

# KEMPTON WOODS ESTATES SUBDIVISION NO. 3

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. 3 AS SHOWN HEREON AND CONTAINING 30.3037 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 = 30.3037 ACRES, AREA OF STREET RIGHT OF WAY = 3.0092 ACRES, AREA OF LOTS = 26.3045 ACRES. AREA IN O.L. 5 = 0.0877 ACRES. AREA IN O.L. 16 = 30.2160 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. 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 C.J.S. DEVELOPMENT, INC.:

Vincent A. Sliman Treasurer  
VINCENT A. SLIMAN, TREASURER

Edgar A. Clark pres.  
EDGAR A. CLARK, PRESIDENT

Dennis R. Johnson sec.  
DENNIS R. JOHNSON, SECRETARY

David A. Sliman vice president  
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 3rd DAY OF May, 1998.

Dyan E. Sliman  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-25-97

**NOTARY PUBLIC:**

STATE OF OHIO

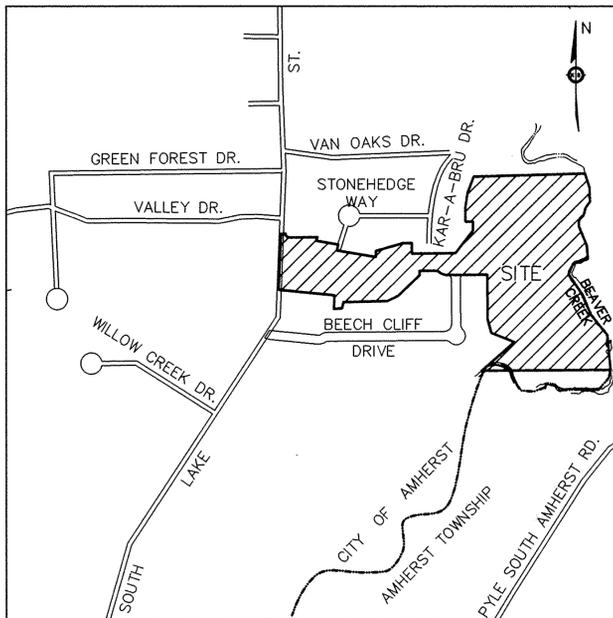
SS

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. DeBruze REPRESENTING Lorain National Bank WHO ACKNOWLEDGED THAT        DID SIGN THIS PLAT AND THAT IT WAS his OWN FREE ACT AND DEED, PERSONALLY AND AS SUCH OFFICER OF SAID CORPORATION.

Laura McIntyre  
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 28, 2000



AREA MAP - NO SCALE

**ENGINEER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF KEMPTON WOODS 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.

Mitra Sommeram P.E. 4-30-96  
AMHERST CITY ENGINEER DATE

**PLANNING COMMISSION:**

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

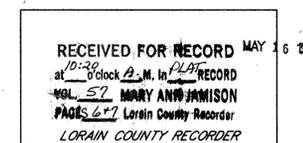
John A. Lee 4-30-96  
CHAIRMAN, PLANNING COMMISSION DATE

**CITY COUNCIL:**

THIS IS TO CERTIFY THAT THIS PLAT OF KEMPTON WOODS ESTATES SUBDIVISION NO. 3 WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF AMHERST, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 22nd DAY OF April, 1998.

John G. Higgins  
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.



**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. 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 LORAIN NATIONAL BANK  
D.A. DeBruze Senior Vice Pres.  
WITNESS TITLE

LORAIN COUNTY TAX  
MAP DEPARTMENT COPY



DATE:	6-12-95
DRAWN BY:	ELK
CH'D BY:	
F.B.:	
DWG. NAME:	92246-3/PLAT
REVISIONS:	
6-13-95	ORIGINAL ISSUE

KEMPTON WOODS ESTATES  
SUBDIVISION NO. 3  
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 69  
Elyria, Ohio 44036  
ELYRIA (216) 322-6317 \* LORAIN (216) 244-5757



SHEET 1 OF 2  
JOB NO. 92246-3

Vol. 57 Pg. 6

402493

402493-17

NOTE: THE CENTERLINE OF BEAVER CREEK AS SHOWN HEREON IS THE INTERPRETATION OF KS ASSOCIATES, INC. BASED UPON SURVEY CONDUCTED ON MARCH 10, 1994. THIS INTERPRETATION DOES NOT NECESSARILY AGREE WITH THE LOCATION OF BEAVER CREEK AS DESCRIBED IN THE DEEDS OF THE ADJOINING OWNERS.

R.L.R. CONSTRUCTION  
O.R.V. 245, P. 803  
15.99 AC.

