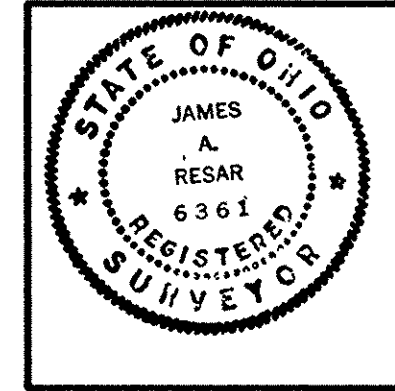


SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "MALLARD CREEK ESTATES SUBDIVISION NO. 1" AS SHOWN HEREON AND CONTAINING 9.82 ACRES OF LAND IN ORIGINAL LOT NO. 4 IN TRACT 3 OF BLACK RIVER TOWNSHIP, NOW IN THE CITY OF LORAIN, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED ○, IRON PIN MONUMENTS WERE FOUND AND AT POINTS THUSLY INDICATED ●, IRON PIN MONUMENTS WERE SET. DISTANCES SHOWN IN FEET AND IN DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY AND THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH LOT WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARD 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.

James A. Resar
 JAMES A. RESAR, P.E., P.S.
 REG. OHIO SURVEYOR NO. 6361



OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, DARRYL NORRIS, PRESIDENT, MALLARD CREEK ESTATES, INC., OWNER OF LAND CONTAINED WITHIN THIS PLAT OF MALLARD CREEK ESTATES SUBDIVISION NO. 1 DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE EASEMENTS, STREETS AND PARKS AS SHOWN HEREON. NO BUILDINGS OR TREES SHALL BE PLACED WITHIN THE DEDICATED STREETS OR EASEMENTS SHOWN HEREON.

MALLARD CREEK ESTATES INC.

Darryl Norris
 BY: DARRYL NORRIS
 PRESIDENT

James Kitchum Amy S. Porto
 WITNESS WITNESS

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

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR MALLARD CREEK ESTATES INC., BY DARRYL NORRIS, PRESIDENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF MALLARD CREEK ESTATES SUBDIVISION NO. 1, AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 18th DAY OF SEPTEMBER 2003.

NOTARY PUBLIC James Kitchum
 MY COMMISSION EXPIRES May 21, 2006

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING NORTHERN SAVINGS & LOAN, NEAL HUBBARD PRESIDENT AND DALE SCHIEFERSTEIN VICE PRESIDENT, MORTGAGEE OF THE LAND CONTAINED WITHIN THIS PLAT OF MALLARD CREEK ESTATES SUBDIVISION NO. 1 HAS EXAMINED THIS PLAT OF THE SAME. ACCEPTS IT TO BE CORRECT, AND ALSO DEDICATES FOREVER TO PUBLIC USE THE EASEMENTS AS SHOWN HEREON.

NORTHERN SAVINGS & LOAN

Neal Hubbard Dale Schieferstein
 NEAL HUBBARD DALE SCHIEFERSTEIN
 PRESIDENT VICE PRESIDENT

