

OBERLIN RESERVE SUBDIVISION No. 3

SITUATED IN THE CITY OF OBERLIN, COUNTY OF LORAIN, AND KNOWN AS BEING PART OF ORIGINAL PITTSFIELD TOWNSHIP LOTS 6 & 7
JANUARY 3, 2002

BEING PART OF PITTSFIELD TOWNSHIP LOT No.'S 6 AND 7, CITY OF OBERLIN, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 12.9501 ACRES OF LAND OF WHICH 1.5239 ACRES ARE IN STREETS, AND 11.4263 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 47 TO 70, INCLUSIVE, AND BEING THE SAME TRACT AS CONVEYED TO NORRIS BUILDERS, INC. DESCRIBED IN DOCUMENT NO. 470176

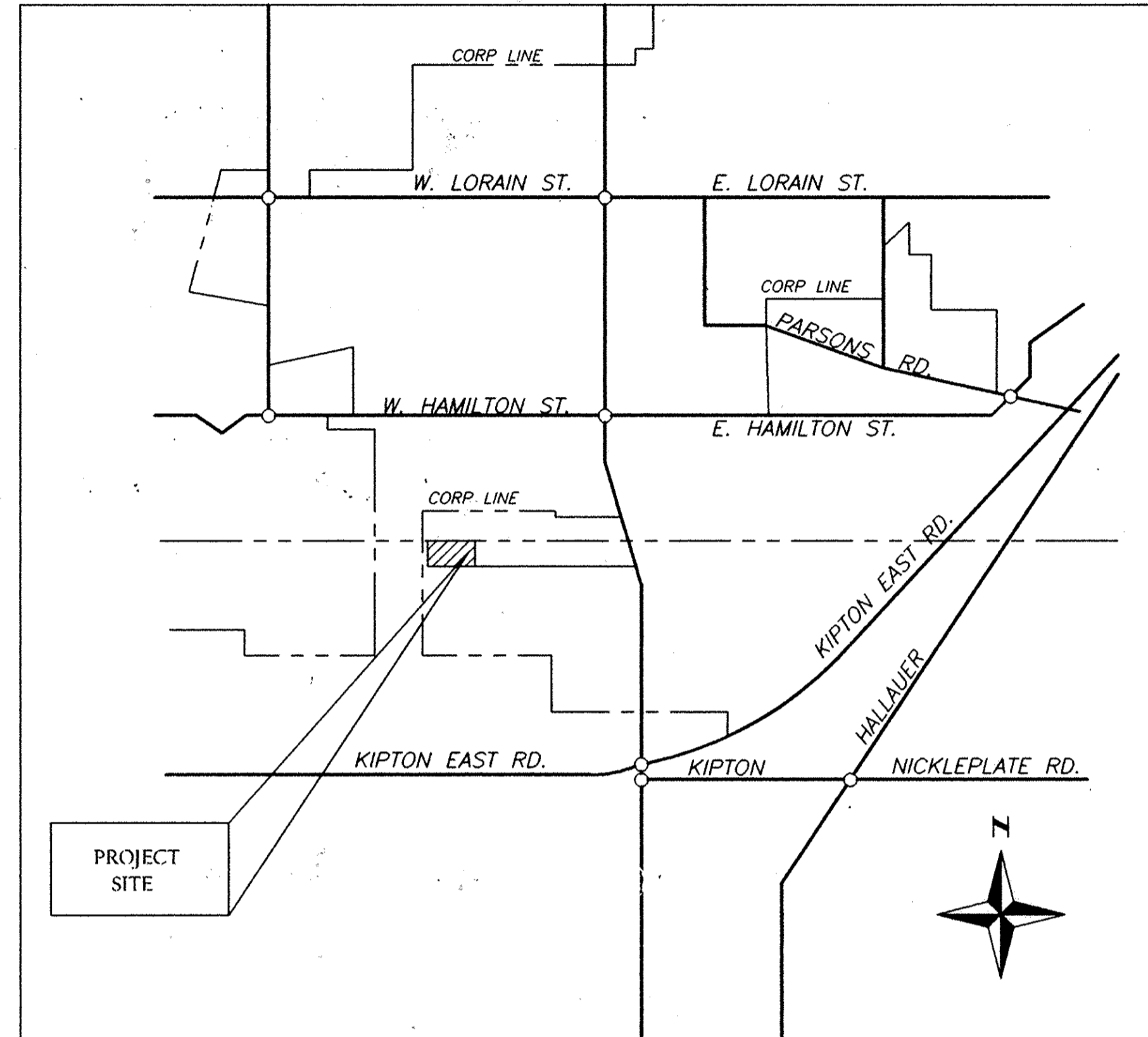
DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON. ALL OF WHICH I CERTIFY TO BE CORRECT.

