

NORTHPOINTE ESTATES SUBDIVISION NO. 4

BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT 35 & 36
 A RESUBDIVISION OF SUBLot NUMBERS 215 THRU 227, 232 THRU 256, 266 THRU 292 & BLOCK J
 IN NORTHPOINTE ESTATES SUBDIVISION No 3 AS RECORDED
 IN VOL. 94, PAGES 52 - 59 of THE LORAIN COUNTY PLAT RECORDS

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF NORTHPOINTE ESTATES SUBDIVISION NO. 4, HAVING EXAMINED THE SAME, ACCEPTS IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE ALL EASEMENTS AS SHOWN HEREON.

Thomas J. Oster
 PRESIDENT
Daniel [Signature]
 WITNESS

NOTARY CERTIFICATE

STATE OF OHIO
 SS

LORAIN COUNTY
 THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR AMHERST LAND HOLDING, CO. LLC, BY THOMAS OSTER, ITS PRESIDENT, WHO ACKNOWLEDGED THAT HE DID SIGN THIS 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 29th DAY OF March, 2016.

Theresa A. Dominick
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-25-17

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF NORTHPOINTE ESTATES SUBDIVISION NO. 4, HAVING EXAMINED THE SAME, ACCEPTS IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE ALL EASEMENTS AS SHOWN HEREON.

Craig J. Novak
 PRESIDENT
Kurt R. [Signature]
 WITNESS

NOTARY CERTIFICATE

STATE OF OHIO
 SS

LORAIN COUNTY
 THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR AMHERST NORTHPOINTE HOME OWNERS ASSOC. INC. BY Craig J. Novak, WHO ACKNOWLEDGED THAT he DID SIGN THIS 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 29th DAY OF March, 2016.

Theresa A. Dominick
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-25-17

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING Beapssa, LLC

MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF NORTHPOINTE ESTATES SUBDIVISION NO. 4 HAS EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT, AND DEDICATES FOREVER TO PUBLIC USE THE EASEMENTS AS SHOWN HEREON.

REPRESENTING Thomas J. Oster, Manager

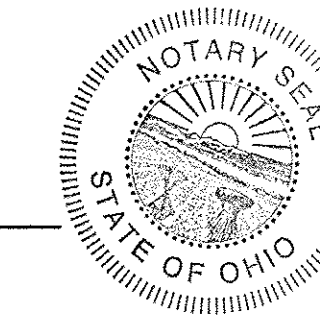
MANAGER
 TITLE

WITNESS

NOTARY CERTIFICATE

STATE OF OHIO
 SS

LORAIN COUNTY
 THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Beapssa, LLC BY Thomas J. Oster, WHO ACKNOWLEDGED THAT he DID SIGN THIS PLAT AND THAT IT WAS his OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL



