

THE OAKS SUBDIVISION NO. 5

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

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: Thomas J. Oster, President
OSTER CONSTRUCTION, INC.
BY: _____
BY: _____

OWNER'S CERTIFICATE

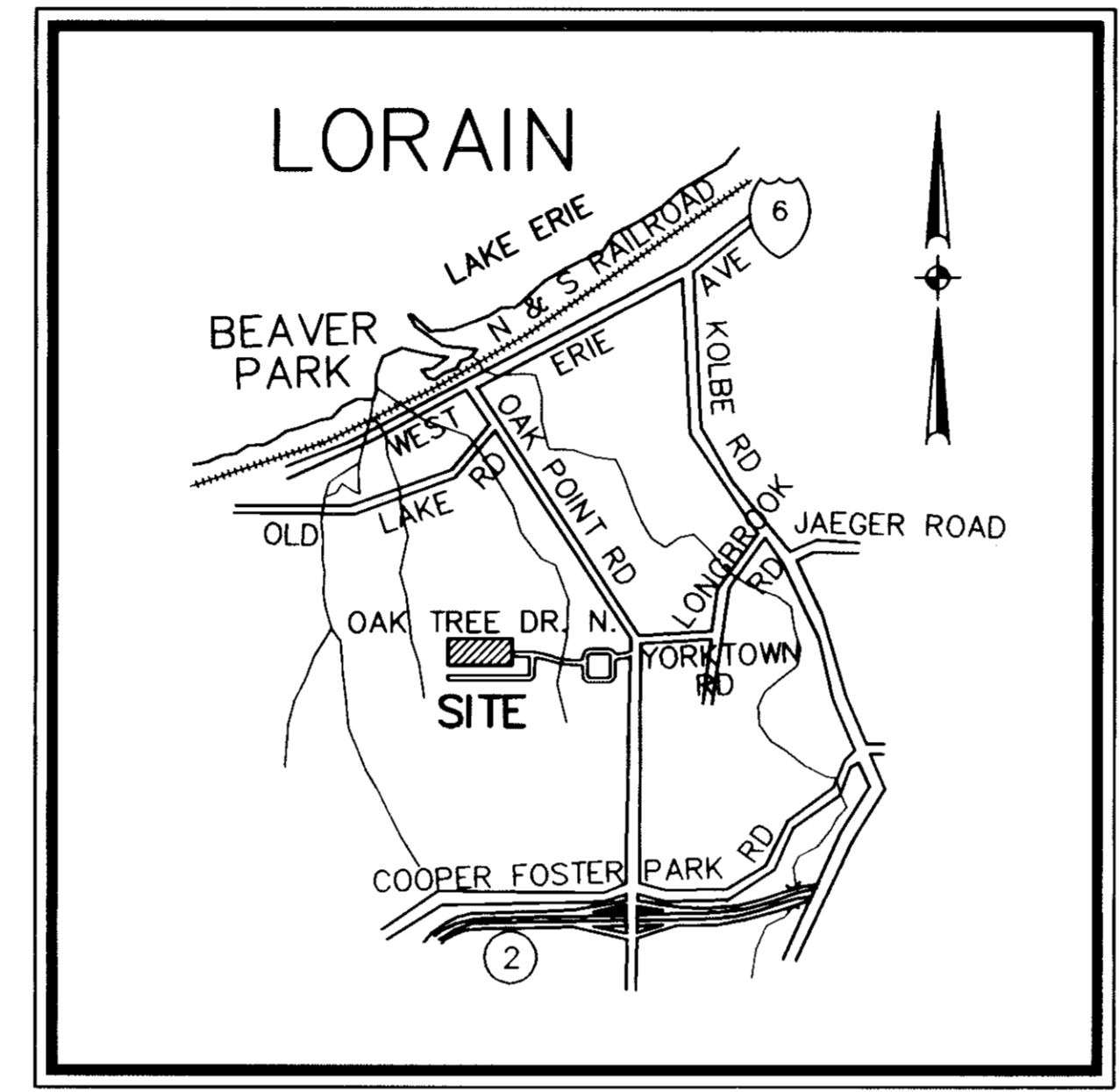
THIS IS TO CERTIFY THAT THE UNDERSIGNED, THOMAS J. OSTER, REPRESENTING, OSTER CONSTRUCTION, INC., OWNER OF LAND CONTAINED WITHIN THIS PLAT OF THE OAKS SUBDIVISION NO. 5, DO HEREBY ACCEPT IT TO BE CORRECT AND DEDICATED FOREVER TO PUBLIC USE OAK TREE DRIVE NORTH & THE EASEMENTS AS SHOWN HEREON.

