

ORCHARD GLEN SUBDIVISION NO. 1

PART OF AMHERST TOWNSHIP ORIGINAL LOT NO. 99

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 ORCHARD GLEN SUBDIVISION NO. 1 AS SHOWN HEREON, CONTAINING 19.2117 ACRES OF LAND IN AMHERST TOWNSHIP ORIGINAL LOT 99, 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 = 19.2117 ACRES, AREA OF STREET RIGHT OF WAY = 2.7693 ACRES, AREA OF LOTS = 15.8641 ACRES.

LEGEND:
● I.P. FD.
○ I.P. SET

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



OWNER'S CERTIFICATE

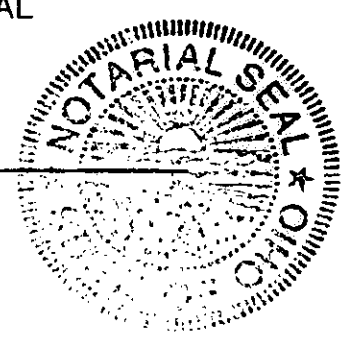
THIS IS TO CERTIFY THAT THE UNDERSIGNED, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF ORCHARD GLEN SUBDIVISION NO. 1, HAVING EXAMINED THE SAME, ACCEPTS IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE ALL STREETS AND EASEMENTS AS SHOWN HEREON. REPRESENTING OSTER CONSTRUCTION, INC.:

Thomas Oster
THOMAS OSTER, PRESIDENT
Smia Pahn
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 OSTER CONSTRUCTION, INC. BY THOMAS OSTER, ITS 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 20 DAY OF July, 2000

