

486818

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RAVENGLASS PLACE SUBDIVISION NO. 3

PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 25

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 RAVENGLASS PLACE SUBDIVISION NO. 3 AS SHOWN HEREON AND CONTAINING 9.6181 ACRES OF LAND IN ORIGINAL AMHERST TOWNSHIP LOT 25, 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 = 9.6181 ACRES, AREA OF STREET RIGHT OF WAY = 2.0605 ACRES, AREA OF LOTS = 7.5576 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, OWNER OF LAND CONTAINED WITHIN THE PLAT OF RAVENGLASS PLACE SUBDIVISION NO. 3, HAVING EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT, DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

REPRESENTING R.L.R. CONSTRUCTION, INC.:

Robert L. Riggsby, Pres.
ROBERT L. RIGSBY, PRESIDENT
Donald S. Tott
WITNESS

NOTARY PUBLIC:

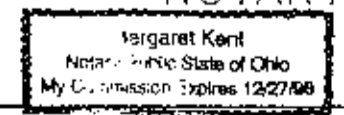
STATE OF OHIO
SS

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 6th DAY OF August, 1997.

Margaret Kent
NOTARY PUBLIC

MY COMMISSION EXPIRES:

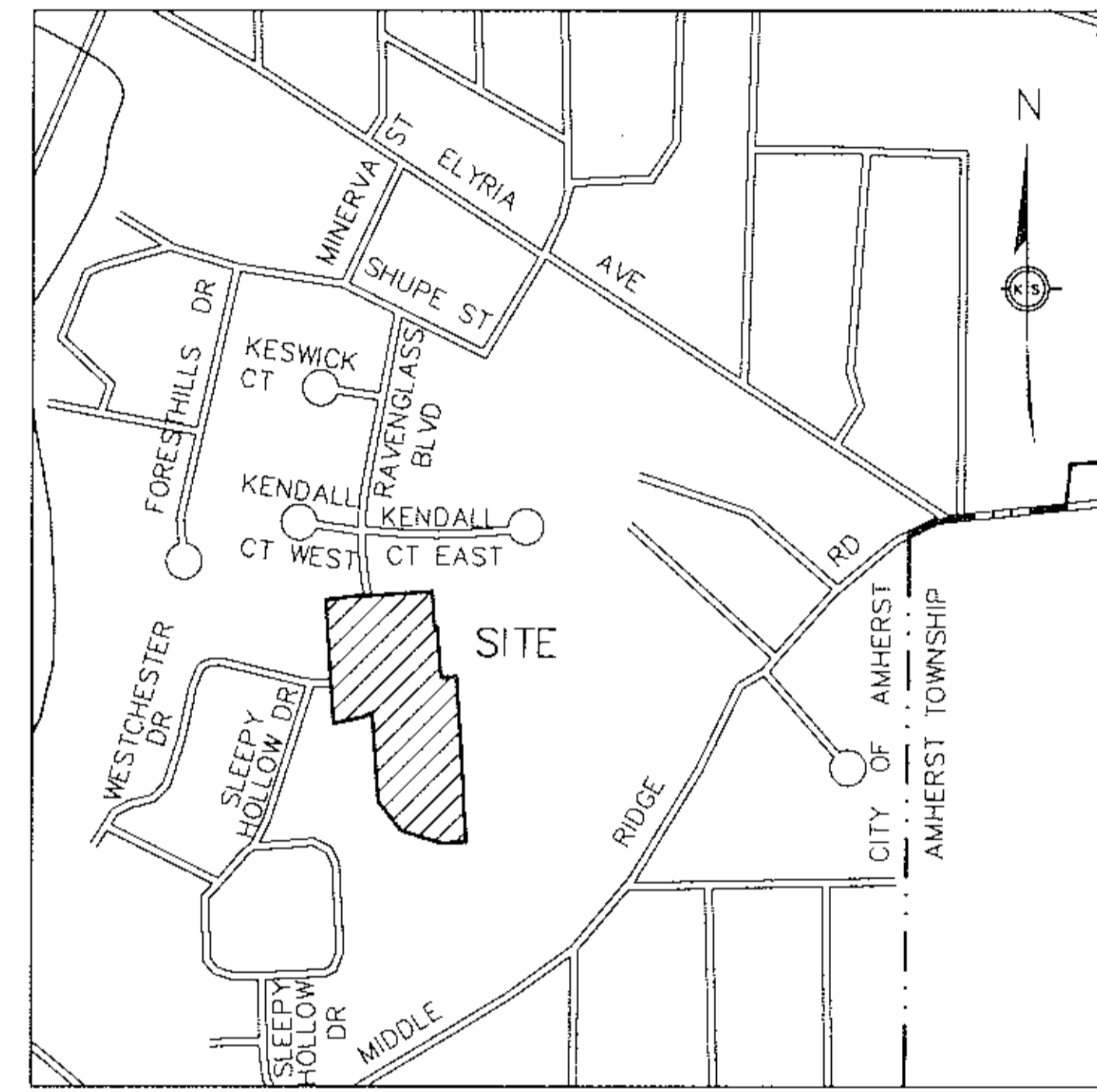


MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING OHIO SAVINGS BANK MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF RAVENGLASS PLACE 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

Eric Edlund
Mary Anne McDonnell
WITNESS



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 Eric Edlund 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 8th DAY OF August, 1997.

Mary Anne McDonnell
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 5, 1999

ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF RAVENGLASS PLACE 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 Sommerang P.E. 7-16-97
AMHERST CITY ENGINEER DATE

PLANNING COMMISSION:

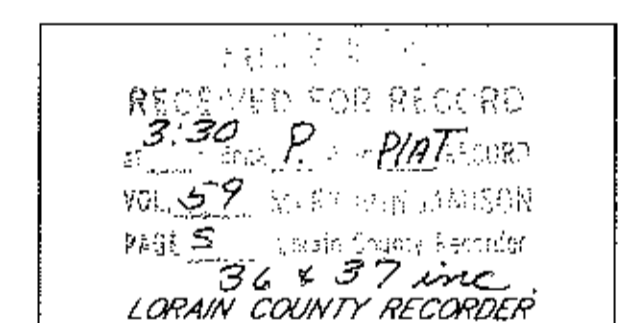
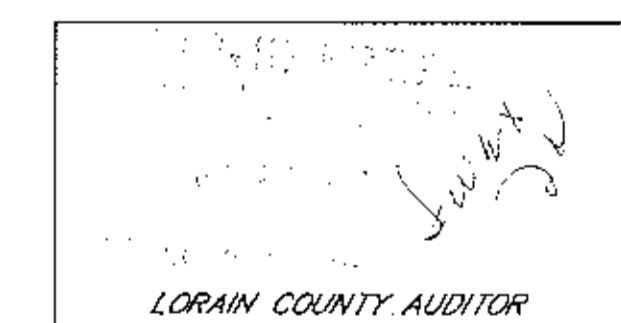
THIS IS TO CERTIFY THAT THIS PLAT OF RAVENGLASS PLACE SUBDIVISION NO. 3 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AMHERST FOR RECORDING PURPOSES ONLY.

Kevin Reed 8/1/97
CHAIRMAN, PLANNING COMMISSION DATE

CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF RAVENGLASS PLACE SUBDIVISION NO. 3 WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF AMHERST, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 24th DAY OF July, 1997.

Mary Ann Higgins Olga Sivinski
MAYOR CLERK OF COUNCIL



86 40 mm
B.O.X. L.C.T. (L.7M.)

