

# SHADOW CREEK SUBDIVISION NO. 8

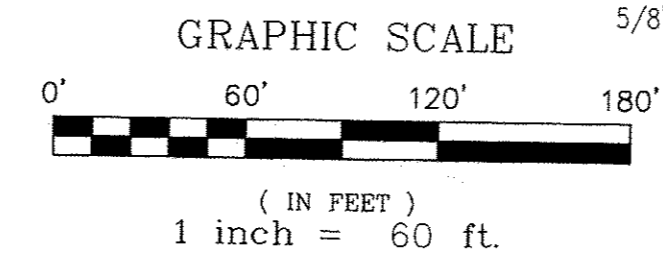
RESUBDIVISION OF SUBLOTS 41, 42, 44 AND 47, OF SHADOW CREEK SUBDIVISION NO. 2 AS SHOWN BY THE PLAT RECORDED IN VOLUME 86, PAGE 5, 6, 7 LORAIN COUNTY PLAT RECORDS AND A RESUBDIVISION OF BLOCKS K, L, M, N AND O OF SHADOW CREEK SUBDIVISION NO. 7 AS SHOWN BY THE PLAT RECORDED IN PLAT VOLUME 99, PAGE 99  
 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

## REFERENCES

- SHADOW CREEK SUBDIVISION NO. 3 PLAT VOLUME 90, PAGE 76
- 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 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
- SHADOW CREEK SUBDIVISION NO. 4 PLAT VOLUME 98, PAGE 72
- SHADOW CREEK SUBDIVISION NO. 5 PLAT VOLUME 98, PAGES 73
- SHADOW CREEK SUBDIVISION NO. 6 PLAT VOLUME 98, PAGES 74

## LEGEND

- IRON PIN OR PIPE FOUND
  - 5/8" IRON PIN WITH YELLOW CAP SET
  - MONUMENT BOX WITH IRON PIN FOUND
  - MONUMENT BOX WITH DRILLHOLE REFERENCES FOUND
  - MONUMENT BOX NOT FOUND
  - DRILLHOLE FOUND AND LOCATION FROM LOT CORNER
- THE VILLAGE OF NORTH AMHERST (CROWN POINTE CEMETERY) DEED VOL. 72, AGE 435

