

CHARLES DRIVE DEDICATION PLAT

BEING PART OF
BLACK RIVER TOWNSHIP TRACT 2 ORIGINAL LOT 11
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 DEDICATION PLAT OF CHARLES DRIVE, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

OSTER CONSTRUCTION, INC.
BY: Thomas J. Oster
THOMAS J. OSTER, PRESIDENT
WITNESS: Jill M. Biro BY: _____
Douglas W. Morrison BY: _____
WITNESS Douglas W. Morrison

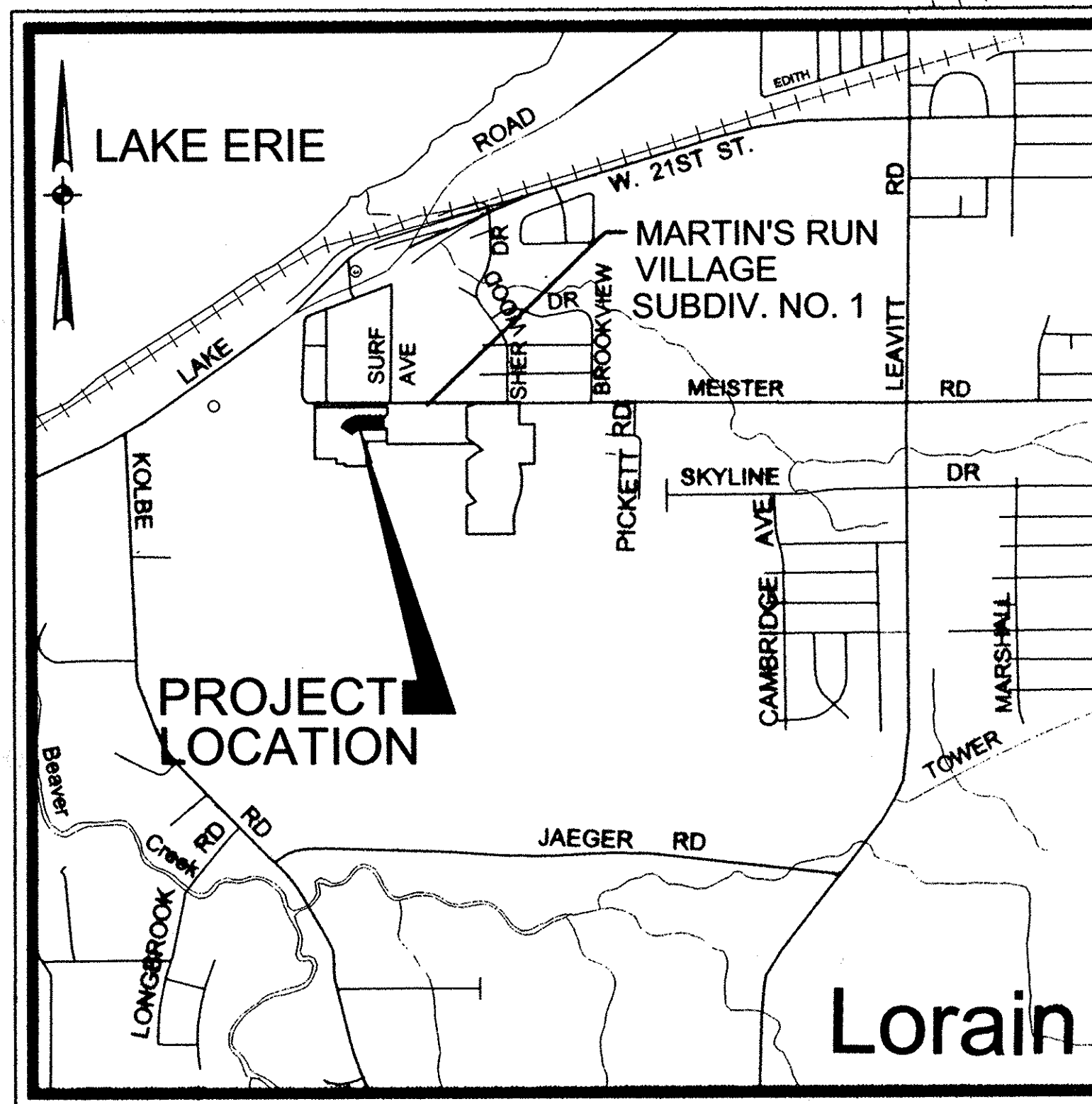
NOTARY CERTIFICATE

STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THOMAS OSTER 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 11th DAY OF NOVEMBER, 2002.
Jill M. Biro
NOTARY PUBLIC
MY COMMISSION EXPIRES April 29, 2004

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 GRANTEE), 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 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.

