

# THE OAKS SUBDIVISION NO. 6

BEING PART OF

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

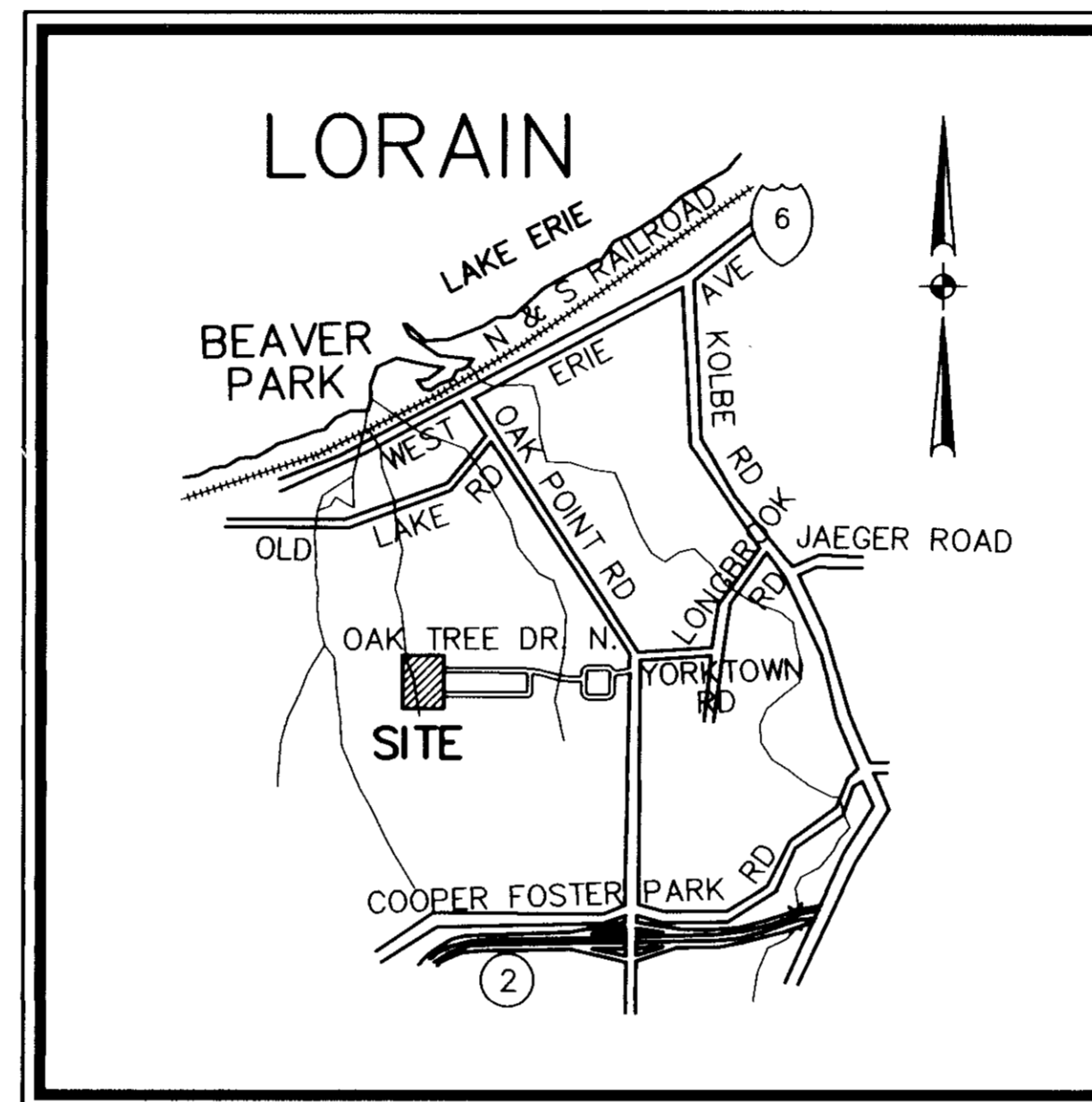
### UNDERGROUND UTILITIES

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: \_\_\_\_\_



AREA MAP NO SCALE

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT FIRSTAR, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE OAKS SUBDIVISION NO. 6 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. Kucera  
THOMAS W. KUCERA  
TITLE: Vice President

### NOTARY PUBLIC

STATE OF OHIO  
SS  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Thomas W. Kucera REPRESENTING FIRSTAR  
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 20<sup>th</sup> DAY OF JANUARY, 2000.



Claudine Kroll  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 10/24/04

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE

FEB 4 2000

MARK R. STEWART  
LORAIN COUNTY AUDITOR

FEB 4 2000

RECEIVED FOR RECORD  
at \_\_\_\_\_ o'clock P.M. In PLAT RECORD  
VOL. 65 MARY ANN JAMISON  
PAGE 10 and 11 inc.

