## OAK POINT ESTATES SUBDIVISION NO 2

**BEING PART OF** 

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

**MORTGAGEES CERTIFICATE** 

POINT ESTATES SUBDIVISION NO. 2, 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

OWNER'S CERTIFICATE

ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE

STATE OF OHIO

LORAIN COUNTY BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THOMAS OSTER OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED 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 2nd DAY OF September, 1998.

Mary Jearney

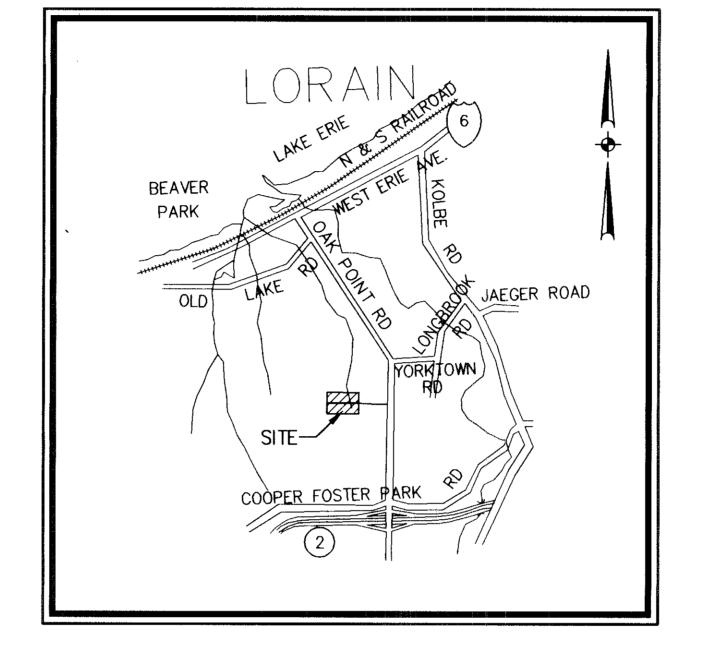
NOTARY PUBLIC

MY COMMISSION EXPIRES June 3, 2001

## UNDERGROUND UTILITIES

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 GRANTEES). 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 GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES 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. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES 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 GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

OSTER CONSTRUCTION, Enc.



NO SCALE AREA MAP

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "OAK POINT ESTATES SUBDIVISION NO 2" AS SHOWN HEREON AND CONTAINING 16.3369 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 -O-, 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

14.2734 ACRES AREA IN 14 SUBLOTS AREA IN RIGHT-OF-WAY 1.8134 ACRES 0.2501 ACRES AREA IN BLOCKS TOTAL AREA IN SUBDIVISION 16.3369 ACRES

> RECEIVED FOR RECORD at 1:03 o'clock P. M. In PLAT RECORD VOL. 6/ MARY ANN JAMISON PAGES 66+6 Lorein County Recorder BOX: LCTC/LAURIE

OCT 1 4 1998

LEGEND

-O- INDICATES IRON PIN FOUND -O- INDICATES IRON PIN SET -M- INDICATES MONUMENT SET

TRANSFERRED IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE OCT 14 1998 FEEL

ELWELL

6333

PEGIST'S

MARK R. STEWART LORAIN COUNTY AUDITOR

NOTARY CERTIFICATE

STATE OF OHIO

AND THAT IT WAS WE OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS DAY OF SETTEMBER 19 98.

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF OAK POINT ESTATES SUBDIVISION NO 2 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND

Patrul D. M. Gannon P. S. 9-23-1998
DATE

LORAIN CITY ENGINEER ACTING

COUNCIL CERTIFICATE THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF OAK POINT ESTATES SUBDIVISION NO 2 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO . PASSED THIS \_\_\_\_\_ DAY OF \_\_\_ September 19 98

Marca a. Freer CLERK OF COUNCYL

PLANNING COMMISSION THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF OAK POINT ESTATES SUBDIVISION NO 2 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO. Lostina

CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION

LAW DIRECTOR'S CERTIFICATE THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF OAK POINT ESTATES SUBDIVISION NO 2 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM

9-20-98 LAW DIRECTOR, UCITY OF LORAIN

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.

9/17/96 DIRECTOR OF PUBLIC SERVICE DATE

DATE: 04-16-98 DRAWN BY: \_\_\_\_JEC/ABR CH'D BY: \_ DWG. NAME: 95438\2-PTITLE 04-16-98 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



95438-C2

SHEET

JOB NO.

