

# CREEKSIDE SUBDIVISION FINAL PLAT

PLANS PREPARED BY:

PLANS PREPARED FOR:

RESIDENTIAL SUBDIVISION  
LOTS 1 - 25

APPROVAL SIGNATURES

APPROVED THIS 20<sup>th</sup> DAY OF October, 2004.

*Kenneth P. Carney*  
KENNETH P. CARNEY, PE., PS.  
LORAIN COUNTY ENGINEER

APPROVED THIS 20<sup>th</sup> DAY OF October, 2004.

*Kenneth P. Carney*  
KENNETH P. CARNEY, PE., PS.  
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 2<sup>nd</sup> DAY OF NOVEMBER, 2004.

*James J. Boddy*  
JAMES J. BODDY  
LORAIN COUNTY DISTRICT BOARD OF HEALTH

APPROVED THIS 3<sup>rd</sup> DAY OF November, 2004.

*Lang B. Smith*  
CHAIRMAN, BOARD OF LAGRANGE TOWNSHIP TRUSTEES

APPROVED AS TO FORM  
THIS 5<sup>th</sup> DAY OF November, 2004.

*M. Robert Flanagan*  
LORAIN COUNTY PROSECUTOR'S OFFICE  
M. ROBERT FLANAGAN

APPROVED THIS 5<sup>th</sup> DAY OF NOVEMBER, 2004.

*Ronald F. Twining*  
RONALD TWINING  
DIRECTOR, LORAIN COUNTY PLANNING COMMISSION

RECORD STATEMENTS

TRANSFERRED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

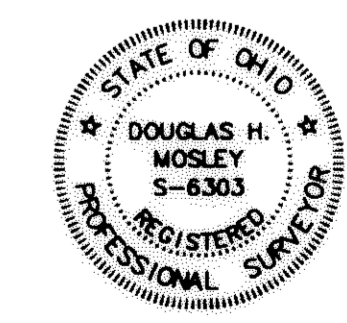
MARK STEWART  
LORAIN COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_, M.

RECORDED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ IN PLAT BOOK \_\_\_\_\_, PAGE NO. \_\_\_\_\_

