

OWNERS CERTIFICATION AND ACCEPTANCE:

I, THE UNDERSIGNED OWNER, AMHERST HAMPSHIRE FARMS, LLC, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE HAMPSHIRE FARMS SUBDIVISION No. 1 AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

AMHERST HAMPSHIRE FARMS, LLC

Thomas P. Oster, PRESIDENT

Witness signature: Jh

NOTARY:

STATE OF OHIO, COUNTY OF Lorain

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL THIS 17th DAY OF JANUARY, 2022

Sanchia R. Weinstein, NOTARY PUBLIC

MY COMMISSION EXPIRES: 06.21.2026

MORTGAGE RELEASE:

WE THE UNDERSIGNED, K. HOUNJIAN AT HAMPSHIRE FARMS, LLC

HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC USE FROM THE OPERATION OF SAID MORTGAGE(S) AND/OR OTHER INTERESTS.

K. HOUNJIAN AT HAMPSHIRE FARMS, LLC, MORTGAGEE

BY: CHARLES J. KAMNEY JR., TITLE: REGIONAL PRESIDENT

NOTARY:

STATE OF OHIO, COUNTY OF Summit

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL THIS 21st DAY OF February, 2022

NOTARY PUBLIC, MY COMMISSION EXPIRES: now

MORTGAGE RELEASE:

WE THE UNDERSIGNED, First Federal Savings & Loan Association of Lakewood

HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC USE FROM THE OPERATION OF SAID MORTGAGE(S) AND/OR OTHER INTERESTS.

First Federal Savings & Loan Association of Lakewood, MORTGAGEE

BY: Joseph P. Lester, TITLE: Vice President

NOTARY:

STATE OF OHIO, COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL THIS 1st DAY OF MARCH, 2022

NOTARY PUBLIC, MY COMMISSION EXPIRES: 08.21.2024

MORTGAGE RELEASE:

WE THE UNDERSIGNED, Bennessa, LLC

HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC USE FROM THE OPERATION OF SAID MORTGAGE(S) AND/OR OTHER INTERESTS.

Bennessa, LLC, MORTGAGEE

BY: Thomas J. Oster, TITLE: MANAGER

NOTARY:

STATE OF OHIO, COUNTY OF Lorain

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL THIS 17th DAY OF JANUARY, 2022

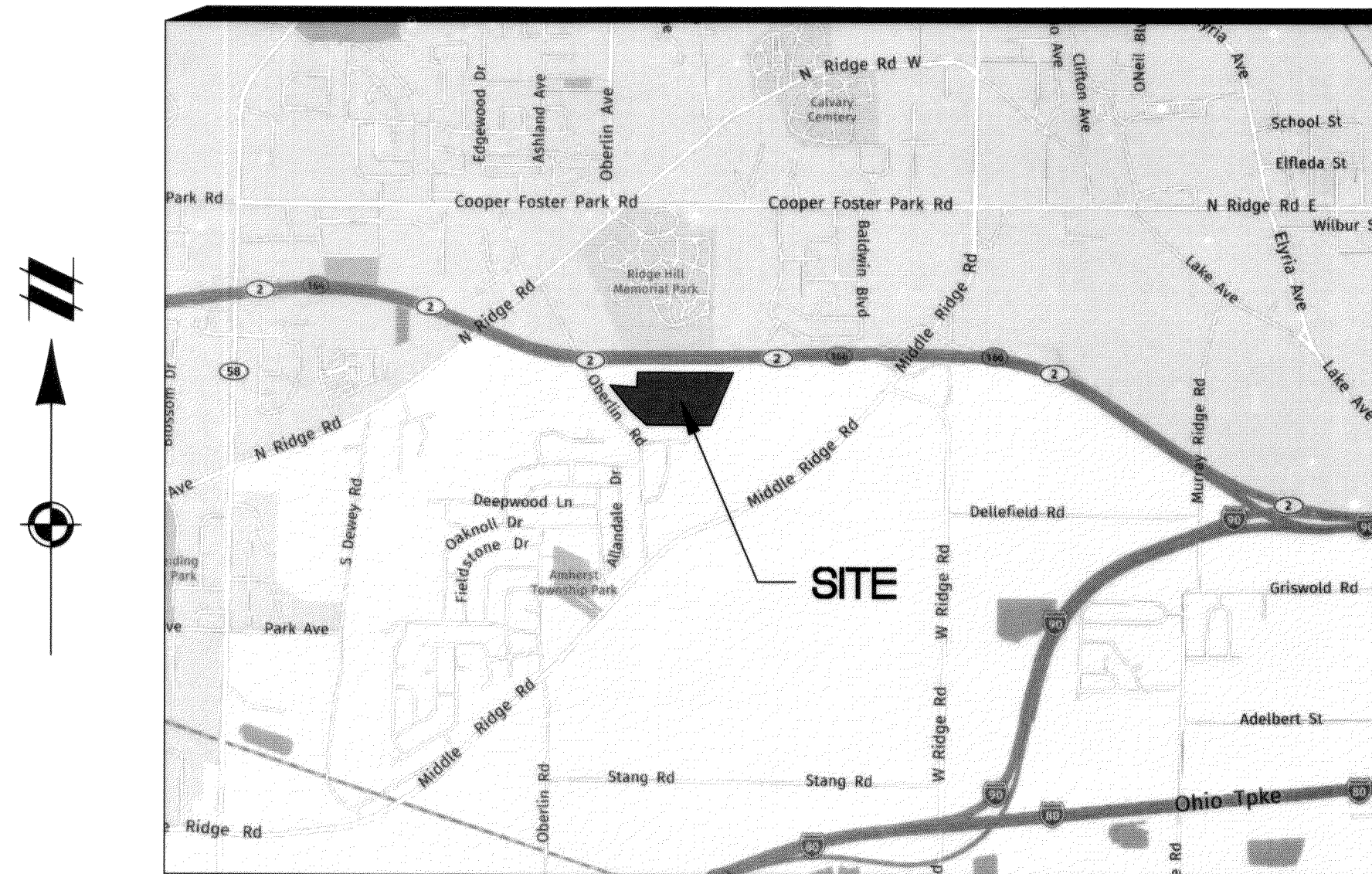
Sanchia R. Weinstein, NOTARY PUBLIC

MY COMMISSION EXPIRES: 06.21.2026

HAMPSHIRE FARMS SUBDIVISION

SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO

AND KNOWN AS BEING PART OF ORIGINAL LOT 62



VICINITY MAP: NOT TO SCALE

HOMEOWNERS AND EASEMENT NOTE: THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE STORM WATER MANAGEMENT BASINS, AND ALL OF THE PUBLIC SIDEWALKS.

