

Braeburn Estates Subdivision

City of Amherst ~ Lorain County ~ State of Ohio
Part of Original Black River Township Lot 1, Tract 2

P.P.N. 02-02-001-104-053
DOC. NO. 2006-0135993
0.37 Acres

P.P.N. 02-02-001-104-054
DOC. NO. 2006-0135992
14.32 Acres

P.P.N. 02-02-001-104-068
DOC. NO. 2006-0135990
0.21 Acres



Prepared For
BRAEBURN AMHERST, LLC
27201 Roylton Road
Columbia Station, Ohio 44028
(440) 236-3975 phone
(440) 236-8153 fax

APPROVAL SIGNATURES

CITY ENGINEER
APPROVED THIS 21 DAY OF JUNE, 2006

SIGNED [Signature]
CITY ENGINEER
MICHAEL BRAMHALL, P.E., P.S.

PLANNING COMMISSION
APPROVED THIS 22 DAY OF JUNE, 2006

SIGNED [Signature]
PRESIDENT
DENNIS CLOTZ

SIGNED [Signature]
SECRETARY
KAYE BROWNING

MAYOR
APPROVED THIS 22 DAY OF JUNE, 2006

SIGNED [Signature]
MAYOR
DAVID TAYLOR

CLERK OF COUNCIL
APPROVED THIS 12 DAY OF JUNE, 2006

SIGNED [Signature]
CLERK OF COUNCIL
OLGA STIVINSKI

OWNER'S CERTIFICATE

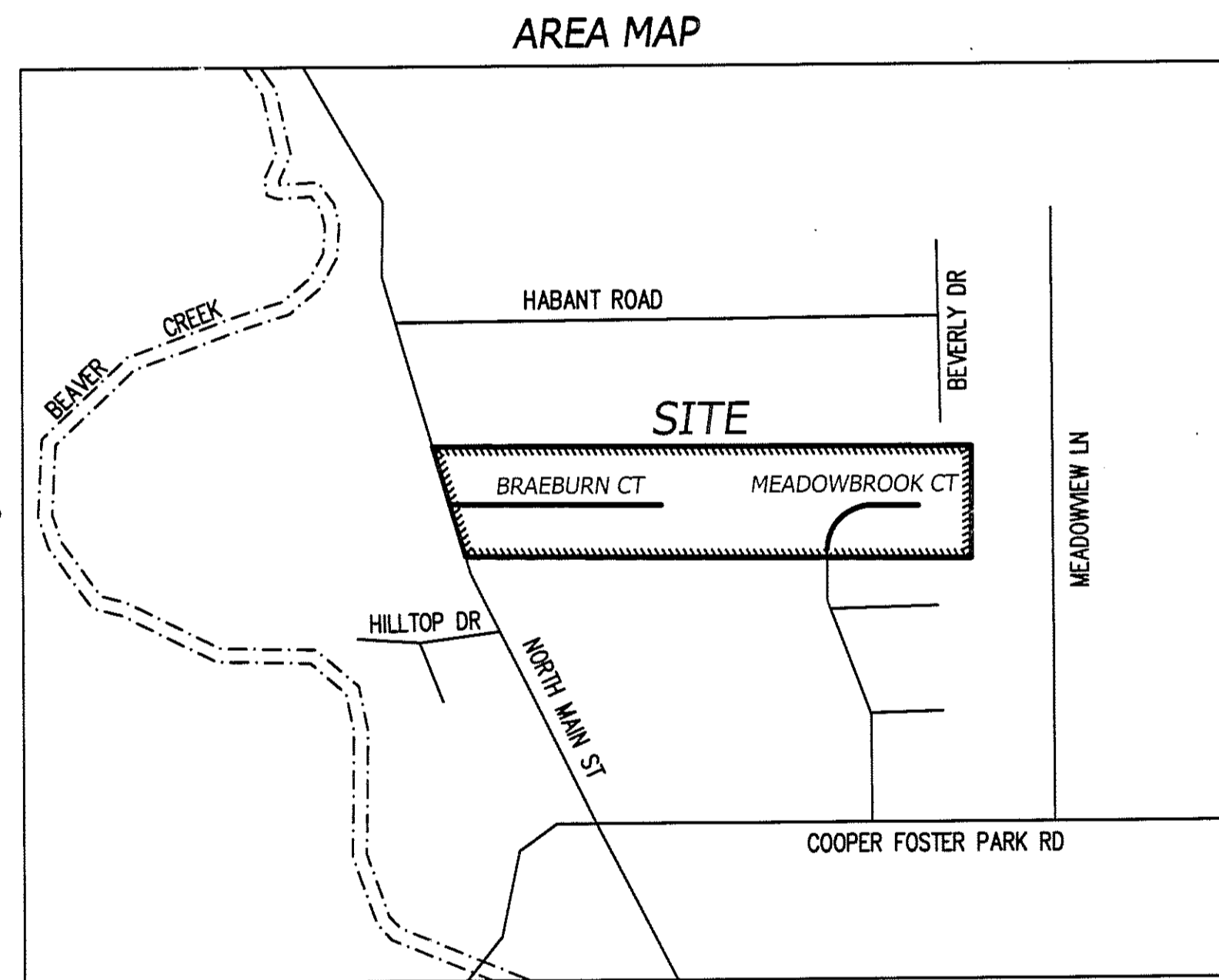
THE UNDERSIGNED Richard Beran HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS BRAEBURN ESTATES SUBDIVISION, A SUBDIVISION OF LOTS 1 TO 27 INCLUSIVE AND BLOCK A, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED. THE CITY OF AMHERST IS GRANTED THE RIGHT TO ENTER BLOCK A TO REPAIR AND/OR MAINTAIN THE STORM SEWERS AND APPURTENANCES.
IN WITNESS THEREOF 10th DAY OF MAY, 2006

