

# SHADOW CREEK SUBDIVISION NO. 3

COMBINATION OF ALL OF SUBLOTS 54 AND 55 OF SHADOW CREEK SUBDIVISION NO. 2 AS SHOWN BY THE PLAT RECORDED IN PLAT VOLUME 86, PAGE 5, 6 AND 7 OF LORAIN COUNTY PLAT RECORDS OF PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 17 NOW IN THE CITY OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND COMBINED SUBLOTS 54 AND 55 IN THE SHADOW CREEK SUBDIVISION NO. 2 AS SHOWN BY THE PLAT RECORDED IN PLAT VOLUME 86, PAGE 5, 6 AND 7 OF LORAIN COUNTY PLAT RECORDS OF PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 17 NOW IN THE CITY OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO AND PLATTED THE RESULTS AS SHOWN HEREON AS SHADOW CREEK SUBDIVISION NO. 3, CONTAINING 0.3675 ACRES OF LAND IN SAID ORIGINAL AMHERST TOWNSHIP LOT 17, NOW IN THE CITY OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO. AT ALL POINTS INDICATED BY IRON PIN MONUMENTS WERE EITHER FOUND OR SET. 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 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. TOTAL AREA OF SUBDIVISION = 0.3675 ACRES

*Phil A. Rosebeck*  
PHIL A. ROSEBECK REGISTERED SURVEYOR NO. 6696



DATE OF SURVEY FEBRUARY 22, 2011

BASIS OF BEARINGS REFERENCED TO PLAT OF SHADOW CREEK SUB NO. 2 AS RECORDED IN PLAT VOLUME 86, PAGES 5, 6 AND 7 OF LORAIN COUNTY RECORDS.

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNERS OF LAND CONTAINED WITHIN THIS PLAT OF SHADOW CREEK SUBDIVISION NO.3, HAVING EXAMINED THE SAME, ACCEPTS IT TO BE CORRECT.

*Timothy C. Russell*  
TIMOTHY C. RUSSELL

*Barbara A. Russell*  
BARBARA A. RUSSELL

## NOTARY PUBLIC

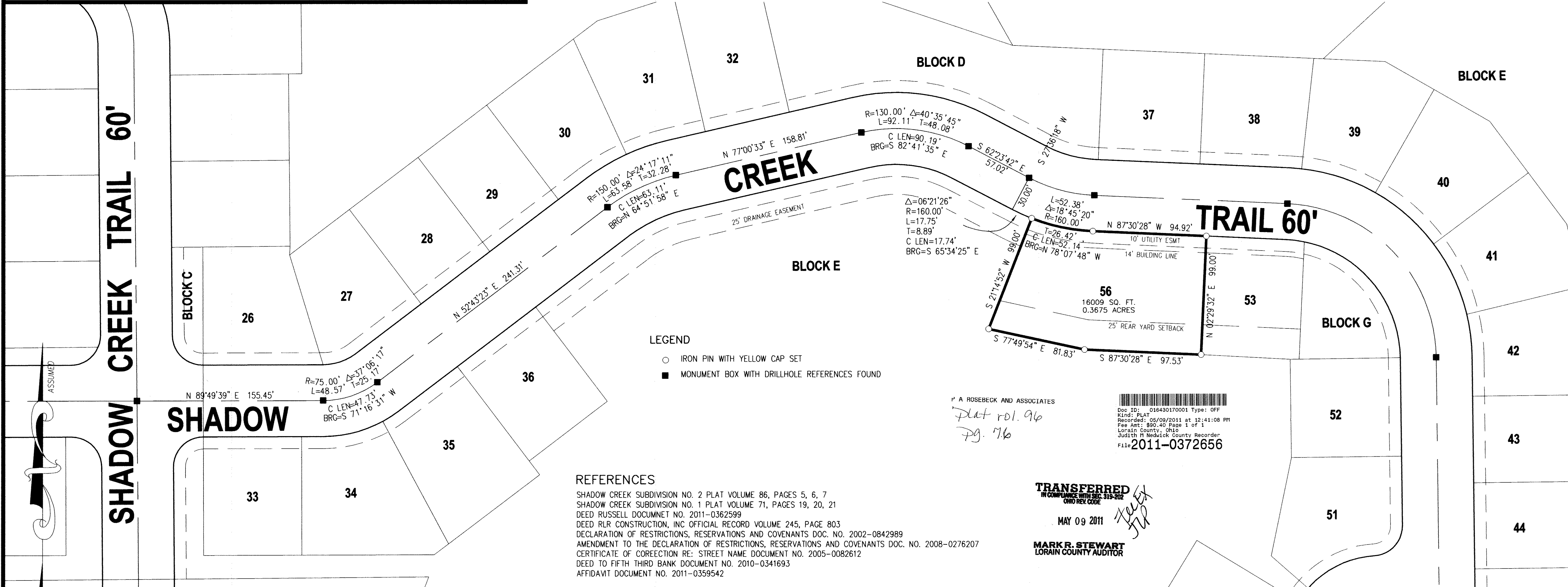
STATE OF OHIO  
COUNTY OF LORAIN  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE STATED OWNERS WHO ACKNOWLEDGED THAT THE SIGNING OF THE FOREGOING INSTRUMENT WAS THEIR FREE ACT AND DEED, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Amherst, OHIO, THIS 1st DAY OF March, 2011.

