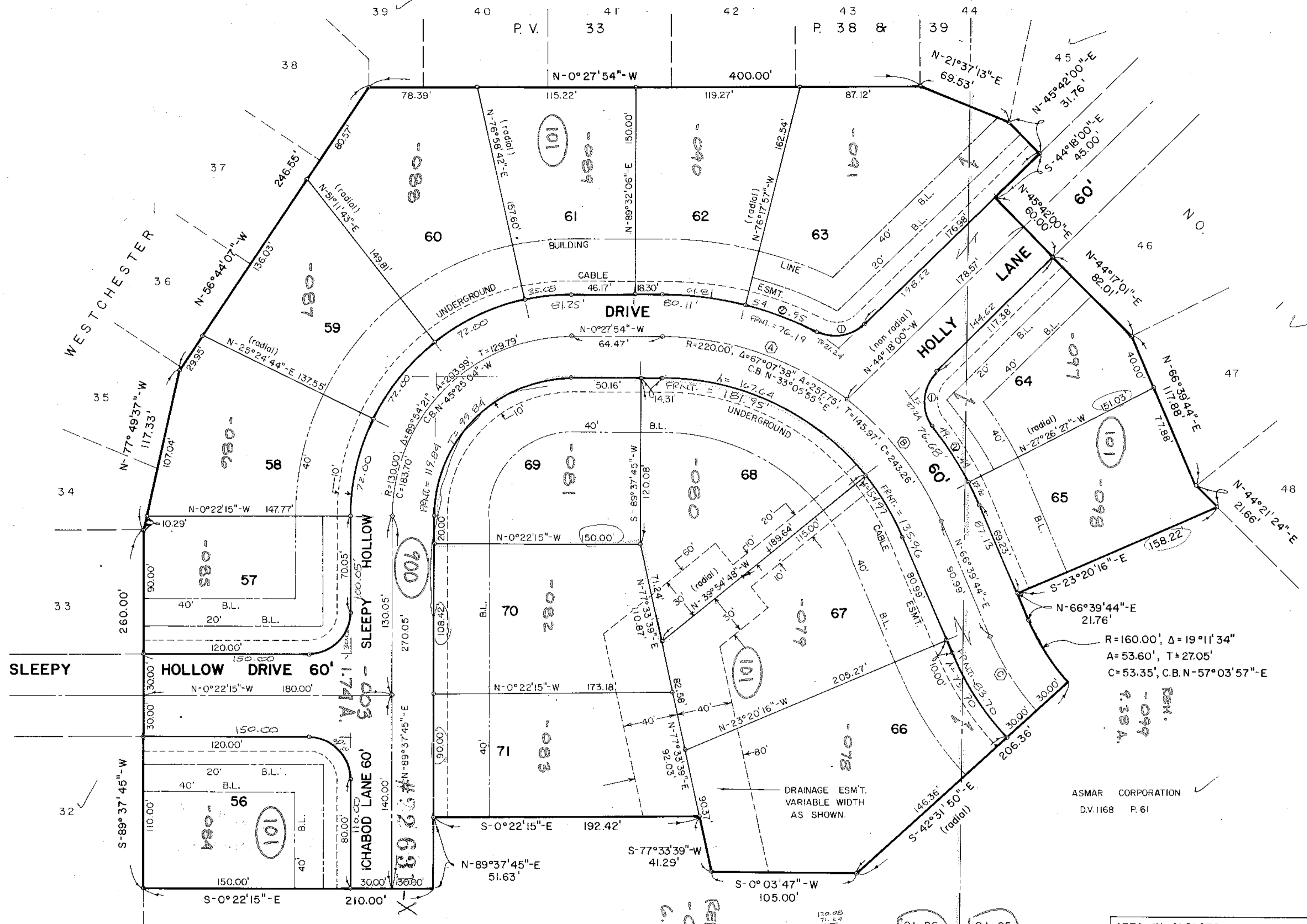
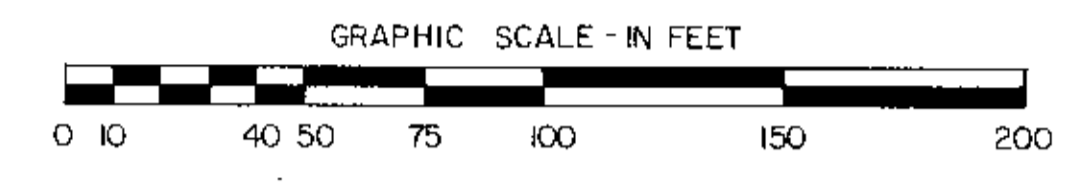