SIGNED [Signature]
RICHARD BERAN
BRAEBURN AMHERST, LLC

NOTARIAL SEAL

STATE OF OHIO
S.S.
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR RICHARD BERAN WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 18th DAY OF MAY, 2006

BY: [Signature], NOTARY PUBLIC
MY COMMISSION EXPIRES 4/23/2011



MORTGAGEE'S CERTIFICATE

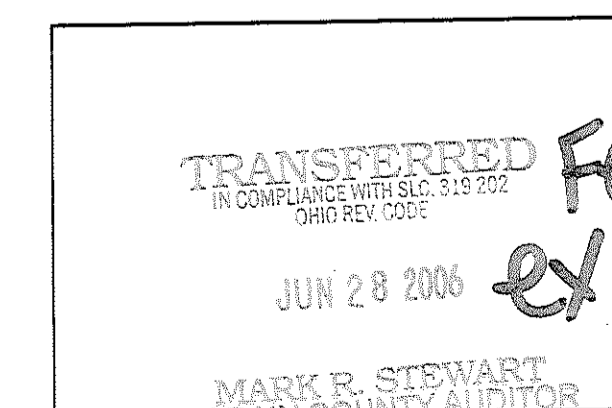
THIS IS TO CERTIFY THAT I, MORTGAGEE OF THE LANDS CONTAINED WITHIN THIS FOREGOING PLAT OF BRAEBURN ESTATES SUBDIVISION, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE DRIVES AND STREETS AS SHOWN HEREIN.

SIGNED [Signature]
LEONARDE OLSAVSKY

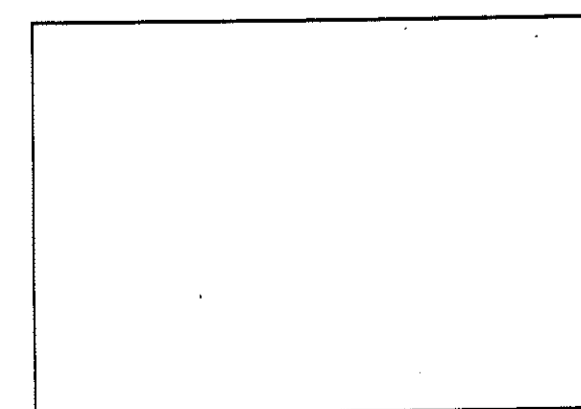
NOTARIAL SEAL

STATE OF OHIO
S.S.
LORAIN COUNTY CUYAHOGA
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR LEONARDE OLSAVSKY WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 19 DAY OF MAY, 2006