MORTGAGE RELEASE:

WE THE UNDERSIGNED, Bennessa, LLC

HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC USE FROM THE OPERATION OF SAID MORTGAGE(S) AND/OR OTHER INTERESTS.

Bennessa, LLC, MORTGAGEE

BY: Thomas J. Oster, TITLE: MANAGER

NOTARY:

STATE OF OHIO, COUNTY OF Lorain

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL THIS 17th DAY OF JANUARY, 2022

Sanchia R. Weinstein, NOTARY PUBLIC

MY COMMISSION EXPIRES: 06.21.2026

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS SURVEY WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER 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 TO THE BEST OF MY KNOWLEDGE.

Daniel P. Engle, PS, REGISTERED PROFESSIONAL SURVEYOR NO. 8452, ENGLE TROTTER & ASSOCIATES, 5473 RIVER SUMMIT, NORTH ROYALTON, OHIO 44133, 216.235.4322

INDEX OF SHEETS:

- 1 - COVER SHEET
2 - OVERALL AND REMAINDER
3&4 - SUBLOTS 1 TO 50 INCLUSIVE

LOT NUMBERS:

HAMPSHIRE FARMS SUBDIVISION No. 1 CONTAINS 50 LOTS, NUMBERED 1 TO 50 INCLUSIVE

NOTE:

SUBDIVISION IS SUBJECT TO INSPECTION AND MAINTENANCE AGREEMENT FOR STORM WATER AND CONTROL MEASURES RECORDED IN AFN: 2021-0822780

APPROVALS:

ENGINEER'S CERTIFICATE:

APPROVED THIS 5th DAY OF MAY, 2022

John Loney R.E., Lorain County Engineer

SANITARY ENGINEER'S CERTIFICATE:

APPROVED THIS 5th DAY OF MAY, 2022

John Loney R.E.P.A., Lorain County Sanitary Engineer

BOARD OF TRUSTEES CERTIFICATE:

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION PLAT IS ACCEPTED BY THE AMHERST TOWNSHIP BOARD OF TRUSTEES.

APPROVED THIS 22nd DAY OF March, 2022

Neil D. Lomeli, Council Chairman

COUNTY PROSECUTOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION PLAT IS HEREBY APPROVED TO FORM BY THE LORAIN COUNTY PROSECUTOR.

APPROVED THIS 5 DAY OF APRIL, 2022

D. He, Law Director, County of Lorain

PLANNING COMMISSION:

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION PLAT IS HEREBY APPROVED BY THE LORAIN COUNTY PLANNING COMMISSION.

APPROVED THIS 29th DAY OF May, 2022

Robert Dorman, Director, City of Lorain

PERMANENT WATER MAIN EASEMENT FOR THE CITY OF LORAIN, OHIO:

THIS IS TO CERTIFY THAT THE PERMANENT WATER MAIN EASEMENT FOR THE CITY OF LORAIN, OHIO IS HEREBY APPROVED AND ACCEPTED BY THE CITY OF LORAIN SAFETY AND SERVICES DIRECTOR.

APPROVED THIS 5 DAY OF APRIL, 2022

Sanford Whittington, Director, City of Lorain

UTILITY EASEMENTS:

WE THE UNDERSIGNED, OWNERS OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT, BARGAIN, SELL, AND CONVEY UNTO THE CITY OF LORAIN, OHIO, A MUNICIPAL CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF OHIO, THE GRANTEE, HEREINAFTER KNOWN AS "THE CITY", ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT FOR THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF ONE OR MORE WATER MAINS, WATERLINES, AND APPURTENANCES HEREINAFTER KNOWN AS "THE UTILITY" BY THE CITY, INCLUDING, ITS EMPLOYEES, AGENTS, CONTRACTORS, SUBCONTRACTORS AND AUTHORIZED REPRESENTATIVES, AT SUCH TIMES, AND IN SUCH LOCATIONS WITHIN THE EASEMENT PREMISES AS HEREINAFTER DESCRIBED (THE EASEMENT PREMISES) AS THE CITY, IN ITS SOLE DISCRETION, MAY HEREAFTER DETERMINE. THE EASEMENTS GRANTED BY THIS INSTRUMENT INCLUDES THE RIGHTS ABOVE, UPON AND BENEATH THE GRANTEE'S LAND AS SHOWN HEREON.

(SEE PAGE 2 FOR EASEMENT INFORMATION)

GRANTOR:

AMHERST HAMPSHIRE FARMS, LLC

Signature of Thomas P. Oster, President

UTILITY EASEMENTS:

WE THE UNDERSIGNED, OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE COLUMBIA GAS OF OHIO, INC., OHIO EDISON COMPANY, CENTURY TELEPHONE OF OHIO, ANY OTHER LEGALLY ALLOWABLE UTILITY COMPANIES AND THE COUNTY OF LORAIN, OHIO, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERPETUAL RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREET LINES TO CONSTRUCT, PLACE, AND OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, PIPELINES, SURFACE OR BELOW MOUNTED TRANSFORMERS, AND PEDESTALS, CONCRETE PADS, STORM AND SANITARY SEWERS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, AND DISTRIBUTING NATURAL GAS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE, UPON WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE BY THESE EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMA FENCING, TREES, AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS, AND CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

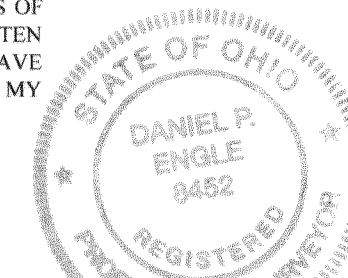
GRANTOR:

