

255323

CHATEAU ESTATES SUBDIVISION No 3

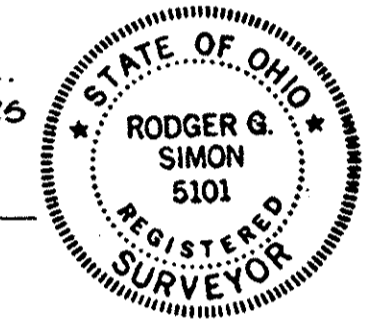
255323

PART of ORIGINAL SECTION No 5 TOWNSHIP of CARLISLE
CITY of ELYRIA • COUNTY of LORAIN • STATE of OHIO
JANUARY , 1993

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, WE HAVE SURVEYED AND PLATTED CHATEAU ESTATES SUBDIVISION No 3 AS SHOWN HEREON AND CONTAINING 7.4641 ACRES OF LAND IN ORIGINAL SECTION No 5 OF THE TOWNSHIP OF CARLISLE, CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED IRON PIN MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY, ALL OF WHICH WE CERTIFY TO BE CORRECT. WE FURTHER CERTIFY THAT THE FIELD SURVEY OF THE BOUNDARY SHOWN BY THE HEAVY LINE ON THIS PLAT EXCEEDS ONE (1) FOOT IN 10,000 PRECISION AS REQUIRED PER CHAPTER 1117.02 OF THE CITY OF ELYRIA CODIFIED ORDINANCES. AT ALL POINTS SHOWN PERMANENT MONUMENTATION SHALL BE SET UPON COMPLETION OF CONCRETE PAVEMENT CONSTRUCTION.

LAUNDON • SIMON • CAHL & ASSOC. INC.
ENGINEERS SURVEYORS
BY Rodger G. Simon
RODGER G. SIMON
REG. SURVEYOR OHIO No 5101



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED SOUTH ABBE REALTY DEVELOPMENT, INC. OWNER OF LAND CONTAINED WITHIN THIS PLAT OF CHATEAU ESTATES SUBDIVISION No 3, HAVING EXAMINED THE SAME DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE, THE STREETS AND EASEMENTS AS SHOWN HEREON.

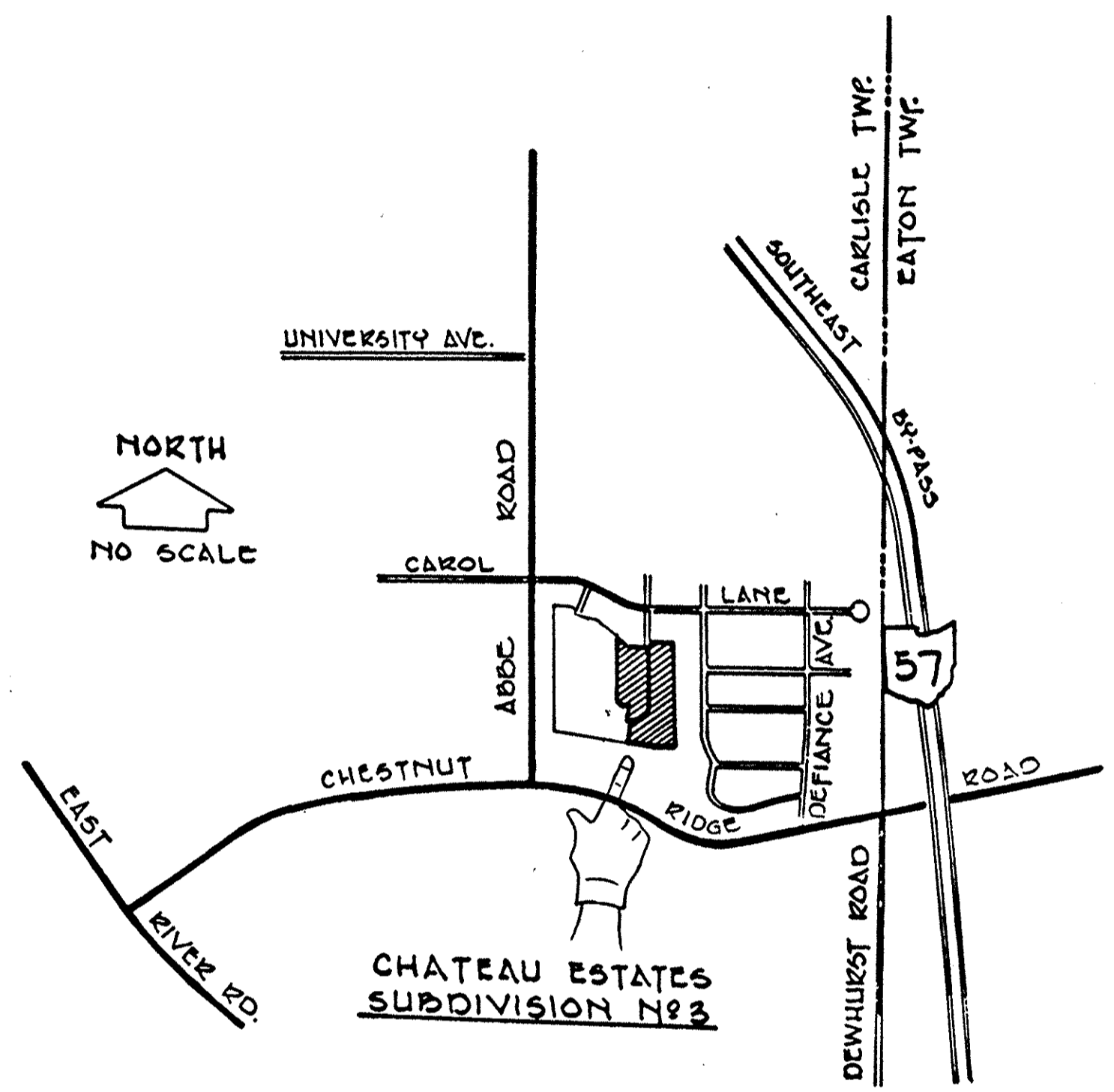
SOUTH ABBE REALTY DEVELOPMENT, INC.
BY Lorne J. Elbert, Jr.
LORNE J. ELBERT, JR., PRESIDENT

