

THE RESERVE AT BEAVER CREEK SUBDIVISION No. 1

BEING A SUBDIVISION OF A 8.5126 ACRES
IN ORIGINAL AMHERST TOWNSHIP LOT NO. 20
NOW IN THE CITY OF AMHERST - LORAIN COUNTY - STATE OF OHIO

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED CAMBRAD DEVELOPMENT III, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS THE RESERVE AT BEAVER CREEK SUBDIVISION NO. 1, A SUBDIVISION OF SUBLOTS 1 THROUGH 42 INCLUSIVE, AND BLOCKS "A", "B", "C", "D", AND "E", AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, HOLLSTEIN DRIVE (WIDTH VARIES).

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE RESERVE AT BEAVER CREEK ALL PRIVATE STREETS, STORM SEWERS, AND STORMWATER APPURTENANCES SHOWN HEREON AND DESIGNATED AS BEAVER CREEK TRAIL (TWENTY-FIVE) 25 FEET IN WIDTH, HIDDEN COVE (TWENTY-FIVE) 25 FEET IN WIDTH, AND PEBBLE CREEK COURT (TWENTY-FIVE) 25 FEET IN WIDTH. ALL PRIVATE STREETS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL SANITARY LATERALS, WATER SERVICE LATERALS, AND STORM SEWER LATERALS ARE TO BE MAINTAINED PRIVATELY.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE RESERVE AT BEAVER CREEK SUBDIVISIONS CERTAIN AREAS OF LAND DESIGNATED AS **BLOCKS "A" THROUGH "E"** & DRAINAGE EASEMENTS FOR LANDSCAPING AND STORMWATER MANAGEMENT, AND AREAS DESIGNATED FOR INSTALLATION OF DEVELOPMENT SIGNAGE AND LANDSCAPING. 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 RESERVE AT BEAVER CREEK SUBDIVISIONS AS MORE FULLY PROVIDED IN THE THE RESERVE AT BEAVER CREEK SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS 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 AN **ACCESS AND UTILITY EASEMENT** AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO SANITARY SEWER MAIN AND WATER MAIN FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, 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. PUBLIC IMPROVEMENTS THAT WILL BE DEDICATED ARE LIMITED TO SANITARY SEWER MAINS, WATER MAINS, SANITARY PUMP STATION AND RELATED APPURTENANCES. THE COST OF MAINTAINING THE PUBLIC IMPROVEMENTS IS BY THE CITY OF AMHERST, HOWEVER PAVEMENT REPLACEMENT COST IS BY THE HOMEOWNERS ASSOCIATION.

AND DOES HEREBY GRANT UNTO THE CITY OF AMHERST AND UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND SPECTRUM CABLE, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT UTILITY 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 GAS, 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 NAUTRAL GAS, 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 GAS, ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN MAINLINE STREET-CROSSINGS & SERVICE CONNECTIONS 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, Shaun P. Brady, AGENT OF CAMBRAD III, LLC, HAS HERETO SET HIS HAND AT 2121 American Way Avon, OHIO, THIS 17th DAY OF December, 2018

BY: Shaun P. Brady
Shaun P. Brady, AGENT CAMBRAD DEVELOPMENT III, 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, AGENT OF CAMBRAD DEVELOPMENT III, 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 III, LLC.

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

Rudsay Marie McManis
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires September 20, 2023

| REV. No. | DATE | BY | DATE: |
|----------|------|----|-----------------------|
| | | | 11/30/2018 |
| | | | SCALE: HOR. 1"=40' |
| | | | VERT. 1"=50' |
| | | | FOLDER: Survey |
| | | | FILENAME: Survey Base |
| | | | TAB: 02 - Plat-01 |
| | | | DRAWN: MPS |



VICINITY MAP
NOT TO SCALE

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

APPROVED
BY THE CITY ENGINEER OF AMHERST, OHIO
Paul G. Miller 12-13-2018
BRAMHALL ENGRG. & SURV. CO.
THIS APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE AUTHOR OF THESE DOCUMENTS FROM BRAMHALL ENGRG. & SURV. CO. ACCEPTS NO LIABILITY FOR ACCURACY OF DESIGN, CONFORMANCE WITH APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS.

