

BEAVER CREEK ESTATES SUB. NO. 2

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN
AND STATE OF OHIO AND KNOWN AS BEING PART OF
ORIGINAL BLACK RIVER TOWNSHIP LOT 2 IN TRACT 2

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF
BEAVER CREEK ESTATES SUB. NO. 2 AND FIND SUFFICIENT MONUMENTS
FOUND OR 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 MATERIAL SPECIFICATIONS AND
DESIGN STANDARDS.

Patrick A. McGannon Oct 1, 1998
PATRICK MCGANNON, P.S. DATE
LORAIN CITY SURVEYOR

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF BEAVER CREEK
ESTATES SUB. NO. 2 WAS ACCEPTED BY THE COUNCIL OF THE
CITY OF LORAIN, OHIO BY ORDINANCE NO. 195-98
PASSED THIS 21st DAY OF Sept., 1998.

Henry A. Green
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF BEAVER CREEK ESTATES
SUB. NO. 2 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF
THE CITY OF LORAIN, OHIO.

Pat J. Korman Sept 28, 1998
CHAIRMAN, CITY OF LORAIN DATE
PLANNING COMMISSION

LAW DIRECTOR

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF BEAVER
CREEK ESTATES SUB. NO. 2 IS COVERED BY A PROPER CERTIFICATE OF TITLE
AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

Michael J. Scherack 9-30-98
LORAIN CITY LAW DIRECTOR DATE

PARK DEPARTMENT CERTIFICATE

THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 1111.05 AS APPROVED
BY ORDINANCE NUMBER 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. Hough 9/28/98
DIRECTOR OF PUBLIC SERVICE DATE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BILLY S. ROWLAND AS PRESIDENT AND WILLIAM STARBUCK AS
SECRETARY OF STARLAND INVESTMENT COMPANY, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF BEAVER
CREEK ESTATES SUBDIVISION NO. 2, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO
PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON. NO BUILDING OR TREES SHALL BE PLACED
WITHIN THE DEDICATED STREETS OR EASEMENTS SHOWN HEREON.

WITNESS: William Hail
BY: Billy S. Rowland
BILLY S. ROWLAND, PRESIDENT
STARLAND INVESTMENT COMPANY
WITNESS: Charles Green
BY: William Starbuck
WILLIAM STARBUCK, SECRETARY
STARLAND INVESTMENT COMPANY

COUNTY OF LORAIN, STATE OF OHIO

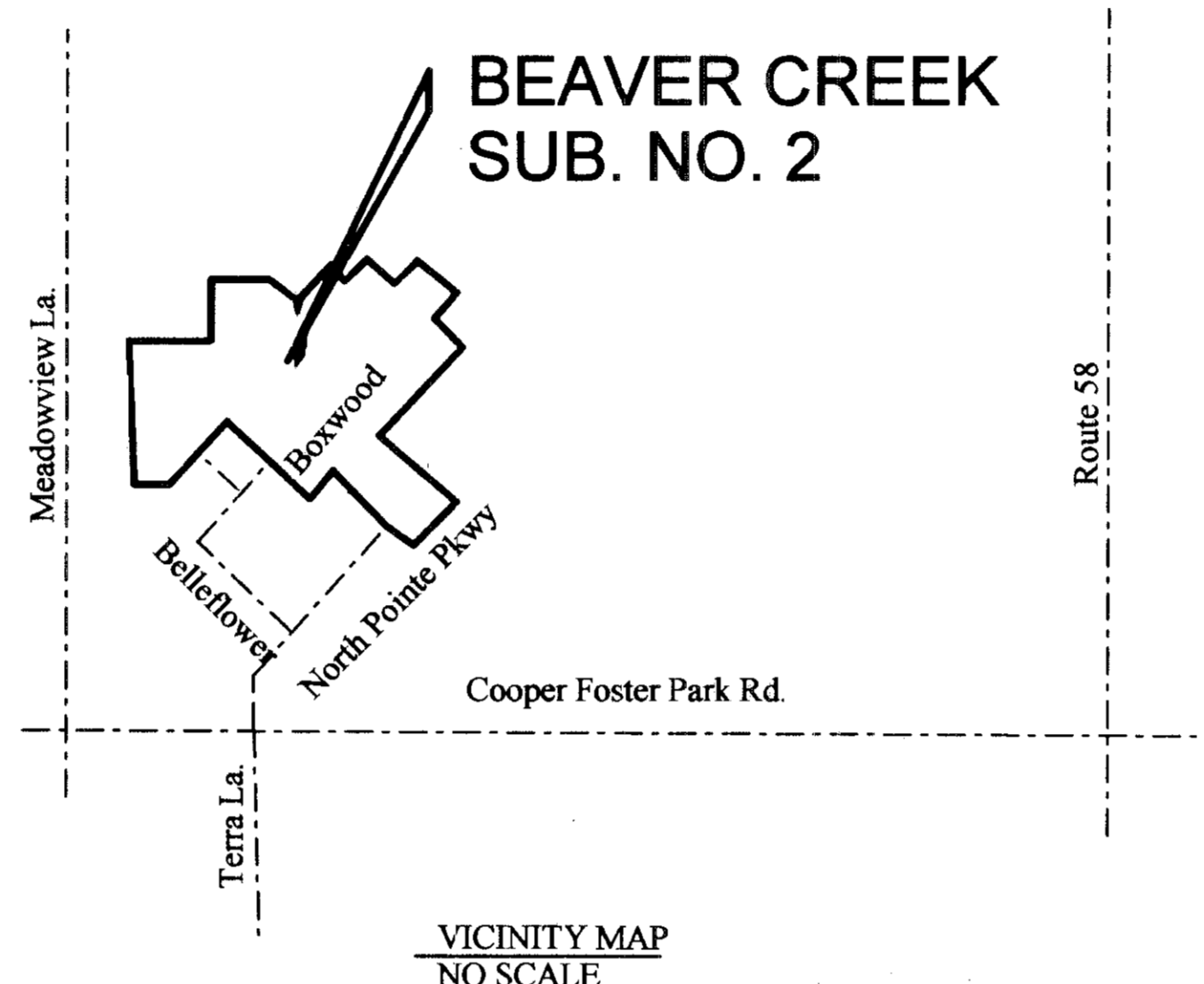
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY
APPEAR BILLY S. ROWLAND AS PRESIDENT AND WILLIAM STARBUCK AS SECRETARY OF
STARLAND INVESTMENT COMPANY, OWNER OF LAND CONTAINED WITHIN THIS PLAT,
WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT AND THAT IT WAS THEIR
OWN FREE ACT AND DEED PERSONALLY AND AS SUCH OFFICERS OF SAID COMPANY.
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 21st DAY
OF September, 1998.

