

# THE PRESERVE AT QUARRY LAKES SUBDIVISION No.2

BEING A SUBDIVISION OF A 10.0038 ACRES  
IN ORIGINAL AMHERST TOWNSHIP SECTION NO. 21  
NOW IN THE CITY OF AMHERST - LORAIN COUNTY - STATE OF OHIO

## ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED CAMBRAD DEVELOPMENT II, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS THE PRESERVE AT QUARRY LAKES SUBDIVISION NO. 2, A SUBDIVISION OF SUBLOTS 28 THROUGH 63 INCLUSIVE, AND BLOCKS "B", "C", AND "D", AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS MEADOWVIEW LANE (SIXTY) 60 FEET IN WIDTH, SPRINGVALE DRIVE (SIXTY) 60 FEET IN WIDTH, PRESERVE CIRCLE (SIXTY) 60 FEET IN WIDTH, AND FALL LAKE LANE (SIXTY) 60 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE PRESERVE AT QUARRY LAKES SUBDIVISIONS CERTAIN AREAS OF LAND DESIGNATED AS **BLOCKS "B", "C", AND "D"** FOR LANDSCAPING AND STORMWATER MANAGEMENT. SAID AREAS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN THE PRESERVE AT QUARRY LAKES SUBDIVISIONS AS MORE FULLY PROVIDED IN THE "THE PRESERVE AT QUARRY LAKES SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTION" RECORDED IN THE LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLot OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

AND DOES HEREBY GRANT UNTO THE CITY OF AMHERST A **20' STORM EASEMENT & A 20' SANITARY SEWER EASEMENT** AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, DITCHES, SWALES AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN SAID EASEMENTS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS.

AND DOES HEREBY GRANT UNTO THE CITY OF AMHERST AND UTILITIES INCLUDING BUT NOT LIMITED TO THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND TIME WARNER CABLE, 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. ALL SUBLots SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AMHERST OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, Shawn P. Brady, AGENT OF CAMBRAD DEVELOPMENT II, LLC, HAS HERETO SET HIS HAND

AT Lorain, OHIO, THIS 26<sup>th</sup> DAY OF JANUARY, 2018.

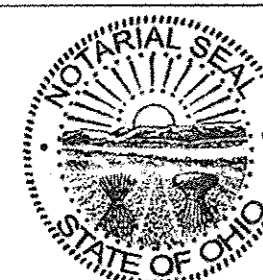
BY: Shawn P. Brady  
Shawn P. Brady, AGENT CAMBRAD DEVELOPMENT II, LLC.

STATE OF OHIO )  
COUNTY OF LORAIN )  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, Shawn P. Brady, AGENT OF CAMBRAD DEVELOPMENT II, LLC, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF CAMBRAD DEVELOPMENT II, LLC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Lorain, OHIO,

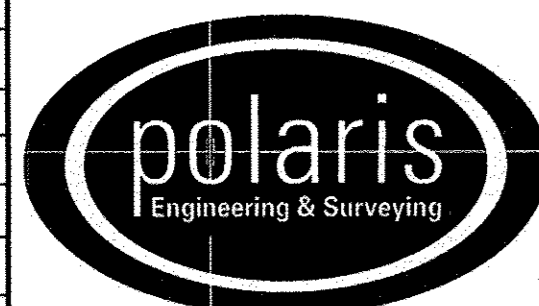
THIS 26<sup>th</sup> DAY OF January, 2018.