AMHERST HAMPSHIRE FARMS, LLC

Signature of Thomas P. Oster, President

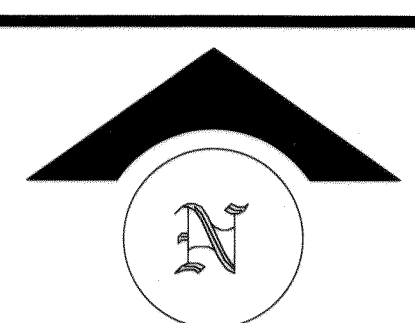
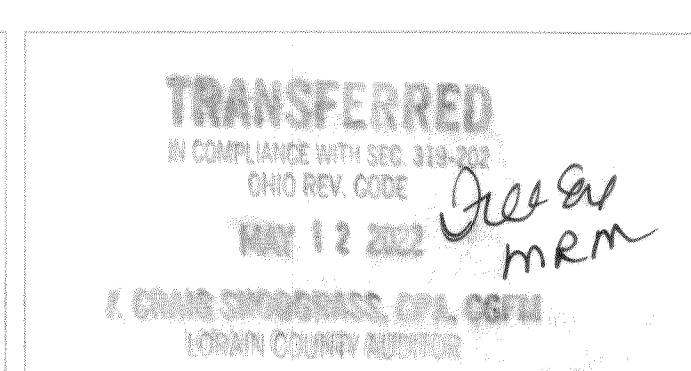
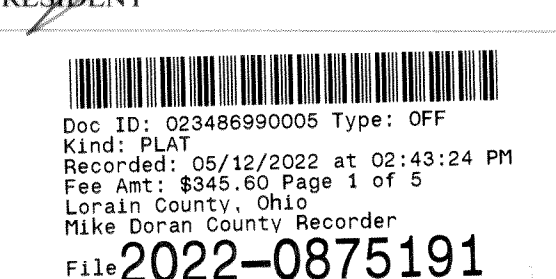
ACREAGE SUMMARY:

Table with 2 columns: Description, Acres. Rows include Sublots, Right-of-Way, Blocks, and Grand Total (24.7668).



EXAMCO TITLE SERVICES, 6155 PARK SQUARE DRIVE, UNIT 3, STE 8, LORAIN, OH 44053

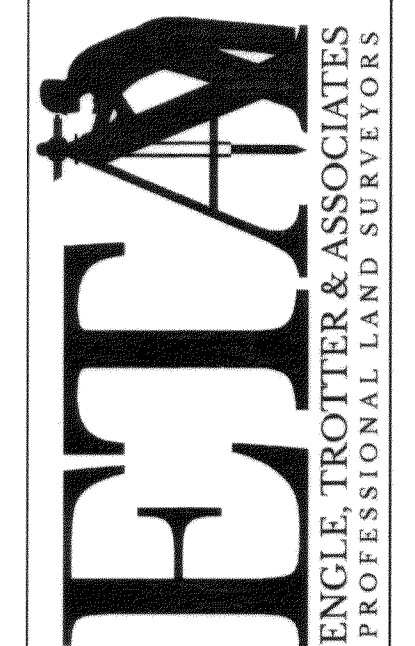
Plat Vol 111, Pgs 96, 97, 98, 99



THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY ENGLE TROTTER & ASSOCIATES...

ENGLE TROTTER & ASSOCIATES OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK OF ANY ON OR OFF-SITE STRUCTURE OR OF ANY OTHER PERSONS ON OR NEAR THE CONSTRUCTION SITE...

THESE DRAWINGS ARE THE PROPERTY OF ENGLE TROTTER & ASSOCIATES AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF ENGLE TROTTER & ASSOCIATES



ENGLE TROTTER & ASSOCIATES, 5473 RIVER SUMMIT, NORTH ROYALTON OHIO 44133, (216) 235-4322

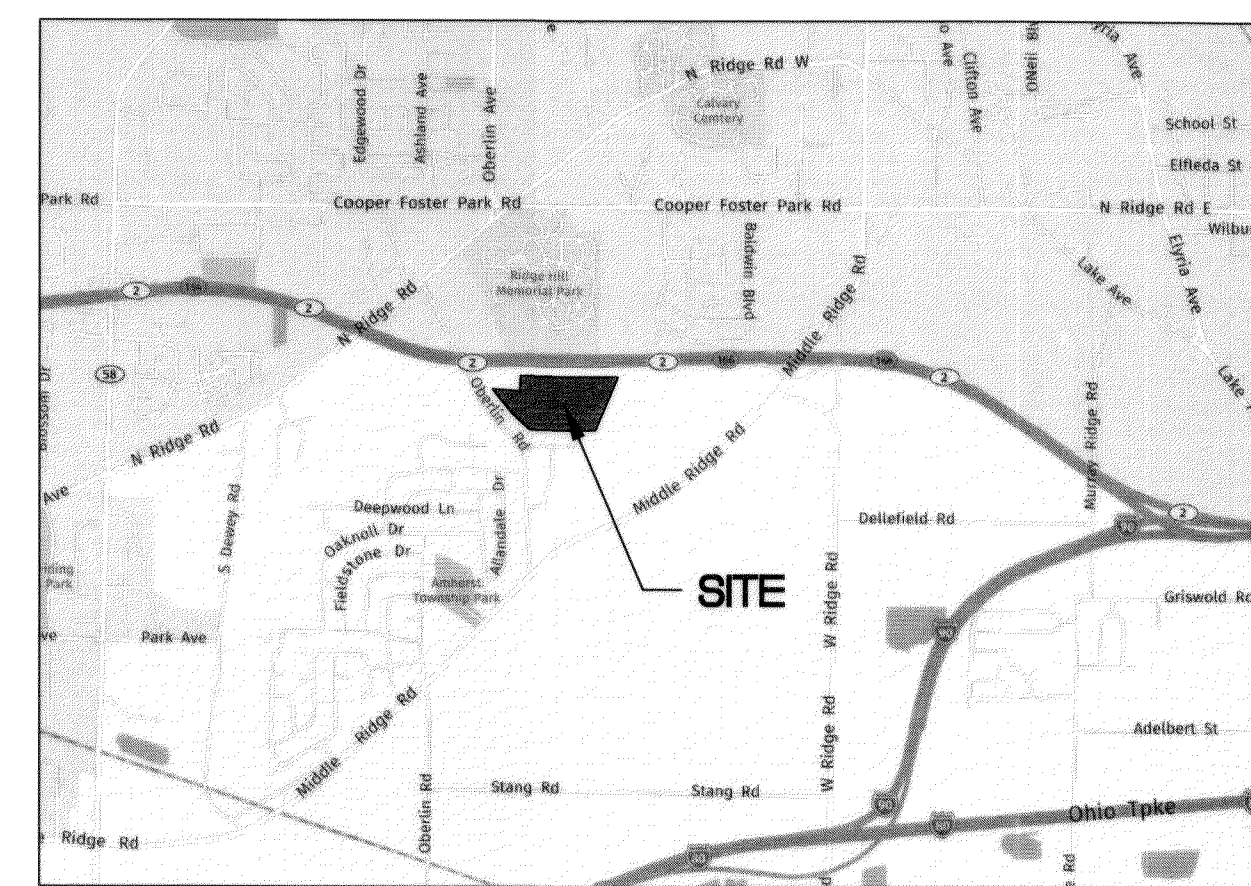
TOWNSHIP OF AMHERST, OHIO
HAMPSHIRE FARM SUBDIVISION