William Hail
NOTARY PUBLIC
TERRACE A. HILL, Notary Public
For The State of Ohio, Lorain County
My Commission Expires Oct. 24, 1999
COMMISSION EXPIRES

UNDERGROUND UTILITIES

STARLAND INVESTMENT COMPANY, THE OWNER OF THE WITHIN
PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON
COMPANY, CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE
COMMUNICATION, INC., THEIR SUCCESSORS AND ASSIGNEES,
(HEREINAFTER REFERRED TO AS THE GRANTEEES), 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 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
OWN 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.

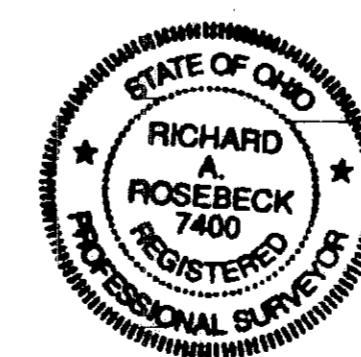
STARLAND INVESTMENT COMPANY
BY: Billy S. Rowland WITNESS: William Hail
BILLY S. ROWLAND, PRESIDENT
BY: William Starbuck WITNESS: Charles Green
WILLIAM STARBUCK, SECRETARY



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF BEAVER CREEK ESTATES
PARK SUBDIVISION NO. 2 WAS MADE AT THE REQUEST OF THE OWNER, STARLAND
INVESTMENT COMPANY, BILLY S. ROWLAND AS PRESIDENT AND WILLIAM STARBUCK
AS SECRETARY. SAID PLAT EMBRACES 9.5699 ACRES OF LAND BEING PART OF BLACK
RIVER TOWNSHIP ORIGINAL LOT 2, IN TRACT 2, NOW IN THE CITY OF LORAIN, COUNTY
OF LORAIN AND STATE OF OHIO. PERMANENT MONUMENTS WERE FOUND AT ALL
POINTS INDICATED THUSLY ○ AND WERE SET AND AT ALL POINTS INDICATED
THUSLY ●.
ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE
ASSUMED AND ARE USED FOR PURPOSES OF DESCRIBING ANGLES ONLY, ALL
OF WHICH I CERTIFY TO BE CORRECT.

