

PLAT OF

CHRISTENSEN SUBDIVISION

PART OF ORIGINAL LAGRANGE TOWNSHIP LOT 45
VILLAGE OF LAGRANGE
LORAIN COUNTY, STATE OF OHIO

FEBRUARY 16, 2005

OWNERS CERTIFICATION

I/WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT THIS SUBDIVISION INTO LOTS AS SHOWN, ESTABLISH SETBACK LINES AS SHOWN, AND DEDICATE TO PUBLIC USE, STREET RIGHTS-OF-WAY AS SHOWN, AND WE DO FURTHER GRANT EASEMENTS AS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS, AND DRAINAGE EASEMENTS.

WITNESSES:

Julia A. Gauntner
Phyllis A. Jones

OWNERS:

Walter Christensen
WALTER CHRISTENSEN

NOTARY

STATE OF OHIO } SS

COUNTY OF Lorain

ON THIS 28th DAY OF December, 2005, BEFORE ME PERSONALLY APPEARED Walter Christensen AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS (THEIR) FREE ACT AND DEED FOR THE PURPOSES HEREON MENTIONED.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR Lorain COUNTY, OHIO

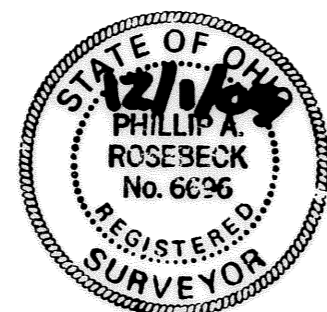
MY COMMISSION EXPIRES: 12-15-06

JUDITH A. GAUNTNER
Notary Public State of Ohio
My Commission Expires Dec. 25, 2006

SURVEYORS CERTIFICATES

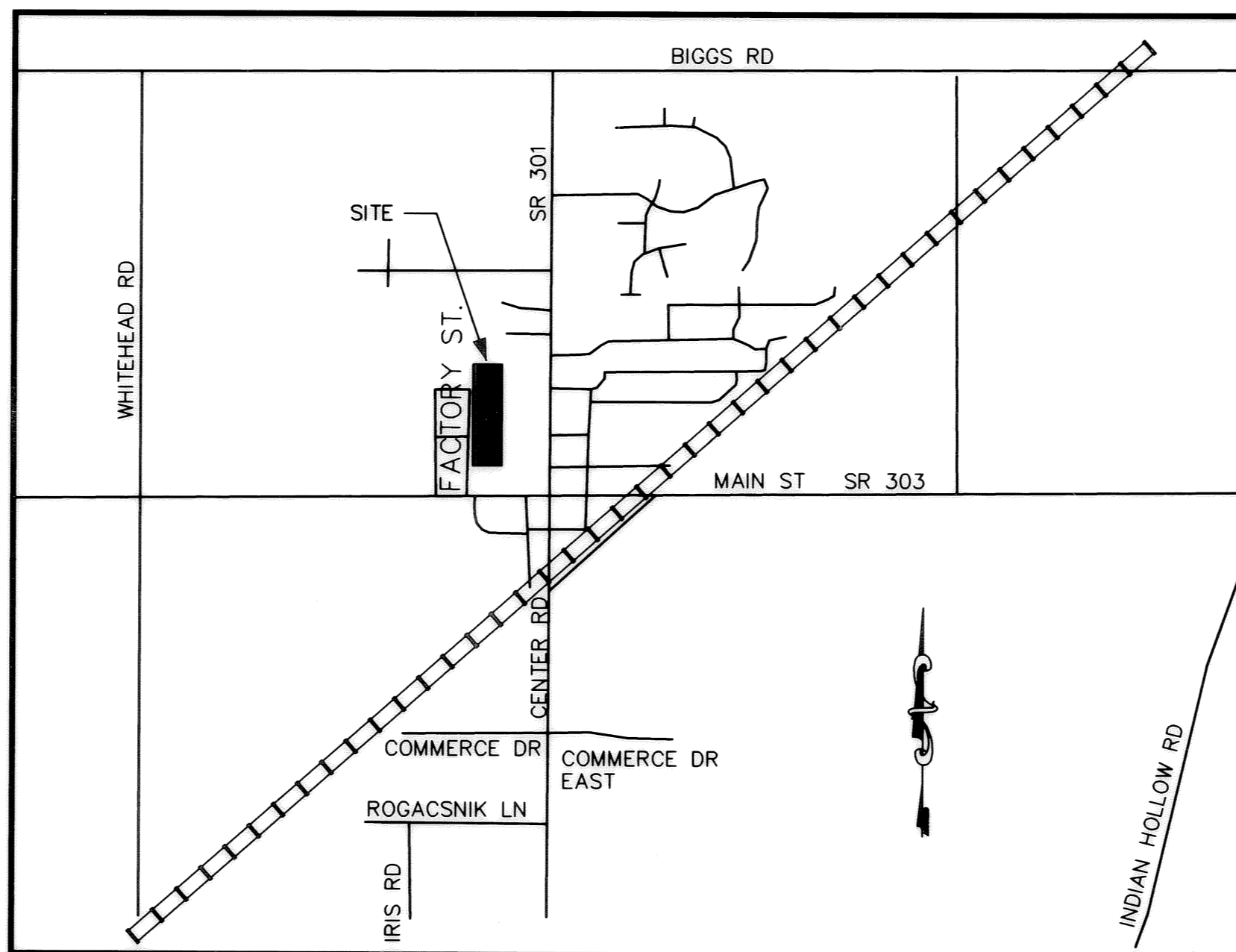
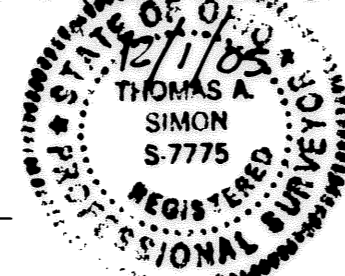
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "CHRISTENSEN SUBDIVISION" AS SHOWN HEREON AND CONTAINING 4.2574 ACRES OF LAND IN ORIGINAL LOT 45 OF LAGRANGE TOWNSHIP, LORAIN COUNTY, OHIO. MONUMENTATION WAS FOUND OR SET ON THE PERIMETER AS INDICATED. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH 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.

