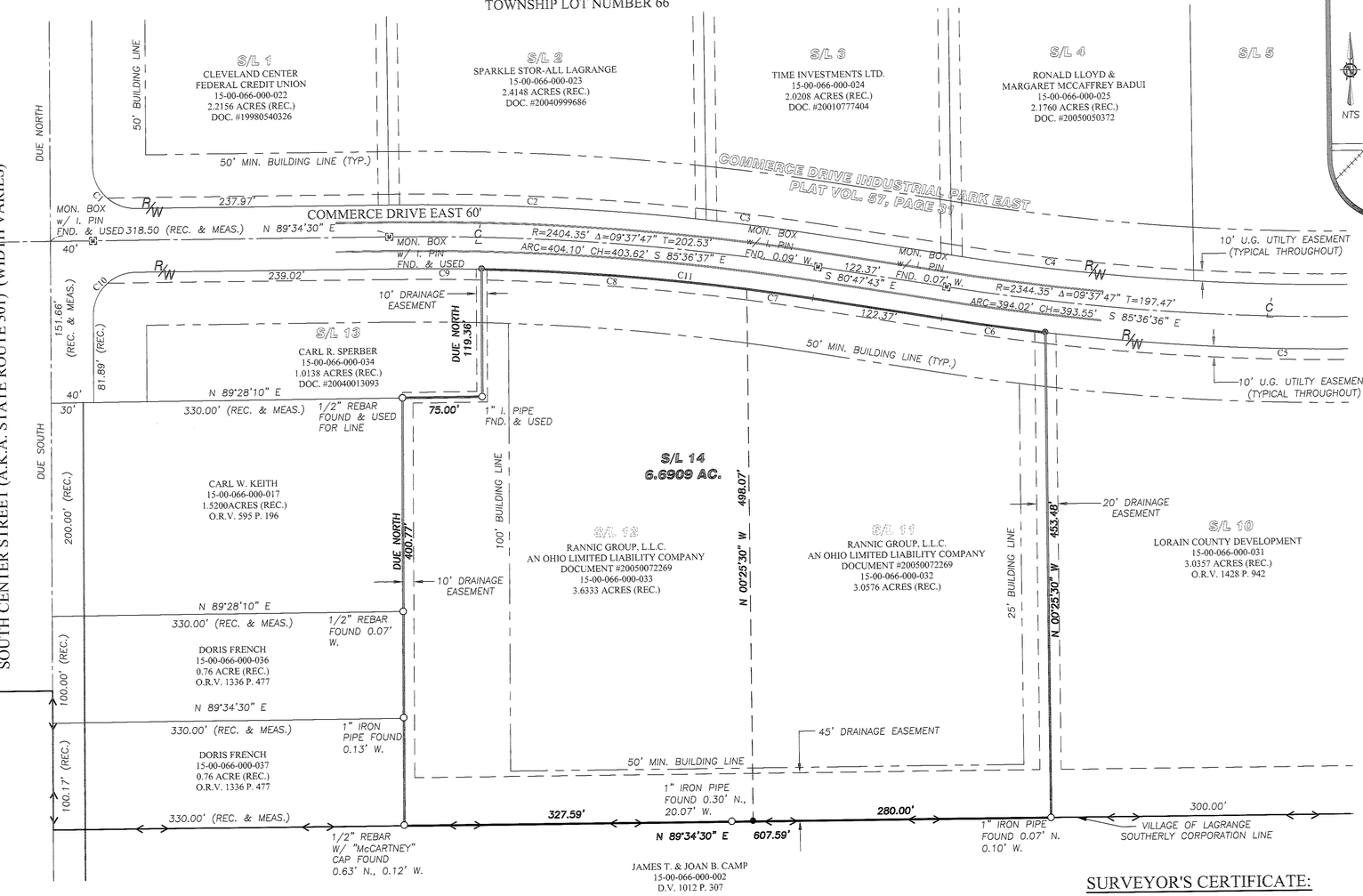
COMMERCE DRIVE INDUSTRIAL PARK EAST SUBDIVISION NO. 2

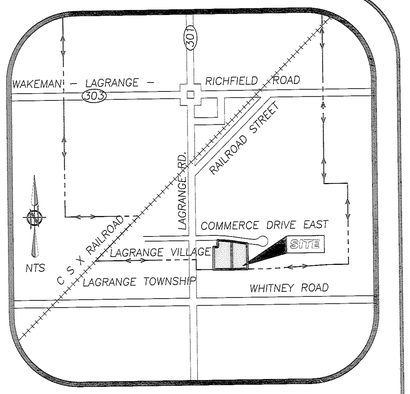
BEING A RESUBDIVISION OF SUBLOTS 11 & 12 IN COMMERCE DRIVE INDUSTRIAL PARK EAST AS RECORDED IN PLAT VOLUME 57, PAGE 31 OF THE LORAIN COUNTY PLAT RECORDS, AND SITUATED IN THE VILLAGE OF LAGRANGE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NUMBER 66

BASIS OF BEARINGS:
CENTERLINE OF SOUTH CENTER STREET, A.K.A. STATE ROUTE 301 WHICH WAS ASSUMED TO BE DUE SOUTH BASED ON COMMERCE DRIVE INDUSTRIAL PARK EAST PLAT AS RECORDED IN VOLUME 57, PAGE 31 OF THE LORAIN COUNTY DEED RECORDS.

