

# THE OAKS SUBDIVISION NO. 4

BEING PART OF

## BLACK RIVER TOWNSHIP TRACT 3 ORIGINAL LOT 7 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, Thomas J. Oster REPRESENTING Oster Construction, Inc. OWNER OF LAND CONTAINED WITHIN THIS PLAT OF THE OAKS SUBDIVISION NO. 4, DO HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

Juanita Sheahan BY: Oster Construction, Inc.  
WITNESS  
Alice Brennan BY: Thomas J. Oster  
WITNESS President

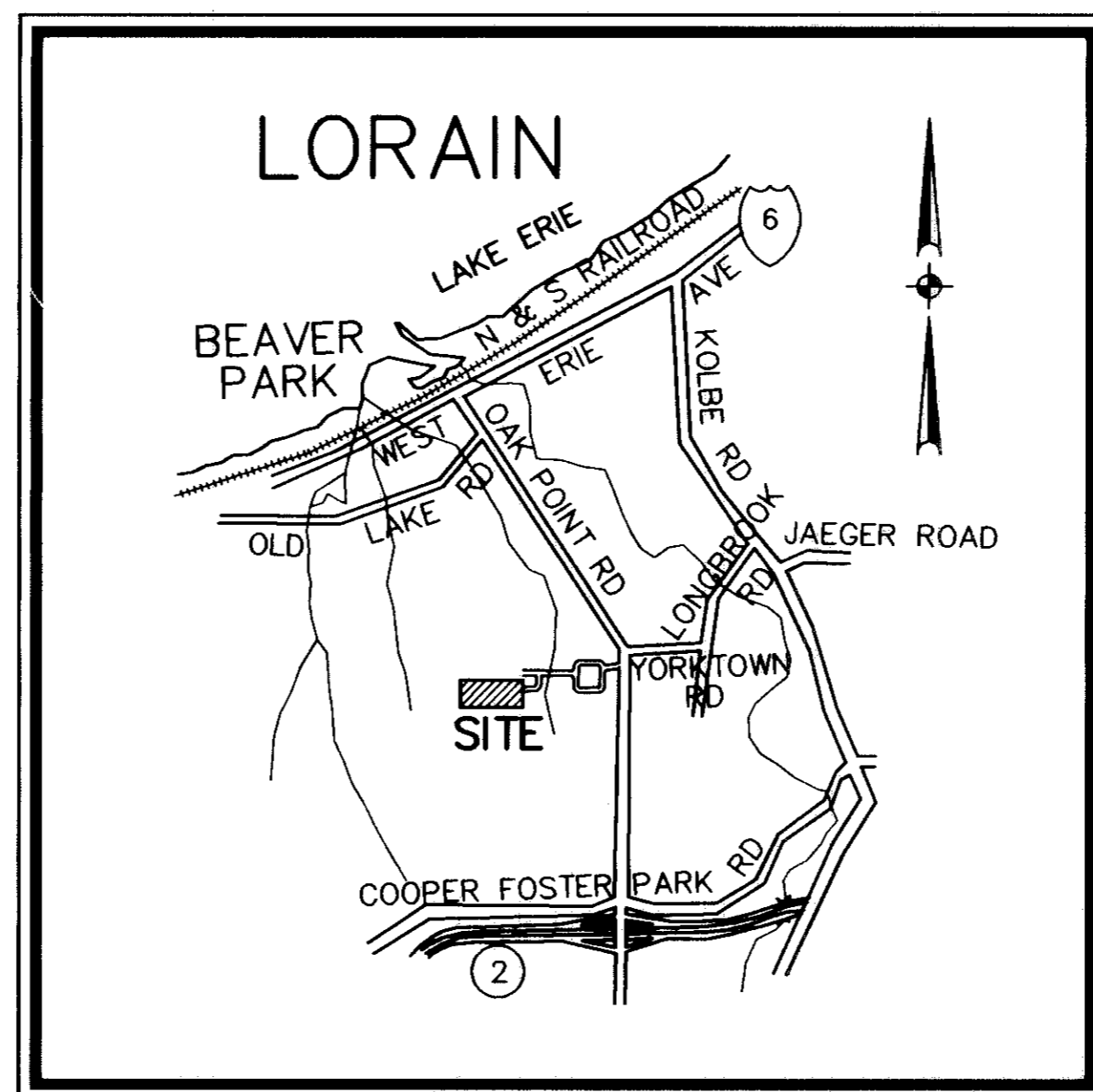
STATE OF OHIO  
SS  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Oster Construction, Inc., by Thomas J. Oster, its president OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGE THAT he DID SIGN THIS FOREGOING PLAT AND THAT IT WAS his OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 21st DAY OF July, 1998.

