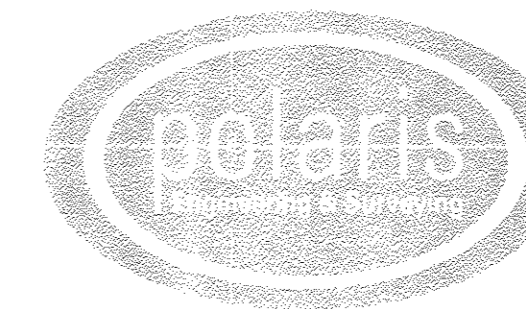


Deerfield Estates Subdivision 6

BEING A RE-SUBDIVISION OF S/L 192 OF DEERFIELD ESTATES NO. 5,
AS RECORDED IN VOL. 99, PGS. 86-88 & KNOWN AS A
SUBDIVISION OF PPN'S 05-00-001-000-271 & 05-00-100-000-094
PART OF ORIGINAL AMERST TOWNSHIP LOTS 1 & 100
CITY OF LORAIN - LORAIN COUNTY - OHIO
JULY 2016 SCALE 1"=40'



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SHAUN P. BRADY REPRESENTING CAMBRAD DEVELOPMENT LLC OWNER OF LAND CONTAINED WITHIN THIS PLAT OF DEERFIELD ESTATES NO. 6, DO HEREBY ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE THE ROADWAYS AND EASEMENTS AS SHOWN HEREON.

Shaun P. Brady
BY: SHAUN P. BRADY
MANAGER, CAMBRAD DEVELOPMENT LLC

STATE OF OHIO)
COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, SHAUN P. BRADY, MANAGER, CAMBRAD DEVELOPMENT LLC, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 8TH DAY OF SEPTEMBER 2016.

Lillian J. Harris
NOTARY PUBLIC
LILLIAN J. HARRIS
Notary Public, State of Ohio
My Comm. Expires July 8, 2018

MORTGAGE RELEASE

THIS IS TO CERTIFY THAT THE UNDERSIGNED Burdette Investment Bank HOLDER OF A MORTGAGE DEED ON LANDS SHOWN WITHIN DEERFIELD ESTATES NO. 6, HAVING EXAMINED SAID FINAL PLAT, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND CONSENT TO DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