BY: Thomas J. Oster, President
BY: _____
BY: _____



VICINITY MAP NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND DEDICATED "CHARLES DRIVE" AS SHOWN HEREON AND CONTAINING 0.3684 ACRES OF LAND IN BLACK RIVER TOWNSHIP ORIGINAL LOT 11 IN TRACT 2 OF THE CITY OF LORAIN, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED -O-, 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. THIS PLAT 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

AREA IN REMAINDER 9.9200 ACRES
AREA IN CHARLES DRIVE 0.3684 ACRES
TOTAL AREA 10.2884 ACRES

LEGEND

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

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING Fifth Third Bank MORTGAGEE OF LAND CONTAINED WITHIN THIS DEDICATION PLAT OF CHARLES DRIVE, HAS EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT, AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.
REPRESENTATIVE: Timothy M. Brown ASST. VICE PRESIDENT
WITNESS: Jill M. Biro WITNESS: Kimberly Meyers

MORTGAGEE'S NOTARY CERTIFICATE

STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Timothy M. Brown REPRESENTING Fifth Third Bank WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL ON THIS 11th DAY OF NOVEMBER, 2002.
Jill M. Biro
NOTARY PUBLIC
MY COMMISSION EXPIRES April 29, 2004

LORAIN CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING DEDICATION PLAT OF CHARLES DRIVE AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.
Patrick P. McGannon 1-06-03
PAT MCGANNON, PS DATE
LORAIN CITY SURVEYOR

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING DEDICATION PLAT OF CHARLES DRIVE WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN
BY ORDINANCE NO. 207-02
PASSED THIS 16 DAY OF December, 2002.
Lesley Phelan
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING DEDICATION PLAT OF CHARLES DRIVE IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.
Craig Miller 12-19-02
CHAIRMAN, CITY OF LORAIN DATE
PLANNING COMMISSION

LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING DEDICATION PLAT OF CHARLES DRIVE IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.
David L. Elwell 12/18/02
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.
Craig Miller 12/19/02
DIRECTOR OF PUBLIC SERVICE DATE

RECEIVED FOR RECORD
AUG 11 2003
all o'clock A.M. in PM RECORD
VOL. 77 JUDITH M. NEDWICK
PAGE 156 Lorain County Recorder
LORAIN COUNTY AUDITOR

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
AUG 11 2003
MARK R. STEWART
LORAIN COUNTY AUDITOR
LORAIN COUNTY RECORDER

DESCRIPTION	DATE	REVISIONS	DATE	DRAWN BY	CH'D BY	DWG.	PATH	F.B.
				DAM	JRK	13-BEDCS	01113/LDDT	

DEDICATION PLAT FOR CHARLES DRIVE

SHEET 1 OF 2
JOB NO. 01113

PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 11, TRACT 2 CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

R:\01000\01113\ladd\control\dwg\13-BEDCS.dwg 10/24/2002 02:50:21 PM EDT

2502.43' (R.)
2502.69' (S.)

