

SONGBIRD SUBDIVISION 1

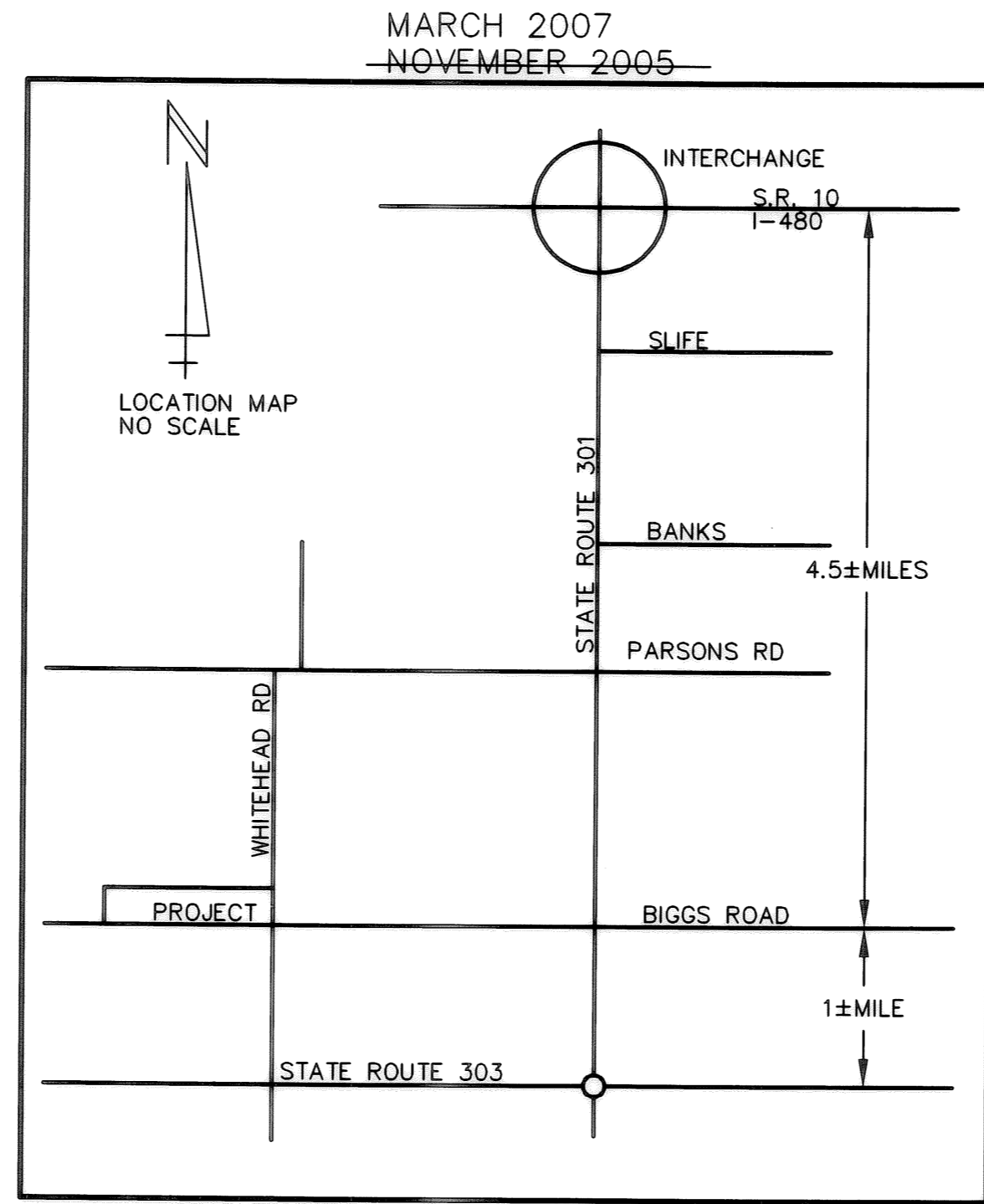
ORIGINAL LAGRANGE TOWNSHIP LOT 23, VILLAGE OF LAGRANGE, LORAIN COUNTY, STATE OF OHIO

