

PHEASANT RUN VILLAGE PHASE 2

KNOWN AS BEING PART OF LAGRANGE TOWNSHIP LOT 82 IN THE COUNTY OF LORAIN & STATE OF OHIO

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
DEC - 1 2000
MARK R. STEWART
LORAIN COUNTY AUDITOR

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF LAGRANGE, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF ORIGINAL LOT 82 OF SAID TOWNSHIP CONTAINING 73.5101 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO LEH PROPERTIES, AND DESCRIBED IN THE DEED RECORDED IN INSTRUMENT NO. 20000704451, IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED LEH PROPERTIES BY LEE E. HOLZTRAGER, PRESIDENT, HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS PHEASANT RUN VILLAGE PHASE 2, A SUBDIVISION OF LOTS 552 TO 755, INCLUSIVE AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF THE SAME.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH, OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, OHIO FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HAS HEREUNTO SET HIS HAND THIS 15TH DAY OF SEPTEMBER, 2000.

[Signature] WITNESS
[Signature] WITNESS
[Signature] LEE E. HOLZTRAGER, PRESIDENT

STATE OF OHIO }
COUNTY OF LORAIN } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR LEE E. HOLZTRAGER WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED.

IN TESTIMONY THEREOF THE I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 15TH DAY OF SEPTEMBER, 2000.

[Signature]
NOTARY PUBLIC

DENNIS A. KOHL, Notary Public
State of Ohio
My Commission Expires Feb 22, 2005

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT NATIONAL CITY BANK AS FIRST MORTGAGEE AND AS MORTGAGEE OF THE LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "PHEASANT RUN VILLAGE PHASE 2" TO BE CORRECT.

[Signature] WITNESS
[Signature] WITNESS
[Signature]

STATE OF OHIO }
COUNTY OF LORAIN } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED.

IN TESTIMONY THEREOF THE I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 15TH DAY OF SEPTEMBER, 2000.

[Signature]
NOTARY PUBLIC

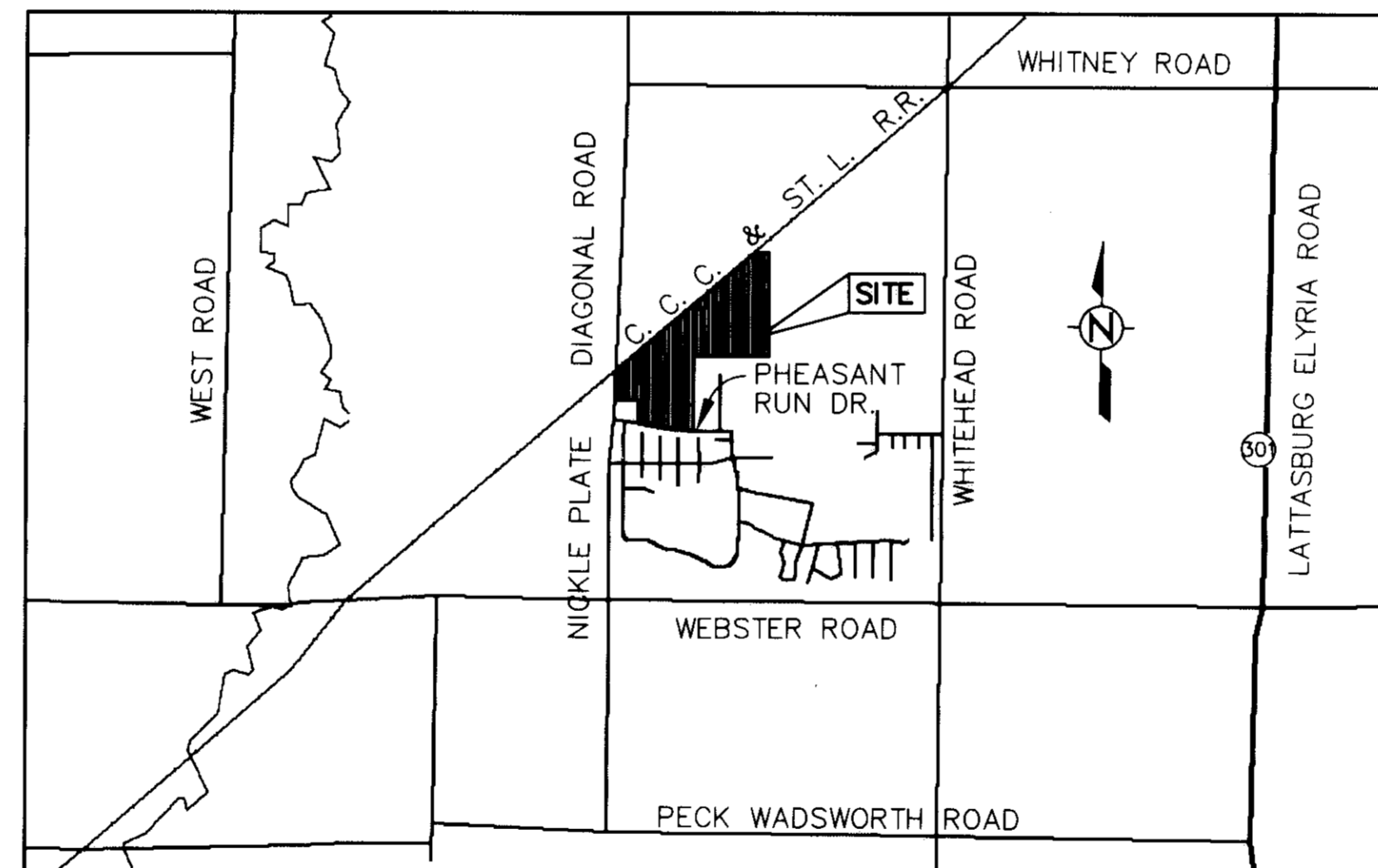
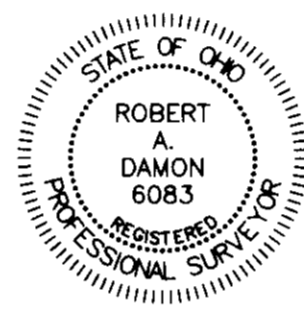
DENNIS A. KOHL, Notary Public
State of Ohio
My Commission Expires Feb 22, 2005