Richard Rosebeck
RICHARD ROSEBECK
SURVEYOR NO. 7400



OCT 9 1998
RECEIVED FOR RECORD
at 10:00 clock P. M. in RECORD
VOL. 44 MARY ANN JAMISON
PAGE 4015 Lorain County Recorder

Fee: LCTC/Lanna \$86.40

ENTERED FOR TRANSFER THIS DAY OF
TRANSFERRED ON
FEES OF \$ PAID

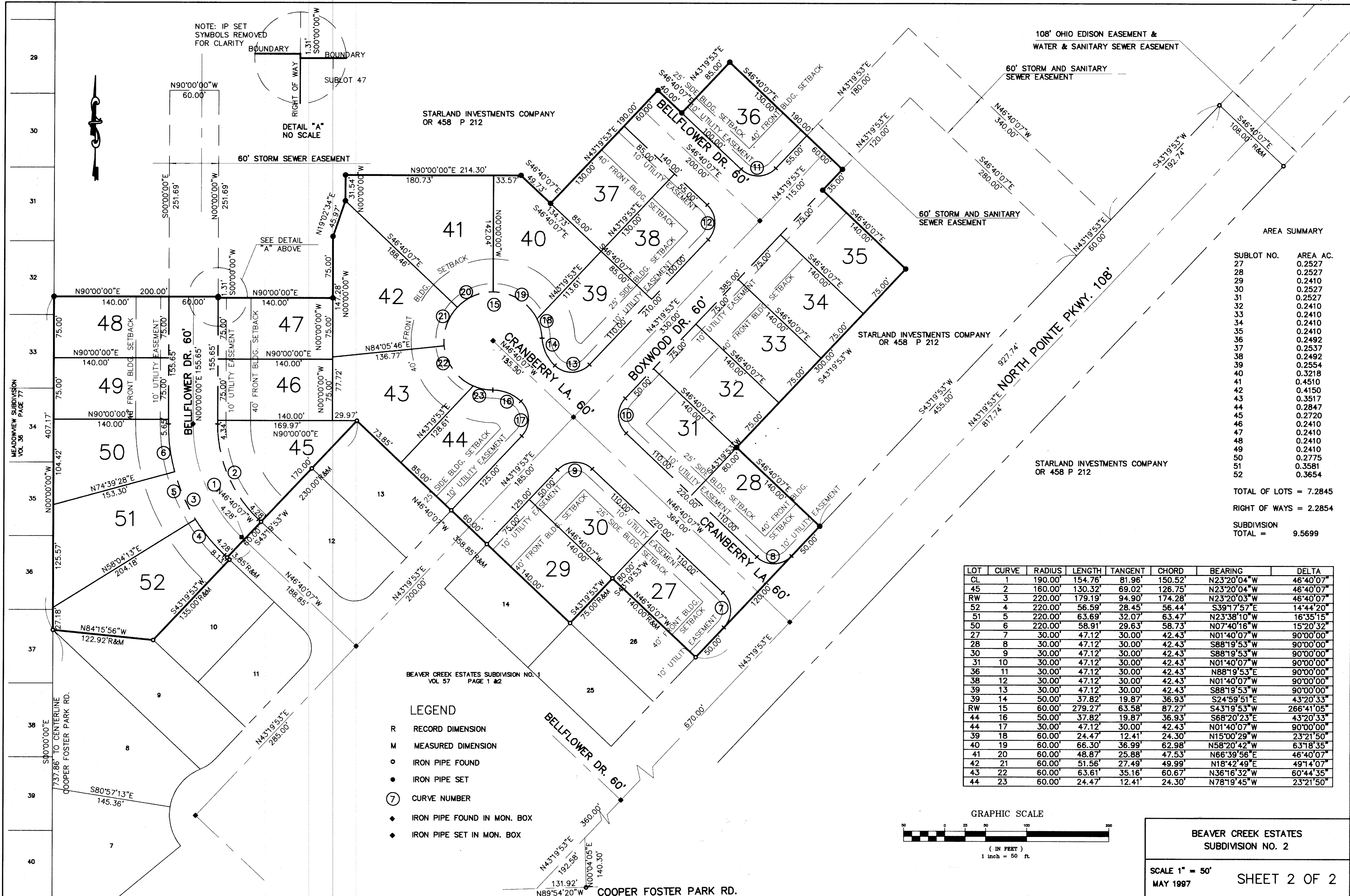
LORAIN COUNTY AUDITOR

RECEIVED FOR RECORDING ON THIS DAY OF
AT O'CLOCK M. RECORDED ON
IN PLAT VOLUME PAGE OF THE LORAIN COUNTY
PLAT RECORDS

LORAIN COUNTY RECORDER

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
OCT 9 1998
MARK R. STEWART
LORAIN COUNTY AUDITOR

