

OWNERS CERTIFICATE

SITUATED IN THE TOWNSHIP OF GRAFTON, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL LOT NO. 79, OF SAID TOWNSHIP CONTAINING 34.9108 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO NEWPORT LAND COMPANY AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORD VOLUME 1192, PAGE 600, IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED JAMES KELLY PRESIDENT, HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS LAW ROAD SUBDIVISION A SUBDIVISION OF LOTS 1 TO 7, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 31st DAY OF September, 1997,

WITNESS SIGNED James Kelly, PRESIDENT NEWPORT LAND COMPANY

NOTARIAL SEAL

STATE OF OHIO COUNTY OF LORAIN BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR JAMES KELLY, PRESIDENT WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 31st DAY OF Sept., 1997.

MY COMMISSION EXPIRES

FILED FOR RECORD THIS DAY OF 1997, AT M RECORDED THIS DAY OF 1997 IN PLAT BOOK PAGE NO.

MORTGAGEE CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF LAW ROAD SUBDIVISION 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.

WITNESS

NOTARIAL SEAL

STATE OF OHIO COUNTY OF LORAIN BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

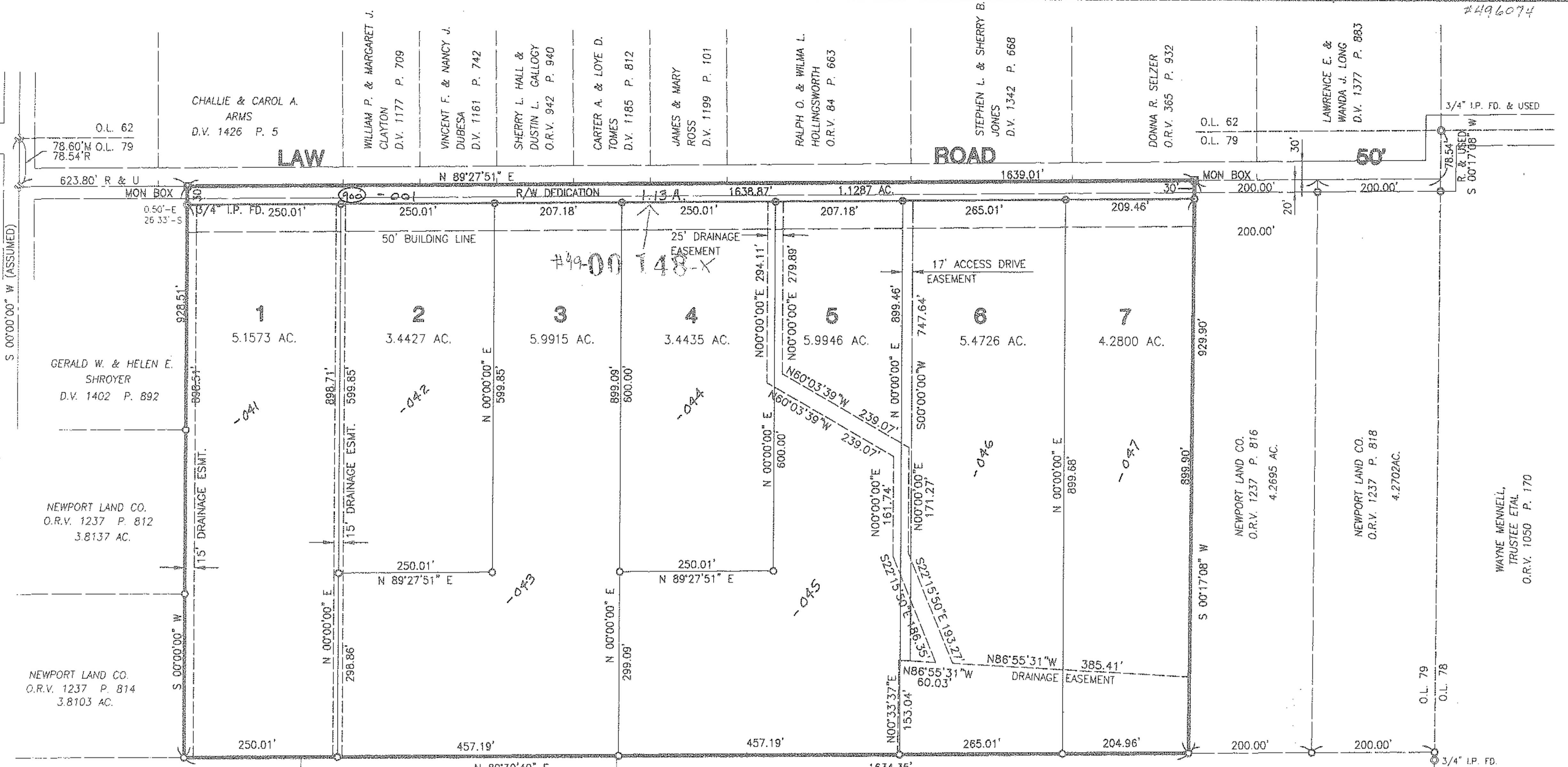
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 17th DAY OF October, 1997.

