

161967

161967

APPLE ORCHARD SUBDIVISION NO. 3

PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 2 & 3

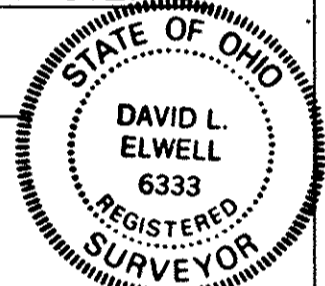
NOW IN

CITY OF AMHERST COUNTY OF LORAIN STATE OF OHIO

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED APPLE ORCHARD SUBDIVISION NO. 3 AS SHOWN HEREON AND CONTAINING 20.9214 ACRES OF LAND IN ORIGINAL AMHERST TOWNSHIP LOTS 2 & 3, NOW IN THE CITY OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO. AT ALL POINTS INDICATED OR IRON PIN MONUMENTS WERE EITHER FOUND OR SET AND THOSE INDICATED WITHIN THE SUBDIVISION TO BE SET UPON COMPLETION OF CONSTRUCTION. SAID PLAT REPRESENTS A SURVEY IN WHICH THE EXTERIOR TRAVERSE OF THE BOUNDARIES CLOSED WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET. 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. TOTAL AREA OF PLAT = 20.9214 ACRES, AREA OF STREET RIGHT OF WAY = 3.8908 ACRES, AREA OF LOTS = 17.0306 ACRES, 20.7181 ACRES IN O.L. 2, 0.2033 ACRES IN O.L. 3.

David L. Elwell
DAVID L. ELWELL, REG. SURVEYOR #6333



OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, OWNER OF LAND CONTAINED WITHIN THE PLAT OF APPLE ORCHARD SUBDIVISION NO. 3, HAVING EXAMINED THIS PLAT OF THE SAME, ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE ALL STREETS AND EASEMENTS AS SHOWN HEREON. REPRESENTING GODFREY DEVELOPMENT CORP.:

Joseph V. Godfrey, III Pres.
JOSEPH V. GODFREY, III, SECRETARY
PRESIDENT

Charlene Godfrey, Secy
CHARLENE GODFREY, PRESIDENT
SECRETARY

NOTARY PUBLIC:

STATE OF OHIO

SS

LORAIN COUNTY

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED JOSEPH V. GODFREY III AND CHARLENE GODFREY, 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 13th DAY OF DECEMBER, 1991.

