

SUSTAINABLE COMMUNITIES SUBDIVISION

PART OF

ORIGINAL RUSSIA TOWNSHIP LOT No 86
AND PART OF SUBLOTS 34 AND 35 ORIGINAL PLAT OF OBERLIN P.V. 5 P. 30
SUBLOT 1 AND PART OF SUBLOT 2 IN HAZEN AND ELLIS SUBDIVISION P.V. 1 P. 41
CITY OF OBERLIN, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, EAST COLLEGE STREET, LLC., OWNER OF LAND CONTAINED WITHIN THIS PLAT OF THE SUSTAINABLE COMMUNITIES SUBDIVISION, DO HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

BY: *B. Ezinga*
BENJAMIN EZINGA, EAST COLLEGE STREET, LLC.
MILAND BLACK III BY: *[Signature]*
WITNESS
Patricia Cindric BY: *[Signature]*
WITNESS

NOTARY CERTIFICATE

STATE OF OHIO
SS
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR, BEN EZINGA REPRESENTING EAST COLLEGE STREET, LLC., OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL
ON THIS 3rd DAY OF MARCH, 2009
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES June 22, 2013

UNDERGROUND UTILITIES

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE COLUMBIA GAS OF OHIO., OBERLIN MUNICIPAL LIGHT AND POWER SYSTEM (OMLPS), VERIZON TELEPHONE CO, AND CABLE CO-OP OF OBERLIN, THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEE), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, EXCEPT WHERE SHOWN OTHERWISE, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: *B. Ezinga*
BENJAMIN EZINGA, EAST COLLEGE STREET, LLC.



VICINITY MAP

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED "THE SUSTAINABLE COMMUNITIES SUBDIVISION" AS SHOWN HEREON AND CONTAINING 2.3221 ACRES OF LAND IN RUSSIA TOWNSHIP ORIGINAL LOT 86 IN THE CITY OF OBERLIN, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED -O-, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED -O-, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THIS PLAT 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.

David L. Elwell
DAVID L. ELWELL
REGISTERED SURVEYOR NO 6333



ACREAGE TABULATION

AREA IN SUBLOTS = 1.7989 AC.
AREA IN BLOCK "A" = 0.1137 AC.
AREA IN R/W = 0.4095 AC.
TOTAL AREA = 2.3221 AC.

PREPARED FOR:

EAST COLLEGE STREET, LLC.
138 HOLLYWOOD STREET
OBERLIN, OHIO 44074
PHONE: (440) 574-9521
CONTACT: BEN EZINGA

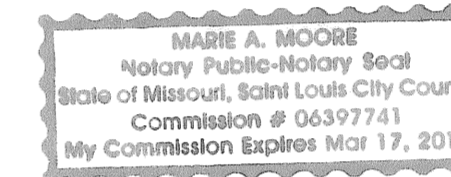
MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING

MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF THE SUSTAINABLE COMMUNITIES SUBDIVISION, HAS EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT, AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.
[Signature] Vice President
REPRESENTATIVE TITLE
[Signature] Christa K. Rechner
WITNESS WITNESS

MORTGAGEE'S NOTARY CERTIFICATE

COUNTY OF City of St. Louis SS
STATE OF Missouri
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR [Signature] REPRESENTING [Signature] WHO ACKNOWLEDGED THAT [Signature] DID SIGN THIS FOREGOING PLAT AND THAT IT WAS his OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL ON THIS 1st DAY OF March, 2009.



Marie A. Moore
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/17/10

SEE ADDITIONAL MORTGAGE CERTIFICATE ON SHEET 2.

APPROVALS:

PUBLIC WORKS DIRECTOR

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE SUSTAINABLE COMMUNITIES SUBDIVISION IS HEREBY APPROVED BY THE PUBLIC WORKS DIRECTOR OF THE CITY OF OBERLIN, OHIO.

