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LAGRANGE BUSINESS PARK SUBDIVISION

SITUATED IN THE VILLAGE OF LAGRANGE, LAGRANGE TOWNSHIP, LORAIN COUNTY, STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NUMBER 55

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF LAGRANGE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL LOT No. 55, OF SAID TOWNSHIP CONTAINING 40.0441 ACRES (CALCULATED), AND BEING THE SAME TRACT AS CONVEYED TO THE VILLAGE OF LAGRANGE AND LAGRANGE TOWNSHIP, AND DESCRIBED IN THE DEED RECORDED IN INSTRUMENT No. 813377#1807 IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED VILLAGE OF LAGRANGE AND LAGRANGE TOWNSHIP HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS "LAGRANGE BUSINESS PARK SUBDIVISION" A SUBDIVISION OF LOTS 1 TO 6, 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, EASEMENTS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

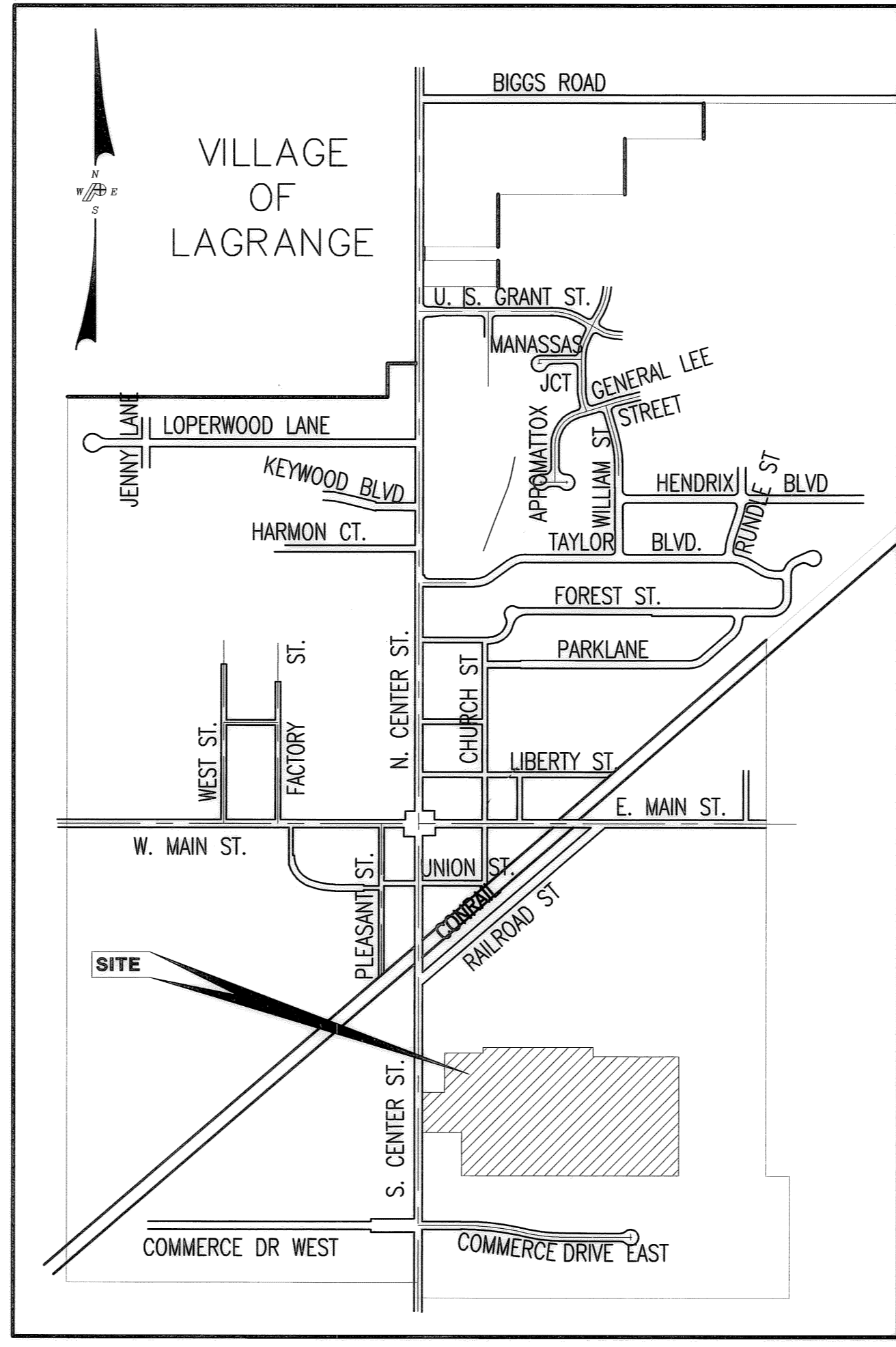
THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE MUNICIPALITY OF LAGRANGE FOR THE BENEFIT OF 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 FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 7th DAY OF DECEMBER, 2005.