Smia Pahn
NOTARY PUBLIC

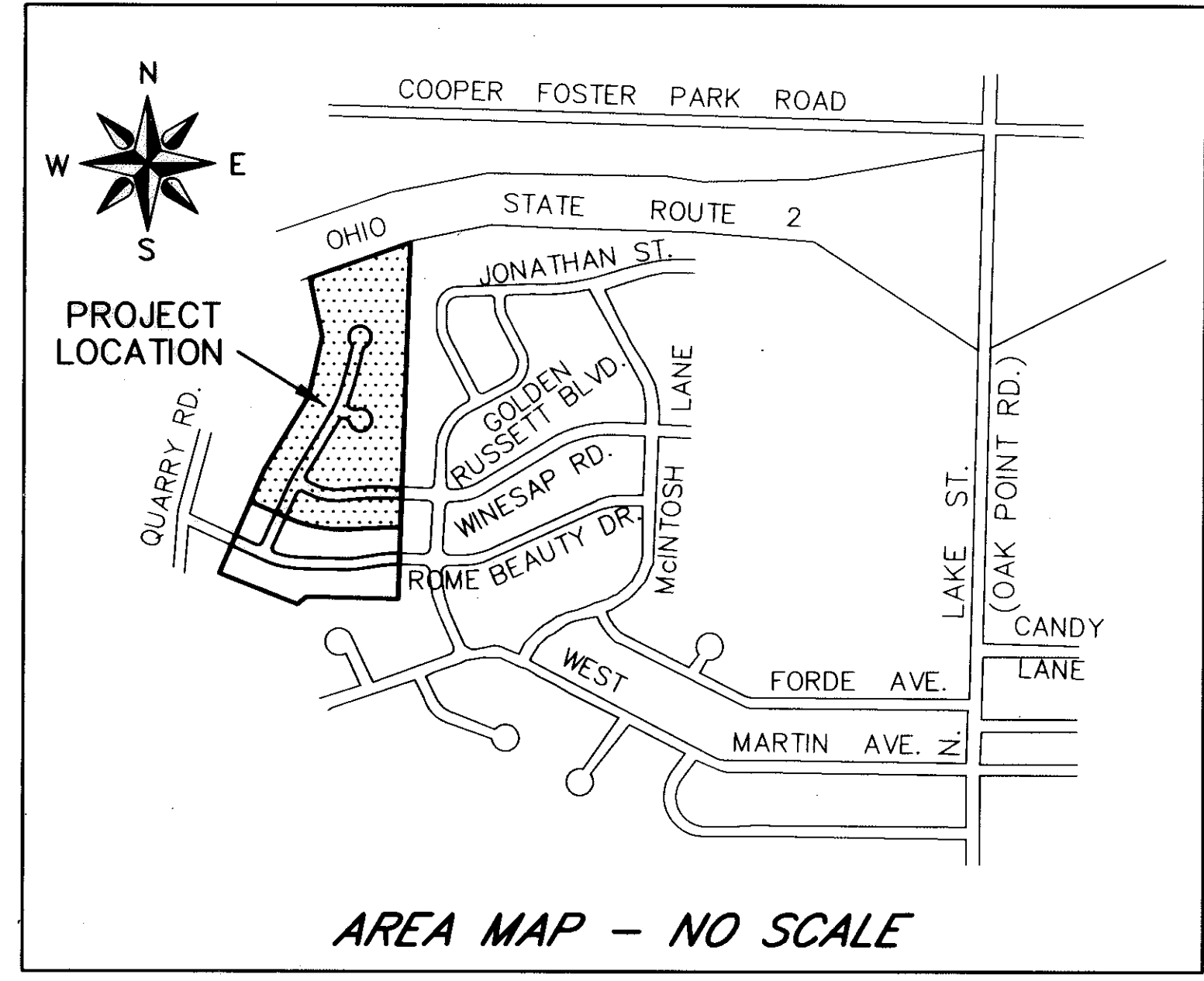


MY COMMISSION EXPIRES: April 1, 2002

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING First Merit Bank NA MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF ORCHARD GLEN SUBDIVISION NO. 1 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 First Merit Bank NA
Jeffrey J. Calabrese Vice President
Smia Pahn WITNESS



AREA MAP - NO SCALE

AREA IN LOTS	= 15.8641 Ac.	AREA IN O.L. 99	= 19.2117 Ac.
AREA IN R.O.W.	= 2.7693 Ac.	TOTAL AREA	= 19.2117 Ac.
AREA IN BLOCK A	= 0.5783 Ac.		
TOTAL AREA	= 19.2117 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 Jeffrey J. Calabrese REPRESENTING First Merit Bank NA WHO ACKNOWLEDGED THAT he DID SIGN THIS PLAT AND THAT IT WAS his OWN FREE ACT AND DEED.

Smia Pahn
NOTARY PUBLIC



MY COMMISSION EXPIRES: April 1, 2002

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF ORCHARD GLEN SUBDIVISION NO. 1 AND FIND THE MONUMENTS INDICATED ARE SUFFICIENT TO DEFINE THE STREET AS SHOWN HEREON AND APPROVE THE SAME FOR RECORDING PURPOSES ONLY.