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "PHEASANT RUN VILLAGE SUBDIVISION PHASE 2" AS SHOWN HEREON AND CONTAINING 73.5101 ACRES OF LAND IN ORIGINAL LOT 82 OF LAGRANGE TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED, IRON PIN MONUMENTS WERE FOUND OR SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

[Signature]
ROBERT A. DAMON, REGISTERED SURVEYOR NO. 6083

09/11/00 DATE



LOCATION MAP

NOTE: ALL STREETS SHOWN HEREON ARE PRIVATE AND NOT DEDICATED TO PUBLIC USE.

ACREAGE

LOTS	54.9128 AC.
BLOCKS	18.5973 AC.
TOTAL	73.5101 AC.

APPROVALS

APPROVED BY THE PHEASANT RUN VILLAGE ASSOCIATION THIS 15 DAY OF September, 2000.

[Signature]
Robin Gendris, SECRETARY

[Signature]
Len Shaffer, PRESIDENT

APPROVED THIS 20TH DAY OF SEPT., 2000.

APPROVED AS TO FORM ONLY THERE HAS BEEN NO REVIEW OF PLANS FOR STREETS OR DRAINAGE. ANY FUTURE DEDICATION WILL REQUIRE ROAD AND DRAINAGE PLANS.

[Signature]
LORAIN COUNTY ENGINEER

ACCEPTED THIS 15TH DAY OF SEPTEMBER, 2000.

[Signature]
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED AS TO FORM _____ DAY OF September 15, 2000.

[Signature]
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 20 DAY OF NOVEMBER, 2000.

[Signature]
DIRECTOR, LORAIN COUNTY PLANNING COMMISSION

TRANSFERRED THIS 14TH DAY OF NOVEMBER, 2000.

[Signature]
LORAIN COUNTY AUDITOR

FILED FOR RECORD THIS 1ST DAY OF DECEMBER, 2000 AT 12:38 P.M.

