

NORTHPOINTE ESTATES SUBDIVISION NO. 1

PART OF AMHERST TOWNSHIP ORIGINAL LOT NOS. 35 & 36

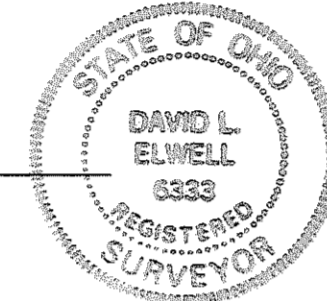
NOW IN

CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED NORTHPOINTE ESTATES SUBDIVISION NO. 1 AS SHOWN HEREON, CONTAINING 22.1432 ACRES OF LAND IN AMHERST TOWNSHIP ORIGINAL LOT 35 & 36, 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 = 22.1432 ACRES, AREA OF STREET RIGHT OF WAY = 3.9142 ACRES, AREA OF LOTS = 18.2290 ACRES.

David L. Elwell
DAVID L. ELWELL, REG. SURVEYOR #6333



OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF NORTHPOINTE ESTATES 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 OSTER CONSTRUCTION, INC.:

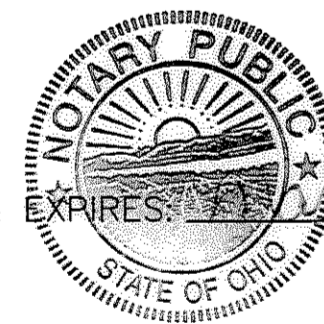
Thomas Oster, President
THOMAS OSTER, PRESIDENT

John E...
WITNESS

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 18th DAY OF March, 2005.