REVISIONS:
1. 4/20/2021
2. 5/12/2022

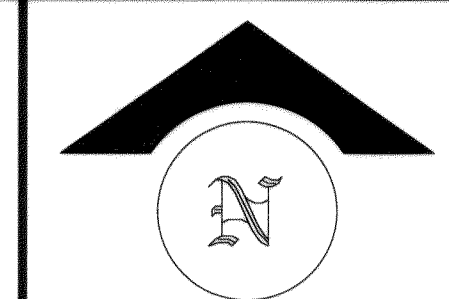
CLIENT NAME: PERPETUAL DEVELOPMENT
PROJECT NUMBER: 2018025
PROJECT ADDRESS: TOWNSHIP OF AMHERST, LORAIN COUNTY, OHIO
DATE: FEBRUARY 25, 2021
SHEET NUMBER: 1 of 4

# HAMPSHIRE FARM SUBDIVISION

SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN  
AND STATE OF OHIO;  
AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 62



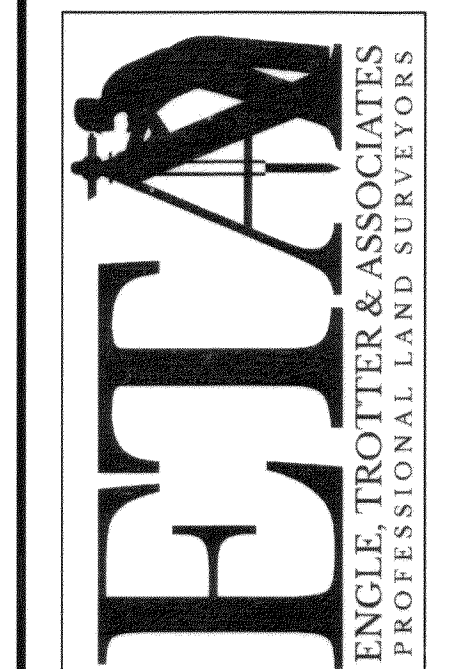
VICINITY MAP  
(NOT TO SCALE)



THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY ENGLE TROTTER & ASSOCIATES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ENGLE TROTTER & ASSOCIATES OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK OF ANY ON OR OFF-SITE STRUCTURE OR OF ANY OTHER PERSONS ON OR NEAR THE CONSTRUCTION SITE. THE SAFETY OF THE CONSTRUCTION SITE AND PLACES NEARBY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THESE DRAWINGS ARE THE PROPERTY OF ENGLE TROTTER & ASSOCIATES AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF ENGLE TROTTER & ASSOCIATES.



ENGLE TROTTER & ASSOCIATES  
5473 RIVER SUMMIT  
NORTH ROYALTON OHIO 44133  
(216) 235-4322

TOWNSHIP OF AMHERST, OHIO  
HAMPSHIRE FARM SUBDIVISION

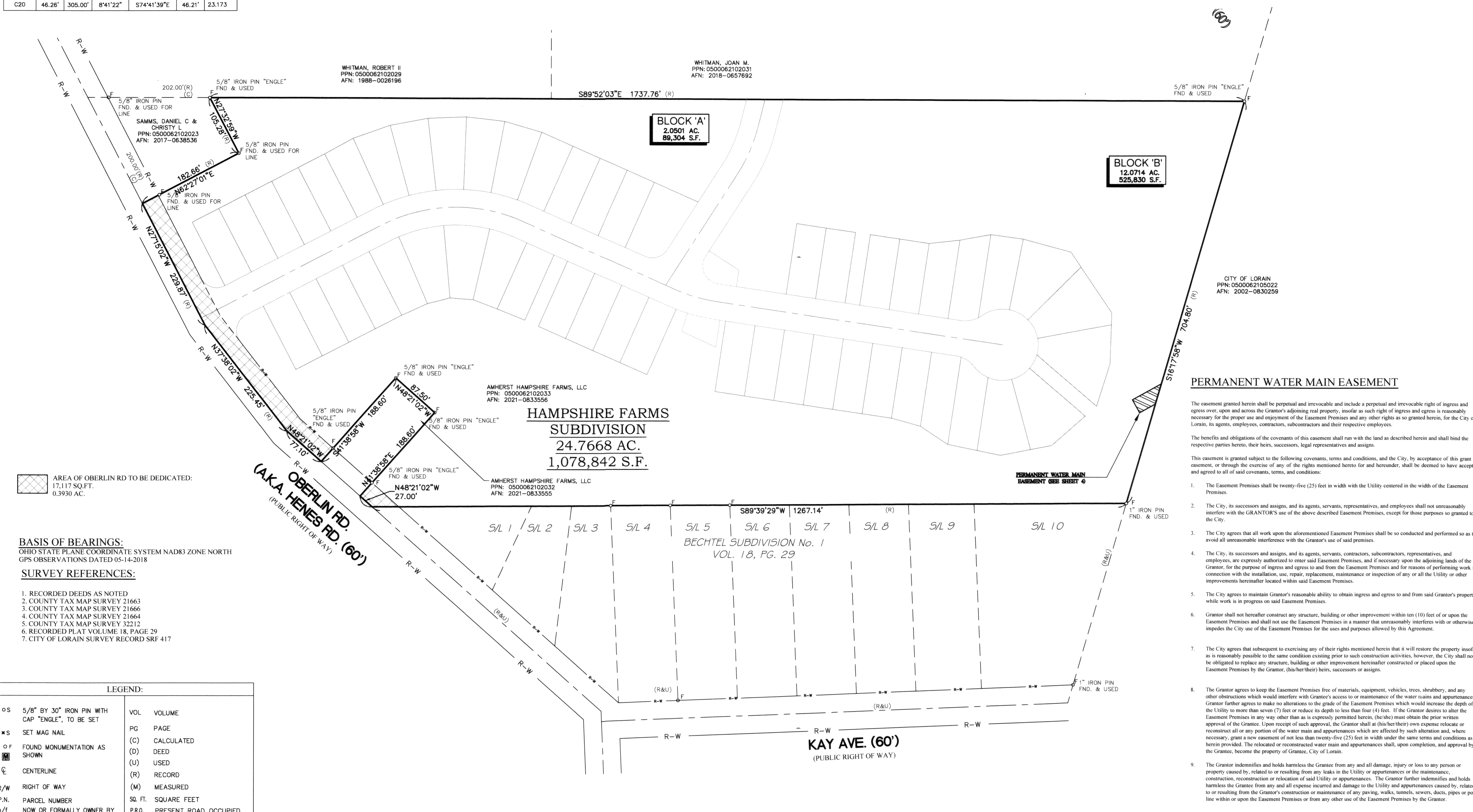
REVISIONS  
County Eng. Comments  
REV 1: 4/20/2021  
County Eng. Comments  
REV 2: 01/01/2022  
County Eng. Comments  
REV 3: 04/18/2022