Milton Sommerer PE. 6/19/00
AMHERST CITY ENGINEER DATE

PLANNING COMMISSION

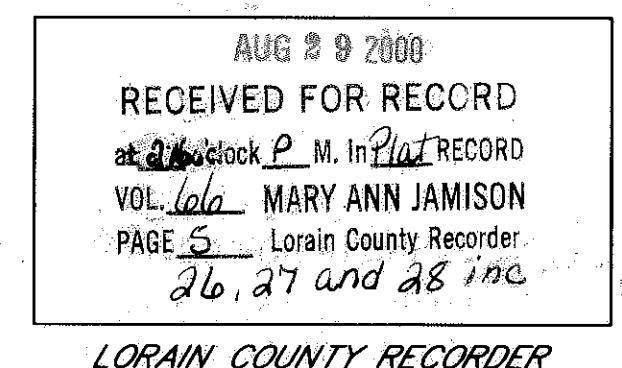
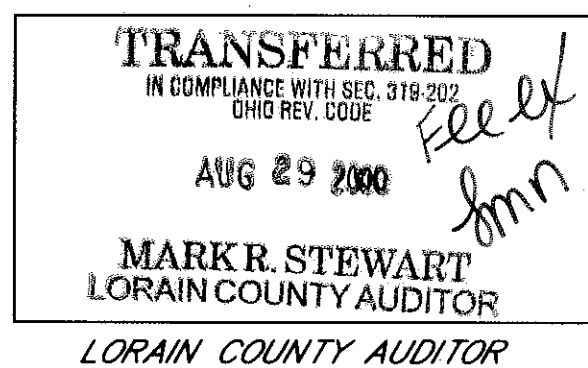
THIS IS TO CERTIFY THAT THIS PLAT OF ORCHARD GLEN SUBDIVISION NO. 1 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AMHERST FOR RECORDING PURPOSES ONLY.

Karin Reed 8/1/00
CHAIRMAN, PLANNING COMMISSION DATE

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF ORCHARD GLEN SUBDIVISION NO. 1 WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF AMHERST, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 27th DAY OF July, 2000.

John Higgins Mayor
Olga Sivinski Clerk of Council



DRAINAGE EASEMENT

AN EASEMENT PER CITY OF AMHERST ORDINANCE NO. 0-98-12 FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF A STORM SEWER SYSTEM, BEING TWENTY (20) FEET IN WIDTH, LOCATED ALONG EACH REAR AND SIDE LOT LINE, 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. WHERE POSSIBLE, THE EASEMENT SHALL BE LOCATED TEN FEET ON BOTH ADJOINING PROPERTIES. THE CITY RESERVES THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME BUT DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING ANY STORM WATER DRAINAGE SYSTEM LOCATED WITHIN THE EASEMENT. A PERMIT SHALL BE OBTAINED FROM THE BUILDING INSPECTOR TO CHANGE OR ALTER THE ESTABLISHED GRADE AS STATED IN THE WATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL ORDINANCE. AN EASEMENT SHALL BE RECORDED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

129 60 me
Box TRUE TITLE (TND)

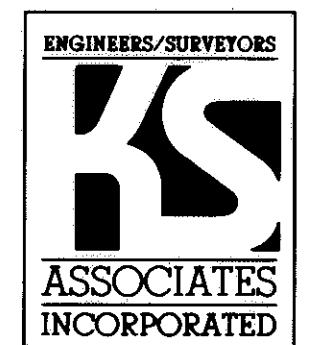
REVISIONS	
05-02-00	ADDED BLOCK A TO AREA TABULATION
XX-XX-XX	ORIGINAL ISSUE

ORCHARD GLEN SUBDIVISION NO. 1

PART OF AMHERST TWP. ORIGINAL LOT No. 99
CITY OF AMHERST COUNTY OF LORAIN STATE OF OHIO

KS ASSOCIATES, INC.

ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 569
Elyria, Ohio 44036
ELYRIA (440) 322-6317 * FAX (440) 284-0623



SHEET 1 OF 3
JOB NO. 99073

DATE: 8-24-99 DRAWN BY: CB CHECKED BY: LSM, DLE (DWG. NAME: 1-PLAT 02)

JOYCE A. VASKO
R.V. 1013, P. 382
00-098-000-101

DONALD W. & LINDA J. FINDLEY
O.R. 1013, P. 380
05-00-098-000-100

DONALD W. & LINDA J. FINDLEY
O.R. 1021, P. 680
05-00-099-000-119

RAY D. & BRENDA K. THOMAS
O.R. 1021, P. 682
05-00-099-000-120

STANFORD M. & BARBARA A. KRIEG
O.R. 1021, P. 684
05-00-099-000-121

APPLE ORCHARD
SUBDIVISION NO. 4
PLAT VOL. 50, PAGES 42-44

APPLE ORCHARD
SUBDIVISION NO. 5
PLAT VOL. 52, PAGES 15 AND 16

APPLE ORCHARD
SUBDIVISION NO. 6
PLAT VOL. 53, PAGES 73-74

APPLE ORCHARD
SUBDIVISION NO. 8
PLAT VOL. 59, PAGES 34 AND 35

AREA IN LOTS = 15.8641 Ac.
AREA IN ROW = 2.7693 Ac.
AREA IN BLOCK A = 0.5783 Ac.
TOTAL AREA = 19.2117 Ac.

