

COVER SHEET
FOR
RODAK RIDGE SUBDIVISION No. 2
A SINGLE FAMILY DEVELOPMENT
DECEMBER 2002

SITUATED IN THE TOWNSHIP OF LoGRANGE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING LoGRANGE VILLAGE LOT No. 24, CONTAINING 23.9414 ACRES, OF LAND, OF WHICH 0.8122 ACRES ARE WITHIN THE RIGHT OF WAY AND 23.9414 ACRES ARE WITHIN LOTS, BEING THE SAME TRACT AS CONVEYED TO DAVID DEVELOPMENT INC., DESCRIBED IN DEED RECORDED IN INSTRUMENT No. 843784 RECORDERS OFFICE, LORAIN COUNTY, OHIO.

THE UNDERSIGNED DAVID DEVELOPMENT INC. HEREBY CERTIFY THAT THEIR "RODAK RIDGE SUBDIVISION No. 2", A SUBDIVISION OF LOTS 21 TO 24 + B, B+C INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PLANTING STRIPS, ETC. SHOWN HEREIN AND NOT HEREFOR DEDICATED.

THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLANNING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF PARKING AND LOADING REQUIREMENTS OF THE TOWNSHIP OF LoGRANGE, OHIO, FOR THE BENEFIT OF THEMSELVES 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 THEREOF THE UNDERSIGNED HAVE HEREUNTO SET HIS HAND THIS 19th DAY OF December, 2002.

Calvin Smith
DAVID DEVELOPMENT INC.
BY: CALVIN SMITH
PRESIDENT

WITNESS *[Signature]* SIGNED Dec 19, 2002

STATE OF OHIO S.S.
COUNTY OF LORAIN

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY APPEARED DAVID DEVELOPMENT INC., BY CALVIN SMITH, PRESIDENT WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 19th DAY OF December, 2002.

Ramona Dobbins
NOTARY PUBLIC
RAMONA DOBBINS
NOTARY PUBLIC, STATE OF OHIO
My Comm. Expires Sept. 28, 2003

OWNERS CERTIFICATION

I, THE UNDERSIGNED, OWNER OF THE PROPERTY HEREOF DESCRIBED, DO HEREBY ADOPT THIS SUBDIVISION INTO LOTS SHOWN, ESTABLISH SETBACK LINES AS SHOWN, (EXCEPT BUFFER LOT WHICH IS DEDICATED ON CONDITION THE ABUTTING RIGHT-OF-WAY DEDICATION IS EXTENDED OR WIDENED BEYOND SAID BUFFER LOT), AND DEDICATE TO PUBLIC USE, RIGHT-OF-WAY AS SHOWN, AND WE DO FURTHER GRANT EASEMENTS AS SHOWN HEREOF AND DESIGNATED AS UTILITY RESERVATION, ROADWAY EASEMENTS AND DRAINAGE EASEMENT.

