

# KEMPTON WOODS ESTATES SUBDIVISION

# NO. 1

PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 16  
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 KEMPTON WOODS ESTATES SUBDIVISION NO.1 AS SHOWN HEREON AND CONTAINING 5.6382 ACRES OF LAND IN ORIGINAL AMHERST TOWNSHIP LOT NO. 16, 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 = 5.6382 ACRES, AREA OF STREET RIGHT OF WAY = 1.2618 ACRES, AREA OF LOTS = 4.3764 ACRES, 5.6382 ACRES IN O.L. 16.

- IRON PIN FOUND
- IRON PIN SET

Phil A. Rosebeck  
PHIL A. ROSEBECK REG. SURVEYOR NO. 6696



### OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, OWNER OF LAND CONTAINED WITHIN THE PLAT OF KEMPTON WOODS ESTATES SUBDIVISION NO. 1 HAVING EXAMINED THIS PLAT OF THE SAME, ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE STONEHEDGE WAY AND EASEMENTS AS SHOWN HEREON. REPRESENTING C.J.S. DEVELOPMENT INC.:

Vincent A. Sliman      Edgar A. Clark  
VINCENT A. SLIMAN, TREASURER      EDGAR A. CLARK, PRESIDENT

Dennis R. Johnson      David A. Sliman  
DENNIS R. JOHNSON, SECRETARY      DAVID A. SLIMAN, VICE PRESIDENT

### 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 C.J.S. DEVELOPMENT INC., BY EDGAR A. CLARK, PRESIDENT, DAVID A. SLIMAN, VICE PRESIDENT, VINCENT A. SLIMAN, TREASURER, AND DENNIS R. JOHNSON, SECRETARY, 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 24th DAY OF NOVEMBER, 1993

Dyan E. Slavin  
NOTARY PUBLIC

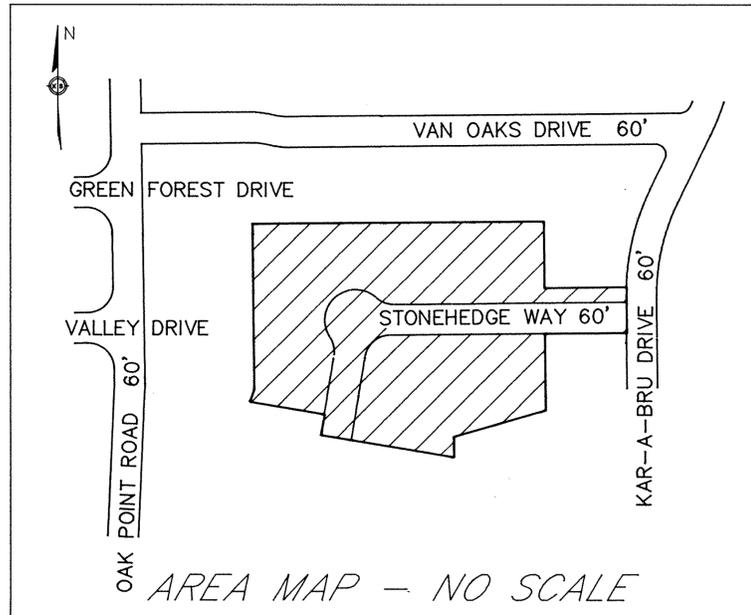
MY COMMISSION EXPIRES: 8-25-99

### MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING THE \_\_\_\_\_, MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF KEMPTON WOODS ESTATES SUBDIVISION NO.1 HAS EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE STONEHEDGE WAY AND EASEMENTS AS SHOWN HEREON.

REPRESENTING Lorain National Bank:  
W.H. DeBranz      Lauri Lee President  
TITLE  
Jan M. Raymond  
WITNESS

A AND  
A RESUBDIVISION OF SUBLot 24 IN CHARLES OAK POINT ESTATES NO. 2  
AS RECORDED IN P.V. 25 PG. 64



### ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF KEMPTON WOODS ESTATES SUBDIVISION NO. 1 AND FIND THE MONUMENTS INDICATED ARE SUFFICIENT TO DEFINE THE STREET AS SHOWN HEREON AND APPROVE THE SAME FOR RECORDING PURPOSES ONLY.

