

SUBDIVISION PLAT CHESTNUT RIDGE RESIDENTIAL DEVELOPMENT NO. 2

BEING KNOWN AS BLOCK "C" OF CHESTNUT RIDGE RESIDENTIAL DEVELOPMENT NO. 1 AS RECORDED IN VOLUME 62 PAGES 36, 37 & 38 PART OF ORIGINAL EATON TOWNSHIP LOT 91, NOW IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 3.7331 ACRES OF LAND OF WHICH 0.5202 ACRES ARE DEDICATED STREETS AND 3.2129 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 32 TO 42 INCLUSIVE

FEBRUARY 12, 1999

OWNERS CERTIFICATION ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNER, SUNRISE DEVELOPMENT CO. HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS CHESTNUT RIDGE RESIDENTIAL DEVELOPMENT NO. 2, A SUBDIVISION OF LOTS 32 TO 42 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS:
MILL STREAM CIRCLE
WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THIS UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF ELYRIA, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, WE SUNRISE DEVELOPMENT COMPANY, AN OHIO CORPORATION, BY ROBERT F. MONCHEIN, VICE PRESIDENT, HAVE HEREUNTO SET OUR HAND THIS 29TH DAY OF MARCH 1999.

SUNRISE DEVELOPMENT CO.

Robert F. Monchein
ROBERT F. MONCHEIN, VICE PRESIDENT

STATE OF OHIO
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29TH DAY OF MARCH 1999.

Laura Dulcich
NOTARY PUBLIC
LAURA DULCICH, Notary Public
STATE OF OHIO
My Comm. Expires 06/30/02
(Recorded in Elyria, Ohio)

UTILITIES EASEMENT

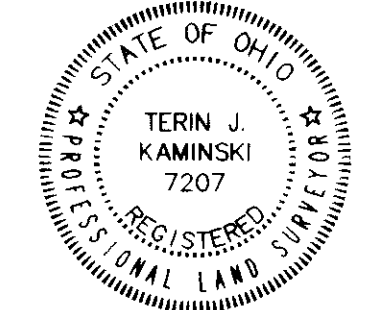
SUNRISE DEVELOPMENT COMPANY, OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY, THE ALLTEL COMPANY, MEDIA ONE CABLE COMPANY AND COLUMBIA GAS COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TEN (10) FEET IN WIDTH, AS SHOWN HEREIN, TO CONSTRUCT, PLACE AND OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, GAS LINES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATIONS SIGNALS AND GAS SERVICE FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREOF, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATIONS FACILITIES. THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS WILL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

Marie Dulcich 3/24/99 DATE
OHIO EDISON
Sherry Entler 3/30/99 DATE
COLUMBIA GAS
Sherry Entler 3/30/99 DATE
MEDIA ONE
Sherry Entler 3/29/99 DATE
SUNRISE DEVELOPMENT CO.
ROBERT F. MONCHEIN, VICE PRESIDENT

SURVEYOR'S CERTIFICATE:

This is to certify that at the request of the owner, I have Surveyed and platted Chestnut Ridge Residential Development No. 2, as shown hereon, and containing 3.7331 acres of land in part of Original Eaton Township Lot 91 now in the City of Elyria, County of Lorain, and State of Ohio. At all points so indicated by 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 Chestnut Ridge Residential Development No. 2 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 Euthenics Inc. in 1998 and Woolpert Inc. ALTA/ACSM Land Title Survey dated 6/13/94.

Terin J. Kaminski
Terin J. Kaminski
Registered Land Surveyor No. 7207



APPROVALS:

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 5TH DAY OF APRIL 1999.

