

#810162

#810162

# KEMPTON WOODS ESTATES SUBDIVISION NO. 2

PART OF ORIGINAL AMHERST TOWNSHIP LOT NOS. 5 & 16

NOW IN

CITY OF AMHERST COUNTY OF LORAIN STATE OF OHIO

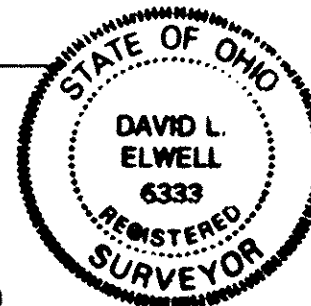
### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED KEMPTON WOODS ESTATES SUBDIVISION NO. 2 AS SHOWN HEREON AND CONTAINING 13.4665 ACRES OF LAND IN ORIGINAL AMHERST TOWNSHIP LOTS 5 & 16, NOW IN THE CITY OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO. AT ALL POINTS INDICATED — OR — IRON PIPE 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 = 13.4665 ACRES, AREA OF STREET RIGHT OF WAY = 2.4198 ACRES, AREA OF LOTS = 11.0467 ACRES. AREA IN O.L. 5 0.1433 ACRES. AREA IN O.L. 16 13.3232 ACRES.

### LEGEND:

- IRON PIPE FOUND (I.P. FD.)
- IRON PIPE SET (I.P. SET)

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



### OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, OWNERS OF LAND CONTAINED WITHIN THE PLAT OF KEMPTON WOODS ESTATES SUBDIVISION NO. 2, 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 C.J.S. DEVELOPMENT, INC.:

David A. Sliman Attorney In Fact  
VINCENT A. SLIMAN, TREASURER

Edgar A. Clark  
EDGAR A. CLARK, PRESIDENT

Dennis R. Johnson  
DENNIS R. JOHNSON, SECRETARY

David A. Sliman  
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 C.J.S. DEVELOPMENT, INC. BY EDGAR A. CLARK, ITS PRESIDENT, DAVID A. SLIMAN, ITS VICE PRESIDENT, VINCENT A. SLIMAN, ITS TREASURER AND DENNIS R. JOHNSON, ITS SECRETARY WHO ACKNOWLEDGED THAT THEY DID SIGN THIS PLAT AND THAT IT WAS THEIR OWN FREE ACT AND DEED, PERSONALLY AND AS SUCH OFFICERS OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 22ND DAY OF AUGUST, 1994.