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SURVEYOR

This is to certify that at the request of the owners I have surveyed and platted "Songbird Subdivision 1" as shown hereon and containing 22.3924 acres of land in Original Lot 23 of LaGrange Township, Lorain County, Ohio. Monumentation was found or set 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: [Signature]
 Registered Surveyor No. 56211



ACCEPTANCE	
Approved this <u>16</u> day of <u>OCTOBER</u> 20 <u>07</u>	<u>[Signature]</u> Kenneth Carney Lorain County Engineer
Approved this <u>16</u> day of <u>OCTOBER</u> 20 <u>07</u>	<u>[Signature]</u> Kerlyeth Carney Lorain County Sanitary Engineer
Approved this <u>17</u> day of <u>OCTOBER</u> 20 <u>07</u>	<u>[Signature]</u> Rita Carney Chairman Board of LaGrange Township Trustees
Approved this <u>17th</u> day of <u>October</u> 20 <u>07</u>	<u>[Signature]</u> Dennis Will Lorain County Prosecutors Office
Approved this <u>18</u> day of <u>OCTOBER</u> 20 <u>07</u>	<u>[Signature]</u> William J. UK Director, Lorain County Planning Commission

OWNERS CERTIFICATE

Situated in the Township of LaGrange, County of Lorain, State of Ohio and being a part of Original Lot 23 of said Township containing 22.3924 acres, and being the same tract as conveyed to James E. & Lynn M. Tipple and described in the deed recorded as Instrument No. 20050096336 in the office of the Recorder, Lorain County, Ohio.

The undersigned James E. & Lynn M. Tipple hereby certify that the attached plat represents Songbird Subdivision 1 a subdivision of lots one through nine inclusive, do hereby acknowledge this plat of same and dedicate to public (private) use as such, all or parts of roads, boulevards, cul de sacs, parks or recreation areas, planting or reserved strips, etc., shown and not heretofore dedicated.

The undersigned further agree that any use or 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 Lorain County, Ohio for the benefit of 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 part 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 2nd day of July, 2007.

WITNESSES: Mindy Vandepol OWNERS: James E. Tipple
Mindy Vandepol Lynn M. Tipple

NOTARIAL SEAL

STATE OF OHIO
 COUNTY OF LORAIN S.S.

before me, a notary public in and for said county and state did personally appear JAMES E. TIPPLE and LYNN M. TIPPLE who acknowledged the signing of this plat to be their own free act and deed for the uses and purposes herein expressed.

In witness thereof, I have hereunto set my hand and official seal this 2nd day of July, 2007.

[Signature]
 PATRICIA L. ABFALL
 Notary Public - State of Ohio
 My Commission Expires 8/15/2009

MORTGAGEE'S CERTIFICATE

This is to certify that Essen Credit Services of Mid America as 1st Mortgage holder and _____ as _____ mortgagee of lands shown hereon, do hereby accept this plat of SONGBIRD SUBDIVISION 1 to be correct and dedicate to public use for road purposes the portion of Biggs Road & Whitehead Rd as shown hereon.

Witness: Mindy Vandepol [Signature]

 Witness

NOTARY

State of Ohio }
 County of Lorain }

Before me, a notary public in and for said county and state did personally appear the above signed mortgagee who acknowledged the signing of this plat to be their own free act and deed.

In testimony thereof I have hereunto set my hand and official seal this 2nd day of July, 2007.

(SEAL) [Signature]
 Notary Public

[Seal]
 PATRICIA L. ABFALL
 Notary Public - State of Ohio
 My Commission Expires 8/15/2009

OFFICE OF THE COUNTY AUDITOR

Transferred this ____ day of _____, 20____

 County Auditor

OFFICE OF THE COUNTY RECORDER

This plat filed for Record this ____ day of _____, 20____ at _____m

Recorded this ____ day of _____, 20____ in Plat Book _____ Page _____

 County Recorder

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 NOV 01 2007
 MARK R. STEWART
 LORAIN COUNTY AUDITOR

[Signature]
[Signature]

