

WESTCHESTER ESTATES SUBDIVISION NO. 4

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. 4 AS SHOWN HEREON AND CONTAINING 8.9232 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 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 = 8.9232 ACRES, AREA OF STREET RIGHT OF WAY = 1.6721 ACRES, AREA OF LOTS = 7.2511 ACRES, 8.8113 ACRES IN O.L. 25, 0.1119 ACRES IN O.L. 26.

LEGEND:

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

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. 4, HAVING EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE ALL STREETS AND EASEMENTS AS SHOWN HEREON. REPRESENTING R.L.R. CONSTRUCTION, INC.:

Robert L. Rigsby
ROBERT L. RIGSBY, PRESIDENT

Donald B. Toth
WITNESS

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 R.L.R. CONSTRUCTION, INC. BY ROBERT L. RIGSBY, IT'S 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 24th DAY OF FEBRUARY, 1994.

Dyan E. Slavin
NOTARY PUBLIC

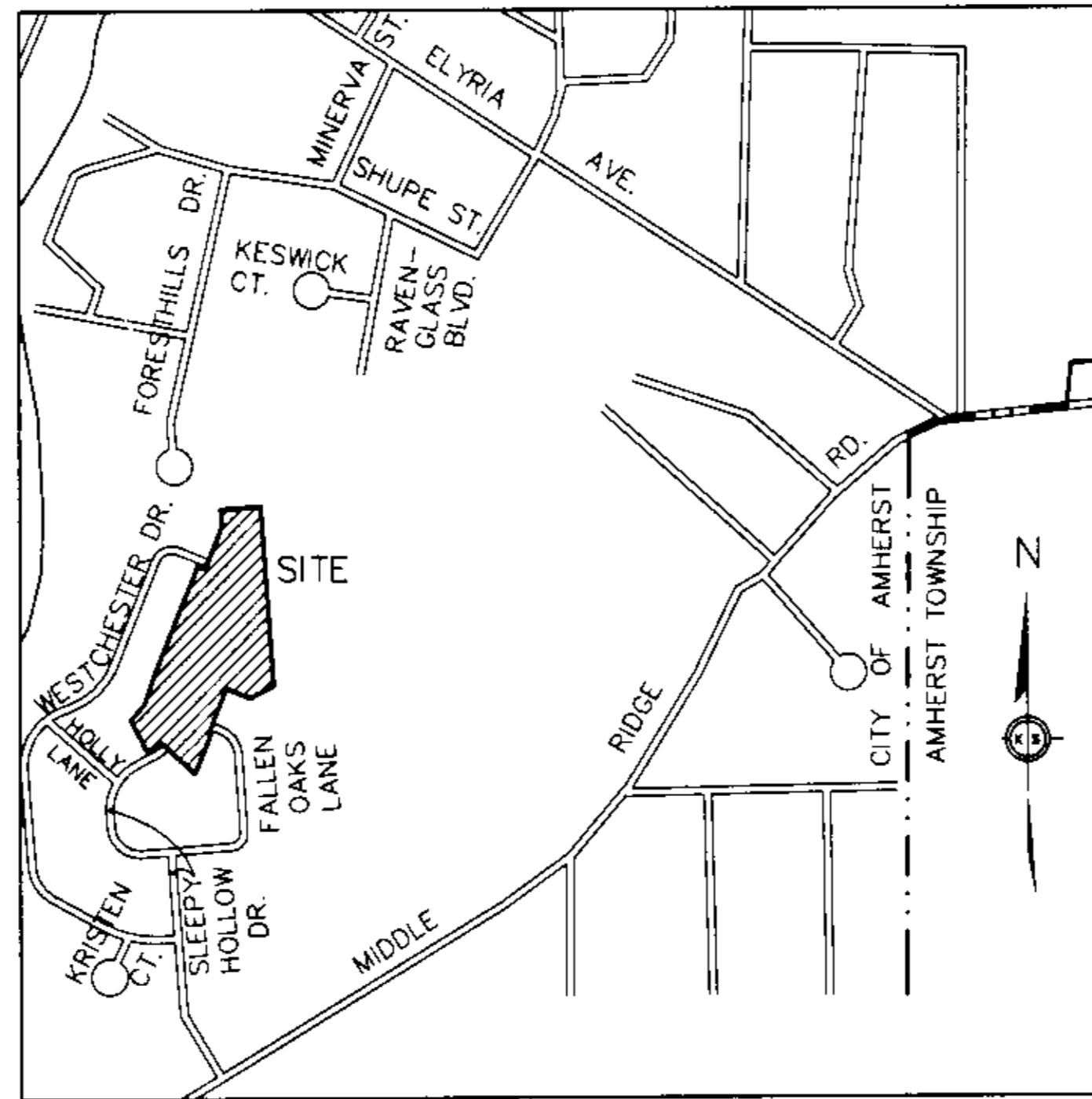
MY COMMISSION EXPIRES: 8-25-97



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. 4 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 Frank S. Bologna Ohio Savings Bank
Frank S. Bologna TITLE
Robt Michaels TITLE
WITNESS Robt Michaels



