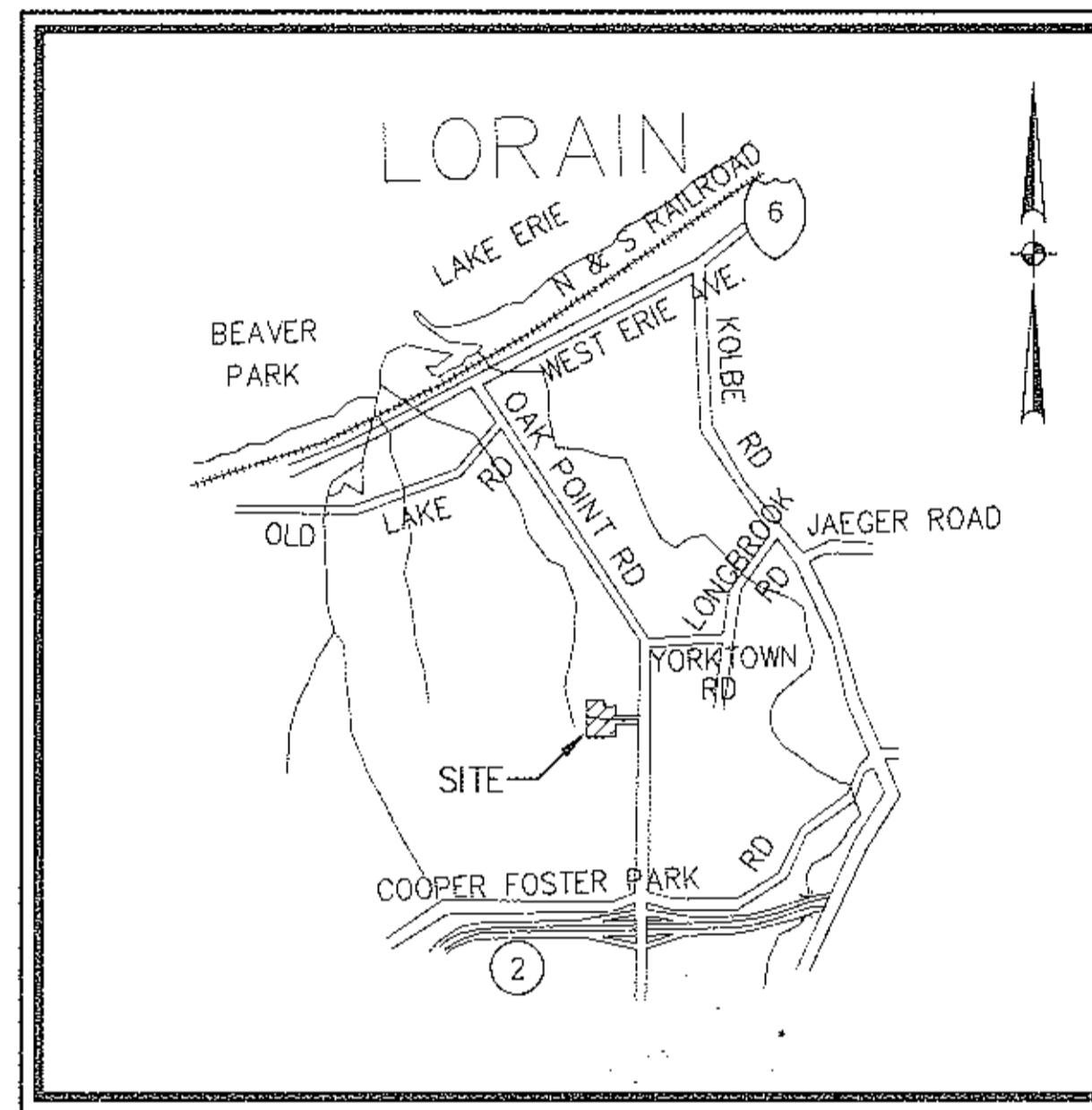
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THOMAS OSTER OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 16th DAY OF January, 1997.