BOX: TRUE TITLE (F.W)

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "THE OAKS SUBDIVISION NO. 6" AS SHOWN HEREON AND CONTAINING 11.0733 ACRES OF LAND IN ORIGINAL LOT 7 AND 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, REG. SURVEYOR NO. 6333

AREA IN O.L. 7 10.5678 AC.  
AREA IN O.L. 8 0.5055 AC.  
TOTAL AREA IN SUBDIVISION 11.0733 AC.

### LEGEND

- INDICATES IRON PIN FOUND
  - INDICATES IRON PIN SET
  - INDICATES MONUMENT SET
- AREA IN 32 SUBLOTS 8.2008 AC.  
AREA IN RIGHT-OF-WAY 1.8712 AC.  
AREA IN BLOCK C 1.0013 AC.  
TOTAL AREA IN SUBDIVISION 11.0733 AC.

### CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE DEDICATION OF THE OAKS SUBDIVISION NO. 6 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Patrick A. McGannon  
PATRICK A. MCGANNON, P.S. DATE January 27, 2000

### COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF THE OAKS SUBDIVISION NO. 6 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 10-00 PASSED THIS 19<sup>th</sup> DAY OF January 19 2000

Thomas J. Greer  
CLERK OF COUNCIL

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF THE OAKS SUBDIVISION NO. 6 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Craig Holton 1/27/00  
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. 6 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

Mark R. Provenza 1/27/00  
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.

Craig Mills 1/27/00  
DIRECTOR OF PUBLIC SERVICE DATE

### 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 13<sup>th</sup> DAY OF Jan, 2000.

Mary J. Carney  
NOTARY PUBLIC  
MY COMMISSION EXPIRES June 2, 2001



REVISIONS	

# RECORD PLAT

**KS ASSOCIATES, INC.**  
ENGINEERS/SURVEYORS  
424 Middle Avenue  
P.O. Box 569  
Elyria, Ohio 44036  
PHONE (440) 322-6317 \* FAX: (440) 284-0623