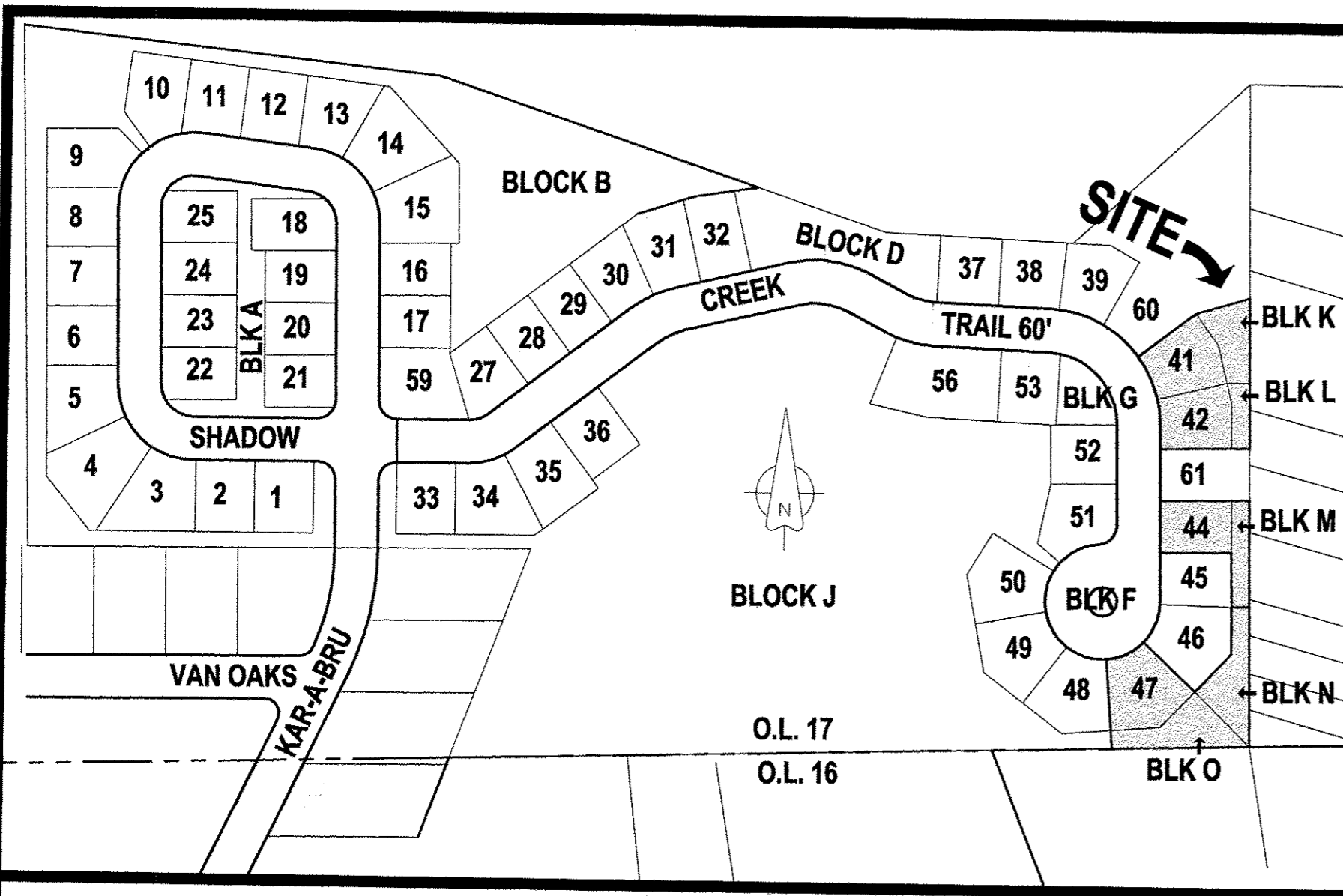


## AREA SUMMARY

SUBLOT 41	0.1987 ACRES	BLOCK K	0.1220 ACRES	SUBLOT 62	0.3207 ACRES
SUBLOT 42	0.1821 ACRES	BLOCK L	0.0540 ACRES	SUBLOT 63	0.2361 ACRES
SUBLOT 44	0.1636 ACRES	BLOCK M	0.0845 ACRES	SUBLOT 64	0.2481 ACRES
SUBLOT 46	0.2280 ACRES	BLOCK N	0.1640 ACRES	SUBLOT 65	0.5593 ACRES
<b>TOTAL</b>	<b>0.7724 ACRES</b>	<b>TOTAL</b>	<b>0.5918 ACRES</b>	<b>TOTAL</b>	<b>1.3642 ACRES</b>

## CURVE SCHEDULE

MARK	DELTA	RADIUS	ARC	CHORD	CH BEARING	TANGENT
C1	37°06'07"	75.00'	48.57'	47.72'	S 71°16'27" W	25.17'
C2	24°17'10"	150.00'	63.58'	63.11'	N 64°51'58" E	32.28'
C3	40°35'45"	130.00'	92.11'	90.19'	S 82°41'35" E	48.08'
C4	25°06'46"	130.00'	56.98'	56.52'	N 74°57'05" W	28.95'
C5	27°09'36"	130.00'	61.62'	61.05'	S 73°55'40" E	31.40'
C6	23°22'36"	160.00'	65.28'	64.83'	S 48°39'34" E	33.10'
C7	66°44'00"	130.00'	196.79'	178.53'	S 48°08'28" E	122.79'
C8	23°22'36"	160.00'	65.28'	64.83'	S 25°16'58" E	33.10'
C9	12°49'12"	160.00'	35.80'	35.73'	S 07°11'04" E	17.98'
C10	41°54'38"	80.00'	58.52'	57.22'	S 64°29'34" W	30.64'



