

PLAT OF BYRD'S NEST SUBDIVISION PART OF ORIGINAL AMHERST TOWNSHIP LOT 57 TOWNSHIP OF AMHERST COUNTY OF LORAIN STATE OF OHIO MARCH 2004

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL LOT 57 OF SAID TOWNSHIP CONTAINING 19.06 ACRES, AND BEING THE SAME TRACTS AS CONVEYED TO EDWARD J. GARGASZ AND WANDA LEE GARGASZ AND DESCRIBED IN OFFICIAL RECORD VOLUME 103, PAGE 472, INSTRUMENT NUMBER 19990588930 AND INSTRUMENT NUMBER 20020880096 IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED EDWARD J. GARGASZ AND WANDA LEE GARGASZ HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS BYRD'S NEST SUBDIVISION NO. 1, A SUBDIVISION OF LOTS 1 TO 14, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVE STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTED, ZONING, HEALTH, OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PART THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 11th DAY OF March, 2004.

Joyce A. Wasala
WITNESS

Edward J. Gargasz
OWNER'S SIGNATURE

Nancy L. Keith
WITNESS

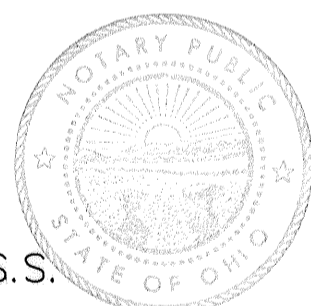
Wanda Lee Gargasz
OWNER'S SIGNATURE

NOTARIAL SEAL

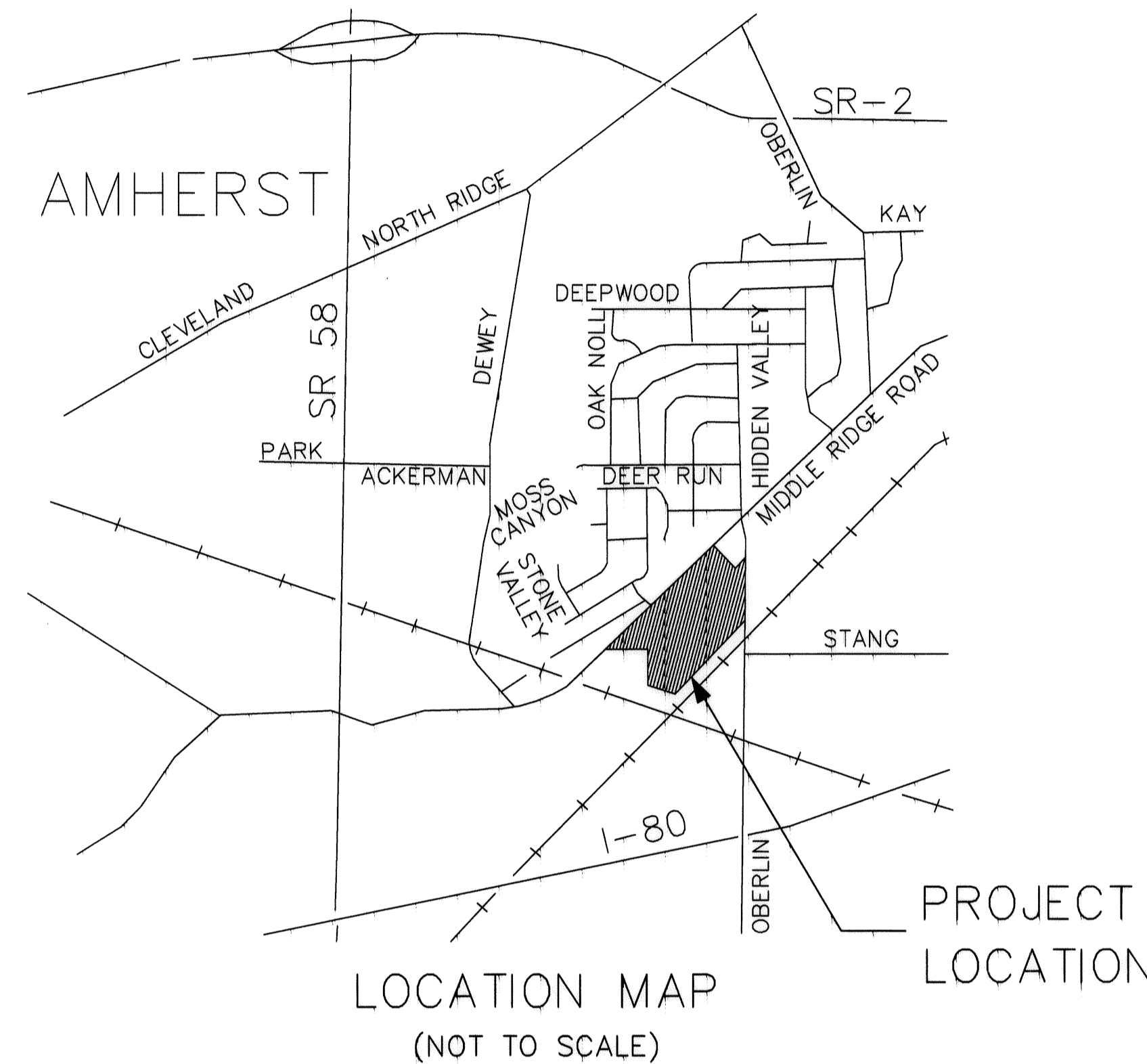
STATE OF OHIO
COUNTY OF LORAIN S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR EDWARD J. GARGASZ AND WANDA LEE GARGASZ WHO ACKNOWLEDGE THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 11th DAY OF March, 2004.



