

# SHADOW CREEK SUBDIVISION NO. 2

PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 17  
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 SHADOW CREEK SUBDIVISION NO. 2 AS SHOWN HEREON, CONTAINING 18.9139 ACRES OF LAND IN ORIGINAL AMHERST TOWNSHIP LOT NO. 17, 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 = 18.9139 ACRES, AREA OF STREET RIGHT OF WAY = 2.3151 ACRES, AREA OF LOTS = 5.8276 ACRES, AREA OF BLOCKS = 10.7712 ACRES.

### LEGEND:

- I.P. FD.
- I.P. SET

DAVID L. ELWELL, REG. SURVEYOR #6333



## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF SHADOW CREEK SUBDIVISION NO. 2, HAVING EXAMINED THE SAME, ACCEPTS IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE ALL STREETS AND EASEMENTS AS SHOWN HEREON.  
REPRESENTING R.L.R. CONSTRUCTION, INC.:

Robert L. Riggsby, Pres.  
ROBERT L. RIGSBY, PRESIDENT

Nancy Gammalo  
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 R.L.R. CONSTRUCTION INC. BY ROBERT L. RIGSBY, IT'S 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 15<sup>th</sup> DAY OF July, 2005.



NANCY GAMMALO  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Cuyahoga County

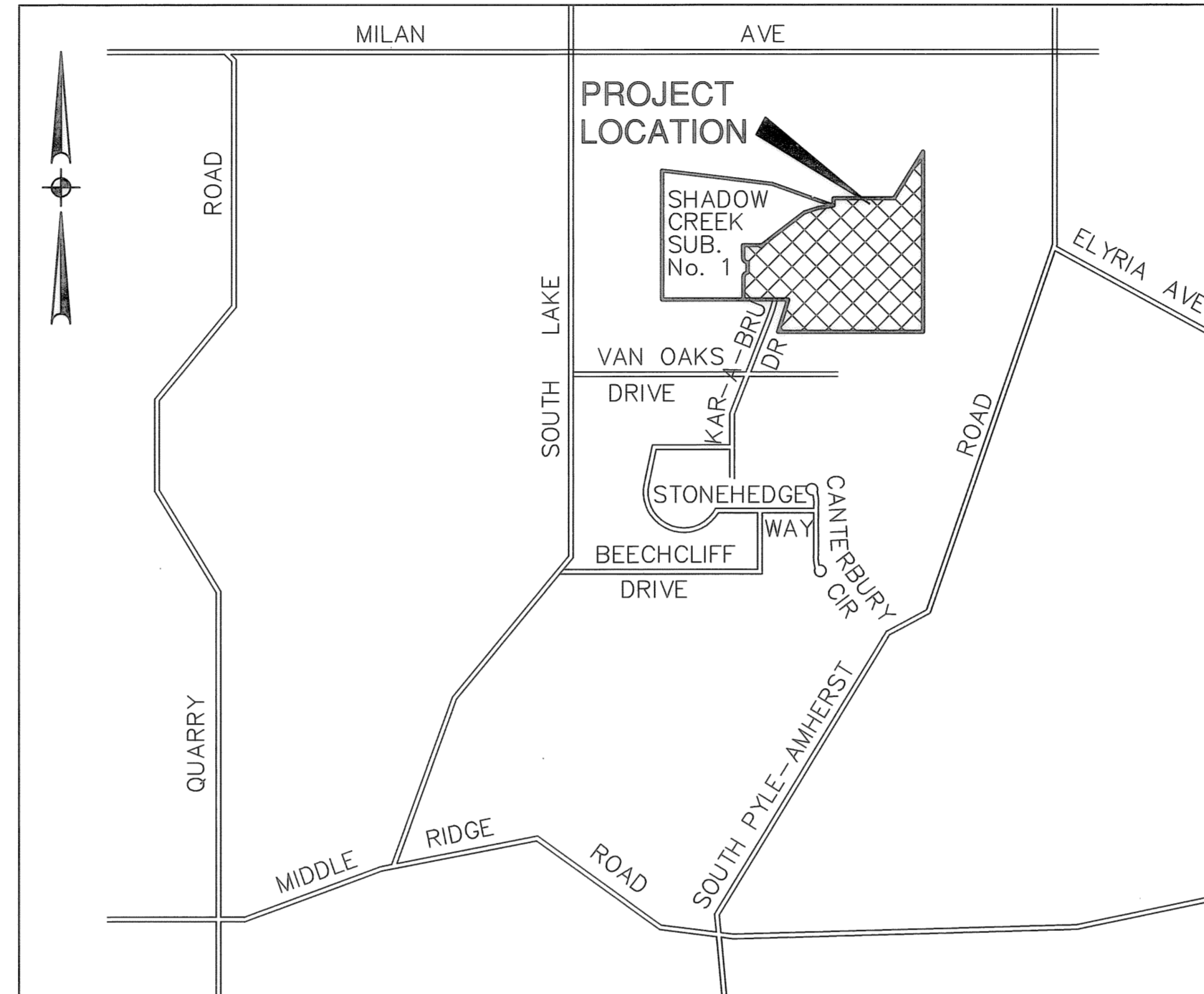
Nancy Gammalo  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/15/09