Wayl B. Bannum 3.4.09
DIRECTOR CITY OF OBERLIN DATE
PUBLIC WORKS

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE SUSTAINABLE COMMUNITIES SUBDIVISION IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OBERLIN, OHIO.

[Signature] 3/4/09
CHAIRMAN, CITY OF OBERLIN DATE
PLANNING COMMISSION

CITY ENGINEER

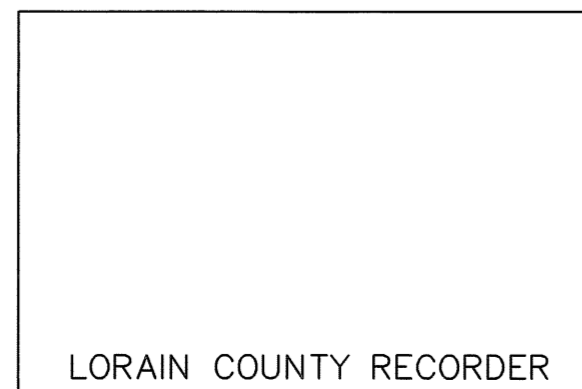
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE SUSTAINABLE COMMUNITIES SUBDIVISION IS HEREBY APPROVED BY THE ENGINEERING DIRECTOR OF THE CITY OF OBERLIN, OHIO.

[Signature] 3/4/09
ENGINEER, CITY OF OBERLIN DATE
ENGINEERING

CITY SOLICITOR

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE SUSTAINABLE COMMUNITIES SUBDIVISION IS HEREBY APPROVED BY THE CITY SOLICITOR OF OBERLIN, OHIO.

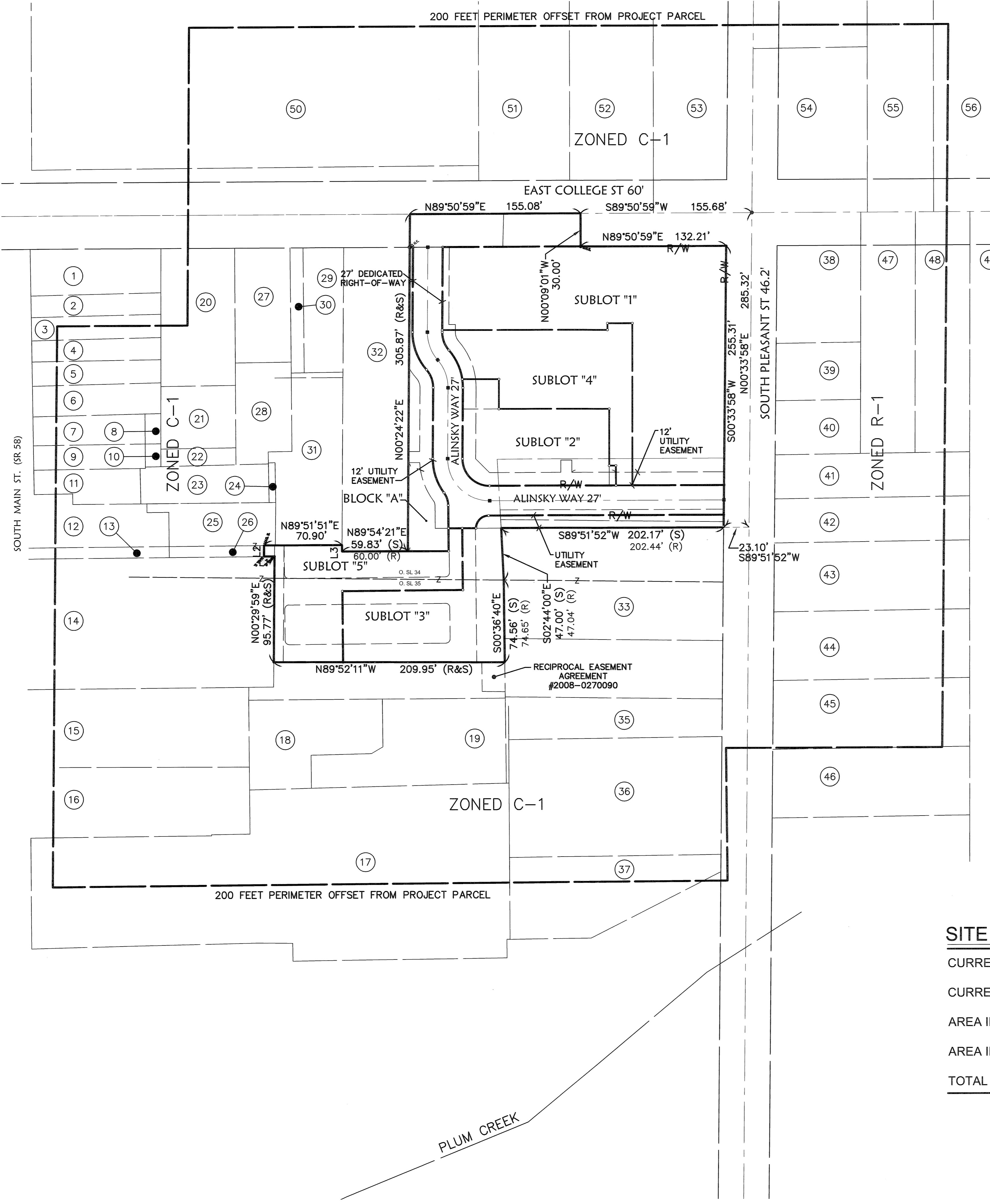
[Signature] 3/3/09
SOLICITOR, CITY OF OBERLIN DATE