Bryan E. Slavin  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-25-97

### MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING

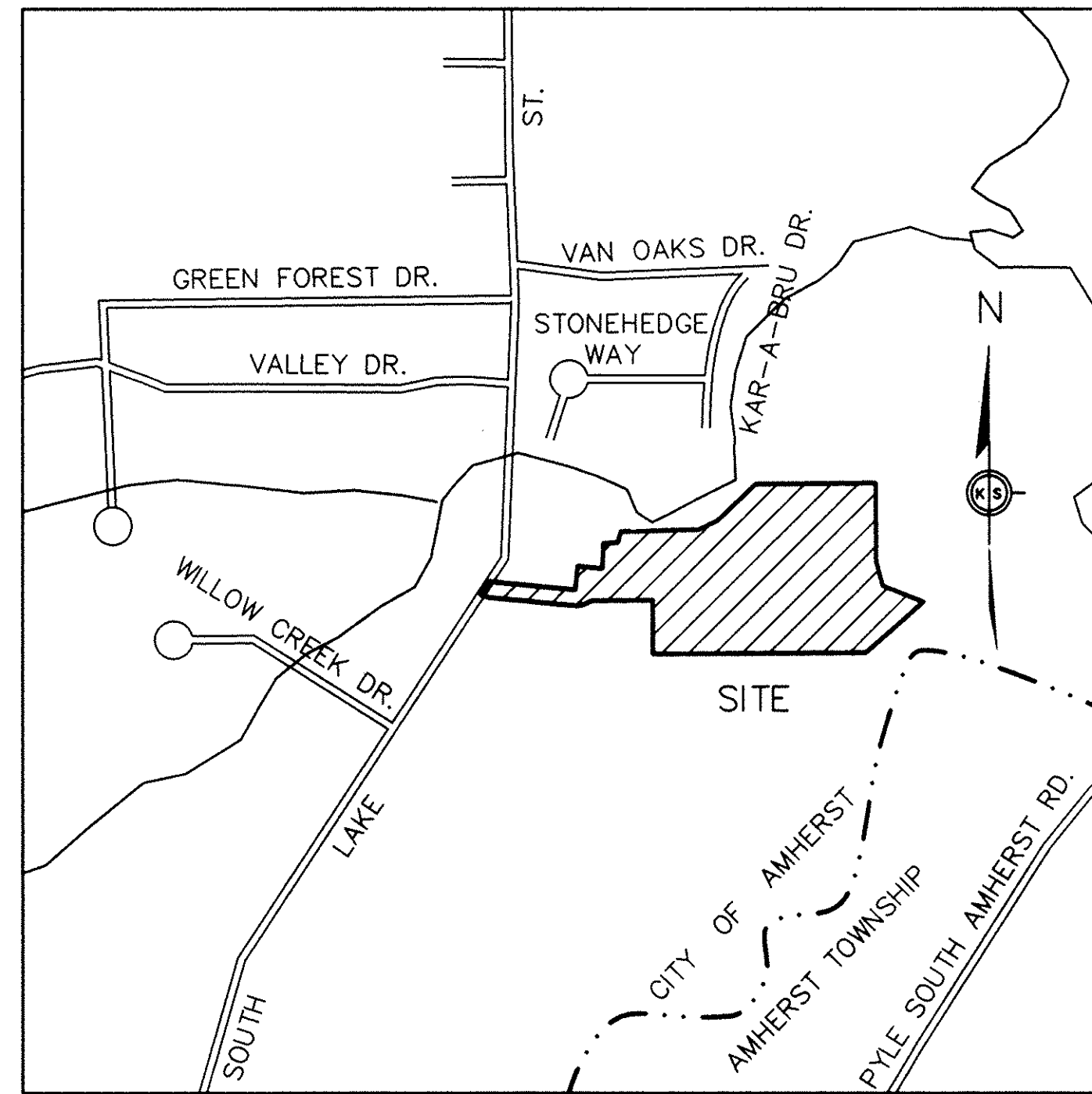
LORAIN NATIONAL BANK

MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF KEMPTON WOODS ESTATES SUBDIVISION NO. 2 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 LORAIN NATIONAL BANK

Janet M. ...  
WITNESS

Semi J.P.  
TITLE



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 W.H. DeBary REPRESENTING Lorain National Bank 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 22nd DAY OF August, 1994.



Janice ...  
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 28, 1995

### ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF KEMPTON WOODS ESTATES SUBDIVISION NO. 2 AND FIND THE MONUMENTS INDICATED ARE SUFFICIENT TO DEFINE THE STREET AS SHOWN HEREON AND APPROVE THE SAME FOR RECORDING PURPOSES ONLY.

Milton Sommerer P.E.  
AMHERST CITY ENGINEER

8-19-94  
DATE

### PLANNING COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT OF KEMPTON WOODS ESTATES SUBDIVISION NO. 2 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AMHERST FOR RECORDING PURPOSES ONLY.

Dan J. Strauss  
CHAIRMAN, PLANNING COMMISSION

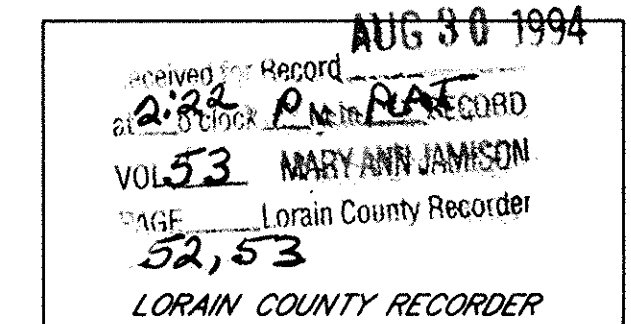
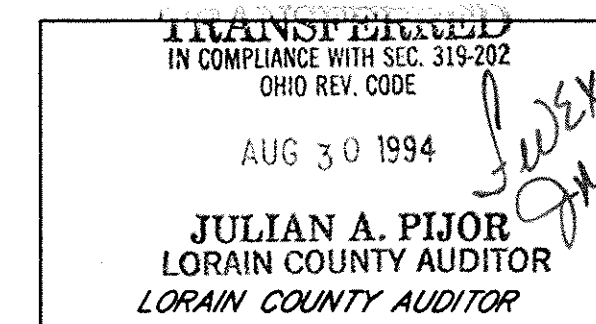
August 18, 1994  
DATE

### CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF KEMPTON WOODS ESTATES SUBDIVISION NO. 2 WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF AMHERST, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 22 DAY OF August, 1994.

