

BRANDEMERE ESTATES

PART OF ORIGINAL LOTS 32 & 33 EAST OF BLACK RIVER
TOWNSHIP OF ELYRIA CITY OF ELYRIA
COUNTY OF LORAIN STATE OF OHIO
SCALE 1"=40' FEBRUARY 1992

LAUNDON • SIMON • CAHL & ASSOCIATES INC.
ENGINEERS SURVEYORS
110 MIDDLE AVE. ELYRIA, OHIO 44035

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, WE HAVE SURVEYED AND PLATTED "BRANDEMERE ESTATES" AS SHOWN HEREON. NORTH SHOWN IS TO AN ASSUMED MERIDIAN WITH BEARINGS USED TO DESCRIBE ANGLES ONLY. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. IRON PIN MONUMENTS FOUND OR SET ARE SHOWN THUSLY ———. PERMANENT CENTER LINE MONUMENTATION SHOWN THUSLY ———. SHALL BE SET UPON COMPLETION OF PAVEMENT CONSTRUCTION. THIS PLAT AS INDICATED BY THE HEAVY LINE EMBRACES 10.8111 ACRES OF LAND OF WHICH 5.85 ACRES LIES IN O.L. 32 AND 4.96 ACRES LIES IN O.L. 33 EAST OF RIVER IN THE TOWNSHIP OF ELYRIA. THERE IS 1.60 ACRES IN DEDICATED STREETS AND 9.21 ACRES IN BUILDING LOTS. ALL OF WHICH WE CERTIFY TO BE CORRECT. WE ALSO CERTIFY THAT THE FIELD SURVEY OF THE BOUNDARY SHOWN ON THIS PLAT EXCEEDS ONE (1) FOOT IN 10,000 PRECISION, AS REQUIRED PER CHAPTER 1117.02 OF THE CITY OF ELYRIA CODIFIED ORDINANCES.



LAUNDON • SIMON • CAHL & ASSOC. INC.
BY Rodger G. Simon
RODGER G. SIMON REG. SURVEYOR

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT LORAIN COUNTY BANK, MORTGAGEE OF THE LANDS CONTAINED WITHIN THIS PLAT OF "BRANDEMERE ESTATES" AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

William E. Kilfoyle V. Pres.
LORAIN COUNTY BANK - WILLIAM E. KILFOYLE VICE PRES.

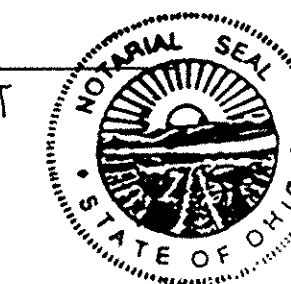
NOTARY PUBLIC

STATE OF OHIO
COUNTY OF LORAIN S.S.

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR LORAIN COUNTY BANK BY: WILLIAM E. KILFOYLE, ITS VICE PRESIDENT WHO ACKNOWLEDGED THE SIGNING OF THIS FOREGOING PLAT OF "BRANDEMERE ESTATES" AND THAT IT WAS HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID LORAIN COUNTY BANK.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT ELYRIA, OHIO THIS 8 TH DAY OF April 1992.

Gail A. Paukst
NOTARY PUBLIC - GAIL A. PAUKST



June 25, 1996
MY COMMISSION EXPIRES

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF "BRANDEMERE ESTATES" AND FIND THAT THE MONUMENTS SHOWN ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON IN COMPLIANCE WITH THE CITY OF ELYRIA REGULATIONS.

Lonnie G. Shippy 5-8-92
LONNIE G. SHIPPY - ELYRIA CITY ENGINEER

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ELYRIA HAS APPROVED THIS PLAT OF "BRANDEMERE ESTATES" ON THE 7 DAY OF MAY 1992.

Michael B. Keys
PRESIDENT - MICHAEL B. KEYS
Mary F. Siewicka
SECRETARY - MARY F. SIEWICKA

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

MAY 14 1992

JULIAN A. PUJOR
LORAIN COUNTY AUDITOR

MAYOR

APPROVED THIS 8 DAY OF MAY 1992

Michael B. Keys
MICHAEL B. KEYS - MAYOR CITY OF ELYRIA

Received for Record MAY 14 1992
at 1:35 clock P.M. in PLAT RECORD
VOL. 49 DOROTHY L. ESSEX
PAGE 1 of 2 Lorain County Recorder

Boyd Midland Title
(Dubois B.)

