

# BEAVER CREEK ESTATES SUBDIVISION NUMBER 4

## 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 4, 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.

*Doug King*  
WITNESS  
*Laura A. Hail*  
WITNESS

BY: *Billy S. Rowland*  
BILLY S. ROWLAND, PRESIDENT  
STARLAND INVESTMENT COMPANY  
BY: *William Starbuck*  
WILLIAM STARBUCK, SECRETARY  
STARLAND INVESTMENT COMPANY

## COUNTY OF LORAIN, STATE OF OHIO

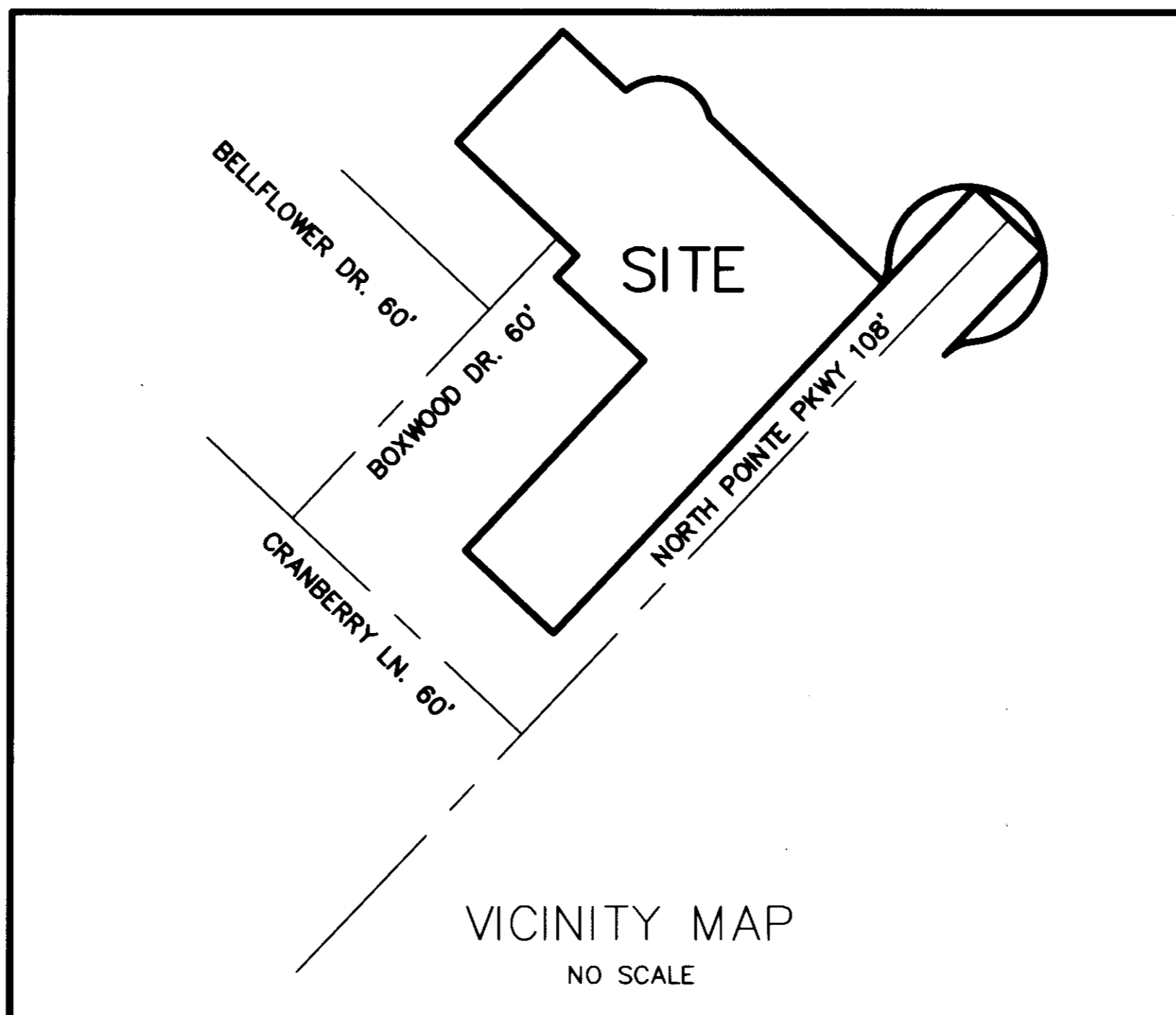
COUNTY OF LORAIN  
STATE OF OHIO

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 HERETO SET MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF MAY, 2001.

*Laura A. Hail*  
NOTARY PUBLIC

MY COMMISSION EXPIRES

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



## ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT OF BEAVER CREEK ESTATES SUBDIVISION NUMBER 4 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 McGannon* 06-21-01  
PATRICK MCGANNON, P.S. DATE  
LORAIN CITY SURVEYOR

## COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF BEAVER CREEK ESTATES SUBDIVISION NUMBER 4 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN, OHIO BY ORDINANCE NUMBER 30-01 PASSED THIS 18 DAY OF June, 2001.

*Honey Greer*  
CLERK OF COUNCIL

## PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF BEAVER CREEK ESTATES SUBDIVISION NUMBER 4 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

*Craig Seltin* 6/21/01  
CHAIRMAN, CITY OF LORAIN  
PLANNING COMMISSION DATE

## LAW DIRECTOR

THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF BEAVER CREEK ESTATES SUBDIVISION NUMBER 4 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

