

OAK POINT ESTATES SUBDIVISION NO 3

BEING PART OF

BLACK RIVER TOWNSHIP TRACT 3 ORIGINAL LOTS 7 & 8 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

TRANSFERRED
IN COMPLIANCE WITH SEC. 318.202
OHIO REV. CODE
DEC 7 1999
MARK R. STEWART
LORAIN COUNTY AUDITOR

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, OSTER CONSTRUCTION, INC BY THOMAS J. OSTER, ITS PRESIDENT, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF OAK POINT ESTATES SUBDIVISION NO 3, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREET AND EASEMENTS AS SHOWN HEREON.

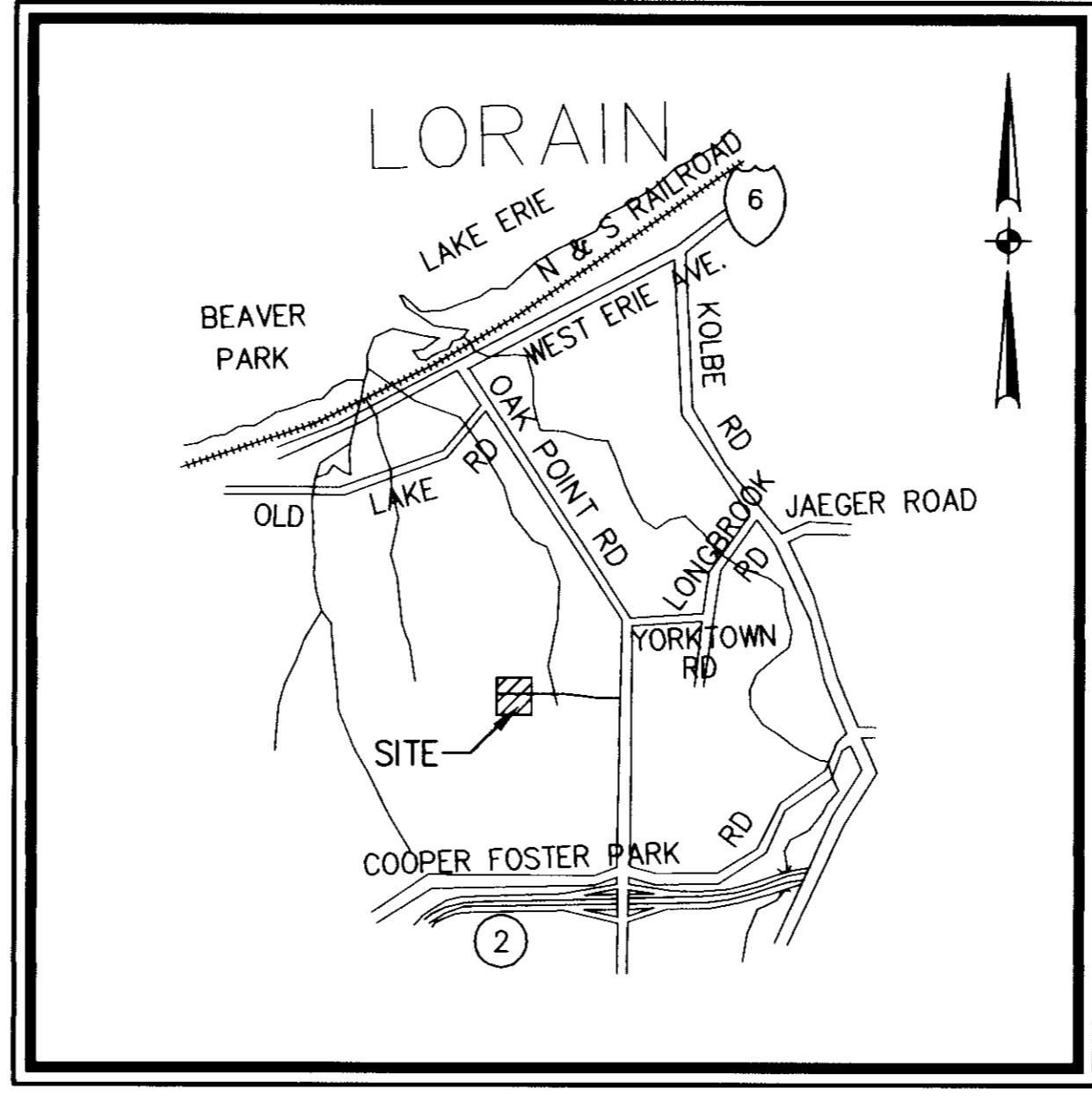
OSTER CONSTRUCTION INC.
BY: Thomas J. Oster
THOMAS J. OSTER, PRESIDENT

