

ST. JAMES RESERVE SUBDIVISION NO. 2

BEING PART OF

BLACK RIVER TOWNSHIP ORIGINAL LOT 3 , TRACT 2 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ROBERT L. RIGSBY, PRESIDENT, R.L.R. CONSTRUCTION, INC., GENERAL PARTNER, REPRESENTING DIVERSIFIED DEVELOPMENT GROUP, AN OHIO GENERAL PARTNERSHIP, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF ST. JAMES RESERVE SUBDIVISION NO. 2, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE EASEMENTS AS SHOWN HEREON. NO BUILDINGS OR TREES SHALL BE PLACED WITHIN THE DEDICATED STREETS OR EASEMENTS SHOWN HEREON.

DIVERSIFIED DEVELOPMENT GROUP, AN OHIO GENERAL PARTNERSHIP
Margaret Kent BY: Robert L. Rigby, Pres.
WITNESS ROBERT L. RIGSBY, PRESIDENT
R.L.R. CONSTRUCTION, INC.
GENERAL PARTNER

STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR ROBERT L. RIGSBY, PRESIDENT, R.L.R. CONSTRUCTION, INC., GENERAL PARTNER, REPRESENTING DIVERSIFIED DEVELOPMENT GROUP, AN OHIO GENERAL PARTNERSHIP, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED PERSONALLY AND AS SUCH OFFICER OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 10th DAY OF November, 1997.

Margaret Kent
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-25-2000

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING STERLING TRUST COMPANY, CUSTODIAN MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF ST. JAMES RESERVE SUBDIVISION NO. 2, HAS EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT, AND DEDICATES FOREVER TO PUBLIC USE THE EASEMENTS AS SHOWN HEREON.

Theresa Stencil REPRESENTATIVE
Suzanne Boyter WITNESS
assignment for DDG mortgages TITLE
WITNESS

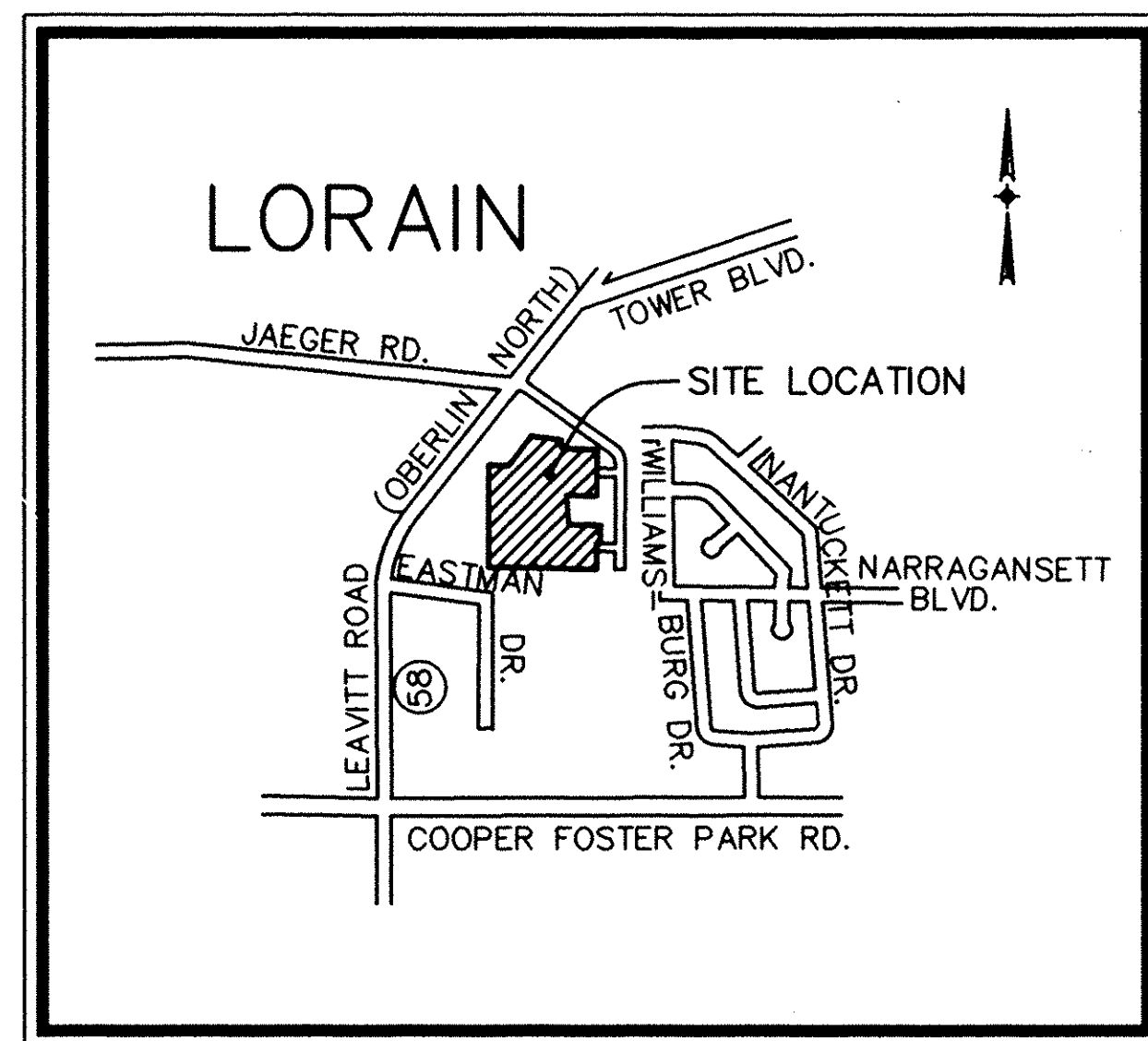
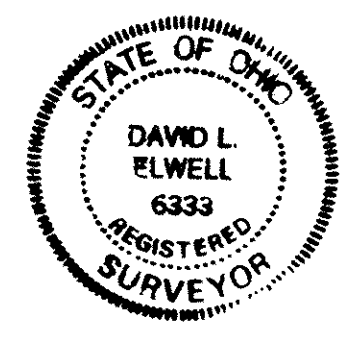
STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Theresa Stencil REPRESENTING STERLING TRUST COMPANY, CUSTODIAN WHO ACKNOWLEDGED THAT she DID SIGN THIS FOREGOING PLAT AND THAT IT WAS her OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 10th DAY OF November, 1997.