Milton J. Sommerang P.E.      7/29/93  
AMHERST CITY ENGINEER      DATE

### PLANNING COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT OF KEMPTON WOODS ESTATES SUBDIVISION NO.1 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AMHERST FOR RECORDING PURPOSES ONLY.

Dan J. Shains      7/27/93  
CHAIRMAN, PLANNING COMMISSION      DATE  
OF THE CITY OF AMHERST

### CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF KEMPTON WOODS ESTATES SUBDIVISION NO.1 WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF AMHERST, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 23rd DAY OF August, 1993.

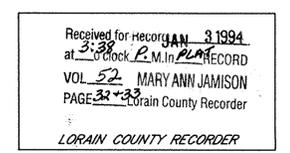
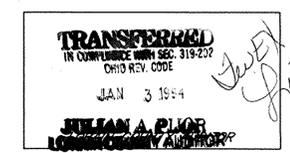
John Edwards      Olga Swinski  
MAYOR      CLERK OF COUNCIL

### 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 W.H. DeBranz REPRESENTING 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 29th DAY OF November, 1993.

Laura McIntyre  
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 28th, 1995



LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

DATE: 1-30-93	REVISIONS
DRAWN BY: ELK	
CHD BY:	
F.B.	
DWG. NAME: 92246\PLTSH1	

KEMPTON WOODS ESTATES  
SUBDIVISION NO. 1

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 2  
JOB NO. 92246-1

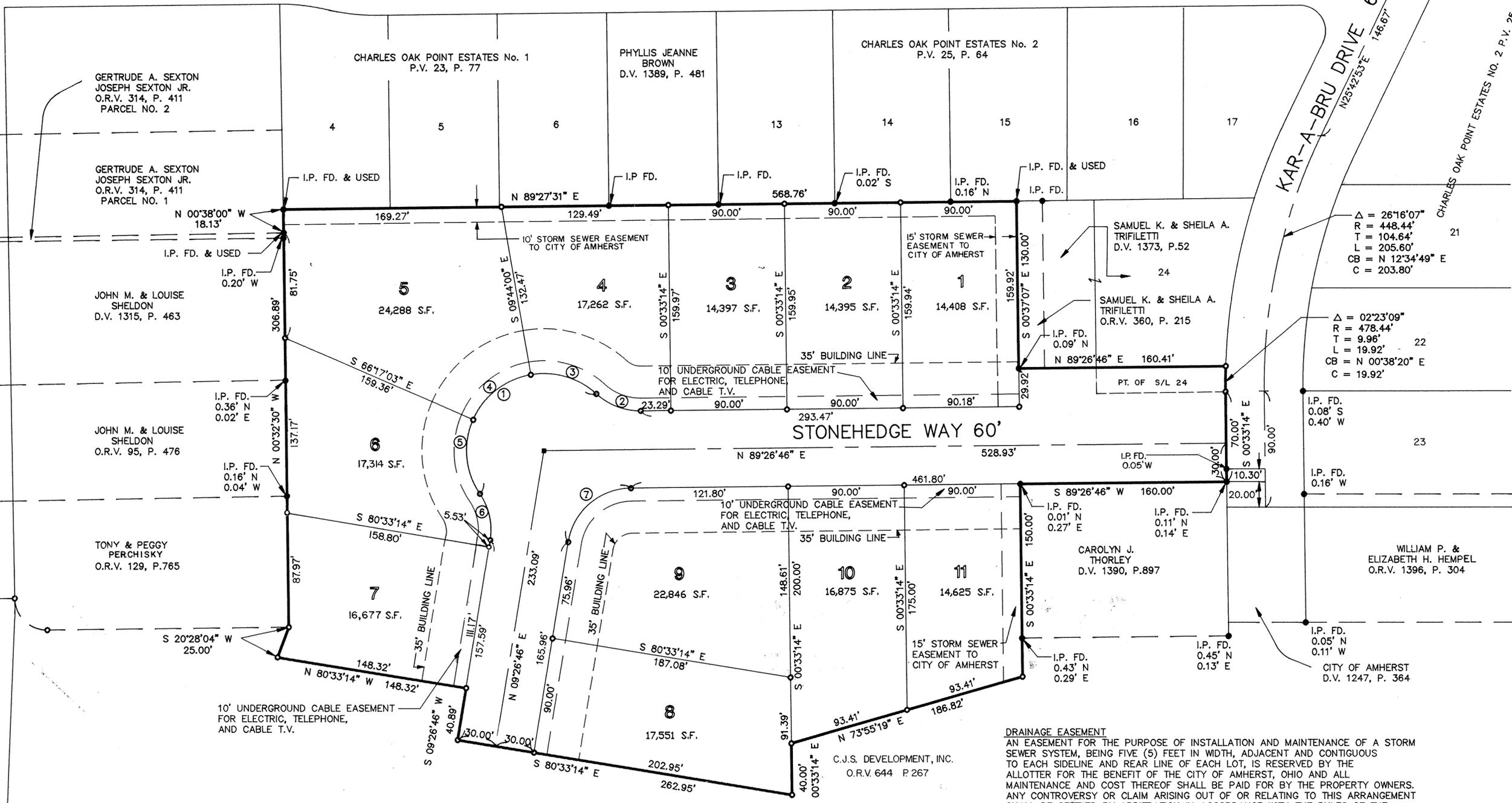


VAN OAKS DRIVE 60'

OAK POINT ROAD 60'

KAR-A-BRU DRIVE 60'

STONEHEDGE WAY 60'



Δ = 26'16.07"  
R = 448.44'  
T = 104.64'  
L = 205.60'  
CB = N 12°34'49" E  
C = 203.80'

Δ = 02'23.09"  
R = 478.44'  
T = 9.96'  
L = 19.92'  
CB = N 00°38'20" E  