J.A.R. ENGINEERING & SURVEYING, INC.
24629 DETROIT ROAD
WESTLAKE, OH. 44145

James A. Resar
JAMES A. RESAR, P.E., P.S.
REG. OHIO SURVEYOR #6361



- LEGEND
- IRON PIN SET
 - IRON PIN FOUND
 - ◆ MONUMENT BOX SET
 - ◇ MONUMENT BOX FOUND



VICINITY MAP

OWNERS CERTIFICATE FOR ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, NORRIS BUILDERS, INC. HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS OBERLIN RESERVE SUBDIVISION No. 3, A SUBDIVISION OF LOTS 47 TO 70 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS RESERVE AVENUE 60FT. WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF OBERLIN, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, WE, NORRIS BUILDERS, INC., BY DARRYL NORRIS, HAVE HEREUNTO SET OUR HANDS THIS 26 DAY OF November 2002.

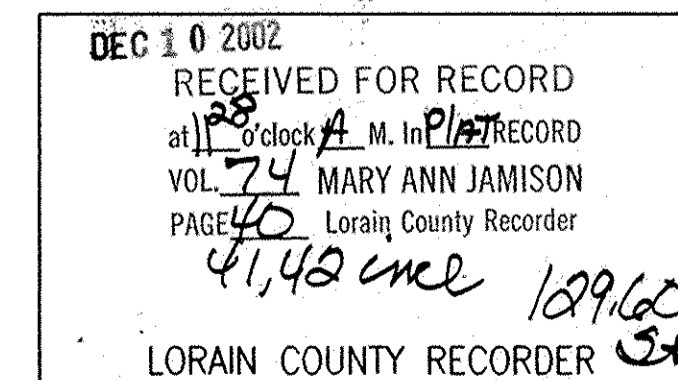
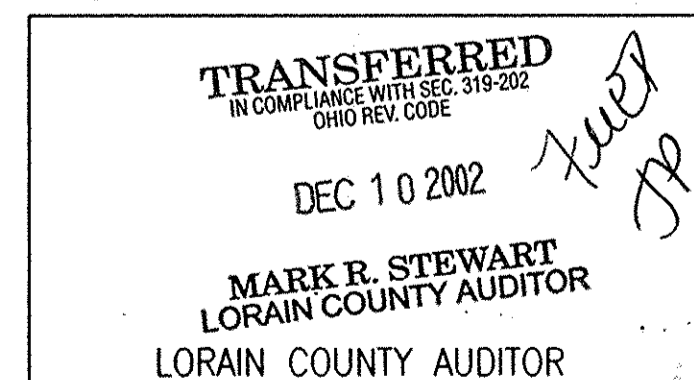
Darryl Norris
NORRIS BUILDERS, INC.
BY: DARRYL NORRIS

NOTARIAL SEAL
STATE OF OHIO
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF November 2002.

NOTARY PUBLIC *Judy Mederski*
MY COMM. EXPIRES June 4, 2006

6-6-2006



UNDERGROUND EASEMENT

NORRIS BUILDERS, INC. THE OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO OBERLIN MUNICIPAL POWER AND LIGHT, VERIZON AND CABLE CO-OP (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

Darryl Norris
NORRIS BUILDERS, INC.
BY: DARRYL NORRIS
Paul J. ...
CABLE CO-OP

Stuart R. Dwyer
OBERLIN MUNICIPAL LIGHT & POWER
Debra D. ...
VERIZON

APPROVALS

THIS PLAT APPROVED BY THE PUBLIC WORKS DIRECTOR OF THE CITY OF OBERLIN FOR RECORDING PURPOSES ONLY THIS 26th DAY OF November 2002.

My J. ...
PUBLIC WORKS DIRECTOR

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OBERLIN FOR RECORDING PURPOSES ONLY THIS 26th DAY OF November 2002.

...
PLANNING COMMISSION

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF OBERLIN FOR RECORDING PURPOSES ONLY THIS 26th DAY OF November 2002.

...
CITY ENGINEER

THIS PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF OBERLIN FOR RECORDING PURPOSES ONLY THIS 26th DAY OF NOVEMBER 2002.

...
CITY MANAGER
...
CLERK OF COUNCIL

THIS PLAT APPROVED BY THE OBERLIN CITY SOLICITOR FOR RECORDING PURPOSES ONLY THIS 26th DAY OF NOVEMBER 2002.

