

WESTCHESTER ESTATES SUBDIVISION NO. 3

PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 25 & 26

NOW IN

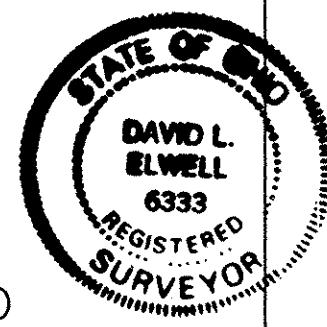
CITY OF AMHERST COUNTY OF LORAIN STATE OF OHIO

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED WESTCHESTER ESTATES SUBDIVISION NO. 3 AS SHOWN HEREON AND CONTAINING 7.9733 ACRES OF LAND IN ORIGINAL AMHERST TOWNSHIP LOTS 25 & 26, 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 = 7.9733 ACRES, AREA OF STREET RIGHT OF WAY = 1.0399 ACRES, AREA OF LOTS = 6.9334 ACRES, 1.6828 ACRES IN O.L. 25, 6.2905 ACRES IN O.L. 26.

LEGEND —●— I.P. FOUND
—○— I.P. SET

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 WESTCHESTER ESTATES 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 RLR CONSTRUCTION CO., INC.

Robert L. Rigsby, Pres.
ROBERT L. RIGSBY, PRESIDENT

NOTARY PUBLIC:
STATE OF OHIO

WITNESS

SS
LORAIN COUNTY
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR RLR CONSTRUCTION CO., INC. BY ROBERT L. RIGSBY ITS PRESIDENT, WHO ACKNOWLEDGED THAT HE DID SIGN THIS PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED PERSONALLY AND AS SUCH OFFICER OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 17th DAY OF June, 1993.

Marlene L. Jacobs
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/4/94

MORTGAGEE'S CERTIFICATE:

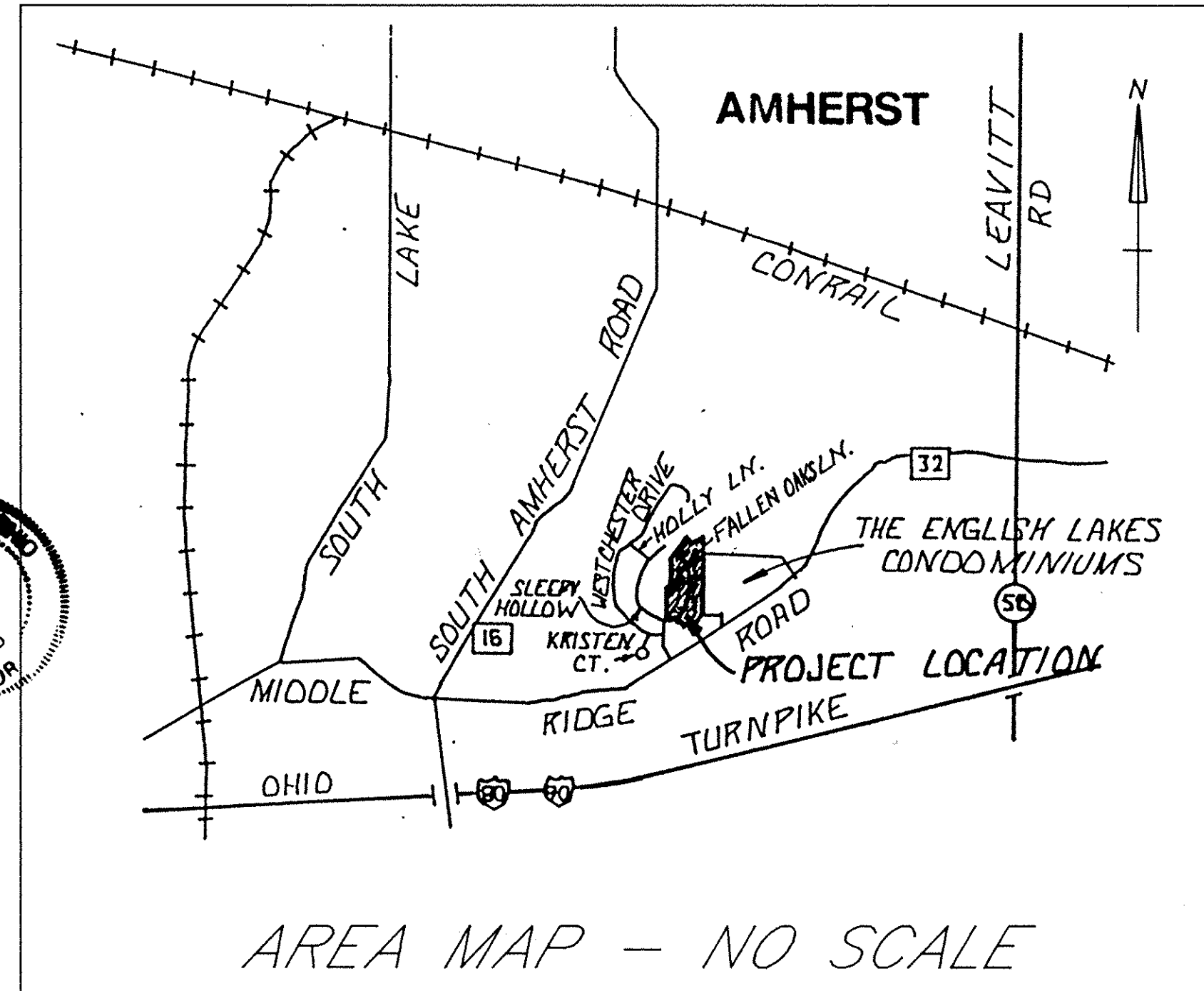
THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING OHIO SAVINGS BANK, MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF WESTCHESTER ESTATES SUBDIVISION NO. 3 HAS EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT, AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