**SITE LOCATION MAP**  
SCALE: 1" = 200'

Doc ID: 018049190001 Type: OFF  
 Kind: PLAT  
 Recorded: 04/30/2014 at 09:27:58 PM  
 Fee Amt: \$160.00 Page 1 of 1  
 LORAIN COUNTY, OHIO  
 JUDITH M. WENDEL, County Recorder  
 File # 2014-0503069

## TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202  
 OHIO REV. CODE  
 APR 30 2014  
 J. CRAIG SNODGRASS, CPA, CGFM  
 LORAIN COUNTY AUDITOR

FIDELITY NATIONAL TITLE  
 COMPANY, LLC  
 5340 MEADOW LANE  
 SHEFFIELD VILLAGE, OH 44054

Plat vol. 99  
 Pgs. 96, 97

## CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF SHADOW CREEK SUBDIVISION NO. 8 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AMHERST FOR RECORDING PURPOSES ONLY.

*Mark Costilow* 3-1-14  
 MARK COSTILOW, PLANNING COMMISSION CHAIRMAN DATE

*Tammy Peterson* 3-4-2014  
 TAMMY PETERSON, PLANNING COMMISSION SECRETARY DATE

## SURVEYOR'S CERTIFICATE

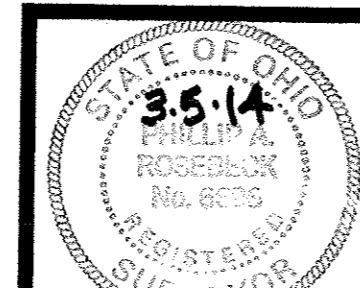
THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED SUBLOTS 41, 42, 44 AND 47 IN THE PLAT OF SHADOW CREEK SUBDIVISION NO. 2 AS SHOWN BY THE PLAT RECORDED IN PLAT VOLUME 86, PAGE 5, 6, 7 AND BLOCKS K, L, M, N AND O OF SHADOW CREEK SUBDIVISION NO. 7 AS SHOWN BY THE PLAT RECORDED IN PLAT VOLUME 99, PAGE 99 OF LORAIN COUNTY PLAT RECORDS OF PART OF ORIGINAL AMHERST TOWNSHIP LOT NUMBER 17 NOW IN THE CITY OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO AND PLATTED THE RESULTS AS SHOWN HEREON AS SUBLOTS 62, 63, 64 AND 65 IN SHADOW CREEK SUBDIVISION NO. 8, CONTAINING 1.3642 ACRES OF LAND IN SAID ORIGINAL AMHERST TOWNSHIP LOT NUMBER 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. 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.

PHIL A. ROSEBECK REGISTERED SURVEYOR NO. 6696

DATE OF SURVEY FEBRUARY 10, 2013

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.

AREA OF STREETS = 0.0000 ACRES  
 AREA OF SUBLOTS = 1.3642 ACRES  
 TOTAL AREA OF SUBDIVISION = 1.3642 ACRES



SUBDIVISION PLAT  
**SHADOW CREEK SUBDIVISION NO. 8**  
 PART OF ORIGINAL AMHERST TOWNSHIP LOT 17,  
 CITY OF AMHERST, LORAIN COUNTY, STATE OF OHIO  
 DECEMBER 20, 2013