BY: [Signature], NOTARY PUBLIC
MY COMMISSION EXPIRES



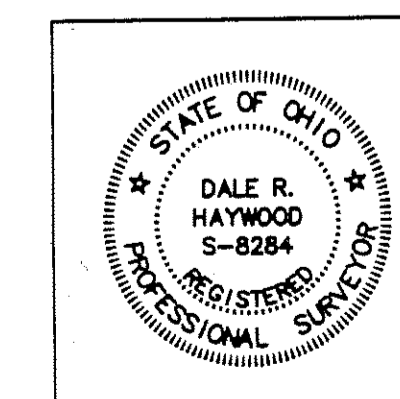
LORAIN COUNTY AUDITOR



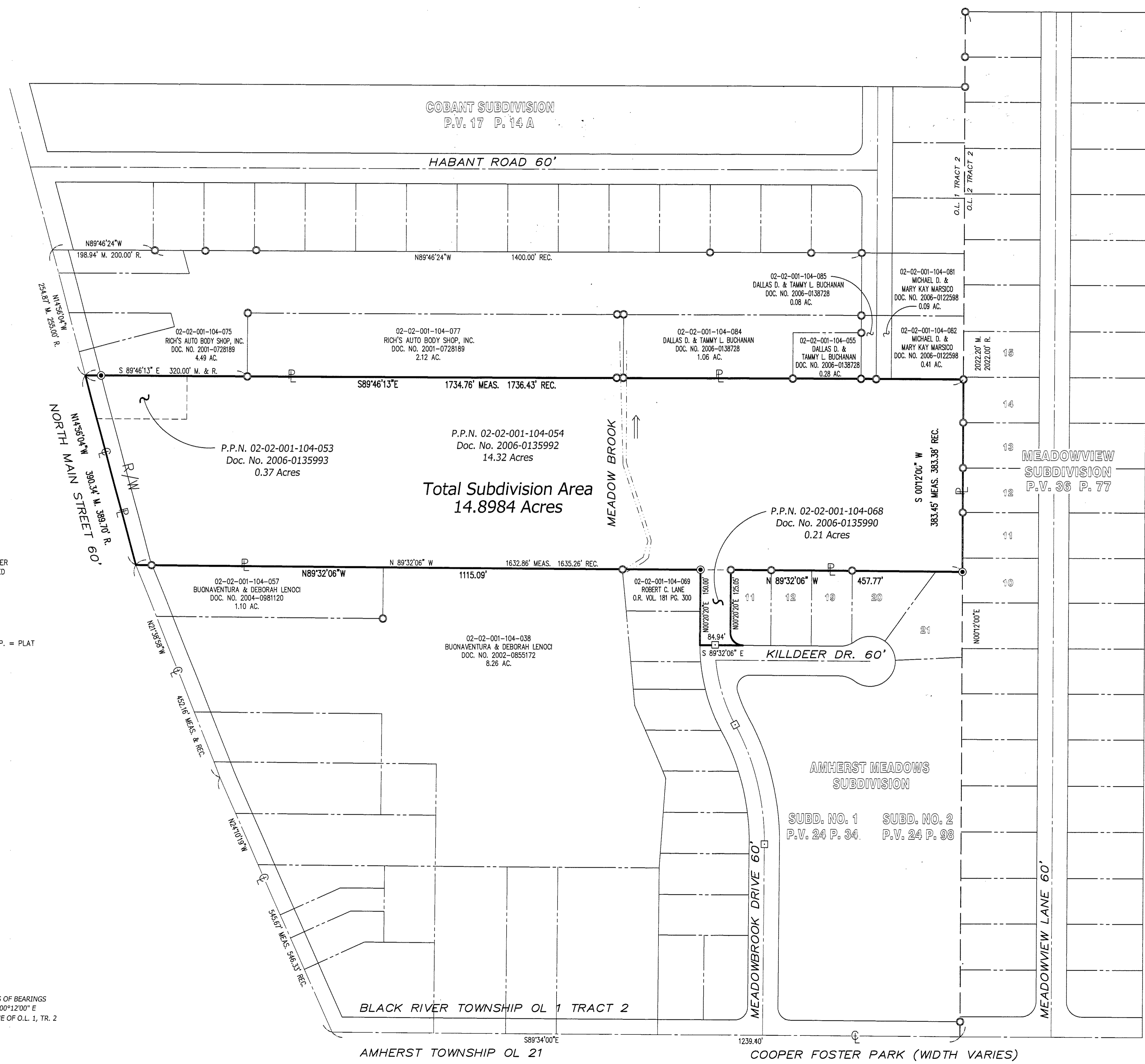
LORAIN COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I HAVE SURVEYED AND PLATTED BRAEBURN ESTATES SUBDIVISION AS SHOWN HEREON. DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED. THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THAT TRACT WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE 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.