BY *Phil A. Rosebeck*
PHIL. A. ROSEBECK
REGISTERED SURVEYOR NO. 6696



THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED THE STREET AND LOTS WITHIN THE PLATTED "CHRISTENSEN SUBDIVISION" AS SHOWN HEREON AND PLACED MONUMENTATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF LAGRANGE AND THE STATE OF OHIO MINIMUM STANDARDS FOR BOUNDARY SURVEYS (O.A.C. 4733-37).

BY *Thomas Simon*
THOMAS SIMON
REGISTERED SURVEYOR NO. 7775



LOCATION MAP
NO SCALE

UTILITY EASEMENT

WE THE UNDERSIGNED OWNER OF THE PLATTED LAND SHOWN HEREON, DO HEREBY GRANT UNTO COLUMBIA GAS OF OHIO, INC., OHIO EDISON, ALLTEL AND LAGRANGE CABLE, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER COLLECTIVELY REFERRED TO AS "THE GRANTEE") A PERMANENT RIGHT OF WAY AND EASEMENT UNDER, OVER AND THROUGH THE AREA DESIGNATED HEREON AS "10' UTILITY EASEMENT" TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATIONS FACILITIES. ALSO, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT OF WAY AND EASEMENT GRANT.

WITNESSES:
Julia A. Gauntner
Phyllis A. Jones

OWNERS:
Walter Christensen
WALTER CHRISTENSEN

PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE MUNICIPALITY OF LAGRANGE, OHIO THIS 30th DAY OF DECEMBER 2005.

(APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, PER SECTION 711.04 AND 711.01 4, OHIO REVISED CODE)

John Taylor
JOHN TAYLOR
CHAIRMAN

Linda Lowery
LINDA LOWERY
SECRETARY

MUNICIPAL ENGINEER

APPROVED THIS 3 DAY OF Jan, 2006

Jack Jones
JACK JONES
POGGEMEYER DESIGN, GROUP

MUNICIPAL COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF CHRISTENSEN SUBDIVISION IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY ORDINANCE NO. 2005-0094

DATE JANUARY 12, 2006

COUNCIL OF THE MUNICIPALITY OF LAGRANGE
LORAIN COUNTY, OHIO

BY *Kim E. Strauss*
KIM E. STRAUSS
MAYOR

BY *Rita K. Ruot*
RITA K. RUOT
CLERK

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.02
JAN 25 2006
MARK R. STEWART
LORAIN COUNTY AUDITOR

OFFICE OF THE COUNTY AUDITOR

TRANSFERRED THIS _____ DAY OF _____, 20____

MARK R. STEWART
COUNTY AUDITOR

OFFICE OF THE COUNTY RECORDER

THIS PLAT FILED FOR RECORD THIS 25th DAY OF JANUARY, AT 12:06 P.M.
RECORDED THIS DAY OF JANUARY 25th, 2006, IN PLAT BOOK 87, PAGE 3 22 93
inc