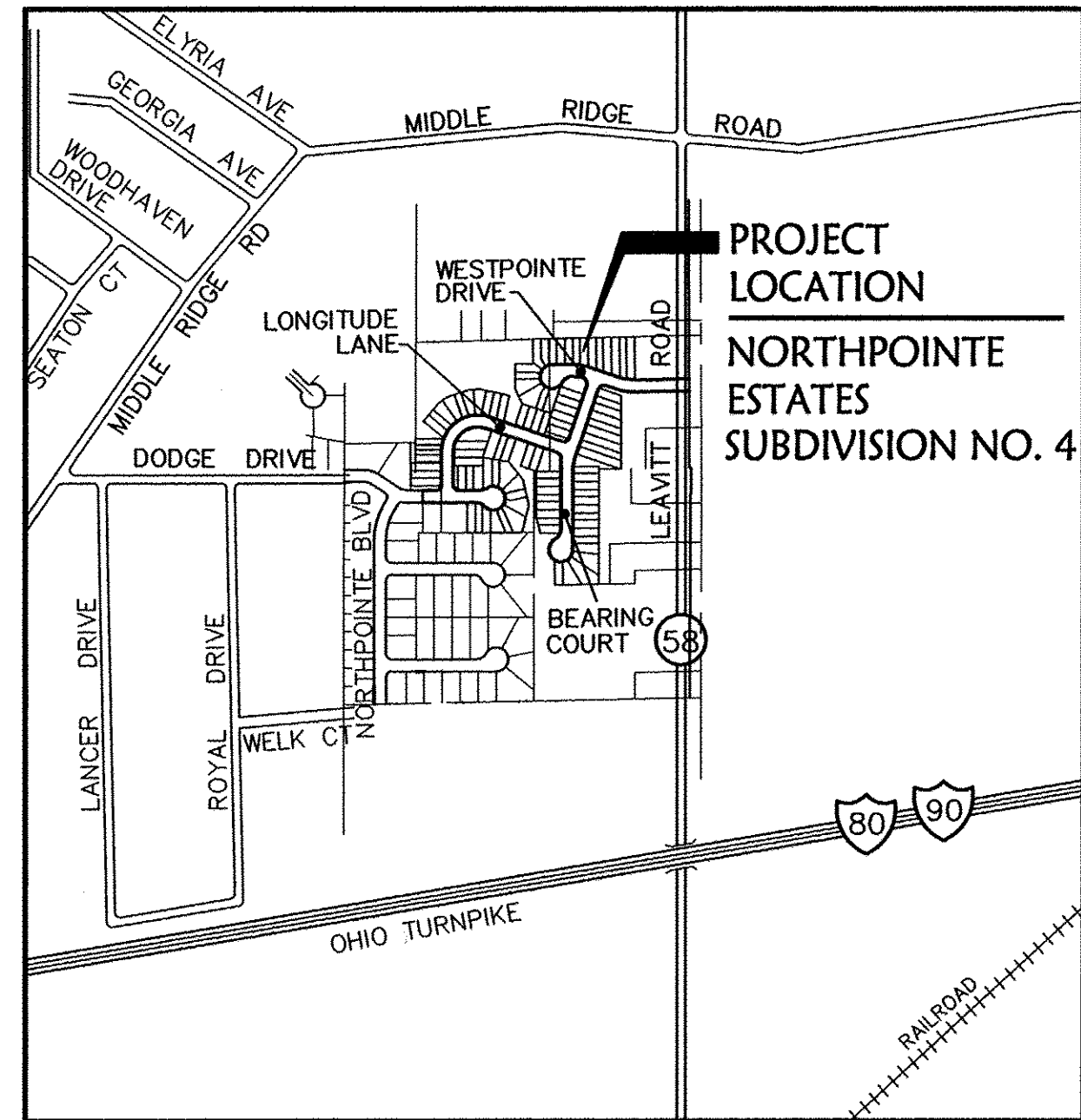
SEAL ON THIS 29th DAY OF March, 2016.

Theresa A. Dominick
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-25-17

NOW IN

CITY OF AMHERST
 COUNTY OF LORAIN, STATE OF OHIO



VICINITY MAP

NO SCALE

ACREAGE BREAKDOWN

AREA IN SUBLOTS =	8.6483 ACRES	AREA IN O.L. 35 =	5.8310 ACRES
AREA IN BLOCK =	1.2471 ACRES	AREA IN O.L. 36 =	4.0644 ACRES
TOTAL AREA =	9.8954 ACRES	TOTAL AREA =	9.8954 ACRES