...
OBERLIN CITY SOLICITOR

UTILITY EASEMENT

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND AND DO HEREBY GRANT UNTO THE CITY OF OBERLIN, AN OHIO MUNICIPAL CORPORATION (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTH AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE OR BELOW GROUND TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES THE RIGHT TO CLEAN, DEEPEN, WIDEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

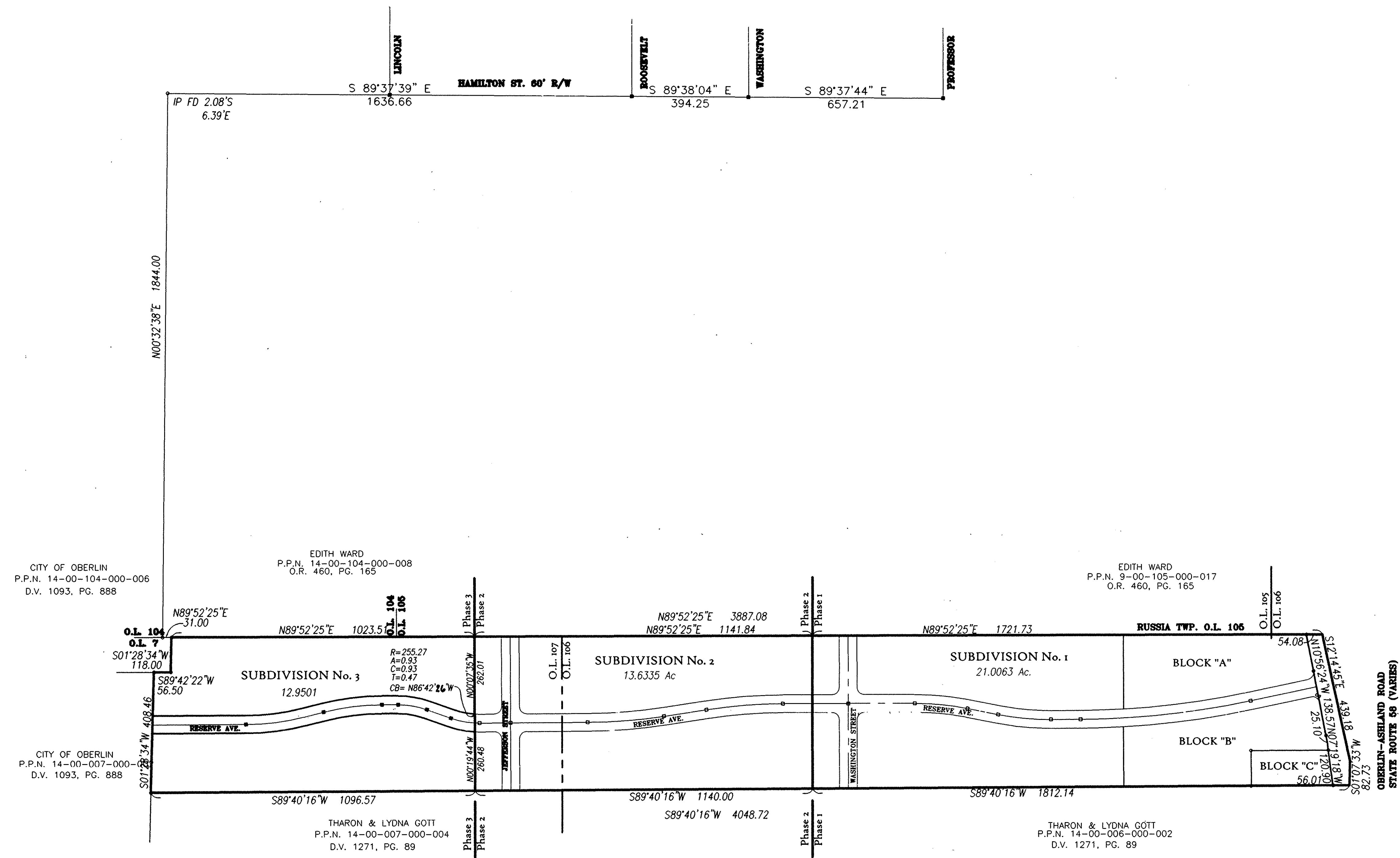
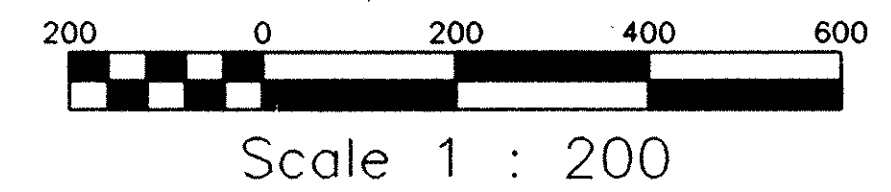
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PHASE MAP
FOR
OBERLIN RESERVE SUBDIVISION No. 3