SHEET 1 OF 2



NOTE: IP SET SYMBOLS REMOVED FOR CLARITY

DETAIL "A" NO SCALE

60' STORM SEWER EASEMENT

STARLAND INVESTMENTS COMPANY OR 458 P 212

108' OHIO EDISON EASEMENT & WATER & SANITARY SEWER EASEMENT

60' STORM AND SANITARY SEWER EASEMENT

60' STORM AND SANITARY SEWER EASEMENT

STARLAND INVESTMENTS COMPANY OR 458 P 212

STARLAND INVESTMENTS COMPANY OR 458 P 212

BEAVER CREEK ESTATES SUBDIVISION NO. 1 VOL 57 PAGE 1 & 2

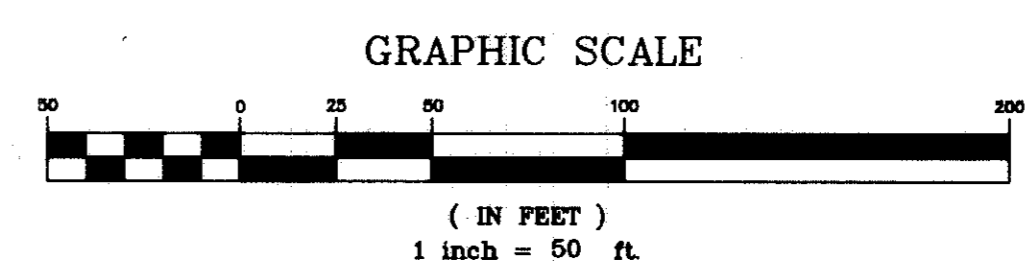
- LEGEND**
- R RECORD DIMENSION
 - M MEASURED DIMENSION
 - IRON PIPE FOUND
 - IRON PIPE SET
 - ⑦ CURVE NUMBER
 - ◆ IRON PIPE FOUND IN MON. BOX
 - ◆ IRON PIPE SET IN MON. BOX

AREA SUMMARY

SUBLOT NO.	AREA AC.
27	0.2527
28	0.2527
29	0.2410
30	0.2527
31	0.2527
32	0.2410
33	0.2410
34	0.2410
35	0.2410
36	0.2492
37	0.2537
38	0.2492
39	0.2554
40	0.3218
41	0.4510
42	0.4150
43	0.3517
44	0.2847
45	0.2720
46	0.2410
47	0.2410
48	0.2410
49	0.2410
50	0.2775
51	0.3581
52	0.3654

TOTAL OF LOTS = 7.2845
 RIGHT OF WAYS = 2.2854
 SUBDIVISION TOTAL = 9.5699

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL	1	190.00'	154.76'	81.96'	150.52'	N23°20'04"W	46°40'07"
45	2	160.00'	130.32'	69.02'	126.75'	N23°20'04"W	46°40'07"
RW	3	220.00'	179.19'	94.90'	174.28'	N23°20'03"W	46°40'07"
52	4	220.00'	56.59'	28.45'	56.44'	S39°17'57"E	14°44'20"
51	5	220.00'	63.69'	32.07'	63.47'	N23°38'10"W	16°35'15"
50	6	220.00'	58.91'	29.63'	58.73'	N07°40'16"W	15°20'32"
27	7	30.00'	47.12'	30.00'	42.43'	N01°40'07"W	90°00'00"
28	8	30.00'	47.12'	30.00'	42.43'	S88°19'53"W	90°00'00"
30	9	30.00'	47.12'	30.00'	42.43'	S88°19'53"W	90°00'00"
31	10	30.00'	47.12'	30.00'	42.43'	N01°40'07"W	90°00'00"
36	11	30.00'	47.12'	30.00'	42.43'	N88°19'53"E	90°00'00"
38	12	30.00'	47.12'	30.00'	42.43'	N01°40'07"W	90°00'00"
39	13	30.00'	47.12'	30.00'	42.43'	S88°19'53"W	90°00'00"
39	14	50.00'	37.82'	19.87'	36.93'	S24°59'51"E	43°20'33"
44	16	50.00'	37.82'	19.87'	36.93'	S68°20'23"E	43°20'33"
44	17	30.00'	47.12'	30.00'	42.43'	N01°40'07"W	90°00'00"
39	18	60.00'	24.47'	12.41'	24.30'	N15°00'29"W	23°21'50"
40	19	60.00'	66.30'	36.99'	62.98'	N58°20'42"W	63°18'35"
41	20	60.00'	48.87'	25.88'	47.53'	N66°39'56"E	46°40'07"
42	21	60.00'	51.56'	27.49'	49.99'	N18°42'49"E	49°14'07"
43	22	60.00'	63.61'	35.16'	60.67'	N36°16'32"W	60°44'35"
44	23	60.00'	24.47'	12.41'	24.30'	N78°19'45"W	23°21'50"



BEAVER CREEK ESTATES SUBDIVISION NO. 2
 SCALE 1" = 50'
 MAY 1997
 SHEET 2 OF 2