

LAGRANGE BUSINESS PARK SUBDIVISION NO. 2 RESUBDIVISION OF LOT 2 IN LAGRANGE BUSINESS PARK SUBDIVISION VOLUME 87 PAGES 56 & 57

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 AND PART OF THE ORIGINAL PLAT OF LAGRANGE BUSINESS PARK SUBDIVISION RECORDED IN PLAT VOLUME 87, PAGES 56 AND 57, BEING ALL OF LOT 2 IN SAID SUBDIVISION AND CONTAINING 2.8079 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO THE VILLAGE OF LAGRANGE, AND LAGRANGE TOWNSHIP, AND DESCRIBED IN THE DEED RECORDED IN INSTRUMENT No. _____ 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 RE-PLAT OF LOT 2" A SUBDIVISION OF LOT 2, 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 FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 13 DAY OF March, 2006.

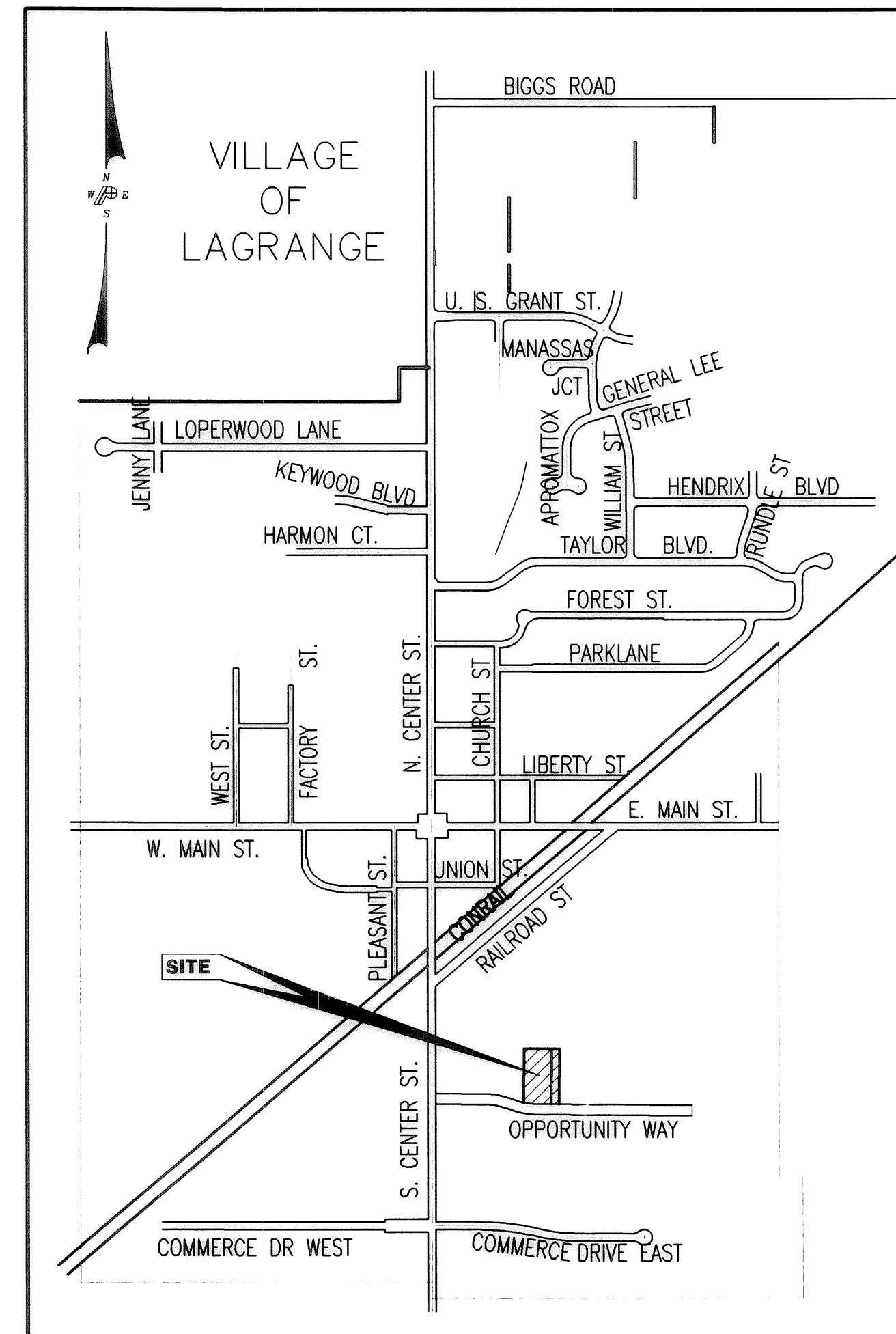
WITNESS
Rita K. Ruot
Linda M. Lowery

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

NOTARIAL SEAL

STATE OF OHIO }
 } SS
COUNTY OF LORAIN }
ON THIS 13th DAY OF March, 2006, 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.

