

RIVER'S EDGE SUBDIVISION

PART OF AMHERST TOWNSHIP ORIGINAL LOT NOS. 5 & 16

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 RIVER'S EDGE SUBDIVISION AS SHOWN HEREON, CONTAINING 20.0480 ACRES OF LAND IN AMHERST TOWNSHIP ORIGINAL LOT 5 & 16, 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 = 24.0480 ACRES, AREA OF STREET RIGHT OF WAY = 4.0022 ACRES, AREA OF LOTS = 20.0458 ACRES.

LEGEND:

- I.P. FD. _____ DAVID L. ELWELL, REG. SURVEYOR #6333
- I.P. SET

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF RIVER'S EDGE SUBDIVISION, 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, 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 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 _____ DAY OF _____, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MORTGAGEE'S CERTIFICATE

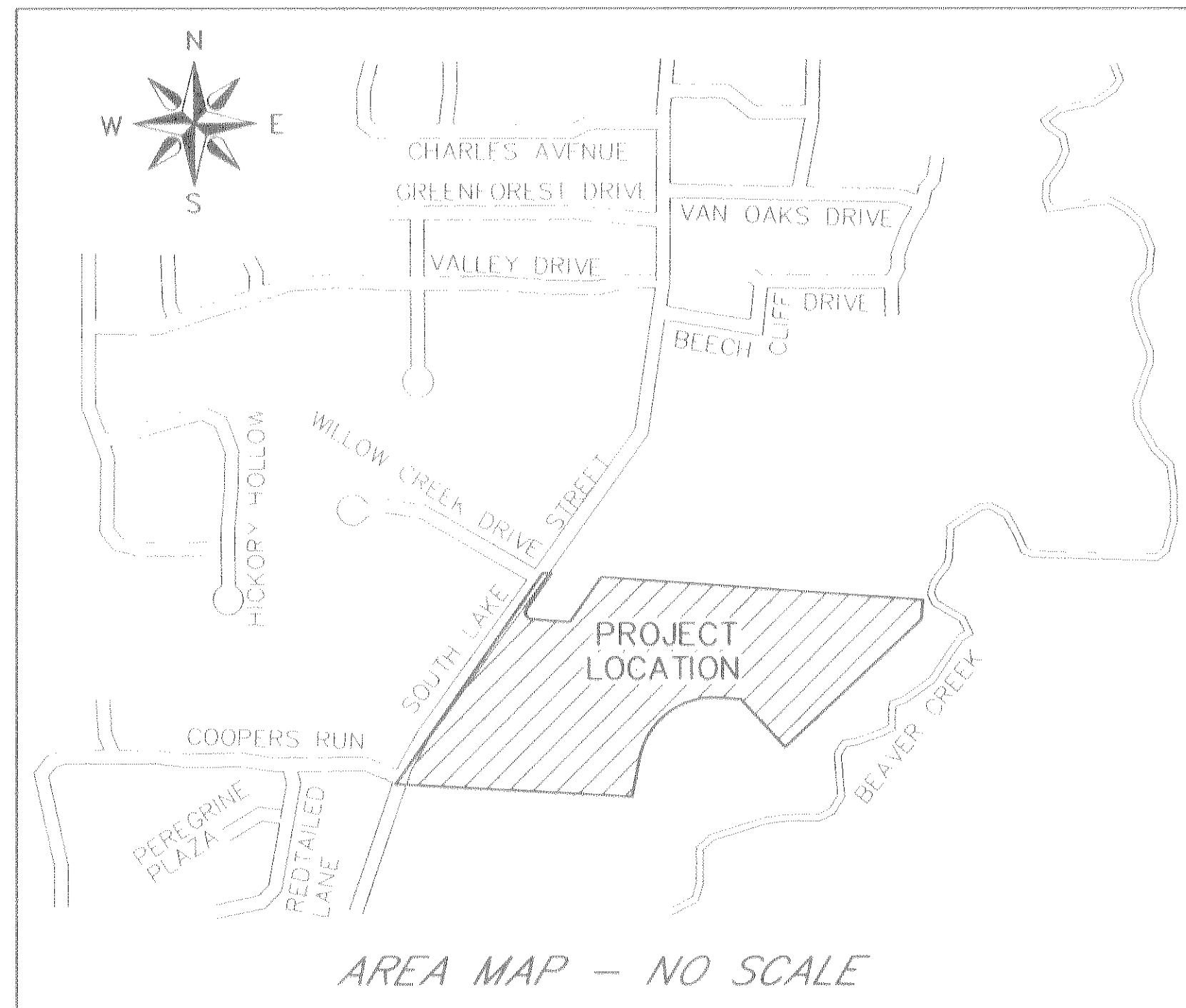
THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING _____

MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF RIVER'S EDGE SUBDIVISION 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 _____

TITLE

WITNESS



CITY ENGINEER

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

AMHERST CITY ENGINEER

DATE

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF RIVER'S EDGE SUBDIVISION IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AMHERST FOR RECORDING PURPOSES ONLY.

CHAIRMAN, PLANNING COMMISSION

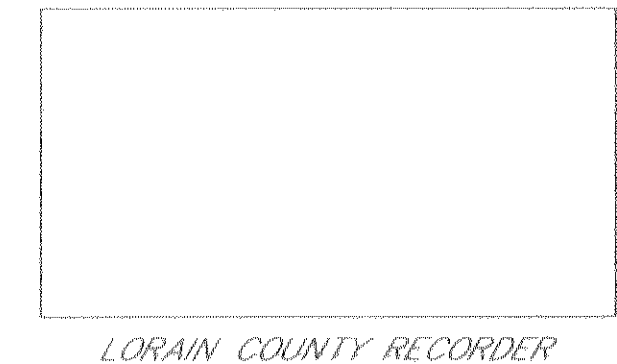
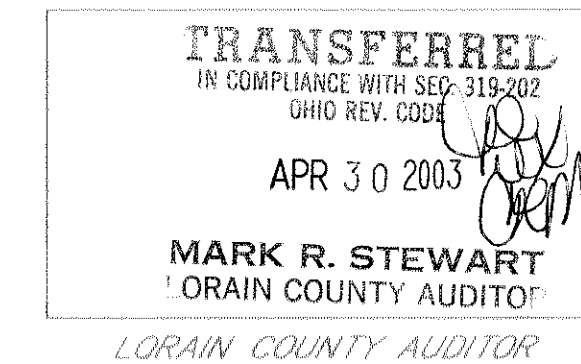
DATE

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF RIVER'S EDGE SUBDIVISION WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF AMHERST, OHIO, FOR RECORDING PURPOSES ONLY ON THIS _____ DAY OF _____, 2003.

MAYOR

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 AS SHOWN, 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.

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 _____ REPRESENTING _____ WHO ACKNOWLEDGED THAT _____ DID SIGN THIS PLAT AND THAT IT WAS _____ OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS _____ DAY OF _____, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PRINTED

MAR 03 2003

KS Associates, Inc.

DATE	DESCRIPTION	BY
11-27-02		

KS ASSOCIATES, INC.
260 Burns Road, Suite 100
P.O. Box 569
Elmira, Ohio 44036
Phone (440) 365-4730
Fax (440) 365-4700
mclrooin@ksassoc.com
www.ksassoc.com