MORTGAGE RELEASE

THIS IS TO CERTIFY THAT THE UNDERSIGNED NORTHWEST BANK HOLDER OF A MORTGAGE DEED ON LANDS SHOWN WITHIN THIS PLAT, HAVING EXAMINED SAID FINAL PLAT, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND CONSENT TO DEDICATE TO PUBLIC USE ALL PUBLIC EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF NORTHWEST BANK HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY

PAUL A. CAMPAGNA, V.P. THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED

AT ELYRIA, OHIO, THIS 19th DAY OF DECEMBER, 2018

BY: Paul A. Campagna (MORTGAGEE)
Paul A. Campagna
VICE PRESIDENT

STATE OF OHIO)
COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE

NAMED NORTHWEST BANK THROUGH: PAUL A. CAMPAGNA, VICE PRESIDENT, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT ELYRIA, OHIO, THIS 19th DAY OF DECEMBER, 2018

Anthony C. Yacobozzi
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
March 22, 2021

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 19 DAY OF December, 2018

MAYOR [Signature]

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 18th DAY OF December, 2018

CLERK OF COUNCIL [Signature]

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 19th DAY OF December, 2018

PLANNING COMMISSION CHAIRPERSON [Signature]

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 18th DAY OF December, 2018

PLANNING COMMISSION SECRETARY [Signature]

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13 DAY OF December, 2018

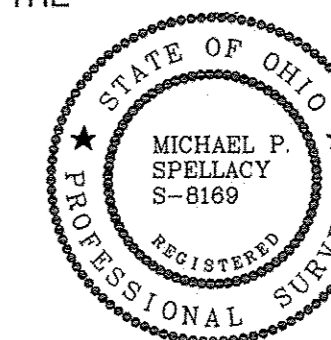
CITY OF AMHERST CONSULTING ENGINEER - BRAMHALL ENGINEERING & SURVEYING COMPANY [Signature]

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 8.5126 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 REFER TO THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 NORTH ZONE - 1986 ADJUSTMENT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN MAY OF 2017, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael P. Spellacy 11/15/2018
MICHAEL P. SPELLACY, P.S. O. 8169 DATE

BEARINGS REFER TO THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 NORTH ZONE 1986 ADJUSTMENT

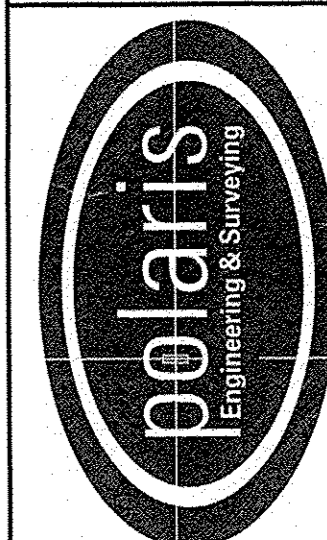


AREA TABULATION SUBDIVISION 1

| SUBLOTS | 5.8880 ACRES |
|--------------------------|--------------|
| BLOCKS "A" THROUGH "D" | 1.3393 ACRES |
| BLOCK "E" | 0.9696 ACRES |
| RIGHT-OF-WAY (PUBLIC) | 0.3157 ACRES |
| SUBDIVISION 1 TOTAL AREA | 8.5126 ACRES |

The Reserve at
Beaver Creek
Subdivision No. 1
City of Amherst - Lorain County - Ohio

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-5722 (FAX)
www.polaris-es.com