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING FIFTH THIRD BANK MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF SHADOW CREEK SUBDIVISION NO. 2 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 Leonard E. Olsavsky A.V.P.  
Sandra E. Bolaj Exec. Asst.  
WITNESS



AREA MAP - NO SCALE

AREA IN LOTS = 5.8276 Ac.  
AREA IN R.O.W. = 2.3151 Ac.  
AREA IN BLOCKS = 10.7712 Ac.  
TOTAL AREA = 18.9139 Ac.

## NOTARY PUBLIC

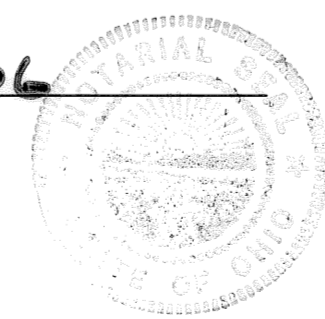
STATE OF OHIO  
SS  
LORAIN COUNTY

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED Leonard E. Olsavsky REPRESENTING Fifth Third Bank 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 15 DAY OF July, 2005

Sandra E. Bolaj  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-29-2006



SANDRA E. BOLAJ  
Notary Public, State of Ohio  
My Commission Expires May

## CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF SHADOW CREEK SUBDIVISION NO. 2 AND FIND THE MONUMENTS INDICATED ARE SUFFICIENT TO DEFINE THE STREET AS SHOWN HEREON AND APPROVE THE SAME FOR RECORDING PURPOSES ONLY.

Michael Bramhall 7-13-05  
MICHAEL BRAMHALL, CITY ENGINEER DATE

## PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF SHADOW CREEK SUBDIVISION NO. 2 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AMHERST FOR RECORDING PURPOSES ONLY.

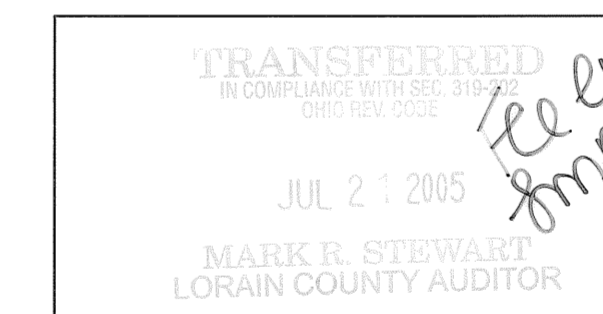
Dennis Clutz 7-14-05  
DENNIS CLUTZ, PLANNING COMMISSION CHAIRMAN DATE