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 FRANK S. BOLOGNA REPRESENTING OHIO SAVINGS 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 28th DAY OF FEBRUARY, 1994.

Robt Michaels
NOTARY PUBLIC ROBT MICHAELS

MY COMMISSION EXPIRES: 3-28-96

ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTCHESTER ESTATES SUBDIVISION NO. 4 AND FIND THE MONUMENTS INDICATED ARE SUFFICIENT TO DEFINE THE STREET AS SHOWN HEREON AND APPROVE THE SAME FOR RECORDING PURPOSES ONLY.

Milton J. Sweeney P.E. 1-27-95
AMHERST CITY ENGINEER DATE

PLANNING COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT OF WESTCHESTER ESTATES SUBDIVISION NO. 4 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AMHERST FOR RECORDING PURPOSES ONLY.

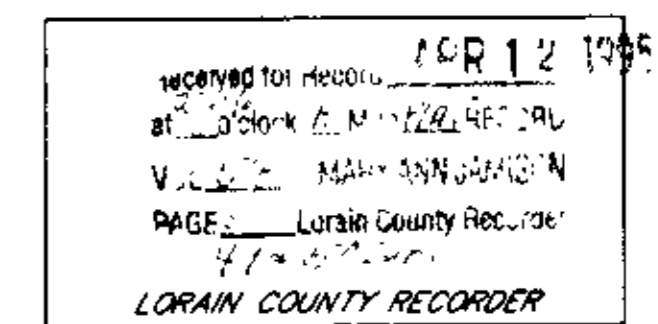
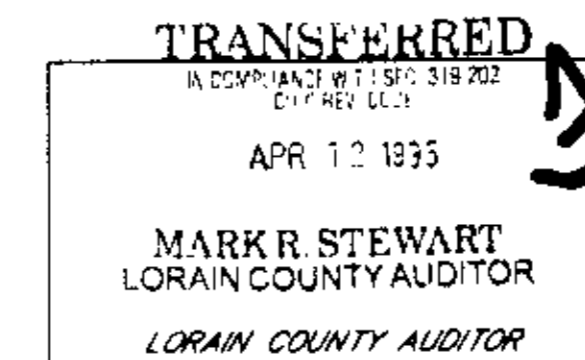
Chairman Sweeney 2-9-95
CHAIRMAN, PLANNING COMMISSION DATE

CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF WESTCHESTER ESTATES SUBDIVISION NO. 4 WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF AMHERST, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 10th DAY OF October, 1994.

John C. Janski
MAYOR

Olga Sivinski
CLERK OF COUNCIL



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.

