


SANDY RIDGE ESTATES

BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 6
CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

OWNERS CERTIFICATE

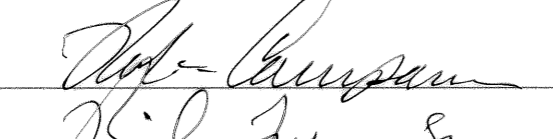

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED SANDY RIDGE ESTATES AS SHOWN HEREON AND CONTAINING 21.9472 ACRES OF LAND IN ORIGINAL AMHERST TOWNSHIP LOT NO. 6, COUNTY OF LORAIN AND STATE OF OHIO. AT ALL POINTS INDICATED IRON PIN MONUMENTS WERE EITHER FOUND OR SET AND 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 ARE FOR THE PURPOSE OF DESCRIBING ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT.


EHTESHAM M. SUHAIL, P.E., P.S.

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, OWNER OF LAND CONTAINED WITHIN THE PLAT OF SANDY RIDGE ESTATES HAVING EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE ALL STREETS AND EASEMENTS AS SHOWN HEREON.

REPRESENTING West Park Limited Inc

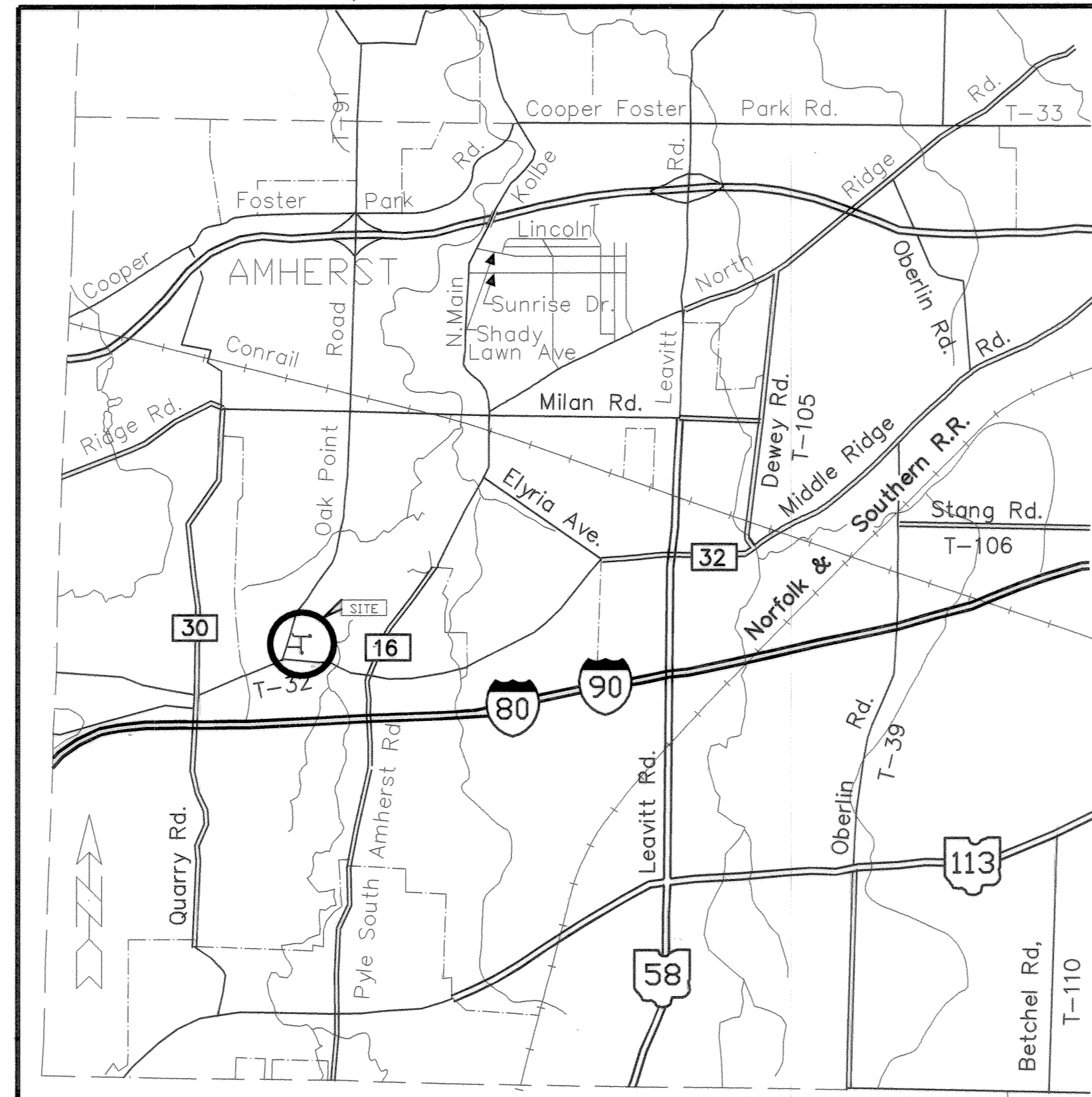


WITNESS

NOTARY PUBLIC

STATE OF OHIO }
COUNTY OF LORAIN } SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED Robert Campman REPRESENTING West Park Limited, Inc. 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 18th DAY OF December, 2001


NOTARY PUBLIC
MY COMM. EXPIRES 6/23/03



VICINITY MAP

MORTGAGEE'S CERTIFICATE

N/A Rob - Campman 12/18/01

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING _____ MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF SANDY RIDGE ESTATES HAS EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE ALL STREETS AND EASEMENTS AS SHOWN HEREON.