RECORDED THIS 1ST DAY OF DECEMBER, 2000 IN PLAT BOOK

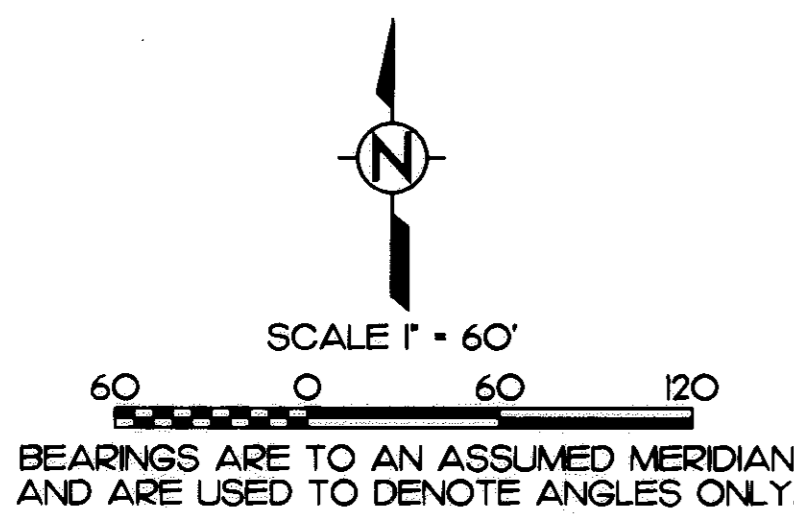
NO. 67, PAGES 31 THRU 35 INC.

[Signature]
LORAIN COUNTY RECORDER

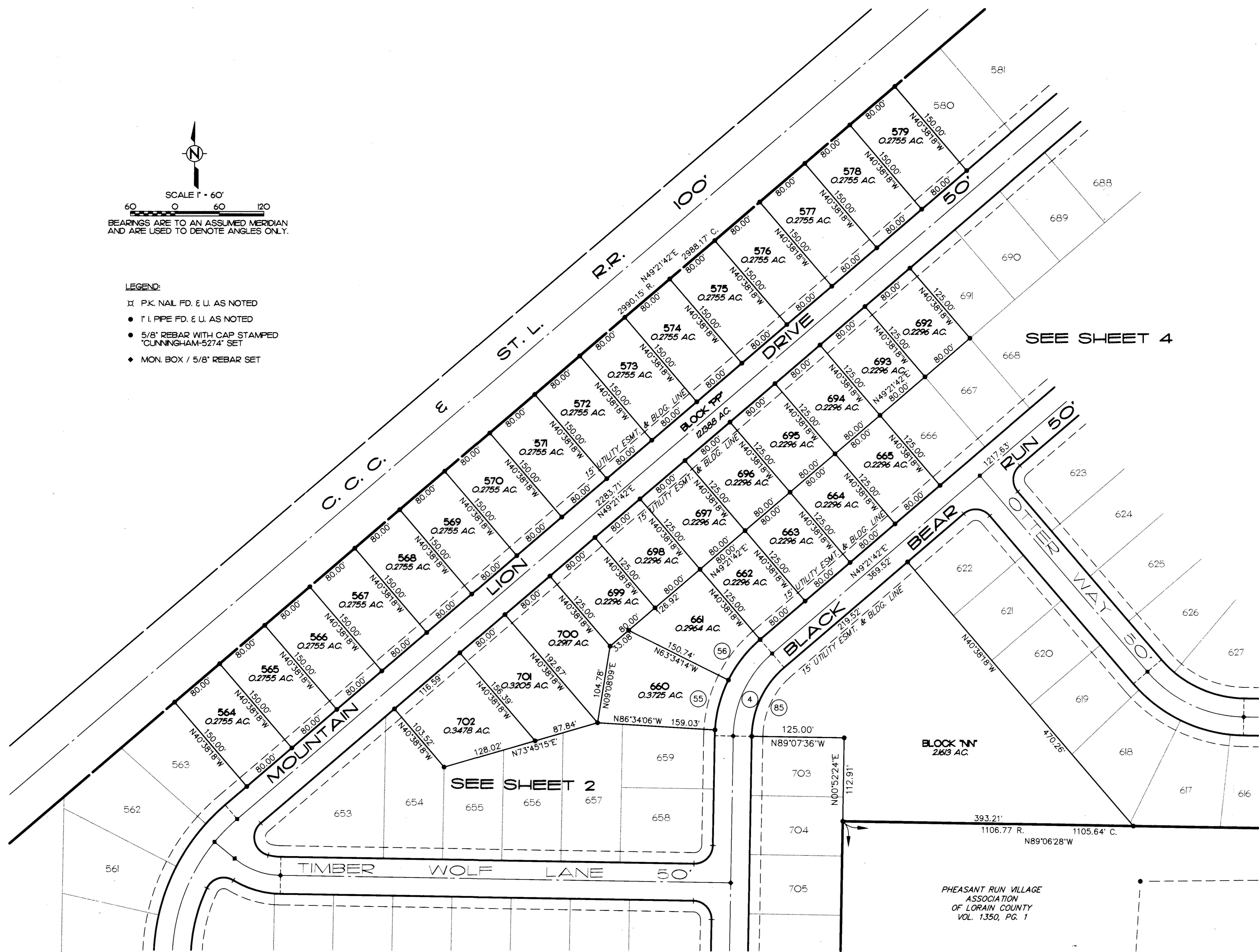
Box: TRAF TITLE

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TAX MAP DEPT. COPY # 00-00303