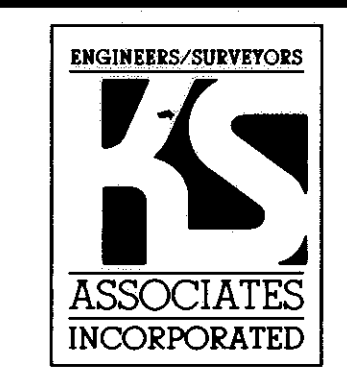
REVISIONS	
06-05-00	MISC. REVISIONS - PER COMMENTS
05-02-00	ADDED STORM SEWER EASEMENT

ORCHARD GLEN SUBDIVISION NO. 1

PART OF AMHERST TOWNSHIP ORIGINAL LOT NO. 99
CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

KS ASSOCIATES, INC.

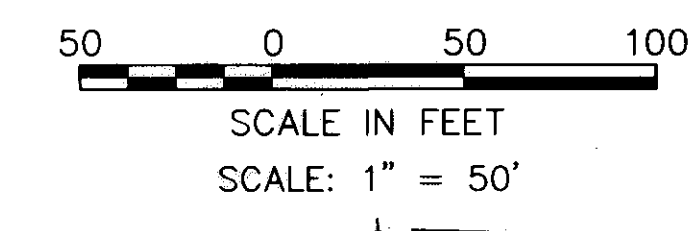
ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 569
Elyria, Ohio 44036