Mary J. Carney  
NOTARY PUBLIC  
MARY J. CARNEY  
Notary Public - State of Ohio  
My Commission Expires June 8, 2001  
(Recorded in Lorain County)

### UNDERGROUND UTILITIES

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY UNTO THE OHIO EDISON CO., CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC., THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEEES), 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 GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, 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 GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: Oster Construction, Inc.  
BY: Thomas J. Oster  
BY: President



AREA MAP NO SCALE

### ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE DEDICATION OF THE OAKS SUBDIVISION NO. 4 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.  
Patrick P. McManis, P.E. 7-27-98  
RAY HENRY, P.E. & P.S. DATE  
LORAIN CITY ENGINEER

### COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF THE OAKS SUBDIVISION NO. 4 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 186-98 PASSED THIS 20th DAY OF July, 1998.  
Nancy G. Greer  
CLERK OF COUNCIL

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF THE OAKS SUBDIVISION NO. 4 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.  
David K. Korman 7/21/98  
CHAIRMAN, CITY OF LORAIN DATE  
PLANNING COMMISSION

### LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF THE OAKS SUBDIVISION NO. 4 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.  
Michael J. Schenck 7-27-98  
LAW DIRECTOR, CITY OF LORAIN DATE

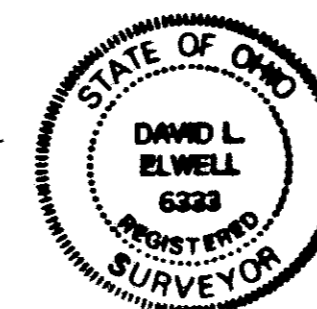
### PARK DEPARTMENT CERTIFICATE

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.  
George F. Young 7/22/98  
DIRECTOR OF PUBLIC SERVICE DATE

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "THE OAKS SUBDIVISION NO. 4" AS SHOWN HEREON AND CONTAINING 8.4383 ACRES OF LAND IN ORIGINAL LOT 7 IN TRACT 3 OF BLACK RIVER TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED , IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED , 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



TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE  
JUL 31 1998  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

### LEGEND

- INDICATES IRON PIN FOUND
- INDICATES IRON PIN SET
- INDICATES MONUMENT SET

AREA IN 28 SUBLOTS 6.9277 AC.  
AREA IN BLOCK C 0.0643 AC.  
AREA IN RIGHT-OF-WAY 1.4463 AC.  
TOTAL AREA IN SUBDIVISION 8.4383 AC.

JUL 31 1998  
RECEIVED FOR RECORD  
at 10:08 clock P.M. in PLAT RECORD  
VOL. 61 MARY ANN JAMISON  
PAGES 26-27 Lorain County Recorder

