CHESTNUT COMMONS SUBDIVISION

PART OF ORIGINAL EATON TOWNSHIP ORIGINAL LOT NOS. 91 & 92
CITY OF ELYRIA & EATON TOWNSHIP, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED REPRESENTING CHESTNUT PLAZA, LTD., OWNER OF LAND CONTAINED WITHIN THIS PLAT OF CHESTNUT COMMONS SUBDIVISION, HAVING EXAMINED THE SAME DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES FOREVER, TO PUBLIC USE, THE EASEMENTS AS SHOWN HEREON.

CHESTNUT PLAZA, LTD.

BY: FC CHESTNUT, INC., MEMBER

BY: _____
ROBERT F. MONCHEIN, PRESIDENT

BY: MHG, LTD., MEMBER

BY: KM TRUST, DATED 1/1/01, MANAGING MEMBER

BY: _____
KEVAN MILLSTEIN, TRUSTEE

NOTARY PUBLIC

STATE OF OHIO
SS
Cuyahoga COUNTY
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED PRESIDENT OF FC CHESTNUT, INC., WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT AND THAT IT IS HIS FREE ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cleveland, OHIO, THIS 4th DAY OF March, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LINDA MOORE, Notary Public
STATE OF OHIO
My Commission Expires July 13, 2008
(Recorded in Cuyahoga County)

NOTARY PUBLIC

STATE OF OHIO
SS
Cuyahoga COUNTY
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED TRUSTEE OF KM TRUST, DATED 1/1/01, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT AND THAT IT IS HIS FREE ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO, THIS 4th DAY OF MARCH, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

FRED H. CARMEN, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Section 147.03 R.C.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED CHESTNUT COMMONS SUBDIVISION, AS SHOWN HEREON, AND CONTAINING 32.8994 ACRES OF LAND IN ORIGINAL EATON TOWNSHIP LOT NOS. 91 & 92, NOW IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS SO INDICATED -⊕- -⊕-, IRON PIN MONUMENTS WERE EITHER FOUND OR SET. 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. I HEREBY CERTIFY THAT THE FIELD SURVEY OF THE BOUNDARY SHOWN IN THIS PLAT OF CHESTNUT COMMONS SUBDIVISION EXCEEDS ONE (1) FOOT IN 10,000 PRECISION, AS REQUIRED PER CHAPTER 1117.02, ELYRIA CITY CODIFIED ORDINANCES. SURVEY MONUMENTS NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION.

_____
MARK A. YEAGER
REGISTERED SURVEYOR NO 7289

STATE OF OHIO
MARK ALLEN YEAGER
S-7289
REGISTERED
PROFESSIONAL SURVEYOR

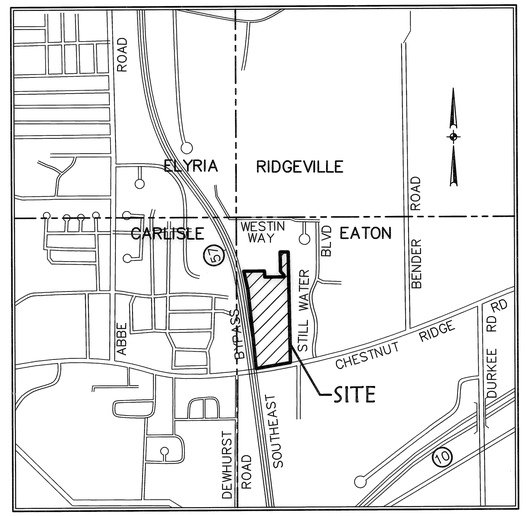
ACREAGE TABULATION

LOTS	29.7270 AC.
STREETS	3.1724 AC.
TOTAL	32.8994 AC.

EATON TWP. ORIG. LOT 91	30.0665 AC.
ELYRIA TWP. ORIG. LOT 92	2.8329 AC.
TOTAL	32.8994 AC.

LEGEND

- EXISTING MONUMENT BOX
- IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
- PROPOSED MONUMENT BOX
- 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"



AREA MAP – NO SCALE

CITY ENGINEER

APPROVED THIS 3RD DAY OF MARCH, 2005.

_____
JOHN HART, ELYRIA CITY ENGINEER

NOTE – PERMANENT MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH CITY OF ELYRIA CODIFIED ORDINANCES 1119.10(b).

NOTE – EASEMENTS GRANTED TO THE CITY OF ELYRIA FOR PUBLIC UTILITIES INCLUDING WATERMAINS, STORM AND SANITARY SEWERS SHALL HAVE PRIORITY OVER EASEMENTS GRANTED TO PRIVATE UTILITIES (ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, ETC.). ALL EASEMENTS SHALL CONFORM TO SECTION 1115.08, CODIFIED ORDINANCES OF THE CITY OF ELYRIA.

