

ORCHARD GLEN SUBDIVISION NO. 2

PART OF AMHERST TOWNSHIP ORIGINAL LOT NO.S 98 AND 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. 2 AS SHOWN HEREON, CONTAINING 8.7205 ACRES OF LAND IN AMHERST TOWNSHIP ORIGINAL LOTS 98 AND 99, NOW IN THE CITY OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO. AT ALL POINTS INDICATED BY 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 = 8.7205 ACRES, AREA OF STREET RIGHT OF WAY = 1.9358 ACRES, AREA OF LOTS = 6.7847 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. 2, 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 L. Oster
THOMAS OSTER, PRESIDENT

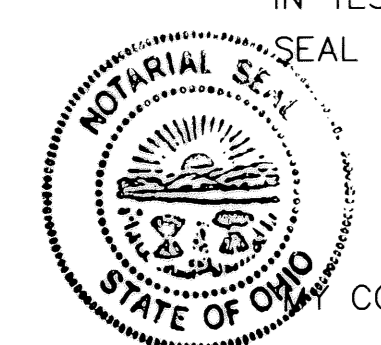
Jill M. Biro
WITNESS JILL M. BIRO

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 14th DAY OF August, 2001.

Jill M. Biro
NOTARY PUBLIC JILL M. BIRO

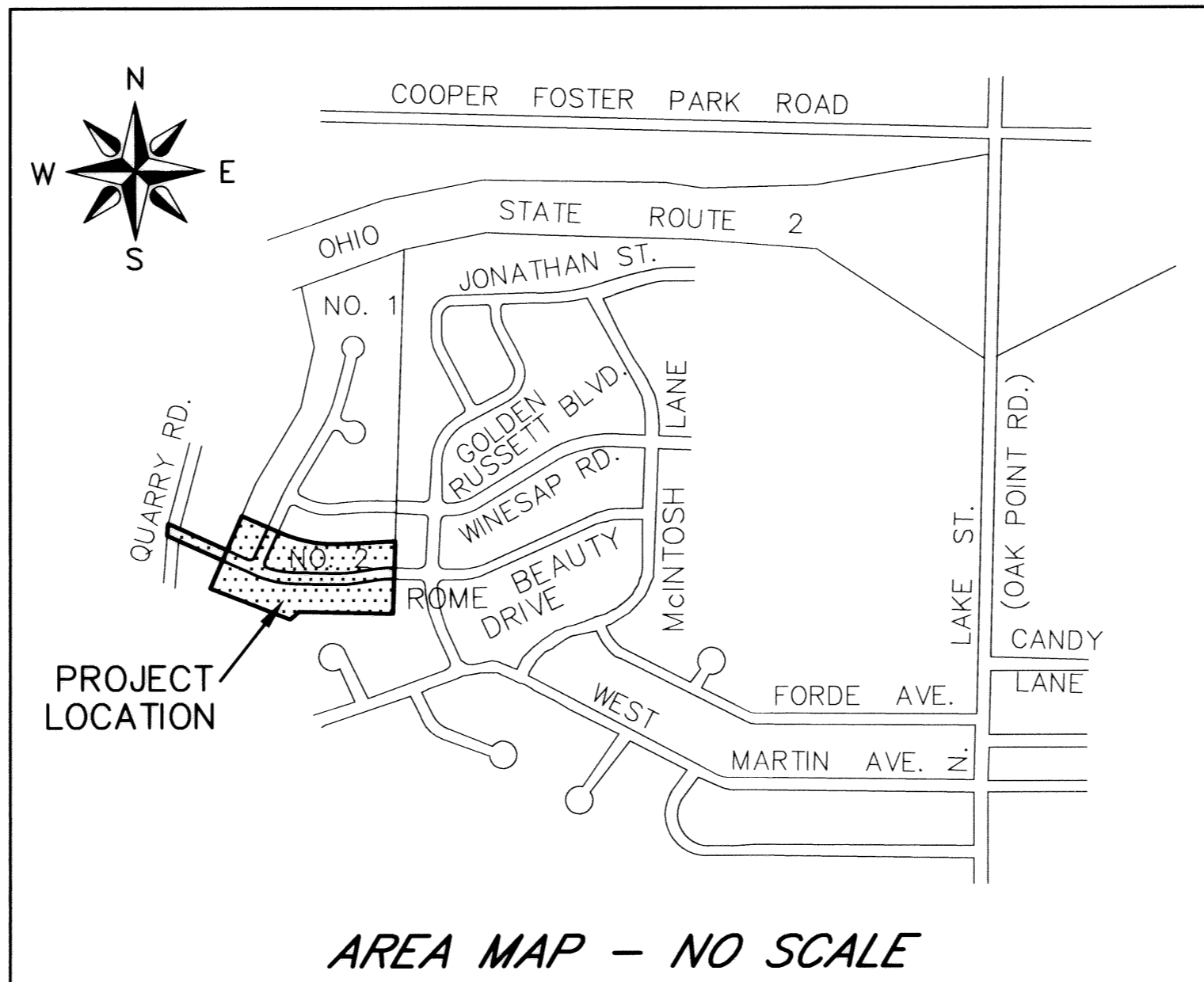


MY COMMISSION EXPIRES: April 29, 2004

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING FirstMerit Bank N.A. MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF ORCHARD GLEN SUBDIVISION NO. 2 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 FirstMerit Bank N.A.
Jeffrey J. Calabrese Jeffrey J. Calabrese Sr. Vice President
Barry H. Ezell WITNESS
TITLE



AREA MAP - NO SCALE

| | | | |
|----------------|--------------|-----------------|--------------|
| AREA IN LOTS | = 6.7847 Ac. | AREA IN O.L. 98 | = 0.0398 Ac. |
| AREA IN R.O.W. | = 1.9358 Ac. | AREA IN O.L. 99 | = 8.6807 Ac. |