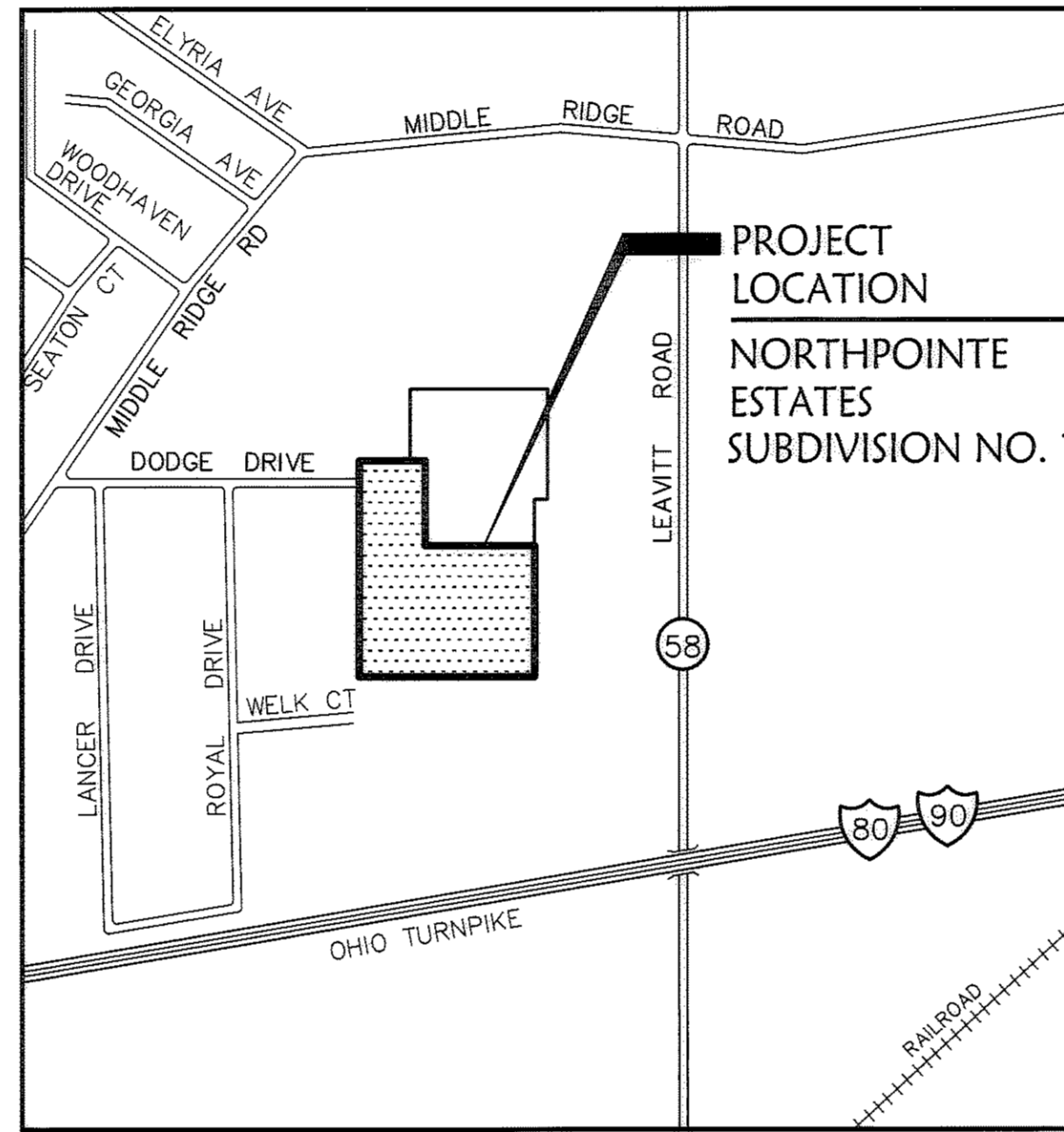
Rebecca Odrejsowicz
NOTARY PUBLIC

MY COMMISSION EXPIRES: Feb 28, 2009

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING CHARTER ONE BANK MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF NORTHPOINTE ESTATES 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 CHARTER ONE BANK
Chris M. ...
WITNESS
Asst. V.P.
TITLE



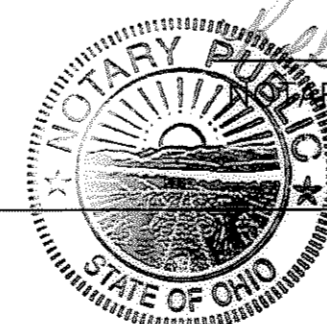
VICINITY MAP NO SCALE

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 Thomas Oster, President REPRESENTING Oster Construction, Inc WHO ACKNOWLEDGED THAT Thomas Oster DID SIGN THIS PLAT AND THAT IT WAS Thomas Oster's OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 18th DAY OF March, 2005.

MY COMMISSION EXPIRES: 3/28/09



ACREAGE BREAKDOWN

AREA IN 47 SUBLOTS = 18.2290 ACRES	AREA IN O.L. 35 = 21.0009 ACRES
AREA IN R/W = 3.9142 ACRES	AREA IN O.L. 36 = 1.1423 ACRES
TOTAL AREA = 22.1432 ACRES	TOTAL AREA = 22.1432 ACRES

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF NORTHPOINTE ESTATES 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.

[Signature] 4-7-05
AMHERST CITY ENGINEER DATE

PLANNING COMMISSION

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

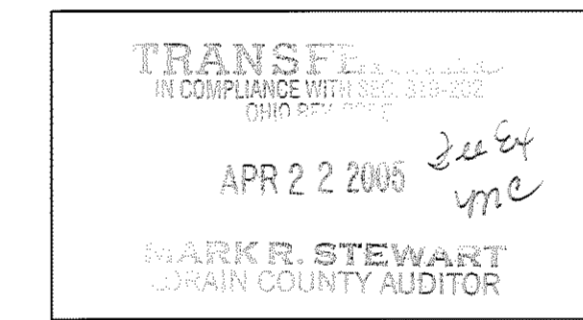
[Signature] 3-7-05
CHAIRMAN, PLANNING COMMISSION DATE

CITY COUNCIL

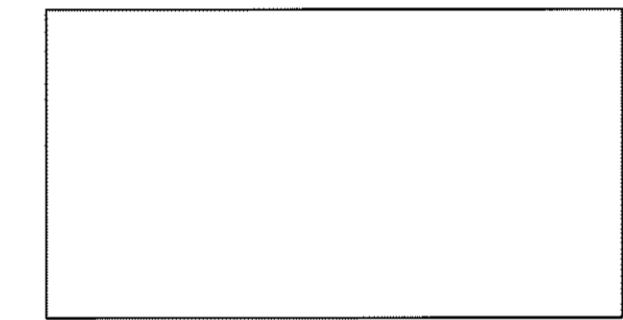
THIS IS TO CERTIFY THAT THIS PLAT OF NORTHPOINTE ESTATES SUBDIVISION NO. 1 WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF AMHERST, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 28th DAY OF February, 2005.

David A. Taylor
MAYOR

Olga Sivinski
CLERK OF COUNCIL



LORAIN COUNTY AUDITOR



LORAIN COUNTY RECORDER

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.