JUDY M. NEDWICK  
LORAIN COUNTY RECORDER

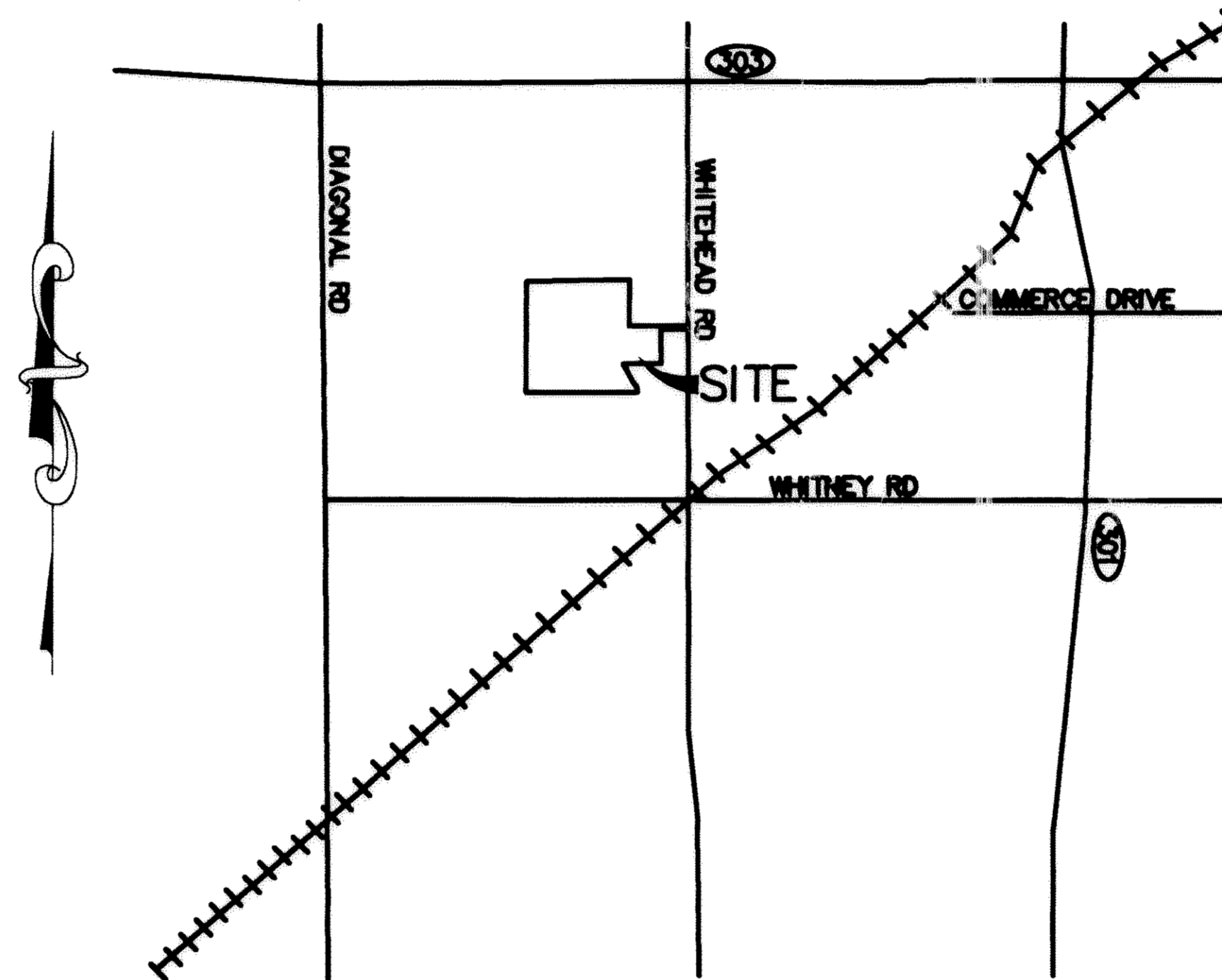
TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
NOV 12 2004  
MARK R. STEWART  
LORAIN COUNTY AUDITOR



*Doug Mosley*  
9/2/04

LAGRANGE TOWNSHIP LORAIN COUNTY STATE OF OHIO  
PART OF ORIGINAL LAGRANGE TOWNSHIP LOT 58, 63  
P.P.N.'S 15-00-058-000-024, 15-00-063-000-001; -040; -044(P.T.)  
RECORDED IN Dd. VOL. 1216 PG. 478 & Dd. VOL. 1093 PG. 866

AREA MAP NO SCALE



### OWNER'S CERTIFICATE

SITUATED IN LAGRANGE TOWNSHIP, COUNTY OF LORAIN, STATE OF OHIO AND BEING A PART OF ORIGINAL LAGRANGE TOWNSHIP LOTS 58 & 63 AND CONTAINING 80.4470 ACRES.

THE UNDERSIGNED, HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS CREEKSIDE, A SUBDIVISION OF SUBLOTS 1 TO 25, INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS OF LAGRANGE TOWNSHIP, OHIO, FOR THE BENEFIT OF HIMSELF 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 UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 7<sup>th</sup> DAY OF Sept, 2004

SIGNED *[Signature]*

### NOTARIAL SEAL

STATE OF OHIO  
S.S.  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE 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 7<sup>th</sup> DAY OF Sept, 2004

BY: *[Signature]*, NOTARY PUBLIC  
4/23/06 MY COMMISSION EXPIRES

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED BANK, HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN THE "CREEKSIDE SUBDIVISION", HAVING EXAMINED THE FOREGOING PLAT, DOES HEREBY ACCEPT THE SAME AS CORRECT AND CONSENT TO DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON, THEREBY RELEASING MORTGAGE RIGHTS ON THAT PART DEDICATED.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 13<sup>th</sup> DAY OF SEPT., 2004.