REPRESENTING OHIO SAVINGS BANK:

Frank J. Bolognini
FRANK J. BOLOGNINI

se. vice president
TITLE

Michael A. Attias
WITNESS
MICHAEL A. ATTIAS



ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTCHESTER ESTATES 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 J. Jamison P.E. 7/29/93
AMHERST CITY ENGINEER DATE

PLANNING COMMISSION:

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

Jan S. Shaus 7/27/93
CHAIRMAN, PLANNING COMMISSION DATE
OF THE CITY OF AMHERST

CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF WESTCHESTER ESTATES SUBDIVISION NO. 3 WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF AMHERST, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 23rd DAY OF August, 1993.

John Giannone
MAYOR

Olga Sivinski
CLERK OF COUNCIL

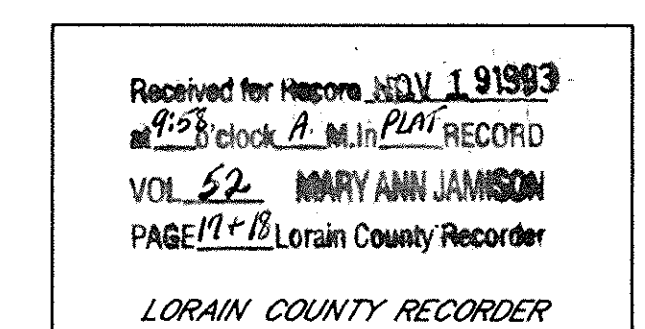
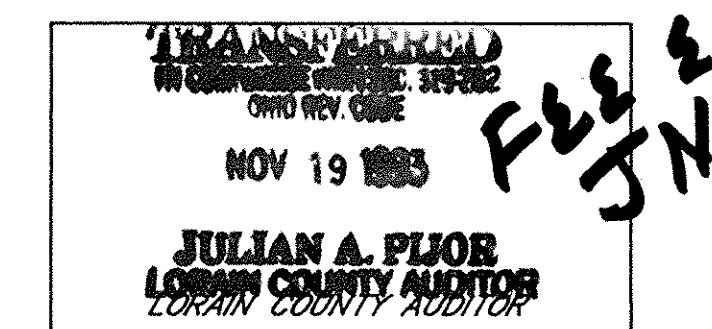
NOTARY PUBLIC:
STATE OF OHIO

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 _____ REPRESENTING

WHO ACKNOWLEDGED THAT _____ DID SIGN THIS PLAT AND THAT IT WAS _____ OWN FREE ACT AND DEED PERSONALLY AND AS SUCH OFFICER OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS _____ DAY OF _____, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



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.

