

COVENTRY PLACE SUBDIVISION

PART OF AMHERST TOWNSHIP ORIGINAL LOT NOS. 16 & 25

NOW IN

CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

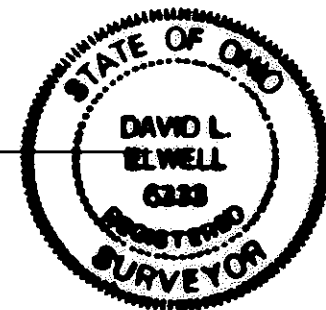
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED COVENTRY PLACE AS SHOWN HEREON, CONTAINING 13.5101 ACRES OF LAND IN ORIGINAL AMHERST TOWNSHIP LOTS 16 & 25, 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 = 13.5101 ACRES, AREA OF STREET RIGHT OF WAY = 1.9669 ACRES, AREA OF LOTS = 11.5432 ACRES.

LEGEND:

- I.P. FD.
- I.P. SET

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



OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF COVENTRY PLACE, HAVING EXAMINED 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. Riggsby, Jr.
ROBERT L. RIGSBY, PRESIDENT

Margaret M. Kent
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. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 30th DAY OF November, 1999.

Margaret Kent
NOTARY PUBLIC

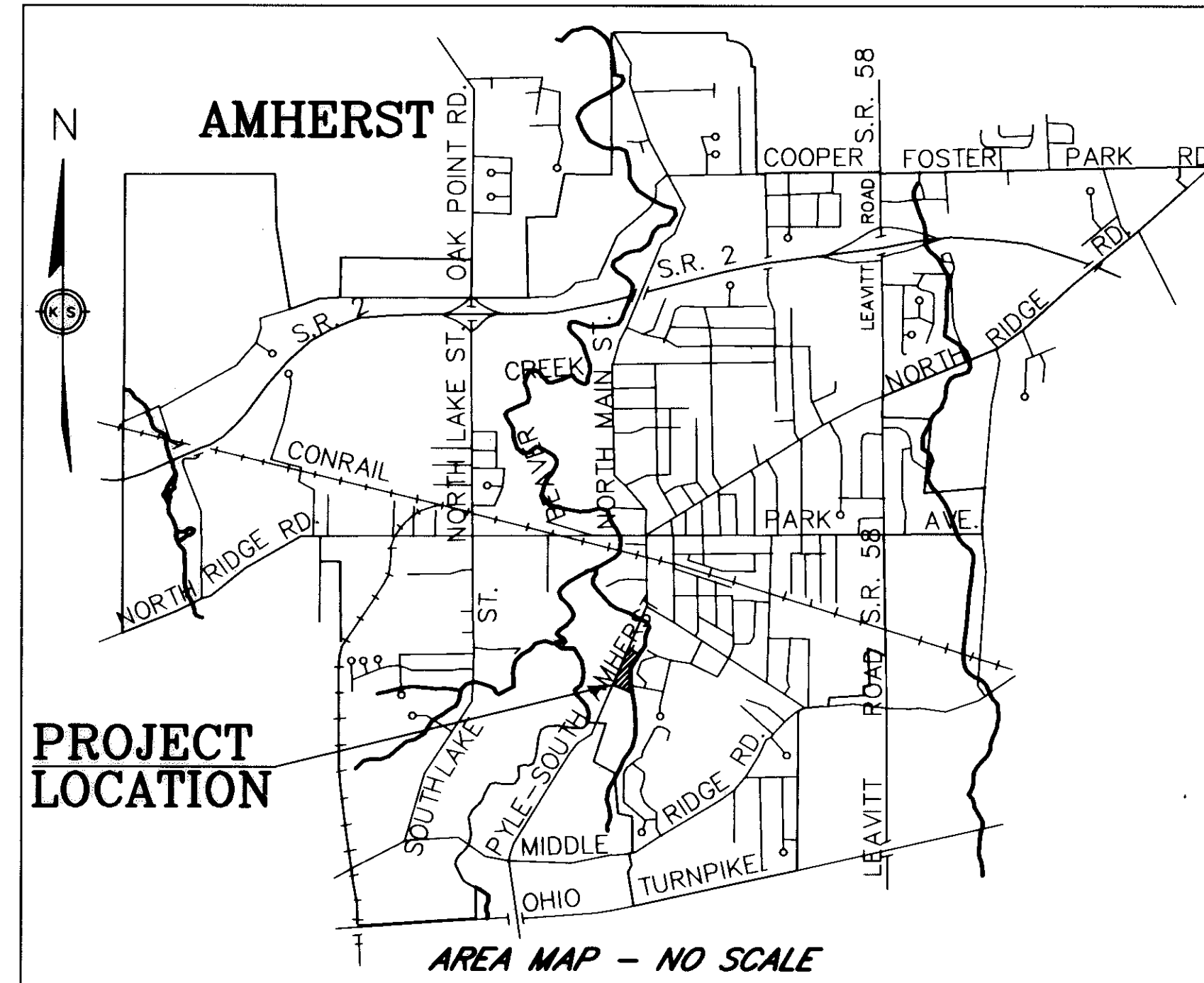
MY COMMISSION EXPIRES: 11-28-03

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING OHIO SAVINGS BANK MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF COVENTRY PLACE 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 Eric Edlund VICE PRESIDENT
Kathleen M. Flynn KATHLEEN M. FLYNN WITNESS