**RECORD PLAT
RIVER'S EDGE SUBDIVISION**

OF PART OF
ORIGINAL AMHERST TOWNSHIP LOT NOS. 5 & 16
TOWNSHIP OF AMHERST COUNTY OF LORAIN STATE OF OHIO

SHEET
1 OF
3
JOB NO.
02040

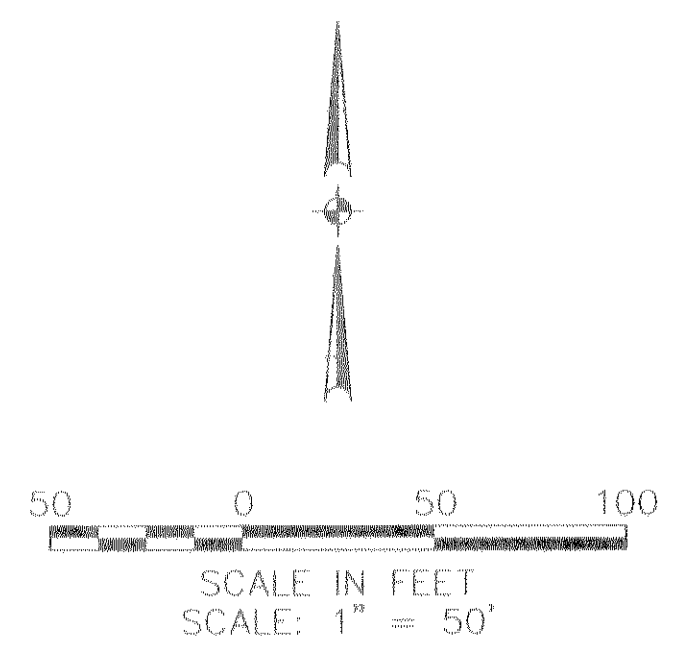
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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	41.51	150.00	20.89	15°51'23"	41.38	N86°07'15"E
C2	41.51	150.00	20.89	15°51'23"	41.38	S86°07'15"W
C3	175.76	408.53	89.26	24°38'57"	174.40	N16°22'25"E
C4	76.03	75.00	41.64	58°04'59"	72.82	N26°00'07"W
C5	53.83	25.51	45.00	120°54'28"	44.38	S25°29'50"E
C6	33.21	120.00	16.71	15°51'23"	33.10	N86°07'15"E
C7	49.81	180.00	25.07	15°51'23"	49.66	S86°07'15"W
C10	39.27	25.00	25.00	90°00'00"	35.36	S49°02'56"W
C11	188.66	438.53	95.81	24°38'57"	187.21	N16°22'25"E
C12	322.57	75.00	114.56	246°25'19"	125.50	S28°05'28"E
C13	86.95	75.00	49.10	66°25'19"	82.16	N61°54'32"E
C14	162.85	378.53	82.70	24°38'57"	161.60	N16°22'25"E
C15	46.19	25.00	33.09	105°51'23"	39.89	N48°52'45"W
C16	49.81	180.00	25.07	15°51'23"	49.66	N86°07'15"E
C17	25.78	25.00	14.17	59°05'32"	24.66	S64°30'10"W
C18	39.27	25.00	25.00	90°00'00"	35.36	S10°02'36"E
C19	106.44	105.00	58.30	58°04'59"	101.94	N26°00'07"W
C20	45.62	45.00	24.99	58°04'59"	43.69	N26°00'07"W
C21	39.27	25.00	25.00	90°00'00"	35.36	S79°57'24"W
C22	19.18	180.00	9.60	6°06'14"	19.17	S81°14'40"W
C23	30.64	180.00	15.36	9°45'09"	30.60	S89°10'21"W
C32	83.47	438.53	41.86	10°54'22"	83.35	N09°30'07"E
C33	83.47	438.53	41.86	10°54'22"	83.35	N20°24'29"E
C34	21.71	438.53	10.86	2°50'13"	21.71	N27°16'46"E
C35	51.83	75.00	27.00	39°35'52"	50.81	N50°24'39"E
C36	51.83	75.00	27.00	39°35'52"	50.81	S89°59'29"E
C37	53.82	75.00	28.13	41°06'50"	52.67	S49°38'08"E
C38	51.83	75.00	27.00	39°35'52"	50.81	S09°16'47"E
C39	79.72	75.00	44.09	60°54'10"	76.02	S40°58'14"W
C40	31.02	75.00	15.74	2°34'15"	30.80	S83°16'16"W
C41	86.95	75.00	49.10	66°25'19"	82.16	N61°54'32"E
C42	98.07	378.53	49.31	14°50'39"	97.80	N21°16'33"E
C43	64.78	378.53	32.47	9°48'18"	64.70	N08°57'05"E
C44	47.77	105.00	24.31	26°04'10"	47.36	N42°00'31"W
C45	58.67	105.00	30.12	32°00'49"	57.91	N12°58'02"W
C46	25.99	300.00	13.00	4°57'48"	25.98	S13°26'17"W
C47	98.46	300.00	49.68	18°48'18"	98.02	S25°19'20"W
C48	68.92	300.00	34.61	13°09'46"	68.77	S41°18'21"W
C52	2.51	75.00	1.25	1°54'49"	2.50	S29°39'18"W
C53	434.94	300.00	265.73	83°04'03"	397.84	S52°29'24"W



SEE SHEET 3 FOR CONTINUATION

- LEGEND**
- * - PK NAIL FOUND
 - ⊙ - IRON PIN/PIPE FOUND
 - ⊠ - MONUMENT BOX FOUND
 - - 5/8" CAPPED REBAR SET
 - FD - FOUND
 - R - RECORD
 - S - SURVEYED
 - U - USED