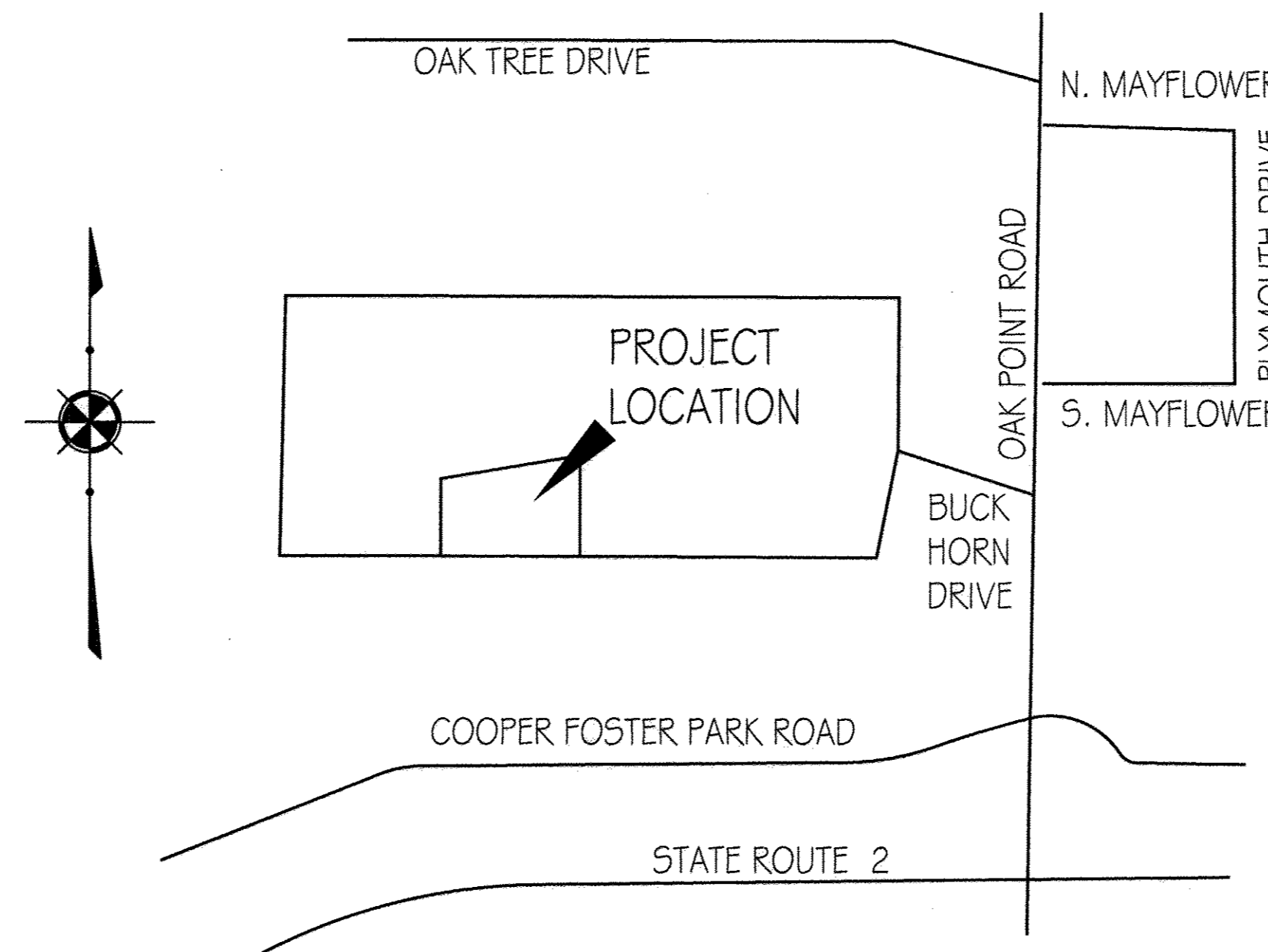
Sandi L. Dube Burdette Investment Bank
SIGNED MORTGAGEE

STATE OF OHIO)
COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, Sandi L. Dube, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 7TH DAY OF September 2016.

Samantha R. Abramms
NOTARY PUBLIC
SAMANTHA R. ABRAMMS
Notary Public for the State of Ohio
My Commission Expires July 01, 2016
Residence in Lorain County



Vicinity Map
(Not To Scale)

EASEMENT GRANT

CAMBRAD DEVELOPMENT LLC, THE OWNER OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY, CENTURY TELEPHONE OF OHIO, COLUMBIA GAS OF OHIO, AND ADLEPHIA CABLE COMMUNICATION, INC., THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEEES. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: _____
WITNESS _____
WITNESS _____

APPROVALS

CITY SURVEYORS CERTIFICATE:
THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF DEERFIELD ESTATES SUBDIVISION NO. 6 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREET SHOWN HEREON AND APPROVE SAME.
Donna Head P.S. 9/8/2016
LORAIN CITY SURVEYOR DATE

COUNCIL CERTIFICATE:
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF DEERFIELD ESTATES SUBDIVISION NO. 6 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 86-16, PASSED THIS 6 DAY OF Sept, 2016.
Breanna Dull Sept. 7, 2016
Deputy CLERK OF COUNCIL DATE

PLANNING COMMISSION:
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF DEERFIELD ESTATES SUBDIVISION NO. 6 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.
[Signature] 8/23/16
CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION DATE

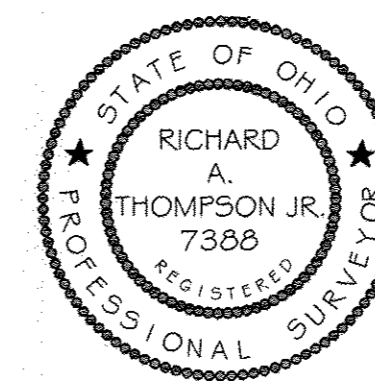
LAW DIRECTOR CERTIFICATE:
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF DEERFIELD ESTATES SUBDIVISION NO. 6 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.
[Signature] 8/25/16
LAW DIRECTOR, CITY OF LORAIN DATE