Dyan E. Slavin
NOTARY PUBLIC

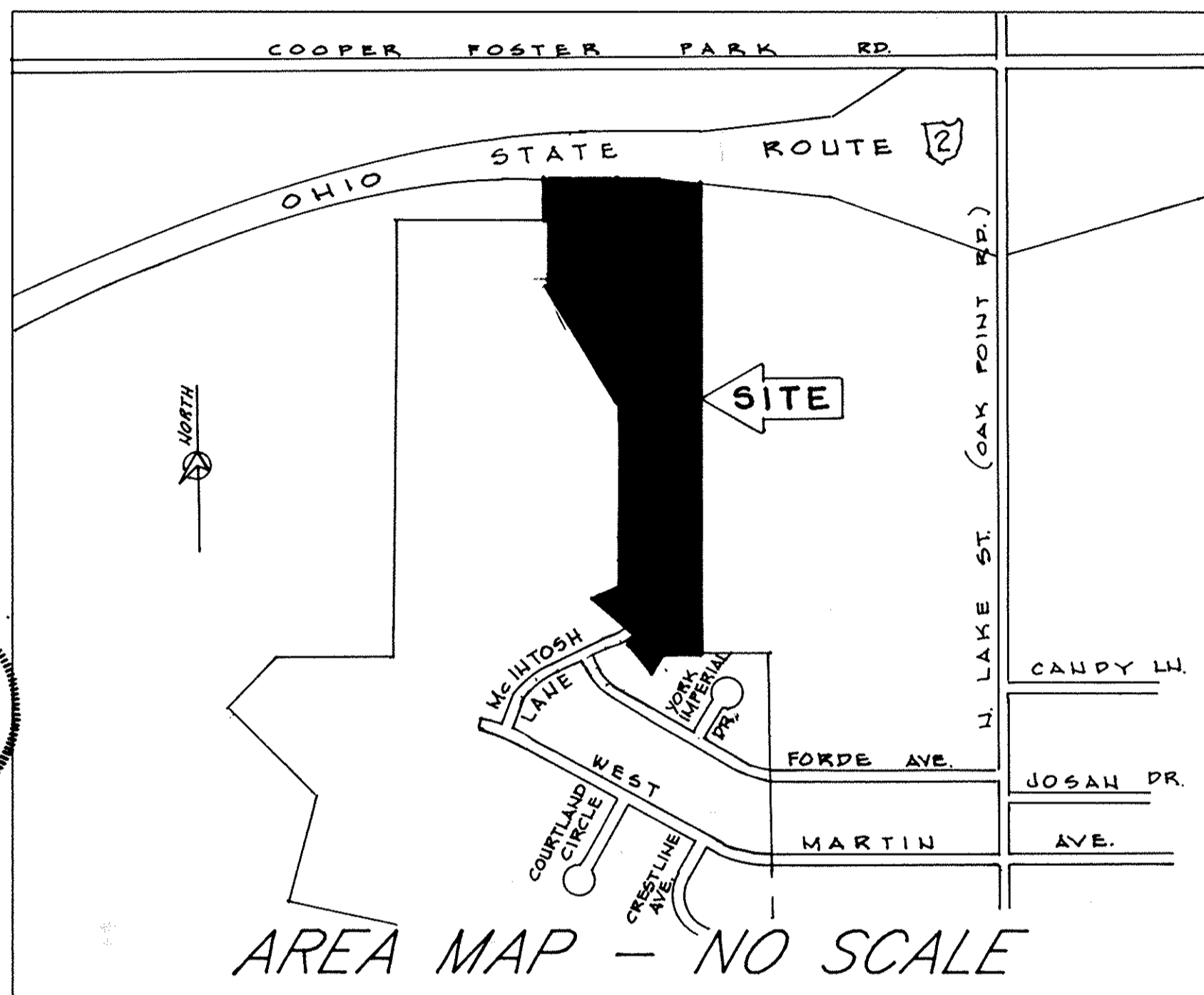
MY COMMISSION EXPIRES: 8-25-92

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING THE LORAIN NATIONAL BANK, MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF APPLE ORCHARD SUBDIVISION NO. 3 HAS EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT, AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

REPRESENTING THE LORAIN NATIONAL BANK:

A.D. [Signature] Senior Vice President



AREA MAP - NO SCALE

NOTARY PUBLIC:

STATE OF OHIO

SS

LORAIN COUNTY

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED WILLARD DOBRUNZ REPRESENTING THE LORAIN NATIONAL BANK WHO ACKNOWLEDGED THAT HE DID SIGN THIS PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 13th DAY OF DECEMBER, 1991.

Dyan E. Slavin
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-25-92



ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF APPLE ORCHARD SUBDIVISION NO. 3 AND FIND THE MONUMENTS INDICATED ARE SUFFICIENT TO DEFINE THE STREET AS SHOWN HEREON AND APPROVE THE SAME FOR RECORDING PURPOSES ONLY.

Milton [Signature]
AMHERST CITY ENGINEER DATE

PLANNING COMMISSION:

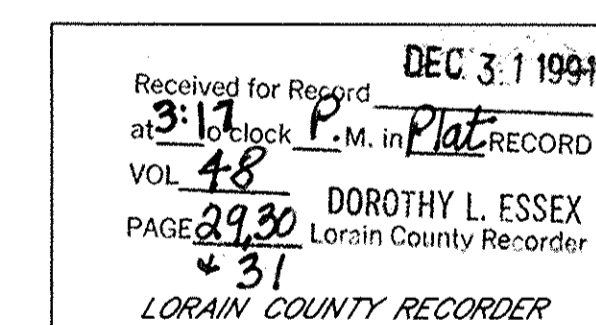
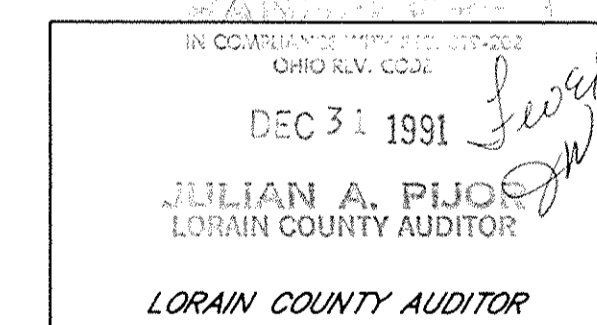
THIS IS TO CERTIFY THAT THIS PLAT OF APPLE ORCHARD SUBDIVISION NO. 3 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AMHERST FOR RECORDING PURPOSES ONLY.