Judy Nedwick / MR.
JUDY NEDWICK
COUNTY RECORDER

Box: ELTA
(Jodi)
172 ⁸⁰ = MR

P.A. ROSEBECK & ASSOCIATES REGISTERED SURVEYOR 705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001 PHONE: (440) 988-4657	REVISIONS	PREPARED FOR WALTER CHRISTENSEN 150 OLIVE STREET ELYRIA, OHIO 44035 440-458-6263	CHRISTENSEN SUBDIVISION PART OF ORIGINAL LAGRANGE TOWNSHIP LOT 45 VILLAGE OF LAGRANGE LORAIN COUNTY, STATE OF OHIO	SHEET NO. 1 / 2
	1 4/11/05 REVISED PER VILL. ENG. COMMENTS 2/28/05			PLAT TITLE SHEET

123080

123080

ZONED R-2

FACTORY STREET (40')

PROSPECT STREET (40')

MAIN STREET (60')

FACTORY WAY (60')

SITE ZONING IS R-1
SINGLE FAMILY LOW DENSITY
RESIDENTIAL DISTRICT

MERRIAM'S ADDITION
PLAT VOL. 3, PAGE 16

FLOODPLAIN NOTE
THE PROPOSED DEVELOPMENT IS NOT LOCATED IN ANY
100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY. REFER TO FEDERAL INSURANCE RATE
MAP 390806 0001 A. EFFECTIVE DATE: DECEMBER 23, 1977.

37 36 35

JAMES RISING
DEED VOLUME 1257, PAGE 374
3.5369 ACRES DEED
15-00-045-105-043
CALC AREA = 3.6017 AC.
THIS REMAINDER = 1.1255 AC.
(NOT PART OF SUBDIVISION)

D. ROBERT ALDRICH
O.R.V. 48, P. 296
15-00-045-103-009

ZONED R-1

KENT E. ADAMS, JR.
MARY M. ADAMS
03/31/97
O.R.V. 1457, P. 137
0.30 ACRES
15-00-045-105-006

JAMES C. PYCRAFT
DONNA MARIE PYCRAFT
6/18/84
DEED VOL. 1342, P. 696
15-00-045-105-042

NATHAN J. DUDZIAK
KELLY C. DUDZIAK
4/30/02
DOC. NO. 20020826557
15-00-045-105-036

WALTER J. CHRISTENSEN
PARCEL 1 10/22/04
DOC. NO. 20040035229
15-00-045-105-002
CALC AREA = 0.1179 AC.
REMAINDER = 0.0236 ACRES

WALTER J. CHRISTENSEN
PARCEL 2 10/22/04
DOC. NO. 20040035229
15-00-045-105-040

WREN F. DILL
THELMA H. DILL
2/7/89
O.R.V. 149, P. 342
15-00-045-105-041

JEREMIAH A. LAMB
07/31/03 0.389 ACRES
DOC NO 20030937861
15-00-045-105-008

1" PIPE FD.
35.57' NORTH OF C.L.
15.68' W. OF P.L.

WALTER J. CHRISTENSEN
09/03/03 3.08 ACRES
DOC. NO. 20030946625
15-00-045-105-007
CALC AREA = 2.4717 AC.
THIS REMAINDER = 0.4644 AC.
(NOT PART OF SUBDIVISION)

ROGER V. DEULEY
PHYLLIS J. DEULEY
03/28/96
PARCEL 1
O.R.V. 1241, P. 552

ROGER V. DEULEY
PHYLLIS J. DEULEY
03/28/96
PARCEL 2
O.R.V. 1241, P. 552

1/2" PIPE FD. & USED
35.08' N. OF C.L.

JAMES RISING
03/28/96
O.R.V. 247, P. 762
15-00-045-105-048
0.38 ACRES

1" PIPE FD. BENT
0.01' SOUTH OF CORNER
0.40' E. OF CORNER

DRILLHOLE CALLED
NOT FOUND

JAMES RISING
DEED VOLUME 1257, PAGE 374
3.5369 ACRES DEED
15-00-045-105-043
CALC. AREA = 3.6017 AC.
THIS REMAINDER = 0.3204 AC.
(NOT PART OF SUBDIVISION)

1/2" PIPE FD. & USED
34.09' N. OF C.L.

