

# THE PRESERVE AT QUARRY LAKES SUBDIVISION No.3

BEING A SUBDIVISION OF A 12.1841 ACRES  
IN ORIGINAL AMHERST TOWNSHIP LOT 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. 3, A SUBDIVISION OF SUBLOTS 64 THROUGH 100 INCLUSIVE, AND BLOCKS "E" AND "F", AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS SPRINGVALE DRIVE (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 "E" AND "F"** 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 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 GRANTEES) A PERMANENT 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 GRANTEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEES 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.

AND DOES GRANT TO THE CITY OF AMHERST 60 AND 30 FOOT WIDE ACCESS AND UTILITY EASEMENTS AS SHOWN HEREON.

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 Brady, AGENT OF CAMBRAD DEVELOPMENT II, LLC, HAS HERETO SET HIS HAND

AT 316-701 American Way Aven., OHIO, THIS 17<sup>th</sup> DAY OF DECEMBER, 2018

BY: Shaun P. Brady  
Shaun 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, Shaun 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,

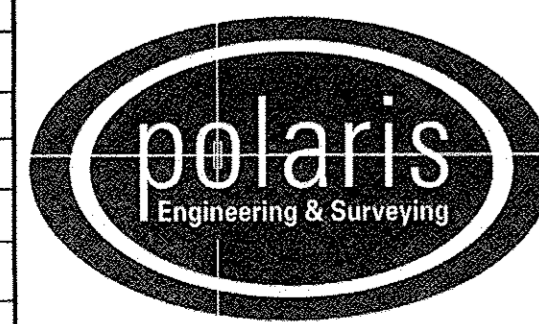
THIS 17<sup>th</sup> DAY OF December, 2018.