[Signature] Date 4/7/06
Dale R. Haywood, P.S.
Registered State of Ohio Surveyor No. 8284



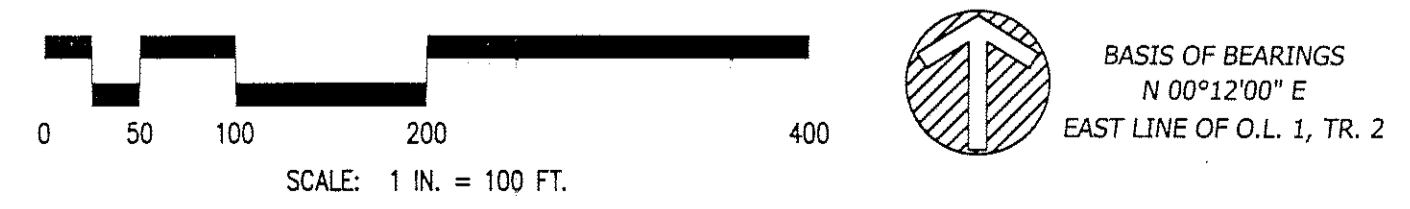
LEGEND OF SYMBOLS & LINETYPES

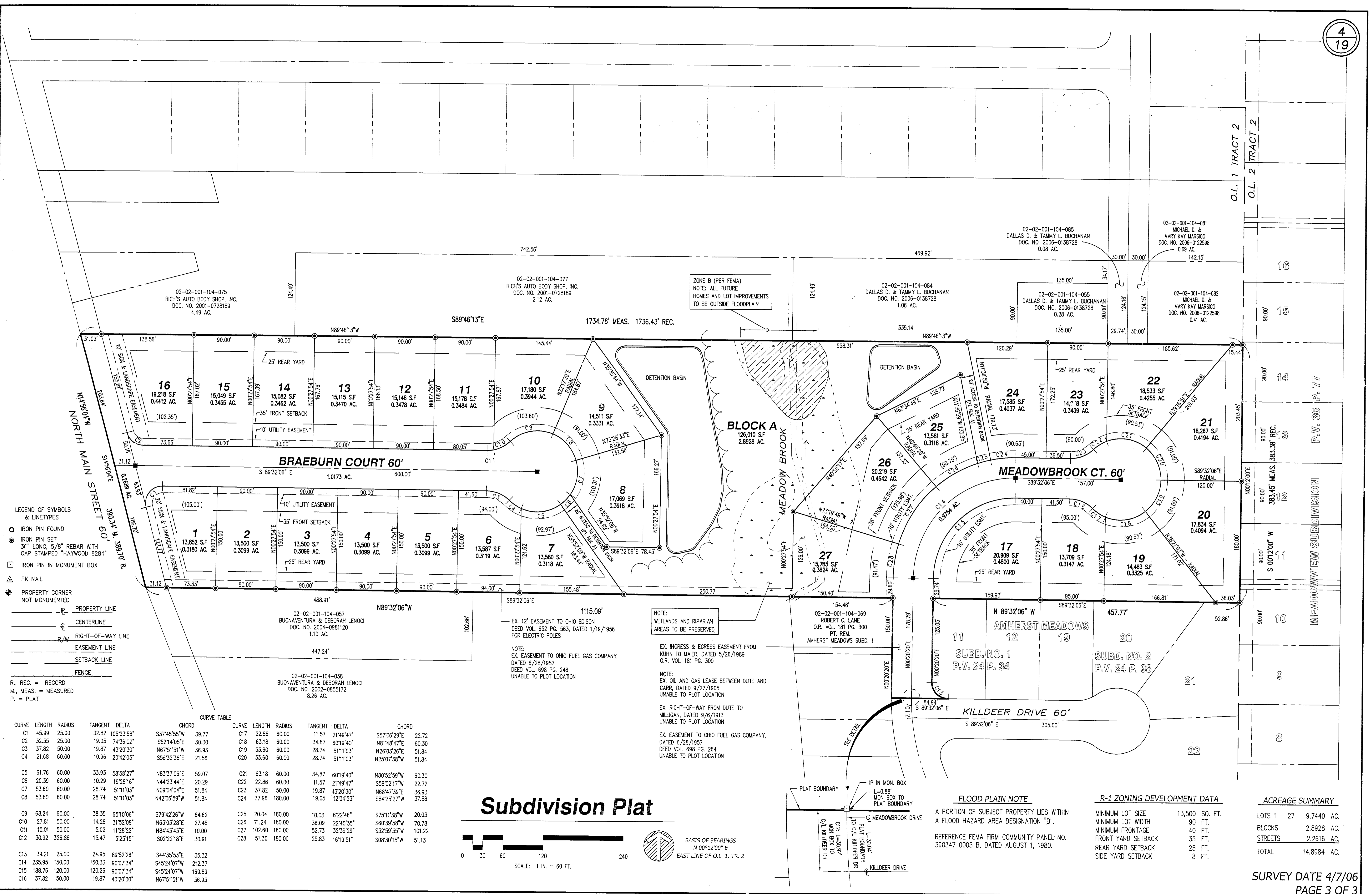
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- FENCE
- IRON PIN FOUND
- IRON PIN SET 30" LONG, 5/8" REBAR WITH CAP STAMPED "HAYWOOD 8284"
- IRON PIN IN MONUMENT BOX
- PK NAIL
- PROPERTY CORNER NOT MONUMENTED
- R., REC. = RECORD
- M., MEAS. = MEASURED
- P. = PLAT