## CITY COUNCIL

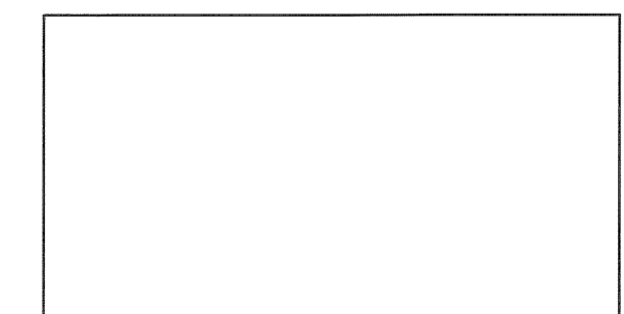
THIS IS TO CERTIFY THAT THIS PLAT OF SHADOW CREEK SUBDIVISION NO. 2 WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF AMHERST, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 17<sup>th</sup> DAY OF July, 2005.

David A. Taylor  
DAVID TAYLOR, MAYOR OF AMHERST

Olga Sivinski  
OLGA SIVINSKI, CLERK OF COUNCIL



LORAIN COUNTY AUDITOR



LORAIN COUNTY RECORDER

DATE	DATE	DESCRIPTION	BY
01-23-01			
9-07-04		ISSUED TO THE CITY FOR SIGNATURES	TMC
8-16-02		REVISED ROADWAY ALIGNMENTS & MISC. REVISIONS	TMC

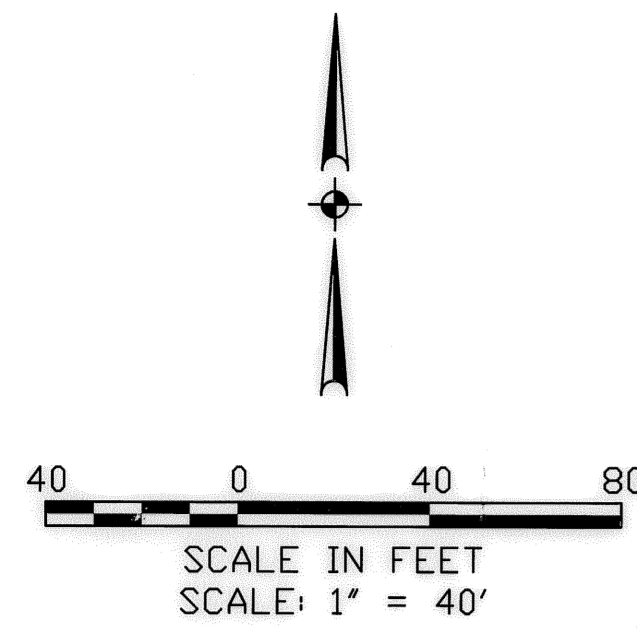
**KS ASSOCIATES**  
KS ASSOCIATES, INC.  
260 Burns Road, Suite 100  
P.O. Box 569  
Elyria, Ohio 44036  
Phone (440) 365-4730  
Fax (440) 365-4790  
mailto:mailroom@ksassoc.com  
www.ksassoc.com

SHADOW CREEK SUBDIVISION NO. 2

PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 17  
CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 3  
JOB NO. 00179