SCALE:  
0 40 80  
1" = 80 FEET

CLIENT NAME:  
PERPETUAL DEVELOPMENT  
PROJECT NUMBER:  
2018025  
PROJECT ADDRESS:  
TOWNSHIP OF AMHERST  
LORAIN COUNTY, OHIO  
DATE:  
SEPTEMBER 18, 2018  
SHEET NUMBER:  
2 of 4

CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	246.24'	275.00'	51°18'10"	S88°24'03"W	238.09'	132.061
C2	74.59'	275.00'	15°32'26"	S73°43'06"E	74.36'	37.525
C3	89.09'	275.00'	18°33'39"	N23°30'28"E	88.70'	44.936
C4	47.12'	30.00'	90°00'00"	S72°15'02"E	42.43'	30.000
C5	273.10'	305.00'	51°18'10"	S88°24'03"W	264.07'	146.468
C6	42.55'	30.00'	81°15'50"	N73°25'13"E	39.07'	25.742
C7	79.37'	245.00'	18°33'39"	N23°30'28"E	79.02'	40.034
C8	98.80'	305.00'	18°33'39"	N23°30'28"E	98.37'	49.838
C9	37.82'	50.00'	43°20'31"	N76°50'26"E	36.93'	19.868
C10	279.27'	60.00'	266°41'01"	S8°30'41"W	87.27'	63.578
C11	37.82'	50.00'	43°20'30"	N59°49'04"W	36.93'	19.868
C12	36.59'	305.00'	6°52'26"	N69°23'06"W	36.57'	18.318
C13	219.37'	245.00'	51°18'10"	S88°24'03"W	212.12'	117.654
C14	52.56'	30.00'	100°23'00"	S12°33'28"W	46.09'	35.996
C15	18.67'	305.00'	3°30'27"	N64°30'11"E	18.67'	9.338
C16	45.97'	305.00'	8°38'09"	N70°34'29"E	45.93'	23.029
C17	46.26'	305.00'	8°41'22"	N79°14'14"E	46.21'	23.173
C18	46.26'	305.00'	8°41'22"	N87°55'36"E	46.21'	23.173
C19	46.26'	305.00'	8°41'22"	S83°23'01"E	46.21'	23.173
C20	46.26'	305.00'	8°41'22"	S74°41'39"E	46.21'	23.173

CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C21	23.43'	305.00'	4°24'06"	S68°08'55"E	23.42'	11.721
C22	30.45'	50.00'	34°53'18"	N81°04'02"E	29.98'	15.711
C23	7.38'	50.00'	8°27'14"	N59°23'47"E	7.37'	3.695
C24	48.05'	60.00'	45°53'09"	N78°06'45"E	46.78'	25.398
C25	35.82'	60.00'	34°12'33"	S61°50'23"E	35.29'	18.464
C26	35.82'	60.00'	34°12'33"	S27°37'50"E	35.29'	18.464
C27	27.95'	60.00'	26°41'23"	S2°49'08"W	27.70'	14.233
C28	25.79'	60.00'	24°37'28"	S28°28'33"W	25.59'	13.095
C29	35.82'	60.00'	34°12'33"	S57°53'33"W	35.29'	18.464
C30	40.59'	60.00'	38°45'25"	N85°37'27"W	39.82'	21.104
C31	29.43'	60.00'	28°05'56"	N52°11'47"W	29.13'	15.015
C32	28.04'	50.00'	32°07'40"	N54°12'38"W	27.67'	14.398
C33	9.79'	50.00'	11°12'51"	N75°52'54"W	9.77'	4.909
C34	20.05'	305.00'	3°45'59"	N70°56'19"W	20.05'	10.029
C35	16.54'	305.00'	3°06'27"	N67°30'06"W	16.54'	8.273
C36	46.34'	245.00'	10°50'11"	S71°21'58"E	46.27'	23.238
C37	77.84'	245.00'	18°12'10"	S85°53'09"E	77.51'	39.249
C38	78.02'	245.00'	18°14'43"	N75°53'24"E	77.69'	39.342
C39	17.18'	245.00'	4°01'05"	N64°45'30"E	17.18'	8.594



AREA OF OBERLIN RD TO BE DEDICATED:  
17,117 SQ.FT.  
0.3930 AC.

