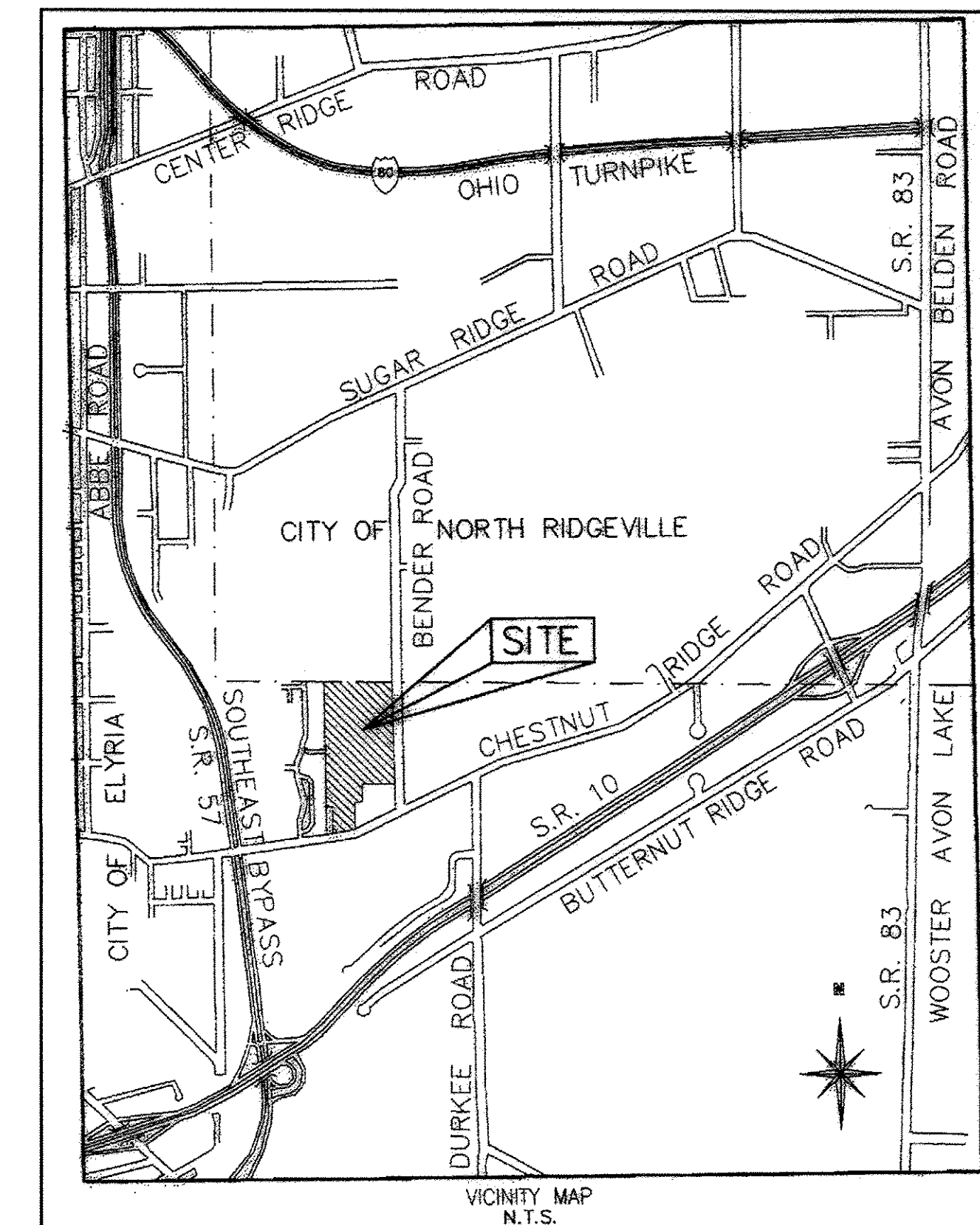


THE COMMONS OF FIELDSTONE LAKES TOWN HOMES PH 17

CREATING SUBLOTS 42 THRU 64, BEING A RE-SUBDIVISION OF BLOCK "O"
OF THE COMMONS OF FIELDSTONE LAKES TOWN HOMES PH. 16 AS SHOWN
BY PLAT RECORDED IN VOLUME 102, PAGE 39 OF PLATS, BEING PART OF
ORIGINAL EATON TOWNSHIP LOT No. 90 AND LOT No. 91, NOW IN THE CITY
OF ELYRIA, LORAIN COUNTY, OHIO