AREA IN LOTS	= 11.5432 Ac.	AREA IN O.L. 16	= 5.4656 Ac.
AREA IN R.O.W.	= 1.9669 Ac.	AREA IN O.L. 25	= 8.0445 Ac.
TOTAL AREA	= 13.5101 Ac.	TOTAL AREA	= 13.5101 Ac.

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, Vice President REPRESENTING Ohio Savings 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 21st DAY OF March, 2000.

Patricia L. Isenstadt
NOTARY PUBLIC



PATRICIA L. ISENSTADT, Notary Public
State of Ohio - Cuyahoga County
My Commission Exp. Jan. 31, 2001

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF COVENTRY PLACE AND FIND THE MONUMENTS INDICATED ARE SUFFICIENT TO DEFINE THE STREET AS SHOWN HEREON AND APPROVE THE SAME FOR RECORDING PURPOSES ONLY.

Milton Demery P.E. 12-9-99
AMHERST CITY ENGINEER DATE

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF COVENTRY PLACE IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AMHERST FOR RECORDING PURPOSES ONLY.

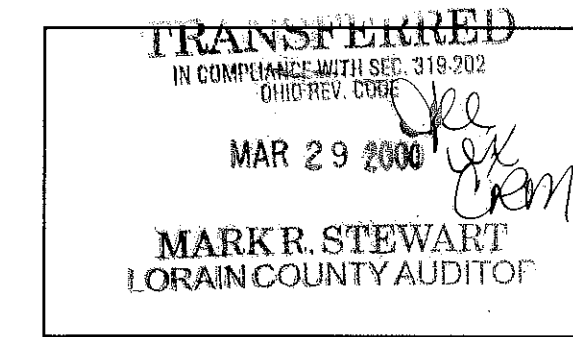
Kevin Beed 3/17/00
CHAIRMAN, PLANNING COMMISSION DATE

CITY COUNCIL

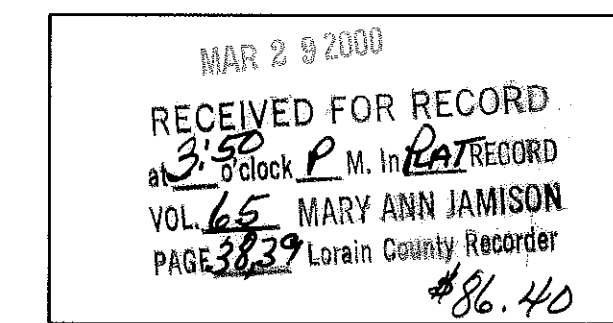
THIS IS TO CERTIFY THAT THIS PLAT OF COVENTRY PLACE WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF AMHERST, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 13th DAY OF March, 2000

Mayor John Higgins
MAYOR

Olga Sivinski
CLERK OF COUNCIL



LORAIN COUNTY AUDITOR



LORAIN COUNTY RECORDER

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:	10-27-98
DRAWN BY:	DAFL
CH'D BY:	
F.B.:	NONE
DWG. NAME:	870807-PLATT
REVISIONS	
3-10-99	CITY ENGINEER REVISIONS
2-9-99	R.O.W. EDIT
1-21-99	REVISIONS PER STORMWATER MANAGEMENT DESIGN
10-30-98	REVISIONS PER CLIENT COMMENTS AND FLOOD PLAIN LOCATION
10-27-98	ORIGINAL ISSUE

COVENTRY PLACE

PART OF AMHERST TWP. ORIGINAL LOTS Nos 25 & 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 (440) 322-6317 * LORAIN (440) 244-5757



SHEET 1 OF 2
JOB NO. 97108

67604

67604



BASIS OF BEARINGS
CENTERLINE OF SOUTH MAIN STREET
ASSUMED AT 23°00'00"W FROM
ORV 1141, P 492

AREA IN LOTS = 11.5432 Ac.
AREA IN ROW = 1.9669 Ac.
TOTAL AREA = 13.5101 Ac.
AREA IN O.L. 16 = 5.4656 Ac.
AREA IN O.L. 25 = 8.0445 Ac.
TOTAL AREA = 13.5101 Ac.