Alice M. Branham BY: Alice M. Branham
WITNESS
Mary J. Carney BY: Mary J. Carney
WITNESS

STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS J. OSTER, ITS PRESIDENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THE FREE ACT AND DEED OF SAID CORPORATION, AND THE FREE ACT AND DEED OF HIM PERSONALLY AND AS SUCH OFFICER. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 2nd DAY OF September, 1999.



Mary J. Carney
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-2-2001



AREA MAP NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE DEDICATION OF OAK POINT ESTATES SUBDIVISION NO 3 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Patrick D. McGowan P.S. 11-17-99
LORAIN CITY SURVEYOR DATE

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF OAK POINT ESTATES SUBDIVISION NO 3 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO 199-99 PASSED THIS 1st DAY OF November 1999.

Nancy A. Green
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF OAK POINT ESTATES SUBDIVISION NO 3 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Michael J. Schuch 11-15-99
CHAIRMAN, CITY OF LORAIN DATE
PLANNING COMMISSION

LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF OAK POINT ESTATES SUBDIVISION NO 3 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

Michael J. Schuch 11-15-99
LAW DIRECTOR, CITY OF LORAIN 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.

James J. Perry 11-15-99
DIRECTOR OF PUBLIC SERVICE DATE

MORTGAGEES CERTIFICATE



THIS IS TO CERTIFY THAT First Federal Savings & Loan Association of Lorain, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF OAK POINT ESTATES SUBDIVISION NO. 3, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT, AND DEDICATES FOREVER TO PUBLIC USE THE STREET AND EASEMENTS AS SHOWN HEREON.

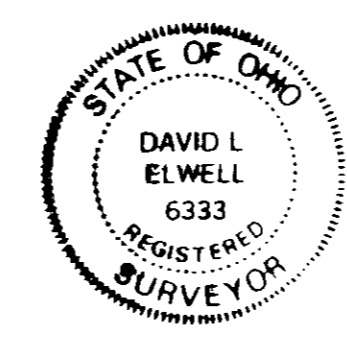
John E. Bunk REPRESENTATIVE
Robert E. Brosy WITNESS
Dennis J. Mezilla TITLE
Dennis J. Mezilla WITNESS

STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED First Federal Savings & Loan Association of Lorain BY Robert E. Brosy, ITS PRESIDENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THE FREE ACT AND DEED OF SAID CORPORATION, AND THE FREE ACT AND DEED OF HIM PERSONALLY AND AS SUCH OFFICER. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 10th DAY OF September, 1999.

Dennis J. Mezilla
NOTARY PUBLIC
MY COMMISSION EXPIRES April 29 2004

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "OAK POINT ESTATES SUBDIVISION NO 3" AS SHOWN HEREON AND CONTAINING 19.6017 ACRES OF LAND IN ORIGINAL LOTS 7 & 8 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