John Jaworski  
MAYOR

Olga Jivinski  
CLERK OF COUNCIL



Box LCCTC #8640  
Lm

### DRAINAGE EASEMENT:

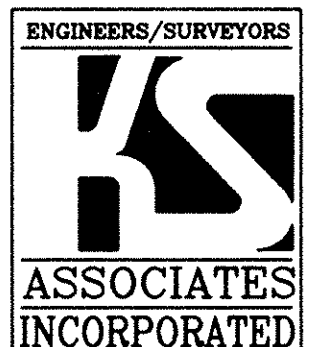
AN EASEMENT FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF A STORM SEWER SYSTEM, BEING FIVE (5) FEET IN WIDTH, ADJACENT AND CONTIGUOUS TO EACH SIDELINE AND REAR LINE OF EACH LOT, IS RESERVED BY THE ALLOTTER FOR THE BENEFIT OF THE CITY OF AMHERST, OHIO AND ALL MAINTENANCE AND COST THEREOF SHALL BE 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. STREET SIDEWALKS WILL BE CONSTRUCTED BY THE PROPERTY OWNER WITHIN SIX (6) MONTHS AFTER OCCUPANCY OF ANY BUILDING BUILT ON A LOT ON THIS SUBDIVISION.

### LORAIN COUNTY TAX MAP DEPARTMENT COPY

DATE:	3-9-94
DRAWN BY:	MJC
CH'D BY:	PAR
F.B.	
DWG. NAME:	82246-2/PLATSH1
REVISIONS	
4-18-94	ORIGINAL ISSUE

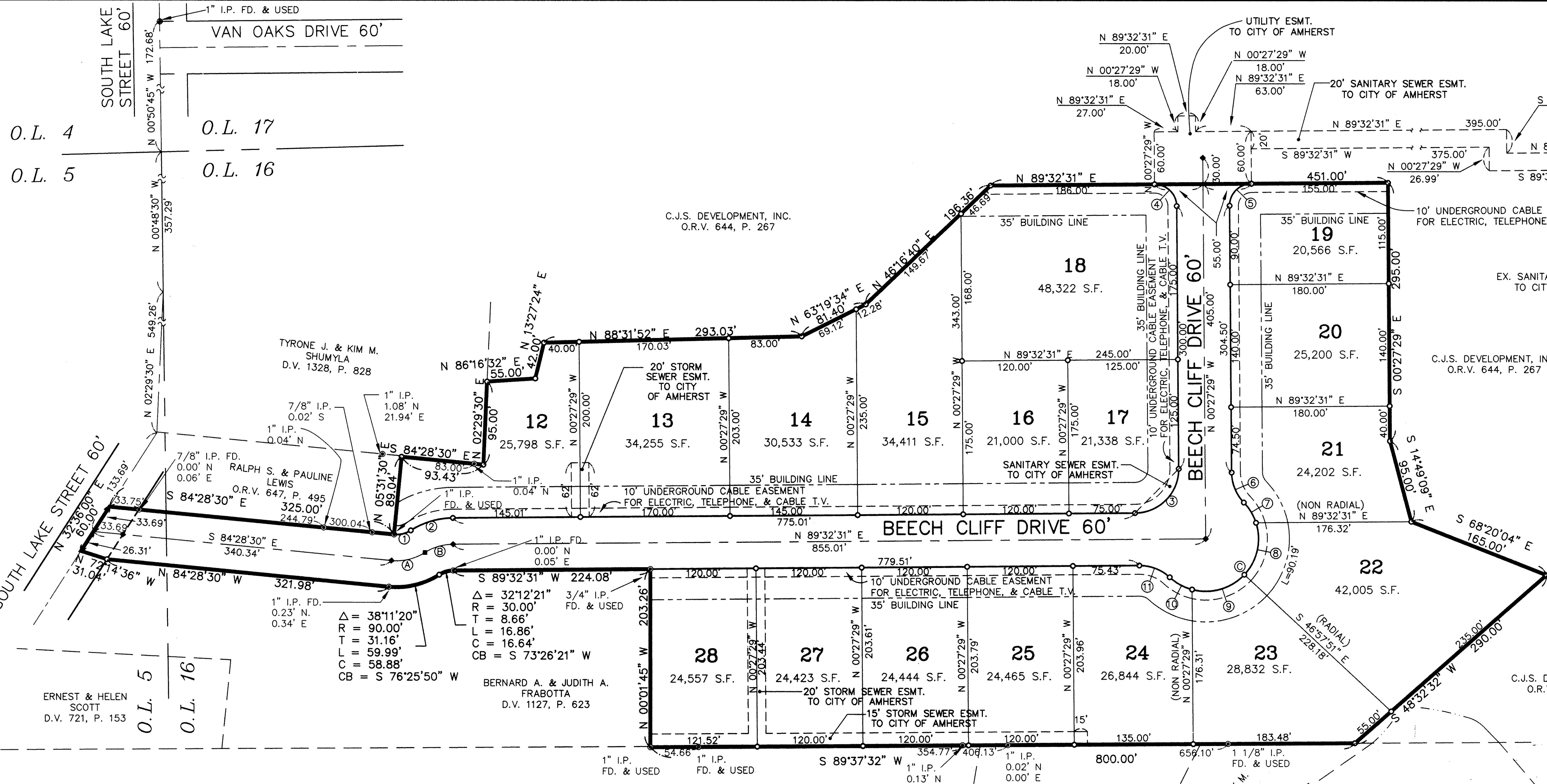
KEMPTON WOODS ESTATES  
SUBDIVISION NO. 2  
PART OF AMHERST TOWNSHIP ORIGINAL LOTS 5 & 16  
CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