NOTARY PUBLIC

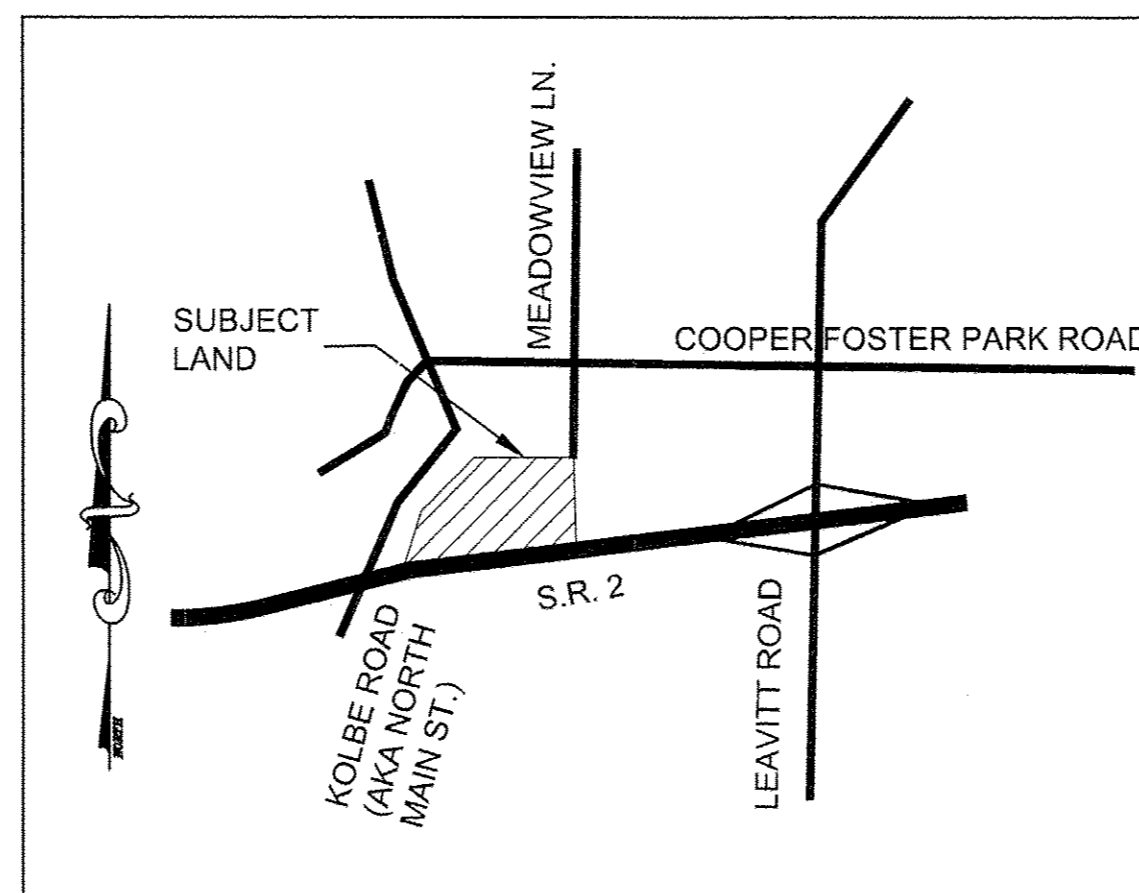


RONALD D. YACOBOSZKI  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires  
June 21, 2021

DATE: 12/1/2017  
SCALE: HOR. 1"=60'  
VERT. 1"=60'  
FOLDER: Survey  
FILENAME: Record Plat Ph.2  
TAB: 01 - Record Plat  
DRAWN: MPS



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



VICINITY MAP  
NOT TO SCALE

DEVELOPED BY:  
Cambrad Development II, LLC  
1290-3 BASSETT ROAD  
WESTLAKE, OH 44125  
PHONE: (440) 567-8768  
CONTACT:  
SHAUN BRADY

## AREA TABULATION SUBDIVISION 2

SUBLOTS	5.2436 ACRES
BLOCKS B, C AND D	2.6153 ACRES
RIGHT-OF-WAY	2.1449 ACRES
SUBDIVISION 2	
TOTAL AREA	10.0038 ACRES

## APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 27 DAY OF Feb  
2018

MAYOR

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 26<sup>th</sup> DAY OF February  
2018

CLERK OF COUNCIL

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 1<sup>st</sup> DAY OF March  
2018

PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 1<sup>st</sup> DAY OF March  
2018

PLANNING COMMISSION SECRETARY

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 1<sup>st</sup> DAY OF MARCH  
2018

CITY OF AMHERST CONSULTING ENGINEER - CLARENCE WATKINS P.E.

## SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 10.0038 ACRE PARCEL OF LAND IN THE CITY OF AMHERST AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MONUMENTS WERE SET OR FOUND AS INDICATED, BEARINGS SHOWN HEREON REFER TO THE CENTERLINE OF MEADOWVIEW LANE (NORTH 01°07'03" EAST) PER PLAT OF DEDICATION RECORDED ON VOLUME 97, PAGE 91 OF LORAIN COUNTY PLAT RECORDS. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN OCTOBER OF 2013, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael P. Spellacy 1/22/2018  
MICHAEL P. SPELLACY, P.S. NO. 8169 DATE



Doc ID: 020376950001 Type: OFF  
Kind: PLAT  
Recorded: 03/06/2018 at 03:16:13 PM  
Fee Amt: \$250.20 Page 1 of 1  
Lorain County, Ohio  
Judith M Nedwick County Recorder  
+1-2018-0663820

XAMCO TITLE SERVICES  
8155 PARK SQUARE DRIVE  
UNIT 3 SUITE 3  
LORAIN, OH 44053  
Plat Vol 104  
pgs 72, 73, 74

## TRANSFERRED

IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE  
MAR 06 2018

J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

CONTRACT No.

14087

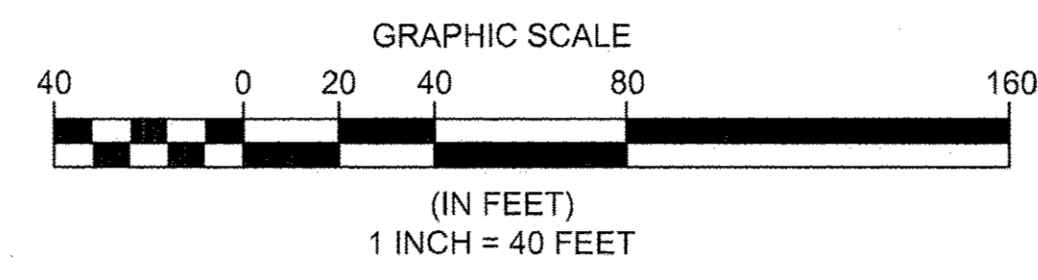
SHEET	OF
1	3

# THE PRESERVE AT QUARRY LAKES SUBDIVISION NO.2

Cooper Foster Park Road  
(Width Varies)

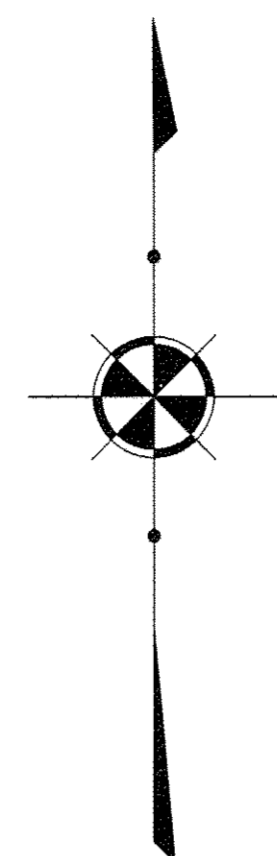
PPN 05-00-021-103-010  
Christopher R. & Sarah K. Jones  
Inst. No. 2004-0017264  
(R-1 ZONING)

- ### Legend
- 5/8" X 30" IRON PIN (ID: POLARIS) SET
  - IRON PIN FOUND
  - ★ = DENOTES 5/8" IRON PIN (ID: POLARIS) FD. / USED
  - IRON PIPE FOUND
  - MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET
  - ☒ MONUMENT BOX FOUND
- NOTE: DRILLHOLES TO BE SET AT EACH PROPERTY LINE AT TOP OF CURB



BEARINGS SHOWN HEREON REFER TO THE CENTERLINE OF MEADOWVIEW LANE (NORTH 01°07'03" EAST) PER PLAT OF DEDICATION RECORDED ON VOLUME 97, PAGE 91 OF LORAIN COUNTY PLAT RECORDS.