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 JUDGEMENT 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:	01-22-97
DRAWN BY:	ABR
CHK'D BY:	
F.O.:	
DWG. NAME:	2282-33-PLAT

RAVENGLASS PLACE
SUBDIVISION NO. 3
PART OF AMHERST TOWNSHIP ORIGINAL LOT 25
CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

KS ASSOCIATES, INC.
ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44036
PHONE: (216) 322-6317 * FAX: (216) 284-0623

ENGINEERS/SURVEYORS INCORPORATED

SHEET: 1 OF 2
JOB NO. 92629-3

486818

486818

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	350.00'	137.76'	69.78'	136.87'	N 14°41'29" W	22°33'03"
2	350.00'	164.11'	83.59'	162.61'	S 12°32'03" E	26°51'57"
3	80.00'	125.66'	80.00'	113.14'	N 44°06'04" W	90°00'00"
4	229.63'	172.84'	90.75'	168.79'	N 69°26'54" E	43°07'36"
5	375.00'	123.48'	62.30'	122.92'	S 57°19'04" W	18°51'57"
6	375.00'	157.96'	80.17'	156.79'	N 78°49'04" E	24°08'03"
7	380.00'	151.82'	76.94'	150.81'	N 14°31'17" W	22°53'28"
8	25.00'	37.10'	22.92'	33.79'	S 16°33'01" W	85°02'04"
9	405.00'	79.04'	39.65'	78.92'	N 53°28'34" E	11°10'57"
10	199.63'	150.26'	78.89'	146.74'	S 69°26'54" W	43°07'36"
11	259.63'	195.43'	102.60'	190.84'	N 69°26'54" E	43°07'36"
12	345.00'	57.02'	28.57'	56.95'	N 52°37'10" E	09°28'08"
13	25.00'	42.18'	28.10'	37.35'	S 74°18'24" E	96°40'45"
14	320.00'	150.05'	76.43'	148.68'	S 12°32'03" E	26°51'57"
15	110.00'	172.79'	110.00'	155.56'	N 44°06'04" W	90°00'00"
16	50.00'	78.54'	50.00'	70.71'	N 44°06'04" W	90°00'00"
17	380.00'	178.18'	90.76'	176.55'	N 12°32'03" W	26°51'57"
18	25.00'	45.01'	31.51'	39.17'	N 25°36'22" E	103°08'47"
19	345.00'	82.53'	41.46'	82.33'	S 84°01'56" W	13°42'20"
20	405.00'	120.92'	60.92'	120.48'	S 82°19'53" W	17°06'26"
21	25.00'	35.02'	21.07'	32.22'	N 66°05'41" W	80°15'19"
22	320.00'	123.69'	62.63'	122.92'	N 14°53'37" W	22°08'49"
23	380.00'	77.71'	38.99'	77.58'	S 08°56'04" E	11°43'02"
24	380.00'	74.11'	37.17'	73.99'	N 20°22'48" W	11°10'26"
25	199.63'	21.00'	10.51'	20.99'	N 50°53'55" E	06°01'38"
26	199.63'	129.26'	66.99'	127.01'	N 72°27'43" E	37°05'57"
27	259.63'	77.99'	39.29'	77.69'	N 82°24'33" E	17°12'37"
28	259.63'	77.99'	39.29'	77.69'	N 65°11'47" E	17°12'36"
29	259.63'	39.45'	19.76'	39.41'	N 52°13'58" E	08°42'23"
30	320.00'	117.05'	59.19'	116.40'	N 15°29'17" W	20°57'29"
31	320.00'	33.00'	16.51'	32.98'	S 02°03'18" E	05°54'28"
32	110.00'	28.58'	14.37'	28.50'	N 06°32'43" W	14°53'19"
33	110.00'	66.00'	34.03'	65.02'	N 31°10'44" W	34°22'41"
34	110.00'	71.84'	37.25'	70.57'	S 67°04'39" E	37°25'10"
35	380.00'	91.33'	45.89'	91.11'	N 08°04'21" W	13°46'16"
36	380.00'	73.01'	36.62'	72.90'	S 20°27'45" E	11°00'32"
37	405.00'	56.14'	28.12'	56.10'	N 86°54'49" E	07°56'34"
38	405.00'	64.78'	32.46'	64.71'	S 78°21'36" W	09°09'52"
39	411.35'	37.29'	18.66'	37.28'	N 86°23'29" W	05°11'38"
40	350.00'	27.05'	13.53'	27.04'	N 01°12'08" W	04°25'41"
41	1000.19'	103.69'	51.89'	103.65'	N 03°58'54" E	05°56'25"
42	110.00'	6.36'	3.18'	6.36'	S 87°34'57" E	03°18'50"
43	380.00'	14.51'	7.25'	14.51'	S 86°23'26" W	02°11'15"
44	320.00'	10.21'	5.10'	10.20'	N 85°15'59" E	01°49'38"
45	380.00'	13.83'	6.92'	13.83'	N 00°07'02" W	02°05'09"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N00°53'56"E	10.00'
L2	S35°48'20"W	10.00'
L3	S16°11'23"E	10.02'
L4	S89°46'22"W	9.62'
L5	S82°28'52"W	109.94'
L6	N62°16'25"W	14.62'
L7	S27°43'35"W	10.00'
L8	S62°16'25"E	16.25'
L9	N88°59'19"W	14.05'
L10	N87°29'02"E	111.96'
L12	S86°04'52"E	40.19'
L13	S83°38'50"E	29.91'
L14	N89°26'29"E	124.26'

