05-00-04-101
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DESCRIPTION

SITUATED IN THE CITY OF AMHERST, TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT 41 OF SAID TOWNSHIP, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF LEAVITT ROAD (STATE ROUTE 58) AT ITS INTERSECTION WITH THE NORTHERLY LINE OF LANDS CONVEYED TO THE STATE OF OHIO FOR PURPOSES OF INTERSTATE ROUTE 90. THENCE IN THE NORTHERLY LINE OF INTERSTATE ROUTE 90, S.87°-56'-20"E. A DISTANCE OF 60.01 FEET TO AN IRON PIN AND THE PRINCIPAL PLACE OF BEGINNING OF LANDS HEREIN DESCRIBED. THENCE NORTHERLY IN A LINE 60.00' EASTERLY BY RECTANGULAR MEASUREMENT FROM THE CENTERLINE OF LEAVITT ROAD, N.2°-59'-40"E. A DISTANCE OF 277.41 FEET TO AN IRON PIN IN THE SOUTHERLY LINE OF LANDS LEASED TO THE STANDARD OIL COMPANY BY LEASE DATED APRIL 1, 1965 AND RECORDED IN LEASE VOL. 82 PAGES 904 AND 905 OF THE LORAIN COUNTY RECORD OF LEASES. THENCE IN THE SOUTHERLY LINE OF SAID LANDS, S.87°-56'-20"E. A DISTANCE OF 205.00 FEET TO AN IRON PIN AT THE SOUTHEASTERLY CORNER THEREOF. THENCE N.2°-59'-40"E. A DISTANCE OF 175.00 FEET TO AN IRON PIN AT THE NORTHEASTERLY CORNER THEREOF. THENCE IN THE NORTHERLY LINE OF THE STANDARD OIL COMPANY LANDS, N.87°-56'-20"W. A DISTANCE OF 205.00 FEET TO AN IRON PIN. SAID IRON PIN BEING 60.00 FEET EASTERLY BY RECTANGULAR MEASUREMENT FROM THE CENTERLINE OF LEAVITT ROAD. THENCE N.2°-59'-40"E., PARALLEL TO THE CENTERLINE OF LEAVITT ROAD, A DISTANCE OF 442.26 FEET TO AN IRON PIN IN THE SOUTHERLY LINE OF LANDS LEASED TO THE SUN OIL COMPANY BY LEASE DATED MARCH 10, 1967 AND RECORDED IN LEASE VOL. 84 PAGE 452 OF THE LORAIN COUNTY RECORD OF LEASES. THENCE IN SAID LINE, S.88°-19'-20"E. A DISTANCE OF 154.98 FEET TO AN IRON PIN AT THE SOUTHEASTERLY CORNER THEREOF. THENCE N.2°-59'-40"E. A DISTANCE OF 170.23 FEET TO AN IRON PIN, SAID IRON PIN BEING 44.76 FEET SOUTHERLY BY RECTANGULAR MEASUREMENT FROM THE CENTERLINE OF COOPER FOSTER PARK ROAD. THENCE S.84°-58'-25"E. A DISTANCE OF 517.58 FEET TO AN IRON PIN, SAID IRON PIN BEING 75.00 FEET SOUTHERLY BY RECTANGULAR MEASUREMENT FROM THE CENTERLINE OF COOPER FOSTER PARK ROAD. THENCE N.74°-38'-19"E. A DISTANCE OF 119.44 FEET TO A POINT, SAID POINT BEING 40.00 FEET SOUTHERLY BY RECTANGULAR MEASUREMENT FROM THE CENTERLINE OF COOPER FOSTER PARK ROAD. THENCE S.88°-02'-50"E. A DISTANCE OF 258.20 FEET TO AN IRON PIN IN THE WESTERLY LINE OF LANDS LEASED TO THE CARRIAGE HOUSE OF LORAIN INC. BY LEASE DATED DECEMBER 13, 1972 AND RECORDED IN LEASE VOL. 92 PAGE 110 OF THE LORAIN COUNTY RECORD OF LEASES, SAID IRON PIN BEING 40.00 FEET SOUTHERLY BY RECTANGULAR MEASUREMENT FROM THE CENTERLINE OF COOPER FOSTER PARK ROAD. THENCE IN SAID LINE, S.1°-57'-10"W. A DISTANCE OF 250.00 FEET TO AN IRON PIN AT THE SOUTHWESTERLY CORNER THEREOF. THENCE IN THE SOUTHERLY LINE OF SAID LANDS, S.88°-02'-50"E. A DISTANCE OF 249.37 FEET TO AN IRON PIN AT THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY CONVEYED TO ROY E. SHAFFER JR. BY DEED RECORDED IN VOLUME 1010 PAGE 801 OF THE LORAIN COUNTY RECORD OF DEEDS. THENCE IN THE WESTERLY LINE OF SAID SHAFFER LANDS, S.3°-29'-50"E. A DISTANCE OF 1019.15 FEET TO AN IRON PIN IN THE NORTHERLY LINE OF LANDS CONVEYED TO THE STATE OF OHIO FOR PURPOSES OF INTERSTATE ROUTE 90. THENCE IN THE NORTHERLY LINE OF SAID STATE OF OHIO LANDS, THE FOLLOWING COURSES AND DISTANCES: N.84°-26'-04"W A DISTANCE OF 265.32 FEET TO A POINT; N.77°-28'-50"W A DISTANCE OF 322.55 FEET TO A POINT; S.86°-58'-25"W. A DISTANCE OF 57.96 FEET TO A POINT; N.86°-25'-37"W. A DISTANCE OF 141.82 FEET TO A POINT; N.74°-54'-18"W. A DISTANCE OF 133.01 FEET TO A POINT; N.74°-34'-56"W. A DISTANCE OF 143.42 FEET TO A POINT; N.79°-39'-36"W. A DISTANCE OF 131.10 FEET TO A POINT; N.74°-13'-12"W. A DISTANCE OF 143.62 FEET TO A POINT; AND N.87°-56'-20"W. A DISTANCE OF 89.99 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF LANDS HEREIN DESCRIBED. CONTAINING WITHIN SAID BOUNDS 33.0398 ACRES OF LAND.