C = 19.92'

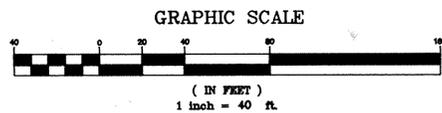
**DRAINAGE EASEMENT**  
AN EASEMENT FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF A STORM SEWER SYSTEM, BEING FIVE (5) FEET IN WIDTH, ADJACENT AND CONTIGUOUS TO EACH SIDELINE AND REAR LINE OF EACH LOT, IS RESERVED BY THE ALLOTTER FOR THE BENEFIT OF THE CITY OF AMHERST, OHIO AND ALL MAINTENANCE AND COST THEREOF SHALL BE PAID FOR BY THE PROPERTY OWNERS. ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO THIS ARRANGEMENT 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.

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
R/W	1	60.00'	174.55'	513.99'	119.19'	S 49°26'46" W	166°41'00"
4	2	50.00'	37.82'	19.87'	36.93'	S 68°52'59" E	43°20'30"
4	3	60.00'	55.00'	29.60'	53.09'	S 73°28'22" E	52°31'16"
5	4	60.00'	59.22'	32.27'	56.85'	S 51°59'29" W	56°33'03"
6	5	60.00'	60.33'	32.99'	57.82'	S 05°05'24" E	57°36'41"
6	6	50.00'	37.82'	19.87'	36.93'	S 12°13'29" E	43°20'30"
R/W	7	50.00'	69.81'	41.95'	64.28'	S 49°26'46" W	80°00'00"

- LEGEND:**
- I.P. FD.
  - I.P. SET
  - ⊖ MON. BOX FD.
  - ⊖ MON. BOX SET

AREA OF STREET RIGHT OF WAY = 1.2618 ACRES  
 AREA OF SUBLOTS = 4.3764 ACRES  
 TOTAL SUBDIVISION AREA = 5.6382 ACRES

LORAIN COUNTY TAX MAP DEPARTMENT COPY



DATE: 1-30-93	
DRAWN BY: ELK	
CHKD BY:	
F.B.:	
DWG. NAME: 92246\PLTSH12	
REVISIONS	
10-01-93	REVISED SUBLOTS 6 & 7

KEMPTON WOODS ESTATES  
SUBDIVISION NO.1

KS ASSOCIATES, INC.

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



SHEET 2 OF 2  
JOB NO. 92246-1

Elyria (216) 322-6317 \* Lorain (216) 244-5757