TAX MAP DEPT. COPY # 98-00105 THE OAKS SUBDIVISION NO. 4 PROPOSED

DWG. NAME: <u>95438\2-PLAT02</u>

XREF: MASTER

569127 OAK POINT ESTATES SUBDIVISION NO 2 BEING PART OF BLACK RIVER TOWNSHIP TRACT NO. 3 ORIGINAL LOT 7 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO BLOCK B EX 75' BUILDING LINE OAK POINT ESTATES NO 1 PV 58 PP 52 & 53 S 89'42'24" E OAK POINT ESTATES 70' EX 75' BUILDING SCALE IN FEET SCALE 1"= 50' KS ASSOCIATES, INC. ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44036 JOB NO.

VICTOR J NARDINI INST. NO. 970496399 PP. 1-9 (87) (88) (91) (92) (93) 58 **57** 60 (89) (90) THE OAKS SUBDIVISION NO 3 PV 59 PP 22 & 23 N 89'42'24" W 1040.60 155.00' 155.00' 142.00' 142.00' 142.20 142.19' 142.21' -20' RESERVED FOR EMERGENCY VEHICULAR TRAFFIC **22** 46,391 SQ FT 16 21 20 46,391 SQ FT 43,589 SQ FT 43,589 SQ FT 43,651 SQ FT 43,648 SQ FT 43,654 SQ FT VICTOR J. NARDINI ORV 1264 P 188 75' BUILDING LINE EX 10" UTILITY 10" UTILITY EASEMENT 142.19' EASEMENT 142.21 S 89'42'24" 16<u>5.0</u>0' **POINT** OAK **ESTATES** 70' 142.00 142.00' 10" UTILITY EASEMENT <u>142</u>.19' 142.21 EX 10" UTILITY **EASEMENT** 75' BUILDING LINE 23 26 **25** 29 24 28 46,471 SQ FT 43,602 SQ FT 46,435 SQ FT **43,**576 SQ FT 43,561 SQ FT 43,611 SQ FT **43,581 SQ FT** -20' RESERVED FOR **EMERGENCY** VEHICULAR TRAFFIC 155.00' 155.00' 142.00' 142.00' 142.20' 142.19' 142.21' N 89°46'54" W 1040.60' THE SUBLOTS SHOWN ON THIS PLAT ARE SUBJECT TO AN EASEMENT FOR PURPOSES OF SURFACE AND STORM JAMES ABRAHAM DRAINAGE AS SET FORTH IN INSTRUMENT NO. 761906 ORV 1033 P 674 VOLUME 1002, PAGE 190 OF THE LORAIN COUNTY RECORDS.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
Α	30.00'	25.90'	13.82'	25.10'	S 65°33'51" W	49'27'30
В	70.00'	50.39'	26.34	49.31	N 61°27'27" E	41°14'43
С	70.00'	50.39'	26.34	49.31'	N 60°52'15" W	41°14'43
D	30.00'	25.90'	13.82'	25.10	N 64*58'39" W	49'27'30
E	30.00'	25.90'	13.82	25.10 <b>'</b>	N 64'58'39" W	49'27'30
F	70.00'	50.39'	26.34	49.31	N 60°52'15" W	41"14'43
G	70.00'	50.39	26.34	49.31	N 61°27'27" E	41°14'43
Н	30.00'	25.90	13.82	25.10'	S 65'33'52" W	49'27'30
ł	70.00'	20.07	10.10'	20.00'	S 89'42'24" E	16 25 35
J	70.00'	20.07	10.10'	20.00'	S 89'42'24" E	16 <b>°</b> 25′35

AREA IN 14 SUBLOTS 14.2734 ACRES AREA IN RIGHT-OF-WAY 1.8134 ACRES AREA IN BLOCKS
TOTAL AREA IN SUBDIVISION 0.2501 ACRES 16.3369 ACRES

04-16-98 ORIGINAL ISSUE

<u>LEGEND</u> IRON PIN/PIPE FOUND IRON PIN/PIPE SET EXISTING MONUMENT BOX

PROPOSED MONUMENT BOX

DATE: 04-16-98 OAK POINT ESTATES NO 2 RECORD PLAT

ASSOCIATES INCORPORATED

PHONE: (216) 322-6317 \* FAX: (216) 284-0623

95438-2C