Amy B. Leonard-Kessler
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-25-2000

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "ST. JAMES RESERVE SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 13.1316 ACRES OF LAND IN ORIGINAL LOT NO. 3 IN TRACT 2 OF BLACK RIVER TOWNSHIP, NOW IN THE CITY OF LORAIN, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED \bullet , IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED \circ , IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND IN 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 METER 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



AREA MAP NO SCALE

UNDERGROUND UTILITIES

DIVERSIFIED DEVELOPMENT GROUP, AN OHIO GENERAL PARTNERSHIP, 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 AND 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 OWN 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.

DIVERSIFIED DEVELOPMENT GROUP, AN OHIO GENERAL PARTNERSHIP
BY: Robert L. Rigby, Pres.
ROBERT L. RIGSBY, PRESIDENT
R.L.R. CONSTRUCTION, INC.
GENERAL PARTNER
WITNESS: Margaret Kent

NOV 13 1997
RECEIVED FOR RECORD
at 8:52 o'clock P.M. In PLAT RECORD
VOL. 60 MARY ANN JAMISON
PAGE 12-13 Lorain County Recorder

Box: LETC (L.M.)
\$ 86.40 mep

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
NOV 13 1997
MARK R. STEWART
LORAIN COUNTY AUDITOR

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF ST. JAMES RESERVE SUBDIVISION NO. 2 AND FIND SUFFICIENT MONUMENTS FOUND AND SET TO DEFINE THE PLAT AND THE PUBLIC STREETS AS SHOWN HEREON AND APPROVED SAME. THE IMPROVEMENTS ARE COMPLETE WITHIN THE PUBLIC STREETS AND ARE CONSTRUCTED ACCORDING TO THE CITY OF LORAIN'S CONSTRUCTION AND MATERIALS SPECIFICATIONS AND DESIGN STANDARDS.

Ray Henry, P.E. & P.S.
RAY HENRY, P.E. & P.S.
LORAIN CITY ENGINEER
Nov 10 1997
DATE

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF ST. JAMES RESERVE SUBDIVISION NO. 2 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 20-97 PASSED THIS 3rd DAY OF November 1997.

Nancy A. Brewer
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF ST. JAMES RESERVE SUBDIVISION NO. 2 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Joseph F. Yegor
CHAIRMAN, CITY OF LORAIN
PLANNING COMMISSION
11-1-97
DATE

LAW DIRECTOR

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF ST. JAMES RESERVE SUBDIVISION NO. 2 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

Michael Scherack
LAW DIRECTOR
11-10-97
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 J. Downey, Jr.
DIRECTOR OF PUBLIC SERVICE
11/1/97
DATE

ACREAGE

TOTAL AREA IN SUBLOTS = 13.1316 AC.

