

SUBDIVISION PLAT
FIELDSTONE LAKES SUBDIVISION NO. 3
 CREATING THE VILLAGE OF FIELDSTONE LAKES LOTS 43 THRU 66 INCLUSIVE,
 BLOCK F AND EASEMENTS SHOWN HEREON

BEING A RE-SUBDIVISION OF BLOCK E IN THE FIELDSTONE LAKES SUBDIVISION NO. 2 AS SHOWN BY THE RECORDED PLAT IN VOLUME 101, PAGES 40-41 OF LORAIN COUNTY RECORDS OF PLATS, OF PART OF ORIGINAL EATON TOWNSHIP LOT NUMBERS NO. 90 AND 91, NOW IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF 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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES 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.

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

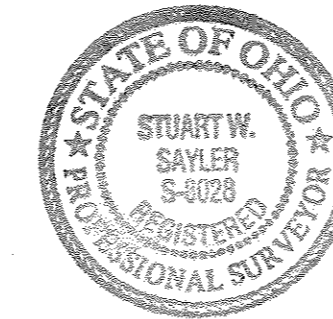
Naayd Rockwell WINDSTREAM COMMUNICATIONS
Naafas M. Rinn THE OHIO EDISON COMPANY
Naafas M. Rinn COLUMBIA GAS OF OHIO
Naafas M. Rinn TIME WARNER CABLE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "FIELDSTONE LAKES SUBDIVISION NO. 3" AS SHOWN HEREON AND CONTAINING 10.5487 AC. OF LAND IN ORIGINAL LOTS NO. 90 AND 91 OF EATON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED ●, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ○, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON THE FIELDSTONE LAKE SUBDIVISION NO. 2 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'
 OCTOBER 2016

THE HENRY G. REITZ ENGINEERING COMPANY

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



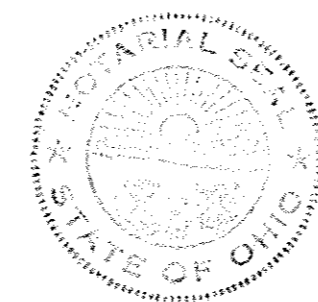
WE, THE UNDERSIGNED OWNERS OF THE LANDS EMBRACED AND DESCRIBED HEREON AS THE FIELDSTONE LAKES SUBDIVISION NO. 3, DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST.

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 CLEVELAND, OHIO THIS 17th DAY OF NOVEMBER, 2016.



Linda S. Remko
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LINDA S. REMKO
 NOTARY PUBLIC, STATE OF OHIO
 Commission Expires July 2017