46/15916

ESTATES SUBDIVISION



SCALE: 1" = 40'



SUBLOT	CURVE	RADIUS	DELTA	ARC	TAN	CHORD	BEARING
56		30.00'	90°00'00"	47.12'	30.00'	42.43'	N-44°37'45"-E
57		30.00'	90°00'00"	47.12'	30.00'	42.43'	N-45°22'15"-W
58		160.00'	25°46'59"	72.00'	36.62'	71.39'	N-77°28'46"-W
59		160.00'	25°46'59"	72.00'	36.62'	71.39'	N-5°41'46"-W
60		160.00'	25°46'59"	72.00'	36.62'	71.39'	N-25°54'48"-W
61		160.00'	12°33'44"	35.08'	17.61'	35.01'	N-6°44'36"-W
62		250.00'	14°09'57"	61.81'	31.06'	61.65'	N-6°37'05"-E
63	1	30.00'	70°35'40"	36.96'	21.24'	34.67'	N-9°00'10"-W
63	2	250.00'	12°33'44"	54.95'	27.58'	54.84'	N-19°59'52"-E
64	1	30.00'	84°28'22"	44.23'	27.24'	40.33'	N-86°32'11"-W
64	2	250.00'	11°19'55"	49.44'	24.80'	49.36'	N-56°53'35"-E
65		250.00'	4°06'11"	17.90'	8.96'	17.90'	N-64°36'39"-E
66		220.00'	19°11'34"	73.70'	37.20'	73.35'	N-57°03'57"-E
67		190.00'	16°34'32"	54.97'	27.68'	54.78'	N-58°22'28"-E
68		190.00'	50°33'06"	167.64'	89.71'	162.25'	N-24°48'39"-E
69		100.00'	89°54'21"	156.92'	99.84'	141.31'	N-45°25'04"-W
E		220.00'	37°31'48"	144.10'	74.74'	141.54'	N-18°18'00"-E
B		220.00'	29°35'50"	113.65'	58.12'	112.39'	N-51°51'49"-E
C		190.00'	19°11'34"	63.65'	32.12'	63.35'	N-57°03'57"-E

AREA IN SUBLOTS	6.2906 AC.
AREA IN STREET R/W	1.7362 AC.
TOTAL SUBD. AREA	8.0268 AC.
AREA IN O.L. 25	0.9407 AC.
AREA IN O.L. 26	7.0861 AC.

OUT OF 05-00-025-101-061 10.32 A.
 05-00-026-101-027 13.48 A.
 INTO PLAT - 23.80 A.
 8.03 A.
 REMAINDERS 05-00-025-101-099 15.77 A.
 9.38 A.
 05-00-026-101-092 6.39 A.

#19115

APPROVED
 LORAIN CO.
 MAP DEPT.
 DATE 9-13-90
 PAGES 2 OF 2
 BY T. M. ...
 VOID AFTER 19115

46/15916

AN EASEMENT FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF A STORM SEWER SYSTEM, BEING FIVE (5) FEET IN WIDTH, ADJACENT AND CONTIGUOUS TO EACH SIDELINE AND REAR LINE OF EACH LOT, IS RESERVED BY THE ALLOTTEE FOR THE BENEFIT OF THE CITY OF AMHERST, OHIO AND ALL MAINTENANCE AND COST THEREOF SHALL BE PAID FOR BY THE PROPERTY OWNERS. ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT SHALL BE SETTLED BY ARBITRATION IN ACCORDANCE WITH THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGEMENT UPON THE AWARD RENDERED IN SUCH ARBITRATION MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

NOTE - SIDEWALKS TO BE INSTALLED BY PROPERTY OWNER BEFORE OCCUPANCY OF ANY BUILDING BUILT ON ANY SUBLOT IN THIS SUBDIVISION.