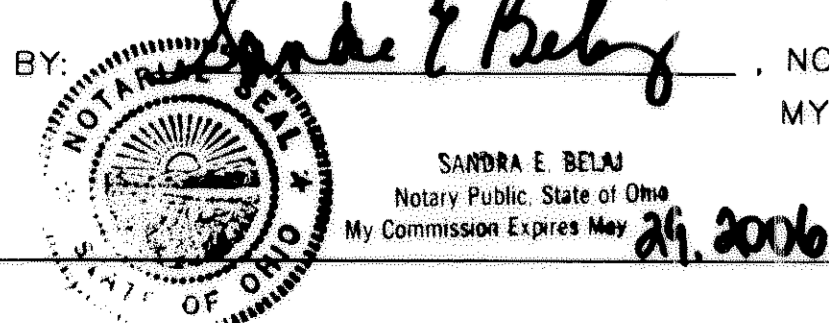
SIGNED *[Signature]*  
LEONARD E. OLSAVSKY

### NOTARIAL SEAL

STATE OF OHIO  
S.S.  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE 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 13 DAY OF Sept., 2004

BY: *[Signature]*, NOTARY PUBLIC  
MY COMMISSION EXPIRES



### SURVEYOR'S CERTIFICATE

I HAVE SURVEYED AND PLATTED CREEKSIDE SUBDIVISION AS SHOWN HEREON AND CONTAINING 80.4470 ACRES OF LAND IN PART OF ORIGINAL LAGRANGE TOWNSHIP LOTS 58 & 63, COUNTY OF LORAIN, STATE OF OHIO. DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED. THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THAT TRACT 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.

# CREEKSIDE SUBDIVISION FINAL PLAT

EASEMENTS AFFECTING PLATTED PARCEL LEASE FROM S. KELMER TO THE HIGHLAND DEVELOPMENT CO., FILED APRIL 15, 1915, AS RECORDED IN LEASE VOLUME 17, PAGE 133 OF LORAIN COUNTY RECORDS, APPEARS CERTAIN CONDITIONS, WHICH AFFECT INSURED PREMISES. SEE COPY ATTACHED. - AFFECTS PARCEL NO. 1.

LEASE FROM JOHN L. KASZAR, ET. AL. TO THE OHIO FUEL GAS COMPANY, FILED NOVEMBER 26 1956, AS RECORDED IN LEASE VOLUME 67, PAGE 31 OF LORAIN COUNTY RECORDS, APPEARS CERTAIN CONDITIONS, WHICH AFFECT INSURED PREMISES. SEE COPY ATTACHED. AFFECTS PARCELS NOS. 2 & 3.

RESERVATIONS FROM MARVIS A. GEBRING, ET. AL. TO MICHAEL L. MILLER, ET. AL., FILED DECEMBER 28, 1973, AS RECORDED IN DEED VOLUME 1093, PAGE 866, OF LORAIN COUNTY RECORDS, APPEARS CERTAIN CONDITIONS WHICH AFFECT INSURED PREMISES. SEE COPY ATTACHED. AFFECTS PARCELS NOS. 2 & 3.

LEASE FOR UNDERGROUND GAS STORAGE FROM MICHAEL L. MILLER, ET. AL. TO COLUMBIA GAS TRANSMISSION CORPORATION, FILED DECEMBER 24, 1987, AS RECORDED IN OFFICIAL RECORDS VOLUME 34, PAGE 488 OF LORAIN COUNTY RECORDS, APPEARS CERTAIN CONDITIONS, WHICH AFFECT INSURED PREMISES. SEE COPY ATTACHED. AFFECTS PARCEL NOS. 1.

EASEMENT FROM MICHAEL MILLER TO GALRY MCCUMBERS, ET. AL. FILED OCTOBER 20, 1993, AS RECORDED IN OFFICIAL RECORDS VOLUME 791, PAGE 567 OF LORAIN COUNTY RECORDS, APPEARS CERTAIN CONDITIONS WHICH AFFECT INSURED PREMISES. SEE COPY ATTACHED. AFFECTS PARCELS NOS. 2 & 3.