Dyan E. Slavin
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-25-97

UNDERGROUND UTILITIES

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.

BY: _____
BY: _____
BY: _____



AREA MAP NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "OAK POINT ESTATES SUBDIVISION NO 1" AS SHOWN HEREON AND CONTAINING 18.4379 ACRES OF LAND IN ORIGINAL LOTS 6 & 7 IN TRACT 3 OF BLACK RIVER TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED -o-, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED -o-, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

David L. Elwell
DAVID L. ELWELL
REGISTERED SURVEYOR NO 6333



- LEGEND
- o- INDICATES IRON PIN FOUND
 - o- INDICATES IRON PIN SET
 - M- INDICATES MONUMENT SET

AREA IN 16 SUBLOTS 16.0356 ACRES
AREA IN RIGHT-OF-WAY 2.4023 ACRES
TOTAL AREA IN SUBDIVISION 18.4379 ACRES

AREA IN ORIG. LOT 6 1.4448 ACRES
AREA IN ORIG. LOT 7 16.9931 ACRES
TOTAL AREA 18.4379 ACRES

* EASEMENTS

THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING EASEMENTS:
- O.R. Vol. 1282, P. 319
- DEED Vol. 1002, P. 190
- O.R. Vol. 867, P. 417
AMENDED O.R. Vol. 1227, P. 591
- O.R. Vol. 1382, P. 1092

NOTARY CERTIFICATE

STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Mark C. Bobbit REPRESENTING State Savings Bank WHO ACKNOWLEDGED THAT he DID SIGN THIS FOREGOING PLAT AND THAT IT WAS his OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 17th DAY OF January, 1997.

Mary G. Carney
NOTARY PUBLIC
MY COMMISSION EXPIRES June 3, 2001

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF OAK POINT ESTATES SUBDIVISION NO 1 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Ray Henry, PE & PS JAN 27 1997
DATE
LORAIN CITY ENGINEER

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF OAK POINT ESTATES SUBDIVISION NO 1 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 11-97 PASSED THIS 21st DAY OF January, 1997.

Henry A. Steer
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF OAK POINT ESTATES SUBDIVISION NO 1 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Mark R. Stewart 1/21/97
CHAIRMAN, CITY OF LORAIN
PLANNING COMMISSION DATE

TRANSFERRED
JAN 31 1997

SOLICITOR'S CERTIFICATE

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

Michael J. Schumacher 1/27/97
SOLICITOR, CITY OF LORAIN
LAW DIRECTOR DATE

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.

James F. Housley 1/21/97
DIRECTOR OF PUBLIC SERVICE DATE

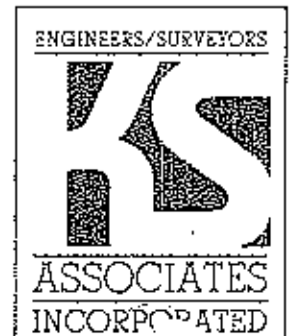
DATE: 01-15-97	
DRAWN BY: JEC/ABR	
CHKD BY:	
FB: 311	
DWG NAME: 5504N1-PDRLE	
REVISIONS	
12-17-96 ORIGINAL ISSUE	