AREA IN O.L. 7 19.0976 ACRES
AREA IN O.L. 8 0.5041 ACRES
TOTAL AREA IN SUBDIVISION 19.6017 ACRES

AREA IN 16 SUBLOTS 17.9551 ACRES
AREA IN RIGHT-OF-WAY 1.6466 ACRES
TOTAL AREA IN SUBDIVISION 19.6017 ACRES

LEGEND

-  INDICATES IRON PIN FOUND
-  INDICATES IRON PIN SET
-  INDICATES MONUMENT SET

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

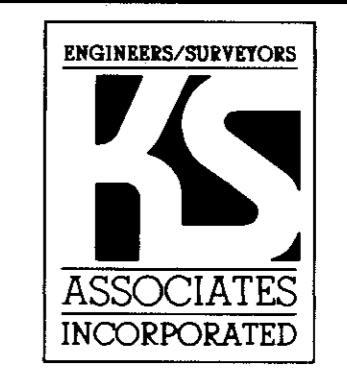
BY: Thomas J. Oster, President
Oster Construction, Inc.
BY: _____
BY: _____

DATE: 04-02-96	
DRAWN BY: JEC	
CH'D BY:	
FB: 311	
DWG. NAME: 3-P.TITLE	
8-31-99	MISC. CERTIFICATE REVISIONS

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

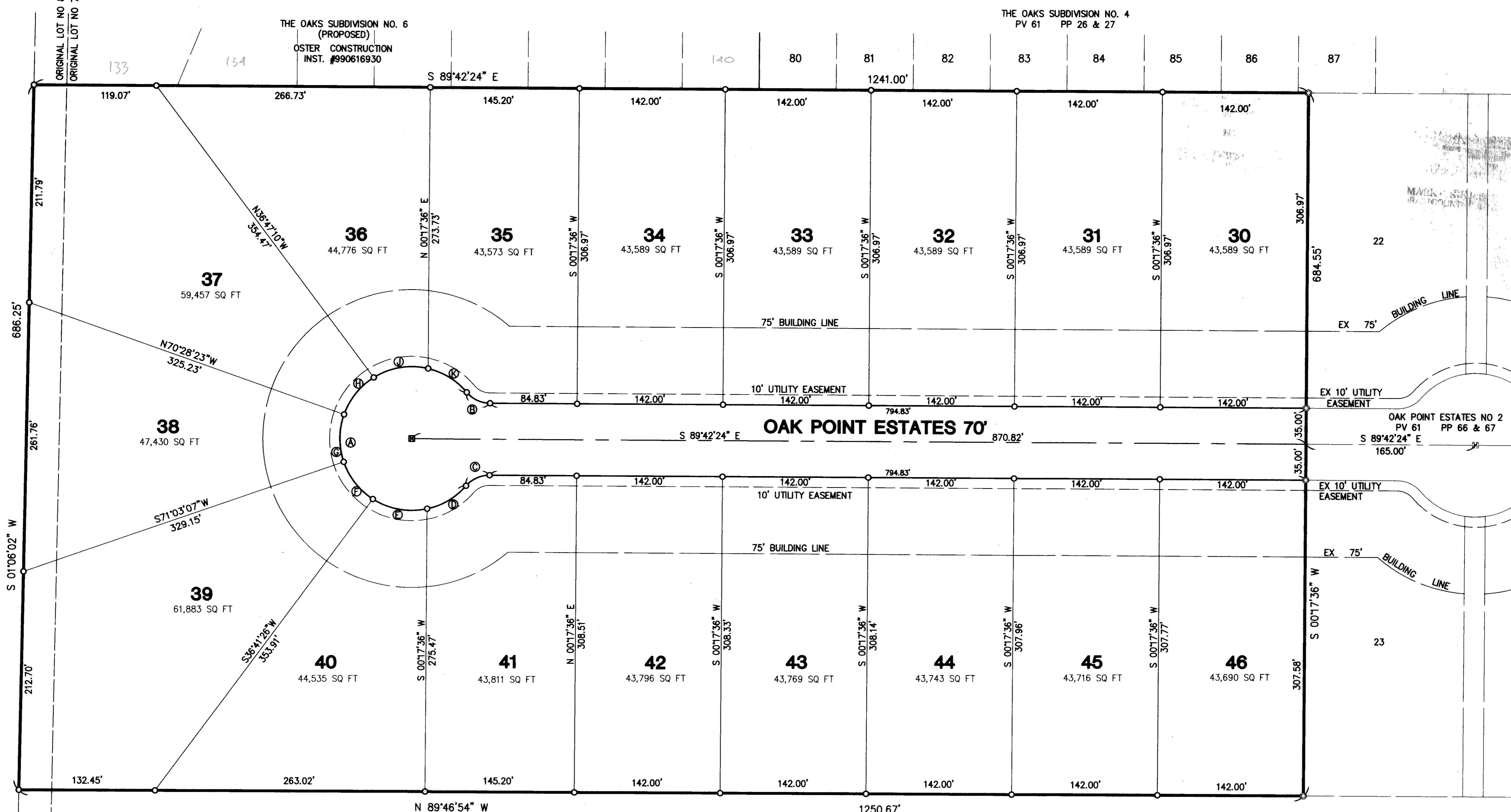


SHEET 1 OF 2
JOB NO 95438

RECEIVED FOR RECORD
at 10:08 A.M. in PLAT RECORD
VOL. 64 MARY ANN JAMISON
PAGE 37-38 Lorain County Recorder

Box: TrueTitle T.W. \$86.40 sa

OAK POINT ESTATES SUBDIVISION NO 3
BEING PART OF
BLACK RIVER TOWNSHIP TRACT NO. 3
ORIGINAL LOTS 7 & 8
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO



OHIO EDISON COMPANY
DV 637 P 76

THE OAKS SUBDIVISION NO. 6
(PROPOSED)
OSTER CONSTRUCTION
INST. #990616930

THE OAKS SUBDIVISION NO. 4
PV 61 PP 26 & 27

JAMES ABRAHAM
ORV 1033 P 674

AREA IN O.L. 7 19.0976 ACRES
AREA IN O.L. 8 0.5041 ACRES
TOTAL AREA IN SUBDIVISION 19.6017 ACRES

AREA IN 17 SUBLOTS 17.9551 ACRES
