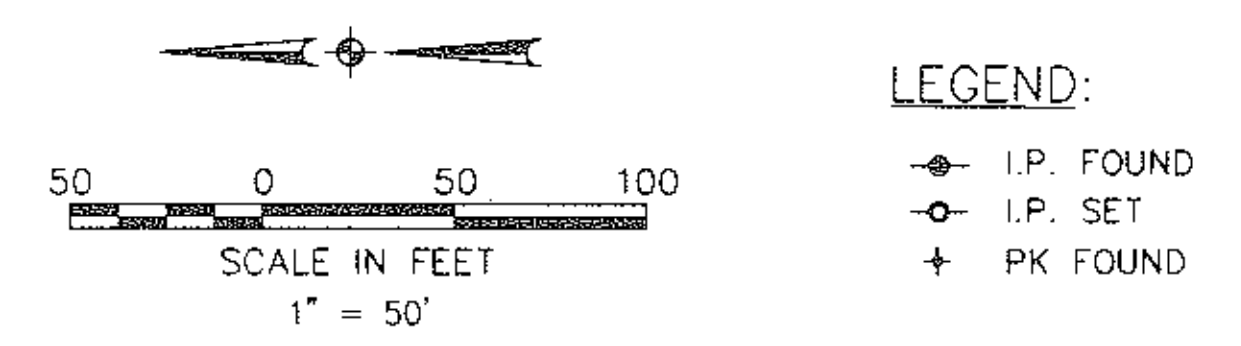


CROSBY PARK ESTATES

BEING PART OF
RUSSIA TOWNSHIP ORIGINAL LOT NO. 88
CITY OF OBERLIN COUNTY OF LORAIN STATE OF OHIO



OWNER'S ACKNOWLEDGMENT

STATE OF OHIO
SS
LORAIN COUNTY
THIS IS TO CERTIFY THAT JOHN & PATRICIA A. FORTHOFFER ARE THE OWNERS OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND SITUATED IN THE CITY OF OBERLIN, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RUSSIA TOWNSHIP LOT NUMBER 88, CONTAINING 3.8970 ACRES, AND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD VOLUME 1211, PAGE 378, RECORDER'S OFFICE, LORAIN COUNTY, OHIO.

JOHN & PATRICIA A. FORTHOFFER, 44634 KIPTON NICKLE PLATE ROAD HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS THEIR "CROSBY PARK ESTATES" A SUBDIVISION OF LOTS ONE (1) TO SEVEN (7) INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS AS SUCH ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SAC, PARKS, PLANTING STRIPS, ETC. SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

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 WHEREOF John & Patricia A. Fortthofer HAVE HEREUNTO SET THEIR HANDS THIS 18th DAY OF MARCH, 1998.

WITNESS Mark R. Stewart SIGNED John Fortthofer
JOHN FORTTHOFER
WITNESS LeAnn Zvoace SIGNED Patricia A. Fortthofer
PATRICIA A. FORTTHOFER

SURVEYED AND PLATTED BY David L. Elwell
DAVID L. ELWELL #6333

NOTARY'S CERTIFICATE

STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED JOHN & PATRICIA A. FORTHOFFER WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 18th DAY OF MARCH, 1998.

NOTARY PUBLIC LeAnn Zvoace
MY COMMISSION EXPIRES June 2, 2000
LeAnn Zvoace
Notary Public, State of Ohio
My Commission Expires June 2, 2000

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING THE _____, MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF CROSBY PARK ESTATES 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.