BY: Thomas J. Oster, President
WITNESS: Nancy K. Doreau
WITNESS: Mary J. Carney
WITNESS: _____

NOTARY PUBLIC

STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THOMAS J. OSTER REPRESENTING OSTER CONSTRUCTION, INC., 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 1st DAY OF December, 1998.

MARY J. CARNEY
Notary Public, State of Ohio
My Commission Expires 03-03-2001
(Recorded in Lorain County)
Mary J. Carney
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-3-01



AREA MAP NO SCALE

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT STAR BANK, N.A., MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE OAKS SUBDIVISION NO. 5 AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

BY: Thomas W. Kuehn Jr.
TITLE: Vice President

STAR BANK N.A.

NOTARY PUBLIC

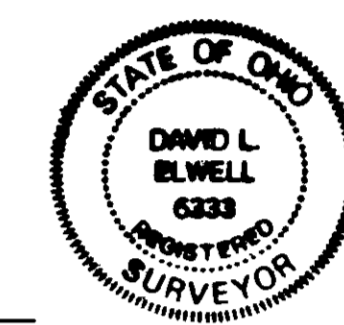
STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THOMAS J. OSTER REPRESENTING OSTER CONSTRUCTION, INC. Thomas W. Kuehn Jr. OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGE THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 25th DAY OF NOVEMBER, 1998.

Claudine Hall
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-24-99



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "THE OAKS SUBDIVISION NO. 5" AS SHOWN HEREON AND CONTAINING 8.2942 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
DATE OF SURVEY: _____

LEGEND

- INDICATES IRON PIN FOUND
 - INDICATES IRON PIN SET
 - INDICATES MONUMENT SET
- AREA IN 28 SUBLOTS 6.8479 AC.
AREA IN RIGHT-OF-WAY 1.4463 AC.
TOTAL AREA IN SUBDIVISION 8.2942 AC.

CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE DEDICATION OF THE OAKS SUBDIVISION NO. 5 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Patrick A. McGannon Feb 1, 1999
PATRICK A. MCGANNON PS. DATE
CITY SURVEYOR / ACTING CITY ENGINEER

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF THE OAKS SUBDIVISION NO. 5 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 7-99 PASSED THIS 19th DAY OF January 1999.

Mark R. Stewart
CLERK OF COUNCIL

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.022
OF THE REV. CODE
MAR - 2 1999
MARK R. STEWART
LORAIN COUNTY AUDITOR

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF THE OAKS SUBDIVISION NO. 5 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

John Kruger 1/25/99
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. 5 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

Michael J. Scherach 2-1-99
LAW DIRECTOR 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.

