

OAKDALE ESTATES SUBDIVISION NO. 4

A RESUBDIVISION OF SUBLOTS No. 47 & 48
IN OAKDALE ESTATES SUBDIVISION No. 3 (REC. PV 57 PP 34 & 35) AND PART
OF ELYRIA TOWNSHIP ORIGINAL LOT No. 1
EAST OF THE BLACK RIVER

NOW IN
CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED DALE YOST, PRESIDENT OF HIGHLAND DEVELOPMENT COMPANY, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF OAKDALE ESTATES SUBDIVISION NO. 4, HAVING EXAMINED THE SAME DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES FOREVER, TO PUBLIC USE, OAKDALE CIRCLE AND THE EASEMENTS AS SHOWN HEREON.

BY: *Dale Yost*
DALE YOST, PRESIDENT

NOTARY PUBLIC

COUNTY OF LORAIN
STATE OF OHIO
SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED DALE YOST, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT AND THAT IT IS HIS FREE ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT ELYRIA, OHIO, THIS 22nd DAY OF July, 1998.

Stephen Buckingham
NOTARY PUBLIC

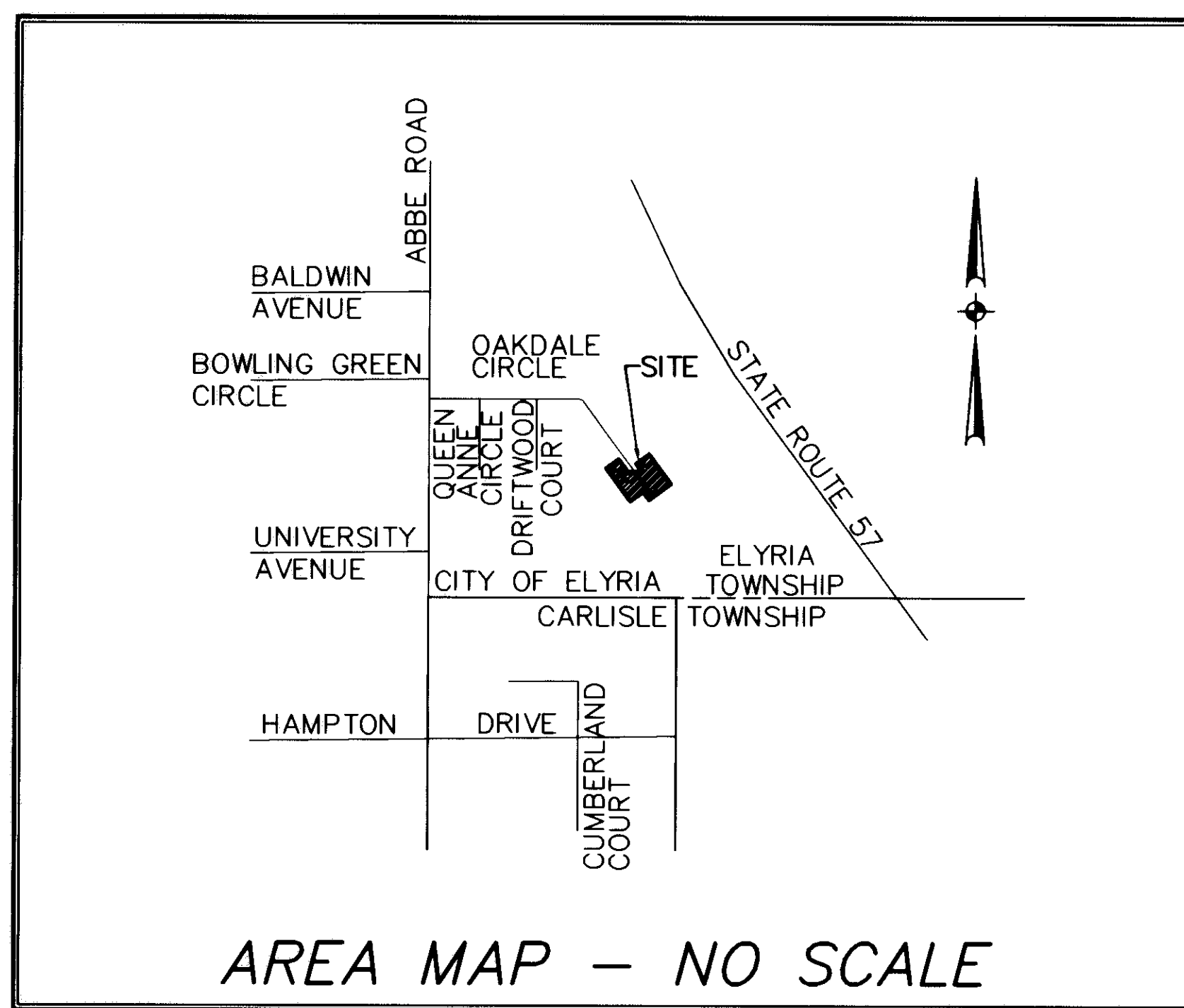
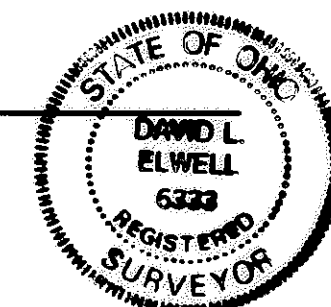
MY COMMISSION EXPIRES: 1-29-2000