REPRESENTING THE NONE

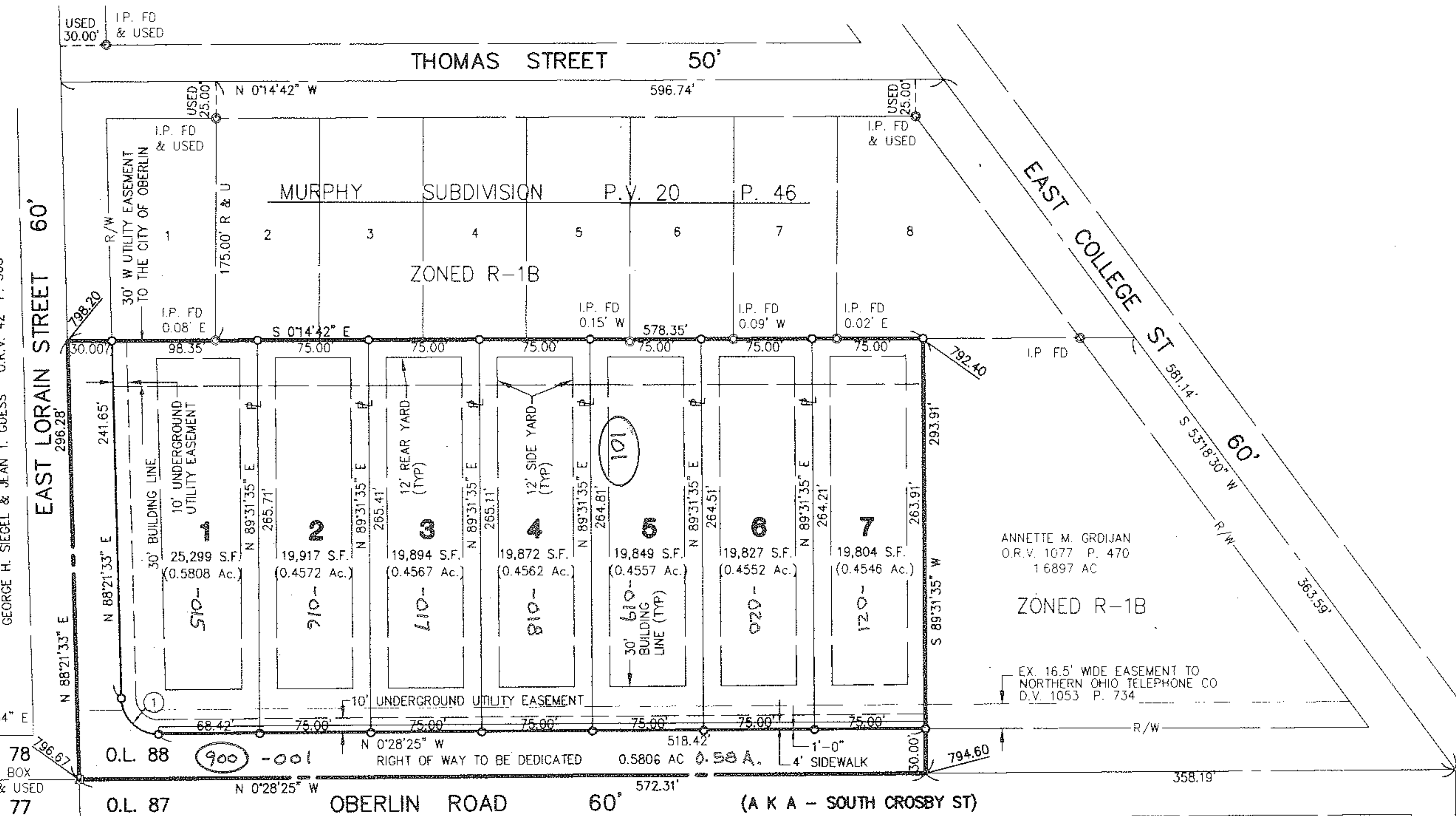
TITLE

WITNESS _____
WITNESS _____

NOTARY'S CERTIFICATE

STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE _____ VOLUNTARY ACT AND DEED ON BEHALF OF _____ FOR THE USES AND PURPOSES HEREIN EXPRESSED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 19____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____



①
D = 88'49'58"
R = 25.00
T = 24.50'
C = 38.76'
B = 34.99'
CB = N 43'56'34" E

O.L. 78
MON. BOX
FD & USED
O.L. 77

NACSCORP INC.
O.R.V. 333 P. 504

NOTES:

OWNER OF SUBJECT PARCEL:
JOHN & PATRICIA A. FORTHOFFER
44634 KIPTON NICKLE PLATE RD
OBERLIN, OHIO 44074 (O.R.V. 1211 P. 378)
SUBDIVIDER & DEVELOPER: JOHN FORTHOFFER
FORTHOFFER & SONS BUILDERS
39697 BUTTERNUT RIDGE RD.
ELYRIA, OHIO 44035
PHONE: 216-458-4831
TOTAL AREA = 3.8970 AC
AREA IN R/W DEDICATION = 0.5806 AC.
AREA IN SUBLOTS = 3.3164 AC.
PARCEL NO. 09-00-088-101-014
FLOOD ZONE: "C"
- PER F. I. R. M. NO. 390353 0005B (06-18-80)
BOUNDARY AS SURVEYED BY:
KS ASSOCIATES INC. - JAN. 24, 1995
ZONED R-1B - CURRENT USE - VACANT
PREPARED: DECEMBER 13, 1996

ΔUT ΔF: Δ9-ΔΔ-Δ88-101-Δ14 3.9ΔA.
INTΔ PLAT 3.9ΔA.
REMAINDER NONE

SURVEYOR'S CERTIFICATE

STATE OF OHIO
COUNTY OF LORAIN
THIS IS TO CERTIFY THAT I, DAVID L. ELWELL, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY, AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE CITY COUNCIL RELATIVE TO PLATTED SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
GIVEN UNDER MY HAND AND SEAL AT ELYRIA, OHIO,
THIS 16th DAY OF MARCH, 1998.