O.L. 1 TRACT 3
O.L. 11 TRACT 2

02-03-001-108-010
LORAIN LAND DEVELOPMENT, L.L.C.
#20010729273

02-02-011-000-021
LORAIN LAND DEVELOPMENT, LLC
#20010729273

02-02-011-000-020
OSTER CONSTRUCTION, INC.
#200200001206

02-02-011-000-019
OSTER CONSTRUCTION, INC.
#20020816669

02-02-011-000-013
CITY OF LORAIN
(10'x150')
D.V. 1286, P. 766

BD. OF COMM. LORAIN COUNTY, OH.
D.V. 1213, P. 57

EX. 5' EASEMENT TO
LORAIN TELEPHONE COMPANY
& OHIO EDISON
D.V. 694 P. 629

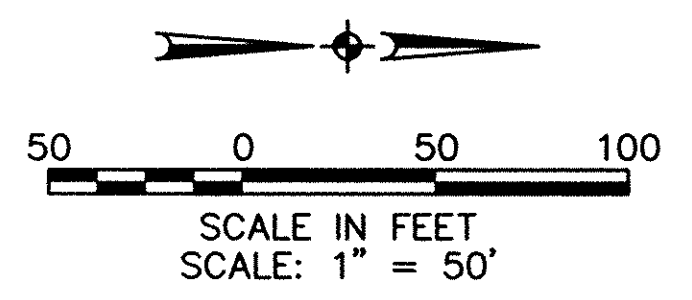
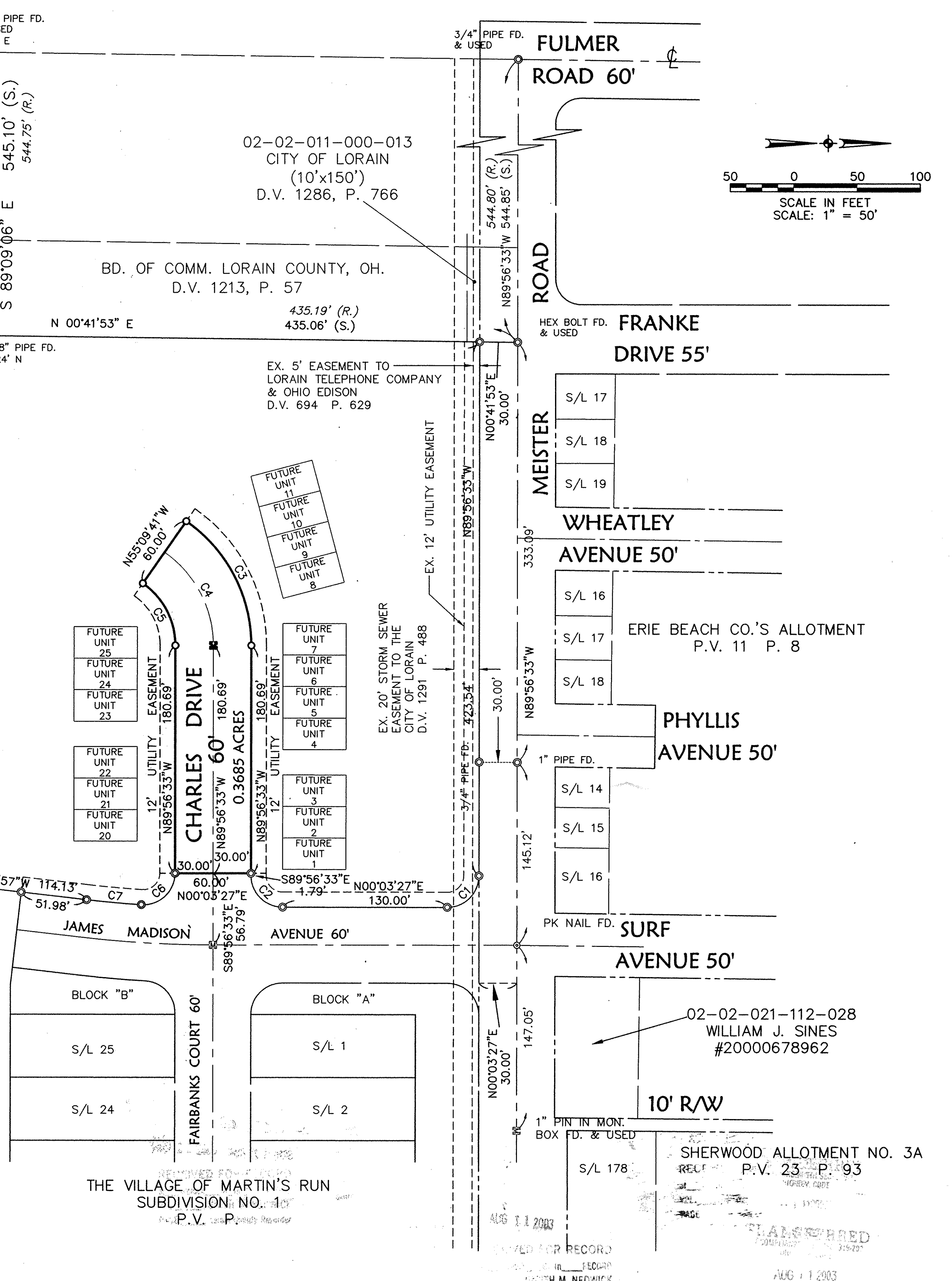
EX. 20' STORM SEWER
EASEMENT TO THE
CITY OF LORAIN
D.V. 1291 P. 488

02-02-021-112-028
WILLIAM J. SINES
#20000678962

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	39.27	25.00	25.00	90°00'00"	35.36	S44°56'33"W
C2	39.27	25.00	25.00	90°00'00"	35.36	S45°03'27"E
C3	115.65	120.00	62.76	55°13'09"	111.23	N62°26'54"E
C4	86.74	90.00	47.07	55°13'09"	83.42	N62°26'54"E
C5	57.83	60.00	31.38	55°13'09"	55.61	S62°26'54"W
C6	40.90	25.00	26.68	93°43'55"	36.49	S43°04'35"E
C7	43.42	870.00	21.72	02°51'35"	43.42	S05°13'10"W
C8	106.99	930.00	53.56	06°35'30"	106.93	S03°21'12"W
C9	39.27	25.00	25.00	90°00'00"	35.36	S45°03'27"W
C10	39.27	25.00	25.00	90°00'00"	35.36	S44°56'33"E
C11	39.27	25.00	25.00	90°00'00"	35.36	S45°03'27"W

LEGEND

- - MONUMENT BOX FOUND
- - MONUMENT BOX SET
- - IRON PIN/PIPE FOUND
- - 5/8" CAPPED REBAR SET
- FD. - FOUND
- R. - RECORD
- S. - SURVEYED
- U. - USED



R:\01000\01113\edit\control\dwg\13-DEDPLAT.dwg 11/20/2002 02:39:23 PM EST

BY	
DESCRIPTION	
DATE	
REVISIONS	
DATE: 8-22-02	DRAWN BY: DAM
	CHECKED BY: JMK
	DWG. NAME: 13-DEDPLAT.dwg
	PATH: R:\01113\01113\CONTROL
	F.B.
	11-20-02 ORIGINAL ISSUE

HS ASSOCIATES, INC.
260 Burns Road, Suite 100
Elmira, Ohio 44035
Phone (440) 365-4730
Fax (440) 365-4790
mailto:info@hsoasoc.com
www.hsoasoc.com

DEDICATION PLAN FOR
CHARLES DRIVE

OF PART OF
BLACK RIVER TOWNSHIP ORIGINAL LOT NO. 11, TRACT 2
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SHEET	2	OF	2
JOB NO.	01113		