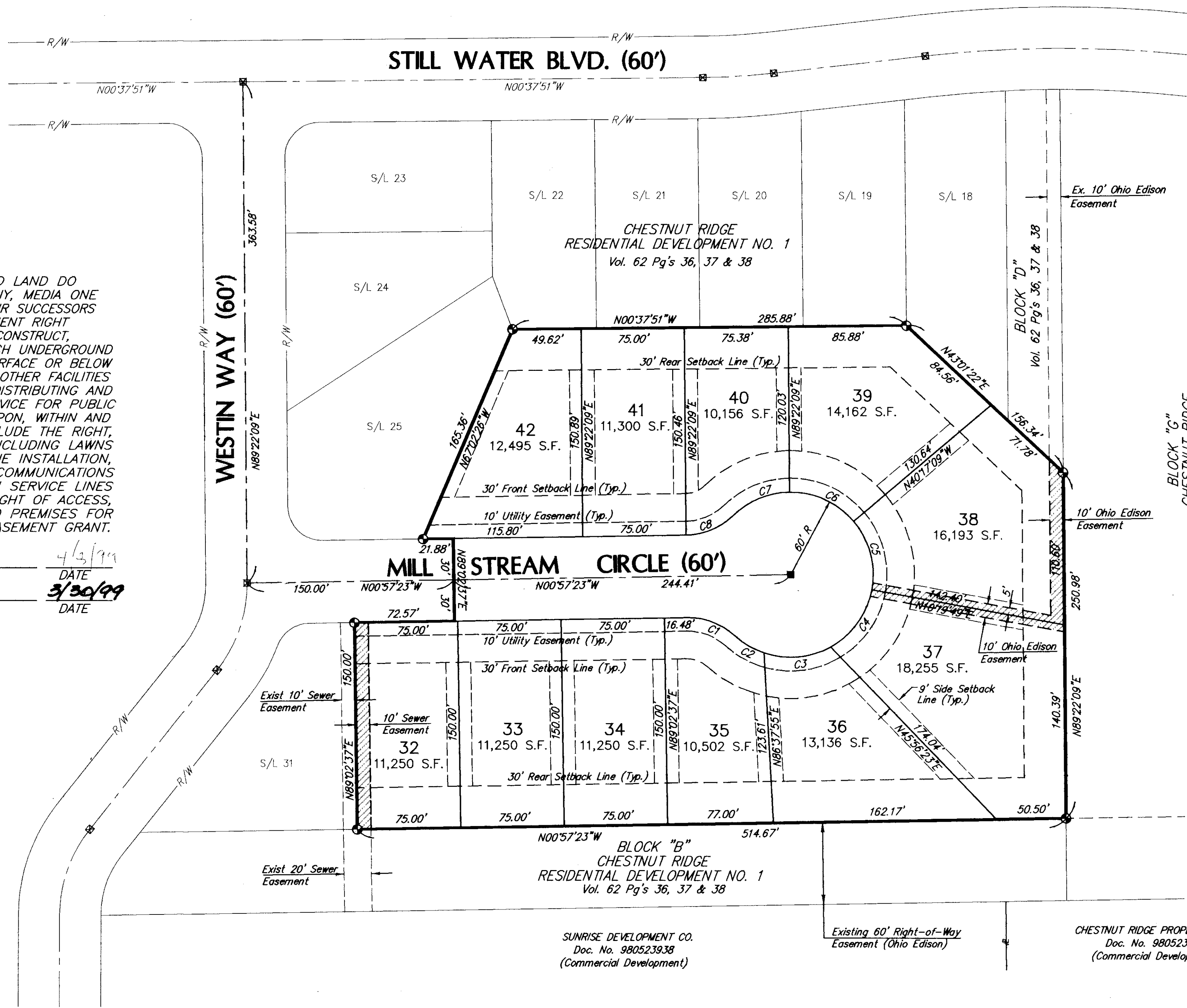
CITY ENGINEER *John Hart*
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 5TH DAY OF APRIL 1999.