DRAINAGE EASEMENT

AN EASEMENT PER CITY OF AMHERST ORDINANCE NO. 0-98-12 FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF A STORM SEWER SYSTEM, BEING TWENTY (20) FEET IN WIDTH, LOCATED AS SHOWN, IS RESERVED BY THE ALLOTTER FOR THE BENEFIT OF THE CITY OF AMHERST, OHIO AND ALL MAINTENANCE AND COST THEREOF SHALL BE PAID FOR BY THE PROPERTY OWNERS. WHERE POSSIBLE, THE EASEMENT SHALL BE LOCATED TEN FEET ON BOTH ADJOINING PROPERTIES. THE CITY RESERVES THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME BUT DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING ANY STORM WATER DRAINAGE SYSTEM LOCATED WITHIN THE EASEMENT. A PERMIT SHALL BE OBTAINED FROM THE BUILDING INSPECTOR TO CHANGE OR ALTER THE ESTABLISHED GRADE AS STATED IN THE WATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL ORDINANCE. AN EASEMENT SHALL BE RECORDED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF NORTHPOINTE ESTATES SUBDIVISION NO. 4 AND FIND THE MONUMENTS INDICATED ARE SUFFICIENT TO DEFINE THE STREET AS SHOWN HEREON AND APPROVE THE SAME FOR RECORDING PURPOSES ONLY.

Clarence Watkins
 PRINT NAME
 AMHERST CITY ENGINEER
 SIGNATURE
 DATE 4/6/2016

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF NORTHPOINTE ESTATES SUBDIVISION NO. 4 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AMHERST FOR RECORDING PURPOSES ONLY.

John H. Jeffreys
 PRINT NAME
 CHAIRMAN, PLANNING COMMISSION,
 SIGNATURE
 DATE 4-4-16

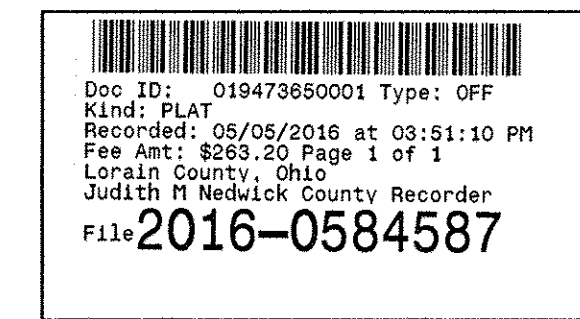
CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF NORTHPOINTE ESTATES SUBDIVISION NO. 4 WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF AMHERST, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 8th DAY OF Feb., 2016.

Mark Costilow
 MAYOR, MARK COSTILOW
 SIGNATURE
 CLERK OF COUNCIL, *Linda Turley*



LORAIN COUNTY AUDITOR



LORAIN COUNTY RECORDER

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED NORTHPOINTE ESTATES SUBDIVISION NO. 4 AS SHOWN HEREON, CONTAINING 9.8954 ACRES OF LAND IN AMHERST TOWNSHIP ORIGINAL LOTS 35 & 36, NOW IN THE CITY OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO. AT ALL POINTS INDICATED OR IRON PIN MONUMENTS WERE EITHER FOUND OR SET AND THOSE INDICATED WITHIN THE SUBDIVISION ARE TO BE SET UPON COMPLETION OF CONSTRUCTION, IF SO ENGAGED. SAID PLAT REPRESENTS A SURVEY IN WHICH THE EXTERIOR TRAVERSE OF THE BOUNDARIES CLOSED WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT.

Mark A. Yeager
 MARK A. YEAGER
 PROFESSIONAL SURVEYOR #7289
 DATE 3/16/16
 STATE OF OHIO
 REGISTERED PROFESSIONAL SURVEYOR

DATE	DESCRIPTION	BY
03/16/2015	REVISED PER COUNTY COMMENTS	MAY
11/30/2015	REVISED PER CITY COMMENTS	MAY
10/23/2015	REISSUE	MAY
01/17/2014	ORIGINAL ISSUE	MAY