NOTE: ON ALL CORNER LOTS, SUBLOTS 56, 57, 63, & 64, THE FRONT YARD SETBACK SHALL BE A MINIMUM OF 40' & THE SIDE YARD SETBACK SHALL BE A MINIMUM OF 20'.

ADJOINING OWNERS OK
 HATCHED THE MAP ON COMMON LINES
 CONSECUTIVE S/L NOS. OK
 HERETO BREAKDOWN OK
 NORTH ARROW/SCALE OK
 ROAD NAMED OK
 TITLE SUB M.R. OK
 LINES QUALITY OK
 LETTERING QUALITY OK
 CURVE DATA OK

8-7-90	CHANGED WILLOW WAY TO ICHABOD LANE

WESTCHESTER ESTATES SUBDIVISION No. 2
 PART OF AMHERST TOWNSHIP ORIGINAL LOTS 25 & 26
 CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

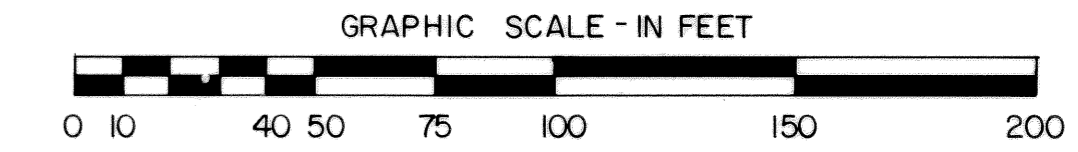
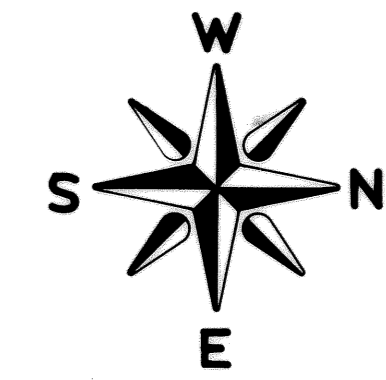
KS ASSOCIATES, INC.
 ENGINEERS/SURVEYORS
 424 Middle Avenue
 P.O. Box 89
 Elyria, Ohio 44036
 Elyria (216) 322-6317 • Lorain (216) 244-5757