PLANNING COMMISSION-CHAIRPERSON *L. B. Keys*
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 5TH DAY OF APRIL 1999. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

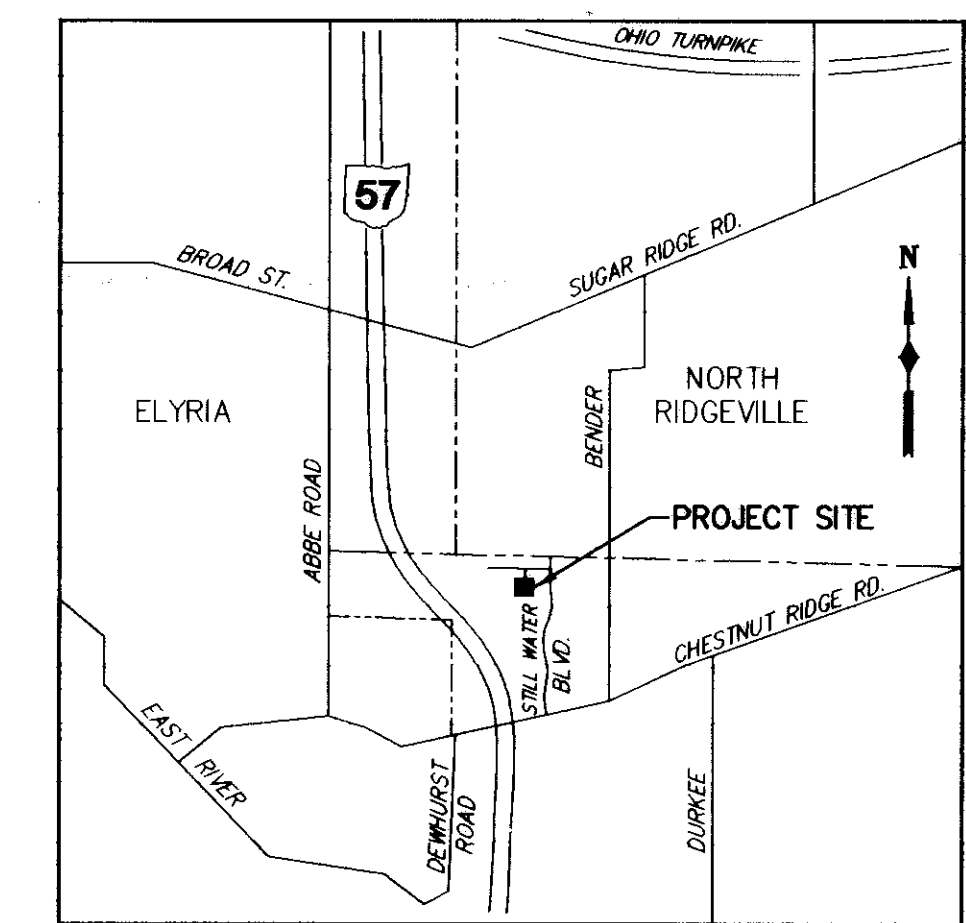
COUNCIL CLERK *Debra J. Weber*

LORAIN COUNTY AUDITOR

RECEIVED FOR RECORD
at 2:48 clock P. M. in 1999
VOL. 63 MARY ANN JAMISON
PAGE 14 Lorain County Recorder
By: PAT BRUCK 4320
LORAIN COUNTY RECORDER



CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	50.00'	43°20'30"	37.82'	19.87'	N20°42'52"E 36.93'
C2	60.00'	23°41'14"	24.81'	12.58'	N30°32'30"E 24.63'
C3	60.00'	47°45'05"	50.01'	26.56'	N05°10'40"W 48.57'
C4	60.00'	50°36'58"	53.01'	28.37'	N54°21'42"W 51.30'
C5	60.00'	50°36'58"	53.01'	28.37'	N75°01'20"E 51.30'
C6	60.00'	50°36'58"	53.01'	28.37'	N24°24'22"E 51.30'
C7	60.00'	43°23'46"	45.44'	23.87'	N22°36'00"W 44.37'
C8	50.00'	43°20'30"	37.82'	19.87'	N22°37'38"W 36.93'



LEGEND
■ Proposed Iron Pin Monument Box Assembly
● 5/8" Capped Iron Pin Set
☒ Existing Iron Pin Monument Box Assembly

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

APR 16 1999

MARK R. STEWART
LORAIN COUNTY AUDITOR

SCALE: 1" = 50'