| TOTAL AREA | = 8.7205 Ac. | TOTAL AREA | = 8.7205 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 FIRSTMERIT BANK N.A. 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 16th DAY OF AUGUST, 2001.

Barry H. Ezell
NOTARY PUBLIC BARRY H. EZELL



MY COMMISSION EXPIRES: October 10, 2005

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF ORCHARD GLEN SUBDIVISION NO. 2 AND FIND THE MONUMENTS INDICATED ARE SUFFICIENT TO DEFINE THE STREET AS SHOWN HEREON AND APPROVE THE SAME FOR RECORDING PURPOSES ONLY.

Milton Tommeray P.E.
MILTON TOMMERAY, CITY ENGINEER
DATE: 9-11-01

PLANNING COMMISSION

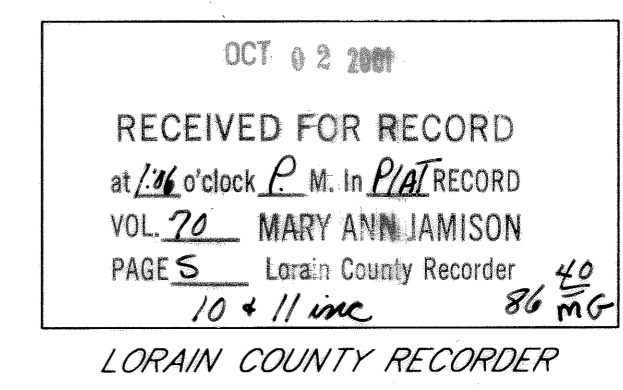
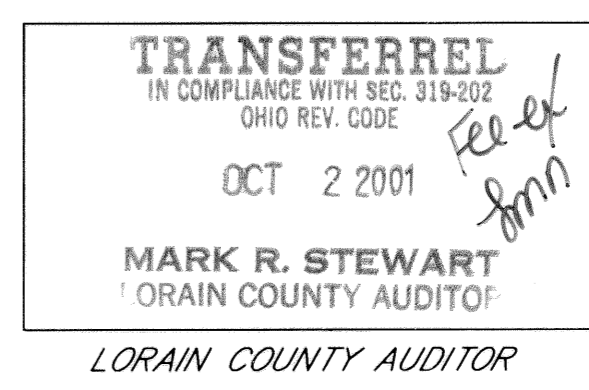
THIS IS TO CERTIFY THAT THIS PLAT OF ORCHARD GLEN SUBDIVISION NO. 2 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AMHERST FOR RECORDING PURPOSES ONLY.

Jim Head
CHAIRMAN, PLANNING COMMISSION
DATE: 9/13/01

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF ORCHARD GLEN SUBDIVISION NO. 2 WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF AMHERST, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 24th DAY OF July, 1992 (0-00-4)

Mary John Higgins MAYOR
Ilse Sivewick CLERK OF COUNCIL



Box: TRUE TITLE (GREG)

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.

| DATE | DATE | DESCRIPTION | BY |
|---------|---------|----------------|-----|
| 7-12-01 | 7-12-01 | ORIGINAL ISSUE | ABR |