DATE: 8-15-08	CC: RRB	DATE: 8-15-08	DESCRIPTION: REVISIONS
DRAWN BY: KS	CHKD BY: KS	DATE: 11-26-08	DESCRIPTION: ORIGINAL ISSUE
DWG. NAME: 08039-1-PLATS	PATN: 08039-1-PLATS	DATE: 2-19-09	DESCRIPTION: REVISED PROPERTY OWNERSHIP AND STREET NAME
F.B.:	F.B.:	DATE: 11-26-08	DESCRIPTION: ORIGINAL ISSUE
KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com		RECORD PLAT - TITLE SHEET SUSTAINABLE COMMUNITIES SUBDIVISION PART OF ORIGINAL RUSSIA TOWNSHIP LOT No 86 AND PART OF SUBLOTS 34 AND 35 ORIGINAL PLAT OF OBERLIN P.V. 5 P. 30 SUBLOT 1 AND PART OF SUBLOT 2 IN HAZEN AND ELLIS SUBDIVISION P.V. 41 CITY OF OBERLIN, COUNTY OF LORAIN, STATE OF OHIO	
SHEET 1 OF 3		JOB NO. 08039	

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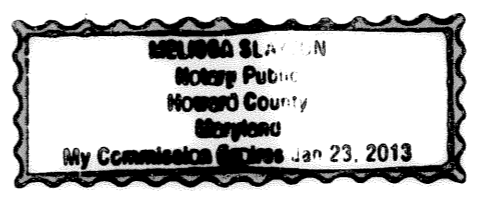


MORTGAGEES CERTIFICATE
 THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING
ESIC Community Partners, Inc.
 MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF THE SUSTAINABLE COMMUNITIES SUBDIVISION, HAS EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT, AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

REPRESENTATIVE: *Joseph Woodworth* TITLE: *Senior Vice President*
 WITNESS: *Jennifer Rhoades* WITNESS: *Paul Sudek*

