

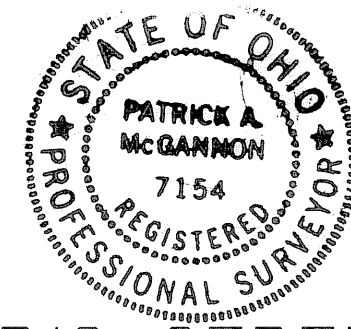
Plat of CHERRY HILL ESTATES

Part of Original Amherst Township Lot Number 79 Township of Amherst County of Lorain State of Ohio AUGUST 2008

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "CHERRY HILL ESTATES" AS SHOWN

AMHERST TOWNSHIP LOT NO. 79, LORAIN COUNTY, STATE OF OHIO. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND OR SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND ARE USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS ON 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.



Patrick A. McGannon 8/28/08
PATRICK A. MCGANNON
REGISTERED SURVEYOR NO. 7154

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF CHERRY HILL ESTATES AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HERON AND APPROVE THE SAME.

Kimberly Carney 8/26/08
LORAIN COUNTY ENGINEER DATE

BOARD OF TRUSTEES CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF CHERRY HILL ESTATES IS HEREBY APPROVED BY THE AMHERST TOWNSHIP BOARD OF TRUSTEES.

Neil J. Ryndel 5/27/08
CHAIRMAN, BOARD OF TRUSTEES DATE

COUNTY PROSECUTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF CHERRY HILL ESTATES IS HERBY APPROVED AS TO FORM BY THE LORAIN COUNTY PROSECUTOR.

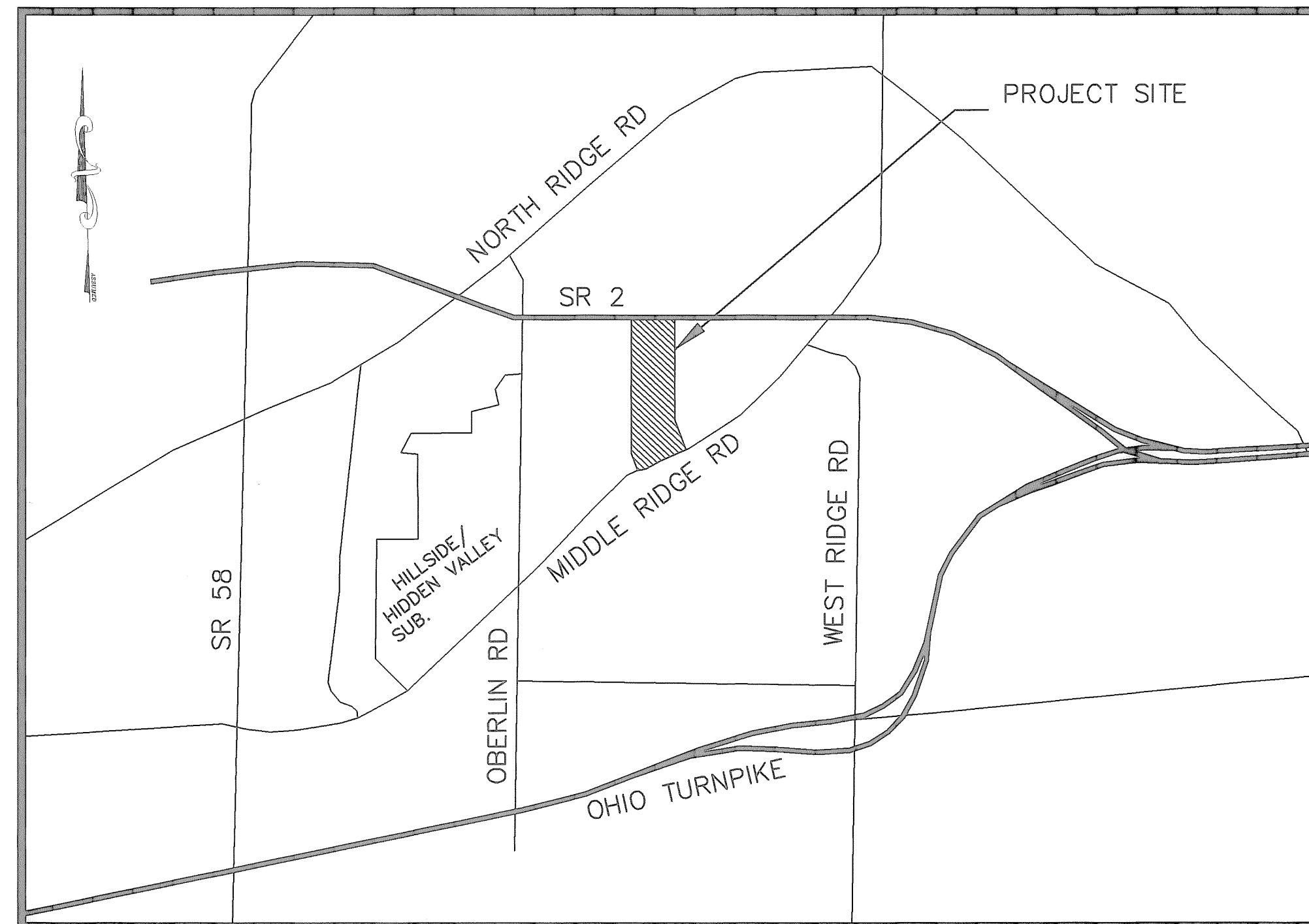
Gerald A. Jones 8/27/08
LORAIN COUNTY PROSECUTOR DATE