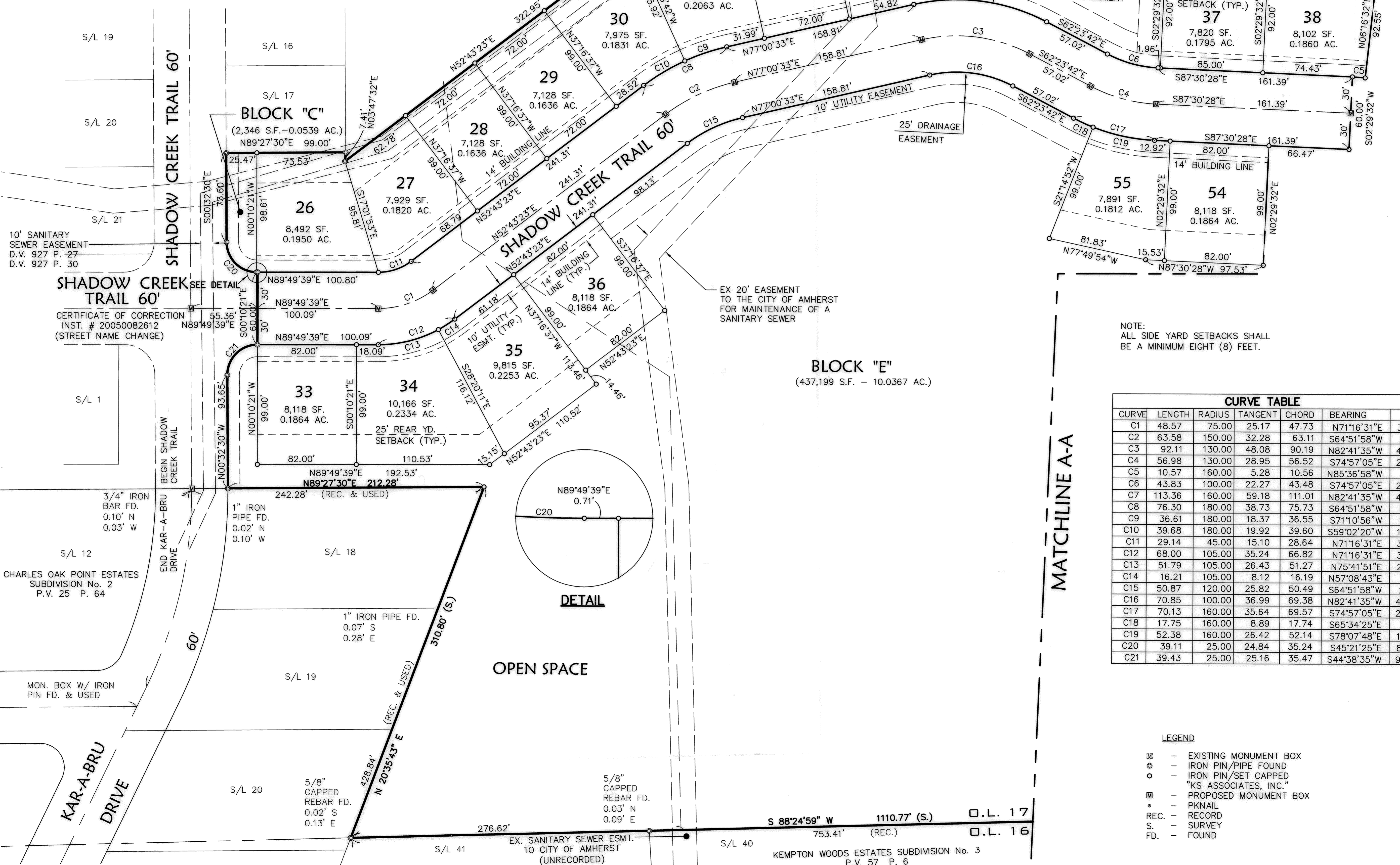


SHADOW CREEK SUBDIVISION NO. 1  
PV. 71 P. 19-21

BLOCK B

BLOCK "D"  
(22,363 S.F. - 0.5134 AC.)

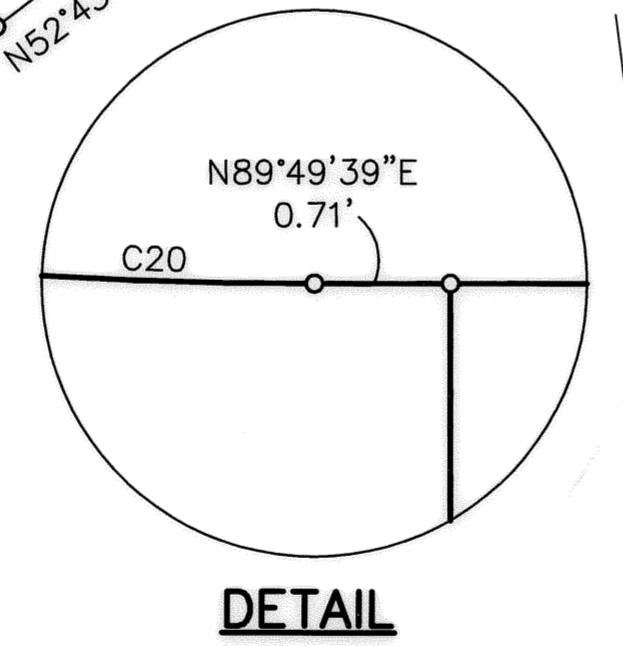
05-00-017-000-084  
THE VILLAGE OF NORTH AMHERST  
(CROWN POINT CEMETERY)  
D.V. 72 P. 435