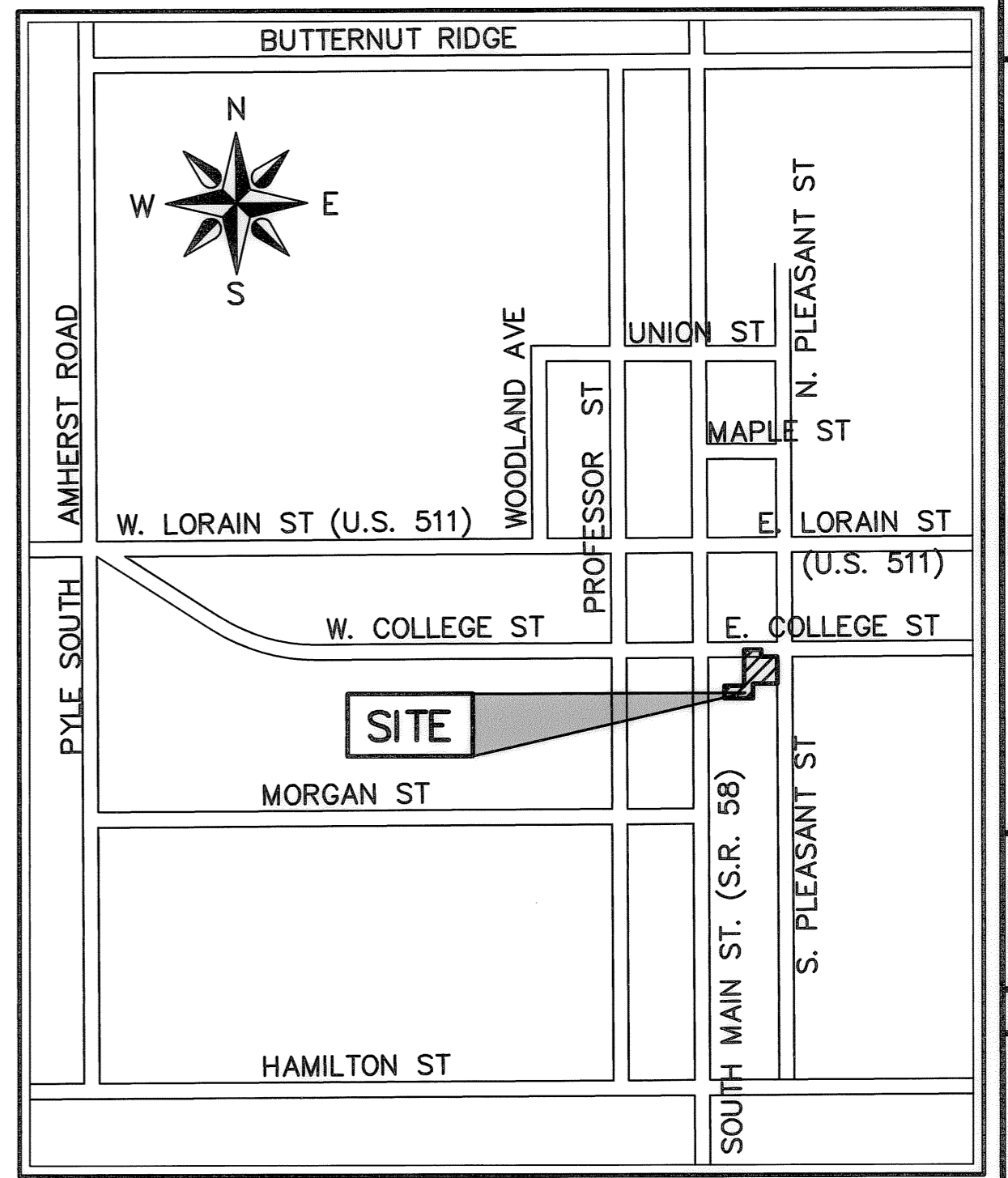
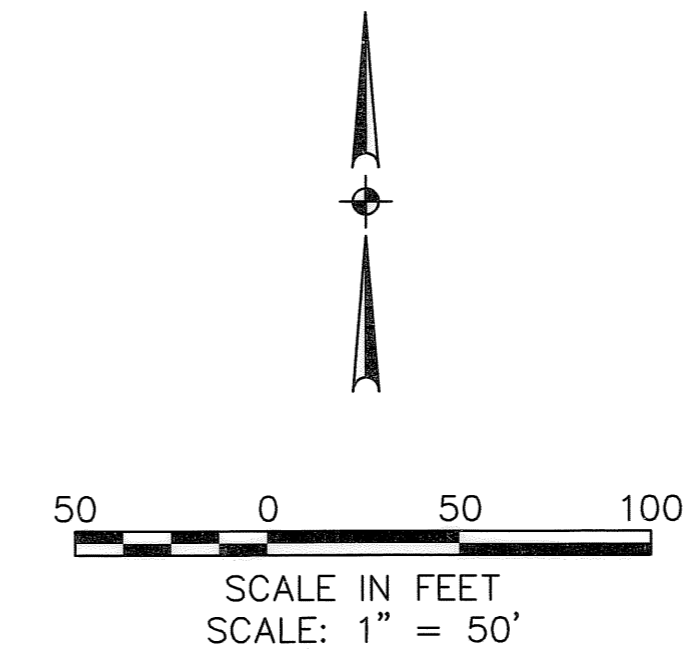
MORTGAGEE'S NOTARY CERTIFICATE
 COUNTY OF Howard SS
 STATE OF Maryland
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Joe Kozlowski
 REPRESENTING ESIC Community Partners, Inc.
 WHO ACKNOWLEDGED THAT he DID SIGN THIS FOREGOING PLAT AND THAT IT WAS his OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 4th DAY OF May 2009.