APPROVALS

APPROVED THIS 13TH DAY OF APRIL, 2005.

_____
LORAIN COUNTY ENGINEER

APPROVED THIS 13TH DAY OF APRIL, 2005.

_____
LORAIN COUNTY SANITARY ENGINEER

ACCEPTED THIS 3RD DAY OF MAY, 2005.

_____
CHAIRMAN – EATON TOWNSHIP BOARD OF TRUSTEES

APPROVED THIS 5TH DAY OF May, 2005.

Ronald F. Twining, Director
DIRECTOR – LORAIN COUNTY PLANNING COMMISSION

APPROVED THIS 29th DAY OF APRIL, 2005.

_____
LORAIN COUNTY PROSECUTOR

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED REPRESENTING THE CITY OF ELYRIA OWNER OF LAND CONTAINED WITHIN THIS PLAT OF CHESTNUT COMMONS SUBDIVISION, HAVING EXAMINED THE SAME DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES FOREVER, TO PUBLIC USE, THE STREETS AND EASEMENTS AS SHOWN HEREON.

THE CITY OF ELYRIA

BY: _____
WILLIAM GRACE, MAYOR

_____
SAFETY SERVICE DIRECTOR

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 NAMED OFFICER OF THE CITY OF ELYRIA, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT AND THAT IT IS HIS FREE ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT ELYRIA, OHIO, THIS 23rd DAY OF MARCH, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: Dec. 27th, 2007

CITY COUNCIL

THIS IS TO CERTIFY THAT ELYRIA CITY COUNCIL HAS ACCEPTED ALL PUBLIC LANDS AND EASEMENTS WITHIN THE CITY OF ELYRIA AS SHOWN HEREON, BY ADOPTION OF ORDINANCE NO. 2005-32 ON 21ST MARCH 2005.

BY: _____
CLERK OF ELYRIA CITY COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ELYRIA HAS APPROVED THIS PLAT OF CHESTNUT COMMONS SUBDIVISION ON THE 15TH DAY OF MARCH, 2005.

_____
PRESIDENT

_____
SECRETARY

MAYOR

APPROVED THIS 23RD DAY OF MARCH, 2005.

_____
WILLIAM GRACE, MAYOR

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
MAY 20 2005
MARK R. STEWART
LORAIN COUNTY AUDITOR

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

BY	DESCRIPTION	DATE
	REVISIONS	

DATE: 2-25-05
DRAWN BY: DAM
CHD BY:
DWG. NAME: 1-PLATCS
PATH: R:\05009\LDDT\CONTROL
F.B.

KS ASSOCIATES, INC.
260 Burns Rd., Suite 100
Elyria, OHIO 44035
Phone (440) 365-2730
Fax (440) 365-4790
mailroom@ksassoc.com
www.ksassoc.com

RECORD PLAT
CHESTNUT COMMONS SUBDIVISION
OF PART OF
EATON TOWNSHIP ORIGINAL LOT NOS. 91 & 92
CITY OF ELYRIA COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 3

JOB NO. 05009

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EASEMENT NOTES

1) 12' UTILITY EASEMENTS AS SHOWN HEREON ARE ESTABLISHED FOR CONSTRUCTION & MAINTAINANCE OF PRIVATELY OWNED UTILITIES (ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, ETC.)

2) SIGN EASEMENTS AS SHOWN HEREON ARE GRANTED TO "CHESTNUT COMMONS COMMERCIAL ASSOCIATION OF ELYRIA, INC."