NOTARY PUBLIC *Shawn S. Maloney* MY COMMISSION EXPIRES January 19, 2014

## CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF SHADOW CREEK SUBDIVISION NO. 3 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AMHERST FOR RECORDING PURPOSES ONLY.

*Dennis Clutz* 4-7-11 *Tammy Peterson* 4-1-2011  
DENNIS CLOTZ, PLANNING COMMISSION CHAIRMAN DATE TAMMY PETERSON, PLANNING COMMISSION SECRETARY DATE



- LEGEND**
- IRON PIN WITH YELLOW CAP SET
  - MONUMENT BOX WITH DRILLHOLE REFERENCES FOUND

- REFERENCES**
- SHADOW CREEK SUBDIVISION NO. 2 PLAT VOLUME 86, PAGES 5, 6, 7
  - SHADOW CREEK SUBDIVISION NO. 1 PLAT VOLUME 71, PAGES 19, 20, 21
  - DEED RUSSELL DOCUMENT NO. 2011-0362599
  - DEED RLR CONSTRUCTION, INC OFFICIAL RECORD VOLUME 245, PAGE 803
  - DECLARATION OF RESTRICTIONS, RESERVATIONS AND COVENANTS DOC. NO. 2002-0842989
  - AMENDMENT TO THE DECLARATION OF RESTRICTIONS, RESERVATIONS AND COVENANTS DOC. NO. 2008-0276207
  - CERTIFICATE OF CORRECTION RE: STREET NAME DOCUMENT NO. 2005-0082612
  - DEED TO FIFTH THIRD BANK DOCUMENT NO. 2010-0341693
  - AFFIDAVIT DOCUMENT NO. 2011-0359542

P.A. ROSEBECK AND ASSOCIATES  
PLAT VOL. 96  
PG. 76  
Doc ID: 01843070001 Type: OFF  
Kind: PLAT  
Recorded: 05/09/2011 at 12:41:08 PM  
Fee Amt: \$80.40 Page 1 of 1  
Lorain County, Ohio  
Judith M. Nedwicz County Recorder  
File 2011-0372656

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
MAY 09 2011  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

CONSOLIDATION PLAT				P.A. ROSEBECK & ASSOCIATES	SHEET
SHADOW CREEK SUBDIVISION NO. 3					
PART OF ORIGINAL AMHERST TOWNSHIP LOT 17, CITY OF AMHERST, LORAIN COUNTY, STATE OF OHIO				REGISTERED SURVEYOR	1
FEBRUARY 28, 2011				705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001	OF
				PHONE: (440) 988-4657	1
NO.	DATE	DESCRIPTION	BY		
2	03/31/11	PLAN'G COMM'N'S COMMENTS	PAR		
1	03/12/11	ENGINEER'S COMMENTS	PAR		
0	02/28/11	ORIGINAL ISSUE	PAR		