DATE	7-11-94
DRAWN BY	ELK
CHKD BY	PAR
F.B.	233
DWG. NAME	89224-1
REVISIONS	
8-05-94	ORIGINAL ISSUE

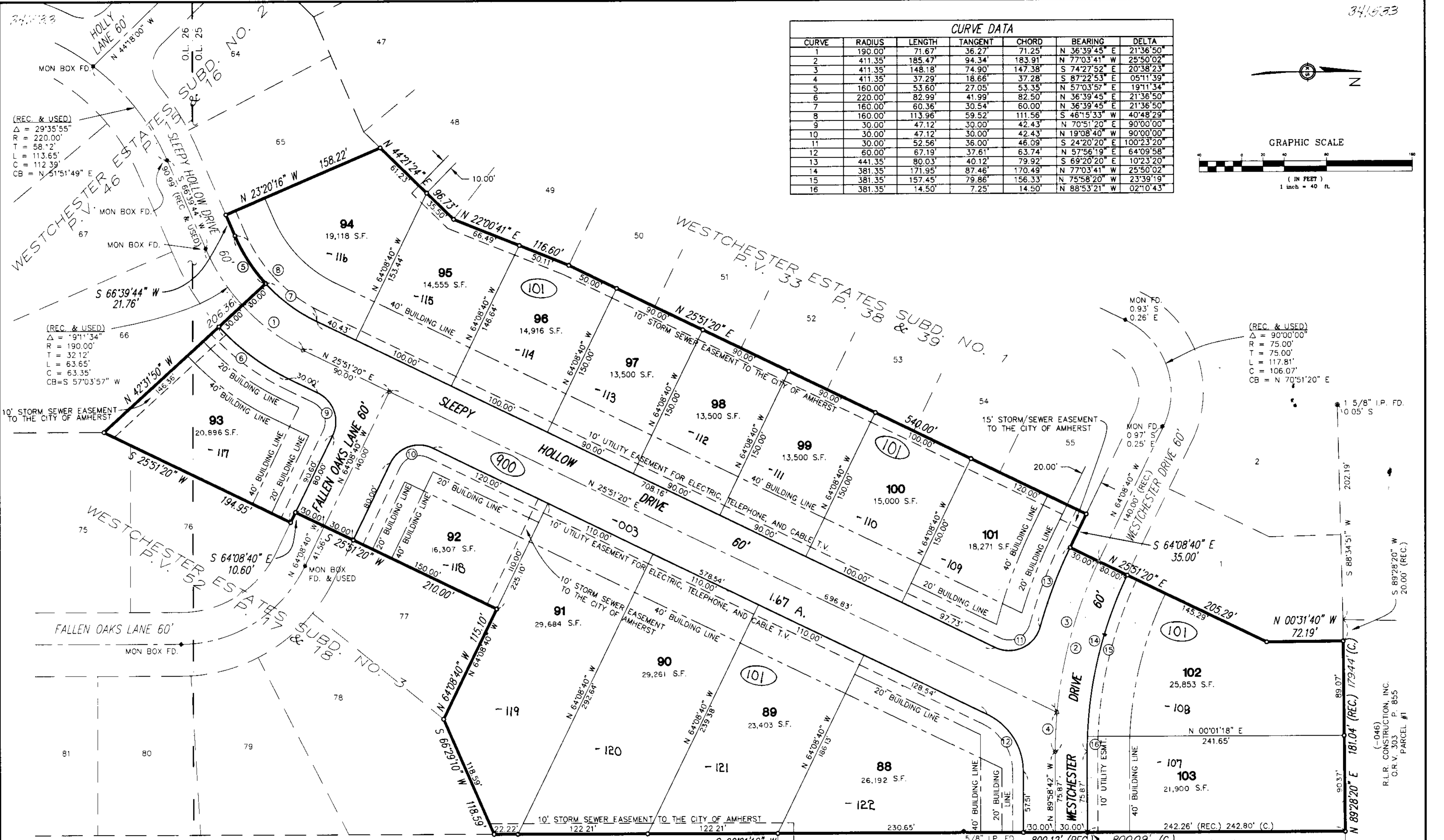
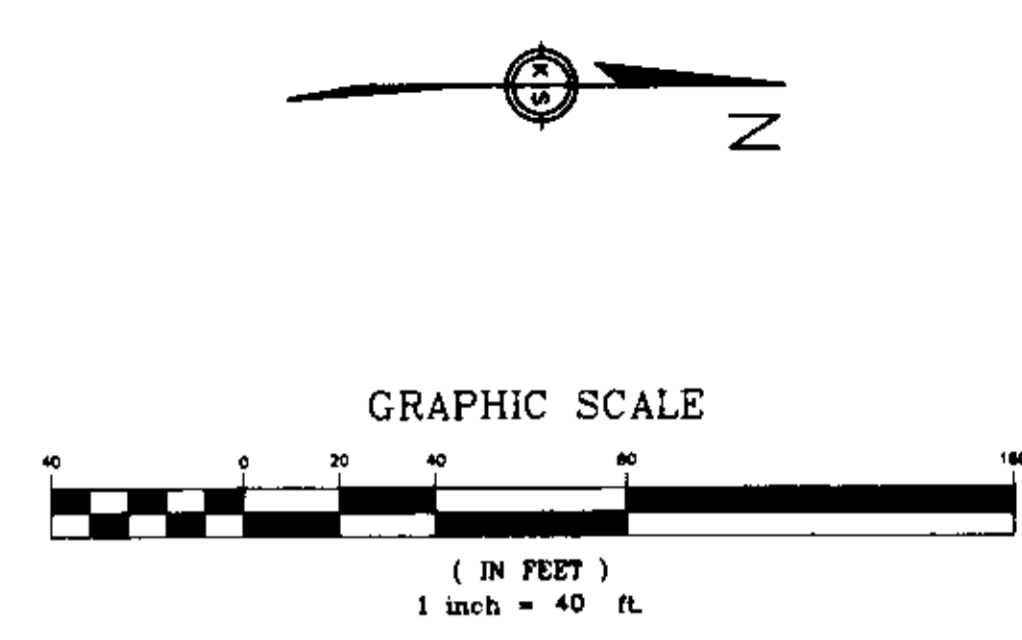
WESTCHESTER ESTATES
SUBDIVISION NO. 4
PART OF AMHERST TOWNSHIP ORIGINAL LOTS 25 & 26
CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