RECORD PLAT

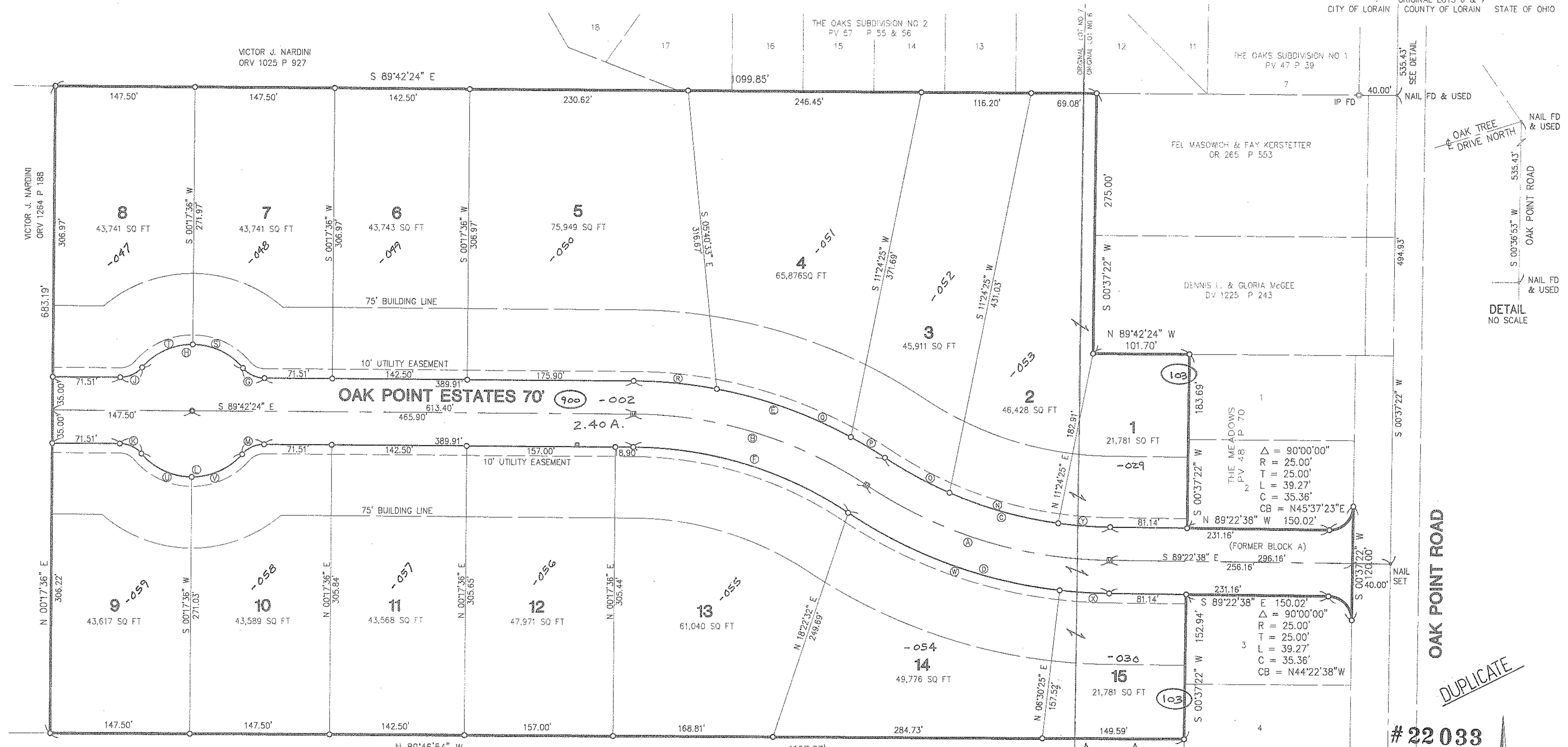
KS ASSOCIATES, INC.

ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44036

PHONE (216) 322-6317 * FAX: (216) 284-0623



SHEET 1 OF 2
JOB NO. 95438



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	475.00'	272.75'	140.25'	269.02'	N 72°55'37" W	32°54'01"
B	450.00'	260.99'	134.28'	257.34'	N 73°05'30" W	33°13'47"
C	440.00'	252.66'	129.92'	249.20'	N 72°55'37" W	32°54'01"
D	510.00'	292.85'	150.59'	286.84'	N 72°55'37" W	32°54'01"
E	485.00'	281.28'	144.72'	277.36'	N 73°05'30" W	33°13'47"
F	415.00'	240.69'	123.83'	237.33'	N 73°05'31" W	33°13'47"
G	30.00'	25.90'	13.82'	25.10'	N 64°58'39" W	49°27'30"
H	70.00'	120.85'	61.84'	106.39'	N 89°42'24" W	98°55'00"
J	30.00'	25.90'	13.82'	25.10'	S 65°33'51" W	49°27'30"
K	30.00'	25.90'	13.82'	25.10'	N 64°58'39" W	49°27'30"
L	70.00'	120.85'	61.84'	106.39'	N 89°42'24" W	98°55'00"
M	30.00'	25.90'	13.82'	25.10'	S 65°33'51" W	49°27'30"
N	440.00'	120.00'	60.38'	119.63'	N 74°25'18" W	16°03'26"
O	440.00'	77.81'	39.01'	77.70'	S 61°32'34" E	10°07'54"
P	485.00'	42.19'	21.11'	42.18'	S 58°58'08" E	04°59'03"
Q	485.00'	150.96'	76.09'	150.35'	N 70°22'40" W	17°50'00"
R	485.00'	88.14'	44.19'	88.02'	N 84°30'01" W	10°24'44"
S	70.00'	60.42'	32.24'	58.57'	N 64°58'39" W	49°27'30"
T	70.00'	60.42'	32.24'	58.57'	S 65°33'51" W	49°27'30"
U	70.00'	60.42'	32.24'	58.57'	N 64°58'39" W	49°27'30"
V	70.00'	60.42'	32.24'	58.57'	S 65°33'51" W	49°27'30"
W	510.00'	240.48'	122.52'	238.26'	N 69°59'07" W	27°01'01"
X	510.00'	52.37'	26.21'	52.35'	N 86°26'08" W	05°53'00"
Y	440.00'	54.85'	27.46'	54.81'	N 85°48'21" W	07°08'33"

JAMES ABRAHAM
 ORV 1033 P 674

AREA IN 15 SUBLOTS 16.0356 ACRES
 AREA IN RIGHT-OF-WAY 2.4023 ACRES
 TOTAL AREA IN SUBDIVISION 18.4379 ACRES

AREA IN ORIG. LOT 6 1.4448 ACRES
 AREA IN ORIG. LOT 7 16.9931 ACRES
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- LEGEND
- - IRON PIN/PIPE FOUND
 - - IRON PIN/PIPE SET
 - ⊠ - EXISTING MONUMENT BOX
 - ⊠ - PROPOSED MONUMENT BOX

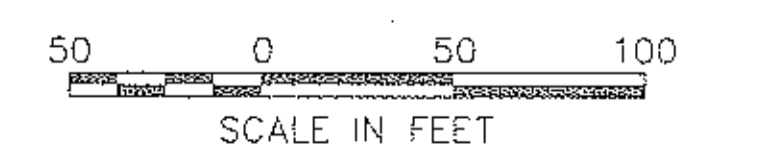
INTD PLAT

REMAINDER NONE

Δ OUT Δ F:
 Δ 2-Δ 3-Δ 6-Δ 13-Δ 15 Δ 2.9 A.
 Δ 2-Δ 3-Δ 7-Δ 14-Δ 18 18.15 A.
 18.44 A.
 - 18.44 A.

22033

APPROVED
 LORAIN CO.
 MAP DEPT.
 DATE: 3-1-97
 PAGE: 38-006-A
 BY: [Signature]
 JOB # 22033



22033
 DUPLICATE

22033
 DUPLICATE

58/52+53

DATE	REVISIONS
01-15-97	
12-17-96	ORIGINAL ISSUE

OAK POINT ESTATES SUBDIVISION NO 1
 BEING
 BLOCK A OF THE MEADOWS SUBDIVISION &
 PART OF BLACK RIVER TOWNSHIP TRACT NO. 3
 ORIGINAL LOTS 6 & 7
 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

PLAT

KS ASSOCIATES, INC.
 ENGINEERS/SURVEYORS
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SHEET 2 OF 2
 JOB NO. 95438