

# HIDDEN CREEK SUBDIVISION NO. 3

BEING PART OF

## BLACK RIVER TOWNSHIP TRACT 3 ORIGINAL LOTS 4 & 7 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, JON VEARD REPRESENTING HIDDEN CREEK LIMITED PARTNERSHIP, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF HIDDEN CREEK SUBDIVISION NO. 3, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE ROADWAYS AND EASEMENTS AS SHOWN HEREON.

HIDDEN CREEK LIMITED PARTNERSHIP  
BY: Jon Veard  
JON VEARD, GENERAL PARTNER

STATE OF OHIO  
SS

LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR JON VEARD, GENERAL PARTNER IN HIDDEN CREEK LIMITED PARTNERSHIP, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED 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 4th DAY OF DECEMBER, 2000.

Patricia M. Lee  
NOTARY PUBLIC  
MY COMMISSION EXPIRES April 30, 2004

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LEE MYERS VP REPRESENTING LORAIN NATIONAL BANK, MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF HIDDEN CREEK SUBDIVISION NO. 3, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE ROADWAYS AND EASEMENTS AS SHOWN HEREON.

BY: Lee Myers VP

STATE OF OHIO  
SS

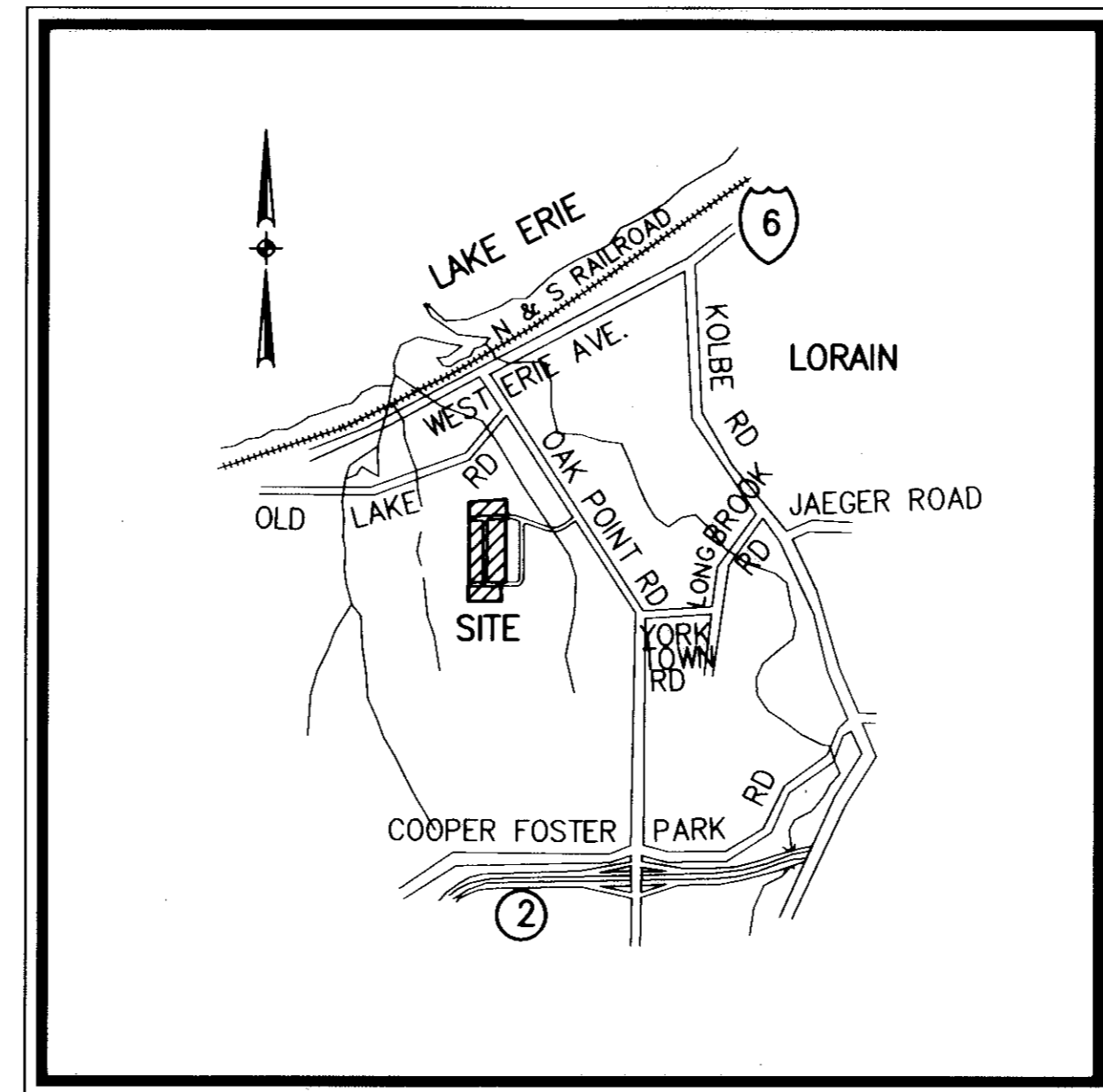
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR LEE MYERS, REPRESENTING Lorain National Bank, MORTGAGEE OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 4th DAY OF December, 2000.

