

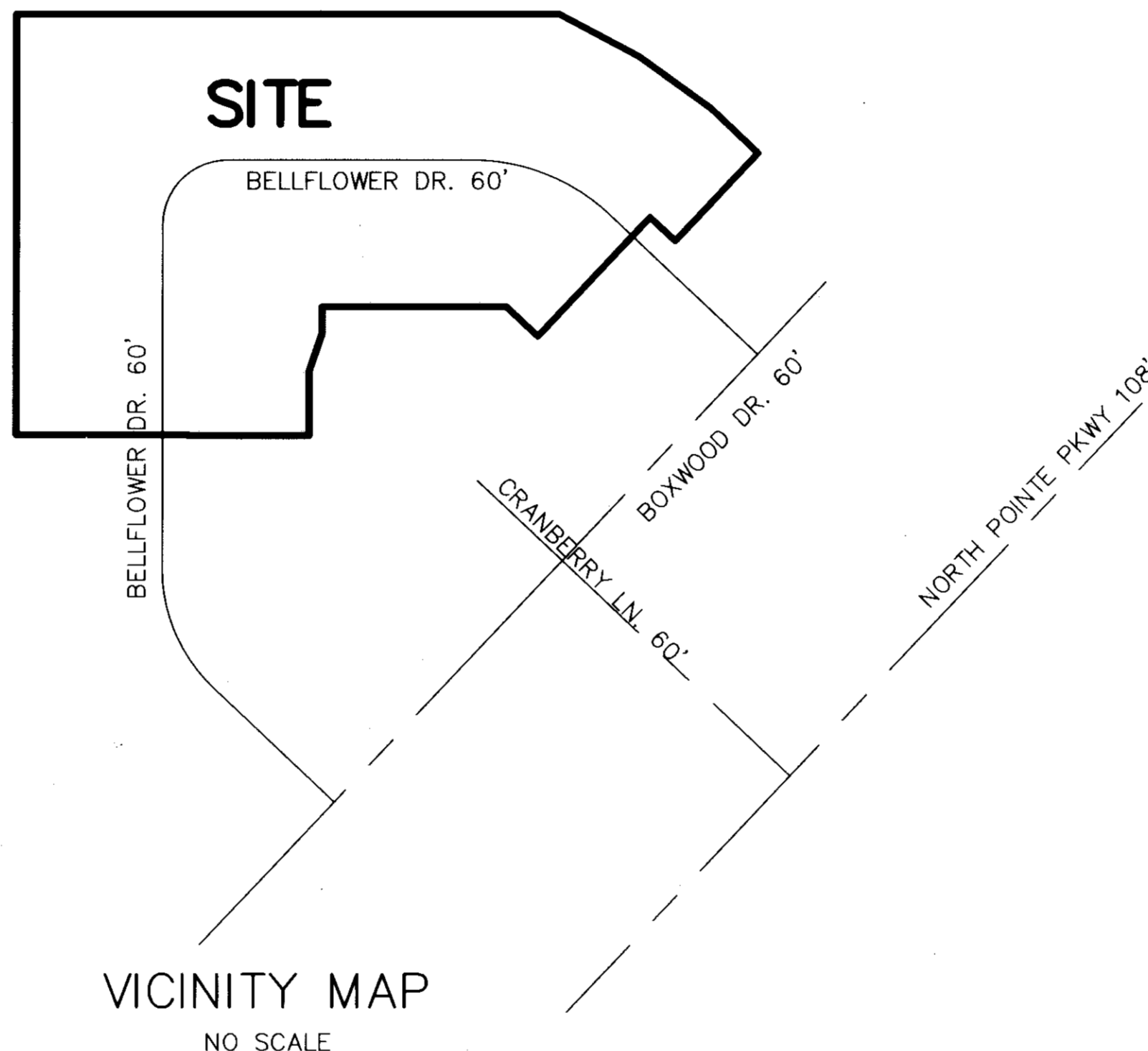
OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BILLY S. ROWLAND, PRESIDENT AND WILLIAM STARBUCK, SECRETARY OF STARLAND INVESTMENT COMPANY, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT OF BEAVER CREEK ESTATES SUBDIVISION NUMBER 3, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON. NO BUILDINGS OR TREES SHALL BE PLACED WITHIN THE DEDICATED STREETS AND/OR EASEMENTS SHOWN HEREON.

