917445

WEST RIDGE ESTATES SUBDIVISION № 3

A RE-SUBDIVISION OF PARTS OF SUBLOTS 2 & 3 IN WEST RIDGE ESTATES SUBDIVISION № 1, P.V. 26 P.44 TOGETHER WITH
PARTS OF ORIGINAL ELYRIA TOWNSHIP LOTS 2 & 3 - WEST OF BLACK RIVER

CITY OF ELYRIA	COUNTY OF LORAIN	STATE OF OHIO
SCALE : AS SHOWN		JUNE 25, 1976

PREPARED BY
KLEINOEDER - SCHMIDT & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS   ELYRIA, OHIO

SCALE : 1" = 200'

SURVEYOR'S CERTIFICATE :

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED WEST RIDGE ESTATES SUBDIVISION NO.3 AS SHOWN, COMPRISING ACADEMY COURT AND SUBLOT NO. 44 AND CONTAINING 15.986 ACRES OF LAND IN ORIGINAL ELYRIA TOWNSHIP LOTS 2 AND 3, WEST OF BLACK RIVER IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO.

ACREAGE TABULATION :

	S/L 2	S/L 3	O.L. 2	O.L. 3
ACADEMY CT.	0.518	0.011	0.055	0.038
SUBLOT 44	0	0	15.364	0

AT ALL POINTS SO INDICATED —⊙— IRON PIN MONUMENTS WERE EITHER FOUND OR SET. 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.

James H. Schmidt
REGISTERED SURVEYOR

NOTARY PUBLIC :

COUNTY OF LORAIN } S.S.
STATE OF OHIO

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED W. F. GRAUMAN, PRESIDENT OF WEST ELYRIA LAND DEV. CO. WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS ___ DAY OF ___ 19___.

Kenneth C. Newton
NOTARY PUBLIC

MY COMMISSION EXPIRES:
No Expiration Date

ENGINEER'S CERTIFICATE :

