

SHADOW CREEK SUBDIVISION NO. 1

PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 17
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 SHADOW CREEK SUBDIVISION NO. 1 AS SHOWN HEREON, CONTAINING 10.2787 ACRES OF LAND IN ORIGINAL AMHERST TOWNSHIP LOT NO. 17, 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 = 10.2787 ACRES, AREA OF STREET RIGHT OF WAY = 1.9714 ACRES, AREA OF LOTS = 4.9112 ACRES, AREA OF BLOCKS = 3.3961 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 SHADOW CREEK 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 R.L.R. CONSTRUCTION, INC.:

Robert L. Rigsby, President
ROBERT L. RIGSBY, 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 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 24th DAY OF October, 2001.

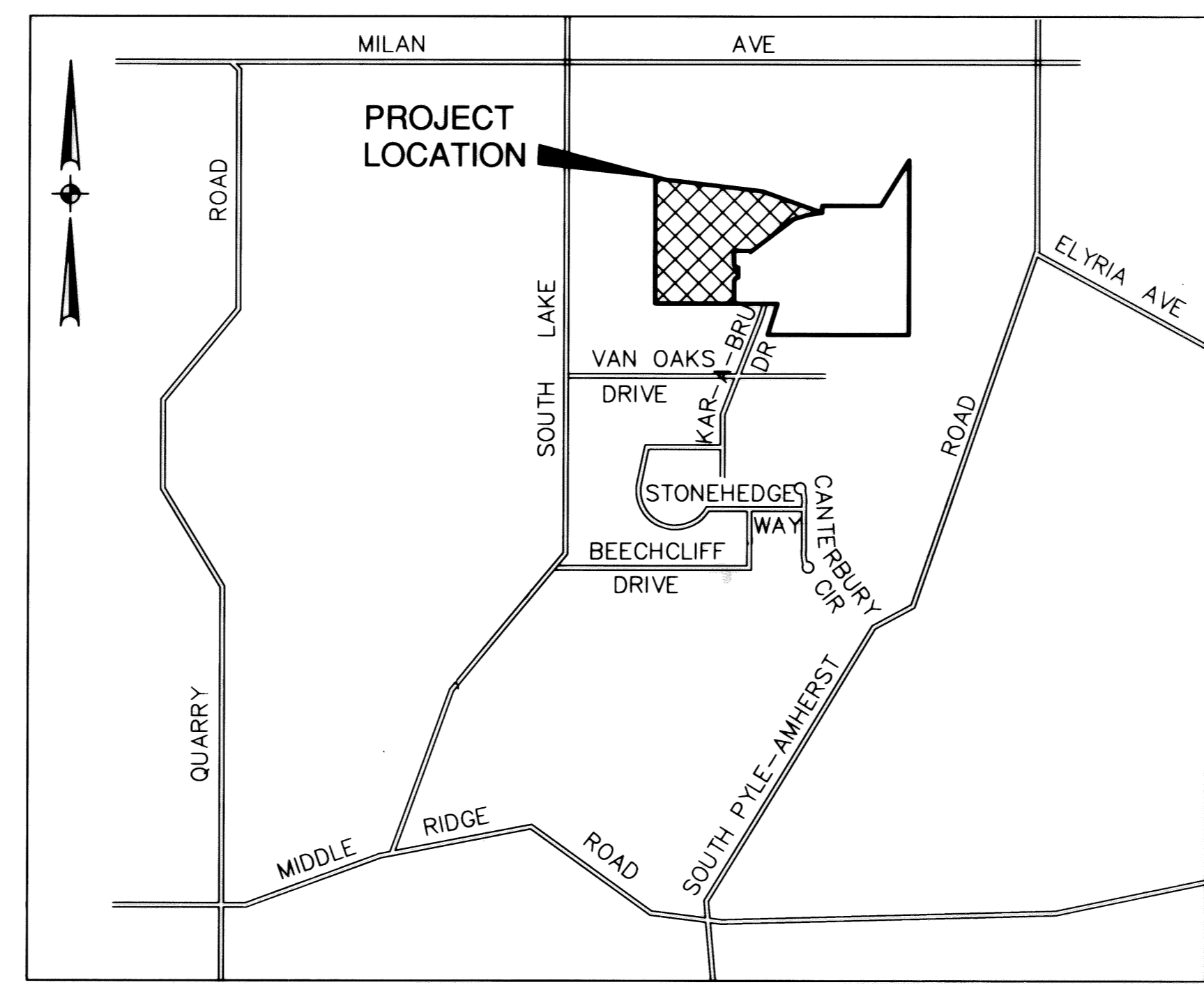
Donald P. Toth
NOTARY PUBLIC

MY COMMISSION EXPIRES: August 3, 2005

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING OHIO SAVINGS BANK MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF SHADOW CREEK 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 OHIO SAVINGS BANK
Eric D. Edlund Vice President
Peter C. Poss II Witness Ernest J. Fena