APPROVED THIS 26th DAY OF AUGUST, 2008.

Kimberly Carney
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 25th DAY OF AUGUST, 2008.

James J. Buddy, R.S.
LORAIN COUNTY GENERAL HEALTH DISTRICT



LOCATION MAP
NO SCALE

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING BUCKEYE BANK, MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF CHERRY HILL ESTATES, HAVING EXAMINED THE SAME, DOES TO PUBLIC USE, THE STREETS AND EASEMENTS AS SHOWN HERON.

BUCKEYE BANK

BY: Janet L. Whittell
Senior Vice President

STATE OF OHIO
LORAIN COUNTY SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED BUCKEYE BANK BY Janet L. Whittell ITS Senior Vice President MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF CHERRY HILL ESTATES, WHO ACKNOWLEDGED THAT HE/SHE DID SIGN THE FOREGOING PLAT AND THAT IT IS HIS/HER OWN FREE ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HERUNTO SET MY HAND AND OFFICIAL SEAL THIS 27th DAY OF August, 2008.



Mark R. Stewart
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

PLANNING COMMISSION CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF CHERRY HILL ESTATES IS HERBY APPROVED BY THE LORAIN COUNTY PLANNING COMMISSION.

Cristina Brada 8/31/08
DIRECTOR, LORAIN COUNTY PLANNING COMMISSION DATE

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL LOT 79 OF SAID TOWNSHIP AS CONVEYED TO EDWARD J. GARGASZ AND WANDA LEE GARGASZ AND DESCRIBED IN VOLUME 1281, PAGE 160 OF LORAIN COUNTY OFFICIAL RECORDS. THE UNDERSIGNED EDWARD J. GARGASZ AND WANDA LEE GARGASZ HERBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS CHERRY HILL ESTATES DO HERBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL STREETS, ROADS AND EASEMENTS, AS SHOWN HEREON. THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, 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 ARE IN FEET AND DECIMAL PARTS 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 HERUNTO SET THEIR HANDS THIS 23rd DAY OF August, 2008

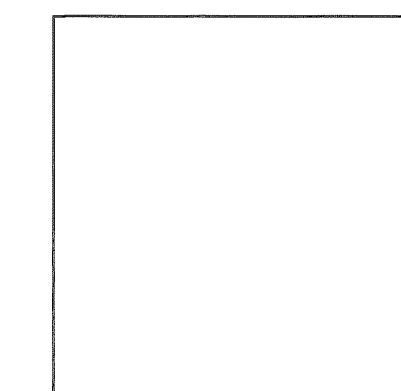
Michael O'Leary WITNESS
Edward J. Gargasz EDWARD J. GARGASZ
Kathryn M. Gargasz WITNESS
Wanda Lee Gargasz WANDA LEE GARGASZ

NOTARY PUBLIC

STATE OF OHIO
LORAIN COUNTY SS

BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OHIO DID PERSONALLY APPEAR EDWARD J. GARGASZ AND WANDA LEE GARGASZ THE OWNERS HEREOF, WHO ACKNOWLEDGED THAT THEY DID SIGN, THE FOREGOING PLAT AND THAT IT WAS OF THEIR OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 23rd DAY OF August, 2008.