REPRESENTING _____

TITLE _____
WITNESS _____

NOTARY PUBLIC

STATE OF OHIO }
COUNTY OF LORAIN } SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED _____ REPRESENTING _____ 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 DAY OF _____, 2001

NOTARY PUBLIC
MY COMM. EXPIRES _____

DRAINAGE EASEMENT

AN EASEMENT PER CITY OF AMHERST ORDINANCE OF A STORM SEWER SYSTEM, BEING TEN (10) 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.

APPROVALS

ENGINEER'S CERTIFICATE

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


MILTON R. ROMMERANZ, P.E. AMHERST CITY ENGINEER
DATE 2/01/02

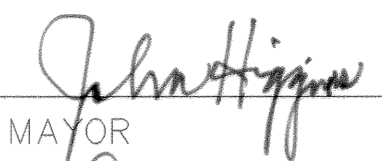

PLANNING COMMISSION

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF SANDY RIDGE ESTATES IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AMHERST FOR RECORDING PURPOSES ONLY.

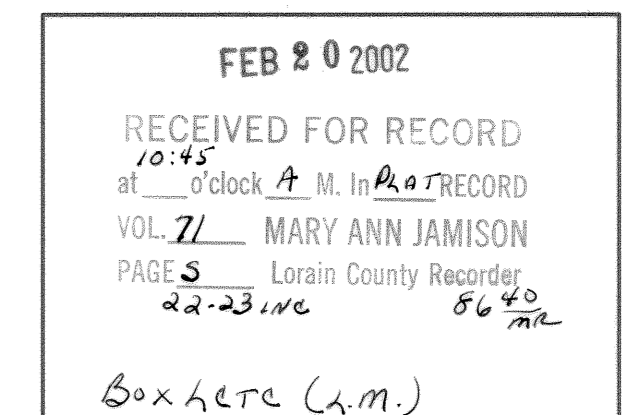
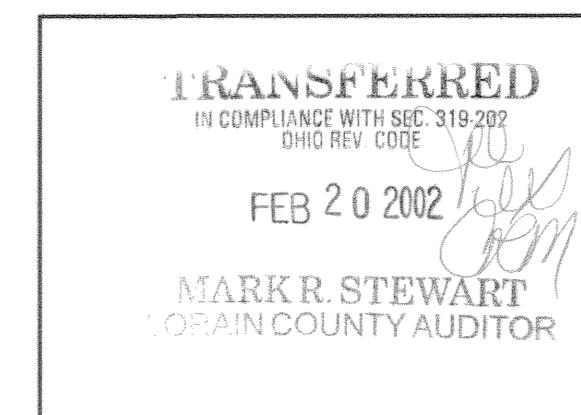

CHAIRMAN, PLANNING COMMISSION
OF THE CITY OF AMHERST
DATE 1/31/02

CITY COUNCIL

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF SANDY RIDGE ESTATES WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF AMHERST, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 21st DAY OF January 2002.


MAYOR

CLERK OF COUNCIL

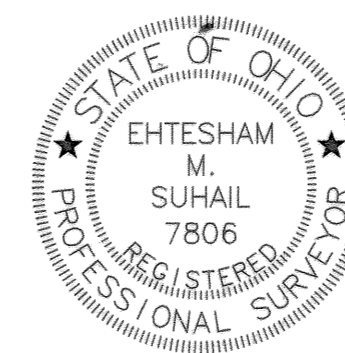
TOTAL AREA IN 46 LOTS = 17.9922 AC.
TOTAL AREA IN BLOCK 'A' = 0.0131 AC.
TOTAL AREA IN R/W = 3.9419 AC.
TOTAL AREA IN SUBDIVISION = 21.9472 AC.