James Kitchum Amy S. Porto
 WITNESS WITNESS

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

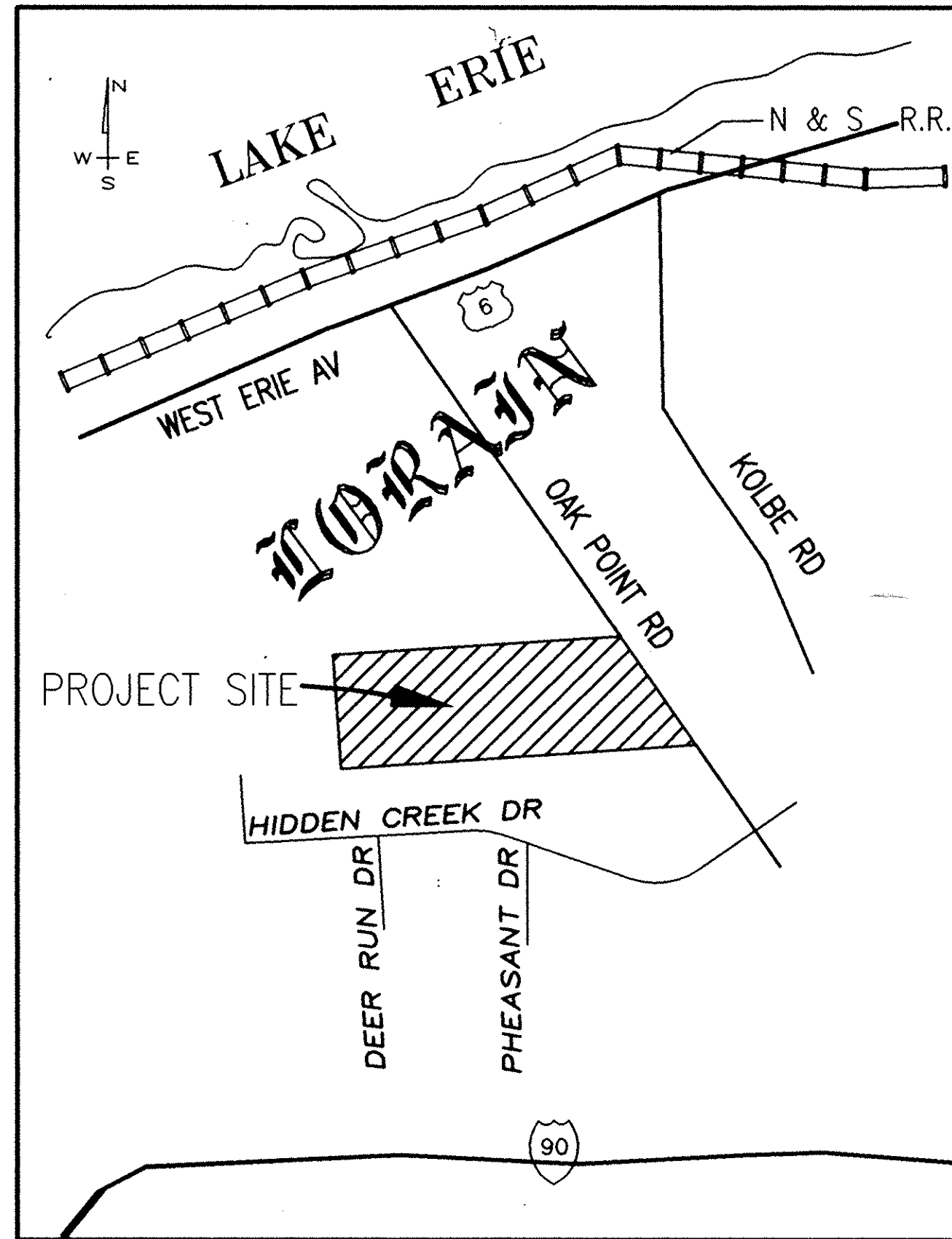
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF MALLARD CREEK ESTATES SUBDIVISION NO. 1, AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 18 DAY OF SEPTEMBER 2003.

NOTARY PUBLIC James Kitchum
 MY COMMISSION EXPIRES May 21, 2006

Mallard Creek Estates Subdivision No. 1

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN & STATE OF OHIO
 & KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP

LOT No. 4 TRACT 3



VICINITY MAP
 N.T.S.

TRANSFERRED
 IN COMPLIANCE WITH REG. 316.202
 OCT 07 2003
 MARK R. STOWART
 LORAIN COUNTY AUDITOR

OCT 07 2003
 RECEIVED FOR RECORD
 at 2:40 clock P.M. In RECORDED
 VOL. 22 JUDITH M. NEDWICK
 PAGES 42-43 side 172.00/Ka-
 Box ELTA / JOY

ACREAGE
 TOTAL AREA = 9.82 AC.
 SUBLOT AREA = 8.19 AC.
 R.O.W. AREA = 1.63 AC.

35 FT. DRAINAGE WAY EASEMENT

MALLARD CREEK INC., THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO: ALL LOTS, EXCEPTING UNTO LOTS 1 AND 2, A PERMANENT DRAINAGE WAY EASEMENT THIRTY FIVE FT. IN WIDTH, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON (EXCEPTING LOTS 1 AND 2) AND PARALLEL WITH THE NORTH AND SOUTH SUBDIVISION BOUNDARY LINES. SAID EASEMENTS ARE FOR SURFACE WATER DRAINAGE.

Darryl Norris
 DARRYL NORRIS, PRESIDENT
 MALLARD CREEK ESTATES INC.