CITY ENGINEER

APPROVED BY THE CITY ENGINEER FOR RECORDING PURPOSES ONLY ON THIS 21 DAY OF APRIL 1976.

CITY ENGINEER

PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AMHERST, OHIO FOR RECORDING PURPOSES ONLY ON THIS 7TH DAY OF OCTOBER 19 75

Margaret Stark — SECRETARY
A. J. DePaola — CHAIRMAN

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF INDEPENDENCE PARK WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF AMHERST, OHIO FOR RECORDING PURPOSES ONLY ON THIS 12TH DAY OF APRIL 19 76.

A. J. DePaola — MAYOR
Patricia L. Mitchell — CLERK OF COUNCIL

COUNTY AUDITOR

ENTERED FOR TRANFER ON _____ 19__
TRANSFERRED ON _____ 19__
FEE OF $_____ PAID.

LORAIN COUNTY AUDITOR

COUNTY RECORDER

RECEIVED FOR RECORDING ON _____ 19__
AT _____ O'CLOCK _____ M. RECORDED ON _____
_____, 19__. IN VOLUME _____ PAGE _____ OF THE LORAIN COUNTY RECORD OF PLATS.

LORAIN COUNTY RECORDER

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY, THAT, AT THE REQUEST OF THE OWNER, WE HAVE SURVEYED AND PLATTED INDEPENDENCE PARK AS SHOWN HEREON, EMBRACING 33.0398 ACRES OF LAND IN ORIGINAL LOT 41 OF AMHERST TOWNSHIP, NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF AMHERST, OHIO OF WHICH ZERO (0) ACRES LIE WITHIN STREET AND PARK DEDICATION, AND 30.4398 ACRES LIE IN BUILDING AREA. MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS USED ARE ASSUMED AND ARE FOR PURPOSES OF DESCIBING ANGLES ONLY, ALL OF WHICH WE CERTIFY TO BE CORRECT. IRON PIN MONUMENTS WERE FOUND OR SET SHOWN THUS —●—.

LAUNDON · SIMON · CAHL & ASSOC. INC.
ENGINEERS SURVEYORS

BY Rodger G. Simon
REGISTERED SURVEYOR No. 5101

STATE OF OHIO
RODGER G. SIMON
5101
REGISTERED SURVEYOR

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT WE, JAMES J ABRAHAM AND MARY H. ABRAHAM, OWNERS OF THE LANDS CONTAINED WITHIN THIS FOREGOING PLAT OF INDEPENDENCE PARK, DO HEREBY ACCEPT THE SAME TO BE CORRECT:

WITNESS Thomas M. Yurcyshin — OWNER _____
WITNESS Martha Jones — OWNER Mary H. Abraham

NOTARIAL SEAL

COUNTY OF LORAIN }
STATE OF OHIO } S.S.

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED OWNERS WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED.
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 15 DAY OF April, 19 76.

NOTARY PUBLIC _____

COMMERCIAL SUBDIVISION

INDEPENDENCE PARK

CITY OF AMHERST, LORAIN COUNTY, OHIO
ORIGINAL LOT 41 - AMHERST TOWNSHIP
SCALE 1" = 80' - APRIL, 1976
LAUNDON, SIMON, CAHL & ASSOC., INC.
ENGINEERS - SURVEYORS