BASIS OF BEARINGS:  
OHIO STATE PLANE COORDINATE SYSTEM NAD83 ZONE NORTH  
GPS OBSERVATIONS DATED 05-14-2018

- SURVEY REFERENCES:
1. RECORDED DEEDS AS NOTED
  2. COUNTY TAX MAP SURVEY 21663
  3. COUNTY TAX MAP SURVEY 21666
  4. COUNTY TAX MAP SURVEY 21664
  5. COUNTY TAX MAP SURVEY 3212
  6. RECORDED PLAT VOLUME 18, PAGE 29
  7. CITY OF LORAIN SURVEY RECORD SRF 417

LEGEND:	
OS	5/8" BY 30" IRON PIN WITH CAP "ENGLE", TO BE SET
MS	SET MAG NAIL
OF	FOUND MONUMENTATION AS SHOWN
CL	CENTERLINE
R/W	RIGHT OF WAY
P.N.	PARCEL NUMBER
n/f	NOW OR FORMALLY OWNER BY
VOL	VOLUME
PG	PAGE
(C)	CALCULATED
(D)	DEED
(U)	USED
(R)	RECORD
(M)	MEASURED
SQ. FT.	SQUARE FEET
P.R.O.	PRESENT ROAD OCCUPIED

# HAMPSHIRE FARM SUBDIVISION

SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO;  
AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 62

WHITMAN, ROBERT II  
PPN: 0500062102023  
AFN: 1988-0026196

WHITMAN, JOAN M.  
PPN: 0500062102031  
AFN: 2018-0657692

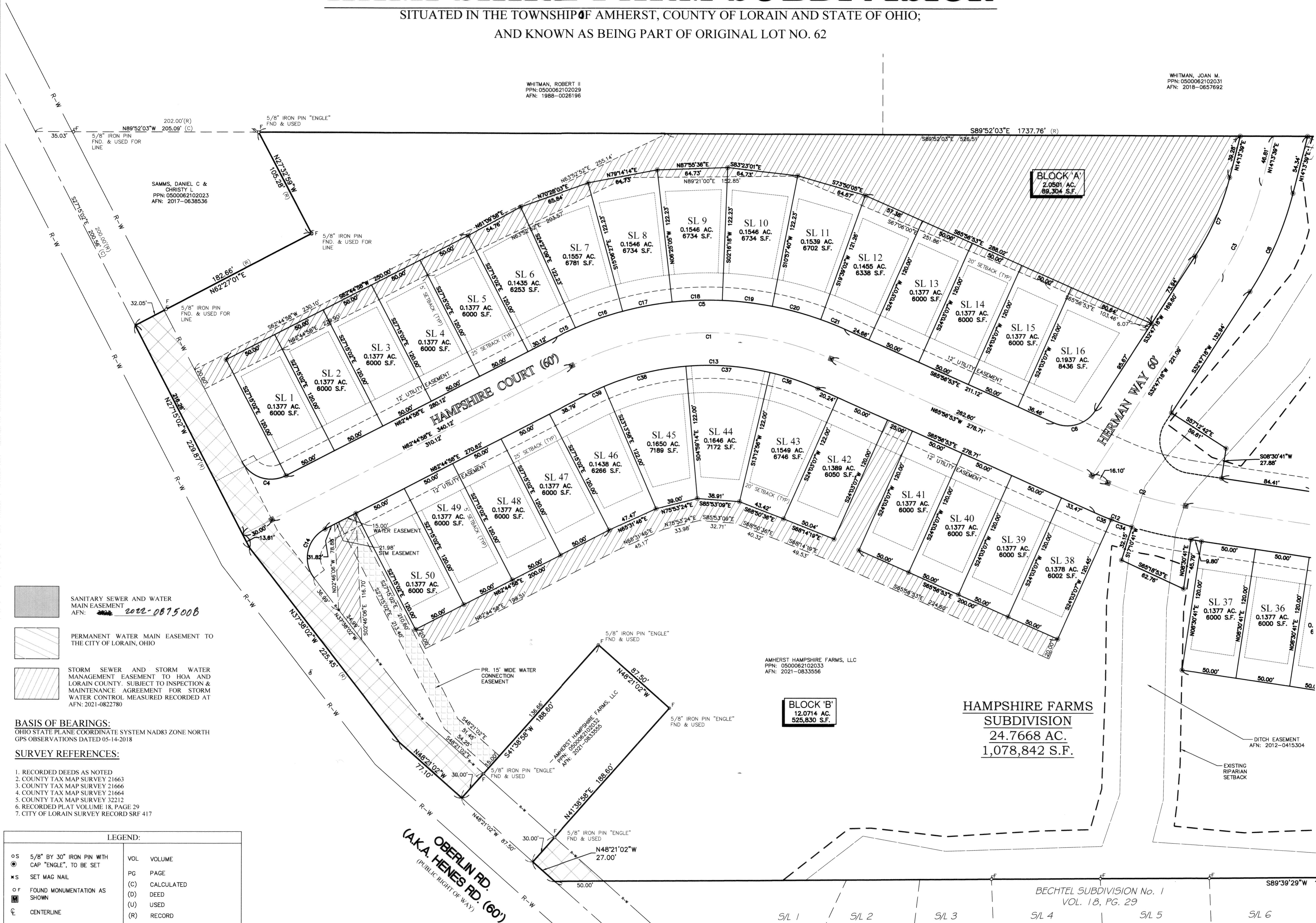
SAMMS, DANIEL C &  
CHRISTY L.  
PPN: 0500062102023  
AFN: 2017-0638536




AMHERST HAMPSHIRE FARMS, LLC  
PPN: 0500062102033  
AFN: 2021-0833556

BLOCK 'A'  
2.0501 AC.  
69,304 S.F.

BLOCK 'B'  
12.0714 AC.  
525,830 S.F.

HAMPSHIRE FARMS  
SUBDIVISION  
24.7668 AC.  
1,078,842 S.F.