PARK DEPARTMENT CERTIFICATE:
THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 111.05 AS APPROVED BY ORDINANCE NO. 186-85 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN HAVE BEEN MET, WHEREIN THE PARK DEDICATION HAS BEEN WAIVED AND OTHER CONSIDERATIONS IN LIEU THEREOF.
[Signature] 8-23-16
DIRECTOR OF PUBLIC SERVICE DATE

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED DEERFIELD ESTATES SUBDIVISION NO. 6 AS SHOWN HEREON AND CONTAINING 16.5453 ACRES OF LAND IN ORIGINAL LOTS 1 AND 100 OF AMHERST TOWNSHIP, CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO. IRON PINS HAVE EITHER BEEN SET OR WILL BE SET AT ALL POINTS INDICATED ON THE PLAT. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES 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. BEARINGS SHOWN ARE BASED ON THE DEERFIELD ESTATES SUBDIVISION NO. 5 PLAT.

Richard A. Thompson Jr. 8-18-16
RICHARD A. THOMPSON JR. P.S. #7388 DATE



Doc ID: 01987220003 Type: OFF
Kind: PLAT
Recorded: 09/12/2016 at 03:02:33 PM
Fee Amt: \$265.20 Page 1 of 3
Lorain County, Ohio
Judith H. Medwick County Recorder
File# 2016-0600321

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 SUITE 3
LORAIN, OH 44053

Plat Vol 102
Pgs. 45-47

TRANSFERRED

IN COMPLIANCE WITH SEC. 319.012
OHIO REV. CODE
SEP 12 2016
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

CONTRACT No.

14079

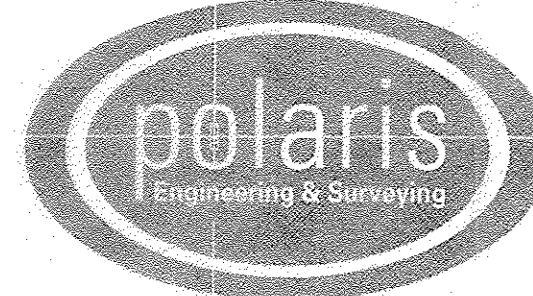
SHEET	OF
01	03

Deerfield Estates Subdivision 6

DATE: 7/18/16
SCALE: HOR. 1"=40'
VERT. 1"=40'
FOLDER: Surveys
FILENAME: PLAT 6
TAB: SHEET 1
DRAWN: CAD

AREA TABULATION SUBDIVISION 6

SUBLOTS = 7.2046 Ac.
RW = 1.7033 Ac.
BLOCK P = 1.3416 Ac.
BLOCK Q = 0.6713 Ac.
BLOCK R = 0.0920 Ac.
RESIDUAL = 5.5325 Ac.
OVERALL = 16.5453 Ac.



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 www.polaris-es.com

Deerfield Estates Subdivision 6

CURVE	LENGTH	RADIUS	DETLA	CHORD	BEARING	TARGET
C1	31.75'	130.00'	13°59'37"	31.67'	S35°53'50"E	15.95'
C2	54.22'	130.00'	23°53'41"	53.82'	S54°50'29"E	27.51'
C3	54.22'	130.00'	23°53'41"	53.82'	S78°44'10"E	27.51'
C4	107.83'	100.00'	61°46'59"	102.68'	S59°47'30"E	59.83'
C5	75.48'	70.00'	61°46'59"	71.88'	S59°47'30"E	41.88'
C6	39.23'	25.00'	89°54'33"	35.33'	N44°21'43"E	24.96'
C7	39.31'	25.00'	90°05'27"	35.38'	S45°38'17"E	25.04'
C8	101.22'	202.80'	28°35'44"	100.17'	N14°53'25"W	51.69'
C9	18.35'	245.00'	4°17'33"	18.35'	S39°35'50"E	9.18'
C10	24.98'	262.80'	5°26'46"	24.97'	N14°11'00"W	12.50'
C11	49.85'	262.80'	10°52'04"	49.77'	N06°01'35"W	25.00'
C12	12.89'	50.00'	14°46'21"	12.86'	N81°55'50"E	6.48'
C13	36.80'	50.00'	42°10'19"	35.98'	N53°27'30"E	19.28'
C14	55.18'	60.00'	52°41'40"	53.26'	S58°43'11"W	29.72'
C15	48.45'	60.00'	46°15'49"	47.14'	N71°48'05"W	25.63'
C16	47.37'	60.00'	45°14'23"	46.15'	N26°02'59"W	25.00'
C17	47.37'	60.00'	45°14'23"	46.15'	N19°11'24"E	25.00'
C18	54.50'	60.00'	52°02'42"	52.65'	N67°49'56"E	29.29'
C19	21.03'	60.00'	20°04'55"	20.92'	S76°06'15"E	10.62'
C20	21.49'	50.00'	24°37'13"	21.32'	N78°22'24"W	10.91'
C21	10.96'	625.00'	1°00'17"	10.96'	S28°23'52"E	5.48'
C22	116.19'	232.80'	28°35'44"	114.99'	N14°53'25"W	59.33'
C23	66.84'	305.00'	12°33'20"	66.70'	S35°27'57"E	33.55'