TITLE SEARCH REFERENCE:

- 1.) PPN 02-02-001-104-053
PPN 02-02-001-104-054
COMMITMENT NO. NT1532
DATE 11/14/05
- 2.) PPN 02-02-001-104-068
COMMITMENT NO. NT1531
DATE 11/14/05

Boundary Survey

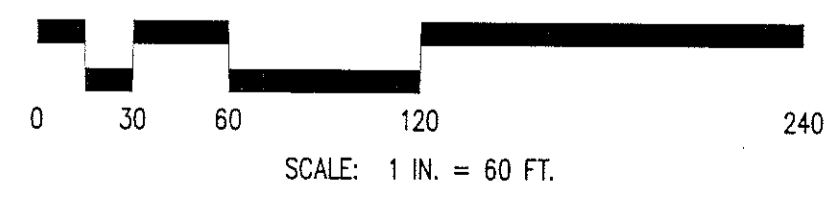




- LEGEND OF SYMBOLS & LINETYPES
- IRON PIN FOUND
 - IRON PIN SET
3/4" LONG, 5/8" REBAR WITH CAP STAMPED "HAYWOOD 8284"
 - IRON PIN IN MONUMENT BOX
 - △ PK NAIL
 - ◆ PROPERTY CORNER NOT MONUMENTED
 - P — PROPERTY LINE
 - C — CENTERLINE
 - R/W — RIGHT-OF-WAY LINE
 - E — EASEMENT LINE
 - S — SETBACK LINE
 - F — FENCE
- R., REC. = RECORD
M., MEAS. = MEASURED
P. = PLAT

CURVE TABLE				CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT DELTA	CHORD	CURVE	LENGTH	RADIUS	TANGENT DELTA	CHORD
C1	45.99	25.00	32.82 105°23'58"	S37°45'55"W 39.77	C17	22.86	60.00	11.57 21°49'47"	S57°06'29"E 22.72
C2	32.55	25.00	19.05 74°36'02"	S52°14'05"E 30.30	C18	63.18	60.00	34.87 60°19'40"	N81°48'47"E 60.30
C3	37.82	50.00	19.87 43°20'30"	N67°51'51"W 36.93	C19	53.60	60.00	28.74 51°11'03"	N26°03'26"E 51.84
C4	21.68	60.00	10.96 20°42'05"	S56°32'38"E 21.56	C20	53.60	60.00	28.74 51°11'03"	N25°07'38"W 51.84
C5	61.76	60.00	33.93 58°58'27"	N83°37'06"E 59.07	C21	63.18	60.00	34.87 60°19'40"	N80°52'59"W 60.30
C6	20.39	60.00	10.29 19°28'16"	N44°23'44"E 20.29	C22	22.86	60.00	11.57 21°49'47"	S58°02'17"W 22.72
C7	53.60	60.00	28.74 51°11'03"	N09°04'04"E 51.84	C23	37.82	50.00	19.87 43°20'30"	N68°47'39"E 36.93
C8	53.60	60.00	28.74 51°11'03"	N42°06'59"W 51.84	C24	37.96	180.00	19.05 12°04'53"	S84°25'27"W 37.88
C9	68.24	60.00	38.35 65°10'06"	S79°42'26"W 64.62	C25	20.04	180.00	10.03 6°22'46"	S75°11'38"W 20.03
C10	27.81	50.00	14.28 31°52'08"	N63°03'28"E 27.45	C26	71.24	180.00	36.09 22°40'35"	S60°39'58"W 70.78
C11	10.01	50.00	5.02 11°28'22"	N84°43'43"E 10.00	C27	102.60	180.00	52.73 32°39'29"	S32°59'55"W 101.22
C12	30.92	326.86	15.47 5°25'15"	S02°22'18"E 30.91	C28	51.30	180.00	25.83 16°19'51"	S08°30'15"W 51.13
C13	39.21	25.00	24.95 89°52'26"	S44°35'53"E 35.32					
C14	235.95	150.00	150.33 90°07'34"	S45°24'07"W 212.37					
C15	188.76	120.00	120.26 90°07'34"	S45°24'07"W 169.89					
C16	37.82	50.00	19.87 43°20'30"	N67°51'51"W 36.93					