Wesley Jordan
 NOTARY PUBLIC
 MY COMMISSION EXPIRES Jan 23, 2013



LINE TABLE

LINE	BEARING	LENGTH
L1	N89°51'51"E	9.57' (R&S)
L2	N00°41'44"E	10.00' (R&S)
L3	S00°24'22"W	5.83' (S) 5.67' (R)



PARCEL ID	PPN	OWNER
1	09-00-086-102-001	ARTHUR & ADA CLARK FAMILY LTD PARTNERSHIP
2	09-00-086-102-002	ARTHUR & ADA CLARK FAMILY LTD PARTNERSHIP
3	09-00-086-102-003	ARTHUR & ADA CLARK FAMILY LTD PARTNERSHIP
4	09-00-086-102-004	ARTHUR & ADA CLARK FAMILY LTD PARTNERSHIP
5	09-00-086-102-005	COLE JOHN D
6	09-00-086-102-006	WALTZER JOSEPH B
7	09-00-086-102-007	THE GEORGE H BAILEY CO LLC
8	09-00-086-102-100	THE GEORGE H BAILEY CO LLC
9	09-00-086-102-009	GORSKE JOHN P
10	09-00-086-102-099	GORSKE JOHN P
11	09-00-086-102-010	MILKOVICH STEVE & DONA
12	09-00-086-102-011	SUPERS HELEN J
13	09-00-086-102-012	SUPERS HELEN J
14	09-00-086-102-083	NORD FAMILY FOUNDATION
15	09-00-086-102-020	OHIO MOTORISTS ASSOCIATION
16	09-00-086-102-021	BUSH MICHAEL & DEBRA L
17	09-00-086-102-103	OBERLIN PUBLIC LIBRARY BOARD OF TRUSTEES
18	09-00-086-102-107	OHIO MOTORISTS ASSOCIATION
19	09-00-086-102-106	OBERLIN PUBLIC LIBRARY BOARD OF TRUSTEES
20	09-00-086-102-038	STEEL SANDERS M & WM N
21	09-00-086-102-039	STEEL SANDERS M & WM N
22	09-00-086-102-042	OBERLIN OFF STREET PARKING INC
23	09-00-086-102-043	OBERLIN OFF STREET PARKING INC
24	09-00-086-102-044	OBERLIN OFF STREET PARKING INC
25	09-00-086-102-045	OBERLIN OFF STREET PARKING INC
26	09-00-086-102-046	OBERLIN OFF STREET PARKING INC
27	09-00-086-102-040	ARTHUR & ADA CLARK FAMILY LTD PARTNERSHIP
28	09-00-086-102-041	PREMIERBANK & TRUST
29	09-00-086-102-048	PREMIERBANK & TRUST
30	09-00-086-102-086	OBERLIN CITY OF
31	09-00-086-102-047	OBERLIN OFF STREET PARKING INC
32	09-00-086-102-049	PEARSON JOHN & AUDREY