[Signatures]
WITNESS
OWNER

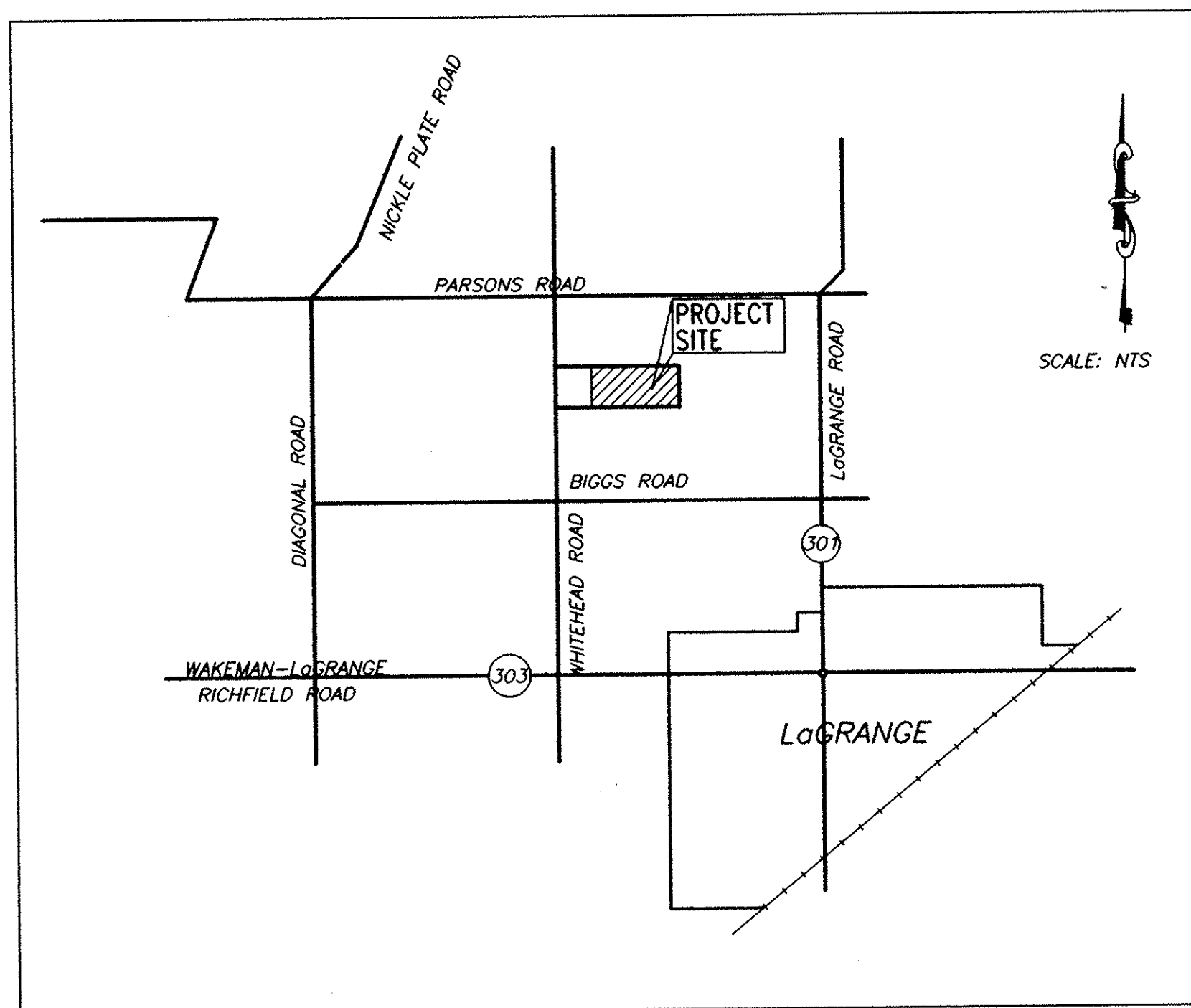
NOTARY PUBLIC
COUNTY OF LORAIN
STATE OF OHIO S.S.

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED DAVID DEVELOPMENT INC. BY CALVIN SMITH, PRESIDENT WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF "RODAK RIDGE SUBDIVISION No. 2", AND THAT IT WAS THEIR OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 19th DAY OF December, 2002.

NOTARY PUBLIC *Ramona Dobbins*
MY COMMISSION EXPIRES Sept 28, 2003

RAMONA DOBBINS
NOTARY PUBLIC, STATE OF OHIO
My Comm. Expires Sept. 28, 2003

SITUATED IN THE TOWNSHIP OF LoGRANGE, COUNTY OF LORAIN, STATE OF OHIO AND BEING KNOWN AS PART OF ORIGINAL LOT No. 24 BEING A RESUBDIVISION OF BLOCK 'A' OF RODAK RIDGE SUBDIVISION NO. 1 VOL. 61, P. G. 30



VICINITY MAP

APPROVALS

- APPROVED THIS 18th DAY OF DECEMBER 20 02 *[Signature]*
LORAIN COUNTY ENGINEER
- APPROVED THIS 18th DAY OF DECEMBER 20 02 *[Signature]*
LORAIN COUNTY SANITARY ENGINEER
- APPROVED THIS 19th DAY OF DECEMBER 20 02 *[Signature]*
LORAIN COUNTY DISTRICT BOARD OF HEALTH
- APPROVED THIS 20th DAY OF DECEMBER 20 02 *[Signature]*
LORAIN COUNTY PROSECUTOR'S OFFICE
- APPROVED THIS 20th DAY OF DECEMBER 20 02 *[Signature]*
DIRECTOR, LORAIN COUNTY PLANNING COMMISSION
- TRANSFERRED THIS ____ DAY OF _____ 20____ LORAIN COUNTY AUDITOR
- FILED FOR RECORD THIS ____ DAY OF _____ 20____ AT _____ M.
- RECORDED THIS ____ DAY OF _____ 20____ IN
- PLAT BOOK _____ PAGE _____