KS ASSOCIATES, INC.  
ENGINEERS/SURVEYORS  
424 Middle Avenue  
P.O. Box 99  
Elyria, Ohio 44038  
ELYRIA (216) 322-6317 \* LORAIN (216) 244-5757



SHEET  
1 OF  
2  
JOB NO.  
92246-2





$\Delta = 38'11'20''$   
 $R = 90.00'$   
 $T = 31.16'$   
 $L = 59.99'$   
 $C = 58.88'$   
 $CB = S 76'25'50'' W$

$\Delta = 32'12'21''$   
 $R = 30.00'$   
 $T = 8.66'$   
 $L = 16.86'$   
 $C = 16.64'$   
 $CB = S 73'26'21'' W$

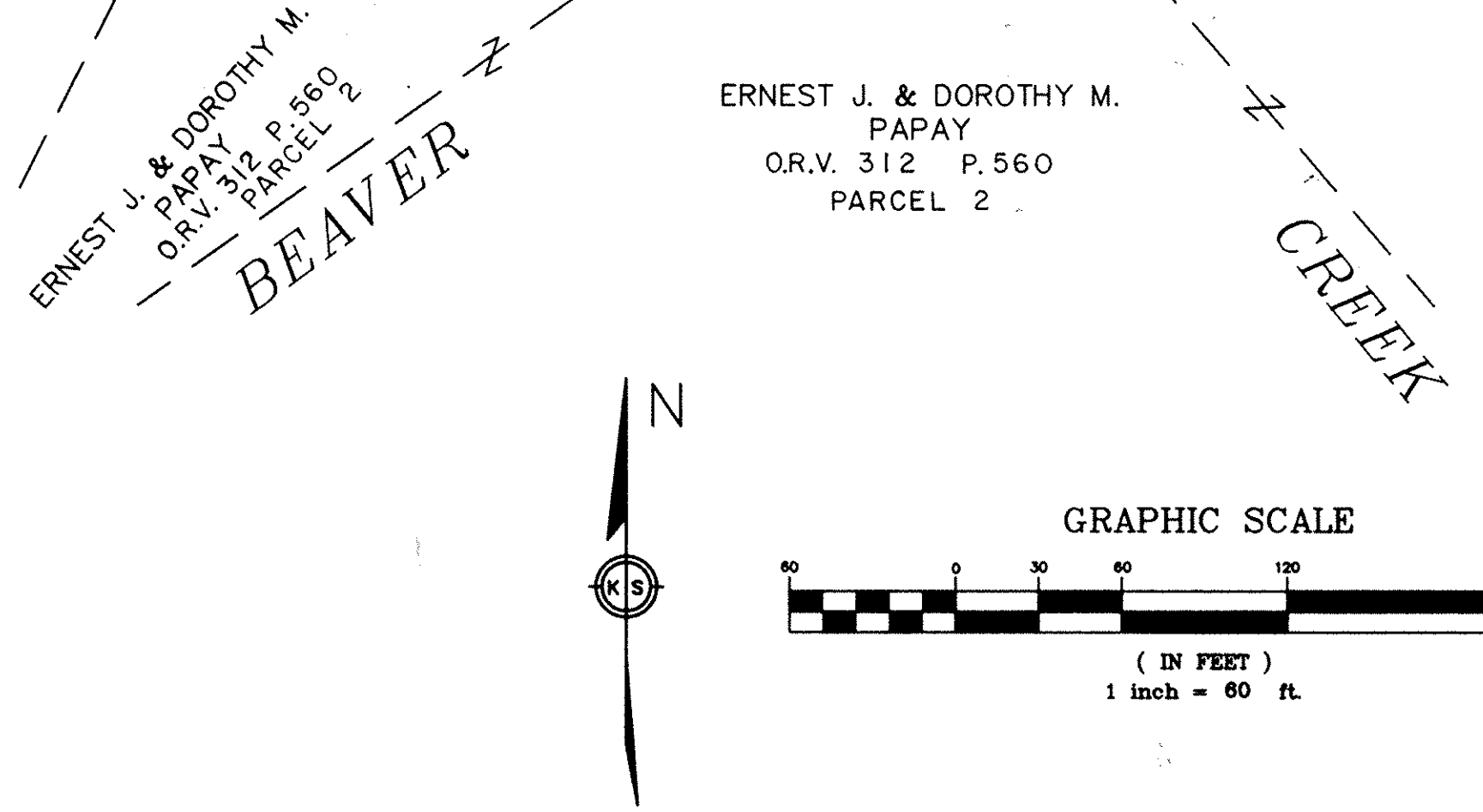
LEGEND:  
 ● IRON PIPE FD. (I.P. FD.)  
 ○ IRON PIPE SET  
 ◆ MONUMENT BOX SET

AREA OF STREET RIGHT OF WAY = 2.4198 AC.  
 AREA OF SUBLOTS = 11.0467 AC.  
 TOTAL SUBDIVISION AREA = 13.4665 AC.

**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.

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	30.00'	20.00'	10.39'	19.63'	S 76°25'50" W	38°11'20"
2	90.00'	50.59'	25.98'	49.93'	N 73°26'21" E	32°12'21"
3	50.00'	78.54'	50.00'	70.71'	N 44°32'31" E	90°00'00"
4	25.00'	39.27'	25.00'	35.36'	N 45°27'29" W	90°00'00"