AREA IN RIGHT-OF-WAY 1.6466 ACRES
TOTAL AREA IN SUBDIVISION 19.6017 ACRES

LEGEND

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

NOTE: RESTRICTIONS RECORDED IN DEED VOLUME 491, PAGE 569 OF LORAIN COUNTY RECORDS.
EASEMENT RECORDED IN DEED VOLUME 973, PAGE 142 OF LORAIN COUNTY RECORDS.
EASEMENT RECORDED IN O.R. VOLUME 1432 P. 652 OF LORAIN COUNTY RECORDS.



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	70.00'	340.76'	59.87'	91.00'	N 00°17'36" E	278°55'00"
B	30.00'	25.90'	13.82'	25.10'	N 64°58'39" W	49°27'30"
C	30.00'	25.90'	13.82'	25.10'	S 65°33'51" W	49°27'30"
D	70.00'	44.47'	23.01'	43.72'	S 59°02'01" W	36°23'50"
E	70.00'	55.20'	29.13'	53.78'	N 80°00'26" W	45°11'01"
F	70.00'	47.00'	24.42'	46.12'	S 38°10'54" E	38°28'02"
G	70.00'	47.01'	24.43'	46.13'	N 00°17'22" E	38°28'30"
H	70.00'	47.01'	24.43'	46.13'	N 38°45'52" E	38°28'30"
J	70.00'	55.20'	29.13'	53.78'	S 80°35'38" W	45°11'01"
K	70.00'	44.67'	23.13'	43.92'	S 58°31'53" E	36°33'57"

DATE: 04-24-96	
DRAWN BY: ABR/VY	
CH'D BY:	
F.B. 311	
DWG NAME: 3-PLAT	
XREF: MASTER	
REVISIONS	
11-29-99	REVISED PER COMMENTS
10-25-99	REVISED PER CITY OF LORAIN COMMENTS
01-27-99	REVISED SUBLOTS 35-40

OAK POINT ESTATES SUBDIVISION NO 3
BEING PART OF
BLACK RIVER TOWNSHIP TRACT NO. 3
ORIGINAL LOTS 7 & 8
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. 95438