- LEGEND:**
- ✕ P.K. NAIL FD. & U. AS NOTED
 - 1" I. PIPE FD. & U. AS NOTED
 - 5/8" REBAR WITH CAP STAMPED 'CUNNINGHAM-5274' SET
 - ◆ MON. BOX / 5/8" REBAR SET



SEE SHEET 4

SEE SHEET 2

PHEASANT RUN VILLAGE
ASSOCIATION
OF LORAIN COUNTY
VOL. 1350, PG. 1

**PHEASANT RUN VILLAGE
PHASE 2**
SHEET 3 OF 5 PROJECT No. 99-100

LAKWOOD CHRYSLER-PLYMOUTH
VOL. 1393, PG. 583



SCALE 1" = 60'
BEARINGS ARE TO AN ASSUMED MERIDIAN
AND ARE USED TO DENOTE ANGLES ONLY.

- LEGEND:**
- ⊠ P.K. NAIL FD. & U. AS NOTED
 - 1" I. PIPE FD. & U. AS NOTED
 - 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM-5274" SET
 - ◆ MON. BOX / 5/8" REBAR SET

SEE SHEET 3

PHEASANT RUN VILLAGE
PHASE 2
SHEET 4 OF 5 PROJECT No. 99-100

TAX MAP DEPT. COPY # 00-00903

67/34

CURVE DATA:

