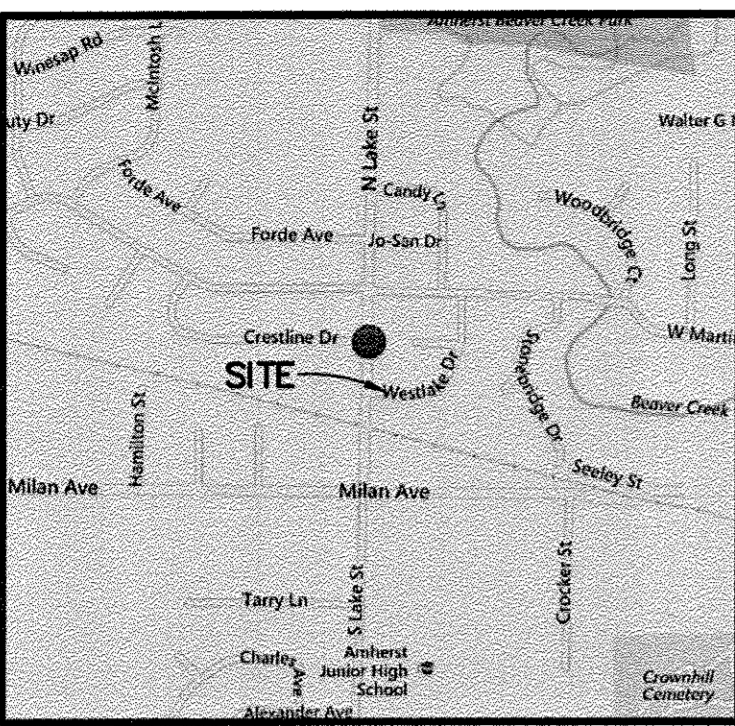


# AMHERST MANOR SUBDIVISION

BEING A LOT CONSOLIDATION SURVEY COMBINING THE LANDS OF AMHERST MANOR COMPANY, LTD.  
 BEING A RE-PLAT OF SUBLOT NO. 1 OF WESTLAKE ALLOTMENT NO. 1 as recorded in Plat Map Volume 19, Page 34-A  
 BEING A RE-PLAT OF SUBLOT NUMBERS 20, 21, 22, AND 35 OF WESTLAKE ALLOTMENT NO. 2 as recorded in Plat Map Volume 20, Page 25  
 BEING THAT PORTION OF VACATED WESTLAKE DRIVE AS FOUND IN THE CITY OF AMHERST ORDINANCE NUMBERS: 0-15-18, 0-15-20 AND 0-16-51.  
 SITUATED IN THE CITY OF AMHERST, COUNTY OF LORAIN AND KNOWN  
 AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT No. 18.



LOCATION MAP

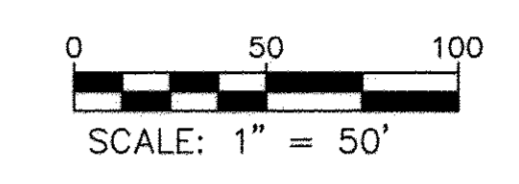
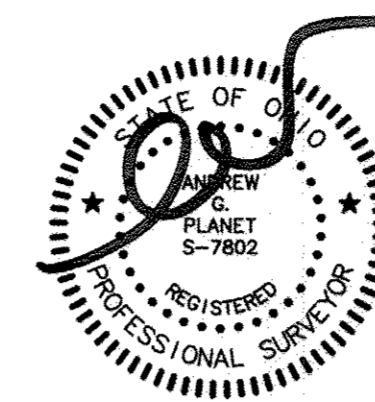
Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C1	22.53'	50.00'	25°49'01"	11.46'	S36° 13' 28"W	22.34'
C2	8.74'	110.00'	4°33'14"	4.37'	N53° 27' 28"E	8.74'
C3	41.66'	110.00'	21°42'07"	21.08'	N33° 51' 05"E	41.42'

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND ON THIS PLAT, THAT THE PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THE SURVEY BALANCES AND CLOSES, THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT, AND THAT THE MONUMENTS SHOWN THEREON EXIST OR SHALL BE SET AS SHOWN.