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED OAKDALE ESTATES SUBDIVISION NO. 4, AS SHOWN HEREON, AND CONTAINING 1.9891 ACRES OF LAND IN ELYRIA TOWNSHIP ORIGINAL LOT NO. 1 EAST OF THE BLACK RIVER, NOW IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS SO INDICATED OR, IRON PIN MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT. I HEREBY CERTIFY THAT THE FIELD SURVEY OF THE BOUNDARY SHOWN IN THIS PLAT OF OAKDALE ESTATES SUBDIVISION NO. 4 EXCEEDS ONE (1) FOOT IN 10,000 PRECISION, AS REQUIRED PER CHAPTER 1117.02, ELYRIA CITY CODIFIED ORDINANCES. SURVEY MONUMENTS NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION. ALL INFORMATION SHOWN HEREON IS BASED UPON A SURVEY PERFORMED BY KS ASSOCIATES, INC.

- IRON PIN FOUND
- IRON PIN SET

David L. Elwell
DAVID L. ELWELL,
REGISTERED SURVEYOR NO. 6333



AREA MAP - NO SCALE

CITY ENGINEER

APPROVED THIS 23 DAY OF July, 1998

John Hart
ELYRIA CITY ENGINEER

NOTE - PERMANENT MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH CITY OF ELYRIA CODIFIED ORDINANCES 1119.10(b).

NOTE - EASEMENTS GRANTED TO THE CITY OF ELYRIA FOR PUBLIC UTILITIES INCLUDING WATER MAINS, STORM AND SANITARY SEWERS SHALL HAVE PRIORITY OVER EASEMENTS GRANTED TO PRIVATE UTILITIES (ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, ETC.). ALL EASEMENTS SHALL CONFORM TO SECTION 1115.08, CODIFIED ORDINANCES OF THE CITY OF ELYRIA.

NOTE - ALTHOUGH THERE ARE NO IMMEDIATE PLANS FOR THE INSTALLATION OF A STORM SEWER ON ABBE ROAD, SHOULD THE CITY OF ELYRIA PROCEED WITH PLANS SOMETIME IN THE FUTURE, THE WITHIN SUBLOTS COULD BE SUBJECT TO A SPECIAL ASSESSMENTS BY THE CITY OF ELYRIA FOR A PORTION OF THE COST OF THE INSTALLATION OF THE ABBE ROAD BRANCH STORM SEWER FROM EAST BROAD STREET, SOUTH, WHEN ASSESSMENTS ARE MADE ON OTHER SIMILAR PROPERTIES IN THE SERVICE AREA. FOR FURTHER INFORMATION CONTACT THE ELYRIA CITY ENGINEER'S OFFICE.

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT PB+T/First Merit, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF OAKDALE ESTATES SUBDIVISION NO. 4 AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE OAKDALE CIRCLE AND THE EASEMENTS AS SHOWN HEREON.

BY: *Bruce E. Stevens, Sr.*
TITLE: SR. Vice President

NOTARY PUBLIC

LORAIN COUNTY
STATE OF OHIO
SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Bruce E. Stevens, Sr.