BY NOTARY PUBLIC

MY COMMISSION EXPIRES

NOTARY PUBLIC - STATE OF OHIO

CHAMBERLAIN ROAD



JOSEPH BACHNA O.R.V. 666 P. 823 PCL. #2

LEGEND

- EXISTING MONUMENT BOX
PROPOSED MONUMENT BOX
IRON PIN/PIPE FOUND
IRON PIN/PIPE SET

APPROVAL AND ACCEPTANCE SIGNATURES

APPROVED THIS 1ST OF OCTOBER 1997.

APPROVED THIS 14th OF OCTOBER 1997.

APPROVED THIS 7th OF OCTOBER 1997.

ACCEPTED THIS 13 OF Oct 1997.

APPROVED THIS 17th OF Oct 1997.

APPROVED AS TO FORM THIS 17th OF October 1997.

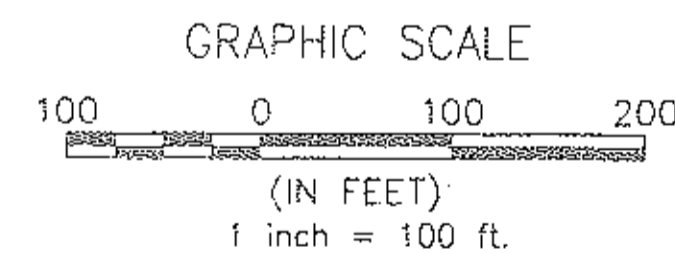
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED LAW ROAD SUBDIVISION AS HEREON AND CONTAINING 34.9108 ACRES OF LAND IN ORIGINAL LOT NO 79 OF GRAFTON TOWNSHIP, LORAIN COUNTY, OHIO.

BY: DAVID L. ELWELL REGISTERED SURVEYOR NO. 6333

#00028

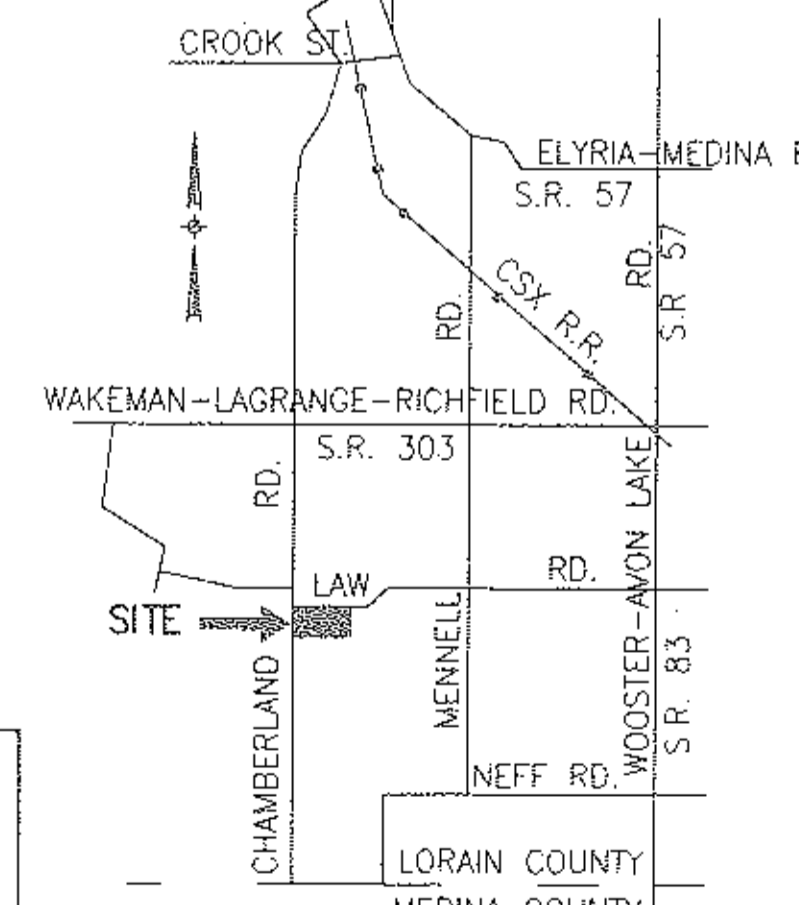
APPROVED LORAIN CO. MAP DEPT. DATE 10-21-97



AREA IN 7 SUBLOTS 33.7821 ACRES
AREA IN RIGHT OF WAY 1.1287 ACRES
TOTAL AREA IN SUBDIVISION 34.9108 ACRES



RECEIVED FOR RECORD MARY ANN JAMISON



KS ASSOCIATES, INC.