Subdivision Plat



SCALE: 1 IN. = 60 FT.

BASIS OF BEARINGS
N 00°12'00" E
EAST LINE OF O.L. 1, TR. 2

NOTE: WETLANDS AND RIPARIAN AREAS TO BE PRESERVED

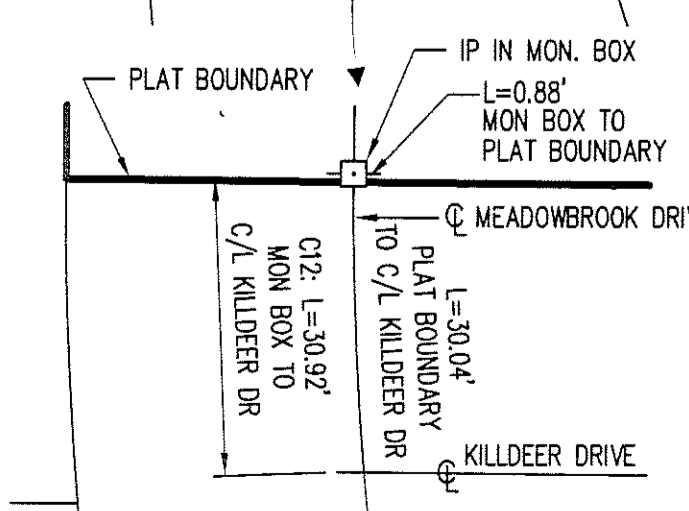
EX. INGRESS & EGRESS EASEMENT FROM KUHN TO MAIER, DATED 5/26/1989 O.R. VOL. 181 PG. 300

NOTE: EX. OIL AND GAS LEASE BETWEEN DUTE AND CARR, DATED 9/27/1905 UNABLE TO PLOT LOCATION

EX. RIGHT-OF-WAY FROM DUTE TO MILLIGAN, DATED 9/6/1913 UNABLE TO PLOT LOCATION

EX. EASEMENT TO OHIO FUEL GAS COMPANY, DATED 6/28/1957 DEED VOL. 698 PG. 264 UNABLE TO PLOT LOCATION

EX. EASEMENT TO OHIO FUEL GAS COMPANY, DATED 6/28/1957 DEED VOL. 698 PG. 264 UNABLE TO PLOT LOCATION



FLOOD PLAIN NOTE

A PORTION OF SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA DESIGNATION "B".

REFERENCE FEMA FIRM COMMUNITY PANEL NO. 390347 0005 B, DATED AUGUST 1, 1980.

R-1 ZONING DEVELOPMENT DATA

MINIMUM LOT SIZE	13,500 SQ. FT.
MINIMUM LOT WIDTH	90 FT.
MINIMUM FRONTAGE	40 FT.
FRONT YARD SETBACK	35 FT.
REAR YARD SETBACK	25 FT.
SIDE YARD SETBACK	8 FT.

ACREAGE SUMMARY

LOTS 1 - 27	9.7440 AC.
BLOCKS	2.8928 AC.
STREETS	2.2616 AC.
TOTAL	14.8984 AC.