SHEET 2 OF 3
JOB NO. 99073

TAX MAP DEPT. COPY # 00275

66/27

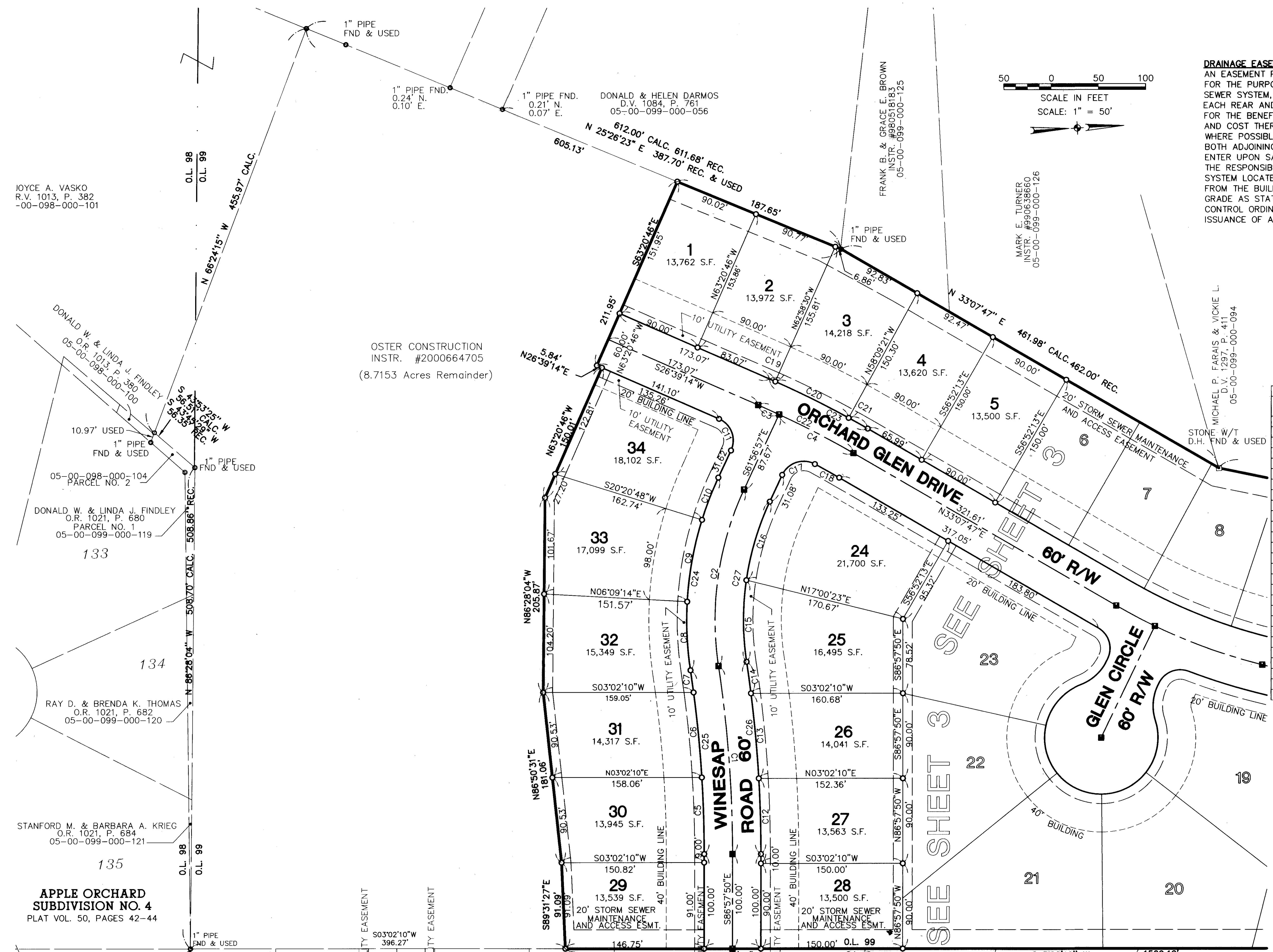


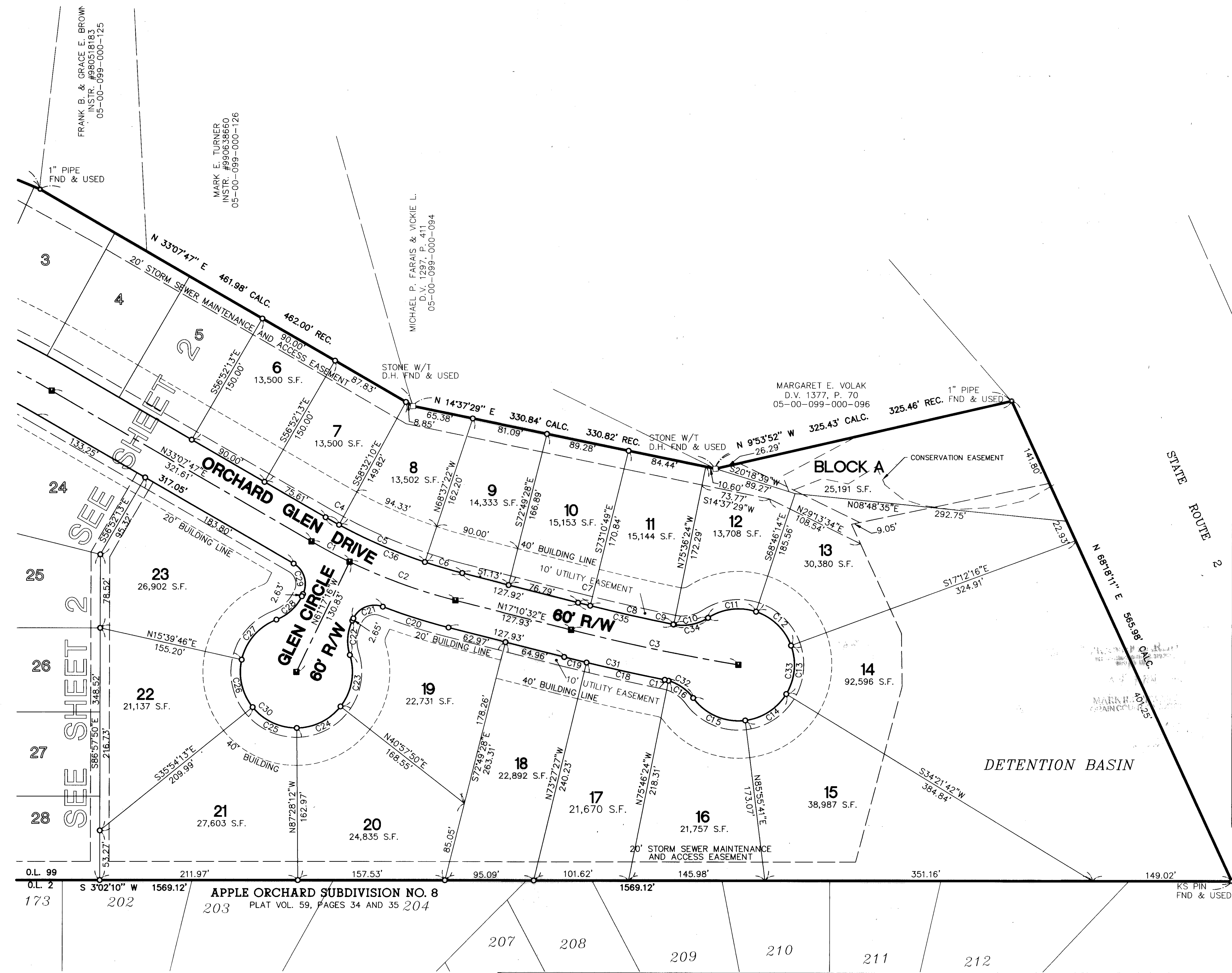
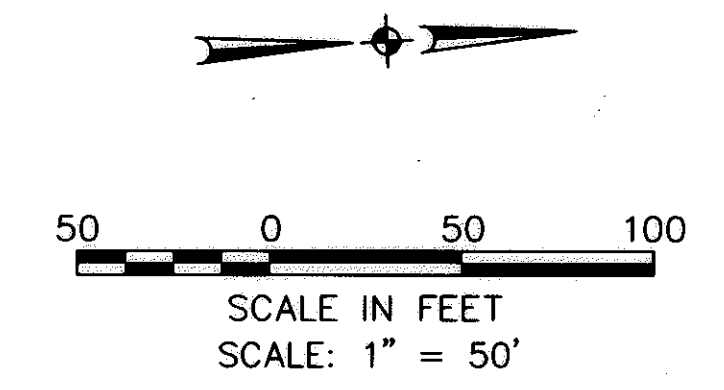
DRAINAGE EASEMENT
AN EASEMENT PER CITY OF AMHERST ORDINANCE NO. 0-98-12 FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF A STORM SEWER SYSTEM, BEING TWENTY (20) FEET IN WIDTH, LOCATED ALONG EACH REAR AND SIDE LOT LINE, IS RESERVED BY THE ALLOTTER FOR THE BENEFIT OF THE CITY OF AMHERST, OHIO AND ALL MAINTENANCE AND COST THEREOF SHALL BE PAID FOR BY THE PROPERTY OWNERS. WHERE POSSIBLE, THE EASEMENT SHALL BE LOCATED TEN FEET ON BOTH ADJOINING PROPERTIES. THE CITY RESERVES THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME BUT DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING ANY STORM WATER DRAINAGE SYSTEM LOCATED WITHIN THE EASEMENT. A PERMIT SHALL BE OBTAINED