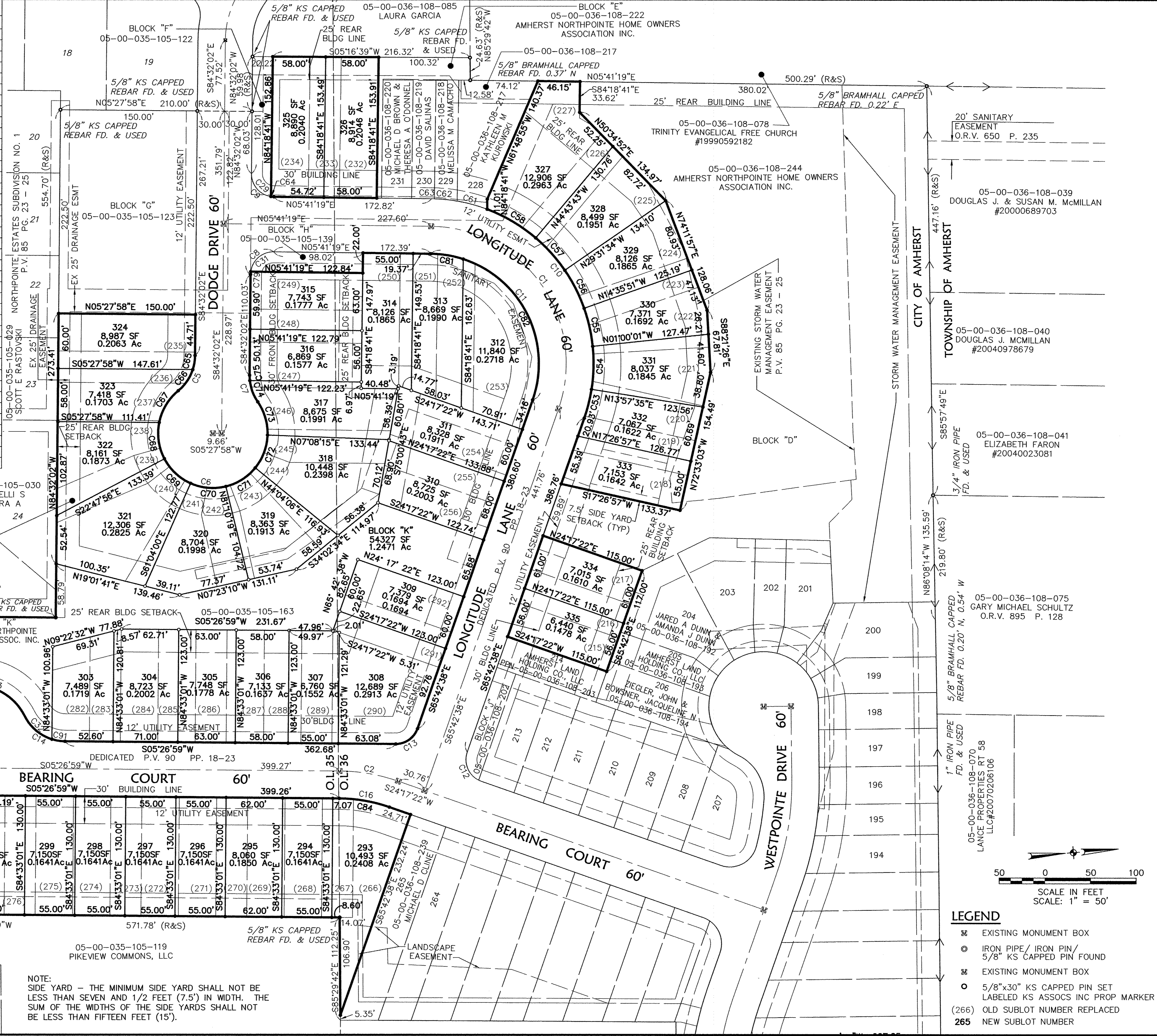
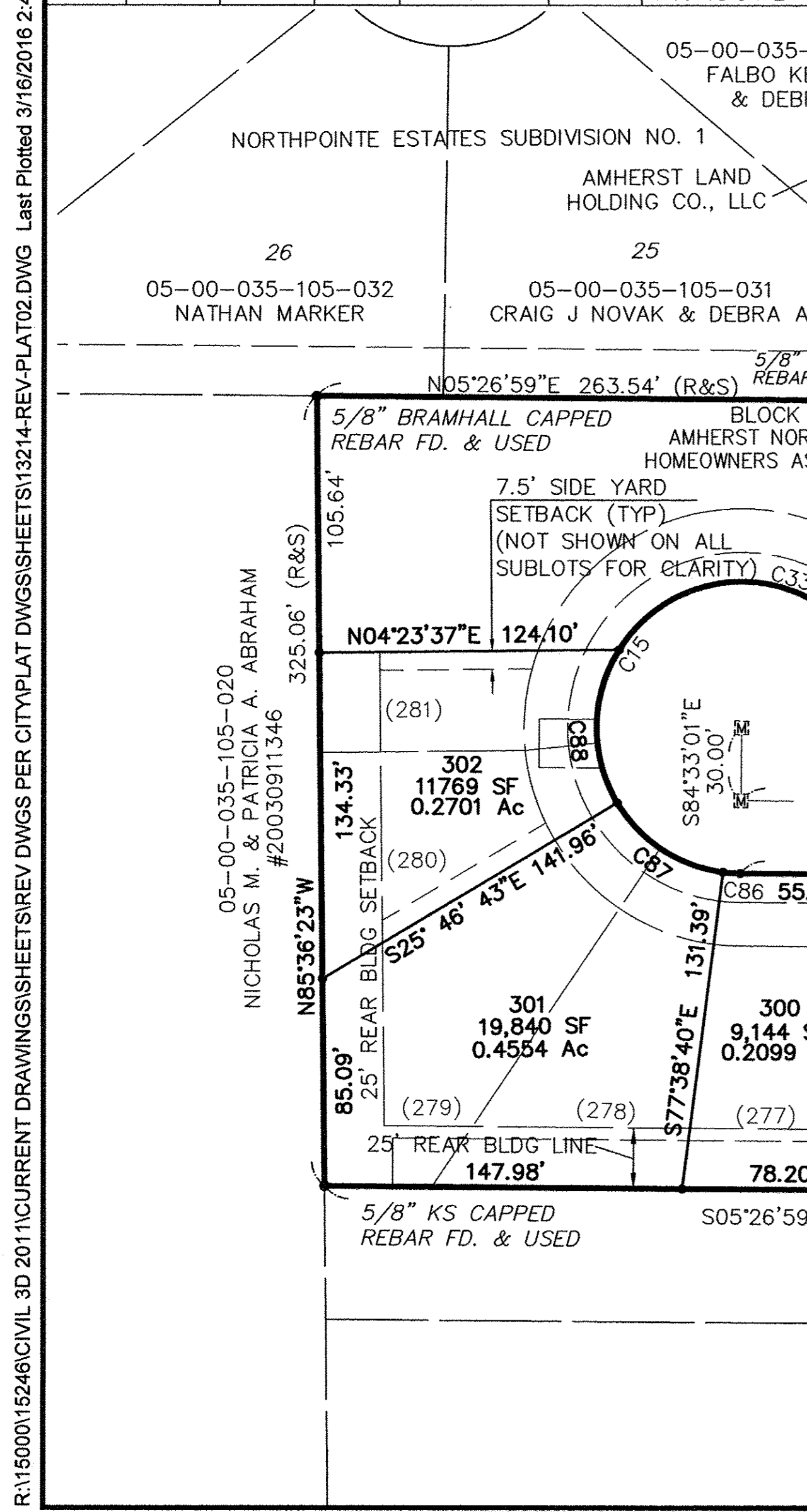
DATE: 1-06-2014	DRAWN BY: [Signature]	CHK BY: [Signature]
DWG. NAME: 1322L-REV-LEAVITT	1322L-REV-LEAVITT	1322L-REV-LEAVITT
P: 440 365 4730	F: 440 365 4790	WWW.KSASSOCIATES.COM

KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com
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RECORD PLAT NORTHPOINTE ESTATES SUBDIVISION NO 4 BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT 35 & 36 A RESUBDIVISION OF SUBLot NUMBERS 215 THRU 227, 232 THRU 256, 266 THRU 292 IN NORTHPOINTE ESTATES SUBDIVISION No 3 CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

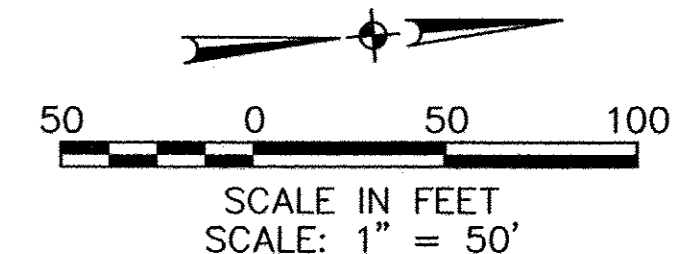
SHEET 1 OF 3
JOB NO. 13214

CURVE TABLE						
CURVE	LENGTH	RADIUS	TAN	DELTA	CHORD	BEARING
C1	284.32	150.00	208.75	108°36'03"	243.63	S59°59'20"W
C5	43.85	50.00	23.45	50°15'08"	42.46	N59°24'28"W
C6	278.19	60.00	64.74	265°39'05"	88.01	N12°53'33"E
C7	30.89	50.00	15.96	35°23'57"	30.40	S77°45'59"W
C8	39.37	25.00	25.10	90°13'21"	35.42	S39°25'22"E
C10	341.18	180.00	250.50	108°36'03"	292.35	S59°59'20"W
C11	227.45	120.00	167.00	108°36'03"	194.90	S59°59'20"W
C13	31.05	25.00	17.89	71°09'37"	29.09	S30°07'50"E
C14	54.95	50.00	30.62	62°57'52"	52.22	N36°55'54"E
C15	254.43	60.00	97.98	242°57'52"	102.34	S53°04'06"E
C16	55.90	170.00	28.20	18°50'23"	55.65	S14°52'10"W
C31	36.26	25.00	22.16	83°06'28"	33.17	S35°51'55"E
C32	40.35	50.00	21.34	46°14'01"	39.26	N45°17'49"E
C33	126.82	60.00	106.28	121°06'16"	104.50	S07°51'42"W
C53	32.45	180.00	16.27	10°19'47"	32.41	N70°52'32"W
C54	47.00	180.00	23.63	14°57'36"	46.86	N83°31'13"W
C55	42.72	180.00	21.46	13°35'50"	42.62	S82°12'04"W
C56	46.90	180.00	23.58	14°55'43"	46.77	S67°56'18"W
C57	47.76	180.00	24.02	15°12'09"	47.62	S52°52'22"W
C58	61.97	180.00	31.29	19°43'30"	61.66	S35°24'32"W
C64	3.29	25.00	1.65	7°32'34"	3.29	S09°27'36"W
C65	15.54	50.00	7.83	17°48'11"	15.47	S75°37'57"E
C66	28.32	50.00	14.55	32°26'57"	27.94	S50°30'23"E
C67	41.27	60.00	21.49	39°24'30"	40.46	S53°59'09"E
C68	40.95	60.00	21.31	39°06'32"	40.16	N86°45'20"E
C69	40.07	60.00	20.82	38°16'04"	39.33	N48°04'02"E
C70	39.54	60.00	20.52	37°45'41"	38.83	N10°03'09"E
C71	38.85	60.00	20.14	37°06'13"	38.18	N27°22'48"W
C72	38.96	60.00	20.19	37°12'00"	38.28	N64°31'54"W
C73	38.54	60.00	19.96	36°48'05"	37.88	S78°28'03"W
C74	25.01	50.00	12.77	28°39'31"	24.75	N74°23'46"E
C75	5.88	50.00	2.94	06°44'26"	5.88	S87°54'15"E
C79	3.10	25.00	1.55	7°06'53"	3.10	S80°58'36"E
C81	36.18	120.00	18.23	17°16'25"	36.04	N14°19'32"E
C82	191.27	120.00	122.81	91°19'38"	171.46	N68°37'33"E
C84	55.90	170.00	28.20	18°50'23"	55.65	S14°52'10"W
C86	7.23	60.00	3.62	6°54'21"	7.23	N08°54'09"E
C87	54.05	60.00	29.02	51°37'04"	52.24	N38°09'52"E
C88	66.33	60.00	37.01	63°20'10"	63.00	S84°21'31"E
C91	14.60	50.00	7.35	16°43'50"	14.55	N13°48'54"E