[Signature] 7-30-91
CHAIRMAN, PLANNING COMMISSION DATE
OF THE CITY OF AMHERST

CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF APPLE ORCHARD SUBDIVISION NO. 3 WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF AMHERST, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 9th DAY OF December, 1991.

John [Signature] Mayor
Olga [Signature] Clerk of Council



DRAINAGE EASEMENT

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 ALLOTTER 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 JUDGMENT UPON THE AWARD RENDERED IN SUCH ARBITRATION MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

Boh: Lorain County Title Co.
L.M.

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

REVISIONS	

APPLE ORCHARD SUBDIVISION
NUMBER 3

KS ASSOCIATES, INC.

ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44036

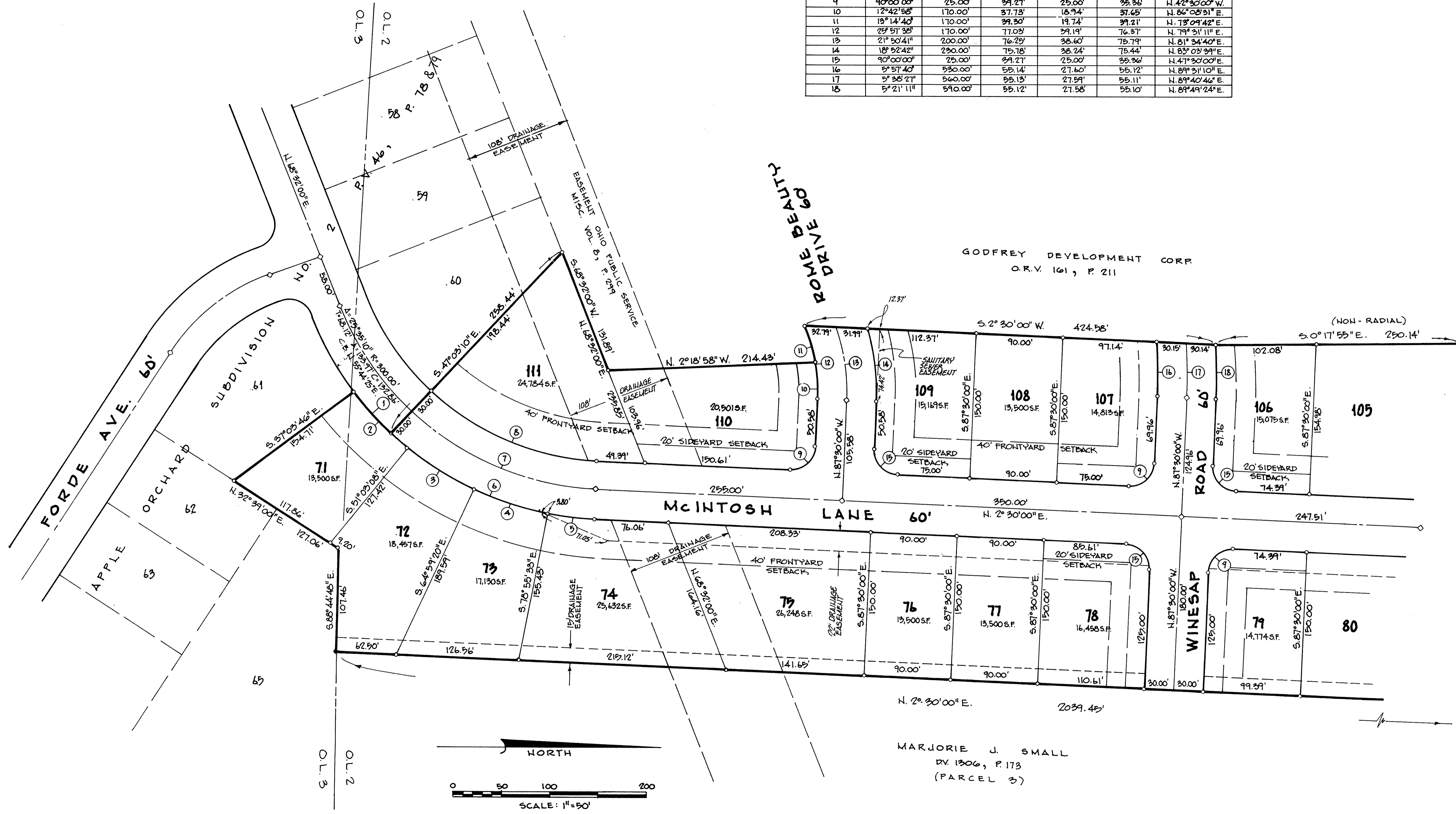


ELYRIA (216) 322-6317 * LORAIN (216) 244-5757

SHEET
1 OF
3
JOB NO.
87434-3

48/29

CURVE SCHEDULE						
MARK	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG.
1	9°59'24"	330.00'	57.54'	28.84'	57.46'	S.47°56'32"W.
2	13°59'04"	330.00'	80.55'	40.47'	80.35'	N.45°56'03"E.
3	13°56'12"	330.00'	80.27'	40.33'	80.07'	N.51°58'46"E.