Patricia M. Lee  
NOTARY PUBLIC  
MY COMMISSION EXPIRES April 30, 2004

### UNDERGROUND UTILITIES

HIDDEN CREEK LIMITED PARTNERSHIP, 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 FIVE FEET (5') 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.

HIDDEN CREEK LIMITED PARTNERSHIP  
BY: Jon Veard  
JON VEARD, GENERAL PARTNER

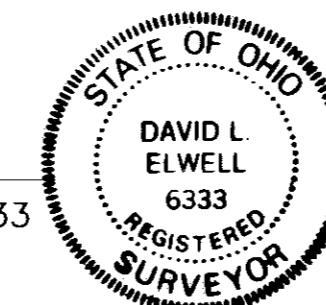


AREA MAP NO SCALE

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "HIDDEN CREEK SUBDIVISION NO. 3" AS SHOWN HEREON AND CONTAINING 16.1008 ACRES OF LAND IN ORIGINAL LOTS 4 AND 7 OF BLACK RIVER TOWNSHIP, TRACT 3, CITY OF LORAIN, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED  $\bullet$ , IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED  $\circ$ , IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND IN 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



### LEGEND

- INDICATES IRON PIN FOUND
- INDICATES IRON PIN SET
- ◆ INDICATES MONUMENT FOUND
- ◇ INDICATES MONUMENT SET

AREA IN 25 SUBLOTS 14.8292 ACRES  
AREA IN RW 0.0168 ACRES  
TOTAL AREA IN PHASE 3 14.8460 ACRES

AREA IN ORIGINAL LOT NO 4 11.9912 ACRES  
AREA IN ORIGINAL LOT NO 7 2.8548 ACRES

FEB 1 6 2001

RECEIVED FOR RECORD  
at 9:15 o'clock A.M. In 2001 RECORD  
VOL. 608 MARY ANN JAMISON  
PAGE 243 Lorain County Recorder  
Box Millennium Title 8640 Bit

TRANSFERRED  
IN COMPLIANCE WITH SEC. 218 2002  
OHIO REV. CODE

FEB 1 6 2001

MARK STEWART  
LORAIN COUNTY AUDITOR

LOTS IN THIS SUBDIVISION ARE SUBJECT TO RESTRICTIONS FILED IN LORAIN COUNTY RECORDERS INSTRUMENT NO. \_\_\_\_\_

### CITY SURVEYOR'S CERTIFICATE

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

Patrick A. McGannon 1/22/01  
LORAIN CITY SURVEYOR DATE  
PATRICK A. MCGANNON, P.S.

### COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF HIDDEN CREEK SUBDIVISION NO. 3 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 9-01 PASSED THIS 16th DAY OF January 2000.