5	25.00'	39.27'	25.00'	35.36'	N 44°32'31" E	90°00'00"
6	50.00'	37.82'	19.87'	36.93'	S 22°07'44" E	43°20'30"
7	60.00'	27.14'	13.81'	26.91'	N 30°50'31" W	25°54'56"
8	60.00'	63.80'	35.29'	60.83'	N 12°34'33" E	60°55'12"
9	60.00'	64.82'	35.98'	61.72'	N 73°59'14" E	61°54'11"
10	60.00'	29.26'	14.93'	28.97'	S 61°05'19" E	27°56'42"
11	50.00'	37.82'	19.87'	36.93'	S 68°47'14" E	43°20'30"
A	60.00'	39.99'	20.77'	39.26'	S 76°25'50" W	38°11'20"
B	60.00'	33.73'	17.32'	33.28'	N 73°26'21" E	32°12'21"
C	60.00'	185.02'	2072.55'	119.95'	N 44°32'31" E	176°41'01"



**LORAIN COUNTY TAX MAP DEPARTMENT COPY**

DATE: 3-94	
DRAWN BY: MJC	
CHK'D BY: PAR	
F.B. 153/171/199	
DWG. NAME: 2248-2/PLAT/RTZ	
REVISIONS	
6-3-94	REVISED ADJOINING PARCELS
4-18-94	ORIGINAL ISSUE

**KEMPTON WOODS ESTATES**  
**SUBDIVISION NO. 2**  
 PART OF AMHERST TOWNSHIP ORIGINAL LOTS 5 & 16  
 CITY OF AMHERST, COUNTY OF LORAIN, STATE OF 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 2  
 JOB NO. 92246-2