39/79

#165430

#165430

SUBLOTS IN PLAT VACATED IN OR. 698/287 LEAVING ONLY THE DEDICATED STREET STILL PLATTED.

Valhalla Farms Subdivision

PART OF CARLISLE TOWNSHIP SECTION 24

TOWNSHIP OF CARLISLE COUNTY OF LORAIN STATE OF OHIO

PREPARED BY

KLEINOEDER-SCHMIDT & ASSOC.

CONSULTING ENGINEERS & SURVEYORS ELYRIA, OHIO

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED VALHALLA FARMS SUBDIVISION AS SHOWN HEREON AND CONTAINING 60.698 ACRES OF LAND IN CARLISLE TOWNSHIP SECTION NO. 24 IN THE TOWNSHIP OF CARLISLE, COUNTY OF LORAIN, AND STATE OF OHIO.

AT ALL POINTS INDICATED —■— OR —○—, IRON PIN MONUMENTS WERE EITHER FOUND OR SET RESPECTIVELY. 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.

I FURTHER CERTIFY THAT 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 CLOSED WITHIN A LIMIT OF ERROR OF 1 FOOT IN 10,000 FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY, AND THAT ALL THE REQUIRED SURVEY MONUMENTS ARE CORRECTLY SHOWN HEREON AND THAT THOSE WHICH ARE NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE ON THE SITE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION.

ACREAGE IN LOTS	57.815
ACREAGE IN STREET	2.883
TOTAL ACREAGE	60.698

Robert E. Kleinoeder

ROBERT E. KLEINOEDER
REG. SURVEYOR NO. 4345

STATE OF OHIO — SURVEYOR

OWNER'S CERTIFICATE:

SITUATED IN THE TOWNSHIP OF CARLISLE, COUNTY OF LORAIN, AND STATE OF OHIO, AND BEING A PART OF SECTION NO. 24 OF SAID TOWNSHIP CONTAINING 60.698 ACRES AND BEING PART OF THE SAME TRACT AS CONVEYED TO WILLIAM D. AND MARY LOU NIELSEN AS DESCRIBED IN THE DEED RECORDED IN DEED VOLUME 1339, PAGE 686 IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED WILLIAM D. AND MARY LOU NIELSEN HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS "VALHALLA FARMS", A SUBDIVISION OF LOTS 1 TO 4 INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH, OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 20 DAY OF JULY 19 84.

William D. Nielsen
WILLIAM D. NIELSEN

Mary Lou Nielsen
MARY LOU NIELSEN

NOTARY PUBLIC

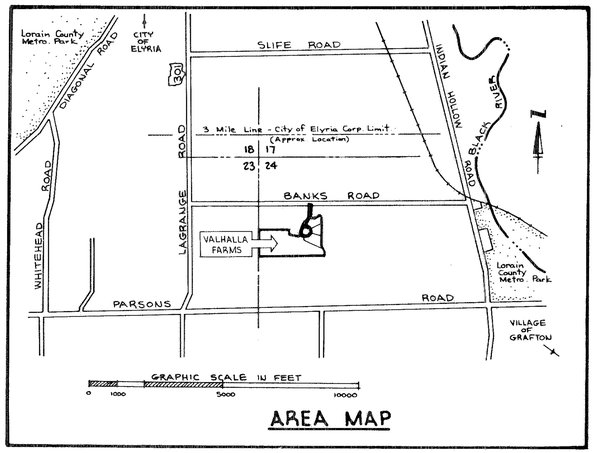
COUNTY OF Lorain } S.S.
STATE OF OHIO

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED WILLIAM D. AND MARY LOU NIELSEN WHO ACKNOWLEDGED THAT THEY DID SIGN THIS PLAT AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 20 DAY OF July 19 84.

Judith A. Wisneski
NOTARY PUBLIC
MY COMMISSION EXPIRES:

July 23, 1985

JUDITH A. WISNESKI, Notary Public



AREA MAP

TRANSFERRED IN COMPLIANCE WITH SEC. 319.202 OHIO REV. CODE
OCT 2 1984
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

LORAIN COUNTY AUDITOR

OCT 2 1984
2:48 P.M.
RECORD
Dorothy L. Eckert
Lorain County Recorder
80 pages

LORAIN COUNTY RECORDER

Will Pick Up. $6.40
Mr. Nielsen (Family Member)
Phone 458-4342 (Lorain)

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT

Lorain County Bank

AS REPRESENTED BY THE UNDERSIGNED, MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF "VALHALLA FARMS" DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREET AND EASEMENTS AS SHOWN HEREON.