GERALD L. HIGGINS
05/25/04
DOC. NO. 20040004897
0.81 ACRES
15-00-045-105-011

LAGRANGE METHODIST CHURCH
DEED VOL. 746, P. 646
0.81 ACRES
15-00-045-105-014

3/4" GALV. PIPE FD.
3.94' W. OF P.L.
53.54' N. OF CORNER

D. ROBERT ALDRICH
2/26/88
O.R.V. 48, P. 296
15-00-045-103-009

- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET (THOMAS SIMON)
 - MONUMENT BOX WITH IRON PIN SET (THOMAS SIMON)
 - CONCRETE MONUMENT SET (BY OTHERS)

AREA SUMMARY
 AREA IN SUBLOTS = 3.6497 ACRES
 AREA IN RIGHT OF WAY = 0.6077 ACRES
 TOTAL AREA IN SUBDIVISION = 4.2574 ACRES

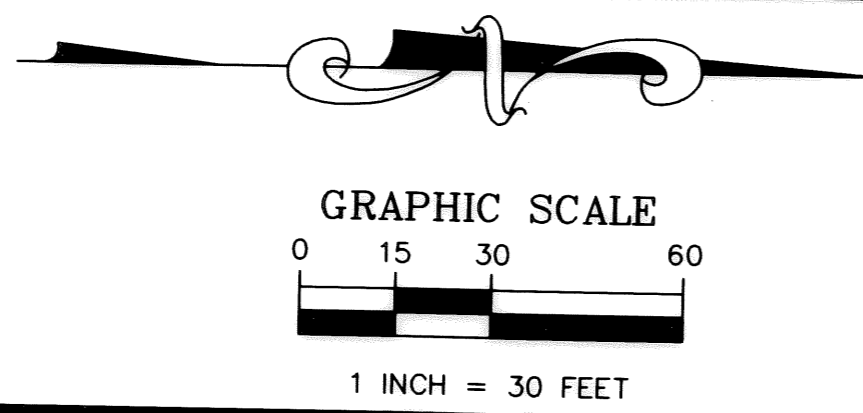
PARENT PARCEL 15-00-045-105-002 AREA = 0.1179 ACRES
 REMAINDER = 0.0236 ACRES

PARENT PARCEL 15-00-045-105-007 AREA = 2.4717 ACRES, CALCULATED
 REMAINDER = 0.4644 ACRES

PARENT PARCEL 15-00-045-105-043 AREA = 3.6017 ACRES CALCULATED
 REMAINDER = 0.3204 ACRES & 1.1255 ACRES, 1.4459 ACRES TOTAL

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	400.00'	182.77'	93.01'	181.19'	S77°25'12"E	26°10'49"
2	430.00'	118.30'	59.53'	117.93'	S82°37'43"E	15°45'46"
3	25.00'	21.63'	11.55'	20.97'	N80°27'41"E	49°34'57"
4	70.00'	352.91'	50.06'	81.44'	S20°06'01"W	288°51'38"
5	25.00'	26.54'	14.68'	25.31'	N45°53'02"W	60°49'45"
6	430.00'	91.77'	46.12'	91.54'	S83°24'16"E	14°12'41"
7	430.00'	70.00'	35.08'	69.92'	N85°50'48"W	09°19'38"
8	70.00'	48.30'	24.17'	48.27'	S77°57'54"E	06°26'08"
9	70.00'	90.90'	29.96'	55.09'	N78°50'38"E	46°20'51"
10	70.00'	90.90'	53.14'	84.65'	S40°46'49"E	74°24'27"
11	70.00'	90.90'	53.14'	84.65'	S33°37'33"W	74°24'27"
12	70.00'	114.48'	74.67'	102.14'	N62°19'11"W	93°42'03"
13	25.00'	17.05'	8.87'	16.72'	S35°00'14"E	39°04'08"
14	25.00'	9.49'	4.81'	9.44'	S65°23'06"E	21°45'37"

P.A. ROSEBECK & ASSOCIATES
 REGISTERED SURVEYOR
 705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001
 PHONE: (440) 988-4657



REVISIONS	
2	12/20/09 UG ELECTRIC EASEMENT
2	12/01/09 MISC SURVEY DATA
1	4/11/05 REVISED PER VILL. ENG. COMMENTS 2/28/05

PREPARED FOR
WALTER CHRISTENSEN
 150 OLIVE STREET
 ELYRIA, OHIO 44035
 440-458-6263

CHRISTENSEN SUBDIVISION
 PART OF ORIGINAL LAGRANGE
 TOWNSHIP LOT 45
 VILLAGE OF LAGRANGE
 LORAIN COUNTY, STATE OF OHIO

SHEET NO.
 2 / 2
 PROJECT NO.
 04-43

TAX MAP DEPT. COPY #08.00945

87/73