JAN 15 2003
RECEIVED FOR RECORD
at 11 o'clock 33M. In 21st RECORD
VOL. 74 MARY ANN JAMISON
PAGE 71+72 Lorain County Recorder
luc 88.40, 1me
LORAIN COUNTY RECORDER SA/KO

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JAN 15 2003 *[Signature]*
MARK R. STEWART
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

ACCEPT THIS 20th DAY OF December, 2002 *[Signature]*
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

UNDERGROUND EASEMENT

DAVID DEVELOPMENT COMPANY, THE OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO ALLTEL, OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, AND G.L.W. CABLE AND LORAIN-MEDINA RURAL ELECTRIC 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.

Calvin Smith
DAVID DEVELOPMENT INC.
BY: CALVIN SMITH
PRESIDENT

Brad Warrum
LORAIN-MEDINA RURAL ELECTRIC CO-OP
Dir. of Operations
BRAD WARRUM

[Signature]
G.L.W. CABLE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "RODAK RIDGE SUBDIVISION No. 2" AS SHOWN HEREOF AND CONTAINING 20.0297 ACRES OF LAND IN LoGRANGE TOWNSHIP LOT No. 24, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND 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 PF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY ALL OF WHICH I CERTIFY TO BE CORRECT.

BY: *[Signature]*
JAMES A. RESAR
REGISTERED OHIO SURVEYOR #6361

J.A.R. Engineering & Surveying, Inc.
CONSULTING ENGINEERS / SURVEYORS
24629 DETROIT ROAD WESTLAKE, OHIO 44115
Phone: (440)-871-8345
Proj. No.

COVER SHEET
FOR
RODAK RIDGE SUBDIVISION No. 2

1
2
12/02

Box David Development
Tom Pifer 355-6391
TAX MAP DEPT. COPY # 02-00557

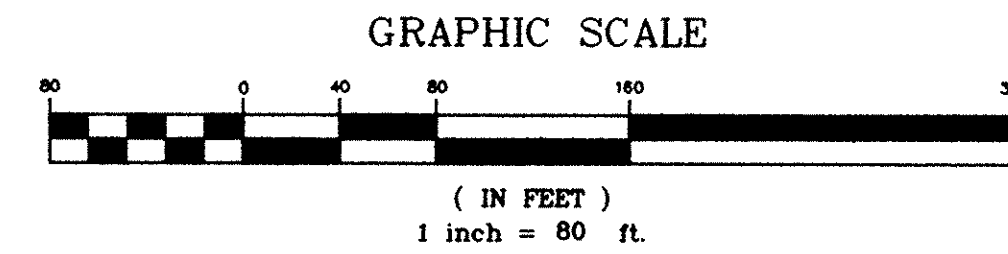
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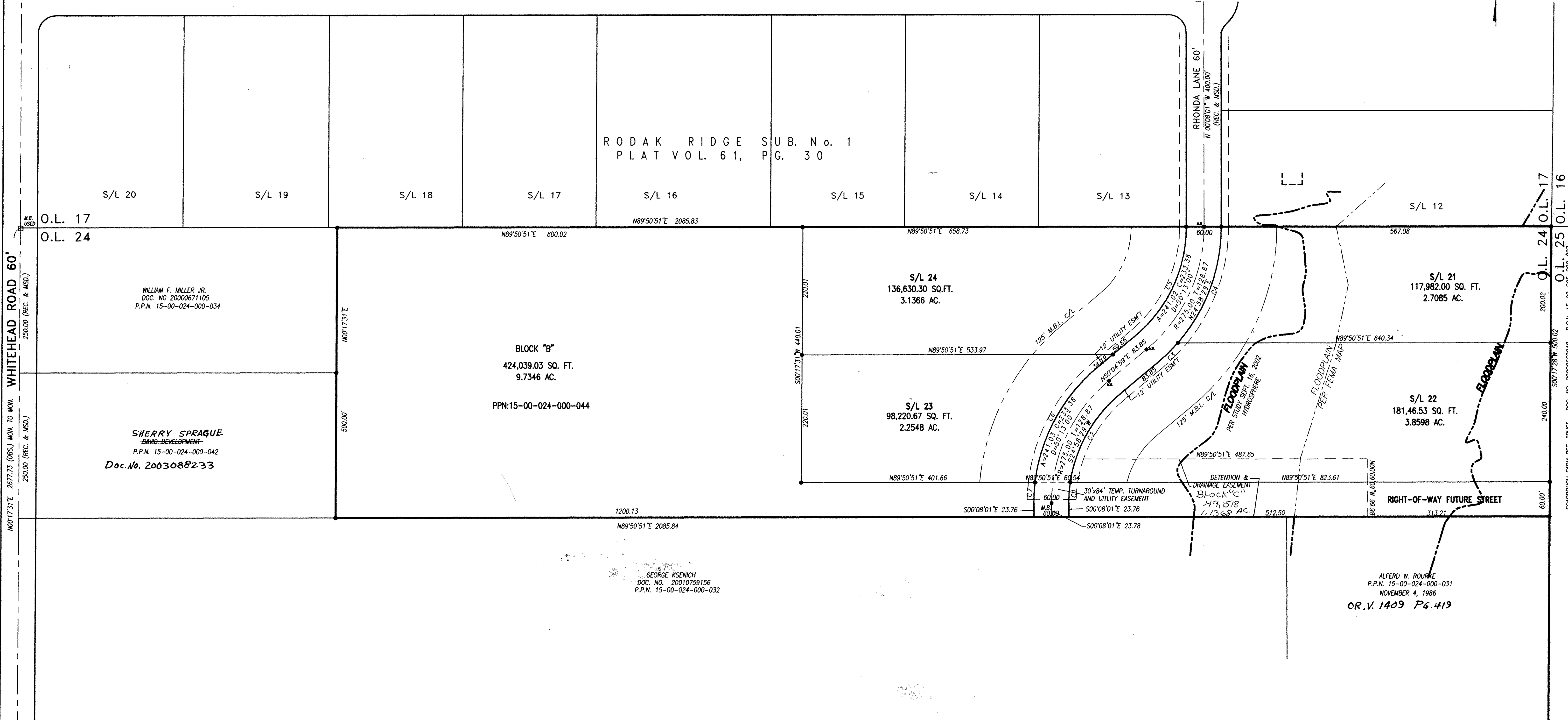
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RODAK RIDGE SUBDIVISION No. 2