Bebb Jones, Sr. V.P.

, V.P.

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

BEBB JONES & JACK E. RYBA

WHO ACKNOWLEDGED THAT THEY DID SIGN THIS PLAT AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 21st DAY OF Sept 19 84.

Sarah Handley
NOTARY PUBLIC
MY COMMISSION EXPIRES:

4/24/89

APPROVALS:

APPROVED THIS 21st DAY OF September 19 84.

Lawrence V. McGlinchy
LORAIN COUNTY ENGINEER

APPROVED THIS 14th DAY OF September 19 84.

Lawrence V. McGlinchy
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 24 DAY OF July 19 84.

George D. Bragg
LORAIN COUNTY BOARD OF HEALTH

ACCEPTED THIS 24 DAY OF July 19 84.

Frederick Eppley
CHAIRMAN CARLISLE TWP. BD. OF TRUSTEES

APPROVED THIS 24 DAY OF Sept 19 84.

Elmer F. Hall
DIRECTOR-LORAIN COUNTY PLANNING COMMISSION

APPROVED AS TO FORM THIS 25 DAY OF Sept 19 84.

John J. Keresi, Jr.
LORAIN COUNTY PROSECUTOR'S OFFICE

39/79

84-07
SHEET 1 OF 2

39/80

#165430

#165430

PARCEL SURVEYED FOR THIS PLAT:
D.V. 1339 P. 686
DEED ACREAGE = 62.15 ±
ACREAGE BY SURVEY = 63.504

PARCEL RETAINED =	2.806 AC.	
SUBLOT 1 =	4.123 AC.	60.698 AC. PLAT
SUBLOT 2 =	4.095 AC.	
SUBLOT 3 =	4.392 AC.	
SUBLOT 4 =	45.205 AC.	
VALKYRIES CIRCLE =	2.883 AC.	

CURVE DATA:

MARK	RAD.	CENT. ∠	ARC	TAN.	CHORD	C. BEARING
A	494.95'	11°32'13"	99.66'	50.00'	99.49'	S-9°24'06"-W
B	494.95'	11°32'13"	99.66'	50.00'	99.49'	S-9°24'06"-W
C	156.09'	38°21'30"	104.50'	54.29'	102.56'	S-22°48'45"-W
D	156.09'	11°09'00"	30.38	15.24'	30.33	S-9°12'30"-W
E	156.09	27°12'30"	74.12'	37.77'	73.43'	S-28°23'15"-W
F	898.16'	10°09'30"	159.24'	79.83'	159.03'	N-36°54'45"-E
G	170.09'	86°30'00"	256.79'	160.00'	233.09'	N-78°35'00"-E
H	215.05	55°33'00"	208.50'	113.26'	200.43'	N-7°33'30"-E
I	139.48'	55°00'00"	133.89'	72.61'	128.81'	S-47°43'00"-E
1	25.00'	78°51'00"	34.40'	20.55'	31.75'	S-35°47'30"-E
2	169.48'	55°00'00"	162.69'	88.23'	156.51'	S-47°43'00"-E
3	245.05'	4°53'37"	20.93'	10.47'	20.92'	S-17°46'11"-E
4	245.05'	47°19'53"	202.43'	107.39'	196.73'	N 8°20'34"-E
5	245.05'	3°19'30"	14.22'	7.11	14.22'	N-33°40'15"-E
6	200.09'	86°30'00"	302.08'	188.23'	274.20'	N-78°35'00"-E
7	25.00'	90°00'00"	39.27'	25.00'	35.36'	N-13°10'00"-W
8	868.16'	10°09'30"	153.92'	77.16'	153.72'	N-36°54'45"-E
9	186.09'	12°06'20"	39.32'	19.73'	39.24'	N-35°56'20"-E
10	25.00'	74°53'50"	32.68	19.15'	30.40'	S-41°20'05"-W
11	109.48'	55°00'00"	105.09'	56.99'	101.10'	S-47°43'00"-E
12	185.05'	55°33'00"	179.41'	97.46'	172.47'	N-7°33'30"-E
13	140.09'	86°30'00"	211.50'	131.78'	191.97'	N-78°35'00"-E

SCALE: 1" = 100'

0 50 100 200 300 400 FEET

Valhalla Farms
Subdivision

PART OF CARLISLE TWP. SEC. Nº 24
TOWNSHIP OF CARLISLE COUNTY OF LORAIN
STATE OF OHIO

PREPARED BY
KLEINOEDER - SCHMIDT & ASSOC.
CONSULTING ENGINEERS & SURVEYORS
JULY 3, 1984

84-07
SHEET 2 OF 2

39/80