*Mark R. Parsons* 6/21/01  
LORAIN CITY LAW DIRECTOR DATE

## 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 Miller* 6/21/01  
DIRECTOR OF PUBLIC SERVICE DATE

ENTERED FOR TRANSFER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.  
TRANSFERRED ON \_\_\_\_\_ PAID \_\_\_\_\_  
FEES OF \$ \_\_\_\_\_

LORAIN COUNTY AUDITOR

TRANSFERREL  
IN COMPLIANCE WITH SEC. 319.022  
OHIO REV. CODE  
JUL 2 - 2001  
*Mark R. Stewart*  
LORAIN COUNTY AUDITOR

RECEIVED FOR RECORDING ON THIS 2 DAY OF July, 2001.  
AT 10:03 O'CLOCK A.M. RECORDED ON \_\_\_\_\_  
IN PLAT VOLUME 69, PAGE 3,4 OF THE LORAIN COUNTY PLAT RECORDS.

*Tracy Ann Tomison* 86.40 SA  
LORAIN COUNTY RECORDER

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF BEAVER CREEK ESTATES SUBDIVISION NUMBER 4 WAS MADE AT THE REQUEST OF THE OWNERS, STARLAND INVESTMENT COMPANY, BILLY S. ROWLAND, PRESIDENT AND WILLIAM STARBUCK, SECRETARY. SAID PLAT EMBRACES 3.6618 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.

*Phil A. Rosebeck*  
PHIL A. ROSEBECK REG. SURVEYOR NO. 6696



STARLAND INVESTMENT COMPANY  
BY: *Billy S. Rowland* WITNESS: *Doug King*  
BILLY S. ROWLAND, PRESIDENT  
BY: *William Starbuck* WITNESS: *Laura A. Hail*  
WILLIAM STARBUCK, SECRETARY

RECORD PLAT BEAVER CREEK SUBDMISION NO. 4 PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 2, TR. 2, CITY OF LORAIN, LORAIN COUNTY, OHIO DECEMBER 15, 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	PAR BY	
	12/15/99	ORIGINAL ISSUE		

761461

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STARLAND INVESTMENTS COMPANY  
OR 458 P 212