86.40

SHEET 1 OF 2

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF ELYRIA, CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF ORIGINAL LOTS 32 & 33 EAST OF RIVER OF SAID TOWNSHIP, CONTAINING 10.8111 ACRES OF LAND AND BEING THE SAME TRACT OF LAND AS CONVEYED TO DARRYL S. NORRIS AND DEBORAH A. NORRIS BY DEEDS RECORDED IN DEED VOLUME 1417 PAGE 655 AND OFFICIAL RECORD VOLUMES 249 PAGE 286, 417 PAGE 1, 419 PAGE 203, 460 PAGE 356 AND 509 PAGES 302 THROUGH 316.

THE UNDERSIGNED, DARRYL S. NORRIS AND DEBORAH A. NORRIS DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "BRANDEMERE ESTATES", A SUBDIVISION OF LOTS 1 TO 19 INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PLANTING STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

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

Darryl S. Norris
DARRYL S. NORRIS
Deborah A. Norris
DEBORAH A. NORRIS

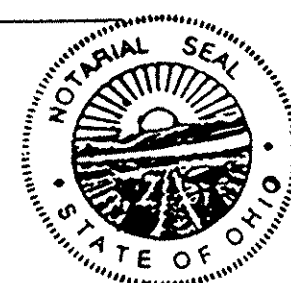
Gail A. Paukst
GAIL A. PAUKST
Rodger G. Simon
RODGER G. SIMON

NOTARY PUBLIC

STATE OF OHIO
COUNTY OF LORAIN S.S.

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR DARRYL S. NORRIS AND DEBORAH A. NORRIS WHO ACKNOWLEDGED THEIR SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED. IN WITNESS THERETO I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 31st DAY OF May 1992.