WHO ACKNOWLEDGED THAT he DID SIGN THE FOREGOING PLAT OF OAKDALE ESTATES SUBDIVISION NO. 4 AND THAT IT WAS his OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID

PB+T/First Merit Bank
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Elyria, OHIO, THIS 22nd DAY OF July, 1998.

Mary E. Hankley
NOTARY PUBLIC

MY COMM. EXPIRES 3/25/03

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ELYRIA HAS APPROVED THIS PLAT OF OAKDALE ESTATES SUBDIVISION NO. 4 ON THE 24th DAY OF July, 1998.

Michael B. Keys
PRESIDENT
Mary A. Sivicko
SECRETARY

MAYOR

APPROVED THIS 24th DAY OF July, 1998
Michael B. Keys
MAYOR

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JAN 7 1999
MARK R. STEWART
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

7 JAN 1999
RECEIVED FOR RECORD
at 1:44 clock P.M. in RECORDED
VOL. 62 MARY ANN JAMISON
PAGE 31 of 46 Lorain County Recorder
LORAIN COUNTY RECORDER

Box: LCTC/LAUNE #88.40

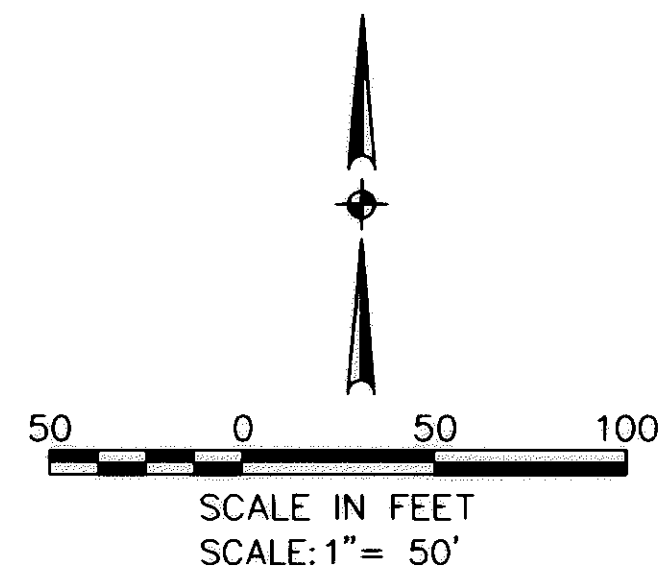
DATE: 06-02-98	REVISIONS
DRAWN BY: RGR	
CHKD BY: <u><i>DL</i></u> 6-17-98	
F.B.	
DWG. NAME: 83746-02/4-TITLE	