NO.	DATE	BY	REFERENCE DRAWINGS

Suhail & Suhail Inc.
Consulting Engineers & Surveyors

One Chagrin Highlands, Suite 200
2000 Auburn Drive
Beachwood, Ohio 44122
(216) 378-7707 Fax: (216) 378-7712



DR. BY HS
CHK. BY EMS
DATE DEC. 17, 2001
SCALE N.T.S

SANDY RIDGE ESTATES

BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 6
CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

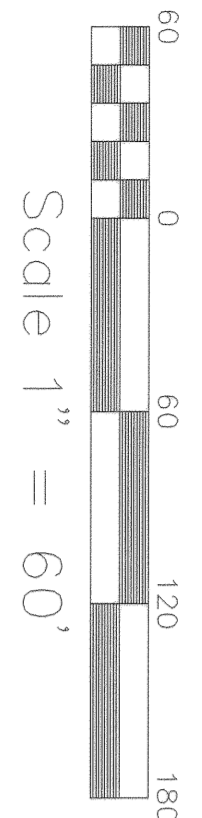
COVER SHEET FINAL PLAT

PREPARED FOR
WEST PARK LIMITED, INC.

2115 WEST PARK DRIVE
LORAIN, OH 44033

S&S JOB NO.
99141

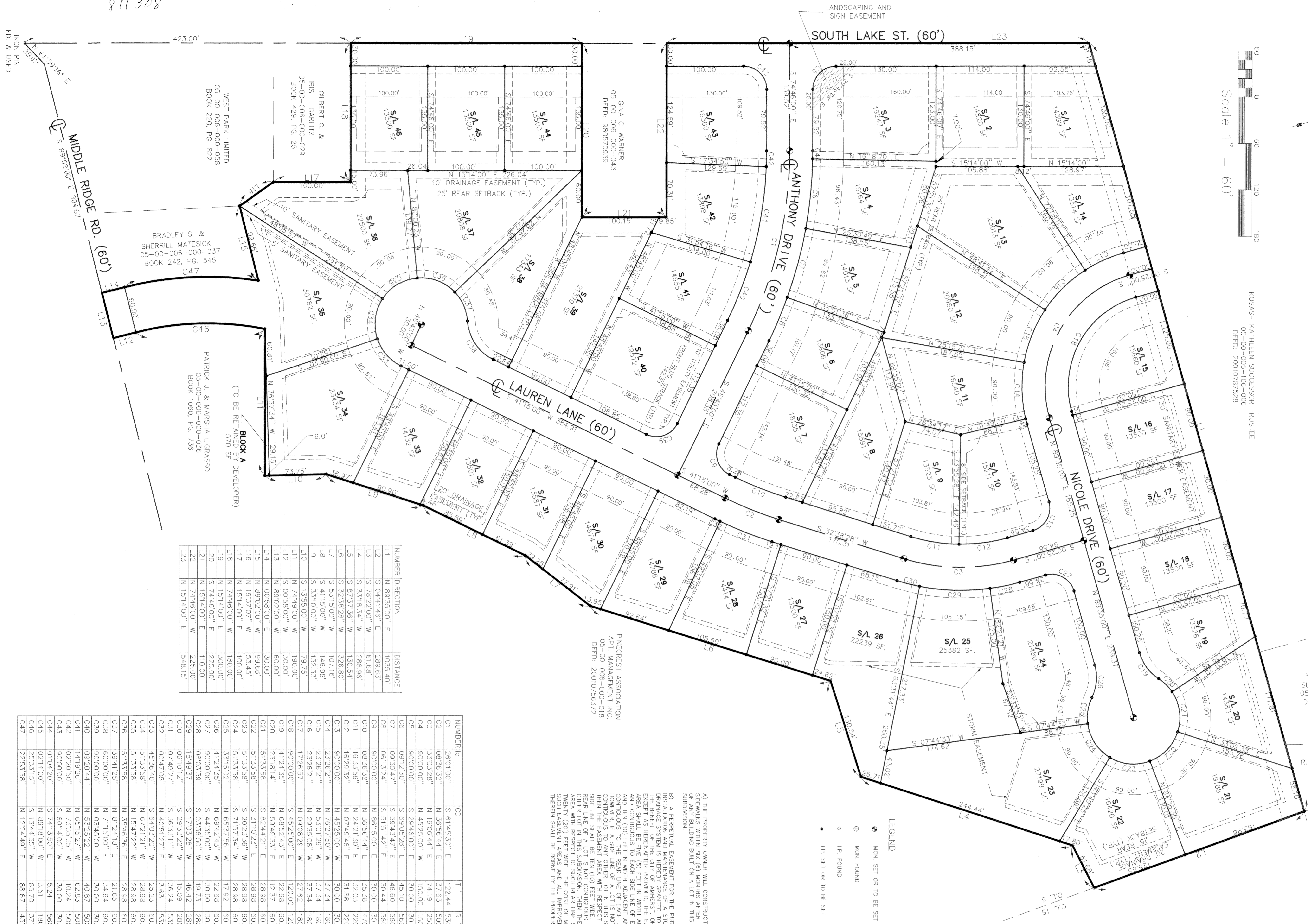
SHEET NO.
1 OF 2



KOSASH KATHLEEN SUCCESSOR TRUSTEE
05-00-005-106-006
DEED: 20010787528

KOSASH KATHLEEN SUCCESSOR TRUSTEE
05-00-005-106-005
DEED: 20010787528

RICHARD E. & JEAN RICE
05-00-005-106-007
BOOK 1262, PG. 324



NUMBER	DIRECTION	DISTANCE
L1	N 89.53° E	1035.40
L2	N 04.41° E	2885.43
L3	S 74.46° W	1100.00
L4	S 37.18° W	2288.96
L5	S 87.37° W	1300.54
L6	S 32.38° W	326.80
L7	S 41.15° W	107.16
L8	S 41.15° W	146.98
L9	S 33.10° W	132.33
L10	S 13.55° W	79.75
L11	S 74.49° W	30.00
L12	S 00.56° W	90.00
L13	N 89.02° W	60.00
L14	N 00.56° W	30.00
L15	N 89.37° W	98.66
L16	N 19.37° W	53.45
L17	N 15.14° E	100.00
L18	N 74.46° W	180.00
L19	N 15.14° E	300.00
L20	S 74.46° W	225.00
L21	N 15.14° E	110.00
L22	N 74.46° W	225.00
L23	N 15.14° E	548.15

NUMBER	CD	T	R	L	LC
C1	26.01.00"	S 61.45° E	122.44	530.00	236.60
C2	08.36.32"	N 36.96° E	37.63	500.00	75.13
C3	33.03.28"	N 16.06° E	74.19	250.00	144.24
C4	90.00.00"	N 45.25° W	150.00	150.00	235.62
C5	90.00.00"	S 29.46° W	30.00	47.12	42.43
C6	09.12.30"	S 69.04° E	45.10	560.00	92.87
C7	09.30.47"	S 59.43° E	46.60	560.00	92.87
C8	06.13.24"	S 51.51° E	30.44	560.00	60.83