AREA MAP - NO SCALE

AREA IN LOTS = 4.9112 Ac.
AREA IN R.O.W. = 1.9714 Ac.
AREA IN BLOCKS = 3.3961 Ac.
TOTAL AREA = 10.2787 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 D. Edlund 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 7th DAY OF February, 2002.

Patricia L. Isenstadt
NOTARY PUBLIC

MY COMMISSION EXPIRES:



CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF SHADOW CREEK 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 Sommerang P.E. 02/05/02
CITY ENGINEER DATE

PLANNING COMMISSION

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

Kevin Reed 1/31/02
CHAIRMAN, PLANNING COMMISSION DATE

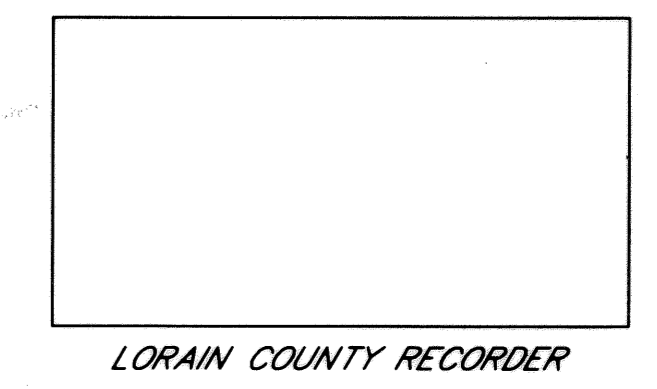
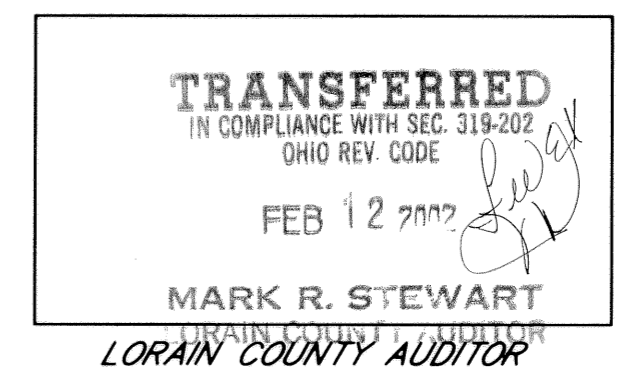
CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF SHADOW CREEK SUBDIVISION NO. 1 WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF AMHERST, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 21st DAY OF January, 2002.

John Higgins
MAYOR

Olga Swinski
CLERK OF COUNCIL

FEB 12 2002
RECEIVED FOR RECORD
at 3:30 o'clock P.M. in Plat RECORD
VOL. 71 MARY ANN JAMISON
PAGE 19 Lorain County Recorder
20
21 incl. \$129.60 TLM