Kathryn M. Gargasz
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-2-13



AREA BREAKDOWN
 AREA IN SUBLOTS = 2.00 ACRES
 AREA IN STREETS:
 CHERRY HILL DRIVE = 0.34 ACRES
 MIDDLE RIDGE ROAD = 0.36 ACRES
 TOTAL AREA IN STREETS = 0.70 ACRES

DAVID L. AND ESTER L. SCHMITKONS
 05-00-079-000-064
 43700 MIDDLE RIDGE ROAD
 VOLUME 1032, PAGE 319

Edward J. and Wanda L. Gargas
 Parcel Number 05-00-079-000-063
 28.89 Acres
 VOLUME 1281, PAGE 160

Remainder Parcel 26.19 Acres

Being known as part of Original Lot 79 of Amherst Township in the City of Lorain, County of Lorain, in the State of Ohio.

EDWARD AND ANNIE BRANDIES
 05-00-079-000-041
 43820 MIDDLE RIDGE ROAD
 VOLUME 00283, PAGE 617

STORM SEWER, STORM WATER DETENTION, AND POST CONSTRUCTION WATER QUALITY EASEMENT TO LORAIN COUNTY.

* 15-FOOT WIDE ROADWAY EASEMENT
 EDWARD J. AND WANDA L. GARGASZ GRANT A 15' WIDE EASEMENT TO LORAIN COUNTY FOR THE FUTURE WIDENING OF MIDDLE RIDGE ROAD. EASEMENT WILL ONLY BE GRANTED IN THE EVENT SANITARY SEWER SERVICE IS AVAILABLE TO SUBLOTS NUMBER 1 AND 2, AND THEIR SEPTIC SYSTEMS ARE NO LONGER REQUIRED.

Gilbert R. and Adelaide M. Ostrander
 05-00-078-000-013
 VOLUME 39, PAGES 933 AND 934

Dolores M. Romanski Trustee
 05-00-078-000-012
 INSTRUMENT NO. 20020849827

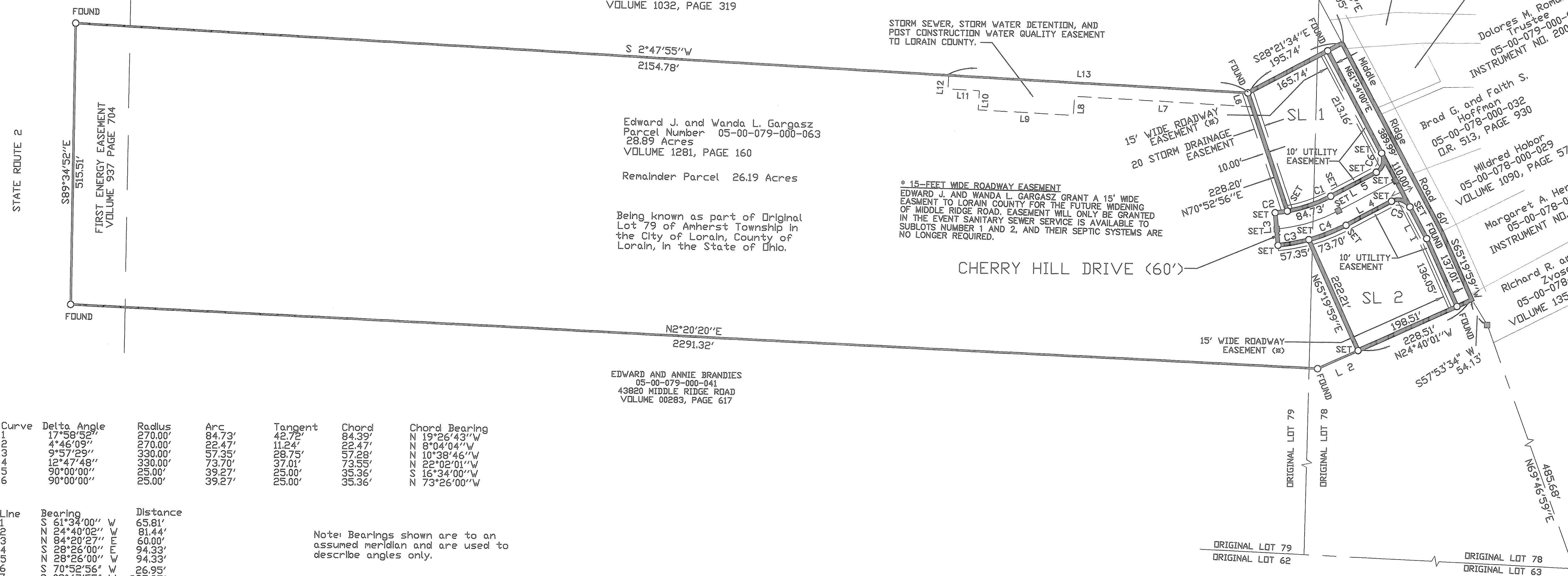
Dolores M. Romanski Trustee
 05-00-079-000-027
 INSTRUMENT NO. 20020849827