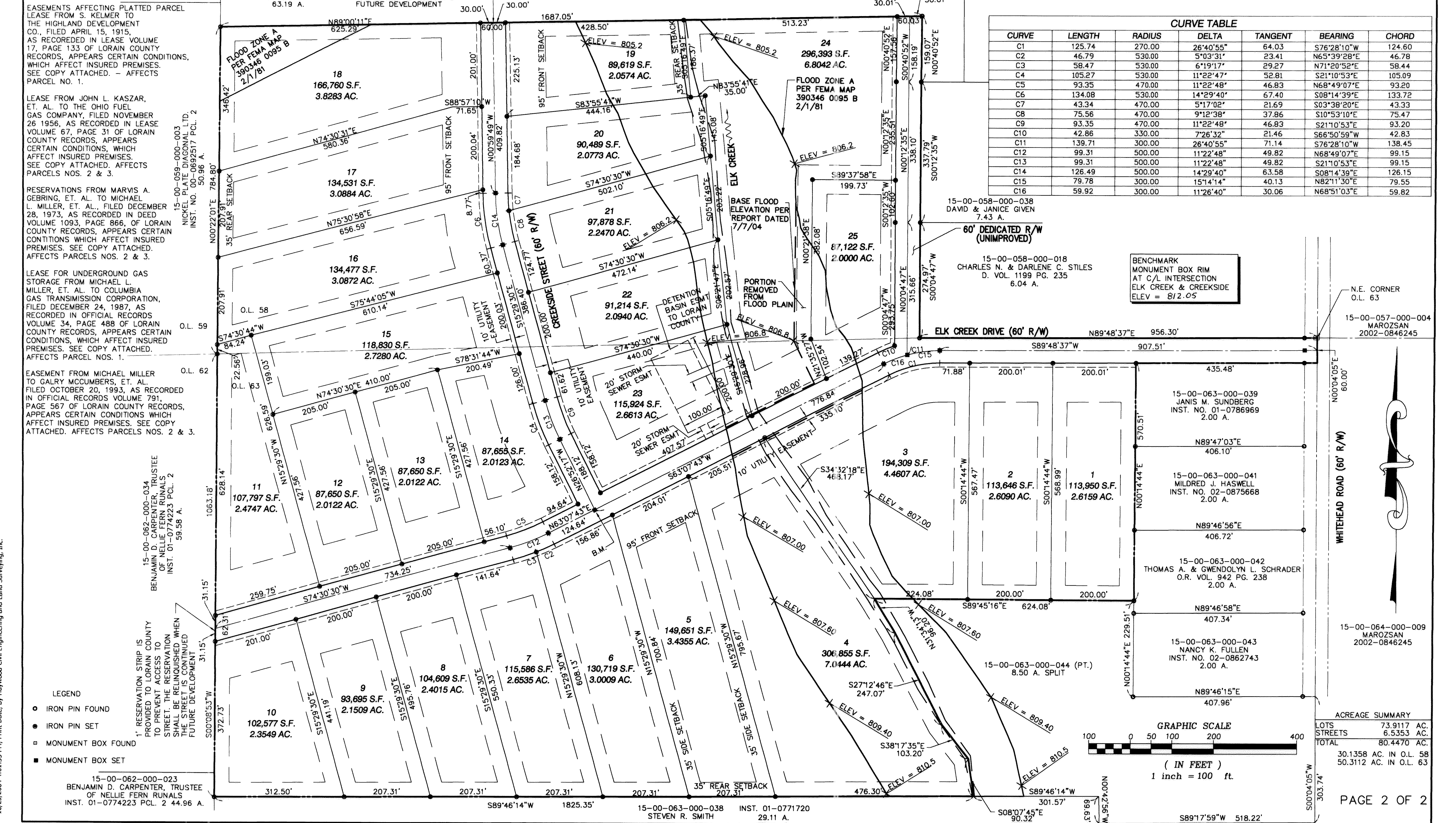
15-00-062-000-034 BENJAMIN D. CARPENTER, TRUSTEE OF NELLIE FERN RUNALS INST. NO. 01-0774223 PCL. 2 59.58 A.