BY: Billy S. Rowland
BILLY S. ROWLAND, PRESIDENT
STARLAND INVESTMENT COMPANY
WITNESS: Douglas J. King
BY: William Starbuck
WILLIAM STARBUCK, SECRETARY
STARLAND INVESTMENT COMPANY

BEAVER CREEK ESTATES
SUBDIVISION NUMBER 3

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 2 IN TRACT 2



COUNTY OF LORAIN, STATE OF OHIO

COUNTY OF LORAIN
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR BILLY S. ROWLAND, PRESIDENT AND WILLIAM STARBUCK, SECRETARY OF STARLAND INVESTMENT COMPANY, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT AND THAT IT WAS THEIR FREE ACT AND DEED PERSONALLY AND AS SUCH OFFICERS OF SAID COMPANY. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 24th DAY OF December, 1999.

Phillip A. Rosebeck
NOTARY PUBLIC
MY COMMISSION EXPIRES

UNDERGROUND UTILITIES

STARLAND INVESTMENT COMPANY, THE OWNERS OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE OHIO EDISON COMPANY, CENTURYTEL OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC., THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS 'THE GRANTEE'), A PERMANENT EASEMENT AND RIGHT OF WAY TEN FEET (10') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND LANDS SHOWN HEREON AND PARALLEL AND CONTIGUOUS TO ALL STREET LINES, EXCEPT WHERE SHOWN OTHERWISE, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS 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 OWN 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.

STARLAND INVESTMENT COMPANY
BY: Billy S. Rowland
BILLY S. ROWLAND, PRESIDENT
WITNESS: Phillip A. Rosebeck
BY: William Starbuck
WILLIAM STARBUCK, SECRETARY
WITNESS: _____

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF BEAVER CREEK ESTATES SUBDIVISION NUMBER 3 WAS MADE AT THE REQUEST OF THE OWNERS, STARLAND INVESTMENT COMPANY, BILLY S. ROWLAND, PRESIDENT AND WILLIAM STARBUCK, SECRETARY. SAID PLAT EMBRACES 7.0955 ACRES OF LAND BEING PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT 2 IN TRACT 2, NOW IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO. PERMANENT MONUMENTS WERE FOUND AT ALL POINTS INDICATED THUSLY AND WERE SET AT ALL POINTS INDICATED THUSLY. ALL DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE ASSUMED AND ARE USED FOR THE PURPOSE OF DESCRIBING ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Phillip A. Rosebeck
PHILIP A. ROSEBECK REG. SURVEYOR NO. 6696



ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT OF BEAVER CREEK ESTATES SUBDIVISION NUMBER 3 AND FIND SUFFICIENT MONUMENTS FOUND OR SET TO DEFINE THE PLAT AND AND THE PUBLIC STREETS AS SHOWN HEREON AND APPROVE SAME. THE IMPROVEMENTS ARE COMPLETE WITHIN THE STREETS AND ARE CONSTRUCTED ACCORDING TO THE CITY OF LORAIN'S CONSTRUCTION AND MATERIAL SPECIFICATIONS AND DESIGN STANDARDS.

Patrick D. McGannon 03/06/2000
PATRICK MCGANNON, P.S. DATE
LORAIN CITY SURVEYOR

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF BEAVER CREEK ESTATES SUBDIVISION NUMBER 3 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN, OHIO BY ORDINANCE NUMBER 33-00 PASSED THIS 2/27 DAY OF February, 1999-2000

Nancy J. Green
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF BEAVER CREEK ESTATES SUBDIVISION NUMBER 3 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO

Craig 3-2-00
CHAIRMAN, CITY OF LORAIN
PLANNING COMMISSION DATE

LAW DIRECTOR

THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF BEAVER CREEK ESTATES SUBDIVISION NUMBER 3 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

Mark R. Rosebeck 3-6-00
LORAIN CITY LAW DIRECTOR DATE

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAR 15 2000
MARK R. STEWART
LORAIN COUNTY AUDITOR