UTILITY EASEMENT

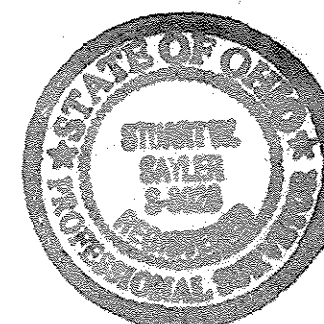
FIELDSTONE LAKES, LTD., THE OWNERS OF THE WITHIN PLATTED LAND (HEREINAFTER REFERRED TO AS THE "GRANTOR"), DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY, WINDSTREAM COMMUNICATIONS, TIME WARNER CABLE, AND COLUMBIA GAS COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT-OF-WAY AND EASEMENT UNDER, OVER, AND THROUGH ALL LANDS SO DESIGNATED HEREON, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES, GAS PIPE LINES, AND PIPES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "THE COMMONS OF FIELDSTONE LAKES TOWN HOMES PH. 17" AS SHOWN HEREON AND CONTAINING 7.0598 AC. OF LAND IN ORIGINAL LOTS NO. 90 AND 91 OF EATON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED \diamond OR \circ , IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED \odot IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON THE FIELDSTONE LAKE SUBDIVISION NO. 1 PLAT AND 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 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. 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.

SCALE 1" = 40'
FEBRUARY, 2017

THE HENRY G. REITZ ENGINEERING COMPANY

BY: Stuart W. Saylor
STUART W. SAYLER, PRESIDENT
REGISTERED SURVEYOR NO. S-8028



ACCEPTANCE

FIELDSTONE LAKES, LTD., BY ITS PRESIDENT THOMAS G. SIMON, OWNER OF THE HEREON PLATTED LANDS, DOES HEREBY ACKNOWLEDGE THAT THIS PLAT WAS MADE PER ITS REQUEST AND DOES HEREBY ACCEPT THIS PLAT AS ITS FREE ACT AND DEED.

Thomas G. Simon
FIELDSTONE LAKES, LTD.
THOMAS G. SIMON, PRESIDENT

COUNTY OF LORAIN)
STATE OF OHIO) SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR FIELDSTONE LAKES, LTD., BY:, THOMAS G. SIMON, PRES., WHO ACKNOWLEDGED THEY DID SIGN THE FOREGOING PLAT AND THAT IT WAS THEIR FREE ACT AND DEED AND THE FREE ACT OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Strongsville, OHIO THIS 17th DAY OF February, 2017

Sharon
NOTARY PUBLIC

MY COMMISSION EXPIRES 03-13-2021

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 15th DAY OF February, 2017

Justin J. Uffner CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 17 DAY OF February, 2017

Tia Madry RURAL LORAIN COUNTY WATER AUTHORITY

APPROVALS

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ELYRIA HAS APPROVED THIS PLAT OF THE COMMONS OF FIELDSTONE LAKES TOWN HOMES PH. 17 THIS 16 DAY OF February, 2017.

Nelly C. Brinda PLANNING COMMISSION PRESIDENT

Thomas G. Simon
FIELDSTONE LAKES, LTD. BY: THOMAS G. SIMON, PRES.

Windstream Communications
WINDSTREAM COMMUNICATIONS

Don Sauer
COLUMBIA GAS OF OHIO

Christine Bertile
THE OHIO EDISON COMPANY

Ron Alford
TIME WARNER CABLE

AREAS IN ACRES

AREA IN 23 LOTS	1.2192
AREA IN BLOCK "P"	5.8406
TOTAL AREA	7.0598

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
MAR 8 2017
J. CRAIG SNODGRASS, CPA, CGFR
LORAIN COUNTY AUDITOR

Doc ID: 019903060001 Type: OFF
Kind: PLAT
Recorded: 03/08/2017 at 03:56:06 PM
Fee Amt: \$376.80 Page 1 of 1
Lorain County, Ohio
Judith M Medwick County Recorder
File: 2017-0621539