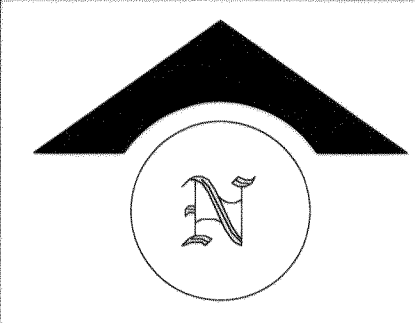
-  SANITARY SEWER AND WATER MAIN EASEMENT  
AFN: 2022-0875008
-  PERMANENT WATER MAIN EASEMENT TO THE CITY OF LORAIN, OHIO
-  STORM SEWER AND STORM WATER MANAGEMENT EASEMENT TO HOA AND LORAIN COUNTY. SUBJECT TO INSPECTION & MAINTENANCE AGREEMENT FOR STORM WATER CONTROL MEASURED RECORDED AT AFN: 2021-0822780

**BASIS OF BEARINGS:**  
OHIO STATE PLANE COORDINATE SYSTEM NAD83 ZONE NORTH  
GPS OBSERVATIONS DATED 05-14-2018

**SURVEY REFERENCES:**

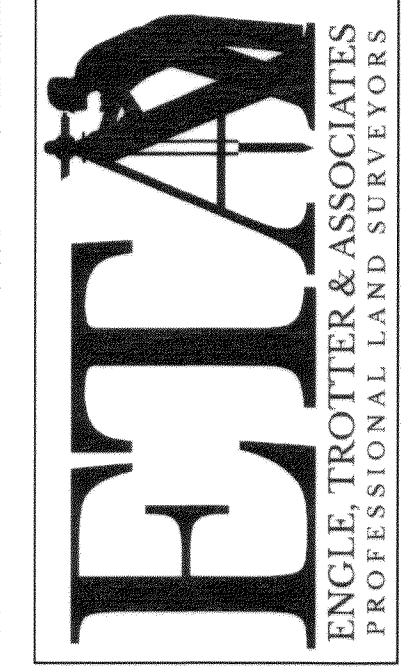
1. RECORDED DEEDS AS NOTED
2. COUNTY TAX MAP SURVEY 21663
3. COUNTY TAX MAP SURVEY 21666
4. COUNTY TAX MAP SURVEY 21664
5. COUNTY TAX MAP SURVEY 32212
6. RECORDED PLAT VOLUME 18, PAGE 29
7. CITY OF LORAIN SURVEY RECORD SRF 417

LEGEND:	
○ S	5/8" BY 30" IRON PIN WITH CAP "ENGLE", TO BE SET
✕ S	SET MAG NAIL
○ F	FOUND MONUMENTATION AS SHOWN
⊕	CENTERLINE
R/W	RIGHT OF WAY
P.N.	PARCEL NUMBER
n/f	NOW OR FORMALLY OWNER BY
VOL	VOLUME
PG	PAGE
(C)	CALCULATED
(D)	DEED
(U)	USED
(R)	RECORD
(M)	MEASURED
SQ. FT.	SQUARE FEET
P.R.O.	PRESENT ROAD OCCUPIED



THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY ENGLE TROTTER & ASSOCIATES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

THESE DRAWINGS ARE THE PROPERTY OF ENGLE TROTTER & ASSOCIATES AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF ENGLE TROTTER & ASSOCIATES.



ENGLE TROTTER & ASSOCIATES  
5473 RIVER SUMMIT  
NORTH ROYALTON OHIO 44133  
(216) 235-4322

TOWNSHIP OF AMHERST, OHIO  
HAMPSHIRE FARM SUBDIVISION

REVISIONS
1. 4/20/2021
2. 01/01/2022
3. 04/18/2022

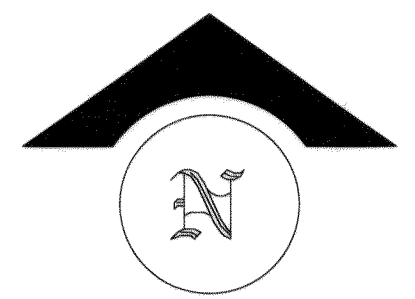
SCALE
0 20 40 1" = 40 FEET

CLIENT NAME:  
PERPETUAL DEVELOPMENT  
PROJECT NUMBER:  
2018025  
PROJECT ADDRESS:  
TOWNSHIP OF AMHERST  
LORAIN COUNTY, OHIO  
DATE:  
SEPTEMBER 18, 2018  
SHEET NUMBER:

# HAMPSHIRE FARM SUBDIVISION

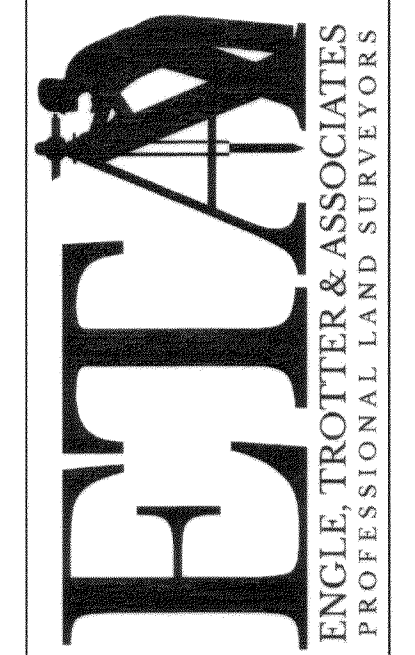
SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO;  
AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 62