PARK DEPARTMENT CERTIFICATE

THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 1111.05 AS APPROVED BY ORDINANCE NUMBER 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 3/2/00
DIRECTOR OF PUBLIC SERVICE DATE

RECEIVED FOR RECORD
MAR 15 2000
#3-24-00
VOL 65
MAY 15 2000
MAY 15 2000
Lorain County Recorder
Day Leta (L.M.)
86.40

ENTERED FOR TRANSFER THIS _____ DAY OF _____, 1999.
TRANSFERRED ON _____
FEES OF \$ _____ PAID

LORAIN COUNTY AUDITOR

RECEIVED FOR RECORDING ON THIS _____ DAY OF _____, 1999,
AT _____ O'CLOCK _____ M. RECORDED ON _____
IN PLAT VOLUME _____, PAGE _____ OF THE LORAIN COUNTY PLAT RECORDS.

LORAIN COUNTY RECORDER

RECORD PLAT BEAVER CREEK ESTATES SUB. NO. 3 PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 2, TR. 2, CITY OF LORAIN, LORAIN COUNTY, OHIO APRIL 22, 1999		P.A. ROSEBECK & ASSOCIATES REGISTERED SURVEYOR 705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001 PHONE: (440) 988-4657		SHEET 1 OF 2
NO.	DATE	DESCRIPTION	BY	
	04/22/99	ORIGINAL ISSUE	PAR	

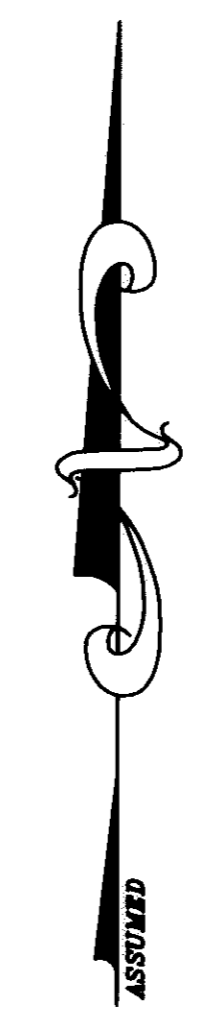
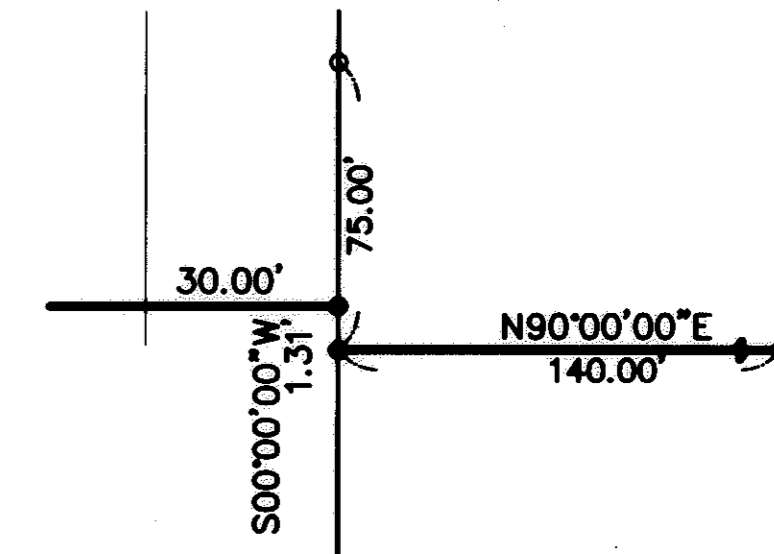
STARLAND INVESTMENTS COMPANY
OR 458 P 212

AREA SUMMARY

SUBLOT NO.	AREA AC.
53	0.2410
54	0.2410
55	0.2410
56	0.2945
57	0.4968
58	0.3724
59	0.2545
60	0.2410
61	0.2410
62	0.2410
63	0.2830
64	0.2840
65	0.2695
66	0.2412
67	0.2411
68	0.2602
69	0.2410
70	0.2410
71	0.2410
72	0.2471
73	0.2594
74	0.2410