APPROVALS

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF MALLARD CREEK ESTATES SUBDIVISION NO. 1 AND FIND SUFFICIENT MONUMENTS FOUND AND SET TO DEFINE THE PLAT AND THE PUBLIC STREETS AS SHOWN HEREON AND APPROVED SAME. THE IMPROVEMENTS ARE COMPLETE WITHIN THE PUBLIC STREETS AND ARE CONSTRUCTED ACCORDING TO THE CITY OF LORAIN'S CONSTRUCTION AND MATERIALS SPECIFICATIONS AND DESIGN STANDARDS.

Patrick A. McGannon 9-19-03
 PATRICK A. MCGANNON DATE
 LORAIN CITY SURVEYOR

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 147.03 PASSED THIS 15th DAY OF Sept 2003.

Nancy A. Greer
 CLERK OF COUNCIL

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Craig Blum 9-19-03
 CHAIRMAN, CITY OF LORAIN DATE
 PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

Mark Crowley 9-19-03
 LAW DIRECTOR DATE

THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 111.05 AS APPROVED BY ORDINANCE NO. 186-85 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN HAVE BEEN MET.

Craig Miller 9/19/03
 DIRECTOR OF PUBLIC SERVICE DATE

12 FT. UTILITY EASEMENT

MALLARD CREEK INC., THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO: OHIO EDISON, COLUMBIA GAS OF OHIO, CENTURYTEL OF OHIO, INC. AND ADELPHIA CABLE COMPANY THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY EASEMENT TWELVE FT. IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREET LINES 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 EASEMENTS 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.

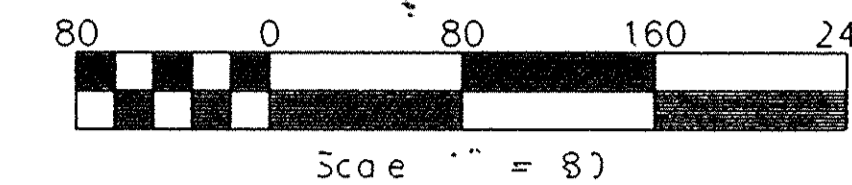
Darryl Norris
 DARRYL NORRIS, PRESIDENT
 MALLARD CREEK ESTATES INC.

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

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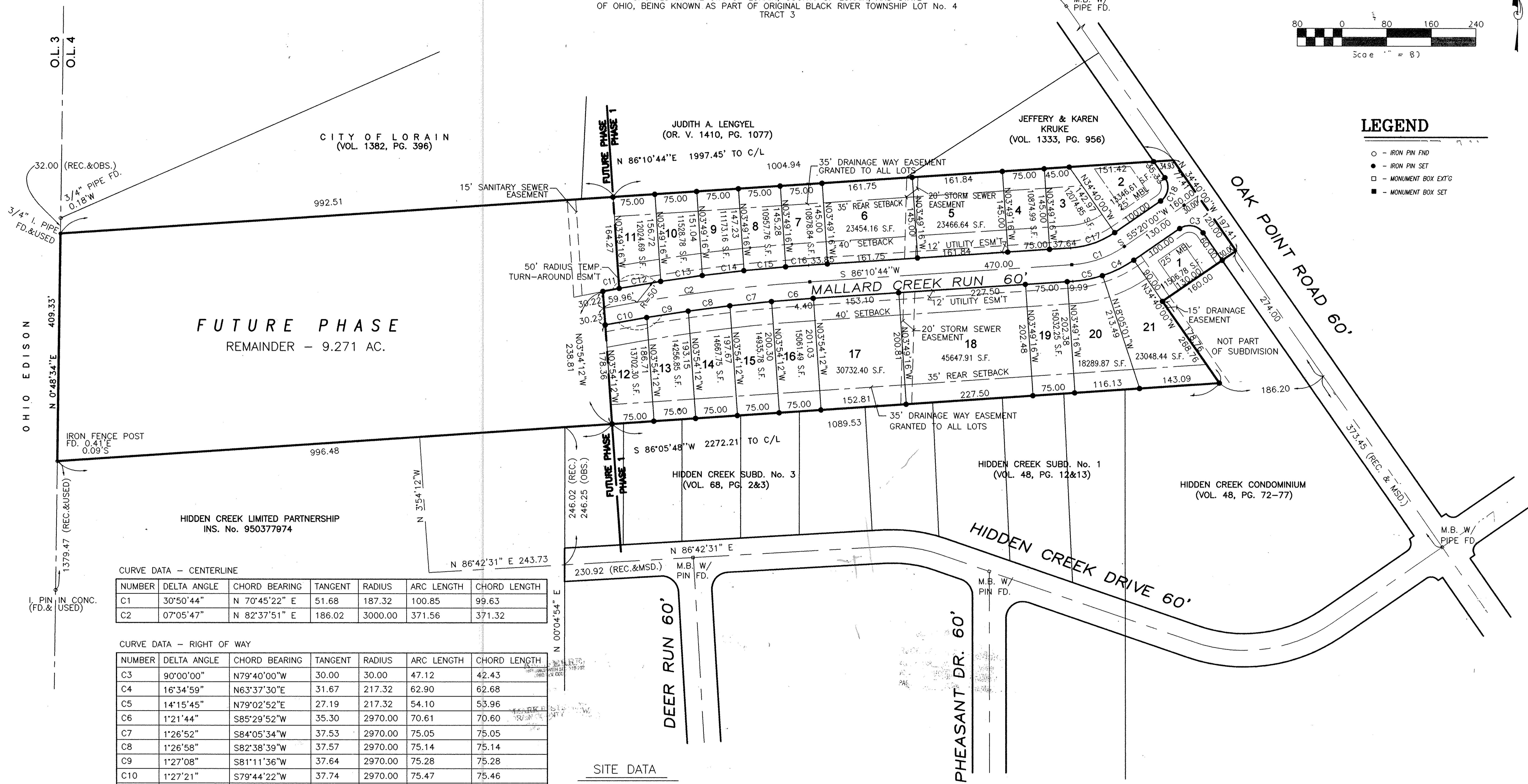
PLAT FOR MALLARD CREEK ESTATES SUBDIVISION