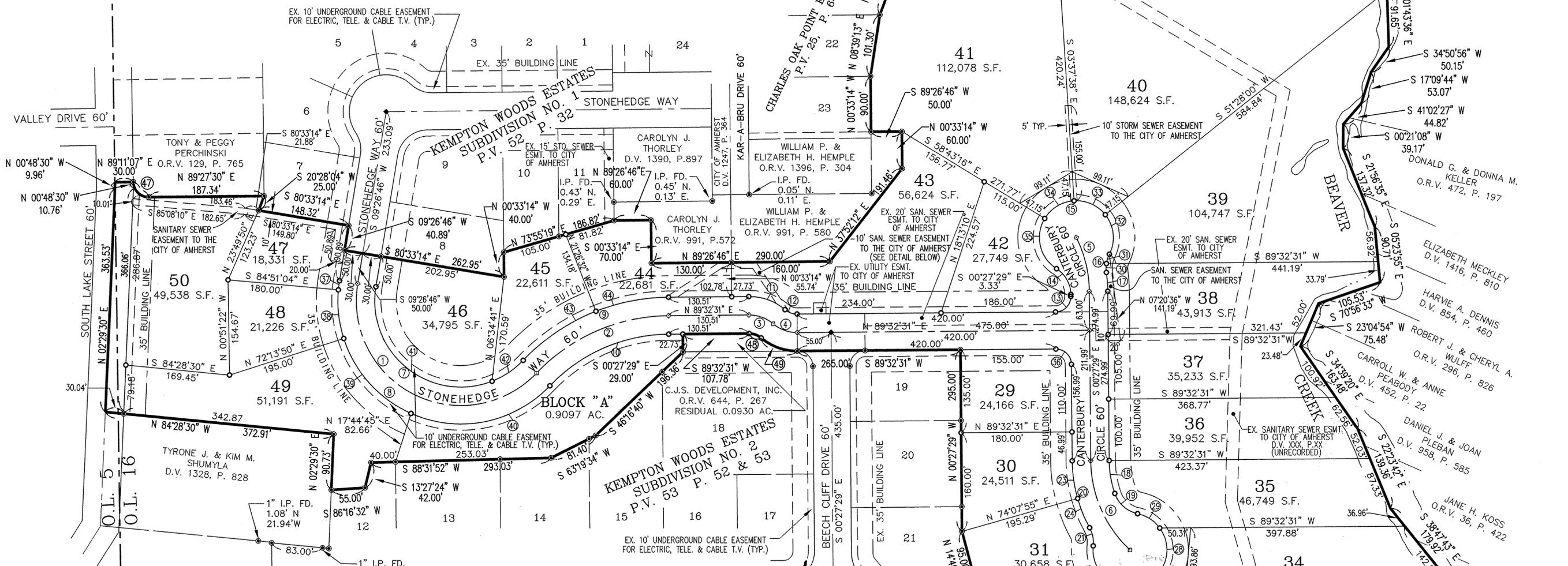
R.L.R. CONSTRUCTION  
O.R.V. 245, P. 803  
12.83 AC.

O.L. 4  
O.L. 5

O.L. 17  
O.L. 16

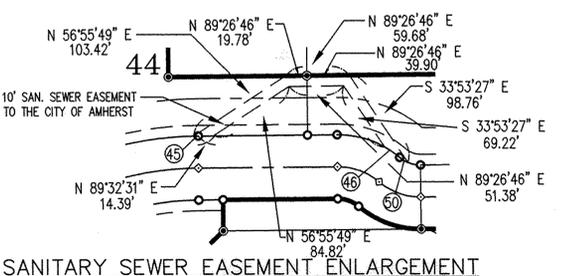
O.L. 17  
O.L. 16  
1 1/8" I.P.  
FD. & USED

LAMBERT FITZGERALD TRUSTEE  
O.R.V. 472, P. 199



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	170.00'	432.80'	553.78'	325.03'	S 63°29'19" E	145°52'09"
2	300.00'	240.67'	127.23'	234.27'	N 66°33'34" E	45°57'54"
3	60.00'	42.60'	22.24'	41.71'	S 70°07'00" E	40°40'57"
4	60.00'	42.60'	22.24'	41.71'	N 70°07'00" W	40°40'57"
5	200.00'	90.78'	46.18'	90.00'	S 13°27'39" E	26°00'21"
6	200.00'	162.43'	85.99'	158.00'	S 23°43'26" E	46°31'55"
7	140.00'	356.42'	456.06'	267.67'	S 63°29'19" E	145°52'09"
8	200.00'	509.18'	651.51'	382.39'	S 63°29'19" E	145°52'09"
9	330.00'	264.74'	139.96'	257.70'	N 66°33'34" E	45°57'54"
10	270.00'	216.60'	114.51'	210.84'	N 66°33'34" E	45°57'54"
11	90.00'	63.90'	33.37'	62.57'	S 70°07'00" E	40°40'57"
12	30.00'	21.30'	11.12'	20.86'	S 70°07'00" E	40°40'57"
13	25.00'	39.27'	25.00'	35.36'	S 44°32'31" W	90°00'00"
14	50.00'	49.83'	27.20'	47.79'	N 29°00'28" W	57°05'59"
15	60.00'	276.86'	88.91'	88.91'	N 74°38'08" E	264°23'11"
16	50.00'	30.49'	15.73'	30.02'	S 09°21'41" W	34°56'05"
17	230.00'	30.70'	15.37'	30.68'	N 04°16'55" W	07°38'52"
18	170.00'	54.37'	27.42'	54.14'	N 09°37'15" W	18°19'32"
19	50.00'	51.70'	28.43'	49.43'	S 48°24'22" E	59°14'43"
20	230.00'	113.10'	57.72'	111.96'	S 14°32'42" E	28°10'26"
21	50.00'	30.49'	15.73'	30.02'	N 11°09'53" W	34°56'05"
22	60.00'	276.81'	88.94'	88.94'	N 54°08'13" E	264°19'53"