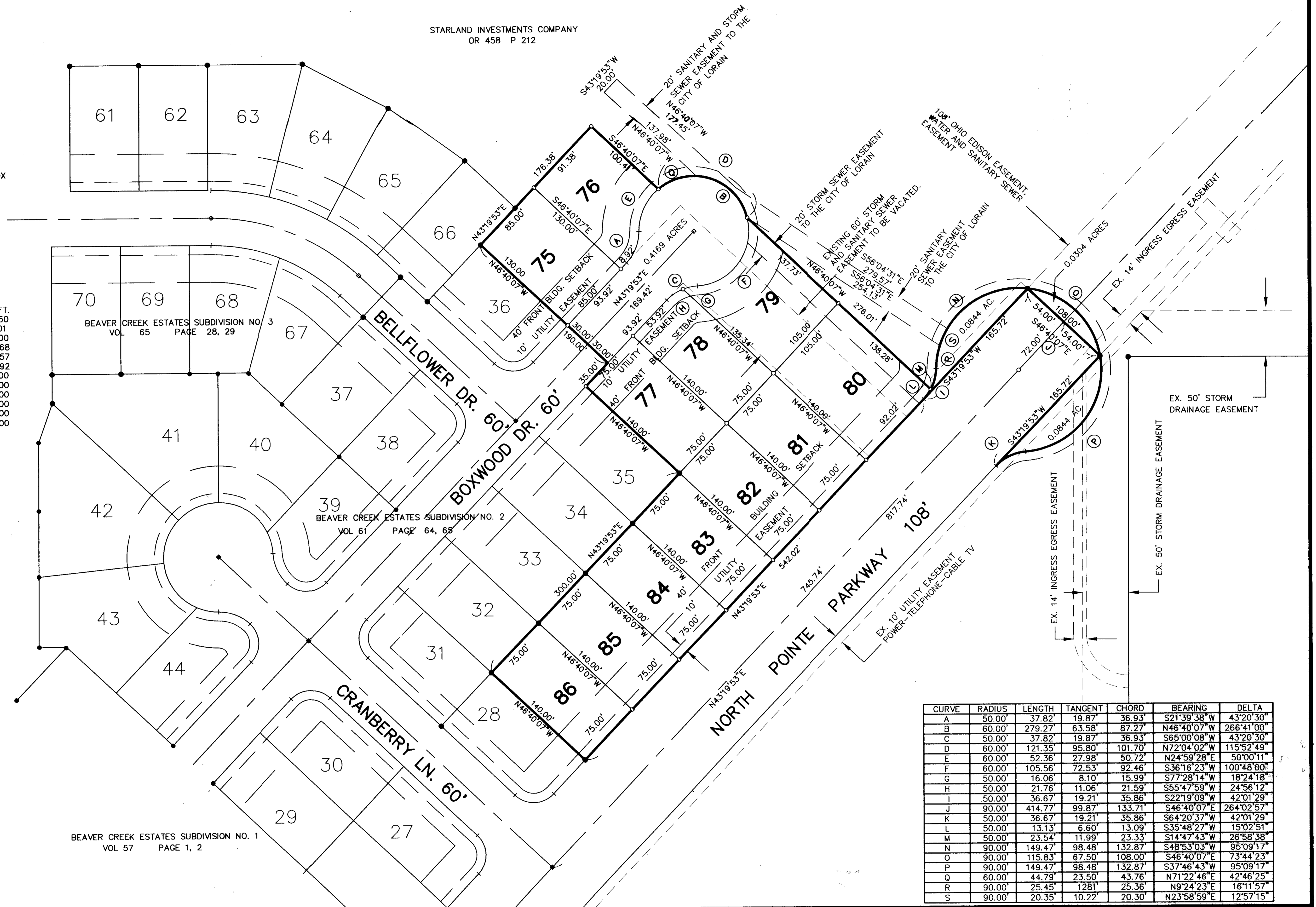
LEGEND

- R RECORD DIMENSION
- M MEASURED DIMENSION
- IRON PIPE FOUND
- IRON PIPE SET
- Ⓐ CURVE LABEL
- ◆ IRON PIPE FOUND IN MON. BOX
- ◇ IRON PIPE SET IN MON. BOX