STEWART TITLE
671 COLUMBIA RD
STE 7
WESTLAKE, OH 44145
Plat Vol 103
pgs 20, 21

REVISIONS		THE COMMONS OF FIELDSTONE LAKES TOWN HOMES PH. 17	REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 reitz@reitzeng.com

**THE COMMONS OF FIELDSTONE LAKES
TOWN HOMES**

PH 17

LOTS 42 THRU 64

BEING

BLOCK "O"

IN

THE COMMONS OF FIELDSTONE LAKES

TOWN HOMES PH. 16

RECORDED IN VOL. 102, PG. 39

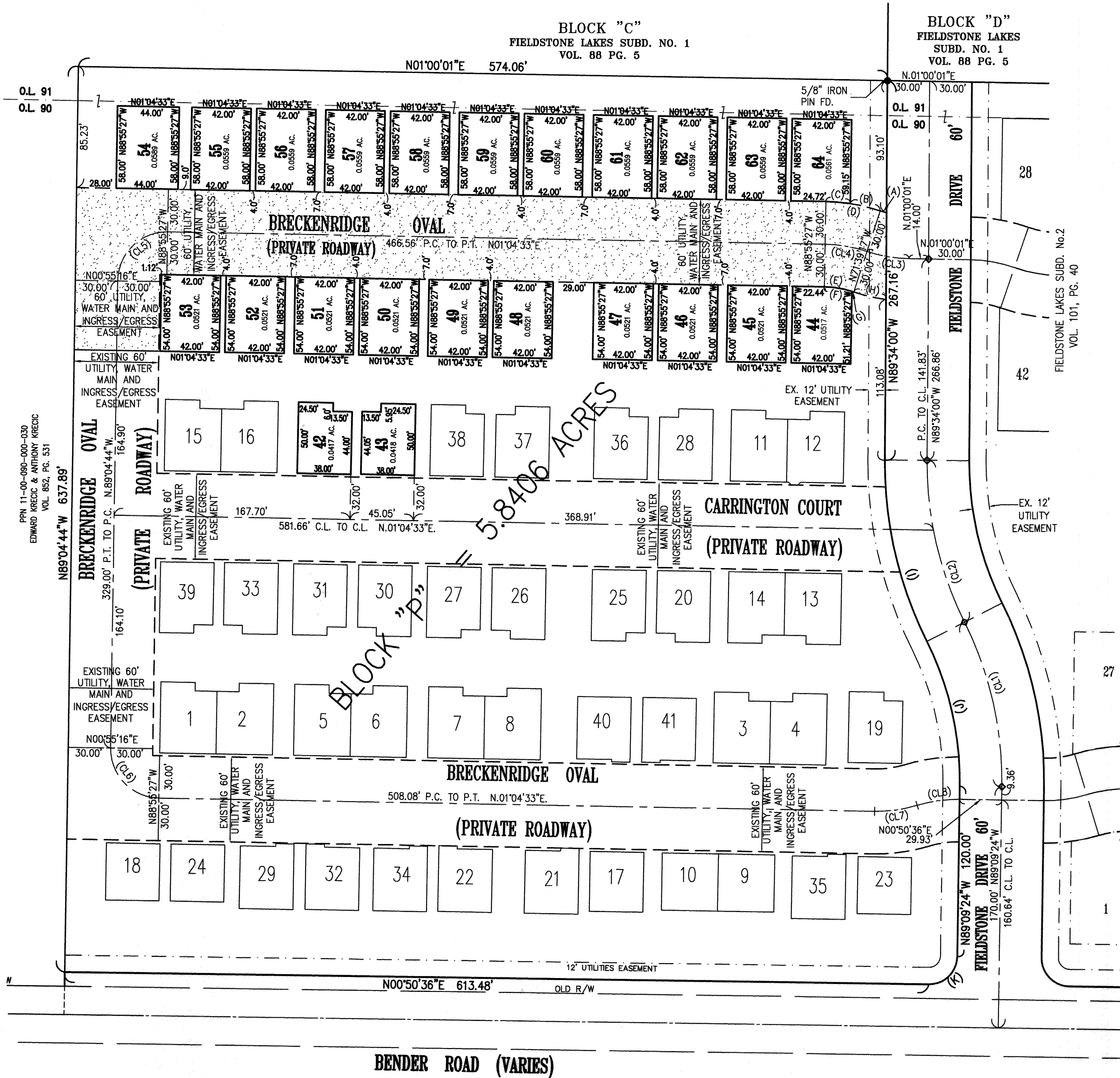
ORIGINAL EATON TOWNSHIP LOT NO. 90 & 91

NOW IN

THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

BLOCK "C"
FIELDSTONE LAKES SUBD. NO. 1