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, AND STATE OF OHIO, BEING KNOWN AS PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT No. 4 TRACT 3



LEGEND

- - IRON PIN FND
- - IRON PIN SET
- - MONUMENT BOX EXT'G
- - MONUMENT BOX SET



CURVE DATA - CENTERLINE

NUMBER	DELTA ANGLE	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	30°50'44"	N 70°45'22" E	51.68	187.32	100.85	99.63
C2	07°05'47"	N 82°37'51" E	186.02	3000.00	371.56	371.32

CURVE DATA - RIGHT OF WAY

NUMBER	DELTA ANGLE	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C3	90°00'00"	N79°40'00"W	30.00	30.00	47.12	42.43
C4	16°34'59"	N63°37'30"E	31.67	217.32	62.90	62.68
C5	14°15'45"	N79°02'52"E	27.19	217.32	54.10	53.96
C6	1°21'44"	S85°29'52"W	35.30	2970.00	70.61	70.60
C7	1°26'52"	S84°05'34"W	37.53	2970.00	75.05	75.05
C8	1°26'58"	S82°38'39"W	37.57	2970.00	75.14	75.14
C9	1°27'08"	S81°11'36"W	37.64	2970.00	75.28	75.28
C10	1°27'21"	S79°44'22"W	37.74	2970.00	75.47	75.46
C11	0°33'37"	S79°25'57"W	14.81	3030.00	29.63	29.63
C12	1°25'32"	S80°25'37"W	37.69	3030.00	75.38	75.38
C13	1°25'20"	S81°51'03"W	37.61	3030.00	75.22	75.21
C14	1°25'12"	S83°16'09"W	37.55	3030.00	75.10	75.10
C15	1°25'07"	S84°41'29"W	37.52	3030.00	75.03	75.03
C16	0°46'41"	S85°47'23"W	20.58	3030.00	41.15	41.15
C17	30°50'44"	N70°45'22"E	43.40	157.32	84.69	83.68
C18	90°00'00"	N10°20'00"E	30.00	30.00	47.12	42.43

SITE DATA

ZONING = R-1B
 MIN. LOT AREA = 9100 SF
 MIN. LOT WIDTH = 75' (70' CODE)
 MIN. LOT DEPTH = 120'
 MIN. FRONT SETBACK = 40'
 MIN. REAR SETBACK = 35'
 SUBDIVISION AREA = 9.82 ACRES
 NUMBER OF LOTS = 21
 DENSITY = 2.1 LOTS/ACRE

REVISIONS	DATE	DESCRIPTION
1	9/11/03	1. REVISED PLAT PER COMMENTS.
2	9/26/03	2. REVISED PLAT PER COMMENTS.

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

PLAT
 NORRIS BUILDERS
 OAK POINT ROAD
 LORAIN, OHIO

2
 2
 10/02