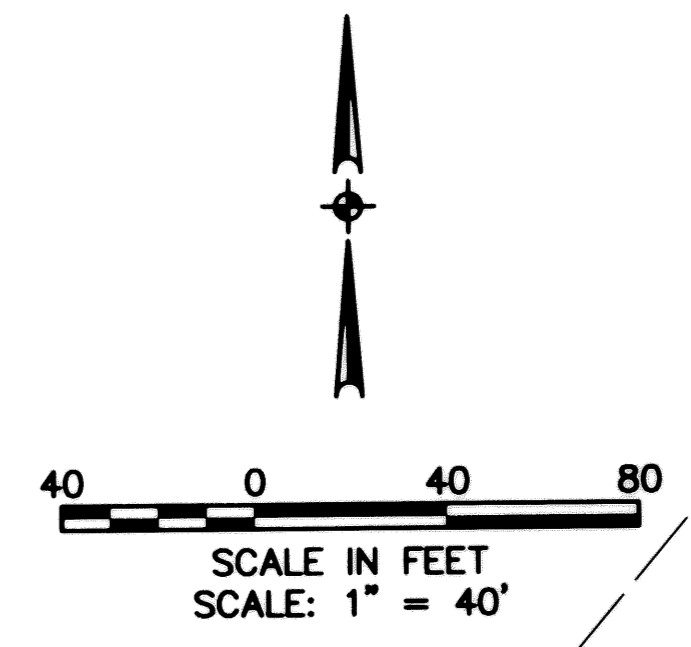
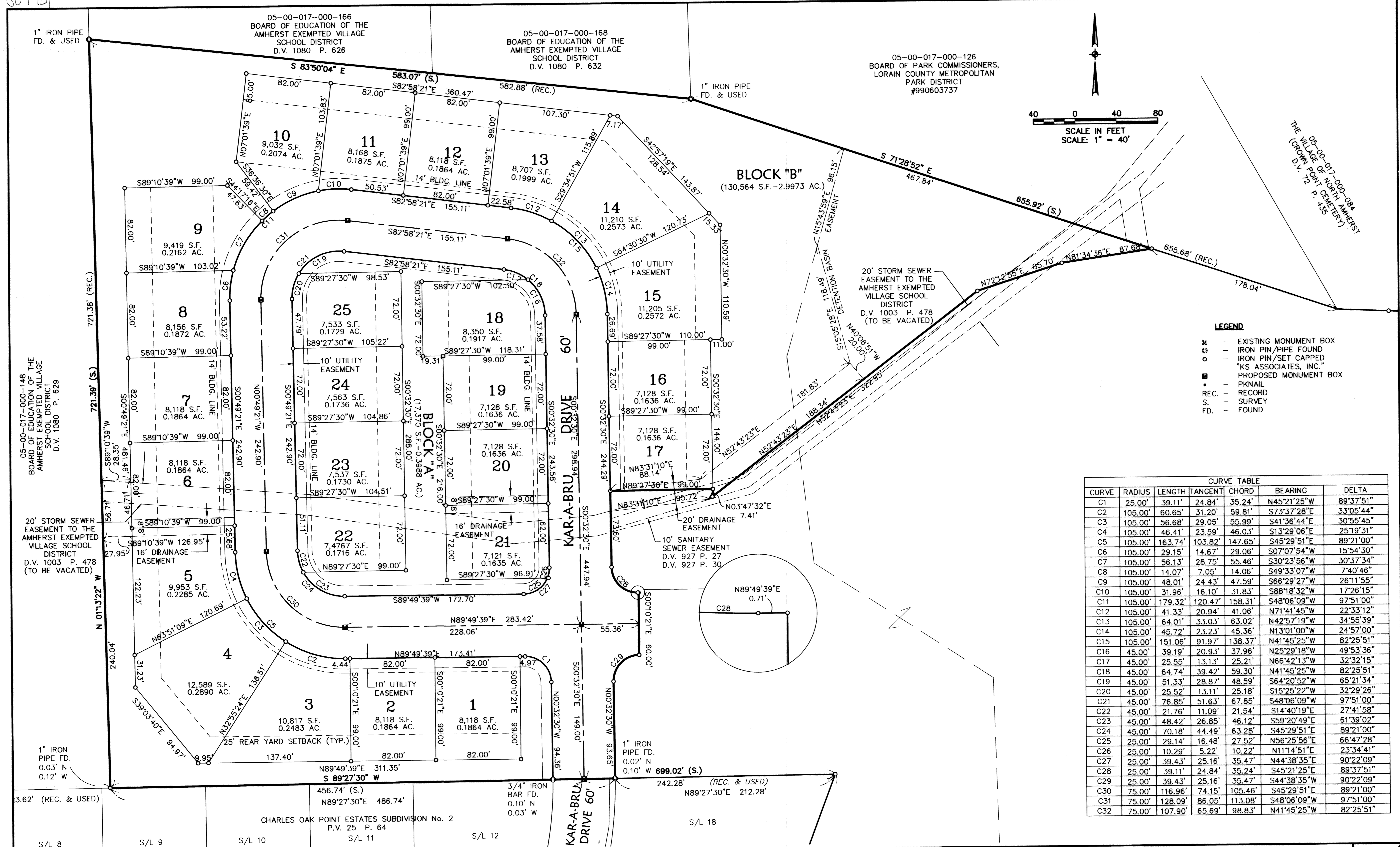
DATE	DATE	DESCRIPTION	BY
01-23-01			
ASD			
1-PLAT01			
R:00000\00179\1\001			

KS ASSOCIATES, INC.
260 Burns Road, Suite 100
P.O. Box 569
Elyria, Ohio 44036
Phone (440) 365-4730
Fax (440) 365-4790
mailto:mailroom@ksassoc.com
www.ksassoc.com