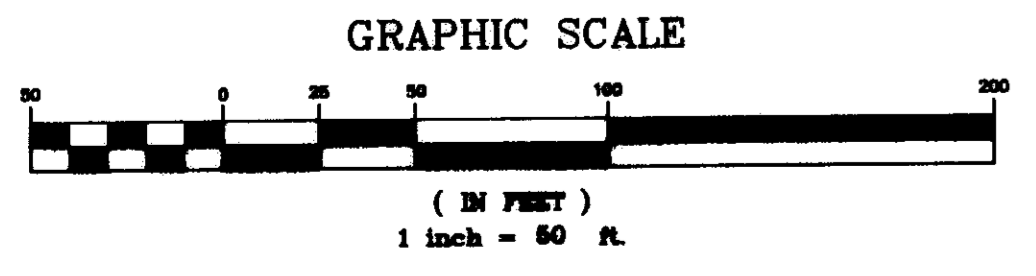
AREA SUMMARY

SUBLOT NO.	AREA AC.	SQ. FT.
75	0.2537	11,050
76	0.2411	10,501
77	0.2410	10,500
78	0.2403	10,468
79	0.2860	12,457
80	0.3373	14,692
81	0.2410	10,500
82	0.2410	10,500
83	0.2410	10,500
84	0.2410	10,500
86	0.2410	10,500
85	0.2410	10,500

TOTAL OF LOTS = 3.0457 ACRES  
 RIGHT OF WAYS = 0.6161 ACRES  
 SUBDIVISION TOTAL = 3.6618 ACRES



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	50.00'	37.82'	19.87'	36.93'	S21°39'38" W	43°20'30"
B	60.00'	279.27'	63.58'	87.27'	N46°40'07" W	266°41'00"
C	50.00'	37.82'	19.87'	36.93'	S65°00'08" W	43°20'30"
D	60.00'	121.35'	95.80'	101.70'	N72°04'02" W	115°52'49"
E	60.00'	52.36'	27.98'	50.72'	N24°59'28" E	50°00'11"
F	60.00'	105.56'	72.53'	92.46'	S36°16'23" W	100°48'00"
G	50.00'	16.06'	8.10'	15.99'	S77°28'14" W	18°24'18"
H	50.00'	21.76'	11.06'	21.59'	S55°47'59" W	24°56'12"
I	50.00'	36.67'	19.21'	35.86'	S22°19'09" W	42°01'29"
J	90.00'	414.77'	99.87'	133.71'	S46°40'07" E	264°02'57"
K	50.00'	36.67'	19.21'	35.86'	S64°20'37" W	42°01'29"
L	50.00'	13.13'	6.60'	13.09'	S35°48'27" W	15°02'51"
M	50.00'	23.54'	11.99'	23.33'	S14°47'43" W	26°58'38"
N	90.00'	149.47'	98.48'	132.87'	S48°53'03" W	95°09'17"
O	90.00'	115.83'	67.50'	108.00'	S46°40'07" E	73°44'23"
P	90.00'	149.47'	98.48'	132.87'	S37°46'43" W	95°09'17"
Q	60.00'	44.79'	23.50'	43.76'	N71°22'46" E	42°46'25"
R	90.00'	25.45'	1281'	25.36'	N9°24'23" E	16°11'57"
S	90.00'	20.35'	10.22'	20.30'	N23°58'59" E	12°57'15"



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RECORD PLAT  
**BEAVER CREEK ESTATES SUBDIVISION NO. 4**  
 PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 2, TR. 2,  
 CITY OF LORAIN, LORAIN COUNTY, OHIO  
 DECEMBER 22, 1999

NO.	DATE	DESCRIPTION	PAR BY
	12/22/99	ORIGINAL ISSUE	PAR

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

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