LAW ROAD SUBDIVISION FINAL PLAT

PART OF ORIGINAL GRAFTON TOWNSHIP LOT NO. 79 TOWNSHIP OF GRAFTON COUNTY OF LORAIN STATE OF OHIO

KS ASSOCIATES, INC. ENGINEERS/SURVEYORS

SHEET 1 OF 2 JOB NO. 96019-A

REVISIONS

Table with 2 columns: Date, Description. Row 1: 2/20/97, REVISED PER COUNTY ENG. REVIEW COMMENTS

TAX MAP DEPT. COPY #00028

SUBDIVISION AND COVENANTS AND RESTRICTIONS

The following covenants and restrictions apply to all lots in this Subdivision, shall run with the land for the benefit of all lot owners, and shall be binding on all parties and persons claiming under them until December 31, 2005, at which time these covenants and restrictions shall be automatically extended for successive periods of five (5) years unless they are changed in whole or in part by a petition executed by persons owning five (5) or more of the sublots in this Subdivision.

- 1. Swale Requirements. The owners of each lot shall not alter the grade of the swales along or across their lots and keep the swales for a distance of 10 feet from the top thereof clear of buildings, obstructions, debris, trees and vegetation that may interfere with water flow or maintenance of the swales.
2. Building Requirements. All lots in this Subdivision shall be residential lots, upon which no structure other than the following shall be erected or permitted to remain: (a) one (1) detached single-family home containing a minimum living floor area of not less than 1,600 square feet if the home is a split level, colonial or two-story home and not less than 1,500 square feet if the home is a ranch-style home; (b) one (1) private garage, serving such home, for not less than two (2) nor more than four (4) automobiles, conforming in architectural style and appearance with the home; and (c) one (1) utility shed or barn no part of which shall be closer than 400 feet from the right-of-way of Law Road. "Living area" shall not include garages, attics, basements, breezeways, porches, patios, or any enclosed area not heated for year round living.
3. Type of Homes. The dwelling home may be constructed as a colonial, bungalow, ranch, or split level. No log cabins, A-frames, circular, or dome-style homes may be constructed.
4. Subdividing Lots. No lot shall be subdivided into small lots or parcels except to be joined to an existing full-sized lot adjacent thereto.
5. Nuisances. No lot shall be used for any noxious, offensive trade or activity, annoyance or nuisance.
6. Temporary Structures. No trailer, tent, barns, outbuildings, or uncompleted homes erected in this Subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used for residential purposes.

STORM MANAGEMENT EASEMENT

NEWPORT LAND COMPANY, owner of the lands now constituting the Law Road Subdivision in Grafton Township, Lot No. 79, Lorain County, Ohio, grants to the County of Lorain, its successors and assigns the following easements:

- 1. An above-ground storm drainage easement along either side of the boundary line separating Sublots 4 and 5, to a point approximately 320' more or less south of the center line of Law Road; thence southeasterly to the boundary line between Sublots 5 and 6; thence southerly along both sides of the boundary line separating Sublots 5 and 6 to a headwall from whence the drainage easement continues in a pipe underground southeasterly through and under Sublot 6 to the retention basin located on the southerly sides of Sublots 6 and 7, as such easement and area is more particularly shown on this plat.
2. An easement on the southerly parts of Sublots 6 and 7 for a storm water retention basin as more particularly shown on this plat.
3. A drive easement 17' wide along the westerly boundary line of Sublot 6 for ingress and egress between Law Road and the retention basin at the southerly end of Sublots 6 and 7.

The details of the foregoing easements appear on the improvement drawings for Law Road Subdivision made by KS Associates, Inc., Engineer and Surveyors, which have been approved by and are on file in the offices of the Lorain County Engineer. The purposes of these easements are to manage and control storm waters and grant to the County of Lorain the right to maintain the easement areas. The owner of each lot upon which an easement area is located shall not permit the construction of any buildings or structures within the easement areas, shall not plant or permit the planting of vegetation in said areas and shall not otherwise allow the obstruction of the areas or their intended purposes.

WITNESSES: NEWPORT LAND COMPANY
By James F. Kelly, President

STATE OF OHIO } SS.;
COUNTY OF LORAIN)
The foregoing instrument was acknowledged before me this day of July, 1997, by JAMES F. KELLY, President of NEWPORT LAND COMPANY, an Ohio corporation, on behalf of the Corporation.

WITNESSES: NEWPORT LAND COMPANY
By James F. Kelly, President

Notary Public JOHN M. McDERMOTT, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission expires on 06/30/98

STATE OF OHIO } SS.;
COUNTY OF LORAIN)
The foregoing instrument was acknowledged before me this day of July, 1997, by JAMES F. KELLY, President of NEWPORT LAND COMPANY, an Ohio corporation, on behalf of the Corporation.
Notary Public JOHN M. McDERMOTT, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission expires on 06/30/98
Section 147.03 R.C.

Table with columns for DATE, DRAWN BY, CHD BY, F.B., DWG. NAME, and REVISIONS. Includes entry: 2/20/97 REVISED PER COUNTY ENG. REVIEW COMMENTS

LAW ROAD SUBDIVISION
FINAL PLAT
PART OF ORIGINAL GRAFTON TOWNSHIP LOT NO. 79
TOWNSHIP OF GRAFTON COUNTY OF LORAIN STATE OF OHIO

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. 96019-A