PROPOSED PLANNED DEVELOPMENT DISTRICT MINIMUM BUILDING SETBACKS  
FRONT: 25' SETBACK  
SIDE CORNER: 15' SETBACK  
SIDE: 5' SETBACK (10' total)  
REAR: 25' SETBACK



Mon. Box With 5/8" Iron Pin (Id: Polaris) Fd. / Used

Mon. Box With 5/8" Iron Pin (Id: Polaris) Fd. / Used

Mon. Box With 5/8" Iron Pin (Id: Polaris) Fd. / Used

Meadowview Lane (60' Wide)  
Dedicated Vol.97, Page 91

Lakeview Circle (60' Wide)

Mon. Box With 5/8" Iron Pin (Id: Polaris) Fd. / Used

Preserve at Quarry Lakes Subdivision 1  
Vol.103, Pgs.08-11 L.C.P.R.

Easement to The Ohio Public Service Company - Volume 8, page 369-380 Lorain County Misc. Records  
Easement to The Ohio Public Service Company - Volume 10, page 362-63 Lorain County Misc. Records  
See Note Page 3

Land Remaining In PPN 05-00-021-103-050  
Cambrad Development II, LLC  
Inst. # 2016-05839  
Deed Parcel 4  
3.9638 acres

PROP. 20' SANITARY SEWER EASEMENT

Springvale Drive (60' Wide)

Fall Lake Lane (60' Wide)

Preserve Circle (60' Wide)

Meadowview Lane (60' Wide)

PPN 05-00-040-101-017  
Intramural Church of The Four Square Gospel Church  
Inst. No. 1995-0594983  
Parcel 3

1/2" Iron Pipe Fd. 0.74' North 0.21' East

PPN 05-00-021-103-038  
Cambrad Development II, LLC  
Deed Parcel 3

1/2" Iron Pin 0.26' East

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	86.14	250.00	43.50	85.72	S09°36'23"E	19°44'32"
C-2	89.86	250.00	45.42	89.38	N09°10'48"W	20°35'43"
C-3	17.47	120.00	8.75	17.46	N09°10'50"E	8°20'34"
C-4	36.43	95.00	18.44	36.21	S80°07'50"W	21°58'27"
C-5	32.03	150.00	16.08	31.97	N07°14'05"E	12°14'04"
C-6	47.94	125.00	24.27	47.65	S80°07'50"W	21°58'27"
C-7	39.27	25.00	25.00	35.36	N46°07'03"E	90°00'00"
C-8	41.19	30.00	24.58	38.03	S49°32'53"E	78°40'08"
C-9	4.96	67.00	2.48	4.95	N12°19'57"W	4°14'17"
C-10	48.50	67.00	25.37	47.45	N35°11'25"W	41°28'40"
C-11	36.50	67.00	18.71	36.05	N71°32'05"W	31°12'39"
C-12	36.72	67.00	18.83	36.26	S77°09'38"W	31°23'54"
C-13	44.06	67.00	22.86	43.27	S42°37'28"W	37°40'28"
C-14	21.21	67.00	10.69	21.12	S14°43'06"W	18°08'16"
C-15	34.17	30.00	19.21	32.35	N38°16'36"E	65°15'16"
C-16	4.76	155.00	2.38	4.76	S70°01'25"W	1°45'38"
C-17	39.27	25.00	25.00	35.36	N43°52'57"W	90°00'00"
C-18	8.15	120.00	4.08	8.15	N03°03'48"E	3°53'30"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-19	38.44	180.00	19.29	38.36	N07°14'05"E	12°14'04"
C-20	39.27	25.00	25.00	35.36	S46°07'03"W	90°00'00"
C-21	39.27	25.00	25.00	35.36	N43°52'57"W	90°00'00"
C-22	27.12	30.00	14.56	26.20	N27°00'44"E	51°47'21"
C-23	33.36	67.00	17.03	33.01	S38°38'39"W	28°31'30"
C-24	15.68	67.00	7.88	15.65	S17°40'30"W	13°24'47"
C-25	41.02	67.00	21.18	40.38	S06°34'18"E	35°04'50"
C-26	37.87	67.00	19.46	37.37	S40°18'17"E	32°23'07"
C-27	37.87	67.00	19.46	37.37	S72°41'23"E	32°23'07"
C-28	37.87	67.00	19.46	37.37	N74°55'30"E	32°23'07"
C-29	37.87	67.00	19.46	37.37	N42°32'23"E	32°23'07"
C-30	41.02	67.00	21.18	40.38	N08°48'25"E	35°04'51"
C-31	15.68	67.00	7.88	15.65	N15°26'24"W	13°24'47"
C-32	33.36	67.00	17.03	33.01	N36°24'33"W	28°31'30"
C-33	27.12	30.00	14.56	26.20	S24°46'37"E	51°47'21"
C-34	39.27	25.00	25.00	35.36	S46°07'03"W	90°00'00"
C-35	20.08	67.00	10.11	20.00	N87°08'25"W	17°10'03"
C-36	6.18	30.00	3.10	6.17	N64°59'57"E	11°48'33"