33	09-00-086-102-089	OBERLIN COLLEGE
34	Not Used	
35	09-00-086-102-096	PREMIERBANK & TRUST AN OHIO BANKING CORPORATION
36	09-00-086-102-098	PREMIERBANK & TRUST AN OHIO BANKING CORPORATION
37	09-00-086-102-069	LISA LTD
38	09-00-086-106-001	JORDAN GARY L
39	09-00-086-106-002	VEIRA ALEX PROPERTIES LLC
40	09-00-086-106-003	STANFIELD SCOTT DALE & DEBRA JOY
41	09-00-086-106-012	SGM ENTERPRISES LTD
42	09-00-086-106-013	
43	09-00-086-106-014	GARCIA ANTHONY
44	09-00-086-106-015	OBERLIN CITY OF
45	09-00-086-106-016	OBERLIN CITY OF
46	09-00-086-106-017	OBERLIN CITY OF
47	09-00-086-106-004	WILBURN ANDREW T
48	09-00-086-106-005	MOORE JOHN F & WENDY E
49	09-00-086-106-006	WRIGHT JAMES & ELIZABETH C
50	09-00-086-101-050	OBERLIN COLLEGE
51	09-00-086-101-046	OBERLIN COLLEGE
52	09-00-086-101-047	OBERLIN SHANSI MEMORIAL ASSOCIATION
53	09-00-086-101-049	OBERLIN COLLEGE
54	09-00-086-105-015	V P K LTD
55	09-00-086-105-016	HUBER JO L
56	09-00-086-105-017	NEIGHBORHOOD HOUSE ASSOC OF LORAIN COUNTY

SITE DATA:
 CURRENT ZONING: C-1 CENTRAL BUSINESS DISTRICT
 CURRENT USE: VACANT/COMMERCIAL
 AREA IN R/W: = 0.4095 Ac
 AREA IN LOTS: = 1.9126 Ac
 TOTAL AREA: = 2.3221 Ac

DATE: 7-08-08	DESCRIPTION:	BY:
DRAWN BY: CC	DATE:	
CHK BY: DLE	REVISIONS:	
DWG. NAME: 08039-PLAT.DWG	DATE:	
PATH: 08039\SUBLOT CONTROL.VOB	DATE:	
FILE:	DATE:	

KS Associates, Inc.
 260 Burns Road, Suite 100
 Elyria, OH 44035
 P 440 365 4730
 F 440 365 4790
 www.ksassociates.com

RECORD PLAT
SUSTAINABLE COMMUNITIES SUBDIVISION
 PART OF ORIGINAL RUSSIA TOWNSHIP LOT No 86
 AND PART OF SUBLOTS 34 AND 35 ORIGINAL PLAT OF OBERLIN P.V. 5 P. 30
 SUBLOT 1 AND PART OF SUBLOT 2 IN HAZEN AND ELUS SUBDIVISION P.V. 41
 CITY OF OBERLIN, COUNTY OF LORAIN, STATE OF OHIO