NOTE:
SIDE YARD - THE MINIMUM SIDE YARD SHALL NOT BE LESS THAN SEVEN AND 1/2 FEET (7.5') IN WIDTH. THE SUM OF THE WIDTHS OF THE SIDE YARDS SHALL NOT BE LESS THAN FIFTEEN FEET (15').

- LEGEND**
- ⊠ EXISTING MONUMENT BOX
 - IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND
 - ⊠ EXISTING MONUMENT BOX
 - 5/8"x30" KS CAPPED PIN SET LABELED KS ASSOC'S INC PROP MARKER
 - (266) OLD SUBLOT NUMBER REPLACED
 - 265 NEW SUBLOT NUMBER



RECORD PLAT

NORTHPOINTE ESTATES SUBDIVISION No 4

SHEET 2 OF 3

DATE: 11/30/2015

DRAWN BY: [Signature]

DATE: 07/17/2014

DESCRIPTION

BY

REVISED PER CITY COMMENTS

MAY

JOB NO. 13214

MAY

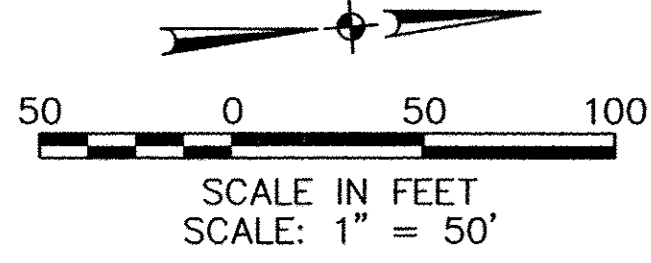
ORIGINAL ISSUE

MAY

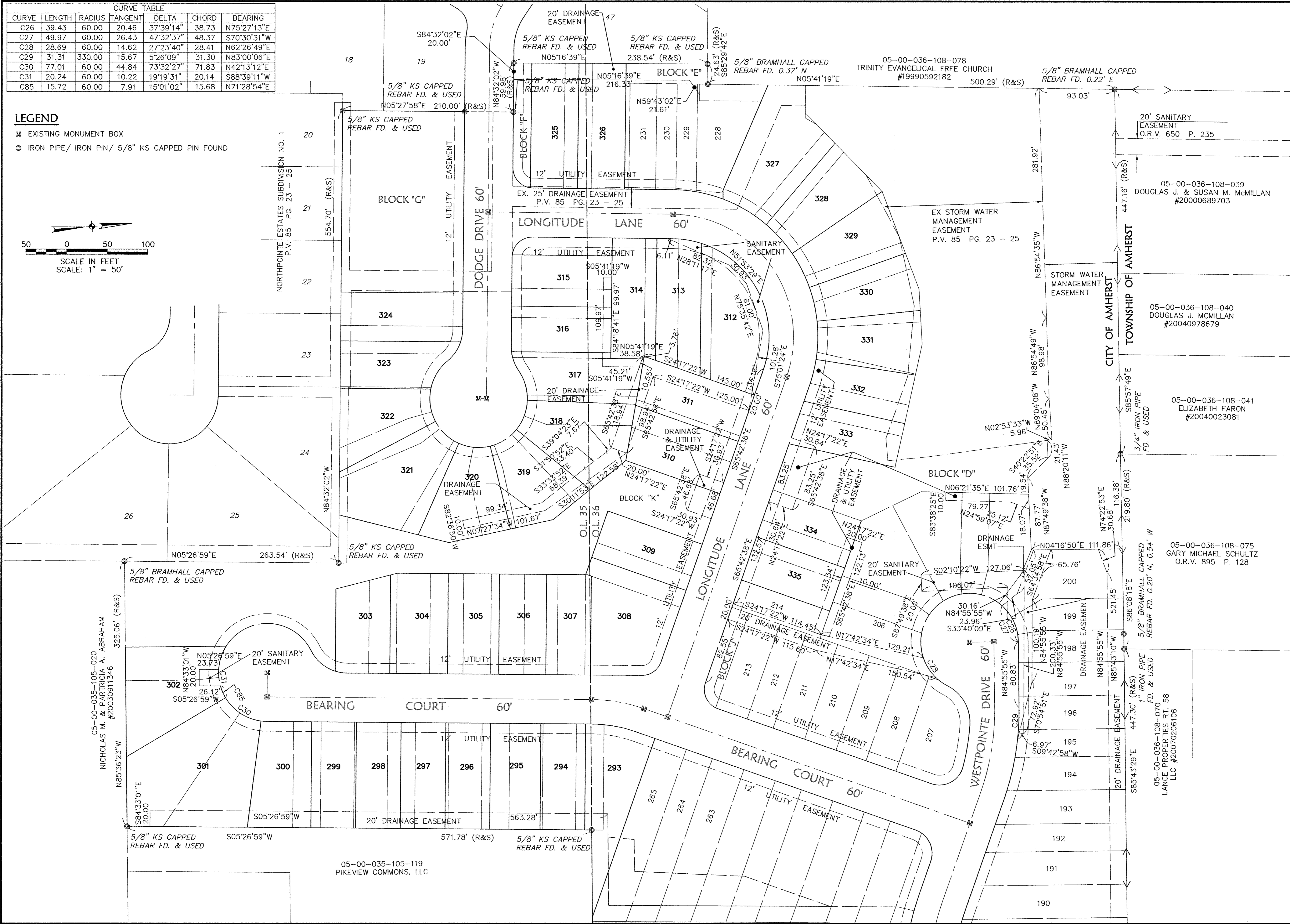
KS Associates, Inc.
260 Burns Road, Suite 100
Elvira, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C26	39.43	60.00	20.46	37°39'14"	38.73	N75°27'13"E
C27	49.97	60.00	26.43	47°32'37"	48.37	S70°30'31"W
C28	28.69	60.00	14.62	27°23'40"	28.41	N62°26'49"E
C29	31.31	330.00	15.67	5°26'09"	31.30	N83°00'06"E