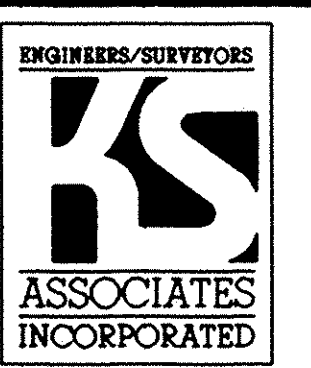
NOTE

EACH LOT IN THE SUBDIVISION SHALL HAVE A REAR YARD DRAIN INSTALLED AND CONNECTED TO THE STORM SEWER CONNECTION AT THE TIME A BUILDING IS CONSTRUCTED. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE REAR YARD DRAIN AND DRAINAGE PIPE.

DATE: 01-15-97	
DRAWN BY: ABR	
CHD BY:	
F.B.:	
DWG. NAME: 6333-212-PLAT1	
1-15-97 ORIGINAL ISSUE	

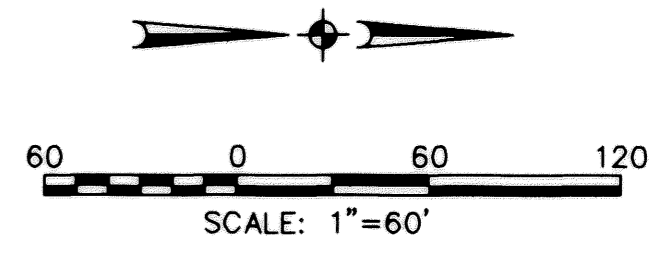
RECORD PLAT

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



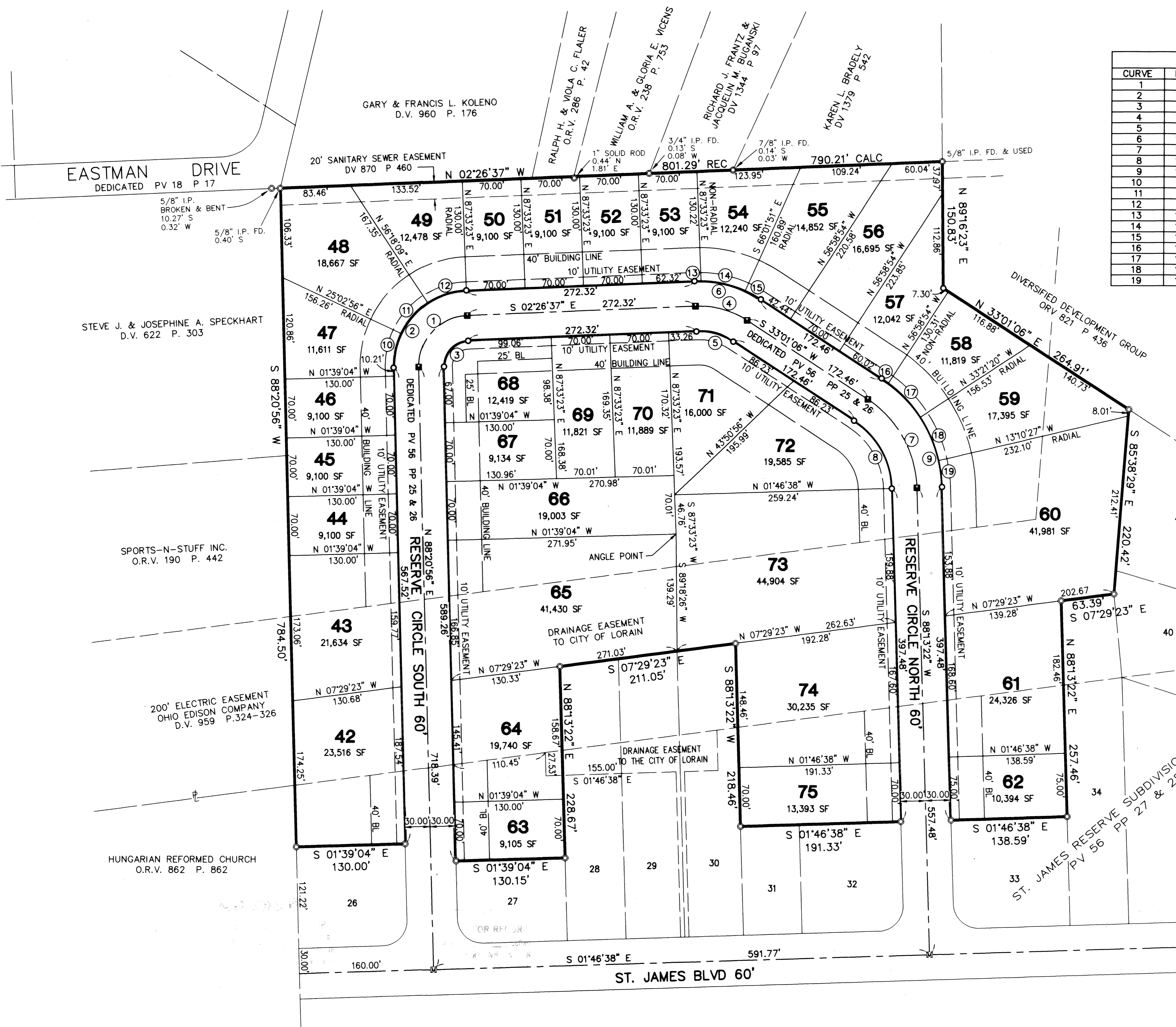
SHEET 1 OF 2
JOB NO. 93383-2

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	60.00'	93.42'	59.18'	84.26'	N 47°02'51" W	89°12'27"
2	90.00'	140.12'	88.76'	126.40'	N 47°02'51" W	89°12'27"
3	30.00'	46.71'	29.59'	42.13'	N 47°02'51" W	89°12'27"
4	105.00'	64.99'	33.57'	63.96'	N 15°17'14" E	35°27'44"
5	75.00'	46.42'	23.98'	45.68'	N 15°17'14" E	35°27'44"
6	135.00'	83.56'	43.16'	82.23'	N 15°17'14" E	35°27'44"
7	130.00'	125.25'	67.97'	120.47'	N 60°37'14" E	55°12'16"
8	100.00'	96.35'	52.28'	92.67'	N 60°37'14" E	55°12'16"
9	160.00'	154.17'	83.65'	148.27'	N 60°37'14" E	55°12'16"
10	90.00'	41.94'	21.36'	41.56'	N 78°18'04" W	26°42'00"
11	90.00'	49.09'	25.17'	48.49'	N 49°19'27" W	31°15'13"
12	90.00'	49.09'	25.17'	48.49'	N 18°04'14" W	31°15'13"
13	135.00'	7.68'	3.84'	7.68'	N 00°48'52" W	03°15'32"