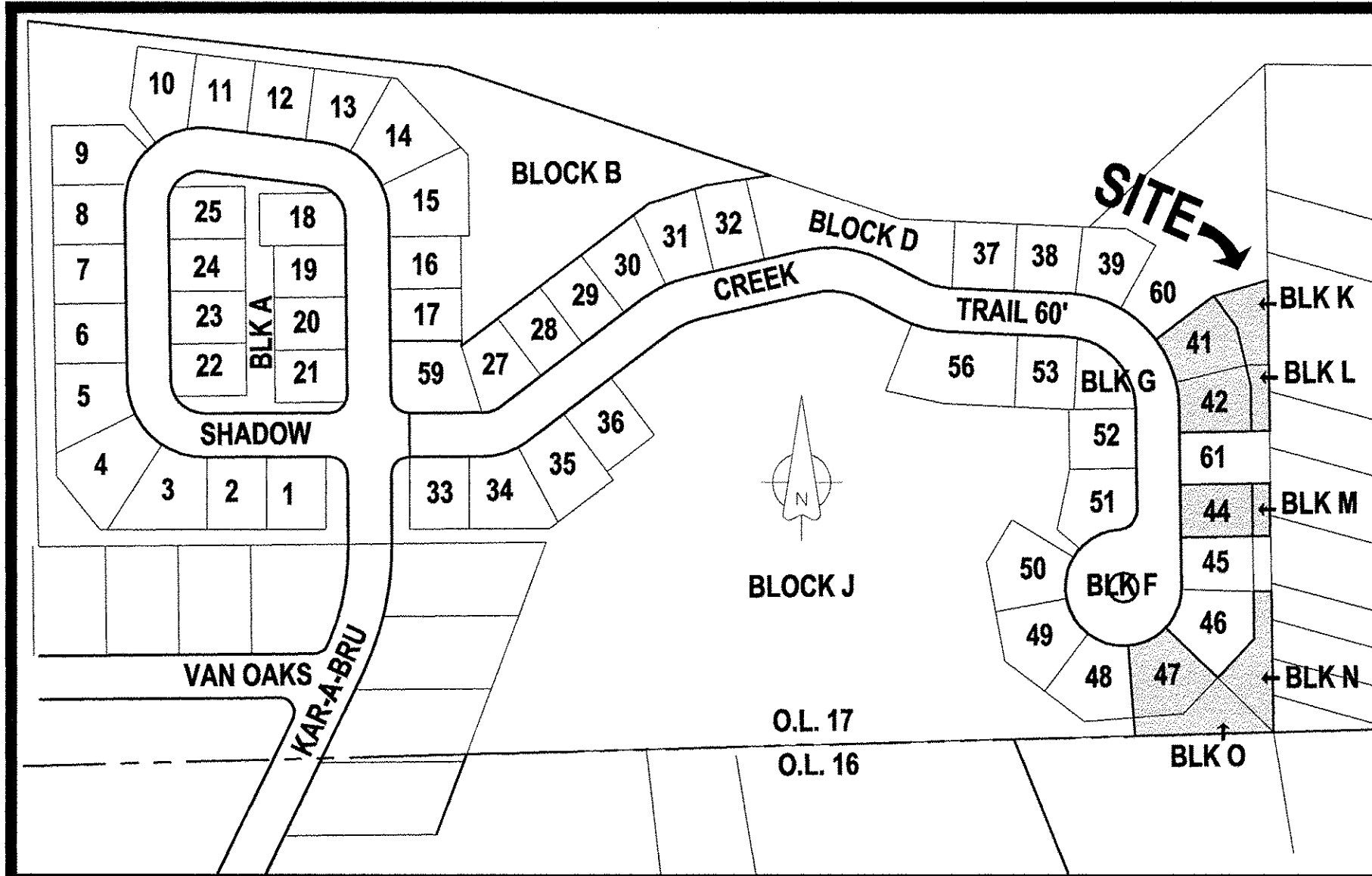
NO.	DATE	DESCRIPTION	BY
1	2/24/14	REV. S/L 64	PAR
0	12/20/13	ORIGINAL ISSUE	PAR

**P.A. ROSEBECK & ASSOCIATES**  
 REGISTERED SURVEYOR  
 705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001  
 PHONE: (440) 988-4657

SHEET  
 1  
 OF  
 2

RETURN TO: P. A. ROSEBECK & ASSOCIATES

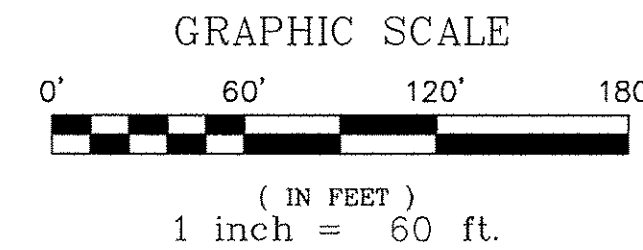




**SITE LOCATION MAP**  
SCALE: 1" = 200'

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RESUBDIVISION OF SUBLOTS 41, 42, 44 AND 47, OF SHADOW CREEK SUBDIVISION NO. 2 AS SHOWN BY THE PLAT RECORDED IN VOLUME 86, PAGE 5, 6, 7 LORAIN COUNTY PLAT RECORDS AND A RESUBDIVISION OF BLOCKS K, L, M, N AND O OF SHADOW CREEK SUBDIVISION NO. 7 AS SHOWN BY THE PLAT RECORDED IN PLAT VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ 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