FROM THE BUILDING INSPECTOR TO CHANGE OR ALTER THE ESTABLISHED GRADE AS STATED IN THE WATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL ORDINANCE. AN EASEMENT SHALL BE RECORDED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	199.62'	1328.75'	08°36'28"	100.00'	S88°43'56"W	199.43'
C2	191.08'	325.62'	33°37'20"	98.38'	S78°45'37"E	188.35'
C3	24.38'	1000.00'	01°23'49"	12.19'	S27°21'08"W	24.38'
C4	88.65'	1000.00'	05°04'44"	44.35'	S30°35'25"W	88.62'
C5	81.05'	1298.75'	03°34'32"	40.54'	N88°45'06"W	81.04'
C6	90.45'	1298.75'	03°59'24"	45.24'	S87°27'55"W	90.43'
C7	23.62'	1298.75'	01°02'31"	11.81'	S84°56'58"W	23.62'
C8	72.78'	355.62'	11°43'32"	36.52'	S89°42'31"E	72.65'
C9	88.09'	355.62'	14°11'34"	44.27'	S76°44'59"E	87.87'
C10	47.82'	355.62'	07°42'14"	23.94'	S65°48'04"E	47.78'
C11	39.88'	25.00'	91°23'49"	25.62'	S72°21'08"W	35.78'