LEGEND

- ☒ EXISTING MONUMENT BOX
- ⊙ IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND
- ☒ PROPOSED MONUMENT BOX
- 5/8"x30" KS CAPPED PIN SET
- LABELED KS ASSOCS INC PROP MARKER

DATE	DESCRIPTION

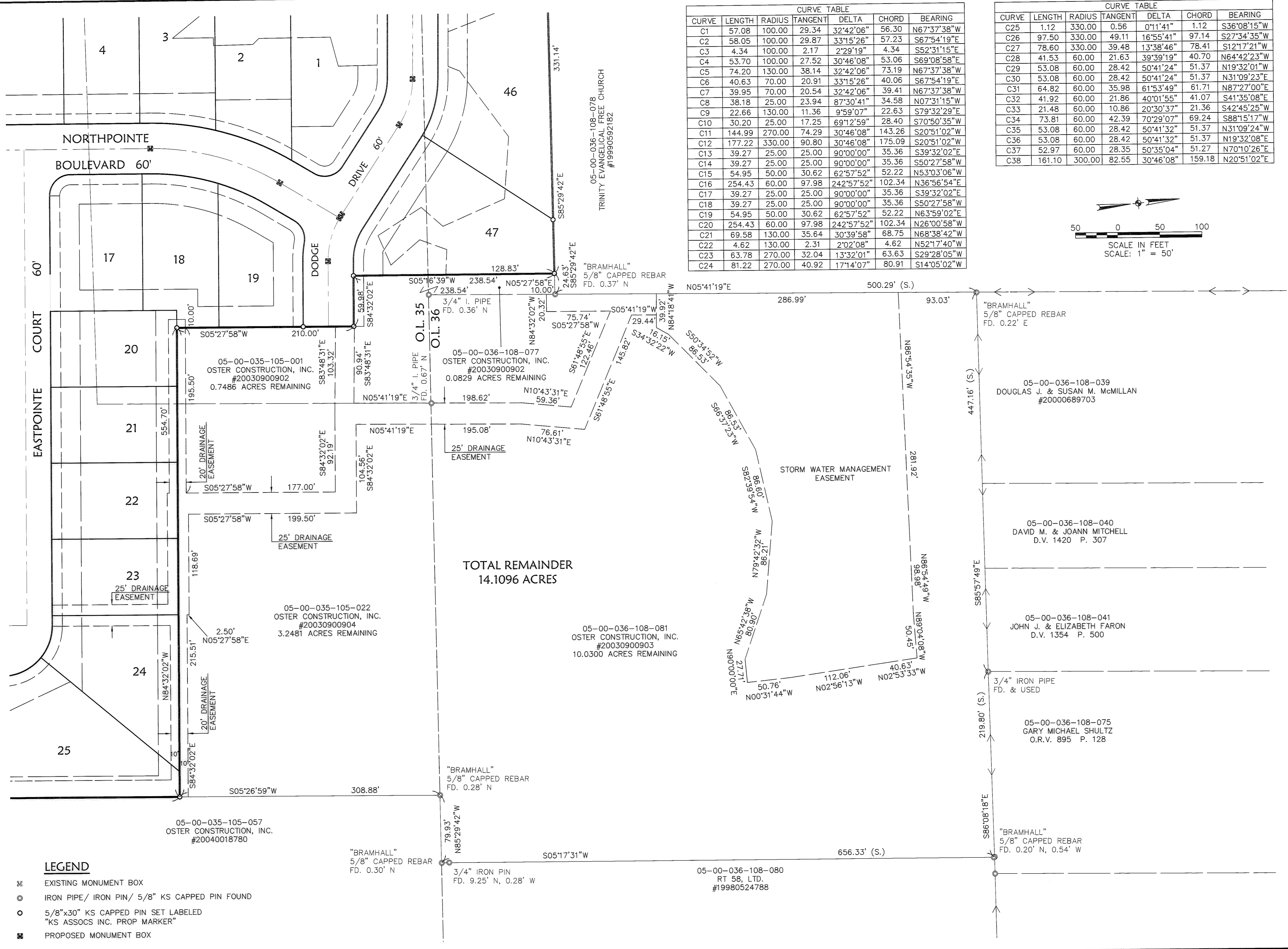
DATE: 7-28-03	DRAWN BY: DJM
DATE: 7-28-03	CHKD BY: I-PLATES
DATE: 7-28-03	DWG. NAME: 1-PLATES
DATE: 7-28-03	PATH: E:\02308\AUDIT\CONTROL
DATE: 7-28-03	F.B.:

KS ASSOCIATES, INC.
260 Burns Rd., Suite 100
Elyria, Ohio 44035
Phone (440) 365-4730
Fax (440) 365-4700
mailto:info@ksassoc.com
www.ksassoc.com

RECORD PLAT
NORTHPOINTE ESTATES
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OF PART OF
AMHERST TOWNSHIP ORIGINAL LOT NOS. 35 & 36
CITY OF AMHERST COUNTY OF LORAIN STATE OF OHIO