SITUATED IN THE CITY OF OBERLIN, COUNTY OF LORAIN, AND STATE OF OHIO,
AND KNOWN AS BEING PART OF ORIGINAL PITTSFIELD TOWNSHIP LOTS 6 & 7



CITY OF OBERLIN
P.P.N. 14-00-104-000-006
D.V. 1093, PG. 888

EDITH WARD
P.P.N. 14-00-104-000-008
O.R. 460, PG. 165

EDITH WARD
P.P.N. 9-00-105-000-017
O.R. 460, PG. 165

CITY OF OBERLIN
P.P.N. 14-00-007-000-000
D.V. 1093, PG. 888

THARON & LYDNA GOTT
P.P.N. 14-00-007-000-004
D.V. 1271, PG. 89

THARON & LYDNA GOTT
P.P.N. 14-00-006-000-002
D.V. 1271, PG. 89

USED PREVIOUS SURVEY BY:
RICHARD ROSEBECK, P.E., P.S.
AUGUST 1996

REVISIONS	

**J.A.R. Engineering
& Surveying, Inc.**
CONSULTING ENGINEERS / SURVEYORS
24629 DETROIT ROAD WESTLAKE, OHIO 44145
Phone: (440)-871-8345

**PHASE MAP
OBERLIN RESERVE
SUBDIVISION No. 3
OBERLIN, OHIO**

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3
10/01

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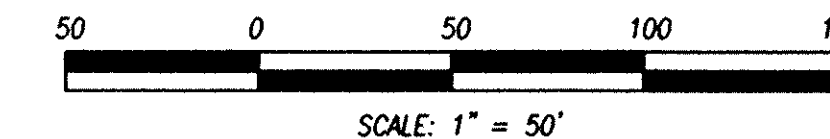
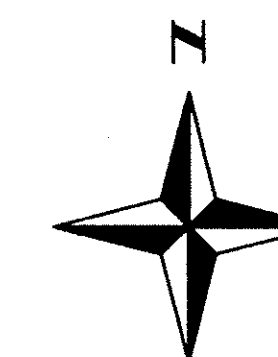
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CURVE DATA FOR CENTERLINE

NUMBER	DELTA ANGLE	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	13°49'47"	N 82°45'23" E	100.00	824.56	199.03	198.54
C2	14°01'56"	S 82°51'27" W	100.00	812.55	199.00	198.50
C3	19°40'49"	N 80°17'11" W	50.00	288.26	99.01	98.53
C4	16°44'02"	S 78°48'47" E	41.96	285.27	83.33	83.03
C5	03°08'57"	S 88°40'18" E	7.84	285.27	15.68	15.67
C6	19°52'59"	S 80°23'15" E	50.00	285.27	99.00	98.50

PLAT FOR
OBERLIN RESERVE SUBDIVISION No. 3

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CITY OF OBERLIN
 P.P.N. 14-00-104-000-006
 D.V. 1093, PG. 888