C9	90.00.00"	S 86.15° W	30.00	30.00	70.59
C10	08.36.32"	N 36.96° E	32.03	220.00	63.61
C11	16.33.56"	N 24.71° E	32.03	220.00	63.61
C12	16.29.32"	N 47.69° E	30.00	30.00	47.12
C13	90.00.00"	N 45.25° W	30.00	30.00	47.12
C14	23.26.21"	N 76.97° W	37.34	180.00	73.64
C15	23.26.21"	N 53.01° W	37.34	180.00	73.12
C16	23.26.21"	N 29.35° W	37.34	180.00	73.12
C17	17.26.51"	N 49.08° W	27.62	180.00	54.82
C18	90.00.00"	S 45.25° W	120.00	188.50	169.71
C19	41.24.35"	N 68.92° E	22.68	60.00	42.43
C20	23.18.14"	N 59.49° E	12.37	60.00	42.43
C21	51.33.58"	S 82.44° E	28.98	60.00	54.00
C22	51.33.58"	S 31.10° E	28.98	60.00	54.00
C23	51.33.58"	S 20.23° E	28.98	60.00	54.00
C24	51.33.58"	S 71.57° W	28.98	60.00	54.00
C25	33.15.02"	N 65.47° W	17.92	60.00	34.82
C26	41.24.35"	N 69.42° W	22.68	60.00	43.36
C27	08.00.00"	S 44.35° W	30.00	30.00	47.12
C28	08.00.00"	S 03.36° W	19.73	280.00	39.39
C29	18.49.37"	S 17.03° W	46.42	280.00	92.01
C30	06.10.12"	S 29.33° W	15.09	280.00	50.15
C31	07.49.27"	S 36.33° W	36.24	530.00	172.38
C32	00.47.05"	N 40.91° W	3.63	530.00	72.6
C33	45.36.40"	S 64.03° W	29.23	60.00	47.76
C34	51.33.58"	N 67.21° W	28.98	60.00	54.00
C35	51.33.58"	N 15.47° W	28.98	60.00	54.00
C36	51.33.58"	N 35.46° E	28.98	60.00	54.00
C37	39.41.25"	N 81.24° E	21.65	60.00	40.74
C38	60.00.00"	N 71.15° W	34.64	60.00	62.83
C39	90.00.00"	N 03.45° W	30.00	47.12	42.43
C40	09.20.44"	N 53.95° W	40.87	500.00	81.55
C41	14.19.28"	N 65.15° W	62.83	500.00	124.67
C42	02.20.50"	N 73.45° W	10.24	500.00	20.48
C43	90.00.00"	S 60.14° W	30.00	47.12	42.43
C44	01.04.20"	S 74.13° W	5.24	560.00	10.48
C45	02.14.00"	N 89.18° W	3.51	180.00	7.02
C46	25.33.15"	S 13.44° W	85.70	377.89	168.54
C47	22.53.38"	N 12.24° E	88.67	437.89	173.81