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT OF WEST RIDGE ESTATES SUBDIVISION NO.3 AND FIND THE MONUMENTS SHOWN ARE SUFFICIENT TO DEFINE THE STREET AS SHOWN HEREON IN COMPLIANCE WITH THE CITY OF ELYRIA REQUIREMENTS AND HEREBY APPROVE THE SAME.
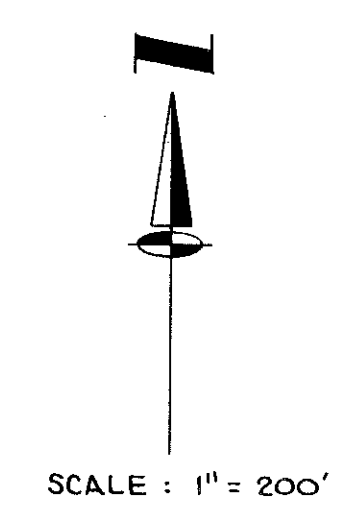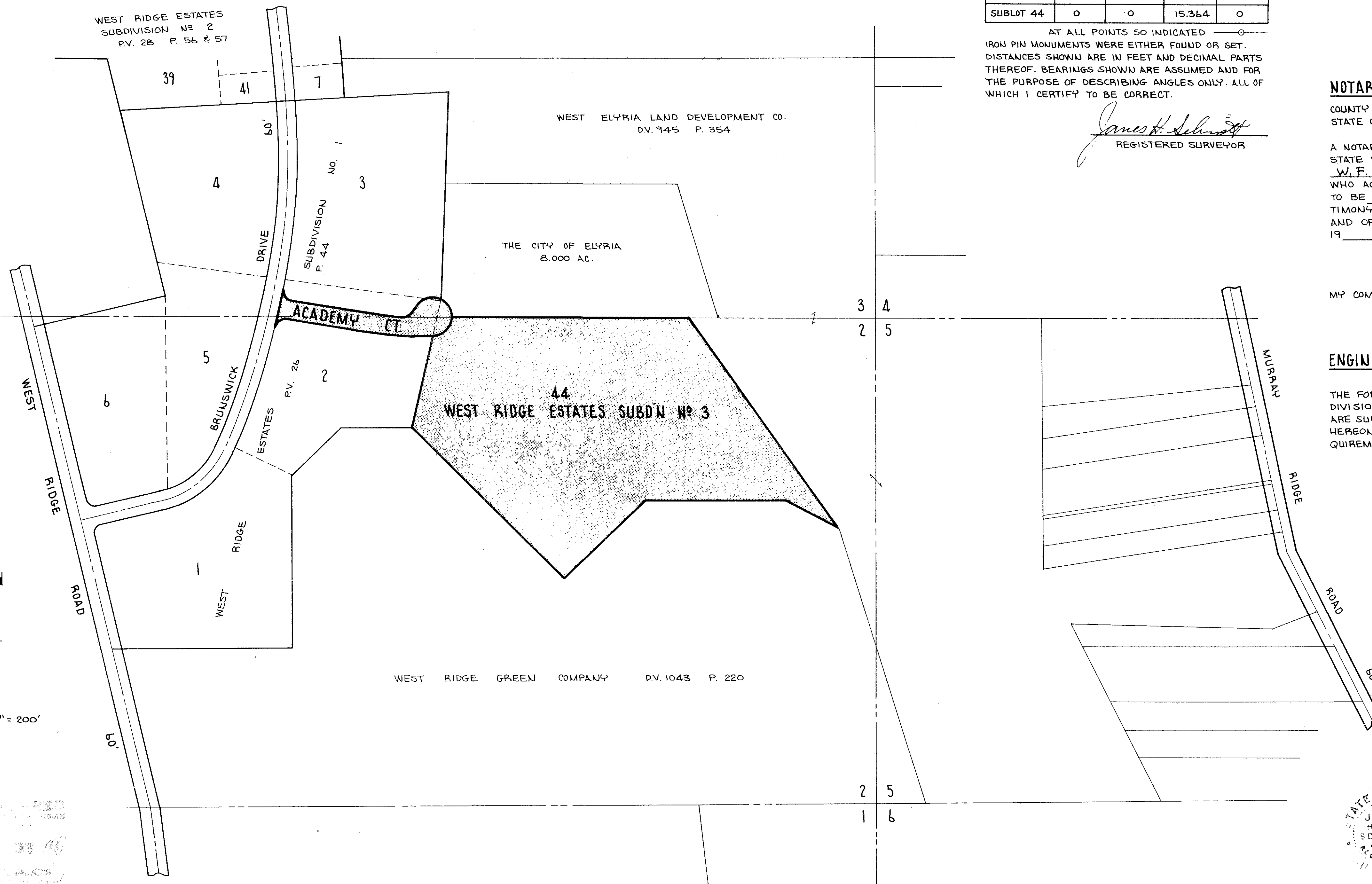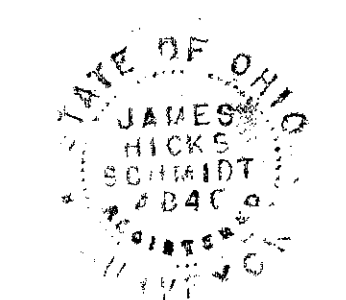
Lonny H. Slagg
ELYRIA CITY ENGINEER

OWNER'S CERTIFICATE :

THIS IS TO CERTIFY THAT WEST ELYRIA LAND DEVELOPMENT CO., OWNER OF LAND CONTAINED WITHIN WEST RIDGE ESTATES SUBDIVISION NO.3 HAS EXAMINED THE FOREGOING PLAT AND ACCEPTS IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE ACADEMY COURT AS SHOWN HEREON.