AKA SOUTH MAIN ST. 60'
PYLE SOUTH AMHERST RD. 60'

ROBERT J & ELEANOR M HUDAK
PARCEL # 05-00-016-102-007

JAMES T. BARNICLE
PARCEL # 05-00-016-101-030
INST# 980556828

GARY L & REGINA L NICHOLS
PARCEL # 05-00-016-102-023
V 1427 P 211

R.L.R. CONSTRUCTION INC.
PARCEL # 05-00-016-102-024

JAMES E JR. & WENDY T. OHLIGER
PARCEL # 05-00-016-101-020
ORV 1003 P 136

MARY JUNE STREHLE
PARCEL # 05-00-016-101-041
ORV 1238 P 427

TARVIN & BEATRICE M. PORTER
PARCEL # 05-00-016-102-020
ORV 1483 P 1087

TARVIN & BEATRICE M. PORTER
PARCEL # 05-00-016-102-010
ORV 1483 P 1085

VIRBLE & EDITH M. ROSS
PARCEL # 05-00-016-102-011
DV 1341 P 633

JESSE E. & HEIDI E. VIPPERMAN
PARCEL # 05-00-016-102-012
INST# 980551232

ROBERT & PEARL MCGANN
PARCEL # 05-00-016-102-013
DV 945 P 952

MICHAEL R. & LAURENE R. PASZTOR
PARCEL # 05-00-016-102-014
ORV 1469 P 116

TILLIE SROKA
PARCEL # 05-00-016-102-016
INST# 980551232

JOSEPH E. & LEONA SROKA
PARCEL # 05-00-016-102-017

60' EASEMENT TO THE
CITY OF AMHERST FOR
RIGHT-OF-WAY PURPOSES

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.

DATE: 10-27-98	
DRAWN BY: DAFL	
CH'D BY: DE	
F.B. 492	
DWG. NAME: 1-PLAT01	
REVISIONS	
3-10-99	CITY ENGINEER REVISIONS
2-9-99	R.O.W. EDIT
1-21-99	REVISIONS PER STORMWATER MANAGEMENT DESIGN
10-30-98	REVISIONS PER CLIENT COMMENTS AND FLOOD PLAIN LOCATION
10-27-98	ORIGINAL ISSUE

COVENTRY PLACE
PART OF AMHERST TWP. ORIGINAL LOT Nos 25 & 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
PHONE (440) 322-6317 * FAX: (440) 284-0623



SHEET 2 OF 2
JOB NO. 97108

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
1	152.88	179.96	48°40'25"	81.39	N67°52'21"W	148.32
2	43.54	50.00	49°53'37"	23.26	S68°28'58"E	42.18
3	39.32	60.00	37°32'50"	20.39	N74°39'21"W	38.62
4	65.03	60.00	62°05'56"	36.12	N24°49'59"W	61.89
5	54.45	60.00	51°59'36"	29.26	N32°12'47"E	52.60
6	30.14	50.00	34°32'21"	15.54	S40°56'24"W	29.69
7	16.10	50.00	18°27'13"	8.12	S14°26'37"W	16.03
8	200.35	150.00	76°31'39"	118.31	N53°56'24"W	185.78
9	160.28	120.00	76°31'39"	94.65	N53°56'24"W	148.63
10	110.84	186.54	34°02'44"	57.11	N01°20'48"E	109.22
11	175.43	216.54	46°25'03"	92.85	N07°31'57"E	170.67
12	85.37	246.89	19°48'41"	43.11	N15°07'21"E	84.94
13	40.28	186.32	12°23'13"	20.22	N24°34'38"E	40.20
14	24.54	246.89	05°41'40"	12.28	N27°52'32"E	24.53
15	76.98	1234.32	03°34'24"	38.50	S28°56'28"W	76.97
16	89.21	1234.32	04°08'27"	44.62	S25°05'02"W	89.19
17	162.13	1200.00	07°44'29"	81.19	S26°52'14"W	162.01
18	92.75	1182.92	04°29'32"	46.40	S28°27'10"W	92.72
19	65.33	1182.92	03°09'52"	32.67	S24°37'28"W	65.32
20	54.95	50.00	62°57'52"	30.62	S08°28'56"E	52.22
21	62.83	60.00	60°00'00"	34.64	S07°00'00"E	60.00
22	191.60	60.00	182°57'52"	2318.91	N51°31'04"E	119.96

- LEGEND**
- ⊠ - EXISTING MONUMENT BOX
 - - IRON PIN/PIPE FOUND
 - - IRON PIN/SET CAPPED "KS ASSOCIATES INC."
 - - DRILL HOLE
 - - PKNAIL
 - REC - RECORD
 - CALC - CALCULATED
 - MEAS - MEASURED
 - FND - FOUND