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 SOUTH ABBE REALTY DEVELOPMENT, INC. BY LORNE J. ELBERT JR., ITS PRESIDENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT AND THAT IT IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID SOUTH ABBE REALTY DEVELOPMENT, INC. IN TESTIMONY WHEREOF, I HAVE HEREBY SET MY HAND AND OFFICIAL SEAL AT ELYRIA, OHIO THIS 13TH DAY OF JULY 1993.



BY Bonnie Rothger
NOTARY PUBLIC - BONNIE ROTHGER
MARCH 3, 1995
MY COMMISSION EXPIRES



LAUNDON • SIMON • CAHL & ASSOC.
ENGINEERS SURVEYORS
110 MIDDLE AVENUE ELYRIA, OHIO

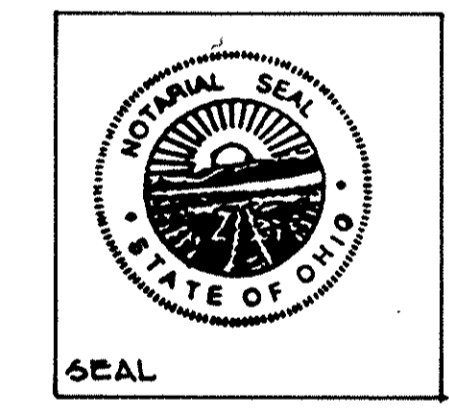
MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE NORTHERN SAVINGS & LOAN CO., MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF CHATEAU ESTATES SUBDIVISION No 3 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.

THE NORTHERN SAVINGS & LOAN CO.
BY Neal Hubbard, Pres
NEAL HUBBARD - PRESIDENT

NOTARY PUBLIC

STATE OF OHIO
COUNTY OF LORAIN S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE NORTHERN SAVINGS & LOAN CO. BY NEAL HUBBARD ITS PRESIDENT WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT OF CHATEAU ESTATES SUBDIVISION No 3 AND THAT IT WAS HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF THE NORTHERN SAVINGS & LOAN CO. IN TESTIMONY WHEREOF, I HAVE HEREBY SET MY HAND AND OFFICIAL SEAL AT ELYRIA, OHIO THIS 13TH DAY OF JULY 1993.



BY Bonnie Rothger
NOTARY PUBLIC - BONNIE ROTHGER
MARCH 3, 1995
MY COMMISSION EXPIRES

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ELYRIA HAS APPROVED THIS PLAT OF CHATEAU ESTATES SUBDIVISION No 3 ON THE 10TH DAY OF March 1993.

BY Michael B. Kepp
PRESIDENT - MICHAEL B. KEPP
BY Mary F. Siewerka
SECRETARY - MARY F. SIEWERKA

ELYRIA CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF CHATEAU ESTATES SUBDIVISION No 3 AND FIND THAT THE MONUMENTS SHOWN SET ARE SUFFICIENT TO DEFINE THE STREET AS SHOWN HEREON IN COMPLIANCE WITH THE REGULATIONS FOR THE CITY OF ELYRIA.