SONGBIRD SUBDIVISION

ORIGINAL LAGRANGE TOWNSHIP LOT 23

TOWNSHIP OF LAGRANGE

COUNTY OF LORAIN

STATE OF OHIO

JERALD H. DUTE
O.R. 351/684

DATE: MARCH 2007
SCALE: 1"=100'

N

OL 19 OL 18
I.P. FD
OL 22 OL 23

OL 23 OL 23
MON. BOX
OL 23 OL 23

I.P. FD.
129.69 R & U
I.P. FD O.10N

N89°56'06"E
1800.53
2630.22
~~2600.22~~ C

1521.48 C
JAMES & LYNN TIPPLE
INST# 2005006336
N00°23'53"E
1086.06

N00°23'53"E
JEFFERY & ROBIN SLONE
O.R. 389/473

EAST LINE LOT 23
250.00
250.00
250.00
1513.57 R&U
S00°17'03"W
116.60
298.00
S00°17'03"W

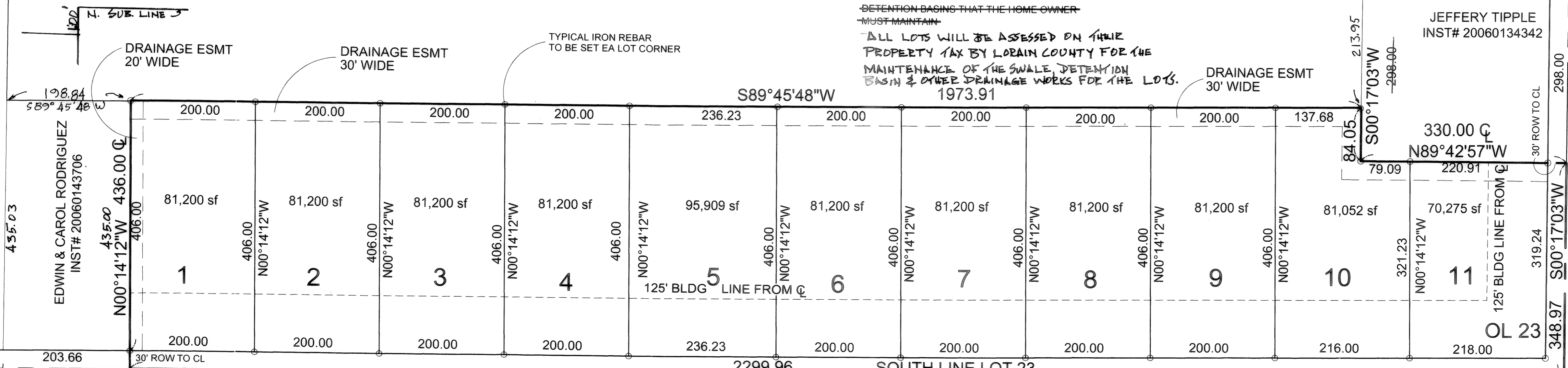
WHITEHEAD ROAD 60 R/W

REMAINDER
48.4376 AC.

NOTE: NORTH P. RODRIGUEZ IS 1.00 FEET SOUTH OF THE PERFECTION OF THE NORTH SUBDIVISION LINE

DRAINAGE EASEMENT IS FOR THE INGRESS AND EGRESS TO OPERATE, MAINTAIN, REPAIR, IMPROVE, CONSTRUCT DRAINAGE WORKS BY THE GOVERNMENTAL UNIT HAVING AUTHORITY. THIS DOES NOT IMPLY THAT ANY GOVERNMENTAL UNIT HAS TO DO THESE ITEMS.

NOTE:
LOTS 5-6-7-8-9 & 10 HAVE INDIVIDUAL DETENTION BASINS THAT THE HOME OWNER MUST MAINTAIN.
ALL LOTS WILL BE ASSESSED ON THEIR PROPERTY TAX BY LORAIN COUNTY FOR THE MAINTENANCE OF THE SWALE, DETENTION BASIN & OTHER DRAINAGE WORKS FOR THE LOTS.
1973.91



AREA IN LOTS = 20.5886 Ac.
AREA IN R/W = 1.8039 Ac.
AREA IN SUBN. = 22.3924 Ac.