AS SURVEYED IN MARCH OF 2005

GRAPHIC SCALE
0 30 60 120
(IN FEET)
SCALE: 1" = 60'





LEGEND

℄	CENTERLINE OF RIGHT-OF-WAY
○	IRON PIPE OR PIN FOUND AS INDICATED
●	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
(F) (FND.)	FOUND
(R) (REC.)	RECORD
R/W	RIGHT-OF-WAY LINE
[M]	MONUMENT BOX WITH 1- INCH IRON PIPE FOUND

OWNER'S CERTIFICATE

SITUATED IN THE VILLAGE OF LAGRANGE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NUMBER 66, CONTAINING 6.6909 ACRES OF LAND AND BEING THE SAME TRACT AS CONVEYED TO RANNIC GROUP, L.L.C., AN OHIO LIMITED LIABILITY COMPANY AND DESCRIBED IN THE DEED RECORDED IN DOCUMENT #20050072269 IN THE LORAIN COUNTY DEED RECORDS.

THE UNDERSIGNED RANNIC GROUP, LLC HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS "COMMERCE DRIVE INDUSTRIAL PARK EAST NO. 2" A SUBDIVISION OF LOT 14 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, 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 INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE MUNICIPALITY OF LAGRANGE FOR THE BENEFIT OF HIMSELF (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 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 THEIR HANDS THIS 20TH DAY OF JULY, 2005

WITNESS

RANNIC GROUP, L.L.C.
MEMBER(S)

BY: NICHOLAS ROSSI

RANDY ROSSI

NOTARIAL SEAL:

STATE OF OHIO
SS
COUNTY OF

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR RANNIC GROUP, L.L.C., AN OHIO LIMITED LIABILITY COMPANY BY NICHOLAS ROSSI AND RANDY ROSSI, AS MEMBERS WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USE AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 20TH DAY OF JULY, 2005

BY: _____, NOTARY PUBLIC

J. FEHER
Notary Public, State of Ohio, Cap. City
My Commission Expires May 13, 2008

MY COMMISSION EXPIRES _____

MUNICIPAL ENGINEER

APPROVED THIS _____ DAY OF _____, 200_.

MUNICIPAL ENGINEER - JACK A. JONES
POGGEMEYER DESIGN GROUP

MUNICIPAL COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF "COMMERCE DRIVE INDUSTRIAL PARK EAST NO. 2" IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY ORDINANCE NO. _____

DATE _____

COUNCIL OF THE
MUNICIPALITY OF LAGRANGE
LORAIN COUNTY, OHIO

BY _____
MAYOR - KIM STRAUSS

BY _____
CLERK/TREASURER - RITA K. RUOT

PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE MUNICIPALITY OF LAGRANGE, OHIO THIS _____ DAY OF _____ 200 _.

CHAIRMAN - JOHN TAYLOR

SECRETARY - LINDA M. LOWERY

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV CODE
AUG 10 2005
MARK R. STEWART
LORAIN COUNTY AUDITOR

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

TABLE OF CURVES

MARK	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C1	40.00'	90° 25' 30"	63.13'	40.30'	56.78'	S 45°12'45" E
C2	2434.35'	07° 01' 41"	298.60'	149.49'	298.42'	N 86°54'40" E
C3	2434.35'	02° 36' 06"	110.54'	55.28'	110.53'	N 82°05'46" E
C4	2314.35'	05° 39' 56"	228.85'	114.52'	228.42'	N 83°37'41" W
C5	2374.35'	07° 15' 31"	300.80'	150.60'	300.60'	N 86°47'44" W
C6	2374.35'	02° 22' 16"	98.26'	49.14'	98.25'	N 81°58'51" W
C7	2374.35'	01° 31' 07"	62.93'	31.47'	62.93'	N 81°33'16" W
C8	2374.35'	06° 01' 45"	249.85'	125.04'	249.73'	N 85°19'43" W
C9	2374.35'	02° 04' 55"	86.28'	43.14'	86.27'	N 89°23'03" W
C10	40.00'	89° 34' 30"	62.53'	39.70'	56.36'	S 44°47'15" W
C11	2374.35'	07° 32'52"	312.78'	156.62'	312.55'	S 84°34'09" E

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS WE HAVE SURVEYED AND PLATTED THE "COMMERCE DRIVE INDUSTRIAL PARK EAST NO. 2" AS SHOWN HEREON, SITUATED IN THE VILLAGE OF LAGRANGE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO RANNIC GROUP, L.L.C., AN OHIO LIMITED LIABILITY COMPANY AS RECORDED IN DOCUMENT #20050072269 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 6.6909 ACRES OF LAND IN ORIGINAL LAGRANGE TOWNSHIP LOT NUMBER 66, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. 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 A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

STATE OF OHIO
CHRISTOPHER M. HIRZEL
S-8081
REGISTERED
PROFESSIONAL SURVEYOR

7/19/2005
DATE

CHRISTOPHER M. HIRZEL, P.S.
REGISTERED SURVEYOR NO. 8081

REVISION	DATE:	BY:	DESCRIPTION:
	5/27/05	CMH	ISSUED FOR REVIEW
	7/11/05	CMH	UPDATED OWNERSHIP

DRAWN BY: AMK
CHECKED BY: CMH

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1
JOB NO. 05-2036

J:\05-2036\DRAWINGS\DWG\CONSOLIDATION.DWG