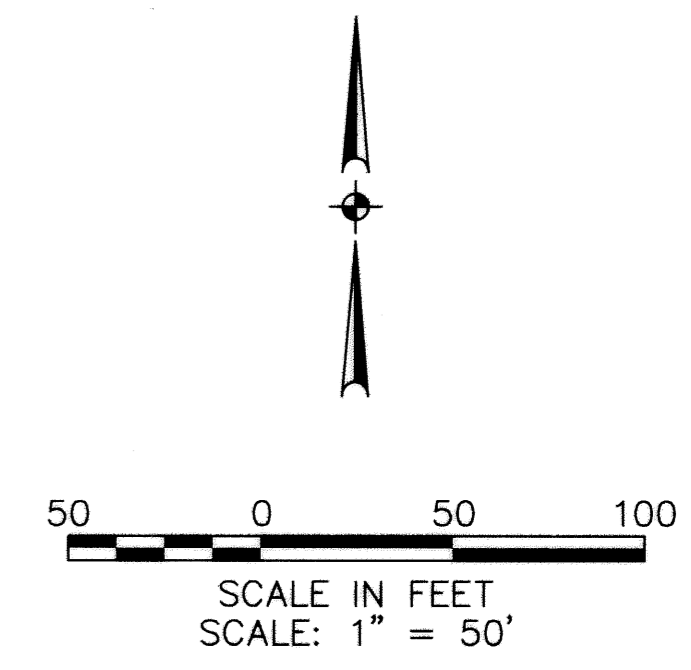
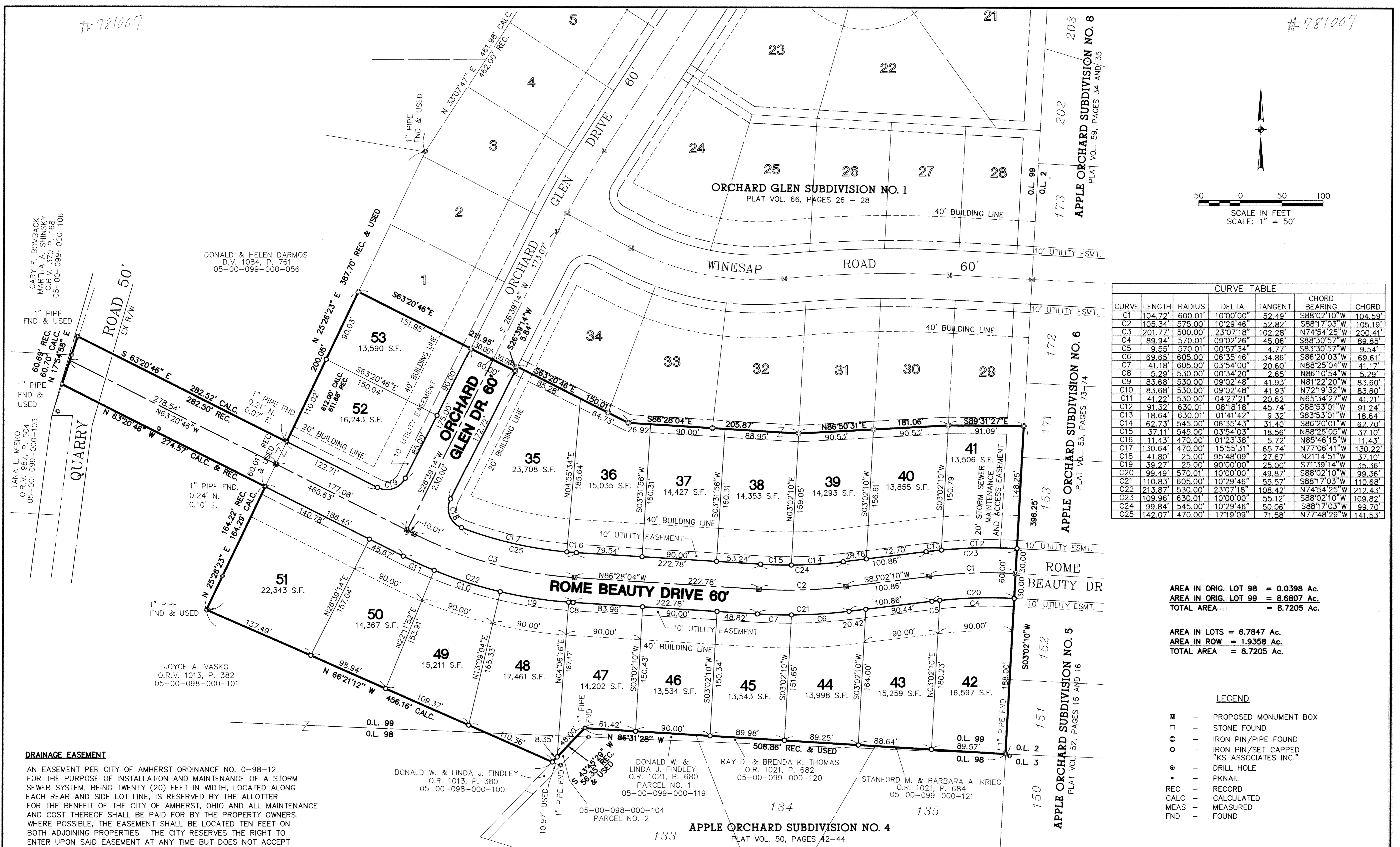