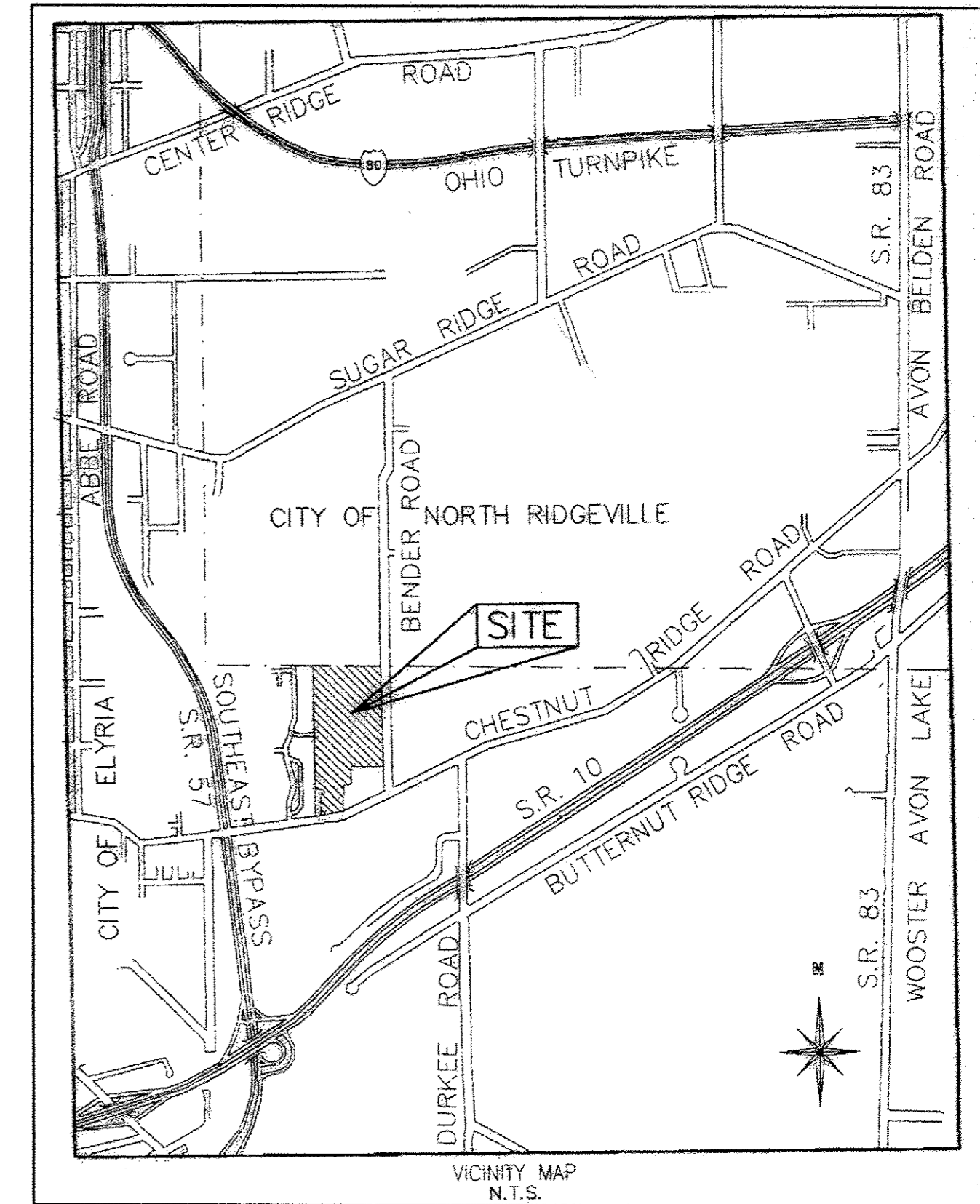
APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 17th DAY OF NOVEMBER, 2016.

Joseph J. ... CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 30th DAY OF NOVEMBER, 2016.

Tom Mahoney 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 FIELDSTONE LAKES SUBDIVISION NO. 3 THIS 16 DAY OF November, 2016.

Andy C. Bourda PLANNING COMMISSION PRESIDENT

AREAS IN ACRES

AREA IN 24 LOTS	2.0430
AREA IN BLOCK "F"	8.5057
TOTAL AREA	10.5487

TRANSFERRED
 IN COMPLIANCE WITH SEC. 519-202
 OHIO REV. CODE
 JUL 17 2017
 J. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY ALTERNATOR

Doc ID: 020087760001 Type: OFF
 Kind: PLAT
 Recorded: 07/17/2017 at 01:55:34 PM
 Fee Amt: \$172.80 Page 1 of 1
 Lorain County, Ohio
 Judith F. Nudlick, County Recorder
 File # 2017-0637023

STEWART TITLE COMPANY
 671 COLUMBIA ROAD SUITE 7
 WESTLAKE, OH 44145
 Vol 103
 Pgs 73-74

REVISIONS		FIELDSTONE LAKES SUBDIVISION NO. 3 PLAT	REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 reitz@reitzeng.com

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SUBDIVISION PLAT
FIELDSTONE LAKES SUBDIVISION NO. 3
 CREATING THE VILLAGE OF FIELDSTONE LAKES LOTS 43 THRU 66 (INCLUSIVE),
 BLOCK F AND ASSOCIATED EASEMENTS
 BEING ALL OF
 BLOCK E
 IN
 THE FIELDSTONE LAKES SUBDIVISION NO. 2
 RECORDED IN VOL. 101, PG. 40-41
 ORIGINAL EATON TOWNSHIP LOT NO. 90 & 91
 NOW IN
 THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

NOTE:
 LOTS 1 THRU 27
 CREATED IN SUBDIVISION PLAT OF FIELDSTONE LAKES NO. 1
 VOL. 88 PG. 05
 LOTS 28 THRU 42
 CREATED IN SUBDIVISION PLAT OF FIELDSTONE LAKES NO. 2
 VOL. 101 PGS. 40-41