DATE: 02/01/2017  
SCALE: HOR. 1"=40'  
VERT. 1"=60'  
FOLDER: Survey  
FILENAME: Record Plat Ph. 2  
TAB: 02-Record Plat  
DRAWN: MPS

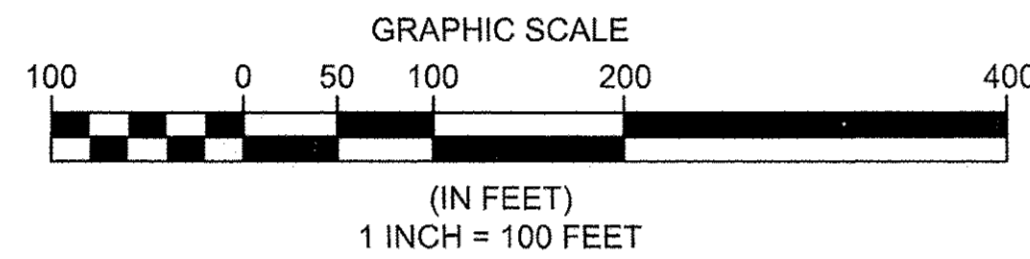
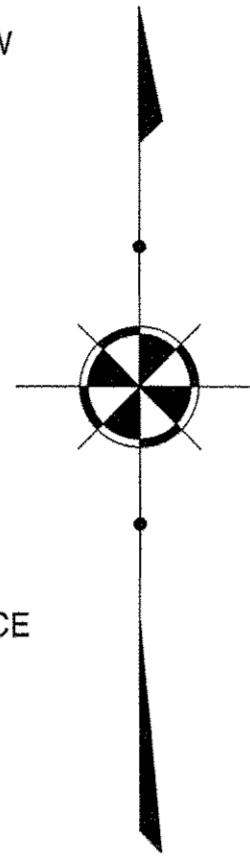
CONTRACT No.	
14087	
SHEET	OF
2	3

# THE PRESERVE AT QUARRY LAKES SUBDIVISION No.2

BEARINGS SHOWN HEREON REFER TO THE CENTERLINE OF MEADOWVIEW LANE (NORTH 01°07'03" EAST) PER PLAT OF DEDICATION RECORDED ON VOLUME 97, PAGE 91 OF LORAIN COUNTY PLAT RECORDS.

## Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET (REC.) = RECORD DISTANCE
- IRON PIN FOUND (ACT.) = ACTUAL DISTANCE
- IRON PIPE FOUND (CALC.) = CALCULATED DISTANCE
- MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET (DD.) = RECORDED DEED DISTANCE
- MONUMENT BOX FOUND (MEAS.) = MEASURED DISTANCE
- Note: Drillholes to Be Set at Each Property Line Top of Curb (OBS.) = OBSERVED DISTANCE
- (FD.) = FOUND IN FIELD



### First Energy Transmission Rights-of-Way Restrictions

#### Right-of-Way Access

FirstEnergy authorized personnel, vehicles and equipment must have continuous access to the right-of-way and all FirstEnergy structures.