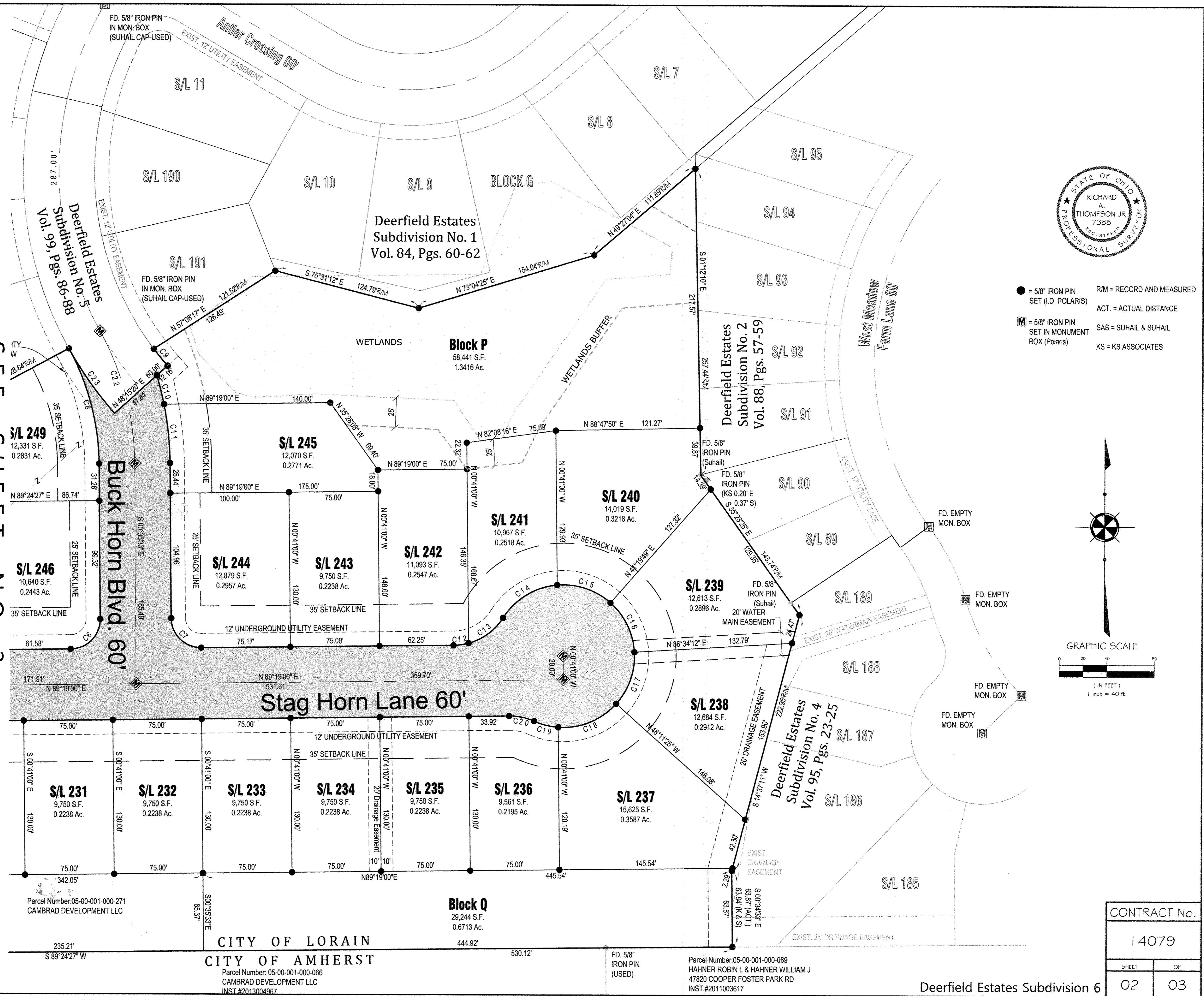
WETLAND RESTRICTIONS

- (A) THERE SHALL BE NO DREDGING, FILLING, OR OTHER DISCHARGES WITHIN OR IMPACTING THE WETLAND AREAS & BUFFERS EXCEPT IN COMPLIANCE WITH APPLICABLE STATUTES, RULES, AND ORDINANCES PERTAINING TO WETLANDS, INCLUDING STATUTES AND RULES ISSUED BY OR IMPLEMENTED BY THE U.S. ARMY CORPS OF ENGINEERS, THE U.S. ENVIRONMENTAL AGENCY, AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY.
- (B) THERE SHALL BE NO CONSTRUCTION, DEVELOPMENT OR IMPROVEMENT WORK WITHIN OR IMPACTING THE WETLAND AREAS & BUFFERS EXCEPT AS PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE OHIO ENVIRONMENTAL PROTECTION AGENCY.
- (C) MOWING AND TRASH DISPOSAL, INCLUDING VEGETATION CLIPPINGS SHALL BE PROHIBITED WITHIN THE BOUNDARIES OF THE WETLAND AREAS.
- (D) EACH OWNERS OF LAND WITHIN THE SUBDIVISION SHALL INDEMNIFY AND HOLD CAMBRAD DEVELOPMENT, LLC AND DEERFIELD ESTATES HOMEOWNERS ASSOCIATION, INC. HARMLESS FROM AND AGAINST ANY LIABILITY, COST, AND EXPENSE (INCLUDING REASONABLE ATTORNEY AND/OR ENVIRONMENTAL CONSULTANT FEES) ARISING OUT OF OR RELATING TO THE FAILURE BY AN OWNER TO COMPLY WITH THESE REQUIREMENTS.
- (E) THESE REQUIREMENTS SHALL NOT BE AMENDED EXCEPT BY THE CAMBRAD DEVELOPMENT, LLC AND/OR EXCEPT IN ACCORDANCE WITH APPLICABLE STATUTES, RULES, AND ORDINANCES PERTAINING TO WETLANDS, INCLUDING STATUTES AND RULES BY OR IMPLEMENTED BY THE U.S. ARMY CORPS OF ENGINEERS, THE U.S. EPA, AND THE OHIO EPA.
- (F) CAMBRAD DEVELOPMENT, LLC. AND DEERFIELD ESTATES HOMEOWNERS ASSOCIATION, INC., TOGETHER WITH GOVERNMENT AGENCIES REFERRED TO ABOVE, SHALL HAVE THE RIGHT TO ENFORCE THE ABOVE PROVISIONS.

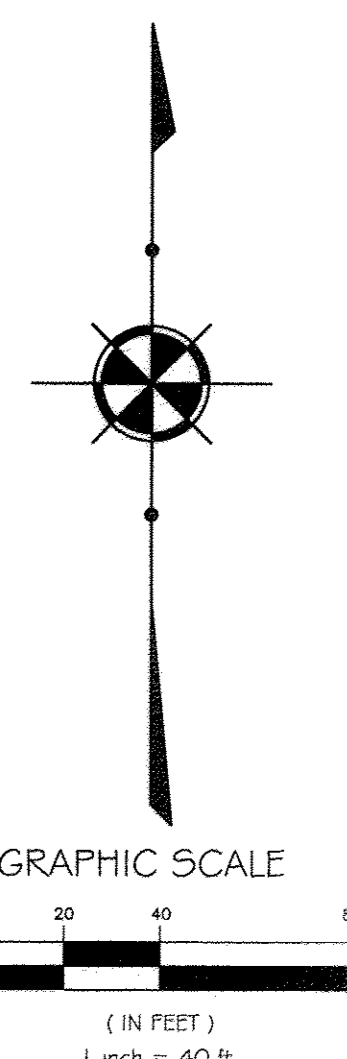
*DEERFIELD ESTATES SUBDIVISION NO. 6 IS SUBJECT TO DECLARATION OF COVENANTS, CONDITION, RESTRICTIONS, RESERVATIONS AND EASEMENT FOR DEERFIELD ESTATES HOMEOWNERS ASSOCIATION, INC., AND CODE REGULATION FOR DEERFIELD ESTATES HOMEOWNERS ASSOCIATION, INC. RECORDED IN VOLUME _____ PAGE _____ OF LORAIN COUNTY RECORDS.