WHITMAN, JOAN M.  
PPN: 0500062102031  
AFN: 2018-0657692



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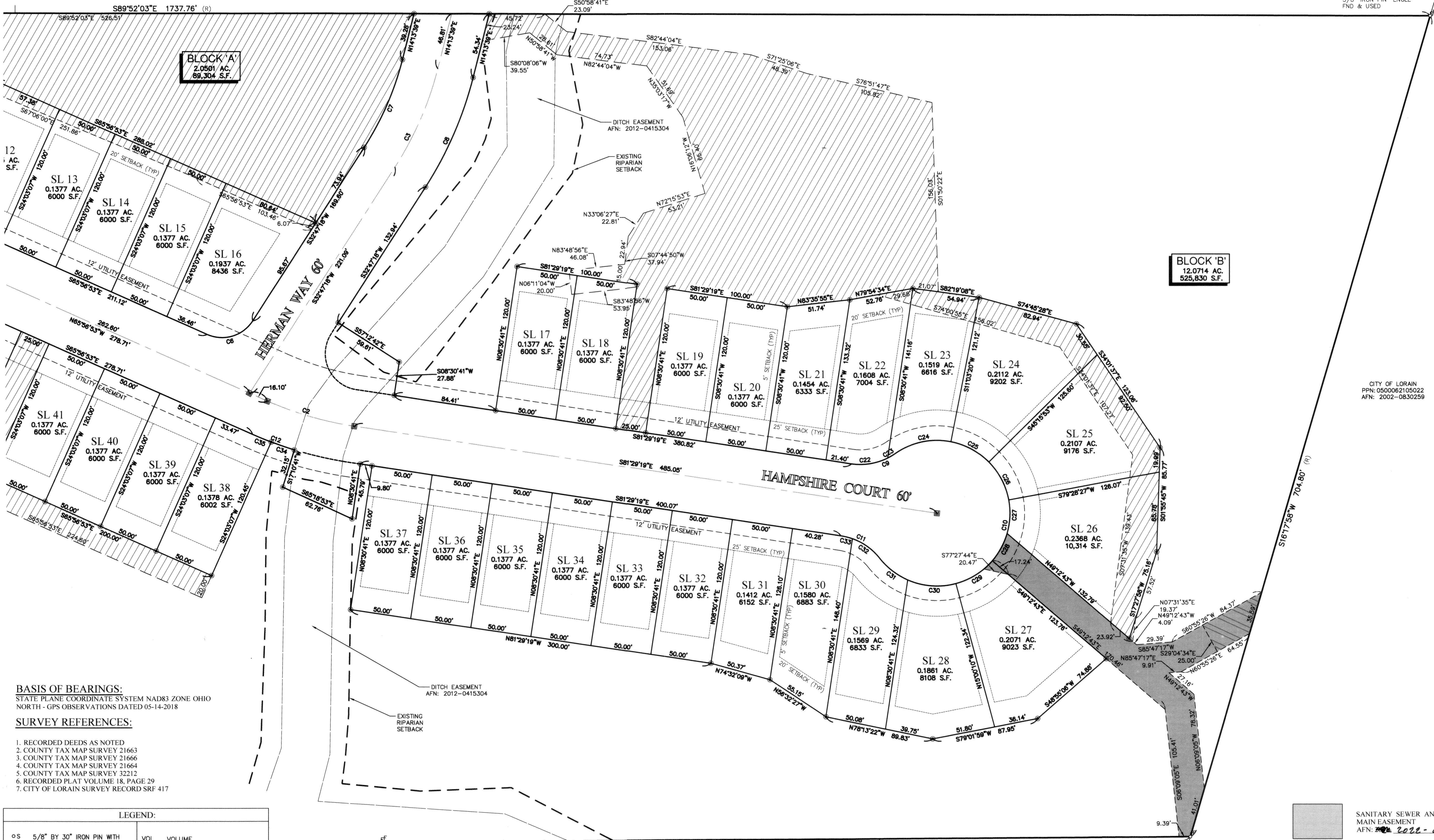
TOWNSHIP OF AMHERST, OHIO  
HAMPSHIRE FARM SUBDIVISION

REVISIONS

1	County Eng. Comments
2	REV 1: 4/20/2021
3	County Eng. Comments
4	REV 2: 01/01/2022
5	County Eng. Comments
6	REV 3: 04/18/2022

SCALE: 0 20 40  
1" = 40 FEET

CLIENT NAME:  
PERPETUAL DEVELOPMENT  
PROJECT NUMBER:  
2018025  
PROJECT ADDRESS:  
TOWNSHIP OF AMHERST  
LORAIN COUNTY, OHIO  
DATE:  
SEPTEMBER 18, 2018  
SHEET NUMBER:  
4 of 4



**BLOCK 'A'**  
2.0501 AC.  
89,304 S.F.

**BLOCK 'B'**  
12.0714 AC.  
525,830 S.F.

CITY OF LORAIN  
PPN: 0500062105022  
AFN: 2002-0830259

**BASIS OF BEARINGS:**  
STATE PLANE COORDINATE SYSTEM NAD83 ZONE OHIO  
NORTH - GPS OBSERVATIONS DATED 05-14-2018

**SURVEY REFERENCES:**

1. RECORDED DEEDS AS NOTED
2. COUNTY TAX MAP SURVEY 21663
3. COUNTY TAX MAP SURVEY 21666
4. COUNTY TAX MAP SURVEY 21664
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**LEGEND:**

OS	5/8" BY 30" IRON PIN WITH CAP "ENGLE", TO BE SET	VOL	VOLUME
MS	SET MAG NAIL	PG	PAGE
OF	FOUND MONUMENTATION AS SHOWN	(C)	CALCULATED
CL	CENTERLINE	(D)	DEED
R/W	RIGHT OF WAY	(U)	USED
P.N.	PARCEL NUMBER	(R)	RECORD
n/i	NOW OR FORMALLY OWNER BY	(M)	MEASURED
		SQ. FT.	SQUARE FEET
		P.R.O.	PRESENT ROAD OCCUPIED

	SANITARY SEWER AND WATER MAIN EASEMENT AFN: 2022-0815008
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1" IRON PIN  
FND. & USED

Plat Sheet

Instrument # 2022-0875191 Film # \_\_\_\_\_

Name of Plat: HAMPSHIRE FARM SUBDIVISION

Owner: AMHERST HAMPSHIRE FARMS LLC

Description: SITUATED IN THE TOWNSHIP OF AMHERST  
COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS  
BEING PART OF ORIGINAL LOT 62 24.7668 ACRE  
CREATING SUBLOTS 1 THRU 50 CONCURRENT  
AND CREATING BLOCK A AND  
BLOCK B  
EASEMENTS ALSO

Floor Plans: /

Related/Margin: /

Comments: /

Vol. 111

Receiving Stamp

Pg. 96, 97, 98, 99

EXAMCO TITLE SERVICES  
6155 PARK SQUARE DRIVE  
UNIT 3 STE 8  
LORAIN, OH 44053

Amount: 345.60

Initials: ST