Sherrie E. Gall
NOTARY PUBLIC IN AND FOR LORAIN COUNTY, OHIO
MY COMMISSION EXPIRES: SHERRIE E. GALL
NOTARY PUBLIC, State of Ohio
My Commission Expires 09/24/10



VICINITY MAP

MUNICIPAL ENGINEER

APPROVED THIS 8th DAY OF MARCH, 2006.
John C. Jones
MUNICIPAL ENGINEER
POGGEMEYER DESIGN GROUP

MUNICIPAL COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF "LAGRANGE BUSINESS PARK SUBDIVISION REPLAT OF LOT 2" IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY ORDINANCE NO. 2006-2104
DATE JANUARY 26, 2006
COUNCIL OF THE MUNICIPALITY OF LAGRANGE
LORAIN COUNTY, OHIO
BY Kim Strauss
MAYOR - KIM STRAUSS
BY Rita K. Ruot
CLERK/TREASURER - RITA K. RUOT

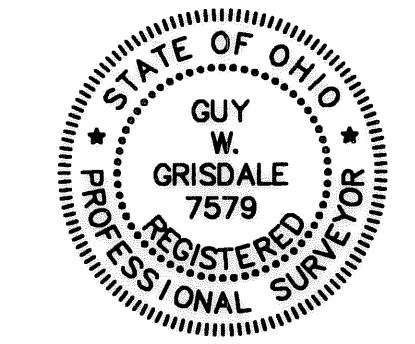
PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE MUNICIPALITY OF LAGRANGE, OHIO THIS 5th DAY OF JANUARY, 2006.
John Taylor
CHAIRMAN - JOHN TAYLOR

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "LAGRANGE BUSINESS PARK SUBDIVISION REPLAT OF LOT 2" AS SHOWN HEREON AND CONTAINING 2.8079 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 AND THE ORIGINAL PLAT OF LAGRANGE BUSINESS PARK SUBDIVISION PREPARED BY POGGEMEYER DESIGN GROUP, INC. DATED NOVEMBER, 2005. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY ABILITY AND BELIEF.

Guy W. Grisdale March 09, 2006
GUY W. GRISDALE, P.S.
OHIO PROFESSIONAL SURVEYOR NO. 7579 DATE



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
OHIO REV. CODE
APR 26 2006
Mark R. Stewart
LORAIN COUNTY AUDITOR
MARK R. STEWART

LORAIN COUNTY RECORDER
MARY ANN JAMISON

ACREAGE SUMMARY
0.6269 AC. IN ENTERPRISE AVENUE RIGHT-OF-WAY
2.1810 AC. IN S/L LOT 7
2.8079 AC. TOTAL (PLAT)

POGGEMEYER DESIGN GROUP, INC.
 PLANNERS
 ARCHITECTS
 ENGINEERS
 BOWLING GREEN, OHIO 43402
 (419) 352-7537
 1168 NORTH MAIN STREET
LAGRANGE BUSINESS PARK SUBDIVISION
VILLAGE OF LAGRANGE,
LAGRANGE TOWNSHIP, LORAIN COUNTY, OHIO
RE-PLAT OF LOT 2
TITLE SHEET
 DRAWN BY: DAN CHECKED BY: GWG
 REVISION:
 1 OF 2
 JOB NUMBER
 2290-095

I:\2290\095\dwg\DED-PLAT-2.dwg 2/28/2006 1:09:45 PM EST

STATE ROUTE 303

D.H. FOUND
S. SIDE WAR
MONUMENT
(USED TO EST. CL SR. 301)

CURVE DATA

- ① R=500.00'
L=192.75'
TAN=97.59°
Δ=22°05'15"
Chd=191.56'
Chd Brg=S 78°39'46" E
- ② R=500.00'
L=191.37'
TAN=96.87°
Δ=21°55'48"
Chd=190.21'
Chd Brg=S 78°35'03" E
- ③ R=540.00'
L=208.17'
TAN=105.39°
Δ=22°05'15"
Chd=206.88'
Chd Brg=S 78°39'46" E
- ④ R=460.00'
L=176.06'
TAN=89.12°
Δ=21°55'48"
Chd=174.99'
Chd Brg=S 78°35'03" E
- ⑤ R=460.00'
L=177.33'
TAN=89.78°
Δ=22°05'15"
Chd=176.23'
Chd Brg=S 78°39'46" E
- ⑥ R=540.00'
L=206.68'
TAN=104.62°
Δ=21°55'48"
Chd=205.43'
Chd Brg=S 78°35'03" E
- ⑦ R=460.00'
L=85.55'
TAN=42.90°
Δ=10°39'22"
Chd=85.43'
Chd Brg=S 72°56'50" E
- ⑧ R=460.00'
L=90.51'
TAN=45.40°
Δ=11°16'25"
Chd=90.37'
Chd Brg=S 83°54'44" E
- ⑨ R=540.00'
L=179.17'
TAN=90.42°
Δ=19°00'40"
Chd=178.35'
Chd Brg=S 77°07'29" E
- ⑩ R=540.00'
L=27.51'
TAN=13.78°
Δ=2°55'08"
Chd=27.51'
Chd Brg=S 88°05'22" E