LEGEND

- EXISTING MONUMENT BOX
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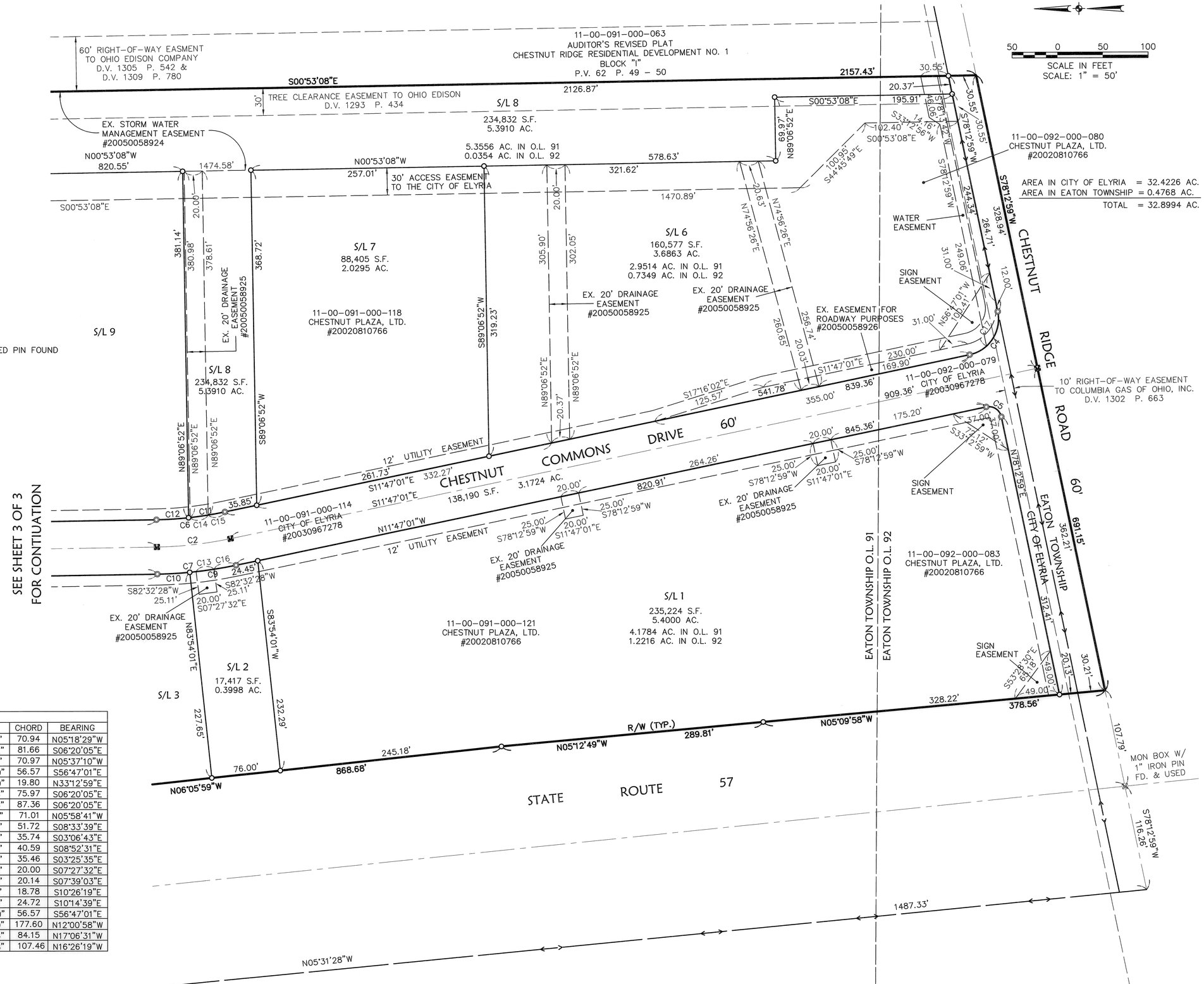

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	71.01	460.00	35.58	8°50'42"	70.94	N05°18'29"W
C2	81.79	430.00	41.02	10°53'52"	81.66	S06°20'05"E
C3	71.05	430.00	35.61	9°28'03"	70.97	N05°37'10"W
C4	62.83	40.00	40.00	90°00'00"	56.57	S56°47'01"E
C5	21.99	14.00	14.00	90°00'00"	19.80	N33°12'59"E
C6	76.08	400.00	38.16	10°53'53"	75.97	S06°20'05"E
C7	87.50	460.00	43.88	10°53'53"	87.36	S06°20'05"E
C8	71.10	400.00	35.65	10°11'06"	71.01	N05°58'41"W
C9	51.75	460.00	25.90	6°26'44"	51.72	S08°33'39"E
C10	35.75	460.00	17.88	4°27'09"	35.74	S03°06'43"E
C11	40.61	400.00	20.32	5°48'59"	40.59	S08°52'31"E
C12	35.48	400.00	17.75	5°04'54"	35.46	S03°25'35"E
C13	20.00	460.00	10.00	2°29'29"	20.00	S07°27'32"E
C14	20.14	400.00	10.07	2°53'07"	20.14	S07°39'03"E
C15	18.78	400.00	9.39	2°41'24"	18.78	S10°26'19"E
C16	24.72	460.00	12.36	3°04'44"	24.72	S10°14'39"E
C17	62.83	40.00	40.00	90°00'00"	56.57	S56°47'01"E
C18	178.72	460.00	90.50	22°15'40"	177.60	N12°00'58"W
C19	84.31	400.00	42.31	12°04'34"	84.15	N17°06'31"W
C20	107.71	460.00	54.10	13°24'58"	107.46	N16°26'19"W

REVISIONS			
DATE	DESCRIPTION	BY	
04-27-05	REVISED PER LORAIN COUNTY TAX MAP DEPT. COMMENTS	MAY	
3-18-05	REVISED PER CLIENT COMMENTS	MAY	

DATE: 2-23-05
DRAWN BY: DAM
CH'D BY:
DWG. NAME: 1-PLAT01
PATH: R:\05009\100\CONTROL
F.B.