4	13°56'12"	330.00'	80.27'	40.33'	80.07'	N.13°02'34"E.
5	8°34'25"	330.00'	49.38'	24.74'	49.34'	N.6°47'13"E.
6	40°26'50"	330.00'	232.96'	121.57'	228.15'	N.22°43'25"E.
7	40°26'50"	330.00'	211.73'	110.52'	207.41'	N.22°43'25"E.
8	40°26'50"	210.00'	190.60'	99.47'	186.47'	N.22°43'25"E.
9	90°00'00"	25.00'	39.27'	25.00'	39.28'	N.42°30'00"W.
10	12°42'58"	170.00'	37.73'	18.94'	37.65'	N.86°03'51"E.
11	13°14'40"	170.00'	39.80'	19.74'	39.21'	N.73°09'42"E.
12	23°51'33"	170.00'	77.03'	39.19'	76.37'	N.79°31'11"E.
13	21°50'41"	200.00'	76.25'	38.60'	75.79'	N.81°34'40"E.
14	18°52'42"	230.00'	75.78'	38.24'	75.44'	N.85°03'39"E.
15	90°00'00"	25.00'	39.27'	25.00'	39.26'	N.47°30'00"E.
16	5°57'40"	330.00'	55.14'	27.60'	55.12'	N.89°31'10"E.
17	5°38'21"	330.00'	55.13'	27.59'	55.11'	N.89°40'46"E.
18	5°21'11"	330.00'	55.12'	27.58'	55.10'	N.89°49'24"E.



NOTE

- SIDEWALKS TO BE INSTALLED BY PROPERTY OWNERS BEFORE OCCUPANCY OF ANY BUILDING BUILT ON ANY SUBLOT IN THIS SUBDIVISION.
- MINIMUM BUILDING SETBACK ON ALL SUBLOTS SHALL BE 40 FEET EXCEPT ON CORNER SUBLOTS THE FRONT YARD SETBACK SHALL BE 40 FEET AND THE SIDE YARD SETBACK SHALL BE A MINIMUM OF 20 FEET TO THE STREET LINE.