SHADOW CREEK SUBDIVISION NO. 1

PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 17
CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 3
JOB NO. 00179



- LEGEND**
- ⊕ - EXISTING MONUMENT BOX
 - - IRON PIN/PIPE FOUND
 - - IRON PIN/SET CAPPED "KS ASSOCIATES, INC."
 - - PROPOSED MONUMENT BOX
 - - PKNAIL
 - REC. - RECORD
 - S. - SURVEY
 - FD. - FOUND

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.11'	24.84'	35.24'	N45°21'25"W	89°37'51"
C2	105.00'	60.65'	31.20'	59.81'	S73°37'28"E	33°05'44"
C3	105.00'	56.68'	29.05'	55.99'	S41°36'44"E	30°55'45"
C4	105.00'	46.41'	23.59'	46.03'	S13°29'06"E	25°19'31"
C5	105.00'	163.74'	103.82'	147.65'	S45°29'51"E	89°21'00"
C6	105.00'	29.15'	14.67'	29.06'	S07°07'54"W	15°54'30"
C7	105.00'	56.13'	28.75'	55.46'	S30°23'56"W	30°37'34"
C8	105.00'	14.07'	7.05'	14.06'	S49°33'07"W	7°40'46"
C9	105.00'	48.01'	24.43'	47.59'	S66°29'27"W	26°11'55"
C10	105.00'	31.96'	16.10'	31.83'	S88°18'32"W	17°26'15"
C11	105.00'	179.32'	120.47'	158.31'	S48°06'09"W	97°51'00"
C12	105.00'	41.33'	20.94'	41.06'	N71°41'45"W	22°33'12"
C13	105.00'	64.01'	33.03'	63.02'	N42°57'19"W	34°55'39"
C14	105.00'	45.72'	23.23'	45.36'	N13°01'00"W	24°57'00"
C15	105.00'	151.06'	91.97'	138.37'	N41°45'25"W	82°25'51"
C16	45.00'	39.19'	20.93'	37.96'	N25°29'18"W	49°53'36"
C17	45.00'	25.55'	13.13'	25.21'	N66°42'13"W	32°32'15"
C18	45.00'	64.74'	39.42'	59.30'	N41°45'25"W	82°25'51"
C19	45.00'	51.33'	28.87'	48.59'	S64°20'52"W	65°21'34"
C20	45.00'	25.52'	13.11'	25.18'	S15°25'22"W	32°29'26"
C21	45.00'	76.85'	51.63'	67.85'	S48°06'09"W	97°51'00"
C22	45.00'	21.76'	11.09'	21.54'	S14°40'19"E	27°41'58"
C23	45.00'	48.42'	26.85'	46.12'	S59°20'49"E	61°39'02"
C24	45.00'	70.18'	44.49'	63.28'	S45°29'51"E	89°21'00"
C25	25.00'	29.14'	16.48'	27.52'	N56°25'56"E	66°47'28"
C26	25.00'	10.29'	5.22'	10.22'	N11°14'51"E	23°34'41"
C27	25.00'	39.43'	25.16'	35.47'	N44°38'35"E	90°22'09"
C28	25.00'	39.11'	24.84'	35.24'	S45°21'25"E	89°37'51"
C29	25.00'	39.43'	25.16'	35.47'	S44°38'35"E	90°22'09"
C30	75.00'	116.96'	74.15'	105.46'	S45°29'51"E	89°21'00"
C31	75.00'	128.09'	86.05'	113.08'	S48°06'09"W	97°51'00"
C32	75.00'	107.90'	65.69'	98.83'	N41°45'25"W	82°25'51"