DATE: 7/18/16
 SCALE: HOR. 1"=40'
 VERT. 1"=0'
 FOLDER: Surveys
 FILENAME: PLAT 6
 TAB: SHEET 2
 DRAWN: CAD

SEE SHEET NO. 3



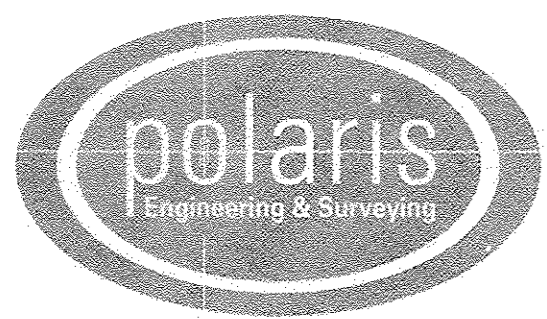
- = 5/8" IRON PIN SET (I.D. POLARIS)
- Ⓜ = 5/8" IRON PIN SET IN MONUMENT BOX (Polaris)
- R/M = RECORD AND MEASURED
- ACT. = ACTUAL DISTANCE
- SAS = SUHAIL & SUHAIL
- KS = KS ASSOCIATES



CITY OF LORAIN
 CITY OF AMHERST
 Parcel Number: 05-00-001-000-066
 CAMBRAD DEVELOPMENT LLC
 INST.#2013004967

Parcel Number: 05-00-001-000-069
 HAHNER ROBIN L & HAHNER WILLIAM J
 47820 COOPER FOSTER PARK RD
 INST.#2011003617

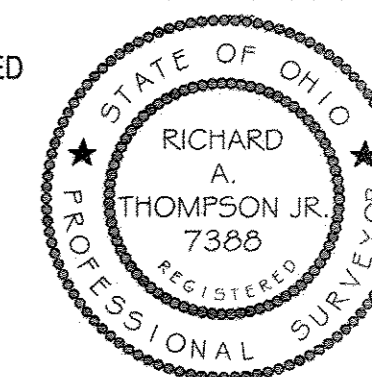
CONTRACT No.	
14079	
SHEET	OF
02	03



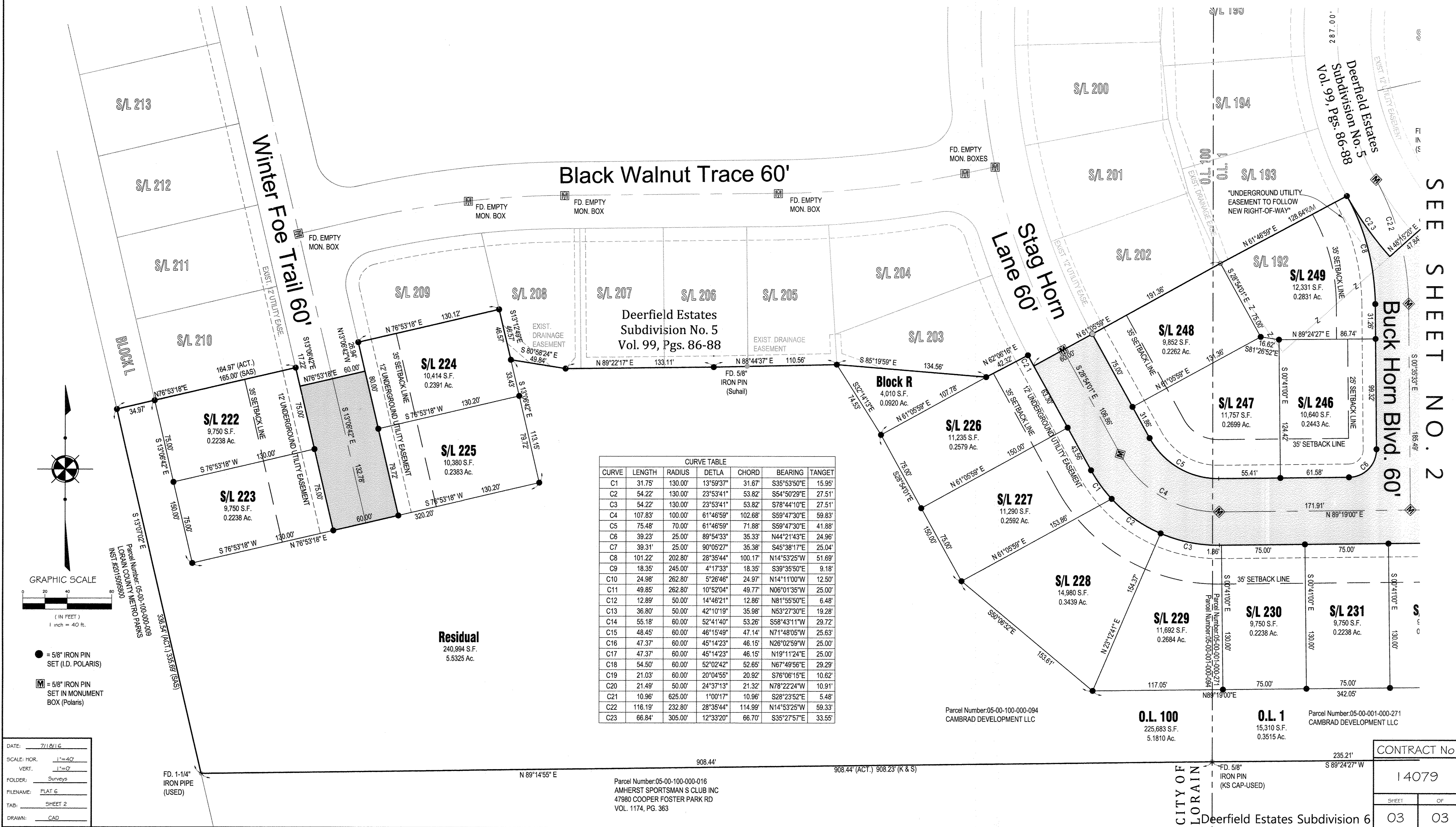
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Deerfield Estates Subdivision 6

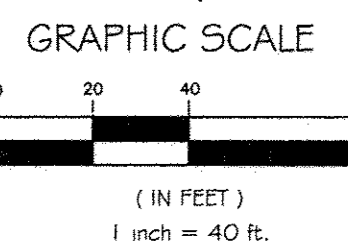