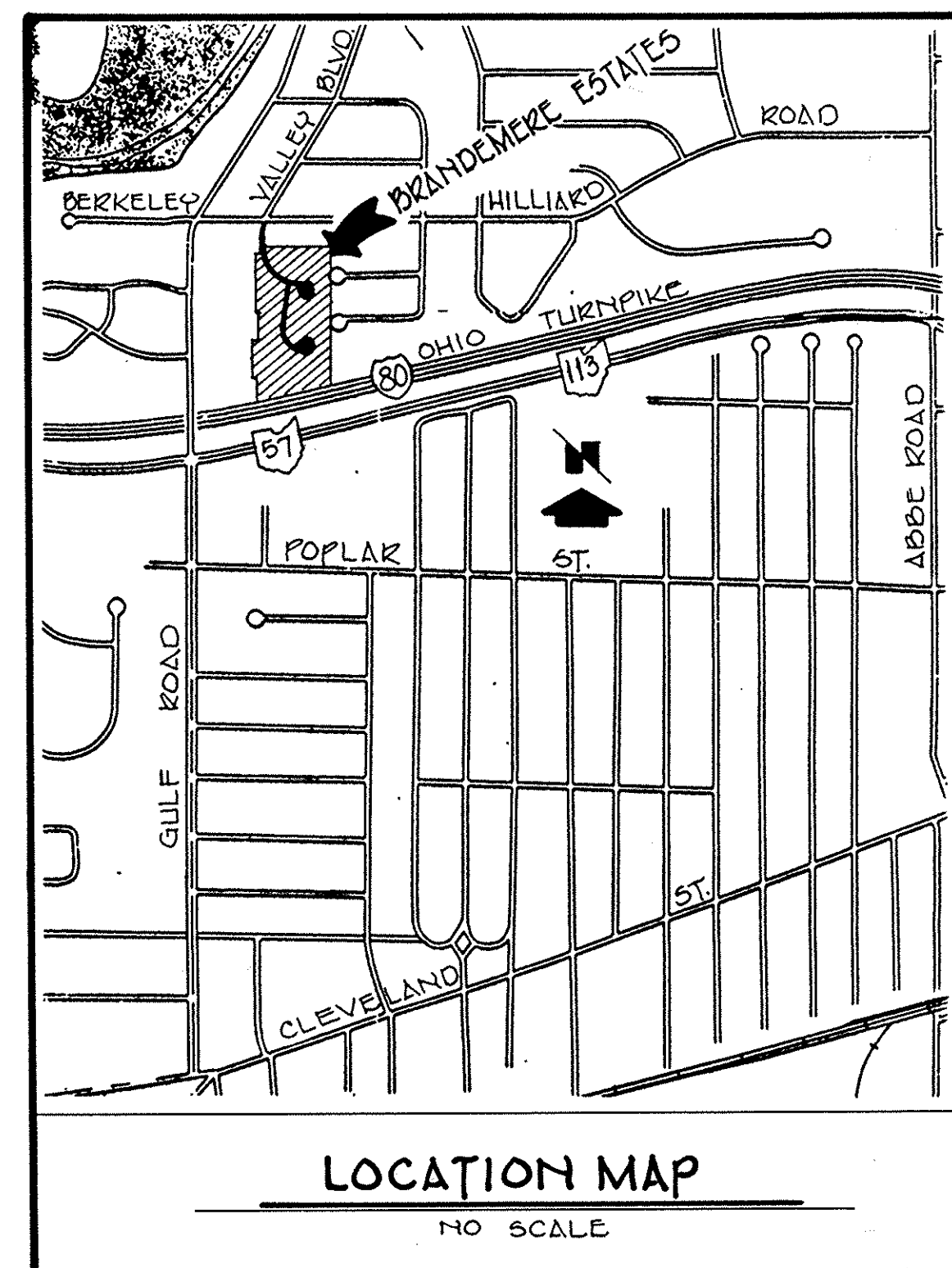
Gail A. Paukst
GAIL A. PAUKST



June 25, 1996
MY COMMISSION EXPIRES

EASEMENTS

ALL EASEMENTS GRANTED BY THE OWNER TO THE CITY OF ELYRIA SHALL HAVE FIRST PRIORITY OVER ANY OTHER UTILITY EASEMENTS SHOWN ON THIS PLAT.