14	135.00'	54.56'	27.66'	54.19'	N 12°23'32" E	23°09'15"
15	135.00'	21.32'	10.68'	21.30'	N 28°29'38" E	09°02'57"
16	160.00'	9.98'	4.99'	9.97'	N 34°48'17" E	03°34'21"
17	160.00'	56.00'	28.29'	55.71'	N 46°37'04" E	20°03'13"
18	160.00'	56.36'	28.47'	56.07'	N 66°44'06" E	20°10'53"
19	160.00'	31.83'	15.97'	31.77'	N 82°31'27" E	11°23'50"



- NOTES:
- IRON PINS WILL BE SET AT PROPERTY CORNERS UPON COMPLETION OF CONSTRUCTION.
 - EACH LOT IN THE SUBDIVISION SHALL HAVE A REAR YARD DRAIN INSTALLED AND CONNECTED TO THE STORM SEWER CONNECTION AT THE TIME A BUILDING IS CONSTRUCTED. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE REAR YARD DRAIN AND FOR DRAINAGE PIPE.

- LEGEND
- ☒ MONUMENT BOX FOUND
 - MONUMENT BOX SET
 - IRON PIN FOUND
 - IRON PIN SET



GARY & FRANCIS L. KOLENO
D.V. 960 P. 176

EASTMAN DRIVE
DEDICATED PV 18 P 17

STEVE J. & JOSEPHINE A. SPECKHART
D.V. 622 P. 303

SPORTS-N-STUFF INC.
O.R.V. 190 P. 442

200' ELECTRIC EASEMENT
OHIO EDISON COMPANY
D.V. 959 P. 324-326

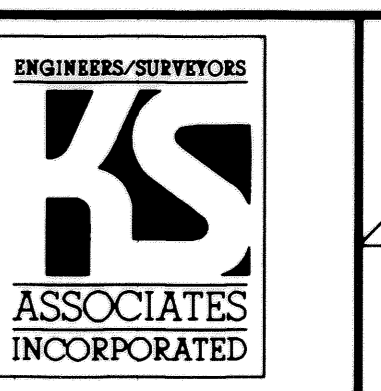
HUNGARIAN REFORMED CHURCH
O.R.V. 862 P. 862

DATE:	02-28-97
DRAWN BY:	ABR
CHK'D BY:	
F.B.:	215.221
DWG. NAME:	83383-212-PLA102

REVISIONS	
02-28-97	ORIGINAL ISSUE

ST. JAMES RESERVE SUBDIVISION No. 2
SURVEY MAP
PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 3, TRACT 2
CITY OF LORAIN 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.
93383-2