LEGEND

- MONUMENT BOX
- IRON PIN (TO BE SET)
- IRON PIN (FOUND)

REVISIONS	DATE	DESCRIPTION

APPLE ORCHARD SUBDIVISION NO. 3
PART OF ORIGINAL AMHERST TOWNSHIP
LOTS NO. 2 & 3, LORAIN COUNTY, OHIO

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



SHEET 2 OF 3
 JOB NO. 87-434-3

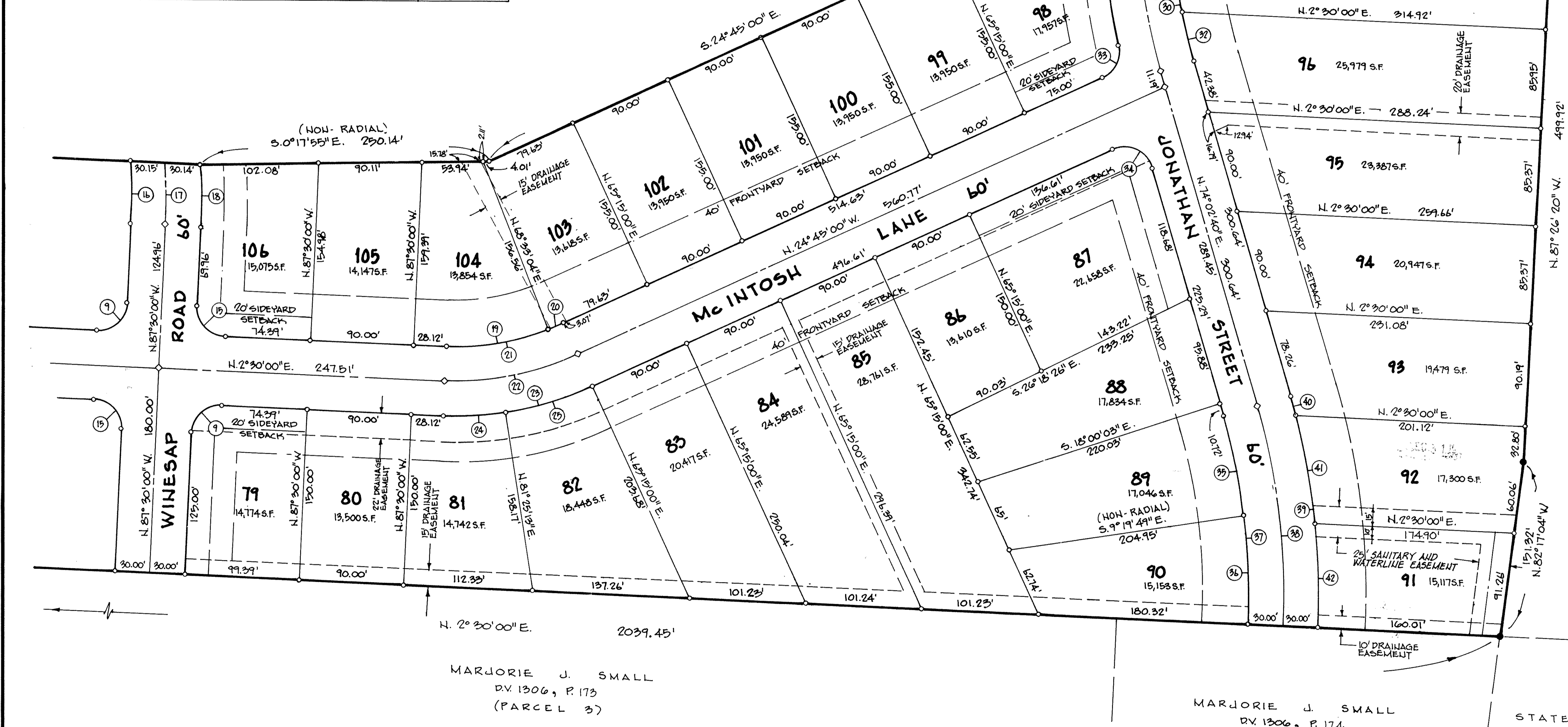
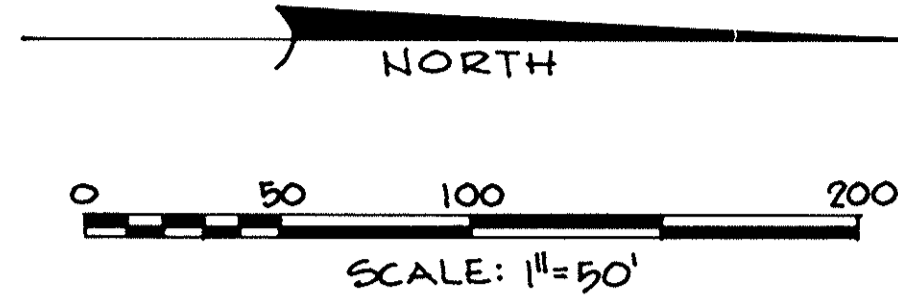
LORAIN COUNTY TAX MAP DEPARTMENT COPY