VOL. 88 PG. 5

BLOCK "D"
FIELDSTONE LAKES
SUBD. NO. 1
VOL. 88 PG. 5

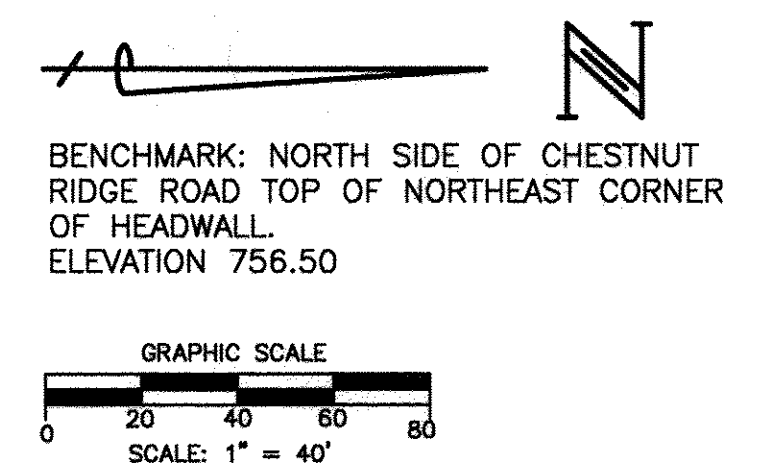


PPN 11-00-090-000-030
EDWARD KREIC & ANTHONY KREIC
VOL. 852, PG. 531

FIELDSTONE LAKES SUBD. No. 1
VOL. 88, PG. 05

NOTE:
ALL SUBLOTS SHOWN HEREON
SHALL HAVE THE FOLLOWING BEARINGS:
NORTH & SOUTH DIRECTION = N.01°04'33"E.
EAST & WEST DIRECTION = N.88°55'27"W.

NOTE: THE SUBLOTS SHOWN HEREON ARE SUBJECT TO
THE "DECLARATION OF COVENANTS AND RESTRICTIONS"
FILED FOR RECORD IN INSTRUMENT No. 20060144904
AND INSTRUMENT No.20060144906 OF THE LORAIN
COUNTY RECORDS.