*AGP* 1-30-2017

ANDREW G. PLANET

REG. OHIO SURVEYOR NO. S-7802



NOTE: BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

**LEGEND**

- - 5/8" IRON PIN FOUND W/CAP
  - - 5/8" IRON PIN SET W/CAP "ROLLING-HOCEVAR"
  - ▣ - MONUMENT BOX W/ IRON PIN FOUND
  - - MONUMENT BOX SET W/ IRON PIN
  - - 5/8" IRON PIN FOUND (NO CAP)
  - ⊙ - 1" IRON PIPE FOUND
  - - STONE FOUND
  - ☆ - RAILROAD SPIKE FOUND
- Fnd. - FOUND  
 Msd. - MEASURED  
 Obs. - OBSERVED  
 Rec. - RECORDED  
 Usd. - USED

**ACREAGE SUMMARY**

LAND IN SUBLOT 1	7.6650	ACRES
SUBDIVISION TOTAL	7.6650	ACRES

**APPROVALS:**

**PLANNING COMMISSION:**

THIS PLAT WAS DULY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AMHERST, OHIO RESOLUTION No. \_\_\_\_\_ DATE \_\_\_\_\_.

PRESIDENT \_\_\_\_\_

SECRETARY \_\_\_\_\_

**ACCEPTANCE:**

**OWNERS CERTIFICATE:**

I THE UNDERSIGNED OWNER OR DULY APPOINTED REPRESENTATIVE THEREOF OF THE LANDS EMBRACED WITHIN THIS PLAT, HEREBY ACKNOWLEDGE THIS PLAT TO BE MY FREE ACT AND DEED. I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THESE LANDS.

AMHERST MANOR COMPANY, LTD.