BY Lorain G. Shippy 10-12-93
ELYRIA CITY ENGINEER - LORAIN G. SHIPPY

MAYOR - CITY OF ELYRIA

APPROVED THIS 10TH DAY OF October 1993.
BY Michael B. Kepp
MAYOR - MICHAEL B. KEPP

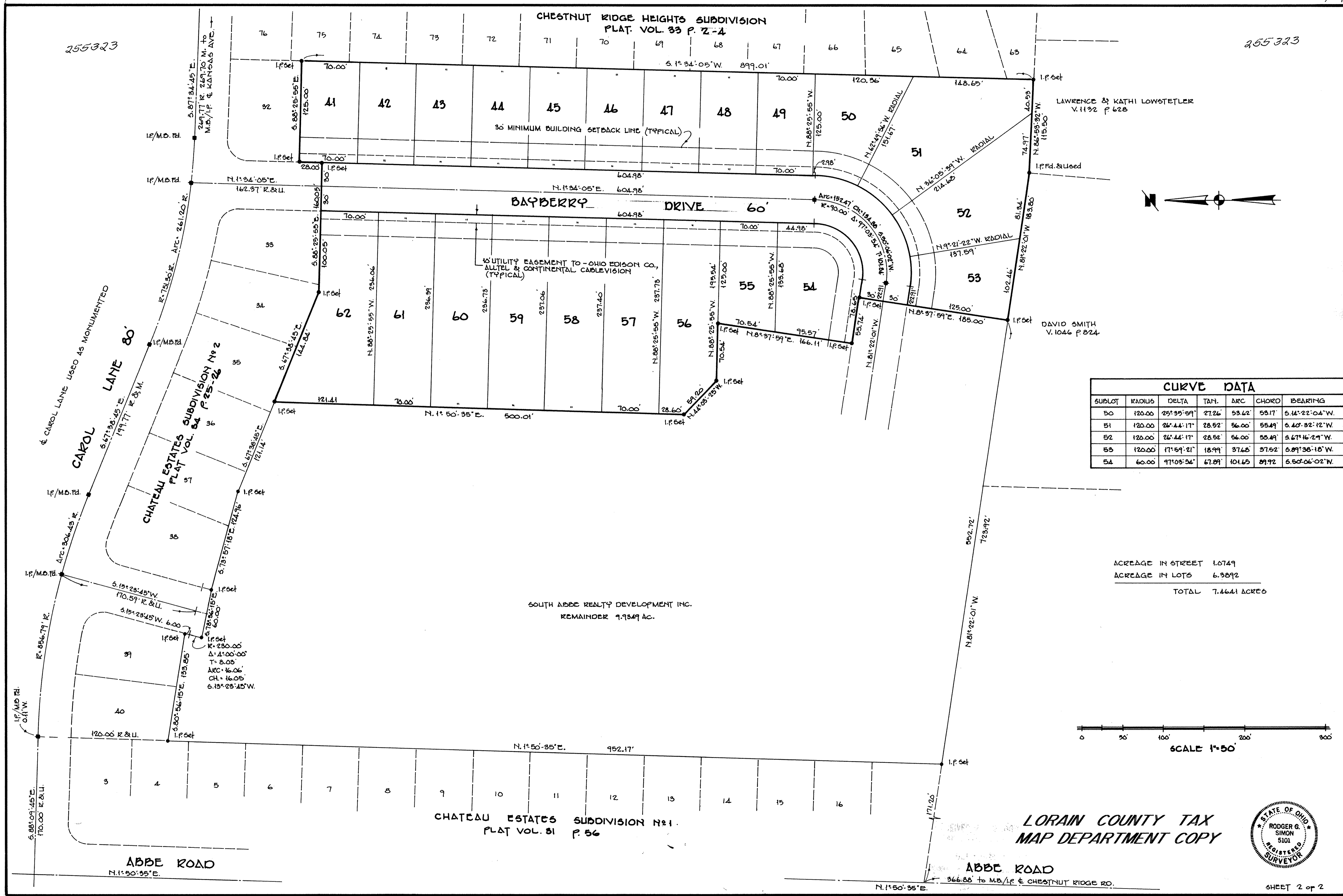
LORAIN COUNTY TAX
MAP DEPARTMENT COPY

Box: MIDLAND TITLE
SR

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
OCT 19 1993
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR
COUNTY AUDITOR

FEE EX
LW.

RECEIVED FOR RECORD
AT 2:30 P.M.
OCT 19 1993
RECORDED IN LORAIN COUNTY RECORDS
PLAT No 57 Page 73 of 74 inc
MARY ANN JAMBON
COUNTY RECORDER 86 LR MK



CURVE DATA						
SUBLOT	RADIUS	DELTA	TAN.	ARC	CHORD	BEARING
50	120.00	25°35'59"	27.26'	53.42'	53.17'	S. 44°22'04" W.
51	120.00	26°44'17"	28.52'	56.00'	55.49'	S. 40°32'12" W.
52	120.00	26°44'17"	28.52'	56.00'	55.49'	S. 67°16'29" W.
53	120.00	17°59'21"	18.99'	37.65'	37.65'	S. 89°38'18" W.
54	60.00	97°05'54"	67.89'	101.65'	89.92'	S. 50°06'02" W.

ACREAGE IN STREET 1.0749
 ACREAGE IN LOTS 6.3892
 TOTAL 7.4641 ACRES

SCALE 1"=50'



LORAIN COUNTY TAX MAP DEPARTMENT COPY