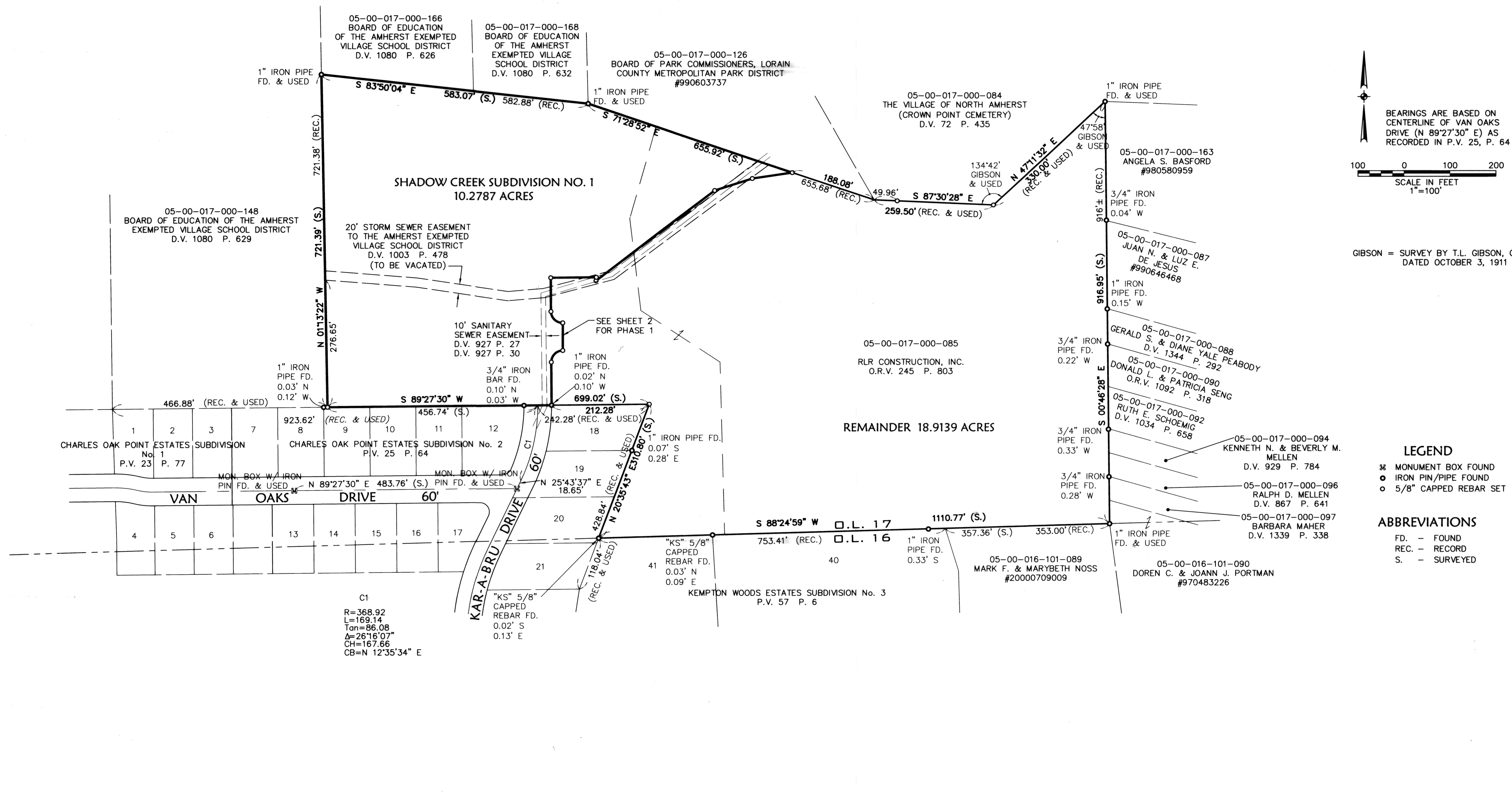
DATE	DESCRIPTION	BY
01/22/00		
01/22/00	REVISED ESMT BET S/L 5 & 6 & S/L 20 & 21	CCC

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**SHADOW CREEK SUBDIVISION NO. 1
 RECORD PLAT**

PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 17
 CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET 2 OF 3
 JOB NO. 00179



BEARINGS ARE BASED ON CENTERLINE OF VAN OAKS DRIVE (N 89°27'30" E) AS RECORDED IN P.V. 25, P. 64

SCALE IN FEET
1"=100'

GIBSON = SURVEY BY T.L. GIBSON, C.E. DATED OCTOBER 3, 1911

LEGEND

- ☒ MONUMENT BOX FOUND
- IRON PIN/PIPE FOUND
- 5/8" CAPPED REBAR SET

ABBREVIATIONS

- FD. - FOUND
- REC. - RECORD
- S. - SURVEYED

C1
R=368.92
L=169.14
Tan=86.08
A=26°16'07"
CH=167.66
CB=N 12°35'34" E

DATE:	01-05-01	DATE	DESCRIPTION	BY
DRAWN BY:	ASD			
CH'D BY:				
DWG.	1-PLAT03			
PATH:	00179			
F.B.	533, 555, 556			

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SHADOW CREEK SUBDIVISION NO. 1

OF PART OF ORIGINAL AMHERST TOWNSHIP LOT No. 17
CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET
3 OF
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JOB NO.
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