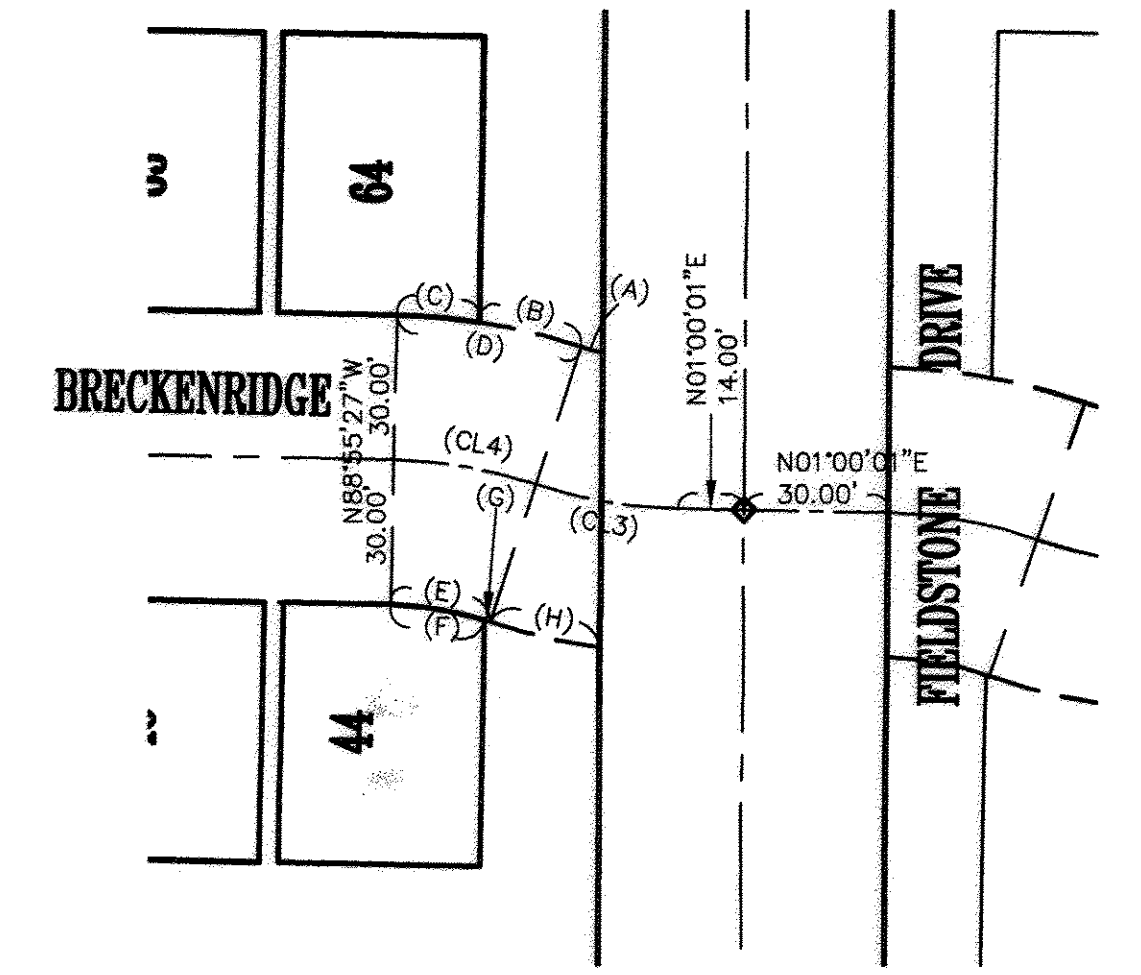
CURVE DATA

(CL1) R=250.00' Δ = 27°32'18" L=120.16' C=119.01' N77°04'27"E	(CL2) R=250.00' Δ = 27°07'42" L=118.37' C=117.27' N76°52'09"E	(CL3) R=100.00' Δ = 17°20'42" L=30.27' C=30.16' N09°40'22"E	(CL4) R=100.00' Δ = 17°16'10" L=30.14' C=30.03' N09°42'38"E	(CL5) R=35.00' Δ = 90°09'17" L=55.07' C=49.56' N44°00'05"W
(CL6) R=35.00' Δ = 89°50'43" L=54.88' C=49.43' N45°59'55"E	(CL7) R=100.00' Δ = 17°46'58" L=31.04' C=30.91' N07°48'56"W	(CL8) R=100.00' Δ = 17°33'01" L=30.63' C=30.51' N07°55'54"W	(A) R=70.00' Δ = 03°51'57" L=4.72' C=4.72' N16°24'45"E	(B) R=130.00' Δ = 09°37'51" L=21.85' C=21.83' N13°31'48"E
(C) R=130.00' Δ = 07°38'19" L=17.33' C=17.32' N04°53'42"E	(D) R=130.00' Δ = 17°16'10" L=39.18' C=39.04' N09°42'38"E	(E) R=70.00' Δ = 17°16'10" L=21.10' C=21.02' N09°42'38"E	(F) R=70.00' Δ = 16°13'15" L=19.82' C=19.75' N09°11'11"E	(G) R=70.00' Δ = 01°02'55" L=1.28' C=1.28' N17°49'16"E
(H) R=130.00' Δ = 10°24'10" L=23.60' C=23.57' N13°08'39"E	(I) R=280.00' Δ = 27°07'42" L=132.57' C=131.34' N76°52'09"E	(J) R=220.00' Δ = 27°32'18" L=105.74' C=104.73' N77°04'27"E	(K) R=20.00' Δ = 90°00'00" L=31.42' C=28.28' N44°09'24"W	

LEGEND

- ◆ - DENOTES EX. 5/8" IRON PIN IN MON BOX FD.
- ◆ - DENOTES 5/8" IRON PIN IN MON BOX SET.
- ▨ - DENOTES NEW 60' UTILITY & WATER MAIN & INGRESS/EGRESS EASEMENT

INTERSECTION DETAIL
SCALE 1"=40'



THE COMMONS OF FIELDSTONE LAKES TOWN HOMES PH 17	REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 reitz@reitzeng.com
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