Lacey A. Gruer  
CLERK OF COUNCIL

### PLANNING COMMISSION

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

Chris Miller 1-22-01  
CHAIRMAN, CITY OF LORAIN DATE  
PLANNING COMMISSION

### LAW DIRECTOR CERTIFICATE

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

Mark R. Pomeroy 1-22-01  
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.

Chris Miller 1/22/01  
DIRECTOR OF PUBLIC SERVICE DATE

DATE:	02-07-97
DRAWN BY:	JEC
CH'D BY:	
F.B.:	
DWG. NAME:	89252-3\3-TITL02

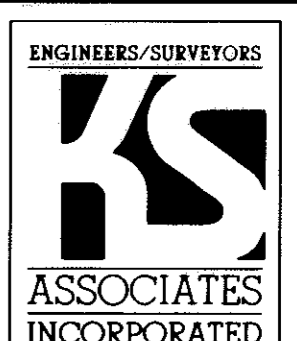
REVISIONS	
10-30-00	MISCELLANEOUS REVISIONS
12-15-99	MISCELLANEOUS REVISIONS
11-10-99	MISCELLANEOUS REVISIONS
02-07-97	

## RECORD PLAT

KS ASSOCIATES, INC.

ENGINEERS/SURVEYORS  
424 Middle Avenue  
P.O. Box 89  
Elyria, Ohio 44036

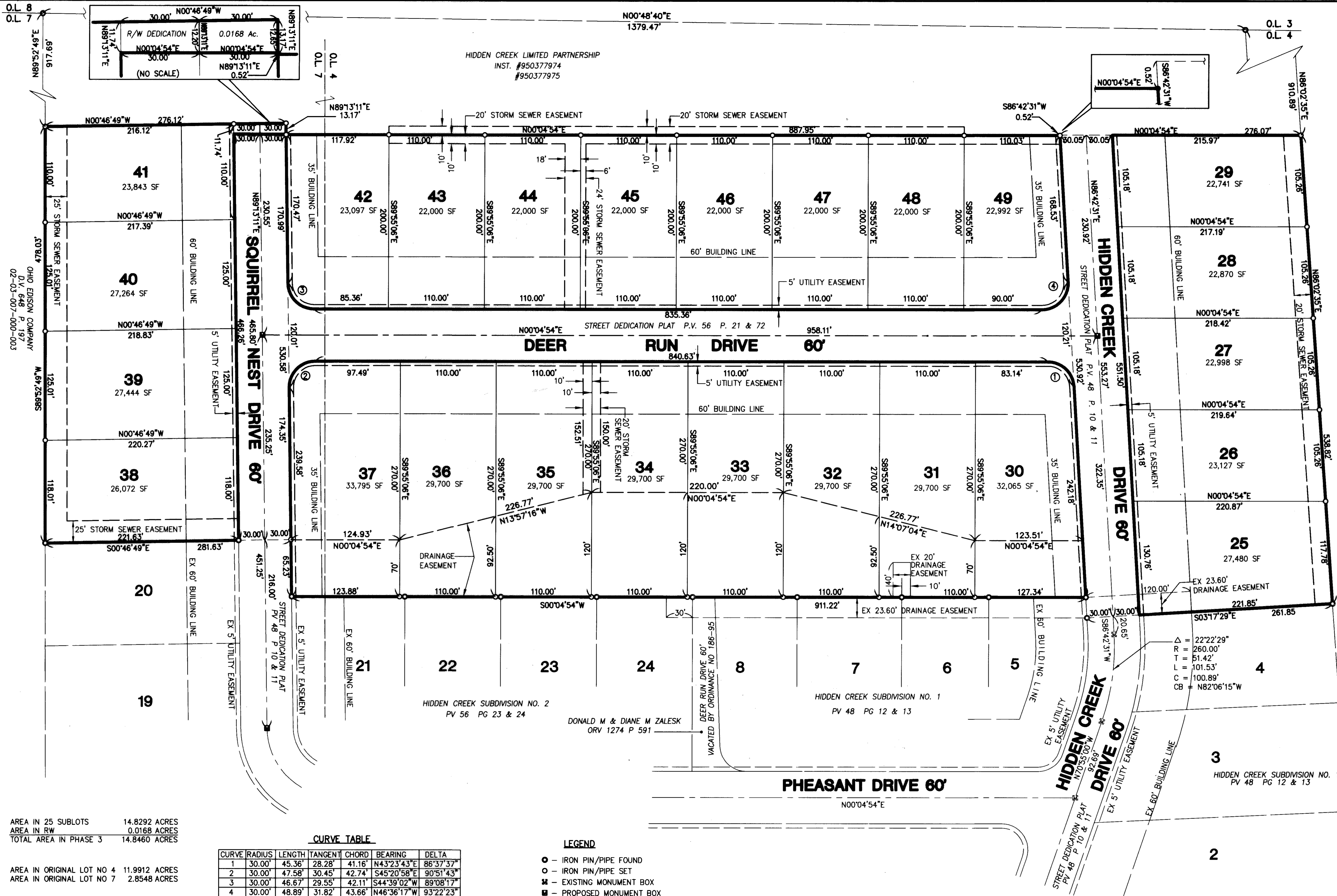
ELYRIA (216) 322-6317 \* LORAIN (216) 244-5757



