

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LORAIN COUNTRY CLUB LIMITED, AN OHIO LIMITED PARTNERSHIP BY JOHN A. KOENIG, JR., PRESIDENT OF RIVERCOURSE MGT., INC., GENERAL PARTNER, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT OF FOXCREEK ESTATES SUBDIVISION NUMBER 1, DOES HEREBY ACCEPT IT TO BE CORRECT. NO BUILDINGS OR TREES SHALL BE PLACED WITHIN THE DEDICATED STREETS AND/OR EASEMENTS SHOWN HEREON.

Witness: [Signature]
WITNESS
[Signature]
WITNESS

BY: [Signature]
JOHN A. KOENIG, JR., PRESIDENT
RIVERCOURSE MGT., INC.,
GENERAL PARTNER OF
LORAIN COUNTRY CLUB LIMITED,
AN OHIO LIMITED PARTNERSHIP

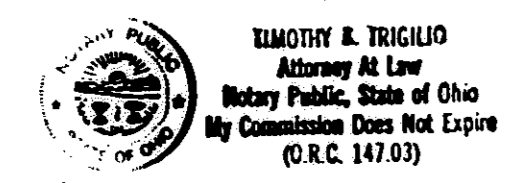
NOTARY PUBLIC

COUNTY OF LORAIN
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR JOHN A. KOENIG, JR., PRESIDENT OF RIVERCOURSE MGT., INC., GENERAL PARTNER OF LORAIN COUNTRY CLUB LIMITED, AN OHIO LIMITED PARTNERSHIP, 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 HERETO SET MY HAND AND OFFICIAL SEAL THIS 4th DAY OF October, 2000.

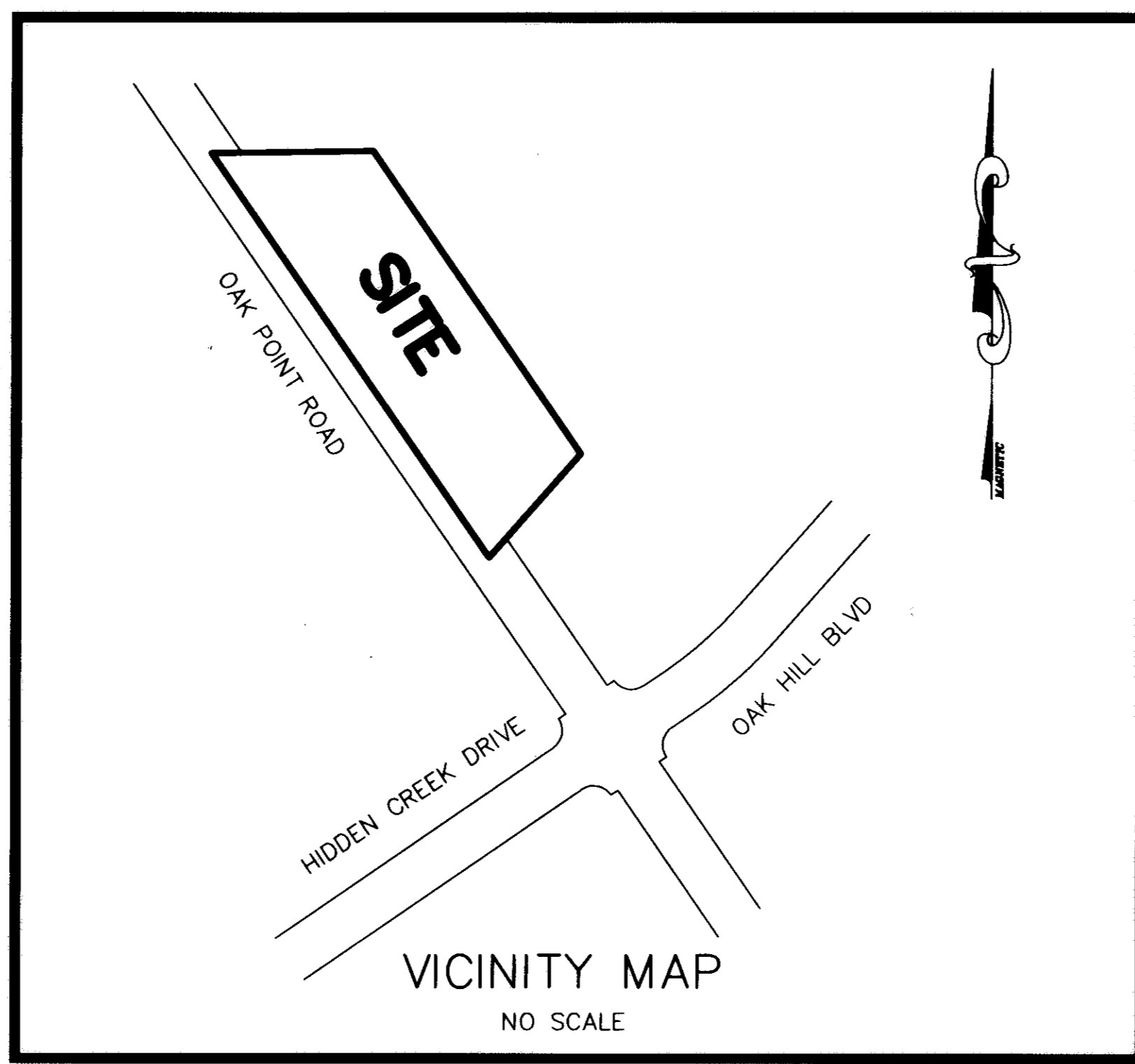
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES