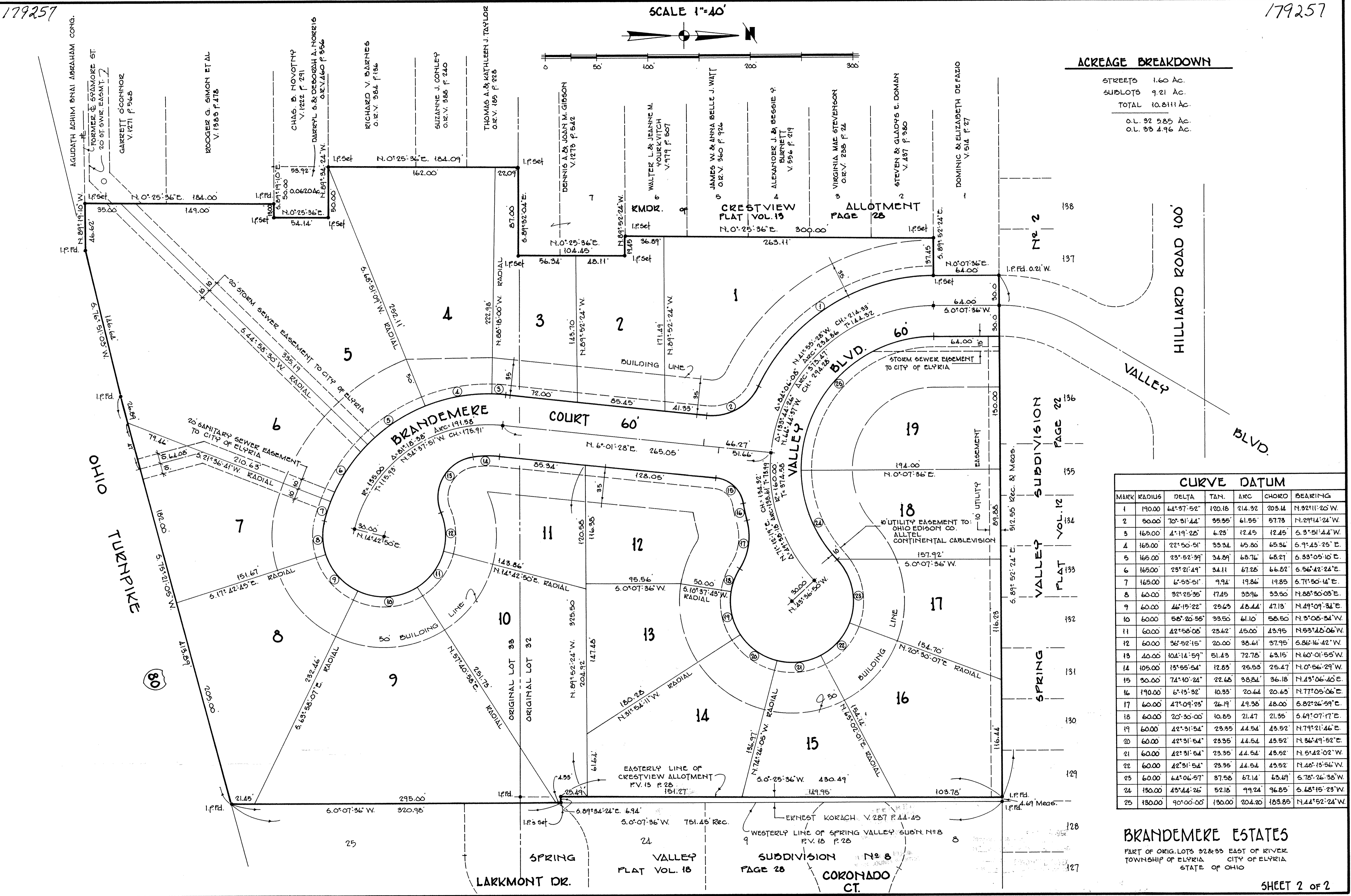


SCALE 1"=40'



ACREAGE BREAKDOWN

STREETS 1.60 Ac.
 SUBLOTS 9.21 Ac.
 TOTAL 10.8111 Ac.
 O.L. 32 585 Ac.
 O.L. 33 496 Ac.



CURVE DATUM						
MARK	RADIUS	DELTA	TAN.	ARC	CHORD	BEARING
1	190.00	64°37'52"	120.18	214.32	203.14	N.32°11'20"W
2	50.00	70°31'44"	35.35'	61.55'	57.73'	N.29°14'24"W
3	165.00	4°19'25"	6.23'	12.45'	12.45'	S.3°51'44"W
4	165.00	22°50'51"	33.34'	65.80'	65.36'	S.9°43'25"E
5	165.00	23°52'39"	34.89'	68.76'	68.27'	S.33°05'10"E
6	165.00	23°21'49"	34.11'	67.28'	66.82'	S.56°42'24"E
7	165.00	6°53'51"	9.94'	19.86'	19.85'	S.71°50'14"E
8	60.00	32°25'35"	17.45'	33.96'	33.50'	N.88°30'03"E
9	60.00	46°15'22"	25.63'	48.44'	47.13'	N.49°09'34"E
10	60.00	58°20'55"	33.50'	61.10'	58.50'	N.3°08'34"W
11	60.00	42°58'05"	23.62'	45.00'	43.95'	N.53°42'06"W
12	60.00	36°52'15"	20.00'	38.41'	37.95'	S.86°16'42"W
13	40.00	104°14'59"	51.43'	72.78'	63.15'	N.60°01'55"W
14	105.00	13°55'54"	12.83'	25.53'	25.47'	N.0°36'29"W
15	30.00	74°10'24"	22.68'	38.84'	36.18'	N.43°06'40"E
16	190.00	6°13'32"	10.33'	20.64'	20.65'	N.77°05'06"E
17	60.00	47°09'25"	26.19'	49.36'	48.00'	S.82°26'59"E
18	60.00	20°30'00"	10.85'	21.47'	21.35'	S.69°07'17"E
19	60.00	42°31'54"	23.35'	44.54'	43.52'	N.79°21'46"E
20	60.00	42°31'54"	23.35'	44.54'	43.52'	N.86°49'52"E
21	60.00	42°31'54"	23.35'	44.54'	43.52'	N.5°42'02"W
22	60.00	42°31'54"	23.35'	44.54'	43.52'	N.48°13'56"W
23	60.00	64°06'57"	37.58'	67.14'	63.89'	S.78°26'38"W
24	130.00	43°44'26"	52.18'	99.24'	96.85'	S.48°15'23"W
25	130.00	90°00'00"	130.00'	204.20'	183.85'	N.44°52'24"W

BRANDEMERE ESTATES
 PART OF ORIG. LOTS 32 & 33 EAST OF RIVER
 TOWNSHIP OF ELYRIA CITY OF ELYRIA
 STATE OF OHIO