WITNESS
Rita K. Ruot
Walt Aubrey

OWNERS
Rita Canfield
LAGRANGE TOWNSHIP TRUSTEES
RITA CANFIELD, PRESIDENT
Kim Strauss
VILLAGE OF LAGRANGE
KIM STRAUSS, MAYOR



VICINITY MAP

MUNICIPAL ENGINEER

APPROVED THIS 2nd DAY OF DECEMBER, 2005.

[Signature]
MUNICIPAL ENGINEER
POGEMEYER DESIGN GROUP

MUNICIPAL COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF "LAGRANGE BUSINESS PARK SUBDIVISION" IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY ORDINANCE NO. RESOLUTION 2005-028

DATE NOVEMBER 10, 2005

COUNCIL OF THE MUNICIPALITY OF LAGRANGE
LORAIN COUNTY, OHIO

BY [Signature]
MAYOR - KIM STRAUSS

BY Rita K. Ruot
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 THIRD DAY OF NOVEMBER 2005.

[Signature]
CHAIRMAN - JOHN TAYLOR

NOTARIAL SEAL

STATE OF OHIO }
 } SS
COUNTY OF LORAIN }
ON THIS 7th DAY OF DECEMBER, 2005, BEFORE ME PERSONALLY APPEARED RITA CANFIELD AND KIM STRAUSS, AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES HEREON MENTIONED. WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC IN AND FOR LORAIN COUNTY, OHIO
MY COMMISSION EXPIRES: 9-27-10

SHERRIE E. GALL
NOTARY PUBLIC, State of Ohio
My Commission Expires 09/24/10

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "LAGRANGE BUSINESS PARK SUBDIVISION" AS SHOWN HEREON AND CONTAINING 40.0441 ACRES (SURVEY) OF LAND LOCATED IN ORIGINAL LAGRANGE TOWNSHIP LOT NO. 55, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED THIS © ARE IRON PIN MONUMENTS FOUND AND AT ALL POINTS INDICATED THIS ● ARE IRON PIN MONUMENTS SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DENOTE ANGULAR MEASUREMENT ONLY. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" AS DEFINED BY CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND IS BASED ON A SURVEY PERFORMED BY THE LORAIN COUNTY ENGINEER DATED MAY, 2004. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY ABILITY AND BELIEF.

Guy W. Grisdale Dec. 01, 2005
DATE
GUY W. GRISDALE, P.S.
OHIO PROFESSIONAL SURVEYOR NO. 7579

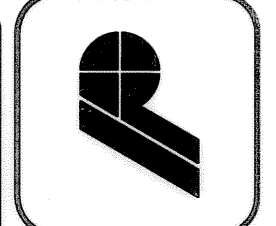


NOTE:
SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. (UNLESS NOTED)

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
THRD REV CODE
DEC 16 2005
See 64
496
MARK R. STEWART
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR
MARK R. STEWART

LORAIN COUNTY RECORDER
MARY ANN JAMISON

ACREAGE SUMMARY	
0.2111 AC. IN SOUTH CENTER STREET (SR 301) RIGHT-OF-WAY	
3.7216 AC. IN OPPORTUNITY WAY RIGHT-OF-WAY	
36.1114 AC. IN SUBLOTS	
40.0441 AC. TOTAL (SURVEY)	



POGEMEYER DESIGN GROUP, INC.
PLANNERS
ARCHITECTS
ENGINEERS
1168 NORTH MAIN STREET
BOWLING GREEN, OHIO 43402
(419) 352-7537

LAGRANGE BUSINESS PARK SUBDIVISION
VILLAGE OF LAGRANGE,
LAGRANGE TOWNSHIP, LORAIN COUNTY, OHIO

FINAL PLAT
TITLE SHEET

REVISION	DRAWN BY	CHECKED BY
	DAN	GWG

1 OF 2
JOB NUMBER
2290-095