① R = 250.00 Δ = 38°30'46" A = 168.04 T = 87.33 C = 164.90 N20°07'23"E	② R = 250.00 Δ = 9°58'56" A = 43.56 T = 21.83 C = 43.50 N44°22'14"E	③ R = 175.00 Δ = 41°21'58" A = 126.34 T = 66.07 C = 123.62 N19°57'19"W	④ R = 150.00 Δ = 48°29'17" A = 126.94 T = 67.55 C = 123.19 N25°07'03"E	⑤ R = 175.00 Δ = 41°21'58" A = 126.34 T = 66.07 C = 123.62 N70°02'41"E	⑥ R = 175.00 Δ = 48°28'09" A = 148.04 T = 78.78 C = 143.67 N64°52'23"W	⑦ R = 100.00 Δ = 38°30'46" A = 67.22 T = 34.93 C = 65.96 N69°52'37"W	⑧ R = 1058.70 Δ = 0°38'21" A = 11.81 T = 5.90 C = 11.81 N88°48'49"W	⑨ R = 25.00 Δ = 90°38'21" A = 11.81 T = 25.28 C = 35.55 N46°11'10"E	⑩ R = 275.00 Δ = 11°44'18" A = 56.34 T = 28.27 C = 56.24 N6°44'09"E
⑪ R = 275.00 Δ = 14°35'27" A = 70.03 T = 35.21 C = 69.84 N19°54'02"E	⑫ R = 275.00 Δ = 14°35'27" A = 70.03 T = 35.21 C = 69.84 N34°29'28"E	⑬ R = 275.00 Δ = 7°34'30" A = 36.36 T = 18.20 C = 36.33 N45°34'27"E	⑭ R = 25.00 Δ = 33°05'28" A = 14.44 T = 7.43 C = 14.24 N32°48'57"E	⑮ R = 60.00 Δ = 42°45'36" A = 44.78 T = 23.49 C = 43.75 N37°39'01"E	⑯ R = 60.00 Δ = 47°09'23" A = 49.38 T = 26.19 C = 48.00 N82°36'31"E	⑰ R = 60.00 Δ = 47°09'23" A = 49.38 T = 26.19 C = 48.00 N50°14'06"W	⑱ R = 60.00 Δ = 25°36'48" A = 26.82 T = 13.64 C = 26.60 N13°51'01"W	⑲ R = 25.00 Δ = 26°39'14" A = 11.63 T = 5.92 C = 11.52 N14°22'14"W	⑳ R = 200.00 Δ = 10°15'08" A = 35.79 T = 17.94 C = 35.74 N22°34'16"W
㉑ R = 200.00 Δ = 18°10'22" A = 63.44 T = 31.99 C = 63.17 N8°21'31"W	㉒ R = 25.00 Δ = 33°07'44" A = 14.46 T = 7.44 C = 14.25 N15°50'12"W	㉓ R = 60.00 Δ = 36°11'09" A = 37.89 T = 19.60 C = 37.27 N14°18'30"W	㉔ R = 60.00 Δ = 47°09'23" A = 49.38 T = 26.19 C = 48.00 N27°21'46"E	㉕ R = 60.00 Δ = 52°07'43" A = 54.59 T = 29.35 C = 52.72 N77°00'19"E	㉖ R = 60.00 Δ = 20°57'05" A = 21.94 T = 11.09 C = 21.82 N66°27'17"W	㉗ R = 25.00 Δ = 33°07'44" A = 14.46 T = 7.44 C = 14.25 N72°32'36"W	㉘ R = 25.00 Δ = 90°00'00" A = 39.27 T = 25.00 C = 35.36 N45°53'32"E	㉙ R = 25.00 Δ = 90°00'00" A = 39.27 T = 25.00 C = 35.36 N44°06'28"W	㉚ R = 200.00 Δ = 5°05'54" A = 17.80 T = 8.90 C = 17.79 N86°33'31"W
㉛ R = 200.00 Δ = 20°03'40" A = 70.03 T = 35.38 C = 69.67 N73°58'44"W	㉜ R = 200.00 Δ = 20°03'40" A = 70.03 T = 35.38 C = 69.67 N53°55'04"W	㉝ R = 200.00 Δ = 3°14'55" A = 11.34 T = 5.67 C = 11.34 N42°15'46"W	㉞ R = 25.00 Δ = 90°00'00" A = 39.27 T = 25.00 C = 35.36 N85°38'18"W	㉟ R = 25.00 Δ = 90°00'00" A = 39.27 T = 25.00 C = 35.36 N4°21'42"E	㊱ R = 150.00 Δ = 9°18'30" A = 39.27 T = 12.21 C = 24.34 N45°17'33"W	㊲ R = 150.00 Δ = 39°09'39" A = 102.52 T = 53.36 C = 100.54 N69°31'38"W	㊳ R = 25.00 Δ = 90°09'52" A = 39.34 T = 25.07 C = 35.41 N45°48'36"E	㊴ R = 25.00 Δ = 101°32'13" A = 44.30 T = 30.62 C = 38.73 N50°02'27"W	㊵ R = 150.00 Δ = 29°49'45" A = 78.09 T = 39.95 C = 77.21 N64°16'34"E