**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNERS OF LAND CONTAINED WITHIN THIS PLAT OF SHADOW CREEK SUBDIVISION NO.8, HAVING EXAMINED THE SAME, ACCEPTS IT TO BE CORRECT.

*Gary A. Howell*  
GARY A. HOWELL

*Cheryl A. Howell*  
CHERYL A. HOWELL

**NOTARY PUBLIC**

STATE OF OHIO      SS  
COUNTY OF LORAIN  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE STATED OWNER 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 14 DAY OF February, 2014.

NOTARY PUBLIC *Thomas J. Dechant Jr.*

MY COMMISSION EXPIRES Thomas J. Dechant Jr.  
is a Notary Public, Appointed  
Commissioned to Perform Notarial  
acts in the State of Ohio.  
Commission Expires 02/12/2017

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNERS OF LAND CONTAINED WITHIN THIS PLAT OF SHADOW CREEK SUBDIVISION NO.8, HAVING EXAMINED THE SAME, ACCEPTS IT TO BE CORRECT.

*Russell E. Price*  
RUSSELL E. PRICE

*Lauren M. Russel AKA Lauren M. Price*  
LAUREN M. RUSSEL

**NOTARY PUBLIC**

STATE OF OHIO      SS  
COUNTY OF LORAIN  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE STATED OWNER 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 14 DAY OF February, 2014.

NOTARY PUBLIC *Thomas J. Dechant Jr.*

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Commission Expires 02/12/2017

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNERS OF LAND CONTAINED WITHIN THIS PLAT OF SHADOW CREEK SUBDIVISION NO.8, HAVING EXAMINED THE SAME, ACCEPTS IT TO BE CORRECT.

*Howard C. Mowcomber*  
HOWARD C. MOWCOMBER

*Sandra J. Mowcomber*  
SANDRA J. MOWCOMBER

**NOTARY PUBLIC**

STATE OF OHIO      SS  
COUNTY OF LORAIN  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE STATED OWNER 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  
Lorain, OHIO,

THIS 11th DAY OF February, 2014.

NOTARY PUBLIC *Regina D. Pyrda*

MY COMMISSION EXPIRES 11-27-2016 REGINA D. PYRDA  
Notary Public, State of Ohio  
My Commission Expires  
November 27, 2016

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNERS OF LAND CONTAINED WITHIN THIS PLAT OF SHADOW CREEK SUBDIVISION NO.8, HAVING EXAMINED THE SAME, ACCEPTS IT TO BE CORRECT.

*David P. Kuhn*  
DAVID P. KUHN

*Holly M. Kuhn*  
HOLLY M. KUHN

**NOTARY PUBLIC**

STATE OF OHIO      SS  
COUNTY OF LORAIN  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE STATED OWNER 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 14 DAY OF February, 2014.

NOTARY PUBLIC *Thomas J. Dechant Jr.*

MY COMMISSION EXPIRES Thomas J. Dechant Jr.  
is a Notary Public, Appointed  
Commissioned to Perform Notarial  
acts in the State of Ohio.  
Commission Expires 02/12/2017

RETURN TO: P. A. ROSEBECK & ASSOCIATES

SUBDIVISION PLAT <b>SHADOW CREEK SUBDIVISION NO. 8</b> PART OF ORIGINAL AMHERST TOWNSHIP LOT 17, CITY OF AMHERST, LORAIN COUNTY, STATE OF OHIO DECEMBER 20, 2013		P.A. ROSEBECK & ASSOCIATES REGISTERED SURVEYOR 705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001 PHONE: (440) 988-4657		SHEET 2 OF 2
NO.	DATE	DESCRIPTION	BY	
0	12/20/13	ORIGINAL ISSUE	PAR	