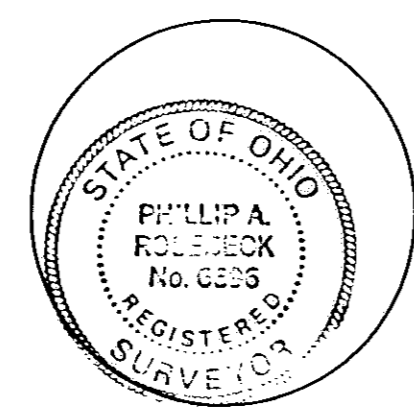
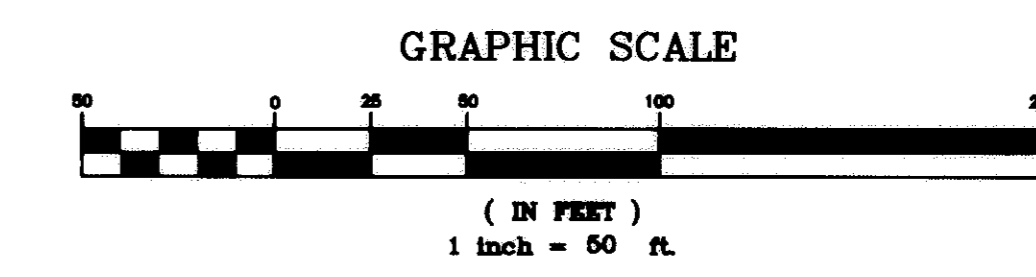
TOTAL OF LOTS = 5.9142
RIGHT OF WAYS = 1.1813
SUBDIVISION TOTAL = 7.0955

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL	1	75.00'	117.81'	75.00'	106.07'	N45°00'00"E	90°00'00"
R/W	2	105.00'	164.93'	105.00'	148.49'	N45°00'00"E	90°00'00"
R/W	3	45.00'	70.69'	45.00'	63.64'	N45°00'00"E	90°00'00"
CL	4	235.00'	177.72'	93.35'	173.52'	S68°20'04"E	43°19'53"
R/W	5	265.00'	200.41'	105.27'	195.67'	S68°20'04"E	43°19'53"
R/W	6	205.00'	155.04'	81.44'	151.37'	S68°20'04"E	43°19'53"
56	7	105.00'	41.05'	20.79'	40.78'	S11°11'55"W	22°23'50"
57	8	105.00'	54.94'	28.11'	54.31'	S37°23'10"W	29°58'40"
58	9	105.00'	54.94'	28.11'	54.31'	S67°21'50"W	29°58'40"
59	10	105.00'	14.01'	7.02'	14.00'	N86°10'35"E	07°38'50"
63	11	265.00'	64.77'	32.55'	64.61'	N82°59'51"W	14°00'18"
64	12	265.00'	67.60'	33.99'	67.42'	S68°41'12"E	14°37'00"
65	13	265.00'	67.60'	33.99'	67.42'	S54°04'12"E	14°37'00"
66	14	265.00'	0.43'	0.22'	0.43'	N46°42'55"W	00°05'35"
67	15	205.00'	78.01'	39.48'	77.54'	N57°34'13"W	21°48'12"
68	16	205.00'	77.03'	38.97'	76.57'	N79°14'10"W	21°31'41"



DETAIL A
NO SCALE

- LEGEND
- R RECORD DIMENSION
 - M MEASURED DIMENSION
 - IRON PIPE FOUND
 - IRON PIPE SET
 - ⊙ CURVE NUMBER
 - ◆ IRON PIPE FOUND IN MON. BOX
 - ◇ IRON PIPE SET IN MON. BOX



PHIL A. ROSEBECK REG. SURVEYOR NO. 6696

RECORD PLAT
BEAVER CREEK ESTATES SUB. NO. 3
PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 2, TR. 2,
CITY OF LORAIN, LORAIN COUNTY, OHIO
APRIL 22, 1999

NO.	DATE	DESCRIPTION	BY
04/22/99		ORIGINAL ISSUE	PAR

P.A. ROSEBECK & ASSOCIATES
REGISTERED SURVEYOR
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001
PHONE: (440) 988-4657

SHEET
2
OF
2