MARJORIE J. SMALL
 D.V. 1306, P. 173
 (PARCEL 3)

GODFREY DEVELOPMENT CORP.
 O.R.V. 161, P. 211

161967 CURVE SCHEDULE

MARK	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG.
9	90°00'00"	25.00'	39.27'	25.00'	35.36'	N.42°30'00"W.
15	90°00'00"	25.00'	39.27'	25.00'	35.36'	N.47°30'00"E.
16	5°57'40"	530.00'	55.14'	27.60'	55.12'	N.89°31'10"E.
17	5°38'27"	560.00'	55.13'	27.59'	55.11'	N.89°40'46"E.
18	5°21'11"	590.00'	55.12'	27.58'	55.10'	N.89°49'24"E.
19	23°56'56"	220.00'	12.61'	4.34'	12.67'	N.23°05'56"W.
20	3°18'04"	220.00'	12.61'	4.34'	12.67'	N.23°05'56"W.
21	27°15'00"	220.00'	104.63'	53.32'	103.65'	N.11°07'30"W.
22	27°15'00"	220.00'	104.63'	53.32'	103.65'	N.11°07'30"W.
23	27°15'00"	220.00'	104.63'	53.32'	103.65'	N.11°07'30"W.
24	11°04'47"	280.00'	54.14'	27.16'	54.06'	N.3°02'23"W.
25	16°10'13"	280.00'	79.02'	39.77'	78.76'	N.15°39'54"W.
26	12°59'16"	630.00'	142.81'	71.71'	142.50'	S.89°41'54"W.
27	1°52'23"	630.00'	20.60'	10.30'	20.60'	S.89°15'20"W.
28	11°06'52"	630.00'	122.21'	61.30'	122.02'	S.82°45'42"W.
29	14°05'54"	600.00'	147.29'	74.02'	146.92'	S.81°04'37"W.
30	13°50'00"	570.00'	137.62'	68.15'	137.29'	S.80°57'40"W.
31	9°02'48"	570.00'	90.00'	45.09'	89.91'	S.83°21'15"W.
32	4°47'12"	570.00'	47.62'	23.82'	47.61'	S.76°26'16"W.
33	78°02'44"	25.00'	34.05'	20.26'	31.48'	N.16°34'22"W.
34	98°47'40"	25.00'	43.11'	29.16'	37.96'	N.24°38'50"E.
35	8°24'36"	570.00'	85.33'	42.74'	85.25'	N.78°19'59"E.
36	9°52'42"	570.00'	78.27'	49.26'	78.15'	N.81°33'39"E.
37	18°27'20"	570.00'	183.60'	92.60'	182.81'	N.83°16'20"E.
38	18°27'20"	600.00'	193.27'	97.48'	192.43'	N.83°16'20"E.
39	18°27'20"	630.00'	202.93'	102.35'	202.05'	N.83°16'20"E.
40	1°31'21"	630.00'	16.74'	8.37'	16.74'	N.74°48'20"E.
41	8°38'23"	630.00'	95.00'	47.59'	94.91'	N.79°39'13"E.
42	8°17'36"	630.00'	91.19'	45.67'	91.11'	N.88°21'12"E.



NOTE

- SIDEWALKS TO BE INSTALLED BY PROPERTY OWNERS BEFORE OCCUPANCY OF ANY BUILDING BUILT ON ANY SUBLOTS IN THIS SUBDIVISION.
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LEGEND

- MONUMENT BOX
- IRON PIN (TO BE SET)
- IRON PIN (FOUND)

MARJORIE J. SMALL
D.V. 1306, P. 173
(PARCEL 3)

MARJORIE J. SMALL
D.V. 1306, P. 174
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REVISIONS	DATE	DESCRIPTION

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SHEET 3 OF 3
JOB NO. 87-434-3

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