C12	80.04'	1358.75'	03°22'31"	40.03'	N88°39'06"W	80.03'
C13	90.40'	1358.75'	03°48'43"	45.22'	S87°45'17"W	90.38'
C14	33.68'	1358.75'	01°25'13"	16.84'	S85°08'19"W	33.68'
C15	86.67'	295.62'	16°47'54"	43.65'	S87°10'20"E	86.36'
C16	86.80'	295.62'	16°49'26"	43.72'	S70°21'40"E	86.49'
C17	40.73'	25.00'	93°20'12"	26.50'	S15°16'52"E	36.37'
C18	29.50'	970.00'	01°44'33"	14.75'	S32°15'31"W	29.50'
C19	6.67'	1030.00'	00°22'16"	3.34'	S26°50'22"W	6.67'
C20	86.64'	1030.00'	04°49'10"	43.34'	S29°26'05"W	86.61'
C21	23.11'	1030.00'	01°17'08"	11.55'	S32°29'13"W	23.11'
C22	113.03'	1000.00'	06°28'33"	56.57'	N29°53'30"E	112.97'
C23	116.42'	1030.00'	06°28'33"	58.27'	N29°53'30"E	116.35'
C24	208.69'	355.62'	16°06'41"	107.44'	S78°45'37"E	205.70'
C25	195.11'	1298.75'	08°36'27"	97.74'	N88°43'56"E	194.93'
C26	204.13'	1358.75'	08°36'27"	102.26'	N88°43'56"E	203.93'
C27	173.48'	295.62'	33°37'20"	89.32'	N78°45'37"W	171.00'