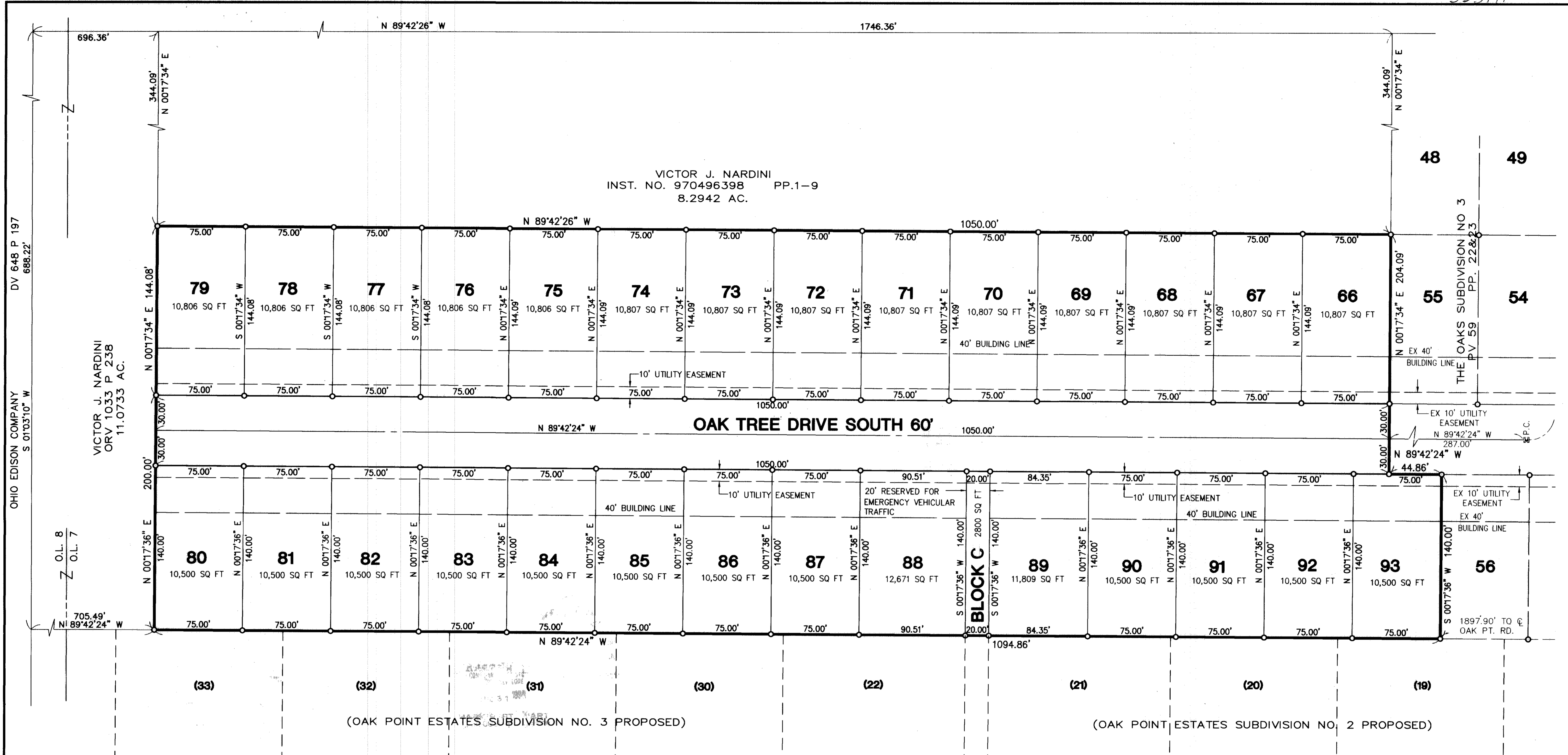
BOX: LCTC (MARILYN)  
\$36.40 m4

DATE	REVISIONS
09-09-96	
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09-09-96	
09-09-96	
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09-09-96	
09-09-96	
09-09-96	
09-09-96	

# 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. 92413-4C



OHIO EDISON COMPANY  
S 01°03'10" W  
DV 648 P 197  
688.22'

O.L. 8  
O.L. 7

(OAK POINT ESTATES SUBDIVISION NO. 3 PROPOSED)

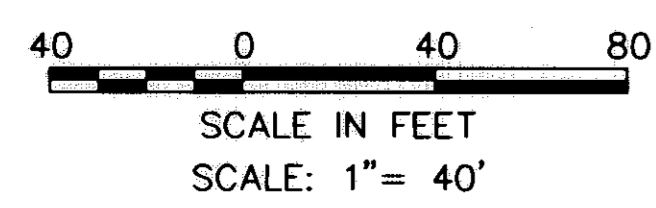
(OAK POINT ESTATES SUBDIVISION NO. 2 PROPOSED)

VICTOR J NARDINI  
ORV 1264 P 188

**LEGEND**

AREA IN 28 SUBLOTS	6.9277 ACRES
BLOCK C	0.0643 ACRES
AREA IN RW	1.4463 ACRES
TOTAL AREA IN PHASE 4	8.4383 ACRES

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



DATE:	01-15-97
DRAWN BY:	ABR/EC
CHK'D BY:	
F.B.:	
DWG. NAME:	92413-V-PLAT1
PROJECT:	MASTER
XREF:	M-PLAT-1

THE OAKS SUBDIVISION NO.4  
BEING PART OF  
BLACK RIVER TOWNSHIP TRACT NO. 3  
ORIGINAL LOT NO.7  
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO  
**PLAT**

**KS ASSOCIATES, INC.**  
ENGINEERS/SURVEYORS  
424 Middle Avenue  
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PHONE (440) 322-6317 \* FAX (440) 284-0623

SHEET  
2 OF  
2  
JOB NO.  
92413-4