FOXCREEK ESTATES
SUBDIVISION NUMBER 1

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 4 IN TRACT 3



ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT OF FOXCREEK ESTATES SUBDIVISION NUMBER 1 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.

[Signature]
PATRICK MCGANNON, P.S.
LORAIN CITY SURVEYOR
DATE 10-10-2000

TRANSFERRED
IN COMPLIANCE WITH §§§ 319-202
OHIO REV. CODE
NOV 13 2000
MARK R. STEWART
LORAIN COUNTY AUDITOR

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF FOXCREEK ESTATES SUBDIVISION NUMBER 1 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

[Signature]
CHAIRMAN, CITY OF LORAIN
PLANNING COMMISSION
DATE 10/11/00

UNDERGROUND UTILITIES

LORAIN COUNTRY CLUB LIMITED, 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.

LORAIN COUNTRY CLUB LIMITED, AN OHIO LIMITED PARTNERSHIP
BY: [Signature]
JOHN A. KOENIG, JR., PRESIDENT
RIVERCOURSE MGT., INC.,
GENERAL PARTNER OF
LORAIN COUNTRY CLUB LIMITED,
AN OHIO LIMITED PARTNERSHIP
WITNESS: [Signature]
WITNESS: [Signature]

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF FOXCREEK ESTATES SUBDIVISION NUMBER 1 WAS MADE AT THE REQUEST OF THE OWNERS, LORAIN COUNTRY CLUB LIMITED, JOHN A. KOENIG, JR., PRESIDENT OF RIVERCOURSE MGT., INC., GENERAL PARTNER OF LORAIN COUNTRY CLUB LIMITED, AN OHIO LIMITED PARTNERSHIP, SAID PLAT EMBRACES 1.7276 ACRES OF LAND BEING PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT 4 IN TRACT 3, 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.

[Signature]
PHIL A. ROSEBECK REG. SURVEYOR NO. 6696



ENTERED FOR TRANSFER THIS _____ DAY OF _____, 2000.
TRANSFERRED ON _____
FEES OF \$ _____ PAID

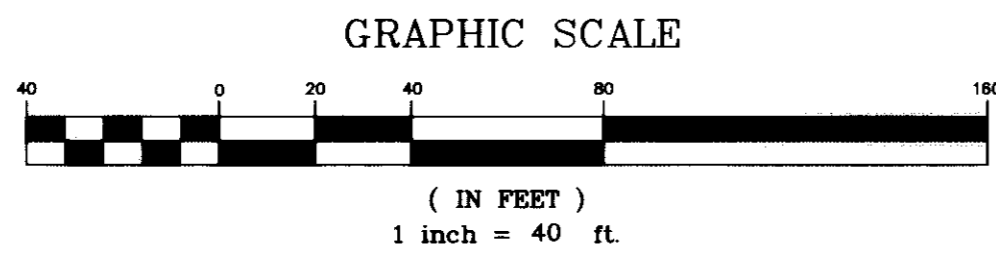
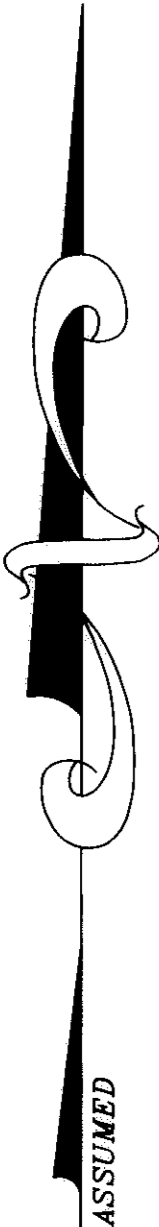
LORAIN COUNTY AUDITOR