Darryl Koenig 1-26-99
DIRECTOR OF PUBLIC SERVICE DATE

DATE: 11-19-98	
DRAWN BY: ABR	
CHK'D BY:	
F.B.:	
DWG. NAME: 924135-TTL01	
REVISIONS	
11-19-98 ORIGINAL ISSUE	

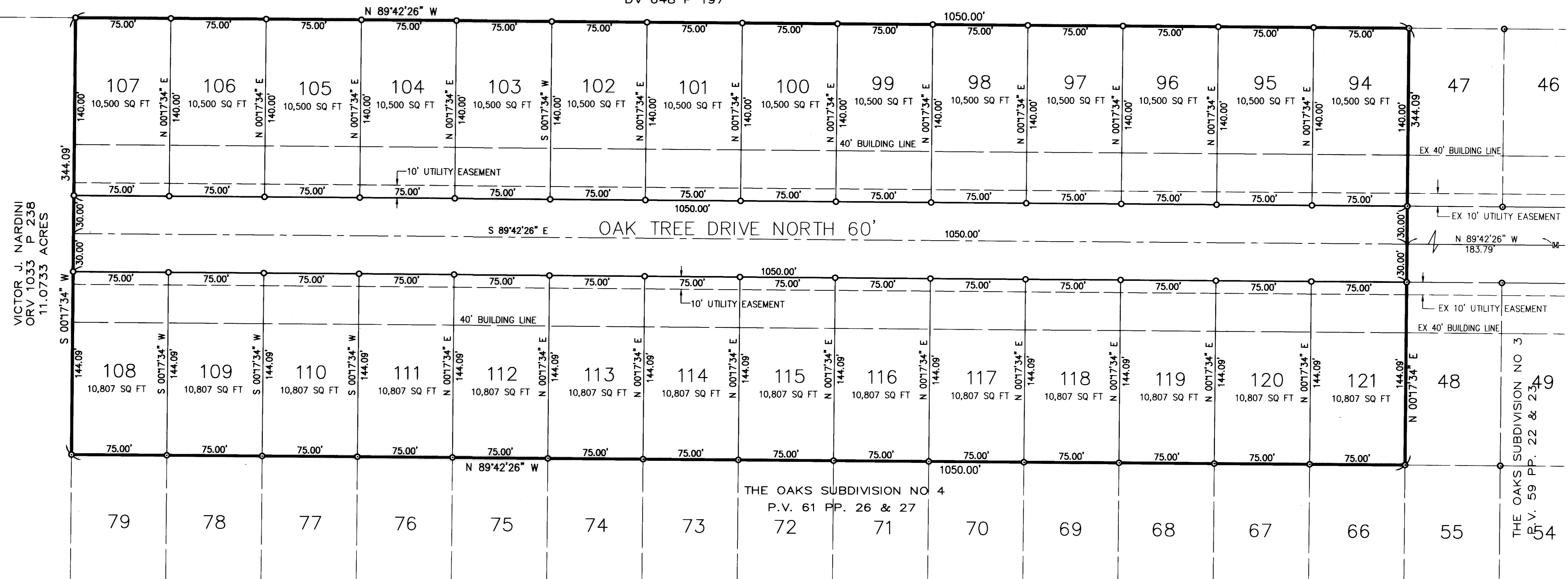
RECORD PLAT

KS ASSOCIATES, INC.
ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44036
PHONE (440) 322-6317 * FAX (440) 284-0623

SHEET 1 OF 2
JOB NO. 92413-3



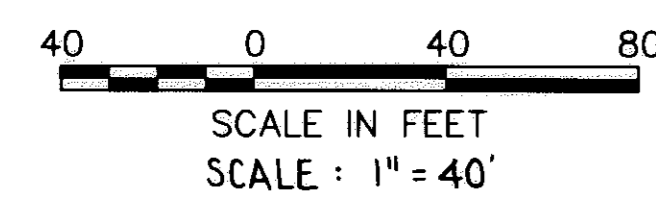
OHIO EDISON COMPANY
DV 648 P 197



VICTOR J. NARDINI
ORV 1033 P 238
11.0733 ACRES

AREA IN 28 SUBLOTS	6.8479 ACRES
AREA IN RW	1.4463 ACRES
TOTAL AREA IN PHASE 5	8.2942 ACRES

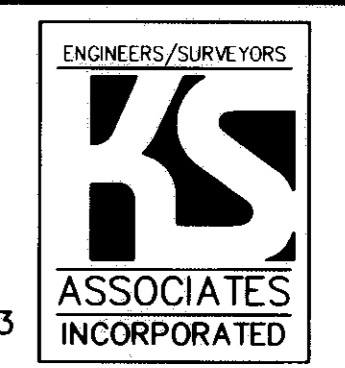
- LEGEND**
- - IRON PIN/PIPE FOUND
 - - IRON PIN/PIPE SET
 - ⊠ - EXISTING MONUMENT BOX
 - - PROPOSED MONUMENT BOX



DATE:	11-19-98
DRAWN BY:	ABR/JEC
CHD BY:	
F.B.:	
DWG. NAME:	92413-5-PLAT1
PROJECT:	MASTER
XREF:	M-PLAT-1

THE OAKS SUBDIVISION NO 5
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
P.O. Box 89
Elyria, Ohio 44036
PHONE: (440) 322-6317 * FAX: (440) 284-0623



SHEET
2 OF
2
JOB NO.
92413-3