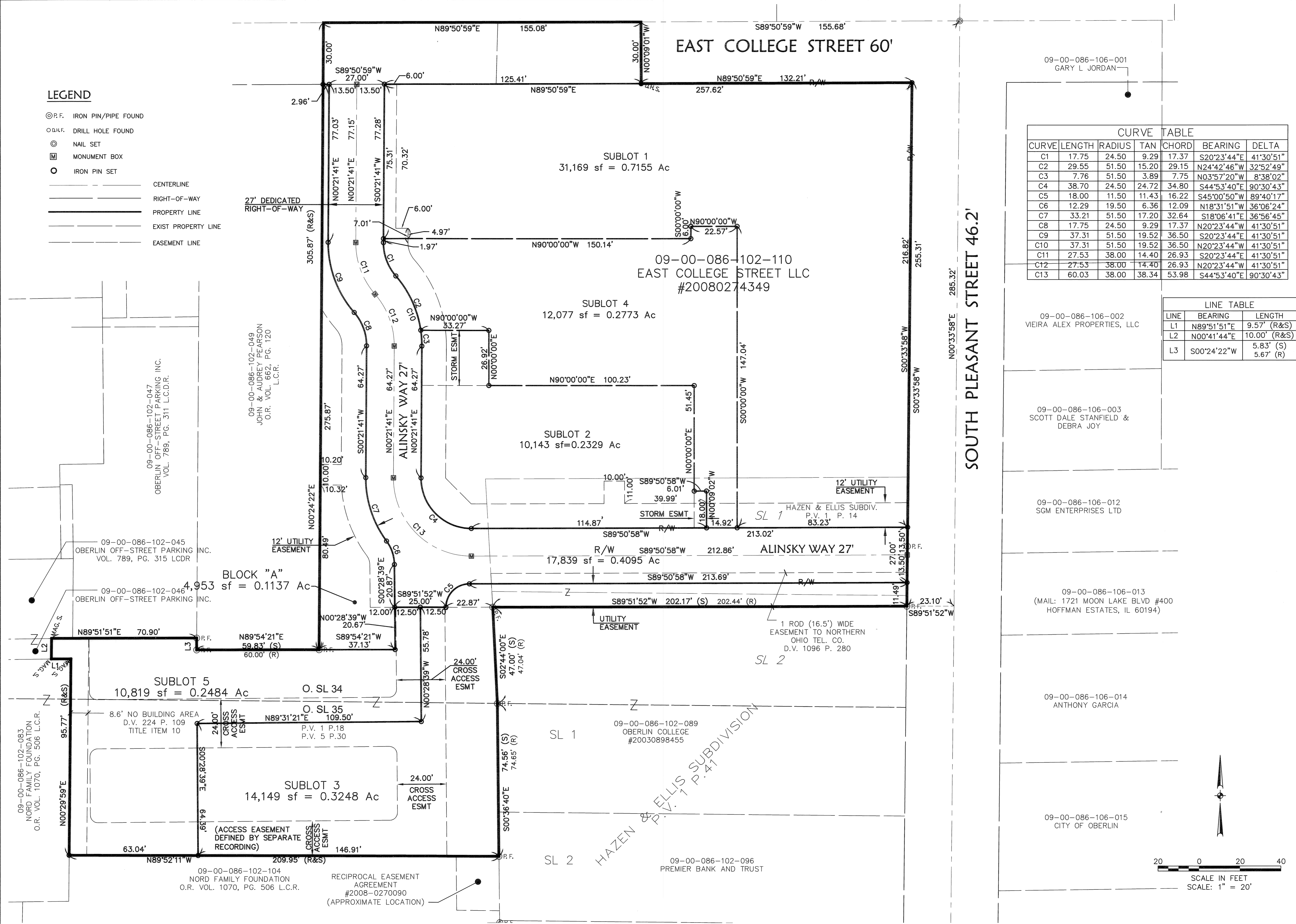
SHEET 2 OF 3
 JOB NO. 08039

LEGEND

- ⊙ P.F. IRON PIN/PIPE FOUND
- ⊙ D.H.F. DRILL HOLE FOUND
- ⊙ NAIL SET
- ⊕ MONUMENT BOX
- IRON PIN SET
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EXIST PROPERTY LINE
- EASEMENT LINE