15-00-059-000-003 NICKEL PLATE DIAGONAL LTD. INST. NO. 00-0692517 PCL. 2 50.96 A.

15-00-058-000-040 GARY & EDNA BURNETT 63.19 A.

15-00-062-000-023 BENJAMIN D. CARPENTER, TRUSTEE OF NELLIE FERN RUNALS INST. NO. 01-0774223 PCL. 2 44.96 A.

1' RESERVATION STRIP IS PROVIDED TO LORAIN COUNTY TO PREVENT ACCESS TO STREET. THE RESERVATION SHALL BE RELINQUISHED WHEN THE STREET IS CONTINUED FUTURE DEVELOPMENT



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	125.74	270.00	26°40'55"	64.03	S76°28'10"W	124.60
C2	46.79	530.00	5°03'31"	23.41	N65°39'28"E	46.78
C3	58.47	530.00	6°19'17"	29.27	N71°20'52"E	58.44
C4	105.27	530.00	11°22'47"	52.81	S21°10'53"E	105.09
C5	93.35	470.00	11°22'48"	46.83	N68°49'07"E	93.20
C6	134.08	530.00	14°29'40"	67.40	S08°14'39"E	133.72
C7	43.34	470.00	5°17'02"	21.69	S03°38'20"E	43.33
C8	75.56	470.00	9°12'38"	37.86	S10°53'10"E	75.47
C9	93.35	470.00	11°22'48"	46.83	S21°10'53"E	93.20
C10	42.86	330.00	7°26'32"	21.46	S66°50'59"W	42.83
C11	139.71	300.00	26°40'55"	71.14	S76°28'10"W	138.45
C12	99.31	500.00	11°22'48"	49.82	N68°49'07"E	99.15
C13	99.31	500.00	11°22'48"	49.82	S21°10'53"E	99.15
C14	126.49	500.00	14°29'40"	63.58	S08°14'39"E	126.15
C15	79.78	300.00	15°14'14"	40.13	N82°11'30"E	79.55
C16	59.92	300.00	11°26'40"	30.06	N68°51'03"E	59.82

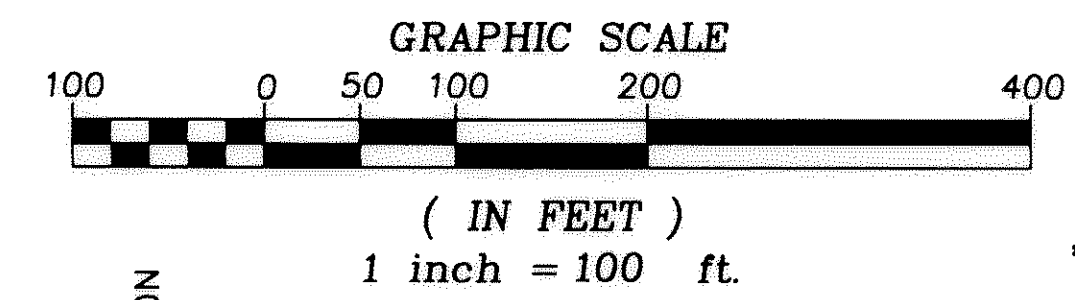
BENCHMARK MONUMENT BOX RIM AT C/L INTERSECTION ELK CREEK & CREEKSIDE ELEV = 812.05

N.E. CORNER O.L. 63 15-00-057-000-004 MAROZSAN 2002-0846245

WHITEHEAD ROAD (60' R/W)

15-00-064-000-009 MAROZSAN 2002-0846245

ACREAGE SUMMARY	
LOTS	73,9117 AC.
STREETS	6.5353 AC.
TOTAL	80.4470 AC.
	30.1358 AC. IN O.L. 58
	50.3112 AC. IN O.L. 63



10/25/2004 4:01:35 PM, Print Date, by Haywood Civil Engineering and Land Surveying, Inc.