#### Right-of-Way Restrictions

- Changes to grade elevations within the FirstEnergy transmission right-of-way are NOT permitted. Ground disturbance or excavations are NOT permitted within 50 feet of any FirstEnergy structures (poles, towers, guys, etc.).

- Buildings, solar panels, lighting fixtures, signs, billboards, swimming pools, decks, flag posts, sheds, barns, garages, playgrounds, fences, equipment, trailers, materials or any other permanent or temporary objects are NOT permitted within the FirstEnergy transmission right-of-way. Other restrictions may apply under specific situations as defined by FirstEnergy.

- Protective barriers must be used for any driveway or parking area within 15 feet of any FirstEnergy structure (poles, towers, guys, etc).

- All vegetation on or adjacent to the FirstEnergy transmission right-of-way shall be low growing within the wire zone. The wire zone is defined as the area directly under the conductors which extends approximately 15 feet on each side. Vegetation that is 10-foot maximum mature height, 3-foot in NJ is under certain circumstances permissible on FirstEnergy transmission right of ways. It is preferred that the planting of any woody vegetation be done outside of the wire zone of FirstEnergy transmission facilities and are not permitted to be closer than 10 feet in any direction from the FirstEnergy structure (poles, towers, guys, etc.). All approved shrubbery planted near FirstEnergy structures shall allow for working area and accessibility at ground level.

- Explosives or combustible liquids, substances, or materials are not permitted within the right-of-way. Prohibited materials included but are not limited to fuel, wood chips, mulch, brush, and tires.

- Septic systems leach beds and/or wells are not permitted within a FirstEnergy transmission right-of-way.

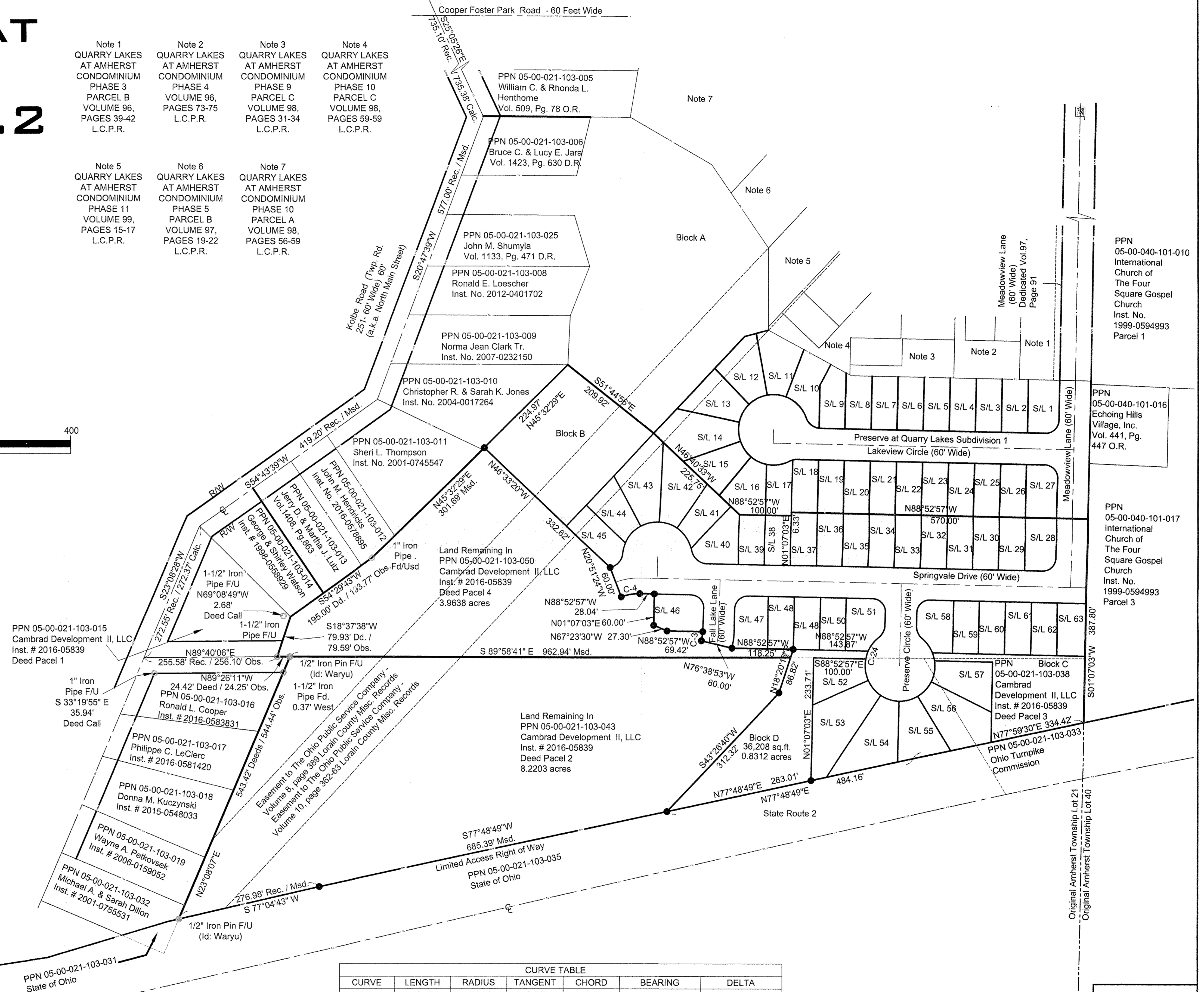
- Kite flying, model airplane flying, or similar activities is strictly prohibited on or near a FirstEnergy transmission right-of-way.