LEGEND OF ABBREVIATIONS & SYMBOLS

- R. RECORD DATA
- C. CALCULATED
- M. FIELD MEASUREMENT
- U. USED
- IRON PIN IN MONUMENT BOX FOUND
- ◻ IRON PIN FOUND AS NOTED
- DRILL HOLE FOUND AS NOTED
- 5/8" CAPPED REBAR SET
- PK NAIL SET
- CONCRETE MONUMENT SET

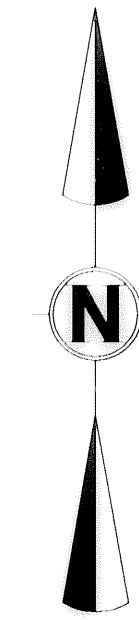
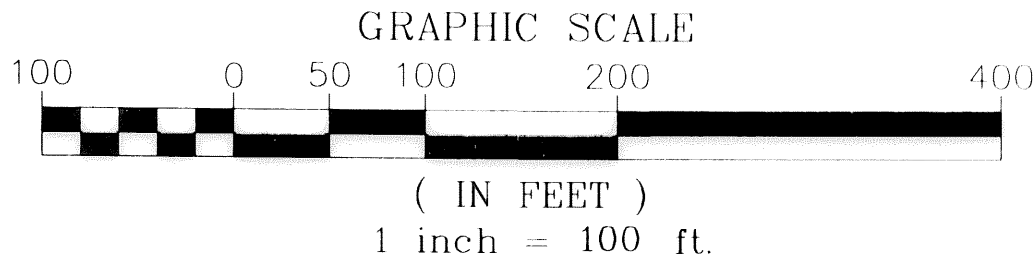
CONTROL POINT USED:

TOP IRON PIN IN MONUMENT BOX AT AT
RAD. PT. CUL-DE-SAC COMMERCE DRIVE
EAST

NORTHING: 6848.49
EASTING: 6340.14

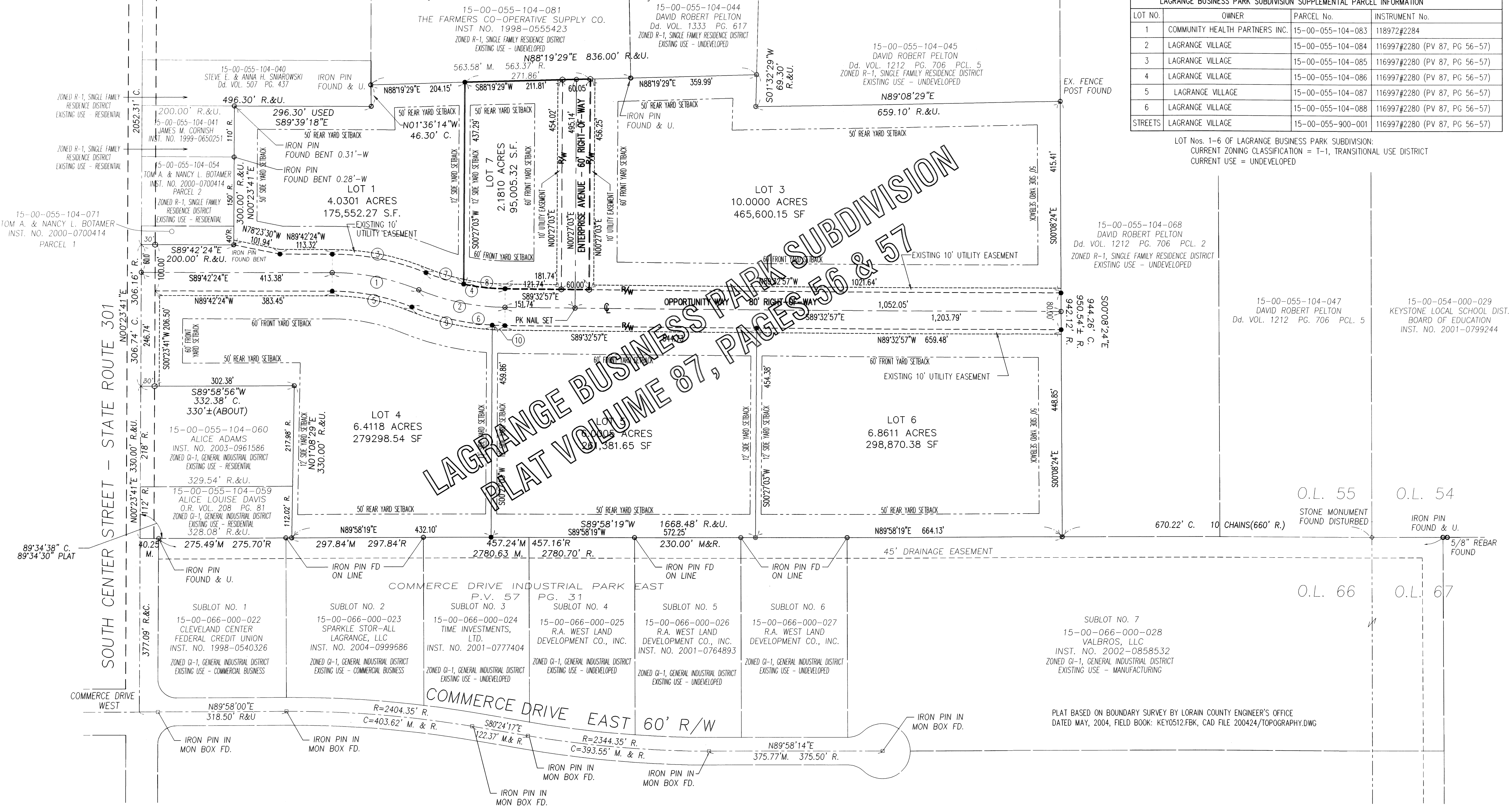
BENCHMARKS:
TOP IRON PIN IN MONUMENT BOX AT AT
RAD. PT. CUL-DE-SAC COMMERCE DRIVE
EAST ELEV. 833.66

TOP IRON PIN IN MONUMENT BOX AT INT.
C/L COMMERCE DR. EAST AND THE ELY.
R/W LINE S.R. 301 ELEV. 829.53



LAGRANGE BUSINESS PARK SUBDIVISION SUPPLEMENTAL PARCEL INFORMATION			
LOT NO.	OWNER	PARCEL No.	INSTRUMENT No.
1	COMMUNITY HEALTH PARTNERS INC.	15-00-055-104-083	118972#2284
2	LAGRANGE VILLAGE	15-00-055-104-084	116997#2280 (PV 87, PG 56-57)
3	LAGRANGE VILLAGE	15-00-055-104-085	116997#2280 (PV 87, PG 56-57)
4	LAGRANGE VILLAGE	15-00-055-104-086	116997#2280 (PV 87, PG 56-57)
5	LAGRANGE VILLAGE	15-00-055-104-087	116997#2280 (PV 87, PG 56-57)
6	LAGRANGE VILLAGE	15-00-055-104-088	116997#2280 (PV 87, PG 56-57)
STREETS LAGRANGE VILLAGE 15-00-055-900-001 116997#2280 (PV 87, PG 56-57)			

LOT Nos. 1-6 OF LAGRANGE BUSINESS PARK SUBDIVISION:
CURRENT ZONING CLASSIFICATION = T-1, TRANSITIONAL USE DISTRICT
CURRENT USE = UNDEVELOPED



LAGRANGE BUSINESS PARK SUBDIVISION
PLAT VOLUME 87, PAGES 56 & 57

15-00-055-104-068
DAVID ROBERT PELTON
Dd. VOL. 1212 PG. 706 PCL. 2
ZONED R-1, SINGLE FAMILY RESIDENCE DISTRICT
EXISTING USE - UNDEVELOPED

15-00-055-104-047
DAVID ROBERT PELTON
Dd. VOL. 1212 PG. 706 PCL. 5

15-00-054-000-029
KEYSTONE LOCAL SCHOOL DIST.
BOARD OF EDUCATION
INST. NO. 2001-0799244

PLAT BASED ON BOUNDARY SURVEY BY LORAIN COUNTY ENGINEER'S OFFICE
DATED MAY, 2004, FIELD BOOK: KEY0512.FBK, CAD FILE: 200424/TOPOGRAPHY.DWG

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

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

RE-PLAT OF LOT 2

DRAWN BY: DAN
CHECKED BY: GWG

2 OF 2
JOB NUMBER
2290-095