FOR WEST ELYRIA LAND DEVELOPMENT CO.:

W. F. Grauman
PRESIDENT

MORTGAGEE'S CERTIFICATE :

THIS IS TO CERTIFY THAT THE NORTHERN SAVINGS + LOAN CO. MORTGAGEE OF LAND CONTAINED WITHIN WEST RIDGE ESTATES SUBDIVISION NO.3 HAS EXAMINED THE FOREGOING PLAT AND ACCEPTS IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE ACADEMY COURT AS SHOWN HEREON.

FOR
The Northern Savings + Loan Co.
by _Agan Hubbard_ Pres.
by _Neal Hubbard_ Secy.

NOTARY PUBLIC :

COUNTY OF LORAIN }
STATE OF OHIO

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED Agan Hubbard Pres + Neal Hubbard Secy. WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 25th DAY OF June 19 76.

Eldra I. Appleby
NOTARY PUBLIC

MY COMMISSION EXPIRES:
ELDRA I. APPLEBY NOTARY PUBLIC
My Commission Expires Nov. 27, 1979

PLANNING COMMISSION :

THIS IS TO CERTIFY THAT, HAVING EXAMINED THE FOREGOING PLAT OF WEST RIDGE ESTATES SUBDIVISION NO.3, THE PLANNING COMMISSION OF THE CITY OF ELYRIA HEREBY APPROVES THE SAME THIS 26 DAY OF JUNE 1976
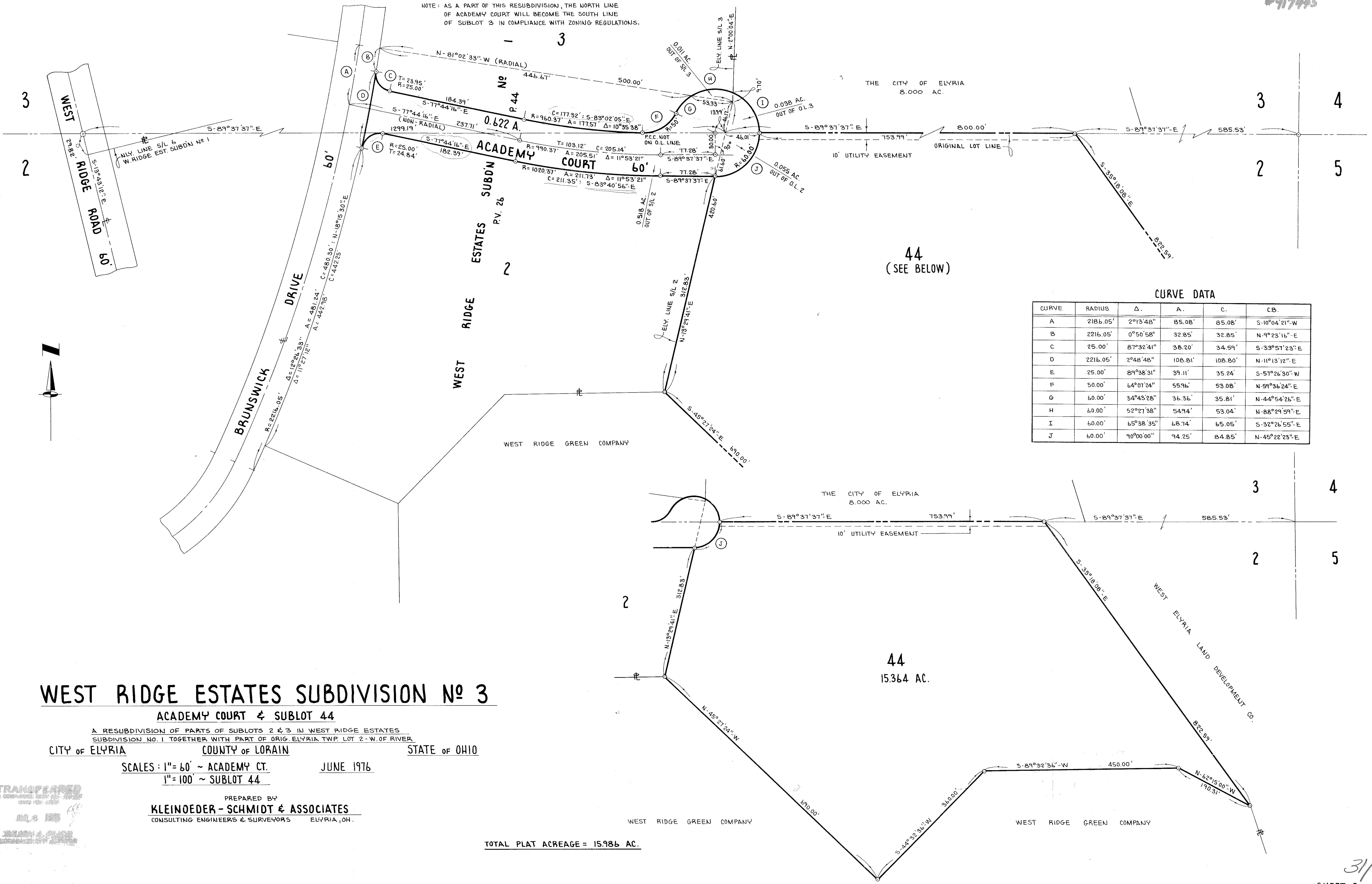
Marguerite E. Bowman
VICE - PRESIDENT

