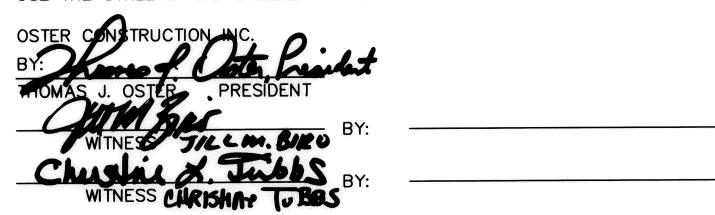
HIDDEN CREEK SUBDIVISION No. 4

BEING PART OF

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

OWNER'S CERTIFICATE

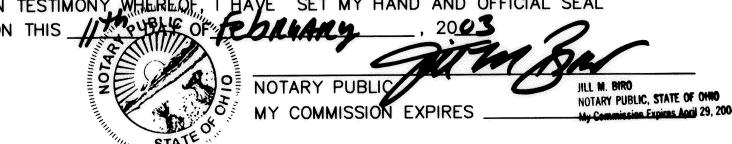
THIS IS TO CERTIFY THAT THE UNDERSIGNED, OSTER CONSTRUCTION, INC. BY THOMAS J. OSTER, ITS PRESIDENT, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF HIDDEN CREEK SUBDIVISION NO. 4, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC



NOTARY CERTIFICATE

STATE OF OHIO

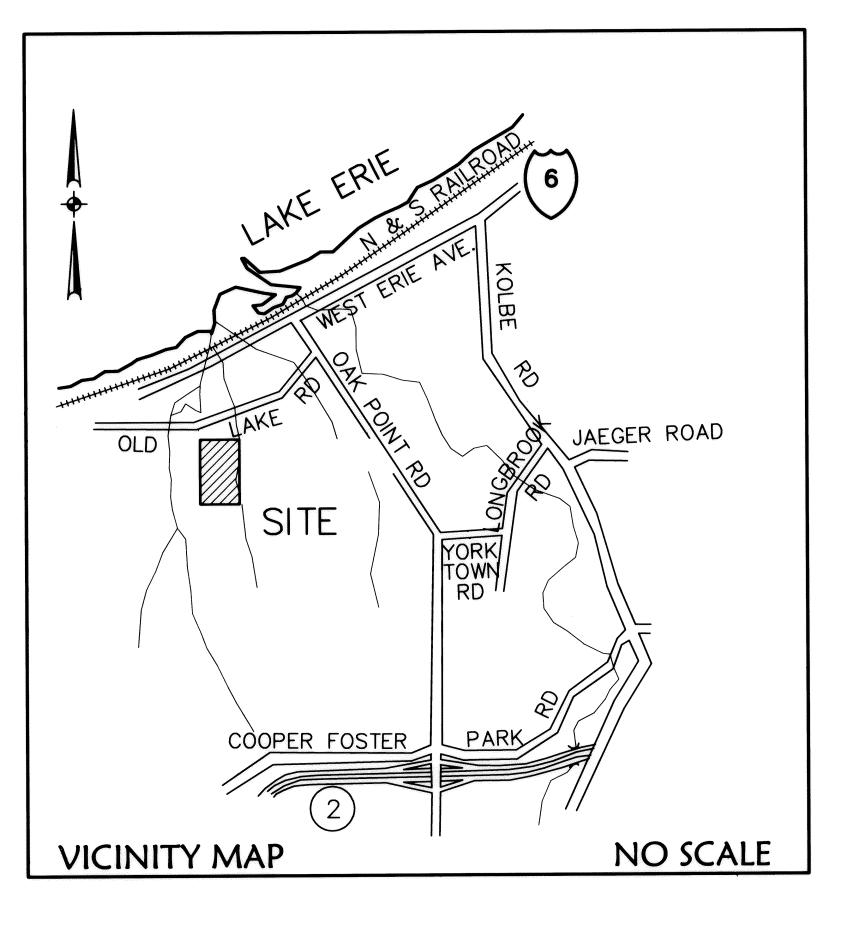
THIS PLAT. WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAYE SET MY HAND AND OFFICIAL SEAL



UNDERGROUND UTILITIES

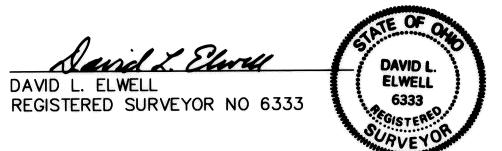
THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON CO., CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC, THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEES), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH 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 GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES 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. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, 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 GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.





SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "HIDDEN CREEK SUBDIVISION NO. 4" AS SHOWN HEREON AND CONTAINING 15.3770 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOT 4 & 7 IN TRACT 3 IN THE CITY OF LORAIN, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED . IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED -O-, 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 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE



TOTAL AREA AREA IN O.L. 4 AREA IN O.L. 7 13.2300 ACRES 10.2262 ACRES 2.1470 ACRES 1.8177 ACRES 0.3293 ACRES TOTAL AREA IN SUBDIVISION 15.3770 ACRES

AREA IN SUBLOTS

AREA IN RIGHT-OF-WAY

LEGEND

- INDICATES IRON PIN FOUND -O- INDICATES IRON PIN SET -- INDICATES MONUMENT SET

MORTGAGEES CERTIFICATE

NOTARY CERTIFICATE

STATE OF OHIO SS

LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THOMAS W. KUCKA JR. REPRESENTING U.S. BANK

WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HE OWN FREE ACT AND DEED, IN TESTIMONY I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON

SET JO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

LORAIN CITY SURVEYOR

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF HIDDEN CREEK SUBDIVISION NO. 4 WAS ACCEPTED BY THE COUNCIL OF

THE CITY OF LORAIN BY ORDINANCE NO.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PREGOING PLAT OF HIDDEN CREEK SUBDIVISION NO. 4 IS HEREBY PROVED BY THE PLANNING

LAW DIRECTOR'S CERTIFICATE

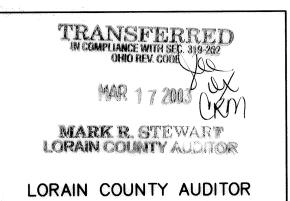
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF HIDDEN CREEK SUBDIVISION NO. 4 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

2 14 03 LAW DIRECTOR, CITY OF LORAIN

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 LIFE THEREOF. DIRECTOR OF PUBLIC SERVICE



MW-1777 RECEIVED FOR RECORD at 9:38 clock A M. In PLATRECORD VOL. 25 MARY ANN JAMISON PAGE Lorain County Recorder 10 50,511WCL BOX MILLINIUM GREG TUN LORAIN COUNTY RECORDER

BENIZION2

RECORD F HIDDEN SUBDIV' IVER TOW'

SHEET

JOB NO.

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