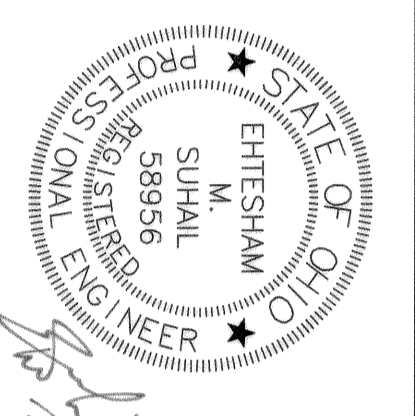
LEGEND

- MON. SET OR TO BE SET
- MON. FOUND
- I.P. FOUND
- I.P. SET OR TO BE SET

A) THE PROPERTY OWNER WILL CONSTRUCT STREET SIDEWALKS WITHIN SIX (6) MONTHS AFTER OCCUPANCY OF ANY BUILDING BUILT ON A LOT IN THIS SUBDIVISION.

B) A PERPETUAL EASEMENT FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF A STORM WATER COLLECTION SYSTEM SHALL BE GRANTED TO THE CITY OF OHIO, COUNTY OF CUYAHOGA, OHIO, FOR THE ENTIRE TERM OF THE SUBDIVISION, EXCEPT AS HERENAFTER PROVIDED, THE EASEMENT AREA SHALL BE FIVE (5) FEET IN WIDTH, AVAILABILITY AND CONTIGUOUS TO EACH SIDE LINE OF EACH LOT, AND CONTIGUOUS TO THE REAR LINE OF EACH LOT. HOWEVER, IF A SIDE LINE OF A LOT IS NOT CONTIGUOUS TO THE REAR LINE OF THE SUBDIVISION, THE EASEMENT SHALL BE FIVE (5) FEET WIDE. IF THE REAR LINE OF A LOT IS NOT CONTIGUOUS TO ANY OTHER LOT IN THIS SUBDIVISION, THEN THE EASEMENT SHALL BE FIVE (5) FEET WIDE. THE COST OF MAINTAINING SUCH EASEMENT AREAS AND ALL IMPROVEMENTS THEREIN SHALL BE BORNE BY THE PROPERTY OWNERS.

Suhail & Suhail, Inc.
Consulting Engineers & Surveyors
One Chagrin Highlands, Suite 200
2000 Auburn Drive
Beachwood, Ohio 44122
(216) 378-7707 Fax: (216) 378-7712



DR. BY: HS
CHK. BY: EMS
DATE: DEC. 17, 2001
SCALE: 1" = 60'

SANDY RIDGE ESTATES
SITUATED IN THE CITY OF ANDHERST, COUNTY OF CUYAHOGA, STATE OF OHIO
ORIGINAL ANDHERST TOWNSHIP LOT NO. 6

PREPARED FOR:
WESTPARK, LLC
2115 West Park Drive
LORDAIN, OH 44065

S&S JOB NO. **99141** SHEET NO. **2 OF 2**