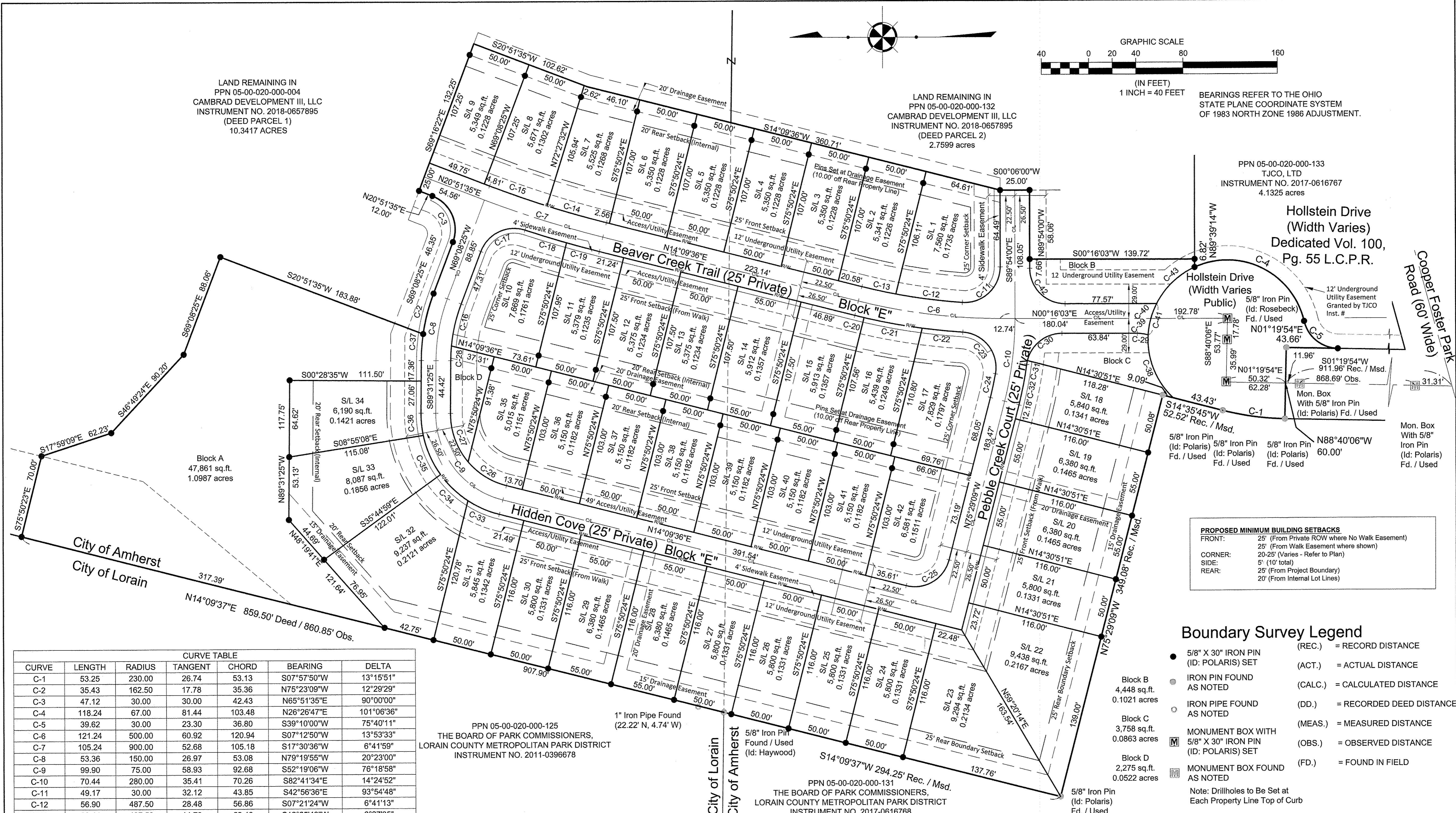


Plat Sheet

CONTRACT No.