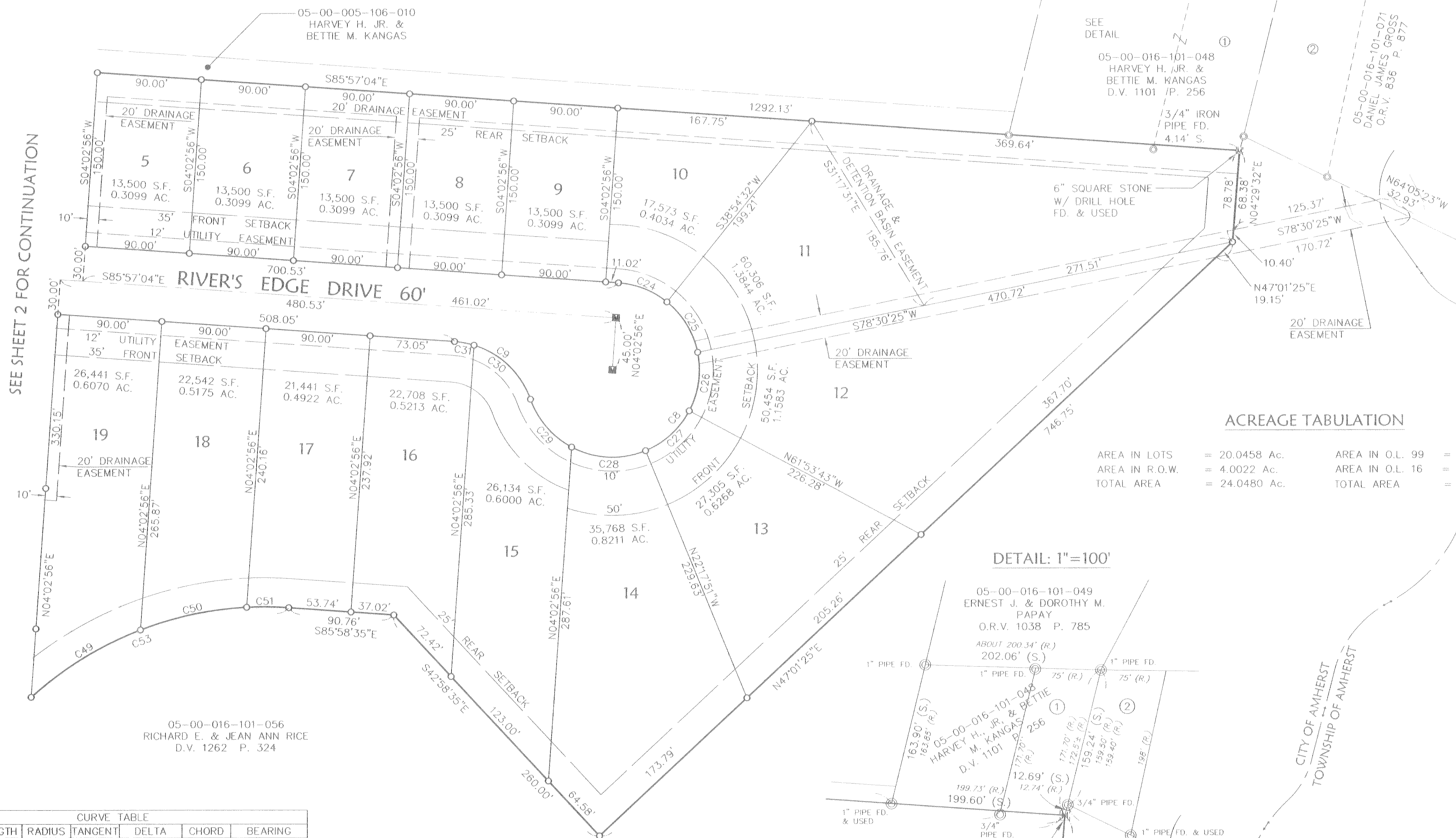


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<p>REVISIONS</p>	
<p>RECORD PLAT RIVER'S EDGE SUBDIVISION OF PART OF ORIGINAL AMHERST TOWNSHIP LOTS 5 & 16 TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO</p>	
<p>SHEET 2</p>	<p>OF 3</p>
<p>JOB NO. 02040</p>	