KS Associates, Inc.
200 Buns Rd., Suite 100
Elyria, Ohio 44035
Phone (440) 365-5730
Fax (440) 365-4790
mail@ksassoc.com
www.ksassoc.com

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OF PART OF
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CITY OF ELYRIA COUNTY OF LORAIN STATE OF OHIO

SHEET 2 OF 3

JOB NO. 05009

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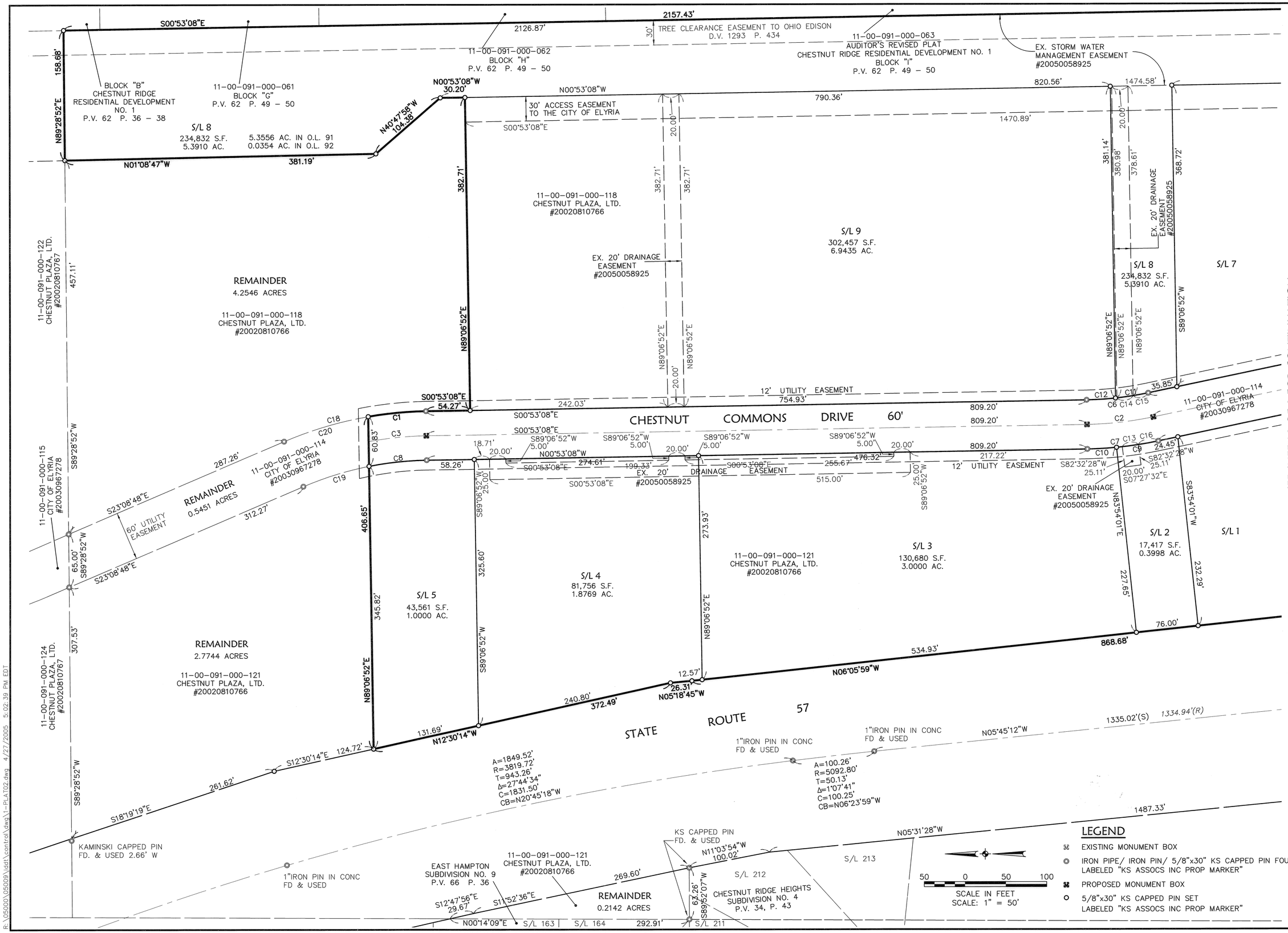

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DATE	DESCRIPTION	BY	
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3-18-05	REVISED PER CLIENT COMMENTS	MAY	

DATE: 2-23-05
DRAWN BY: DAM
CH'D BY: 1-PLAT02
DWG. NAME:
PATH: R:\05000\05009\DDT\CONTROL
F.B.

KS Associates, Inc.
240 Ross Ave., Suite 100
Elyria, Ohio 44035
Phone (440) 365-4730
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RECORD PLAT
CHESTNUT COMMONS SUBDIVISION

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SHEET 3 OF 3

JOB NO. 05009

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