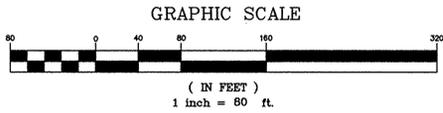
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
23	230.00'	61.86'	31.12'	61.67'	N 08°09'47" W	15°24'36"
24	230.00'	127.23'	25.73'	51.13'	S 22°15'00" E	12°45'50"
25	60.00'	61.34'	33.65'	58.70'	N 22°58'57" W	58°34'13"
26	60.00'	53.08'	28.42'	51.37'	N 77°36'49" W	50°41'32"
27	60.00'	46.60'	24.55'	45.44'	N 54°47'29" E	44°29'52"
28	60.00'	72.11'	41.13'	67.85'	N 01°53'23" W	68°51'51"
29	60.00'	43.68'	22.86'	42.72'	N 57°10'31" W	41°42'25"
30	50.00'	14.45'	7.28'	14.40'	N 00°10'28" E	16°33'37"
31	50.00'	16.04'	8.09'	15.97'	S 17°38'30" W	18°22'28"
32	60.00'	68.45'	38.49'	64.80'	S 05°51'08" E	65°21'44"
33	60.00'	57.69'	31.30'	55.50'	N 66°04'49" W	55°05'38"
34	60.00'	57.69'	31.30'	55.50'	S 58°49'33" W	55°05'38"
35	60.00'	93.03'	58.79'	83.99'	S 13°08'22" E	88°50'11"
36	25.00'	39.27'	25.00'	35.36'	N 45°27'29" W	90°00'00"
37	200.00'	15.00'	7.50'	15.00'	N 07°17'51" E	04°17'50"
38	200.00'	80.00'	40.54'	79.47'	S 06°18'37" E	22°55'06"
39	200.00'	168.63'	89.70'	163.68'	S 41°55'28" E	48°18'37"
40	200.00'	245.55'	140.94'	230.41'	N 78°44'55" E	70°20'37"
41	140.00'	294.93'	245.96'	243.34'	N 50°54'19" W	120°42'10"
42	140.00'	61.49'	31.25'	61.00'	S 56°09'36" W	25°09'59"
43	330.00'	143.88'	73.10'	142.74'	S 56°04'03" W	24°58'51"
44	330.00'	120.86'	61.11'	120.19'	N 79°03'00" E	20°59'03"
45	330.00'	4.21'	2.11'	4.21'	S 89°10'35" W	00°43'52"
46	90.00'	16.96'	8.51'	16.94'	S 55°10'30" E	10°47'56"
47	25.00'	39.15'	24.88'	35.27'	N 45°40'30" W	89°44'00"
48	30.00'	21.30'	11.12'	20.86'	N 70°07'00" W	40°40'57"
49	90.00'	63.90'	33.37'	62.57'	S 70°07'00" E	40°40'57"
50	30.00'	9.25'	4.66'	9.21'	S 58°36'26" E	17°39'48"



LORAIN COUNTY MAP DEPARTMENT  
TAX COPY

AREA OF STREET RIGHT OF WAY = 3.0092 AC.  
AREA OF SUBLOTS = 26.3848 AC.  
AREA IN BLOCK "A" = 0.9097 AC.  
TOTAL SUBDIVISION AREA = 30.3037 AC.  
AREA IN O.L. 5 = 0.0877 AC.  
AREA IN O.L. 16 = 30.2160 AC.

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



DATE	REVISIONS	DESCRIPTION
2-22-96	2-22-96	REV. S/L 49, S/L 50 & BLOCK A
	7-25-95	REV. SAN. SEWER ESMT S/L 43 & S/L 44
	7-18-95	MISC. REVISIONS
	6-13-95	ORIGINAL ISSUE

**KEMPTON WOODS ESTATES**  
**SUBDIVISION NO. 3**  
PART OF AMHERST TOWNSHIP ORIGINAL LOTS 5 & 16  
CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

**KS ASSOCIATES, INC.**  
ENGINEERS/SURVEYORS  
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P.O. Box 89  
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SHEET 2 OF 2  
JOB NO. 92246-3

57/7