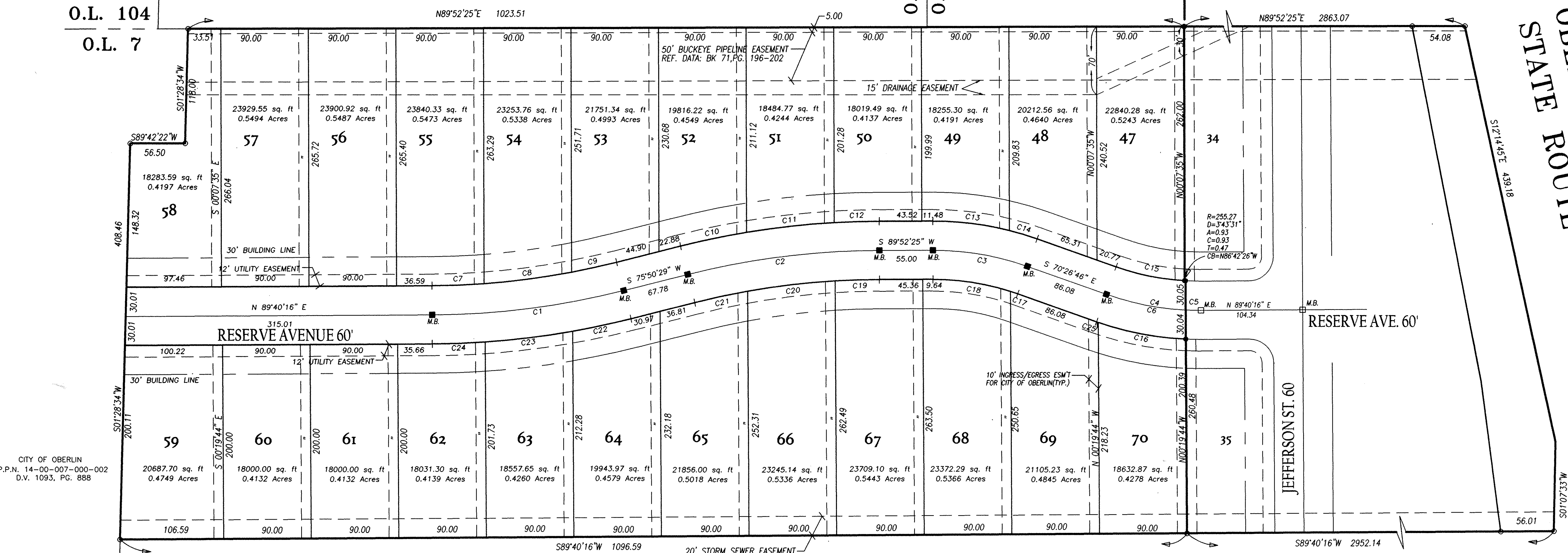
EDITH WARD
 P.P.N. 14-00-104-000-008
 O.R. 460, PG. 165

O.L. 104
 O.L. 7

O.L. 104
 O.L. 105

SUBDIVISION 3
 SUBDIVISION 2

STATE ROUTE 58 (VARIES)
 OBERLIN-ASHLAND ROAD



CITY OF OBERLIN
 P.P.N. 14-00-007-000-002
 D.V. 1093, PG. 888

THARON & LYDIA GOTT
 P.P.N. 14-00-006-000-002
 D.V. 1271, PG. 89

CURVE DATA FOR RIGHT-OF-WAY

NUMBER	DELTA ANGLE	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C7	03°51'17"	N 87°44'37" E	26.74	794.56	53.46	53.45
C8	06°32'49"	N 82°32'34" E	45.44	794.56	90.79	90.74
C9	03°25'41"	N 77°33'19" E	23.78	794.56	47.54	47.53
C10	04°42'35"	S 78°11'47" W	34.65	842.55	69.26	69.24
C11	06°09'35"	S 83°37'52" W	45.33	842.55	90.58	90.54
C12	03°09'46"	S 88°17'32" W	23.26	842.55	46.51	46.50
C13	14°16'56"	N 82°59'07" W	39.87	318.26	79.33	79.13
C14	05°23'53"	N 73°08'42" W	15.00	318.26	29.98	29.97

NUMBER	DELTA ANGLE	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C15	16°11'44"	S 78°30'19" E	36.32	255.27	72.16	71.92
C16	16°44'02"	S 79°06'55" E	46.37	315.27	92.08	91.75
C17	01°45'26"	N 71°19'29" W	3.96	258.26	7.92	7.92
C18	17°55'29"	N 81°09'54" W	40.73	258.26	80.79	80.46
C19	03°20'17"	S 88°12'17" W	22.80	782.55	45.59	45.58
C20	06°38'07"	S 83°13'05" W	45.36	782.55	90.62	90.57
C21	04°03'33"	S 77°52'15" W	27.73	782.55	55.44	55.43
C22	04°06'19"	N 77°53'39" E	30.63	854.56	61.23	61.22
C23	06°04'42"	N 82°59'09" E	45.37	854.56	90.66	90.62
C24	03°38'45"	N 87°50'53" E	27.20	854.56	54.38	54.37
C25	00°18'06"	N 70°35'49" W	0.83	315.27	1.66	1.66

LEGEND

- - MONUMENT BOX SET
- - MONUMENT BOX FND
- - IRON PIN SET
- - IRON PIN FND

REVISIONS	DATE	DESCRIPTION
1	12/17/01	1. REMOVE TURNAROUND ESMT PER CITY
2	12/2/02	2. CORRECTED CENTERLINE PER COUNTY

J.A.R. Engineering & Surveying, Inc.
 CONSULTING ENGINEERS / SURVEYORS
 24629 DETROIT ROAD WESTLAKE, OHIO 44145
 Phone: (440)-871-8345

RECORD PLAT
 OBERLIN RESERVE
 SUBDIVISION No. 3
 OBERLIN, OHIO

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 01/02