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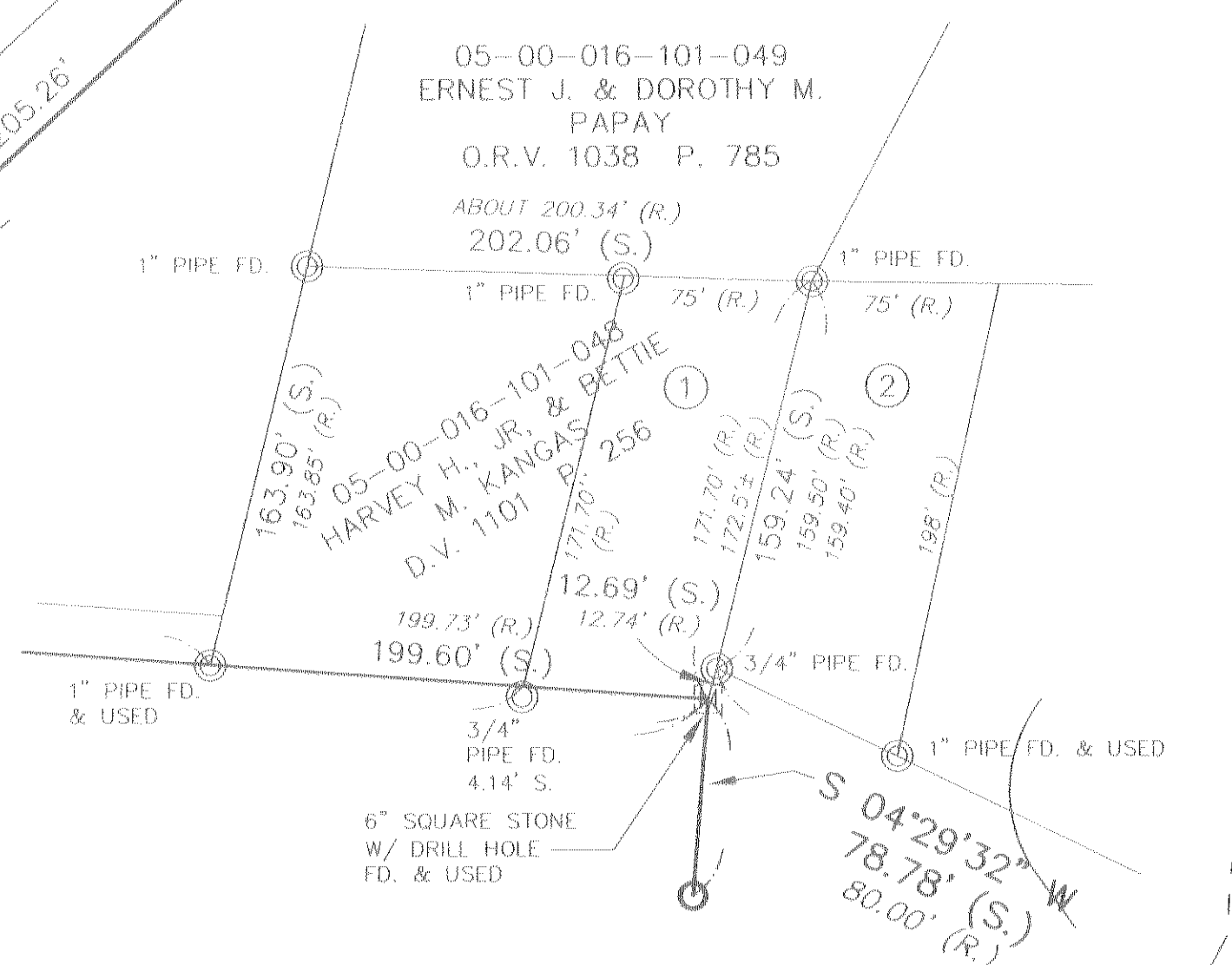
SEE SHEET 2 FOR CONTINUATION