16281

| SHEET | OF |
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| 1 | 3 |

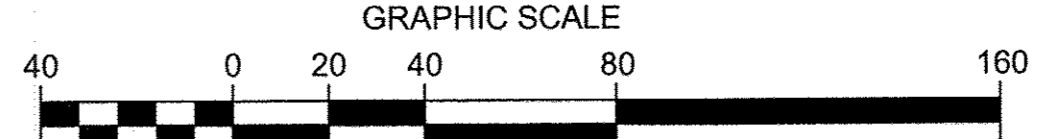


LAND REMAINING IN
PPN 05-00-020-000-004
CAMBRAD DEVELOPMENT III, LLC
INSTRUMENT NO. 2018-0657895
(DEED PARCEL 1)
10.3417 ACRES

LAND REMAINING IN
PPN 05-00-020-000-132
CAMBRAD DEVELOPMENT III, LLC
INSTRUMENT NO. 2018-0657895
(DEED PARCEL 2)
2.7599 acres

PPN 05-00-020-000-133
TJCO, LTD
INSTRUMENT NO. 2017-0616767
4.1325 acres

Hollstein Drive
(Width Varies)
Dedicated Vol. 100,
Pg. 55 L.C.P.R.



BEARINGS REFER TO THE OHIO
STATE PLANE COORDINATE SYSTEM
OF 1983 NORTH ZONE 1986 ADJUSTMENT.

PROPOSED MINIMUM BUILDING SETBACKS

| | |
|---------|---|
| FRONT: | 25' (From Private ROW where No Walk Easement) |
| CORNER: | 25' (From Walk Easement where shown) |
| SIDE: | 20-25' (Varies - Refer to Plan) |
| REAR: | 5' (10' total) |
| | 25' (From Project Boundary) |
| | 20' (From Internal Lot Lines) |

Boundary Survey Legend

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

CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | CHORD | BEARING | DELTA |
|-------|--------|--------|---------|--------|-------------|------------|
| C-1 | 53.25 | 230.00 | 26.74 | 53.13 | S07°57'50"W | 13°15'51" |
| C-2 | 35.43 | 162.50 | 17.78 | 35.36 | N75°23'09"W | 12°29'29" |
| C-3 | 47.12 | 30.00 | 30.00 | 42.43 | N65°51'35"E | 90°00'00" |
| C-4 | 118.24 | 67.00 | 81.44 | 103.48 | N26°26'47"E | 101°06'36" |
| C-5 | 39.62 | 30.00 | 23.30 | 36.80 | S39°10'00"W | 75°40'11" |
| C-6 | 121.24 | 500.00 | 60.92 | 120.94 | S07°12'50"W | 13°53'33" |
| C-7 | 105.24 | 900.00 | 52.68 | 105.18 | S17°30'36"W | 6°41'59" |
| C-8 | 53.36 | 150.00 | 26.97 | 53.08 | N79°19'55"W | 20°23'00" |
| C-9 | 99.90 | 75.00 | 58.93 | 92.68 | S52°19'06"W | 76°18'58" |
| C-10 | 70.44 | 280.00 | 35.41 | 70.26 | S82°41'34"E | 14°24'52" |
| C-11 | 49.17 | 30.00 | 32.12 | 43.85 | S42°56'36"E | 93°54'48" |
| C-12 | 56.90 | 487.50 | 28.48 | 56.86 | S07°21'24"W | 6°41'13" |
| C-13 | 29.44 | 487.50 | 14.72 | 29.43 | S12°25'49"W | 3°27'35" |
| C-14 | 52.43 | 887.50 | 26.22 | 52.42 | S15°51'09"W | 3°23'04" |
| C-15 | 51.35 | 887.50 | 25.68 | 51.34 | S19°12'08"W | 3°18'55" |
| C-16 | 36.55 | 137.50 | 18.39 | 36.45 | N76°45'22"W | 15°13'54" |
| C-17 | 45.77 | 30.00 | 28.68 | 41.46 | N25°25'57"W | 87°24'56" |
| C-18 | 36.77 | 912.50 | 18.39 | 36.77 | S17°07'15"W | 2°18'33" |
| C-19 | 28.76 | 912.50 | 14.36 | 28.76 | S15°03'47"W | 1°48'22" |