ENGINEERS/SURVEYORS ASSOCIATES INCORPORATED

SHEET 1 OF 2  
JOB NO. 92413-6

DATE: 09-09-96 DRAWN BY: ABR/DWG. NAME: 92413-6-TTL01

OHIO EDISON COMPANY  
DV 648 P 197

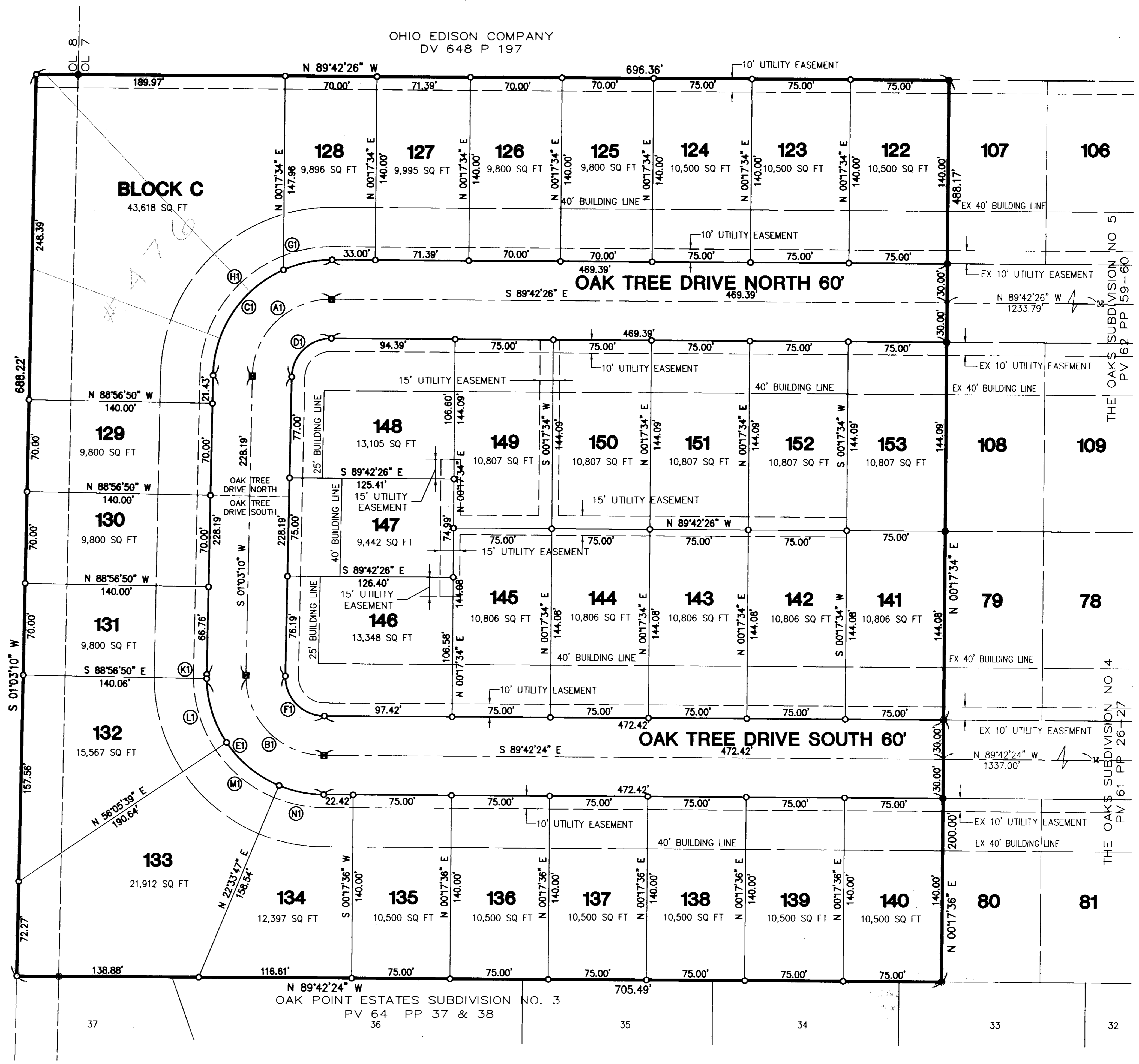
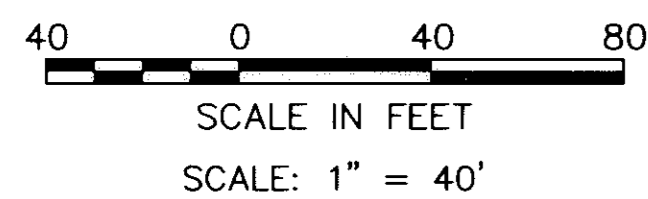
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A1	60.00'	93.45'	59.21'	84.29'	S 45°40'22" W	89°14'24"
B1	60.00'	95.04'	60.80'	85.41'	N 44°19'37" W	90°45'34"
C1	90.00'	140.18'	88.81'	126.43'	N 45°40'22" E	89°14'24"
D1	30.00'	46.73'	29.60'	42.14'	S 45°40'22" W	89°14'24"
E1	90.00'	142.56'	91.20'	128.12'	N 44°19'37" W	90°45'34"
F1	30.00'	47.52'	30.40'	42.71'	N 44°19'37" W	90°45'34"
G1	90.00'	38.13'	19.36'	37.85'	N 78°09'20" E	24°16'27"
H1	90.00'	102.05'	57.30'	96.67'	N 33°32'08" E	64°57'57"
K1	90.00'	3.24'	1.62'	3.24'	S 00°01'16" W	02°03'47"
L1	90.00'	51.67'	26.57'	50.97'	N 17°27'29" W	32°53'44"
M1	90.00'	52.67'	27.11'	51.92'	S 50°40'17" E	33°31'51"
N1	90.00'	34.98'	17.71'	34.76'	N 78°34'18" W	22°16'11"

CURVE TABLE

LEGEND

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

AREA IN 32 SUBLOTS 8.2008 ACRES  
 AREA IN BLOCK C 1.0013 ACRES  
 AREA IN RW 1.8712 ACRES  
 TOTAL AREA IN SUBDIVISION 6 11.0733 ACRES



OHIO EDISON COMPANY  
DV 648 P 197

DATE: 10-14-96 DRAWN BY: ABR/DWG. NAME: 92413\6-PLA101

REVISIONS	DESCRIPTION
08-10-99	ADDED 5' OF ADDITIONAL EASEMENT
05-18-99	ADDED RECORD INFO. OAKS 4 & 5
04-20-98	ADDED REAR 10' UTILITY EASEMENT
07-22-97	REVISED PER CITY ENGINEER COMMENTS
09-09-96	ORIGINAL ISSUE

THE OAKS SUBDIVISION NO. 6  
 BEING PART OF  
 BLACK RIVER TOWNSHIP TRACT NO. 3  
 ORIGINAL LOT NO. 7 & 8  
 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO  
**PLAT**

**KS ASSOCIATES, INC.**  
 ENGINEERS/SURVEYORS  
 424 Middle Avenue  
 P.O. Box 569  
 Elyria, Ohio 44036  
 PHONE: (440) 322-6317 \* FAX: (440) 284-0623

SHEET 2 OF 2  
 JOB NO. 92413-6