M. Kneestger
ACTING SECRETARY

#917445

NOTE: AS A PART OF THIS RESUBDIVISION, THE NORTH LINE OF ACADEMY COURT WILL BECOME THE SOUTH LINE OF SUBLOT 3 IN COMPLIANCE WITH ZONING REGULATIONS.

THE CITY OF ELYRIA
8.000 AC.

10' UTILITY EASEMENT — ORIGINAL LOT LINE

44
(SEE BELOW)

WEST RIDGE GREEN COMPANY

WEST RIDGE ESTATES SUBDN P.V. 26

ACADEMY COURT 60'

BRUNSWICK DRIVE 60'

WEST RIDGE ROAD 60'

CURVE DATA

CURVE	RADIUS	Δ	A.	C.	C.B.
A	2186.05'	2°13'48"	85.08'	85.08'	S-10°04'21"-W
B	2216.05'	0°50'58"	32.85'	32.85'	N-9°23'16"-E
C	25.00'	87°32'16"	38.20'	34.59'	S-33°51'23"-E
D	2216.05'	2°48'48"	108.81'	108.80'	N-11°13'12"-E
E	25.00'	89°38'31"	39.11'	35.24'	S-57°26'30"-W
F	50.00'	64°07'24"	55.96'	53.08'	N-59°36'24"-E
G	60.00'	34°43'28"	36.36'	35.81'	N-44°54'26"-E
H	60.00'	52°27'38"	54.94'	53.04'	N-88°29'59"-E
I	60.00'	65°38'35"	68.74'	65.05'	S-32°26'55"-E
J	60.00'	90°00'00"	94.25'	84.85'	N-45°22'23"-E

THE CITY OF ELYRIA
8.000 AC.

10' UTILITY EASEMENT

44
15.364 AC.

WEST RIDGE GREEN COMPANY

WEST ELYRIA LAND DEVELOPMENT CO.

WEST RIDGE ESTATES SUBDIVISION № 3

ACADEMY COURT & SUBLOT 44

A RESUBDIVISION OF PARTS OF SUBLOTS 2 & 3 IN WEST RIDGE ESTATES SUBDIVISION NO.1 TOGETHER WITH PART OF ORIG. ELYRIA TWP. LOT 2 - W. OF RIVER.

CITY OF ELYRIA   COUNTY OF LORAIN   STATE OF OHIO

SCALES: 1" = 60' ~ ACADEMY CT.   JUNE 1976
1" = 100' ~ SUBLOT 44

PREPARED BY
KLEINOEDER - SCHMIDT & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS   ELYRIA, OH.

TOTAL PLAT ACREAGE = 15.986 AC.