PPN 05-00-020-000-125
THE BOARD OF PARK COMMISSIONERS,
LORAIN COUNTY METROPOLITAN PARK DISTRICT
INSTRUMENT NO. 2011-0396678

PPN 05-00-020-000-131
THE BOARD OF PARK COMMISSIONERS,
LORAIN COUNTY METROPOLITAN PARK DISTRICT
INSTRUMENT NO. 2017-0616768

CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | CHORD | BEARING | DELTA |
|-------|--------|--------|---------|-------|-------------|-----------|
| C-20 | 8.11 | 512.50 | 4.05 | 8.11 | S13°42'25"W | 0°54'22" |
| C-21 | 50.12 | 512.50 | 25.08 | 50.10 | S10°27'07"W | 5°36'14" |
| C-22 | 34.58 | 512.50 | 17.30 | 34.58 | S05°43'01"W | 3°51'59" |
| C-23 | 50.45 | 30.00 | 33.52 | 44.71 | N51°57'33"E | 96°21'02" |
| C-24 | 20.45 | 267.50 | 10.23 | 20.44 | S77°40'32"E | 4°22'48" |
| C-25 | 46.94 | 30.00 | 29.82 | 42.30 | S30°39'46"E | 89°38'45" |
| C-26 | 38.74 | 62.50 | 20.01 | 38.12 | S31°54'55"W | 35°30'38" |
| C-27 | 44.51 | 62.50 | 23.25 | 43.58 | S70°04'25"W | 40°48'20" |
| C-28 | 12.36 | 137.50 | 6.19 | 12.36 | N86°56'52"W | 5°09'06" |
| C-29 | 9.34 | 30.00 | 4.71 | 9.31 | N09°11'30"E | 17°50'51" |
| C-30 | 40.03 | 30.00 | 23.63 | 37.13 | N37°57'36"W | 76°27'19" |
| C-31 | 3.20 | 30.00 | 1.60 | 3.20 | N79°14'38"W | 6°06'43" |
| C-32 | 34.79 | 292.50 | 17.41 | 34.77 | S78°53'34"E | 6°48'50" |

CURVE TABLE

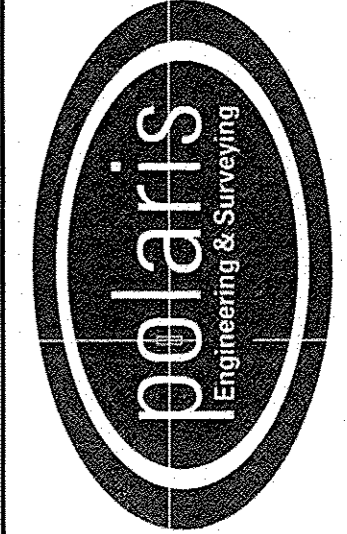
| CURVE | LENGTH | RADIUS | TANGENT | CHORD | BEARING | DELTA |
|-------|--------|--------|---------|-------|-------------|-----------|
| C-33 | 29.04 | 87.50 | 14.66 | 28.91 | S23°40'09"W | 19°01'06" |
| C-34 | 32.18 | 87.50 | 16.27 | 32.00 | S43°42'51"W | 21°04'18" |
| C-35 | 36.40 | 87.50 | 18.47 | 36.14 | S66°10'08"W | 23°50'15" |
| C-36 | 18.92 | 87.50 | 9.50 | 18.88 | S84°16'55"W | 12°23'19" |
| C-37 | 22.38 | 162.50 | 11.21 | 22.37 | N85°34'39"W | 7°53'32" |
| C-38 | 58.87 | 67.00 | 31.49 | 57.00 | S68°22'34"W | 50°20'49" |
| C-39 | 14.16 | 67.00 | 7.11 | 14.13 | N80°23'50"W | 12°06'24" |
| C-40 | 13.42 | 67.00 | 6.73 | 13.40 | N68°36'15"W | 11°28'45" |
| C-41 | 27.58 | 67.00 | 13.99 | 27.39 | N74°39'27"W | 23°35'09" |
| C-42 | 47.04 | 30.00 | 29.91 | 42.36 | S45°11'01"W | 89°49'56" |
| C-43 | 45.32 | 67.00 | 23.57 | 44.46 | N43°29'12"W | 38°45'22" |