RLR CONSTRUCTION, INC
ORV 285 P 681

RLR CONSTRUCTION, INC
ORV 285 P 679

RLR CONSTRUCTION, INC
ORV 303 P 855 & 856
PARCEL NO 1

OUT ΔF Δ5-ΔΔ-Δ25-ΔΔ-Δ15

8.5Δ A.

Δ1Δ

8.61 A.

ΔΔΔ

5.53 A.

INTA PLAT

22.64 A.

-9.62 A.

REMAINDER Δ5-ΔΔ-Δ25-ΔΔ-Δ84

13.Δ2 A.

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 JUDGEMENT UPON THE AWARD RENDERED IN SUCH ARBITRATION MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

#00025

APPROVED
LORAIN CO.
MAP DEPT.

DATE 8-29-97
 PAID 500.00
 BY [Signature]
 00025

DATE:	01-22-97
DRAWN BY:	YY/EC/CCC/REB
CHK'D BY:	
F.B.:	322
DWG. NAME:	2202-3PLAT12
PROJECT:	ORV10

REVISIONS

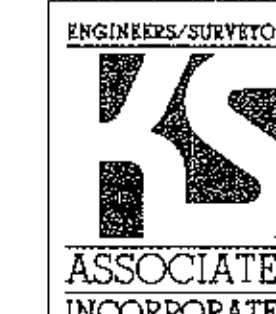
RAVENGLASS PLACE
SUBDIVISION NO 3

FINAL PLAT

KS ASSOCIATES, INC.

ENGINEERS/SURVEYORS
 424 Middle Avenue
 P.O. Box 89
 Elyria, Ohio 44036

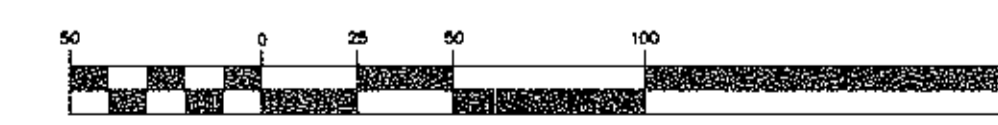
PHONE (216) 322-6317 FAX (216) 284-0623



SHEET 2 OF 2
 JOB NO. 92629-3

- LEGEND:
- IRON PIPE FD. (I.P. FD.)
 - IRON PIPE SET
 - MONUMENT BOX SET

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.