RECEIVED FOR RECORDING ON THIS 13th DAY OF NOVEMBER, 2000, AT 3:24 O'CLOCK P.M. RECORDED ON NOVEMBER 13th 2000 IN PLAT VOLUME 67, PAGES 284-294 OF THE LORAIN COUNTY PLAT RECORDS.

[Signature]
LORAIN COUNTY RECORDER
CALL: ATTY TRIGILIO - SELF 8640 M.G.
322-3767 WILL PICK-UP

Table with 4 columns: NO., DATE, DESCRIPTION, BY. Row 1: 1, 10/31/00, EXTENDED LOTS TO CENTERLINE, PAR. Row 2: 08/22/00, ORIGINAL ISSUE, PAR. Below table: RECORD PLAT FOXCREEK ESTATES SUBDIVISION NO. 1 PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 4, TR. 3 CITY OF LORAIN, LORAIN COUNTY, OHIO AUGUST 22, 2000. P.A. ROSEBECK & ASSOCIATES REGISTERED SURVEYOR 705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001 PHONE: (440) 988-4657. SHEET 1 OF 2.

| LOT AREA SUMMARY | | |
|-------------------|---------|--------|
| LOT | SQ. FT. | ACRES |
| 1 | 12382 | 0.2842 |
| 2 | 12000 | 0.2755 |
| 3 | 12000 | 0.2755 |
| 4 | 12000 | 0.2755 |
| 5 | 12000 | 0.2755 |
| 6 | 14870 | 0.3414 |
| TOTAL LOTS | | 1.7276 |
| TOTAL SUBDIVISION | | 1.7276 |



- LEGEND**
- IRON PIPE FOUND
 - IRON PIPE SET
 - MONUMENT FOUND

NOTE: PLAT WAS REVISED AFTER APPROVAL OF LORAIN PLANNING COMMISSION AT THE REQUEST OF ATTORNEY TIM TRIGILIO. THE REVISION ENLARGED THE LOTS SHOWN BY EXTENDING THE SIDE LOT LINES TO THE CENTERLINE OF OAK POINT ROAD. THE LOT SUMMARY TABLE AND TOTAL SUBDIVISION AREA WERE REVISED ACCORDINGLY ON THIS SHEET AND SHEET 1 OF 2.

Phil A. Rosebeck
 PHIL A. ROSEBECK, REGISTERED SURVEYOR 6696

OLGA DEPTOWICZ 1992 REVOCABLE LIVING TRUST O.R.V. 645, P. 323

LORAIN COUNTRY CLUB LIMITED DEED VOL. 1382, P.233

OAK POINT ROAD 60'

WESTBURY GREEN CONDO PHASE 1 PLAT VOLUME 56, PAGE 45

WESTBURY GREEN CONDO PHASE 2 PLAT VOLUME 57, PAGE 57

OAK HILL BLVD. 60'

| | | | |
|---|----------|--|-----------------------|
| RECORD PLAT FOXCREEK ESTATES SUBDIVISION NO.1 PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 4, TR. 3 CITY OF LORAIN, LORAIN COUNTY, OHIO AUGUST 22, 2000 | | P.A. ROSEBECK & ASSOCIATES REGISTERED SURVEYOR 705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001 PHONE: (440) 988-4657 | SHEET 2 OF 2 |
| NO. | DATE | DESCRIPTION | BY |
| 1 | 10/31/00 | EXTENDED LOTS TO CENTERLINE | PAR |
| | 08/22/00 | ORIGINAL ISSUE | PAR |