EAST COLLEGE STREET 60'

SOUTH PLEASANT STREET 46.2'



CURVE TABLE

CURVE	LENGTH	RADIUS	TAN	CHORD	BEARING	DELTA
C1	17.75	24.50	9.29	17.37	S20°23'44"E	41°30'51"
C2	29.55	51.50	15.20	29.15	N24°42'46"W	32°52'49"
C3	7.76	51.50	3.89	7.75	N03°57'20"W	8°38'02"
C4	38.70	24.50	24.72	34.80	S44°53'40"E	90°30'43"
C5	18.00	11.50	11.43	16.22	S45°00'50"W	89°40'17"
C6	12.29	19.50	6.36	12.09	N18°31'51"W	36°06'24"
C7	33.21	51.50	17.20	32.64	S18°06'41"E	36°56'45"
C8	17.75	24.50	9.29	17.37	N20°23'44"W	41°30'51"
C9	37.31	51.50	19.52	36.50	S20°23'44"E	41°30'51"
C10	37.31	51.50	19.52	36.50	N20°23'44"W	41°30'51"
C11	27.53	38.00	14.40	26.93	S20°23'44"E	41°30'51"
C12	27.53	38.00	14.40	26.93	N20°23'44"W	41°30'51"
C13	60.03	38.00	38.34	53.98	S44°53'40"E	90°30'43"

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°51'51"E	9.57' (R&S)
L2	N00°41'44"E	10.00' (R&S)
L3	S00°24'22"W	5.83' (S) 5.67' (R)

RECORD PLAT
SUSTAINABLE COMMUNITIES SUBDIVISION

DATE: 8-15-08
 DRAWN BY: CCC
 CHECKED BY: RRB
 DWG. NAME: 08039-C-PLAT02
 PATH: 08039\JOB\CONTROL.DWG
 F.B.

DESCRIPTION

BY	
DATE	
REVISIONS	
2-19-09	REVISED PROPERTY OWNERSHIP & STREET NAME
11-28-08	ORIGINAL ISSUE

KS Associates, Inc.
 260 Burns Road, Suite 100
 Elyria, OH 44035
 P 440 365 4730
 F 440 365 4790
 www.ksassociates.com

KS ASSOCIATES

PART OF ORIGINAL RUSSIA TOWNSHIP LOT No 86
 AND PART OF SUBLOTS 34 AND 35 ORIGINAL PLAT OF OBERLIN P.V. 5 P. 30
 SUBLOT 1 AND PART OF SUBLOT 2 IN HAZEN AND ELLIS SUBDIVISION P.V. 41
 CITY OF OBERLIN, COUNTY OF LORAIN, STATE OF OHIO

SHEET 3 OF 3

JOB NO. 08039

09-00-086-106-001
GARY L JORDAN

09-00-086-106-002
VIEIRA ALEX PROPERTIES, LLC

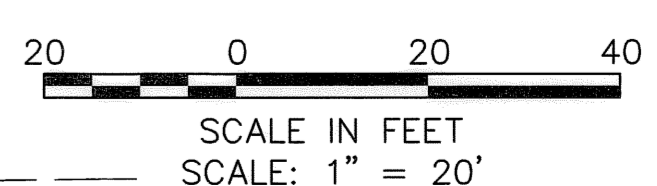
09-00-086-106-003
SCOTT DALE STANFIELD &
DEBRA JOY

09-00-086-106-012
SGM ENTERPRISES LTD

09-00-086-106-013
(MAIL: 1721 MOON LAKE BLVD #400
HOFFMAN ESTATES, IL 60194)

09-00-086-106-014
ANTHONY GARCIA

09-00-086-106-015
CITY OF OBERLIN



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