Nancy L. Keith
NOTARY PUBLIC
14470 CRYSTAL L. KEITH
Notary Public for the State of Ohio
My Commission Expires March 2, 2008



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED BYRD'S NEST SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING 19.06 ACRES OF LAND IN O.L. 57 OF AMHERST TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED -o- OR -●-, IRON PIN MONUMENTS WERE FOUND OR SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSE WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE, AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

BY Patrick A. McGannon
PATRICK A. MCGANNON
REGISTERED SURVEYOR NO. 7154

APPROVALS



ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF BYRD'S NEST SIDE SUBDIVISION NO. 1 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE THE SAME.

James H. Lacey 3/11/04
LORAIN COUNTY ENGINEER DATE

BOARD OF TRUSTEES CERTIFICATE

THIS IS TO CERTIFY THIS FOREGOING PLAT OF BYRD'S NEST SUBDIVISION NO. 1 IS HEREBY APPROVED BY THE AMHERST TOWNSHIP BOARD OF TRUSTEES.

Neil O. Lamer 3/15/04
CHAIRMAN, BOARD OF TRUSTEES DATE

COUNTY PROSECUTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF BYRD'S NEST SUBDIVISION NO. 1 IS HEREBY APPROVED AS TO FORM BY THE LORAIN COUNTY PROSECUTOR.

Donald A. Arms 3-12-04
LORAIN COUNTY PROSECUTOR DATE

PLANNING COMMISSION CERTIFICATE

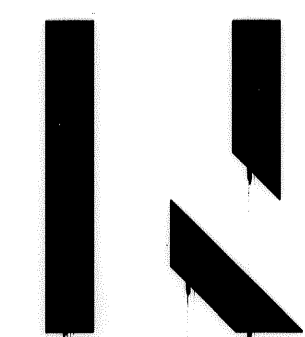
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF BYRD'S NEST SUBDIVISION NO. 1 IS HEREBY APPROVED BY THE LORAIN COUNTY PLANNING COMMISSION.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

APR 01 2004

MARK R. STEWART
LORAIN COUNTY AUDITOR

Ronald F. Turing 3-16-04
DIRECTOR, LORAIN COUNTY PLANNING COMMISSION DATE



NICKEL ENGINEERING, LLC
613 LANDERWOOD LANE
AVON LAKE, OHIO 44012
PHONE / FAX (440) 930-5746

PREPARED BY
PATRICK A. MCGANNON
1731 GETTYSBURG DRIVE
LORAIN, OHIO 44053
440-282-2712

REVISIONS

| NO. | DATE | DESCRIPTION |
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PREPARED FOR
GARGASZ INC.
7100 HIDDEN VALLEY DRIVE
AMHERST, OHIO 44001
440-988-8154

BYRD'S NEST SUBDIVISION
PART OF ORIGINAL AMHERST
TOWNSHIP LOT NO. 57
LORAIN COUNTY, OHIO

PLAT TITLE SHEET

SHEET NO.
1 / 2
PROJECT NO.
01-10