ACREAGE TABULATION

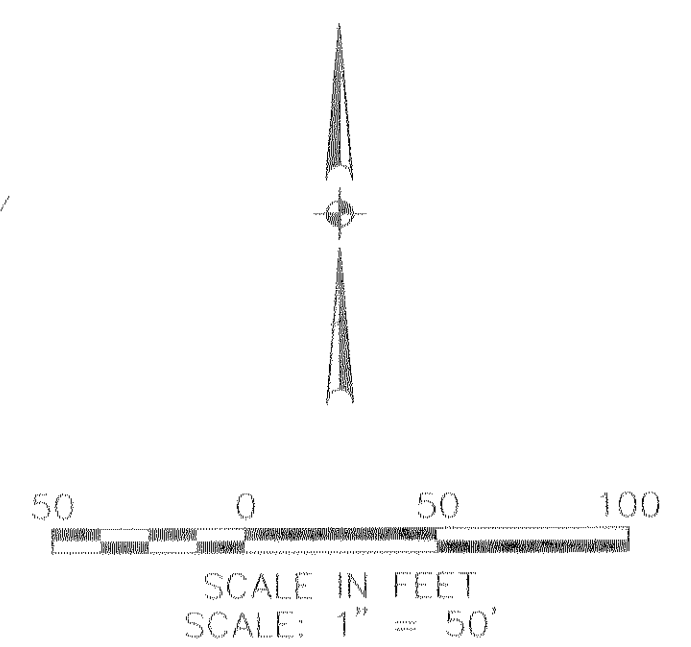
AREA IN LOTS	= 20.0458 Ac.	AREA IN O.L. 99	= 13.4635 AC.
AREA IN R.O.W.	= 4.0022 Ac.	AREA IN O.L. 16	= 10.5845 AC.
TOTAL AREA	= 24.0480 Ac.	TOTAL AREA	= 24.0480 AC.

DETAIL: 1"=100'



LEGEND

- - PK NAIL FOUND
- ⊙ - IRON PIN/PIPE FOUND
- ⊠ - MONUMENT BOX FOUND
- ⊕ - 5/8" CAPPED REBAR SET
- FD. - FOUND
- R. - RECORD
- S. - SURVEYED
- U. - USED



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C8	322.57	75.00	114.56	246°25'19"	125.50	N37°15'35"E
C9	86.95	75.00	49.10	66°25'19"	82.16	N52°44'25"W
C24	45.63	75.00	23.55	34°51'36"	44.93	N68°31'16"W
C25	51.83	75.00	27.00	39°35'52"	50.81	N31°17'31"W
C26	51.83	75.00	27.00	39°35'52"	50.81	N08°18'21"E
C27	51.83	75.00	27.00	39°35'52"	50.81	N47°54'13"E
C28	65.93	75.00	35.26	50°21'48"	63.82	S87°06'57"E
C29	55.51	75.00	29.09	42°24'18"	54.25	S40°43'55"E
C30	69.85	75.00	37.69	53°21'31"	67.35	N46°12'31"W
C31	17.10	75.00	8.59	13°03'48"	17.06	N79°25'10"W
C48	68.92	300.00	34.61	13°09'46"	68.77	S41°18'21"W
C49	111.24	300.00	56.27	21°14'43"	110.60	S58°30'36"W
C50	93.98	300.00	47.38	17°56'58"	93.60	S78°06'26"W
C51	36.35	300.00	18.20	6°56'30"	36.32	N89°26'50"W
C53	434.94	300.00	265.73	83°04'03"	397.84	S52°29'24"W

SURVEY NOTES

- 1.) D.V. 1101, P. 256 CALLS TO STONE MONUMENT AT SE. CORNER.
- 2.) D.V. 1262, P. 324 CALLS TO THE STONE MONUMENT AT ANGLE POINT IN W'LY LINE.
- 3.) DEEDS FOR AREAS 1 & 2, SHOWN BELOW, AND SURVEY PINS FOUND CREATE OVERLAPPING AREAS. TITLE IS UNCLEAR AND OWNERSHIP HAS NOT BEEN DETERMINED BY THIS SURVEY.

O.L. 16
O.L. 15

DATE	11-27-02	DESCRIPTION	
DRAWN BY	DAM	REVISIONS	
CHK'D BY		DATE	
DWG. NAME	1-PLAT02.dwg	BY	
PATH	B:\02000\02040\LD\CONTROL	DATE	
F.B.		DATE	

HS ASSOCIATES
INCORPORATED
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mailroom@hsassoc.com
www.hsassoc.com

<p>RECORD PLAT RIVER'S EDGE SUBDIVISION OF PART OF ORIGINAL AMHERST TOWNSHIP LOT NOS. 5 & 16 TOWNSHIP OF AMHERST COUNTY OF LORAIN STATE OF OHIO</p>	<p>SHEET 3 OF 3 JOB NO. 02040</p>
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