BY: *Kenneth Malanowski*

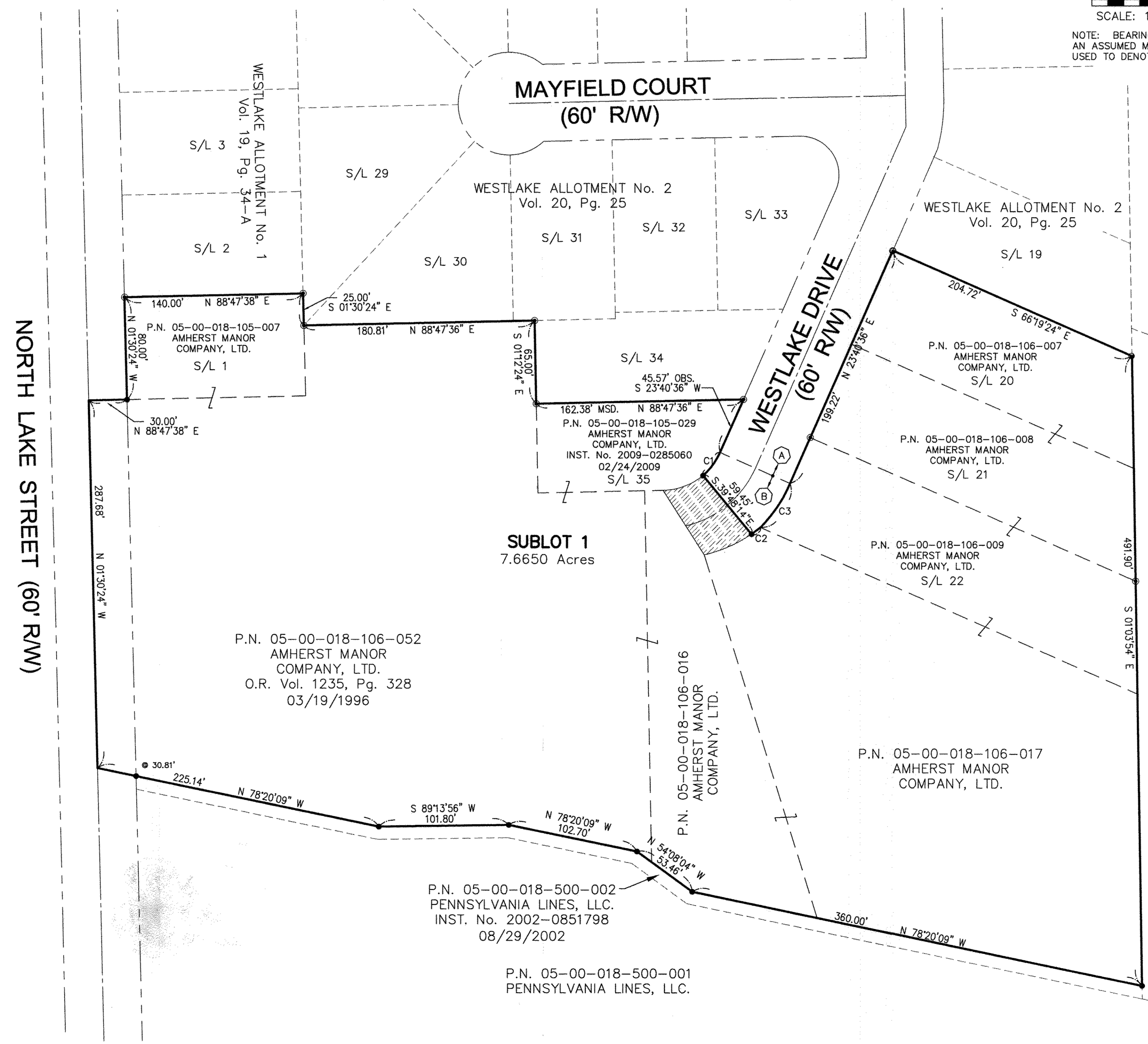
TITLE: *President*

STATE OF OHIO }  
 LORAIN COUNTY } ss

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED *Amherst Manor Company Ltd. by and through Kenneth Malanowski its President* WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT *Avon*, OHIO, THIS *7th* DAY OF *February*, 2017.

*Marsha L. Collett*  
 NOTARY PUBLIC  
 MARSHA L. COLLETT  
 Notary Public, State of Ohio  
 My Commission Has No Expiration  
 Section 147.03 O.R.C.

**ROLLING & HOCEVAR, INC. CIVIL ENGINEERS, SURVEYORS**



**HATCH LEGEND:**  
 RIGHT-OF-WAY VACATION AREA (2117 S.F. = 0.0486 ACRES) PER AMHERST CITY ORDINANCE NUMBERS: 0-15-18, 0-15-20 & 0-16-51.

**NOTE:**  
 WESTLAKE DRIVE TO THE NORTH OF THIS LINE HAS A 60 FOOT RIGHT-OF-WAY.  
 WESTLAKE DRIVE TO THE SOUTH OF THIS LINE AND TO ITS TERMINUS HAS A VARIABLE WIDTH RIGHT-OF-WAY.

Doc ID: 020087810001 Type: OFF  
 Kind: PLAT  
 Recorded: 07/17/2017 at 01:09:31 PM  
 Fee Amt: \$94.40 Page 1 of 1  
 Lorain County, Ohio  
 Judith M. Nedwick County Recorder  
 File: 2017-0637011

WICKENS HERZER PANZA COOK & BATTISTA  
 35705 CHESTER ROAD  
 AVON, OH 44011  
 Plat Vol. 103  
 Pg. 72

**TRANSFERRED**  
 IN COMPLIANCE WITH SEC. 319-010 OHIO REV. CODE  
 JUL 17 2017  
 J. CRAIG SNODGRASS, CPA, CGFM  
 LORAIN COUNTY AUDITOR

**DOCUMENT REFERENCE:**  
 PLAT Vol. 19, Pg. 34-A  
 PLAT Vol. 20, Pg. 25  
 PLAT Vol. 59, Pg. 26  
 INST. No. 2002-0851798  
 INST. No. 2009-0285060

PLAT PREPARED BY:  
  
**ROLLING & HOCEVAR, INC.**  
 A Geo. Brinkman Group/Affiliate  
 CIVIL ENGINEERING & SURVEYING  
 257 SOUTH COURT STREET  
 SUITE 6  
 MEDINA, OHIO 44256  
 PHONE: (330)723-1828  
 FAX: (330)723-6637  
 Project No. 22,536