SITUATED IN THE TOWNSHIP OF LoGRANGE, COUNTY OF LORAIN,
STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT No.24
BEING A RESUBDIVISION OF BLOCK "A" OF RODAK RIDGE
SUBDIVISION No. 1 VOL. 61, PG. 30



RODAK RIDGE SUB. No. 1
PLAT VOL. 61, PG. 30



WILLIAM F. MILLER JR.
DOC. NO 20000671105
P.P.N. 15-00-024-000-034

SHERRY SPRAGUE
DAVID DEVELOPMENT
P.P.N. 15-00-024-000-042
Doc. No. 2003088233

BLOCK "B"
424,039.03 SQ. FT.
9.7346 AC.
PPN:15-00-024-000-044

GEORGE KSENIKH
DOC. NO. 20010759156
P.P.N. 15-00-024-000-032

ALFRED W. ROURKE
P.P.N. 15-00-024-000-031
NOVEMBER 4, 1986
OR.V. 1409 Pg. 419

BIGGS RD.

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	DELTA	TANGENT	BEARING
C1	36.37	245.00	36.33	8°30'17"	18.22	S04°07'08"W
C2	178.36	245.00	174.45	41°42'41"	93.34	S29°13'38"W
C3	49.15	305.00	49.10	9°14'00"	24.63	N45°27'58"E
C4	218.16	305.00	213.54	40°58'58"	113.98	N20°21'29"E
C5	214.73	245.00	207.92	50°12'58"	114.81	N24°58'29"E
C6	231.01	305.00	225.53	43°23'50"	121.37	S28°23'03"W
C7	36.30	305.00	36.28	6°49'08"	18.17	S03°16'34"W

REVISIONS	1/8/03	REVISIONS PER COUNTY

J.A.R. Engineering & Surveying, Inc.
CONSULTING ENGINEERS / SURVEYORS
24629 DETROIT ROAD WESTLAKE, OHIO 44145
Phone: (440)-871-8345
Proj. No. XXXXXXXX

RECORD PLAT
RODAK RIDGE SUBD. No. 2
WHITEHEAD ROAD
LaGRANGE, OHIO

2
2
12/02