LEGEND

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





CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	46.26'	600.00'	04°25'03"	23.14'	N30°55'15"E	46.25'
C2	120.81'	600.00'	11°32'12"	60.61'	N22°56'38"E	120.61'
C3	183.09'	2196.56'	04°46'33"	91.60'	N14°47'15"E	183.04'
C4	16.57'	570.00'	01°39'57"	8.29'	N32°17'49"E	16.57'
C5	100.35'	570.00'	10°05'12"	50.30'	N26°25'14"E	100.22'
C6	41.80'	570.00'	04°12'06"	20.91'	N19°16'35"E	41.79'
C7	13.46'	2166.56'	00°21'21"	6.73'	N16°59'51"E	13.46'
C8	91.27'	2166.56'	02°24'49"	45.64'	N15°36'46"E	91.26'
C9	0.48'	50.00'	00°33'08"	0.24'	N14°07'48"E	0.48'
C10	38.22'	50.00'	43°48'08"	20.10'	N08°02'50"W	37.30'
C11	53.59'	60.00'	51°10'39"	28.73'	S04°21'34"E	51.83'
C12	54.00'	60.00'	51°33'58"	28.98'	S47°00'45"W	52.20'
C13	54.00'	60.00'	51°33'58"	28.98'	N81°25'17"W	52.20'
C14	54.00'	60.00'	51°33'58"	28.98'	N29°51'19"W	52.20'
C15	63.66'	60.00'	60°47'22"	35.19'	N26°19'21"E	60.71'
C16	32.80'	50.00'	37°35'04"	17.01'	S37°55'30"W	32.21'
C17	4.19'	50.00'	04°47'56"	2.10'	S16°44'01"W	4.19'
C18	85.82'	2226.56'	02°12'30"	42.91'	N15°26'18"E	85.81'
C19	24.60'	2226.56'	00°37'59"	12.30'	N16°51'33"E	24.60'
C20	73.89'	630.00'	06°43'12"	36.99'	N20°32'08"E	73.85'
C21	37.17'	25.00'	85°11'00"	22.98'	S18°41'46"E	33.84'
C22	37.82'	50.00'	43°20'30"	19.87'	S82°57'31"E	36.93'
C23	58.22'	60.00'	55°35'36"	31.63'	N76°49'58"W	55.96'
C24	54.00'	60.00'	51°33'58"	28.98'	N23°15'11"W	52.20'
C25	54.00'	60.00'	51°33'58"	28.98'	N28°18'47"E	52.20'
C26	54.00'	60.00'	51°34'00"	28.98'	N79°52'47"E	52.20'
C27	59.05'	60.00'	56°23'28"	32.17'	S46°08'30"E	56.70'
C28	37.82'	50.00'	43°20'30"	19.87'	N39°37'01"W	36.93'
C29	37.34'	25.00'	85°34'57"	23.14'	S75°55'15"W	33.97'
C30	279.27'	60.00'	266°41'01"	63.58'	N28°42'44"E	87.27'
C31	110.42'	2226.56'	02°50'29"	55.22'	N15°45'18"E	110.41'
C32	36.99'	50.00'	42°22'59"	19.39'	N35°31'33"E	36.15'
C33	279.25'	60.00'	266°39'56"	63.60'	N76°36'56"W	87.29'
C34	38.70'	50.00'	44°21'15"	20.38'	N07°46'16"W	37.75'
C35	104.73'	2166.56'	02°46'11"	52.37'	N15°47'27"E	104.72'
C36	158.72'	570.00'	15°57'15"	79.88'	N25°09'09"E	158.21'

DATE: 8-24-99 \DRAWN BY: CB \CHECKED BY: LSM, DLE \DWG NAME: 1-PLAT03

APPLE ORCHARD SUBDIVISION NO. 8
PLAT VOL. 59, PAGES 34 AND 35

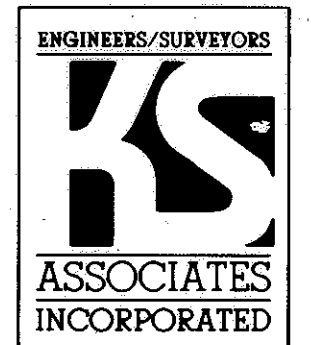
REVISIONS	
06-05-00	MISC. REVISIONS - PER COMMENTS
05-02-00	ADDED BLOCK A, DRAINAGE ESMT.
05-02-00	REVISED LOTS 12 & 13
01-20-00	REVISED STORM SEWER ESMT AND ADDED CONSERVATION ESMT

ORCHARD GLEN SUBDIVISION NO. 1

PART OF AMHERST TOWNSHIP ORIGINAL LOT NO. 99
CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

KS ASSOCIATES, INC.

ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 569
Elyria, Ohio 44036
PHONE: (440) 322-6317 * FAX: (440) 284-0623



SHEET 3 OF 3
JOB NO. 99073