R/M = RECORD AND MEASURED
 ACT. = ACTUAL DISTANCE
 SAS = SUHAIL & SUHAIL
 KS = KS ASSOCIATES



SEE SHEET NO. 2



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	31.75'	130.00'	13°59'37"	31.67'	S35°53'50"E	15.95'
C2	54.22'	130.00'	23°53'41"	53.82'	S54°50'29"E	27.51'
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C23	66.84'	305.00'	12°33'20"	66.70'	S35°27'57"E	33.55'



- = 5/8" IRON PIN SET (I.D. POLARIS)
- Ⓜ = 5/8" IRON PIN SET IN MONUMENT BOX (POLARIS)

DATE: 7/18/16
 SCALE: HOR. 1"=40'
 VERT. 1"=0'
 FOLDER: Surveys
 FILENAME: PLAT 6
 TAB: SHEET 2
 DRAWN: CAD

Parcel Number:05-00-100-000-016
 AMHERST SPORTSMAN S CLUB INC
 47980 COOPER FOSTER PARK RD
 VOL. 1174, PG. 363

Parcel Number:05-00-100-000-094
 CAMBRAD DEVELOPMENT LLC

O.L. 100
 225,683 S.F.
 5,181.0 Ac.

O.L. 1
 15,310 S.F.
 0.3515 Ac.

CONTRACT No.	
14079	
SHEET	OF
03	03