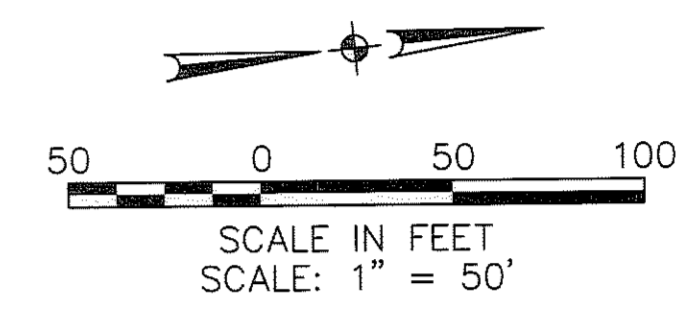
SHEET 1	OF 3
JOB NO. 02308	

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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	57.08	100.00	29.34	32°42'06"	56.30	N67°37'38"W
C2	58.05	100.00	29.87	33°15'26"	57.23	S67°54'19"E
C3	4.34	100.00	2.17	2°29'19"	4.34	S52°31'15"E
C4	53.70	100.00	27.52	30°46'08"	53.06	S69°08'58"E
C5	74.20	130.00	38.14	32°42'06"	73.19	N67°37'38"W
C6	40.63	70.00	20.91	33°15'26"	40.06	S67°54'19"E
C7	39.95	70.00	20.54	32°42'06"	39.41	N67°37'38"W
C8	38.18	25.00	23.94	87°30'41"	34.58	N07°31'15"W
C9	22.66	130.00	11.36	9°59'07"	22.63	S79°32'29"E
C10	30.20	25.00	17.25	69°12'59"	28.40	S70°50'35"W
C11	144.99	270.00	74.29	30°46'08"	143.26	S20°51'02"W
C12	177.22	330.00	90.80	30°46'08"	175.09	S20°51'02"W
C13	39.27	25.00	25.00	90°00'00"	35.36	S39°32'02"E
C14	39.27	25.00	25.00	90°00'00"	35.36	S50°27'58"W
C15	54.95	50.00	30.62	62°57'52"	52.22	N53°03'06"W
C16	254.43	60.00	97.98	242°57'52"	102.34	N36°56'54"E
C17	39.27	25.00	25.00	90°00'00"	35.36	S39°32'02"E
C18	39.27	25.00	25.00	90°00'00"	35.36	S50°27'58"W
C19	54.95	50.00	30.62	62°57'52"	52.22	N63°59'02"E
C20	254.43	60.00	97.98	242°57'52"	102.34	N26°00'58"W
C21	69.58	130.00	35.64	30°39'58"	68.75	N68°38'42"W
C22	4.62	130.00	2.31	2°02'08"	4.62	N52°17'40"W
C23	63.78	270.00	32.04	13°32'01"	63.63	S29°28'05"W
C24	81.22	270.00	40.92	17°14'07"	80.91	S14°05'02"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C25	1.12	330.00	0.56	0°11'41"	1.12	S36°08'15"W
C26	97.50	330.00	49.11	16°55'41"	97.14	S27°34'35"W
C27	78.60	330.00	39.48	13°38'46"	78.41	S12°17'21"W
C28	41.53	60.00	21.63	39°39'19"	40.70	N64°42'23"W
C29	53.08	60.00	28.42	50°41'24"	51.37	N19°32'01"W
C30	53.08	60.00	28.42	50°41'24"	51.37	N31°09'23"E
C31	64.82	60.00	35.98	61°53'49"	61.71	N87°27'00"E
C32	41.92	60.00	21.86	40°01'55"	41.07	S41°35'08"E
C33	21.48	60.00	10.86	20°30'37"	21.36	S42°45'25"W
C34	73.81	60.00	42.39	70°29'07"	69.24	S88°15'17"W
C35	53.08	60.00	28.42	50°41'32"	51.37	N31°09'24"W
C36	53.08	60.00	28.42	50°41'32"	51.37	N19°32'08"E
C37	52.97	60.00	28.35	50°35'04"	51.27	N70°10'26"E
C38	161.10	300.00	82.55	30°46'08"	159.18	N20°51'02"E



RECORD PLAT
NORTHPOINTE ESTATES
SUBDIVISION NO. 1
OF PART OF
AMHERST TOWNSHIP ORIGINAL LOT NOS. 35 & 36
CITY OF AMHERST COUNTY OF LORAIN STATE OF OHIO

DATE: 7-25-03
DRAWN BY: DAM
CHKD BY: L-PLA/BJD
DWG. NAME: L-PLA/BJD
PATH: E:\02308\02308\PLAT02.DWG
F.B.:

HS ASSOCIATES
260 Burns Rd., Suite 100
Elvira, Ohio 44035
Phone: (440) 365-4730
Fax: (440) 365-4730
mailto:info@hsassoc.com

REVISIONS

NO.	DATE	DESCRIPTION

SHEET 3 OF 3
JOB NO. 02308

3-14-05 REVISED PER COUNTY COMMENTS