Brad G. and Faith S. Hoffman
 05-00-078-000-032
 D.R. 513, PAGE 930

Mildred Hobor Trustee
 05-00-078-000-029
 VOLUME 1090, PAGE 570

Margaret A. Hendershot
 05-00-078-000-042
 INSTRUMENT NO. 20070216435

Richard R. and Iona Zvosec
 05-00-078-000-007
 VOLUME 1357, PAGE 318



Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	17°58'52"	270.00'	84.73'	42.72'	84.39'	N 19°26'43"W
2	4°46'09"	270.00'	22.47'	11.24'	22.47'	N 8°04'04"W
3	9°57'29"	330.00'	57.35'	28.75'	57.28'	N 10°38'46"W
4	12°47'48"	330.00'	73.70'	37.01'	73.55'	N 22°02'01"W
5	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 16°34'00"W
6	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 73°26'00"W

Line	Bearing	Distance
1	S 61°34'00"W	65.81'
2	N 24°40'02"W	81.44'
3	N 84°20'27"W	60.00'
4	N 28°26'00"W	94.33'
5	N 28°26'00"W	94.33'
6	S 70°52'56"W	26.95'
7	S 02°47'55"W	327.25'
8	N 87°12'05"W	35.00'
9	S 02°47'55"W	175.00'
10	N 87°12'05"W	35.00'
11	S 02°47'55"W	57.88'
12	N 87°12'05"E	25.00'
13	S 02°47'55"W	550.07'

Note: Bearings shown are to an assumed meridian and are used to describe angles only.

IN THE EVENT THAT ADDITIONAL PHASES OF THIS SUBDIVISION ARE CONSTRUCTED AND PLATTED BY THE DEVELOPER, EDWARD J. GARGASZ, SUCCESSORS, HEIRS AND ASSIGNS, AND SANITARY SEWER SERVICE IS PROVIDED TO WITHIN 200-FEET OF SUBLOT 1 AND SUBLOT 2, THE DEVELOPER WILL CONNECT THE RESIDENTIAL HOMES ON SUBLOT 1 AND SUBLOT 2 TO THIS SANITARY SEWER AT NO COST TO THE OWNERS OF SAID SUBLOTS. THE DEVELOPER WILL ALSO COLLAPSE THE SEPTIC SYSTEM TILE FIELDS ON THESE SUBLOTS. REPAIR OF LAWNS AND LANDSCAPING DISTURBED AS A RESULT OF THIS WORK SHALL BE AT THE HOMEOWNER'S EXPENSE. THIS PROVISION SHALL EXPIRE ON AUGUST 15, 2013, AFTER SUCH TIME ANY AND ALL COSTS FOR SUCH WORK SHALL BE THE RESPONSIBILITY OF EACH THE RESPECTIVE HOMEOWNERS.

○ IRON PIN FOUND OR CAPPED REBAR SET
 ■ IRON PIN/MONUMENT BOX SET