KS ASSOCIATES, INC.
ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 69
Elyria, Ohio 44038
ELYRIA (216) 322-6317 • LORAIN (216) 244-5757

SHEET 1 OF 2
JOB NO. 89224-4

341533

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	190.00'	71.67'	36.27'	71.25'	N 36°39'45" E	21°36'50"
2	411.35'	185.47'	94.34'	183.91'	N 77°03'41" W	25°50'02"
3	411.35'	148.18'	74.90'	147.38'	S 74°27'52" E	20°38'23"
4	411.35'	37.29'	18.66'	37.28'	S 87°22'53" E	05°11'39"
5	160.00'	53.60'	27.05'	53.35'	N 57°03'57" E	19°11'34"
6	220.00'	82.99'	41.99'	82.50'	N 36°39'45" E	21°36'50"
7	160.00'	60.36'	30.54'	60.00'	N 36°39'45" E	21°36'50"
8	160.00'	113.96'	59.52'	111.56'	S 46°15'33" W	40°48'29"
9	30.00'	47.12'	30.00'	42.43'	N 70°51'20" E	90°00'00"
10	30.00'	47.12'	30.00'	42.43'	N 19°08'40" W	90°00'00"
11	30.00'	52.56'	36.00'	46.09'	S 24°20'20" E	100°23'20"
12	60.00'	67.19'	37.61'	63.74'	N 57°56'19" E	64°09'58"
13	441.35'	80.03'	40.12'	79.92'	S 69°20'20" E	10°23'20"
14	381.35'	171.95'	87.46'	170.49'	N 77°03'41" W	25°50'02"
15	381.35'	157.45'	79.86'	156.33'	N 75°58'20" W	23°39'19"
16	381.35'	14.50'	7.25'	14.50'	N 88°53'21" W	02°10'43"



(REC. & USED)
 $\Delta = 29^{\circ}35'55''$
 $R = 220.00'$
 $T = 58.12'$
 $L = 113.65'$
 $C = 112.39'$
 $CB = N 51^{\circ}51'49'' E$

(REC. & USED)
 $\Delta = 91^{\circ}1'34''$
 $R = 190.00'$
 $T = 32.12'$
 $L = 63.65'$
 $C = 63.35'$
 $CB = S 57^{\circ}03'57'' W$

(REC. & USED)
 $\Delta = 90^{\circ}00'00''$
 $R = 75.00'$
 $T = 75.00'$
 $L = 117.81'$
 $C = 106.07'$
 $CB = N 70^{\circ}51'20'' E$

ACREAGE BREAKDOWN
 AREA IN SUBLOTS = 7.2511 AC.
 AREA IN STREET R/W = 1.6721 AC.
 TOTAL SUBD. AREA = 8.9232 AC.
 AREA IN O.L. 25 = 8.8113 AC.
 AREA IN O.L. 26 = 0.1119 AC.

- LEGEND**
- MONUMENT BOX SET
 - MONUMENT BOX FOUND
 - IRON PIN SET
 - IRON PIN FOUND

REM. 05-00-025-101-123
 0.22 A.
 (-015)
 R.L.R. CONSTRUCTION, INC.
 O.R.V. 285 P. 681
 PARCEL #1

(-096)
 R.L.R. CONSTRUCTION, INC.
 O.R.V. 259 P. 1
 PARCEL #1

DATE	BY	CHKD BY	FB	DWG NAME
7-7-94	ELK	PAR	233	89224-1 (PAR. 1)

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RECORD PLAT
 PART OF AMHERST TOWNSHIP ORIGINAL LOTS 25 & 26
 CITY OF AMHERST • COUNTY OF LORAIN • OHIO

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