C30	77.01	60.00	44.84	73°32'27"	71.83	N42°13'12"E
C31	20.24	60.00	10.22	19°19'31"	20.14	S88°39'11"W
C85	15.72	60.00	7.91	15°01'02"	15.68	N71°28'54"E

- LEGEND**
- EXISTING MONUMENT BOX
 - IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND



R:\150001524\CIVIL_3D 2011\CURRENT DRAWINGS\REV DWGS PER CITY\PLAT DWGS\13214-REV-PLAT03.DWG Last Plotted 3/16/2016 2:43:34 PM by Cecilio C. Carandang



REVISIONS	
DATE	DESCRIPTION
03/16/2016	REV PER COUNTY COMMENTS
11/30/2015	REVISED PER CITY COMMENTS
10/23/2015	REISSUE
01/17/2014	ORIGINAL ISSUE

DATE:	1-06-2014
DRAWN BY:	CCC
CHECKED BY:	[Signature]
DWG. NAME:	13214-REV-PLAT03
DESIGNER:	CIVIL 3D/CURRENT DWGS
PATH:	
F.B.:	

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

KS ASSOCIATES

RECORD PLAT
NORTHPOINTE ESTATES
SUBDIVISION NO 4

BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT 35 & 36
A RESUBDIVISION OF PLOT NUMBERS
215 THRU 227, 232 THRU 236, 266 THRU 292
OF ORIGINAL SUBDIVISION NO. 3
CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET	3	OF	3
JOB NO.	13214		