OAKDALE ESTATES SUBDIVISION NO. 4
RECORD PLAT

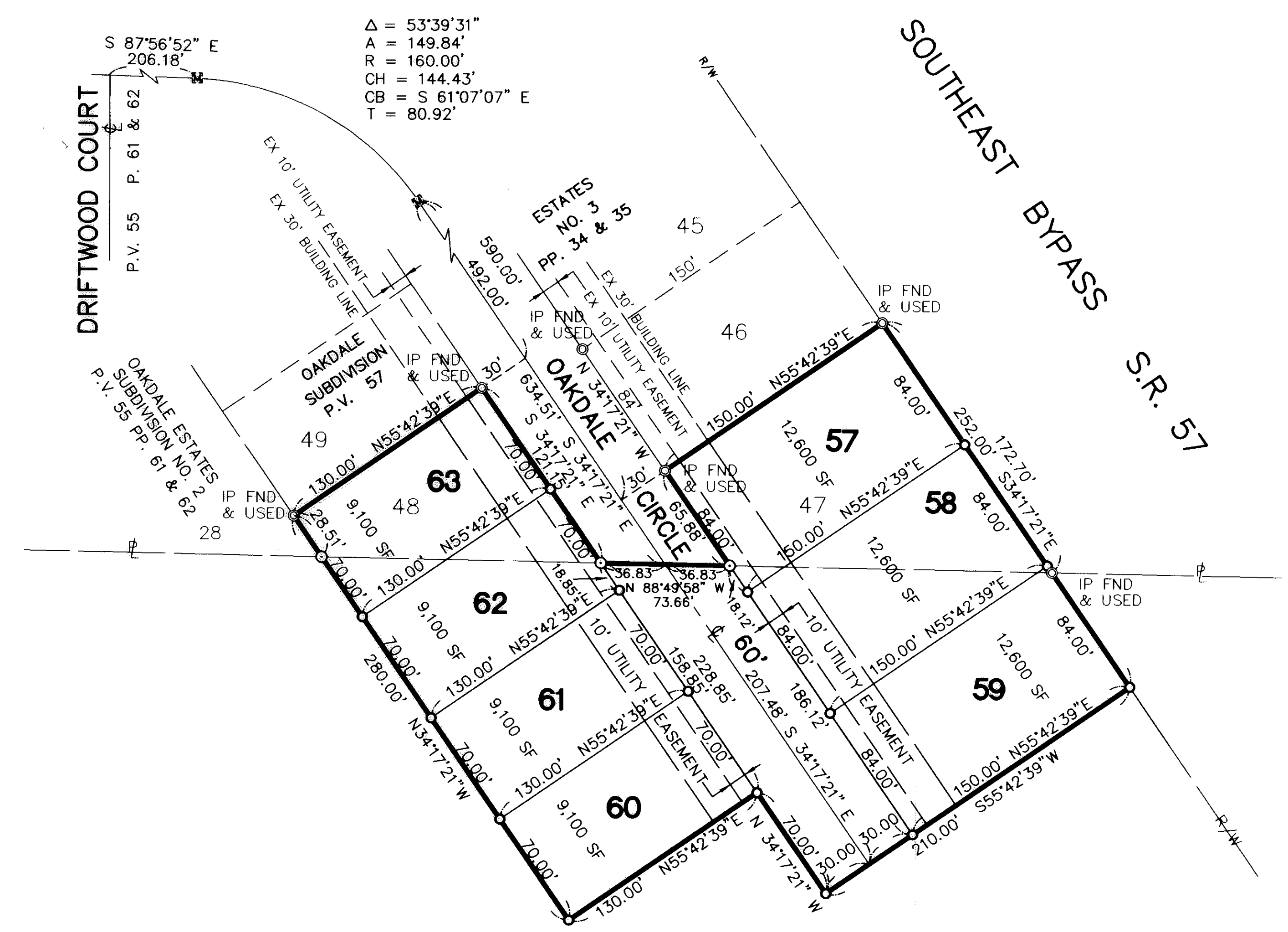
KS ASSOCIATES, INC.
ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 85
Elyria, Ohio 44036
ELYRIA (216) 322-6317 * LORAIN (216) 244-5757



SHEET
1 OF
2
JOB NO.
93746-4



OAKDALE ESTATES SUBDIVISION NO. 4
 A RESUBDIVISION OF SUBLOTS No 47 & 48
 IN OAKDALE ESTATES SUBDIVISION No 3 AND PART
 OF ELYRIA TOWNSHIP ORIGINAL LOT NO. 1
 EAST OF BLACK RIVER
 CITY OF ELYRIA COUNTY OF LORAIN STATE OF OHIO



- LEGEND**
- - IRON PIN/PIPE TO BE SET
 - - IRON PIN/PIPE FOUND
 - ⊕ - EXISTING MONUMENT BOX
 - ⊙ - PERMANENT MONUMENT PER CITY OF ELYRIA ORD. 1119.10 (b)

AREA IN SUBLOTS	1.7033 ACRES
AREA IN RIGHT-OF-WAY	0.2858 ACRES
TOTAL AREA	1.9891 ACRES

HIGHLAND DEVELOPMENT COMPANY
 INSTRUMENT NO. 980529147

NOTE: A 10' WIDE UTILITY EASEMENT TO OHIO EDISON, ALLTEL AND CONTINENTAL CABLEVISION IS RESERVED ALONG RIGHT OF WAY LINES AS SHOWN FOR THE INSTALLATION OF UNDERGROUND LINES.

DATE: 06-03-98 DRAWN BY: RGR CHD BY: <i>[Signature]</i> 6-29-98 F.B. DWG. NAME: 93746-4 PLAT02	REVISIONS <table border="1" style="width: 100%; height: 100%;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											OAKDALE ESTATES SUBDIVISION NO. 4 RECORD PLAT	ENGINEERS/SURVEYORS KS ASSOCIATES, INC. 424 Middle Avenue P.O. Box 89 Elyria, Ohio 44036 PHONE: (440) 322-6317 * FAX: (440) 284-0623	SHEET 2 OF 2 JOB NO. 93746-4