㊶ R = 25.00 Δ = 90°00'00" A = 39.27 T = 25.00 C = 35.36 N4°21'42"E	㊷ R = 25.00 Δ = 53°58'05" A = 23.55 T = 12.73 C = 22.69 N67°37'21"W	㊸ R = 60.00 Δ = 53°58'05" A = 46.47 T = 30.55 C = 54.45 N67°37'21"W	㊹ R = 60.00 Δ = 45°37'16" A = 46.47 T = 25.23 C = 46.52 N17°49'40"W	㊺ R = 60.00 Δ = 44°22'44" A = 46.47 T = 24.47 C = 45.32 N27°10'20"E	㊻ R = 60.00 Δ = 44°22'44" A = 46.47 T = 24.47 C = 45.32 N71°33'04"E	㊼ R = 60.00 Δ = 45°37'16" A = 47.77 T = 25.23 C = 46.52 N63°26'56"W	㊽ R = 60.00 Δ = 53°58'05" A = 56.52 T = 30.55 C = 54.45 N13°39'16"W	㊾ R = 25.00 Δ = 53°58'05" A = 23.55 T = 12.73 C = 22.69 N13°39'16"W	㊿ R = 25.00 Δ = 90°00'00" A = 39.27 T = 25.00 C = 35.36 N85°38'18"W
① R = 25.00 Δ = 125°19'15" A = 54.68 T = 48.35 C = 44.42 N13°17'56"W	② R = 75.00 Δ = 13°10'26" A = 17.24 T = 8.66 C = 17.21 N82°32'47"W	③ R = 25.00 Δ = 89°59'36" A = 39.27 T = 25.00 C = 35.35 N45°52'12"E	④ R = 175.00 Δ = 2°33'30" A = 7.81 T = 3.91 C = 7.81 N2°09'09"E	⑤ R = 175.00 Δ = 22°59'52" A = 70.24 T = 35.60 C = 69.77 N14°55'50"E	⑥ R = 175.00 Δ = 22°59'52" A = 70.24 T = 35.50 C = 69.58 N37°53'44"E	⑦ R = 200.00 Δ = 14°56'47" A = 52.17 T = 26.24 C = 52.02 N56°50'05"E	⑧ R = 200.00 Δ = 20°02'26" A = 69.95 T = 35.34 C = 69.60 N74°19'41"E	⑨ R = 25.00 Δ = 83°37'14" A = 36.49 T = 22.36 C = 33.33 N42°32'17"E	⑩ R = 150.00 Δ = 29°49'45" A = 78.09 T = 39.95 C = 77.21 N14°11'13"W
⑪ R = 25.00 Δ = 101°32'13" A = 44.30 T = 30.62 C = 38.73 N79°52'12"W	⑫ R = 25.00 Δ = 41°00'27" A = 17.89 T = 9.35 C = 17.51 N19°37'49"W	⑬ R = 60.00 Δ = 9°40'10" A = 10.12 T = 5.08 C = 10.11 N35°17'58"W	⑭ R = 60.00 Δ = 67°11'44" A = 70.37 T = 39.86 C = 66.40 N3°07'59"E	⑮ R = 60.00 Δ = 47°56'12" A = 50.20 T = 26.67 C = 48.75 N60°41'57"E	⑯ R = 60.00 Δ = 47°12'24" A = 49.43 T = 26.22 C = 48.05 N71°43'45"W	⑰ R = 25.00 Δ = 41°00'27" A = 17.89 T = 9.35 C = 17.51 N68°37'46"W	⑱ R = 970.00 Δ = 3°47'09" A = 64.09 T = 32.06 C = 64.08 N80°03'25"W	⑲ R = 970.00 Δ = 0°08'06" A = 2.28 T = 1.14 C = 2.28 N78°05'48"W	⑳ R = 1058.70 Δ = 0°38'58" A = 12.00 T = 6.00 C = 12.00 N78°21'14"W
㉑ R = 1058.70 Δ = 4°31'04" A = 83.48 T = 41.76 C = 83.46 N80°56'15"W	㉒ R = 25.00 Δ = 84°03'47" A = 36.68 T = 22.54 C = 33.48 N41°09'54"W	㉓ R = 25.00 Δ = 90°00'00" A = 39.27 T = 25.00 C = 35.36 N45°52'00"E	㉔ R = 25.00 Δ = 90°00'00" A = 39.27 T = 25.00 C = 35.36 N44°08'00"W	㉕ R = 25.00 Δ = 89°59'36" A = 39.27 T = 25.00 C = 35.35 N45°52'12"E	㉖ R = 25.00 Δ = 90°00'24" A = 39.27 T = 25.00 C = 35.36 N44°07'48"W	㉗ R = 25.00 Δ = 90°00'00" A = 39.27 T = 25.00 C = 35.36 N45°52'00"E	㉘ R = 25.00 Δ = 90°00'00" A = 39.27 T = 25.00 C = 35.36 N44°08'00"W	㉙ R = 25.00 Δ = 89°59'36" A = 39.27 T = 25.00 C = 35.35 N45°52'12"E	㉚ R = 25.00 Δ = 90°00'24" A = 39.27 T = 25.00 C = 35.36 N44°07'48"W
① R = 125.00 Δ = 3°34'39" A = 7.80 T = 3.90 C = 7.80 N87°20'40"W	② R = 125.00 Δ = 26°57'41" A = 58.82 T = 29.96 C = 58.28 N72°04'30"W	③ R = 25.00 Δ = 96°04'30" A = 41.92 T = 27.80 C = 37.18 N73°22'05"E	④ R = 225.00 Δ = 24°27'50" A = 96.07 T = 48.78 C = 95.34 N13°05'55"E	⑤ R = 125.00 Δ = 48°29'17" A = 105.78 T = 56.29 C = 102.66 N25°07'03"E	L1 N4°21'42"E 30.00 L2 N40°38'18"W 25.00 L3 N44°11'24"W 30.00 L4 N89°16'20"W 25.00 L5 N44°07'48"W 20.00 L6 N50°37'14"W 35.17				