ASSOCIATES INCORPORATED

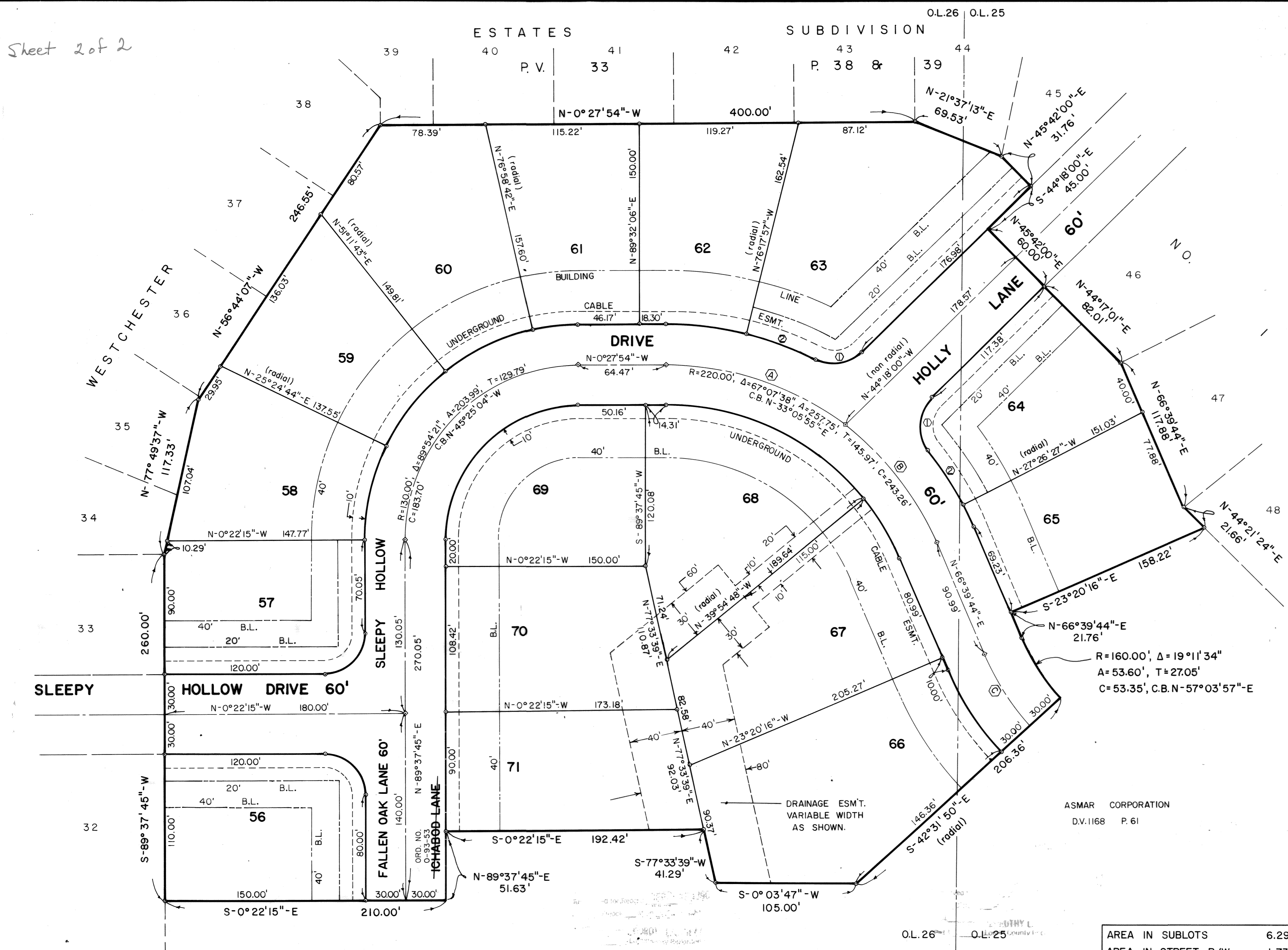
SHEET 2 OF 2
 JOB NO. 89-224-2

46/16

SCALE: 1" = 40'



SUBLOT	CURVE	RADIUS	DELTA	ARC	TAN	CHORD	BEARING
56		30.00'	90°00'00"	47.12'	30.00'	42.43'	N-44°37'45"-E
57		30.00'	90°00'00"	47.12'	30.00'	42.43'	N-45°22'15"-W
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69		100.00'	89°54'21"	156.92'	99.84'	141.31'	N-45°25'04"-W
Ⓒ							
A		220.00'	37°31'48"	144.10'	74.74'	141.54'	N-18°18'00"-E
B		220.00'	29°35'50"	113.65'	58.12'	112.39'	N-51°51'49"-E
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ASMAR CORPORATION
D.V. 1168 P. 61

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REVISIONS	DATE	DESCRIPTION
8-7-90		CHANGED WILLOW WAY TO IHABOD LANE

WESTCHESTER ESTATES SUBDIVISION No. 2
PART OF AMHERST TOWNSHIP ORIGINAL LOTS 25 & 26
CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

LORAIN COUNTY TAX MAP DEPARTMENT COPY

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ENGINEERS/SURVEYORS
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Elyria, Ohio 44036
Elyria (216) 322-6317 • Lorain (216) 244-5757

ASSOCIATES INCORPORATED

SHEET 2 OF 2
JOB NO. 89-224-2