NOTE:  
ALL SIDE YARD SETBACKS SHALL  
BE A MINIMUM EIGHT (8) FEET.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	48.57	75.00	25.17	47.73	N71°16'31"E	37°06'17"
C2	63.58	150.00	32.28	63.11	S64°51'58"W	24°17'11"
C3	92.11	130.00	48.08	90.19	N82°41'35"W	40°35'45"
C4	56.98	130.00	28.95	56.52	S74°57'05"E	25°06'46"
C5	10.57	160.00	5.28	10.56	N85°36'58"W	3°47'00"
C6	43.83	100.00	22.27	43.48	S74°57'05"E	25°06'46"
C7	113.36	160.00	59.18	111.01	N82°41'35"W	40°35'45"
C8	76.30	180.00	38.73	75.73	S64°51'58"W	24°17'11"
C9	36.61	180.00	18.37	36.55	S71°10'56"W	11°39'15"
C10	39.68	180.00	19.92	39.60	S59°02'20"W	12°37'56"
C11	29.14	45.00	15.10	28.64	N71°16'31"E	37°06'17"
C12	68.00	105.00	35.24	66.82	N71°16'31"E	37°06'17"
C13	51.79	105.00	26.43	51.27	N75°41'51"E	28°15'36"
C14	16.21	105.00	8.12	16.19	N57°08'43"E	8°50'41"
C15	50.87	120.00	25.82	50.49	S64°51'58"W	24°17'11"
C16	70.85	100.00	36.99	69.38	N82°41'35"W	40°35'45"
C17	70.13	160.00	35.64	69.57	S74°57'05"E	25°06'46"
C18	17.75	160.00	8.89	17.74	S65°34'25"E	6°21'26"
C19	52.38	160.00	26.42	52.14	S78°07'48"E	18°45'20"
C20	39.11	25.00	24.84	35.24	S45°21'25"E	89°37'51"
C21	39.43	25.00	25.16	35.47	S44°38'35"W	90°22'09"

- LEGEND
- ◻ - EXISTING MONUMENT BOX
  - - IRON PIN/PIPE FOUND
  - - IRON PIN/SET CAPPED
  - ◻ - PROPOSED MONUMENT BOX
  - - PKNAIL
  - REC. - RECORD
  - S. - SURVEY
  - FD. - FOUND



OPEN SPACE

MATCHLINE A-A

DATE: 01-24-00	DRAWN BY: ASD	CHKD BY: 2-PLATOZ	DATE: 01-24-00	DESCRIPTION	BY
D.W.G.:	P.A.T.H.:	F.B.:	DATE:	DESCRIPTION	BY
00179\LDIT	00179\LDIT	00179\LDIT	01-24-00	REVISIONS	BY
00179\LDIT	00179\LDIT	00179\LDIT	01-24-00	7-13-05	TMC
00179\LDIT	00179\LDIT	00179\LDIT	01-24-00	6-18-04	TMC
00179\LDIT	00179\LDIT	00179\LDIT	01-24-00	8-16-02	TMC

**KS ASSOCIATES**  
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600 Burns Road, Suite 100  
Cincinnati, OH 45240  
Phone (440) 265-4730  
Fax (440) 265-4790  
mailroom@ksassoc.com  
www.ksassoc.com

**SHADOW CREEK SUBDIVISION NO. 2**  
**RECORD PLAT**

PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 17  
CITY OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET	OF
2	3
JOB NO.	
00179	