| REV. No. | DATE | BY |
|----------|------|----|
| | | |
| | | |
| | | |
| | | |

DATE: 11/15/2018
SCALE: HOR. 1"=40'
VERT. 1"=80'
FOLDER: Survey
FILENAME: Survey Base
TAB: 02 - Plat-01
DRAWN: MPS

**The Reserve at
Beaver Creek
Subdivision No. 1**
City of Amherst - Lorain County - Ohio

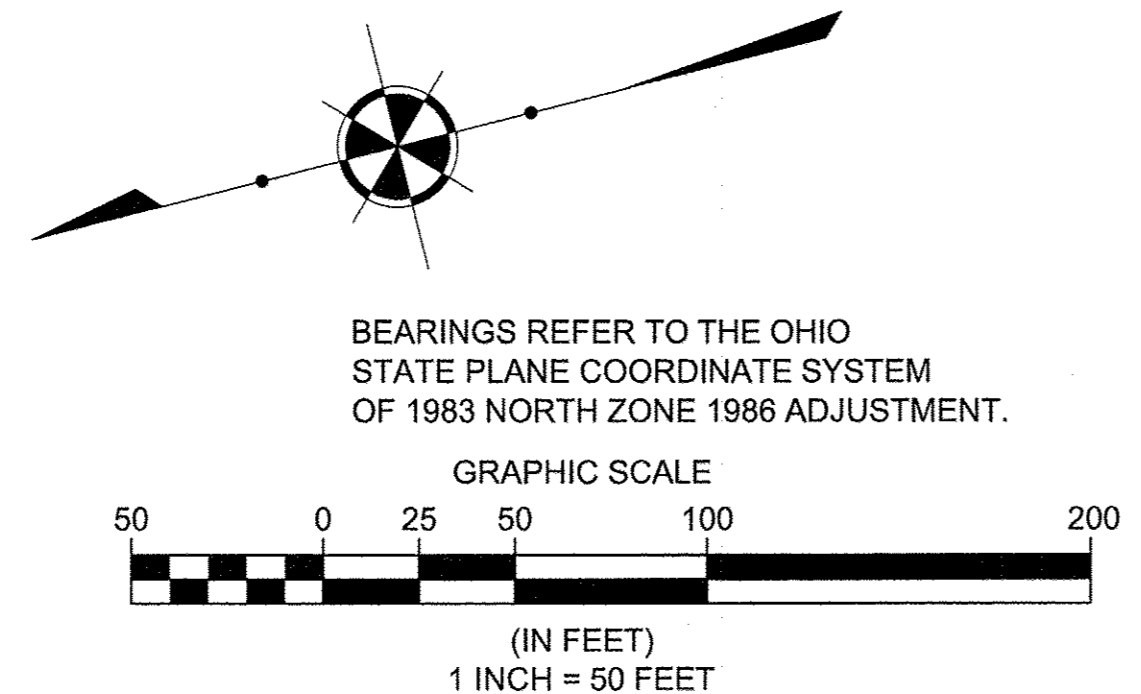
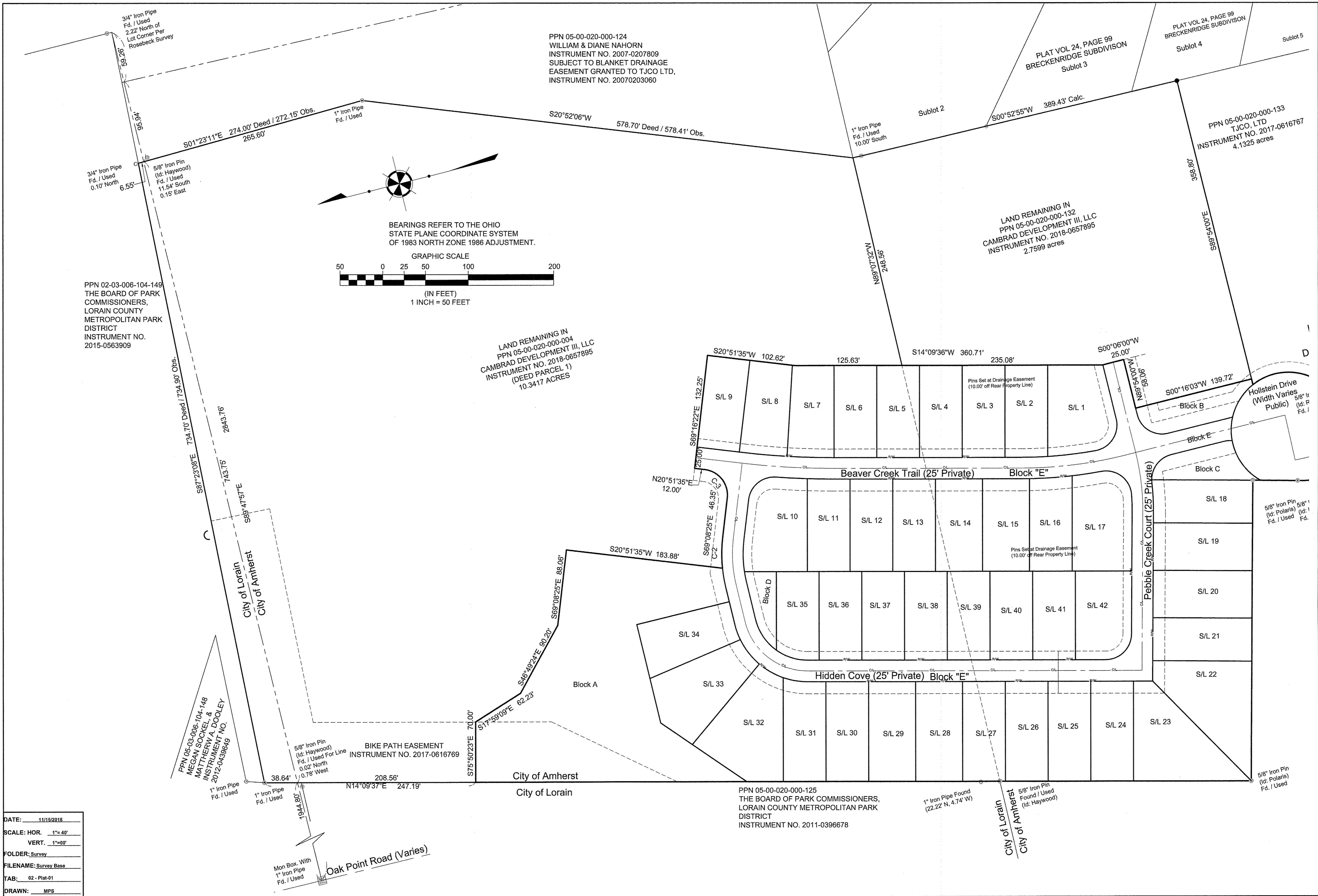
POLARIS ENGINEERING & SURVEYING, INC.
34800 CHARDON ROAD - SUITE D
WILLIUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com



Plat Sheet

CONTRACT No. 16281

| SHEET | OF |
|-------|----|
| 2 | 3 |



DATE: 11/15/2018
 SCALE: HOR. 1"=40'
 VERT. 1"=60'
 FOLDER: Survey
 FILENAME: Survey Base
 TAB: 02 - Plat-01
 DRAWN: MPS

**The Reserve at
 Beaver Creek
 Subdivision No. 1**
 City of Amherst - Lorain County - Ohio

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16281

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