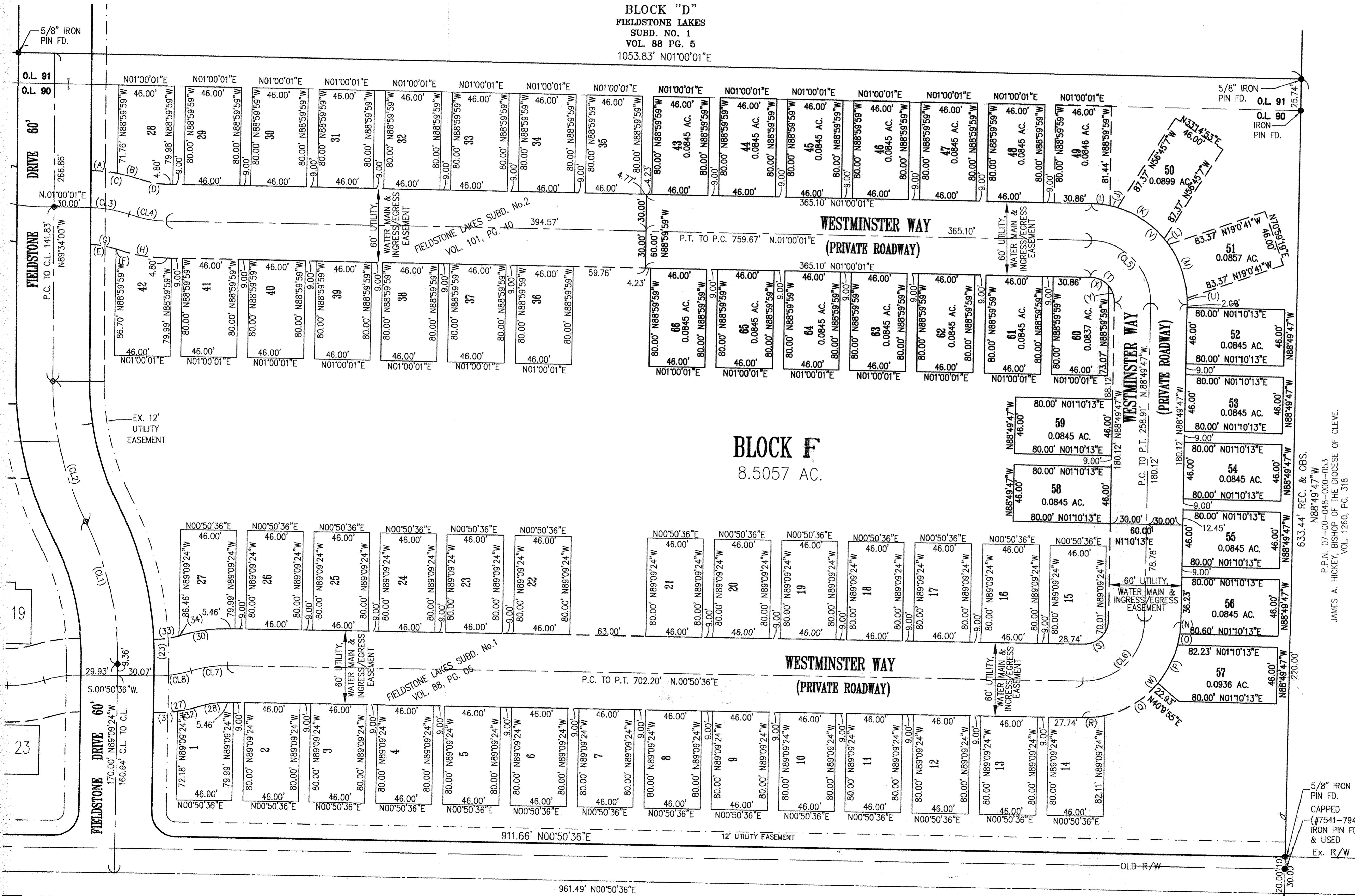
BENCHMARK: NORTH SIDE OF
 CHESTNUT RIDGE ROAD TOP
 OF NORTHEAST CORNER OF
 HEADWALL.
 ELEVATION 756.50

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 = 18°10'19" L=31.72' C=31.58' N10°05'11"E	(CL4) R=100.00' Δ = 18°10'19" L=37.72' C=31.58' N10°05'11"E
(CL5) R=50.00' Δ = 90°10'12" L=78.69' C=70.82' N46°05'07"E	(CL6) R=50.00' Δ = 89°40'23" L=78.25' C=70.51' N43°59'35"W	(CL7) R=100.00' Δ = 17°35'54" L=30.72' C=30.59' N07°57'20"W	(CL8) R=100.00' Δ = 17°35'54" L=30.72' C=30.59' N07°57'20"W

BLOCK "D"
FIELDSTONE LAKES
SUBD. NO. 1
VOL. 88 PG. 5
 1053.83' N01°00'01"E

BLOCK F
 8.5057 AC.