ORCHARD GLEN SUBDIVISION NO. 2
PART OF AMHERST TOWNSHIP ORIGINAL LOT NO.S 98 & 99
CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 2
JOB NO 99073

#781007

#781007



| CURVE TABLE | | | | | | |
|-------------|---------|---------|-----------|---------|---------------|---------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD BEARING | CHORD |
| C1 | 104.72' | 600.01' | 10°00'00" | 52.49' | S88°02'10"W | 104.59' |
| C2 | 105.34' | 575.00' | 10°29'46" | 52.82' | S88°17'03"W | 105.19' |
| C3 | 201.77' | 500.00' | 23°07'18" | 102.28' | N74°54'25"W | 200.41' |
| C4 | 89.94' | 570.01' | 09°02'26" | 45.06' | S88°30'57"W | 89.85' |
| C5 | 9.55' | 570.01' | 00°57'34" | 4.77' | S83°30'57"W | 9.54' |
| C6 | 69.65' | 605.00' | 06°35'46" | 34.86' | S86°20'03"W | 69.61' |
| C7 | 41.18' | 605.00' | 03°54'00" | 20.60' | N88°25'04"W | 41.17' |
| C8 | 5.29' | 530.00' | 00°34'20" | 2.65' | N86°10'54"W | 5.29' |
| C9 | 83.68' | 530.00' | 09°02'48" | 41.93' | N81°22'20"W | 83.60' |
| C10 | 83.68' | 530.00' | 09°02'48" | 41.93' | N72°19'32"W | 83.60' |
| C11 | 41.22' | 530.00' | 04°27'21" | 20.62' | N65°34'27"W | 41.21' |
| C12 | 91.32' | 630.01' | 08°18'18" | 45.74' | S88°53'01"W | 91.24' |
| C13 | 18.64' | 630.01' | 01°41'42" | 9.32' | S83°53'01"W | 18.64' |
| C14 | 62.73' | 545.00' | 06°35'43" | 31.40' | S86°20'01"W | 62.70' |
| C15 | 37.11' | 545.00' | 03°54'03" | 18.56' | N88°25'05"W | 37.10' |
| C16 | 11.43' | 470.00' | 01°23'38" | 5.72' | N85°46'15"W | 11.43' |
| C17 | 130.64' | 470.00' | 15°55'31" | 65.74' | N77°06'41"W | 130.22' |
| C18 | 41.80' | 25.00' | 95°48'09" | 27.67' | N21°14'51"W | 37.10' |
| C19 | 39.27' | 25.00' | 90°00'00" | 25.00' | S71°39'14"W | 35.36' |
| C20 | 99.49' | 570.01' | 10°00'00" | 49.87' | S88°02'10"W | 99.36' |
| C21 | 110.83' | 605.00' | 10°29'46" | 55.57' | S88°17'03"W | 110.68' |
| C22 | 213.87' | 530.00' | 23°07'18" | 108.42' | N74°54'25"W | 212.43' |
| C23 | 109.96' | 630.01' | 10°00'00" | 55.12' | S88°02'10"W | 109.82' |
| C24 | 99.84' | 545.00' | 10°29'46" | 50.06' | S88°17'03"W | 99.70' |
| C25 | 142.07' | 470.00' | 17°19'09" | 71.58' | N77°48'29"W | 141.53' |

AREA IN ORIG. LOT 98 = 0.0398 Ac.
 AREA IN ORIG. LOT 99 = 8.6807 Ac.
 TOTAL AREA = 8.7205 Ac.

AREA IN LOTS = 6.7847 Ac.
 AREA IN ROW = 1.9358 Ac.
 TOTAL AREA = 8.7205 Ac.

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

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.

| DATE | DESCRIPTION | BY |
|---------|-------------------------------------|-----|
| 7-12-01 | | |
| 9-28-01 | REVISED SUBLOTS 47 & 48 | ABR |
| 8-15-01 | REVISED BEARING SOUTH BOUNDARY LINE | ABR |
| 7-12-01 | ORIGINAL ISSUE | ABR |

KS ASSOCIATES
 KS ASSOCIATES, INC.
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 Elyria, Ohio 44036
 Phone (440) 365-4730
 Fax (440) 365-4790
 mailroom@ksassoc.com
 www.ksassoc.com

ORCHARD GLEN SUBDIVISION NO. 2

PART OF AMHERST TOWNSHIP ORIGINAL LOT No's 98 & 99
 CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET **2** OF **2**
 JOB NO. **99073**

70/11

Tax Map Dept. Copy # 01-00391

70/11