SHEET 1 OF 2  
JOB NO. 89252-3

183113

183113



JOHN MENZ  
D.V. 402 P. 301  
02-03-004-000-004

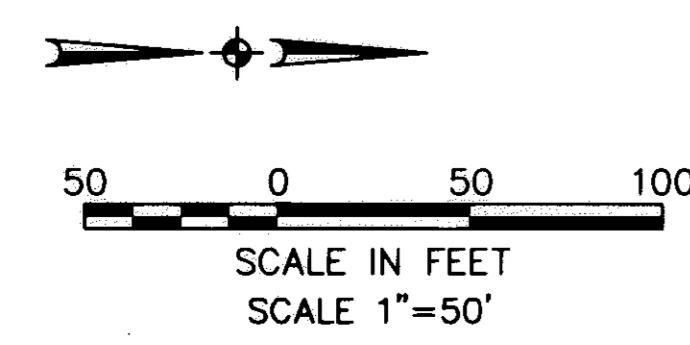
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AREA IN RW 0.0168 ACRES  
TOTAL AREA IN PHASE 3 14.8460 ACRES

AREA IN ORIGINAL LOT NO 4 11.9912 ACRES  
AREA IN ORIGINAL LOT NO 7 2.8548 ACRES

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	30.00'	45.36'	28.28'	41.16'	N43°23'43"E	86°37'37"
2	30.00'	47.58'	30.45'	42.74'	S45°20'58"E	90°51'43"
3	30.00'	46.67'	29.55'	42.11'	S44°39'02"W	89°08'17"
4	30.00'	48.89'	31.82'	43.66'	N46°36'17"W	93°22'23"

- LEGEND**
- - IRON PIN/PIPE FOUND
  - - IRON PIN/PIPE SET
  - - EXISTING MONUMENT BOX
  - - PROPOSED MONUMENT BOX



DATE:	02-07-97
DRAWN BY:	JEC
CH'D BY:	
F.B.:	
DWG. NAME:	89252-3\3-PLAT01

REVISIONS	DESCRIPTION
12-15-99	MISCELLANEOUS REVISIONS
11-10-99	MODIFIED DRAINAGE EASEMENTS
05-30-97	CHANGED ST NAME "SQUIRREL NEST TO FOX RUN DR" & MODIF DRAINAGE ESMT
02-07-97	ORIGINAL ISSUE

**HIDDEN CREEK SUBDIVISION NO 3**  
**RECORD PLAT**  
PART OF ORIGINAL BLACK RIVER TOWNSHIP TRACTS, ORIGINAL LOTS 4 & 7  
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

**KS ASSOCIATES, INC.**  
ENGINEERS/SURVEYORS  
424 Middle Avenue  
P.O. Box 566  
Elyria, Ohio 44036  
PHONE: (440) 322-6317 \* FAX: (440) 284-0623



SHEET 2 OF 2  
JOB NO. 89252-3