(A) R=130.00' Δ = 09°30'24" L=21.57' C=21.55' N05°37'22"E	(B) R=130.00' Δ = 08°47'46" L=19.96' C=19.94' N14°46'27"E	(C) R=130.00' Δ = 18°44'20" L=22.20' C=28.28' N10°01'15"E	(D) R=70.00' Δ = 18°10'19" L=22.20' C=22.11' N10°05'11"E
(E) R=70.00' Δ = 17°22'01" L=21.22' C=21.14' N09°55'14"E	(F) R=70.00' Δ = 00°33'43" L=0.69' C=0.69' N18°53'33"E	(G) R=70.00' Δ = 17°55'44" L=21.90' C=21.82' N10°12'28"E	(H) R=130.00' Δ = 18°10'19" L=41.23' C=41.06' N10°05'11"E
(I) R=80.00' Δ = 10°54'21" L=15.23' C=15.20' N06°27'12"E	(J) R=80.00' Δ = 04°37'54" L=6.47' C=6.47' N14°13'19"E	(K) R=80.00' Δ = 33°25'00" L=46.66' C=9.15' N33°14'46"E	(L) R=80.00' Δ = 04°19'31" L=6.04' C=6.04' N52°07'01"E
(M) R=80.00' Δ = 33°25'00" L=46.66' C=51.41' N70°59'17"E	(N) R=80.00' Δ = 07°00'56" L=9.79' C=9.15' N85°19'19"W	(O) R=80.00' Δ = 6°33'17" L=9.15' C=9.15' N78°32'13"W	(P) R=80.00' Δ = 25°25'29" L=35.50' C=35.21' N62°32'50"W
(Q) R=80.00' Δ = 37°28'59" L=52.34' C=51.41' N31°05'36"W	(R) R=80.00' Δ = 13°11'42" L=18.42' C=18.38' N05°45'15"W	(S) R=20.00' Δ = 89°40'23" L=31.30' C=28.20' N43°59'35"W	(T) R=20.00' Δ = 90°10'12" L=31.48' C=28.33' N46°05'07"E
(U) R=80.00' Δ = 03°28'26" L=4.85' C=4.85' N89°28'00"E	(V) R=80.00' Δ = 90°10'12" L=125.91' C=113.31' N46°5'07"E	(W) R=80.00' Δ = 89°40'23" L=112.81' C=112.81' N43°59'35"W	(X) R=20.00' Δ = 49°10'53" L=17.17' C=16.65' N25°32'27"E
(Y) R=20.00' Δ = 40°49'09" L=14.31' C=14.01' N70°50'43"E			
(23) R=280.00' Δ = 27°07'42" L=20.66' C=20.65' N88°43'47"E	(27) R=130.00' Δ = 17°35'54" L=39.93' C=39.77' N07°57'20"W	(28) R=70.00' Δ = 17°35'54" L=21.50' C=21.42' N07°57'20"W	(30) R=130.00' Δ = 17°35'54" L=39.93' C=39.77' N07°57'20"W
(31) R=130.00' Δ = 08°49'11" L=20.01' C=19.99' N03°33'59"W	(32) R=130.00' Δ = 08°46'43" L=19.92' C=19.92' N12°21'56"W	(33) R=70.00' Δ = 16°32'37" L=20.21' C=20.14' N07°25'42"W	(34) R=70.00' Δ = 01°03'16" L=1.25' C=1.25' N16°13'44"W
(38) R=80.00' Δ = 13°11'42" L=18.42' C=18.38' N05°45'14"W	(40) R=20.00' Δ = 59°38'47" L=20.82' C=19.89' N28°58'47"W		

633.44' REC. & OBS.
 N88°49'47"W
 P.P.N. 07-00-048-000-053
 JAMES A. HICKEY, BISHOP OF THE DIOCESE OF CLEVELAND.
 VOL. 1260, PG. 318

FIELDSTONE LAKES SUBDIVISION NO. 3 PLAT

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