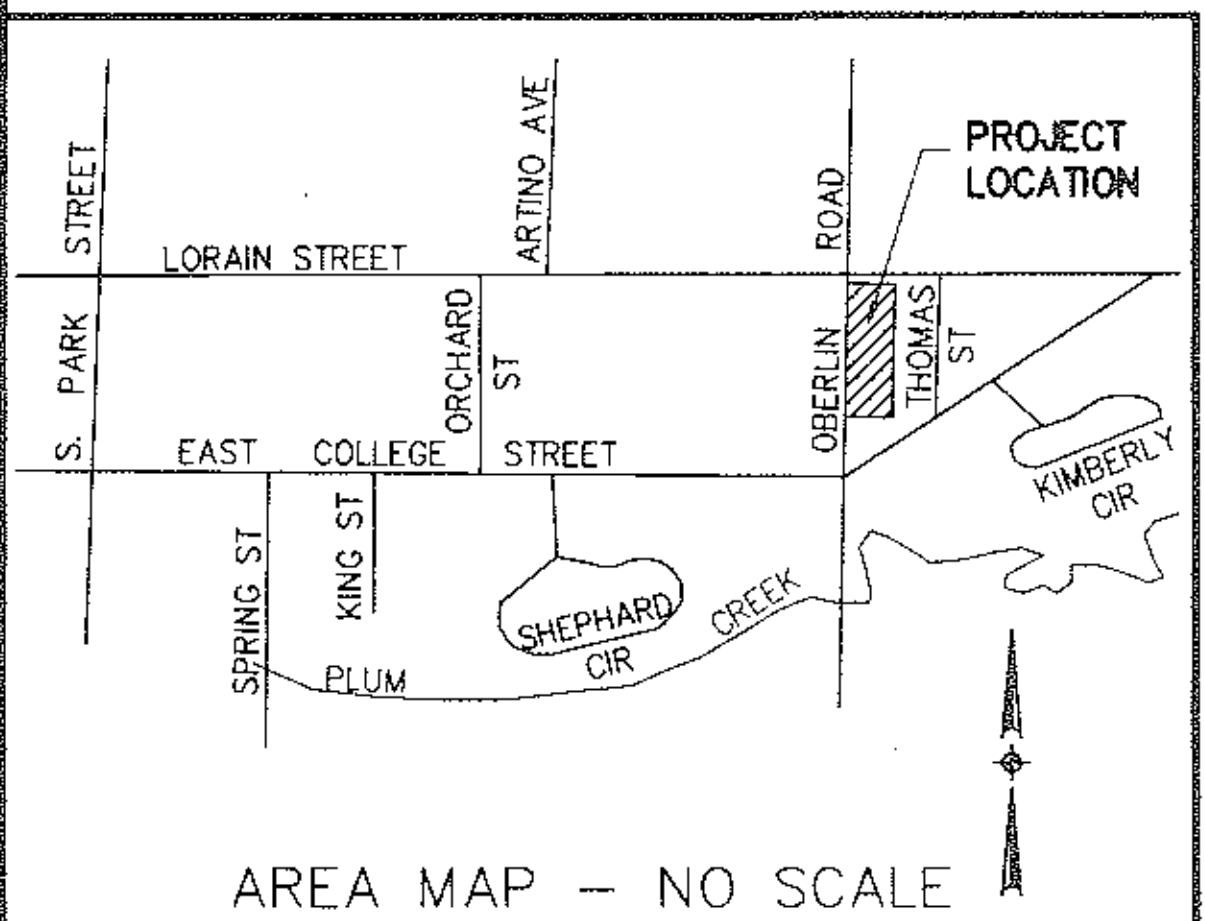
David L. Elwell
DAVID L. ELWELL REG. SURVEYOR NO. 6333

RECEIVED FOR RECORD
at _____
of _____
VOL. _____
PAGE _____
Mary Ann Jamison
Lorain County Recorder
Bond JOHN FORTHOFFER
775-2575 843.20
389-9442

COMMISSION APPROVAL

WITHIN CORPORATION LIMITS:
APPROVED THIS 16th DAY OF April, 1998
OBERLIN CITY PLANNING COMMISSION
BY: David R. Gibson
APPROVED THIS 18 DAY OF March 18, 1998
CITY ENGINEER Ken Blum

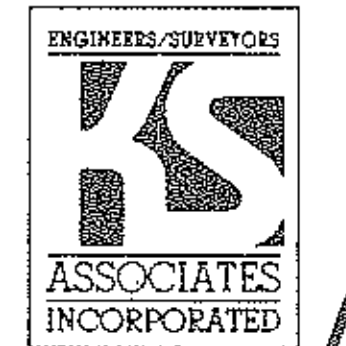
#00068
APPROVED
LORAIN CO.
MAP DEPT.
DATE 4-23-98
PAGE 9-00-088A
BY Fortthofer
AFTER 98-00068



DATE	REVISIONS
09-23-96	
2-17-97	FINAL PLAT ISSUE
9-23-96	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 1
JOB NO. 96038