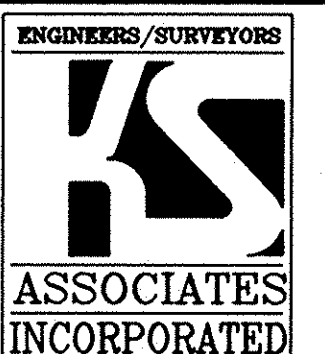
LORAIN COUNTY TAX MAP DEPARTMENT COPY

REVISIONS	
6-29-93	REVISE STREET NAME

WESTCHESTER ESTATES SUBDIVISION NO. 3
PART OF ORIGINAL AMHERST TOWNSHIP LOTS 25 AND 26
CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

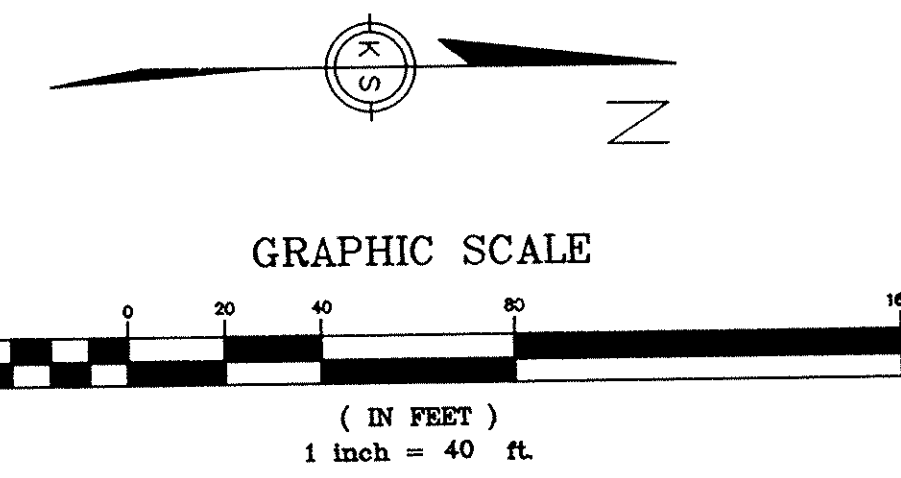
KS ASSOCIATES, INC.

ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44038

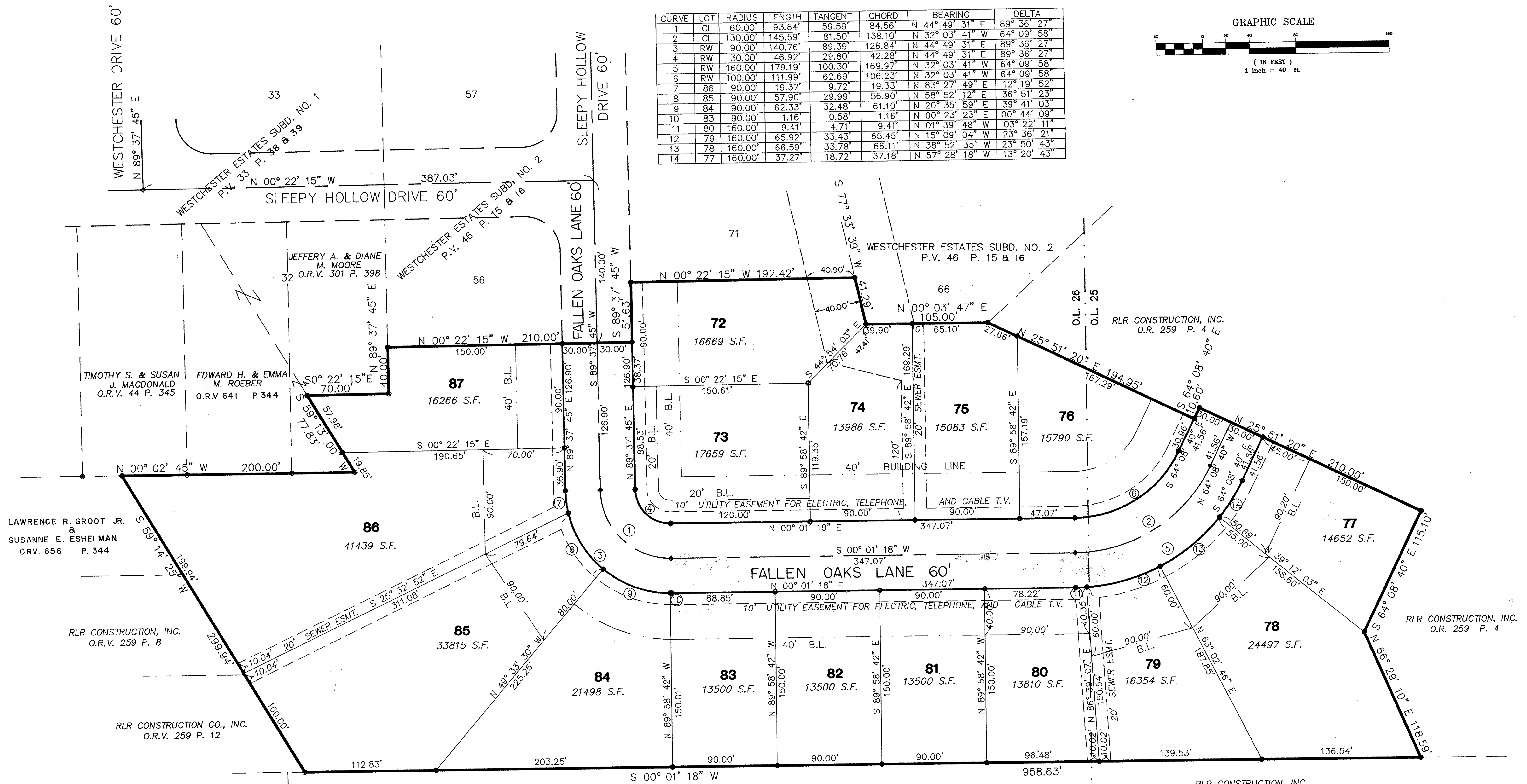


ELYRIA (216) 322-6317 * LORAIN (216) 244-5757

SHEET 1 OF 2
JOB NO. 89-224-3



CURVE	LOT	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	CL	60.00'	93.84'	59.59'	84.56'	N 44° 49' 31" E	89° 36' 27"
2	CL	130.00'	145.59'	81.50'	138.10'	N 32° 03' 41" W	64° 09' 58"
3	RW	90.00'	140.76'	89.39'	126.84'	N 44° 49' 31" E	89° 36' 27"
4	RW	30.00'	46.92'	29.80'	42.28'	N 44° 49' 31" E	89° 36' 27"
5	RW	160.00'	179.19'	100.30'	169.97'	N 32° 03' 41" W	64° 09' 58"
6	RW	100.00'	111.99'	62.69'	106.23'	N 32° 03' 41" W	64° 09' 58"
7	86	90.00'	19.37'	9.72'	19.33'	N 83° 27' 49" E	12° 19' 52"
8	85	90.00'	57.90'	29.99'	56.90'	N 58° 52' 12" E	36° 51' 23"
9	84	90.00'	62.33'	32.48'	61.10'	N 20° 35' 59" E	39° 41' 03"
10	83	90.00'	1.16'	0.58'	1.16'	N 00° 23' 23" E	00° 44' 09"
11	80	160.00'	9.41'	4.71'	9.41'	N 01° 39' 48" W	03° 22' 11"
12	79	160.00'	65.92'	33.43'	65.45'	N 15° 09' 04" W	23° 36' 21"
13	78	160.00'	66.59'	33.78'	66.11'	N 38° 52' 35" W	23° 50' 43"
14	77	160.00'	37.27'	18.72'	37.18'	N 57° 28' 18" W	13° 20' 43"



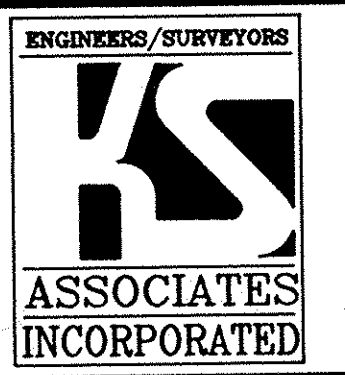
LORAIN COUNTY TAX
MAP DEPARTMENT COPY

AREA IN SUBLOTS 6.9334 Ac.
 AREA IN STREET R/W 1.0399 Ac.
 TOTAL SUBDIVISION AREA 7.9733 Ac.
 AREA IN ORIGINAL LOT 25 ± 1.6828 Ac.
 AREA IN ORIGINAL LOT 26 ± 6.2905 Ac.

DATE: 9-17-92	REVISIONS
DRAWN BY: CMD	
CH'D BY:	
F.B.:	
DWG. NAME: PLAT	
6-29-93	REVISED STREET NAME

WESTCHESTER ESTATES SUBDIVISION NO. 3
 RECORD PLAT
 PART OF AMHERST TOWNSHIP ORIGINAL LOTS 25 & 26
 CITY OF AMHERST • COUNTY OF LORAIN • OHIO

KS ASSOCIATES, INC.
 ENGINEERS/SURVEYORS
 424 Middle Avenue
 P.O. Box 89
 Elyria, Ohio 44038
 ELYRIA (216) 322-6317 • LORAIN (216) 244-5757



SHEET 2 OF 2
 JOB NO. 89224-3