#### Exception Requests

Any requests for exceptions to this policy must be submitted at least 30 days in advance and requires written approval from FirstEnergy before construction begins. To request an exception, you must complete the FirstEnergy's Real Estate/Right-of-Way Request Form.

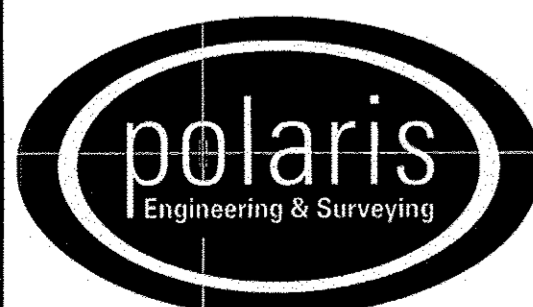
- Note 1 QUARRY LAKES AT AMHERST CONDOMINIUM PHASE 3 PARCEL B VOLUME 96, PAGES 39-42 L.C.P.R.
- Note 2 QUARRY LAKES AT AMHERST CONDOMINIUM PHASE 4 VOLUME 96, PAGES 73-75 L.C.P.R.
- Note 3 QUARRY LAKES AT AMHERST CONDOMINIUM PHASE 9 PARCEL C VOLUME 98, PAGES 31-34 L.C.P.R.
- Note 4 QUARRY LAKES AT AMHERST CONDOMINIUM PHASE 10 PARCEL C VOLUME 98, PAGES 59-59 L.C.P.R.

- Note 5 QUARRY LAKES AT AMHERST CONDOMINIUM PHASE 11 VOLUME 99, PAGES 15-17 L.C.P.R.
- Note 6 QUARRY LAKES AT AMHERST CONDOMINIUM PHASE 5 PARCEL B VOLUME 97, PAGES 19-22 L.C.P.R.
- Note 7 QUARRY LAKES AT AMHERST CONDOMINIUM PHASE 10 PARCEL A VOLUME 98, PAGES 56-59 L.C.P.R.



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CONTRACT No.

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SHEET 3 OF 3