Lindsay Marie McMahon  
NOTARY PUBLIC

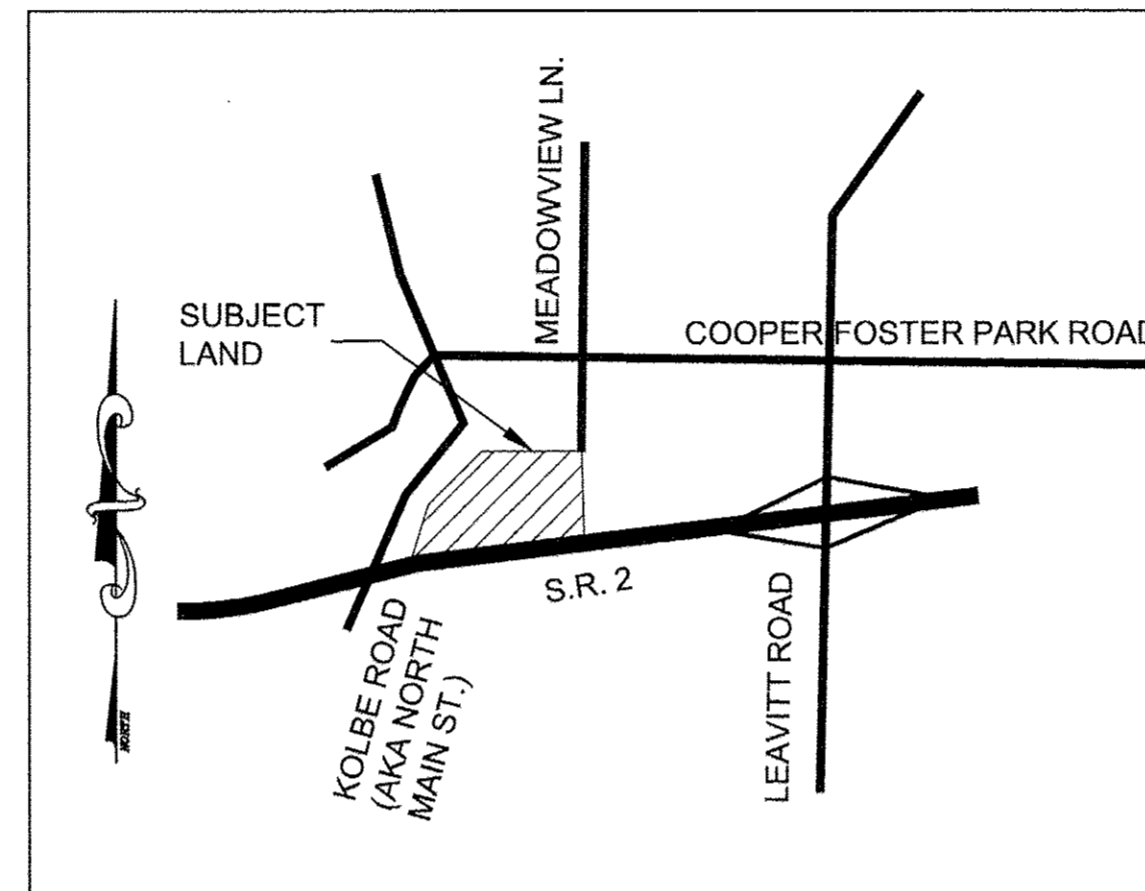


LINDSAY MARIE MCMAHON  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Expires  
September 20, 2023

DATE: 11/28/2018  
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 3

SUBLOTS	4.7219 ACRES
BLOCKS E AND F	5.5860 ACRES
RIGHT-OF-WAY	1.8762 ACRES
SUBDIVISION 3	
TOTAL AREA	12.1841 ACRES

### 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.

## APPROVALS

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

Mark Costilow  
MAYOR - MARK COSTILOW

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 18<sup>th</sup> DAY OF December 2018

Olga Sivinski  
CLERK OF COUNCIL - OLGA SIVINSKI

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 19<sup>th</sup> DAY OF December 2018

John Jeffreys  
PLANNING COMMISSION CHAIRPERSON - JOHN JEFFREYS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 18<sup>th</sup> DAY OF December 2018

Tammy L. Paterson  
PLANNING COMMISSION SECRETARY - TAMMY L. PATERSON

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

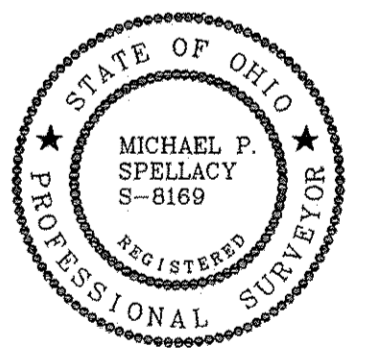
Bramhall Engineering & Surveying Company  
CITY OF AMHERST CONSULTING ENGINEER - BRAMHALL ENGINEERING & SURVEYING COMPANY

**APPROVED**  
BY THE CITY ENGINEER OF AMHERST, OHIO  
Alan P. Gynette 12-13-2018  
BRAMHALL ENGRG. & SURV. CO.  
THIS APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT CONSTITUTE THE AUTHOR OF THESE DOCUMENTS FROM RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFIDENCE TO APPLICABLE ORDINANCES AND TERMS OR CONDITIONS.

## SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 12.1841 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  
MICHAEL P. SPELLACY, P.S. NO. 8169  
DATE 11/28/2018



Doc ID: 020770160001 Type: OFF  
Kind: PLAT  
Recorded: 12/28/2018 at 02:08:39 PM  
File No: 8175.00 Page 1 of 1  
Lorain County, Ohio  
Judeith R. Modrak, County Recorder  
File# 2018-0699745

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE

DEC 28 2018

J. CRAIG SNODGRASS, CPA, CGFH  
LORAIN COUNTY AUDITOR

EXAMCO TITLE SERVICES  
6155 PARK SQUARE DRIVE  
UNIT 3 SUITE 3  
LORAIN, OH 44053  
Plat Vol 106  
Pgs 8, 9

CONTRACT No.

14087

SHEET OF

1 2

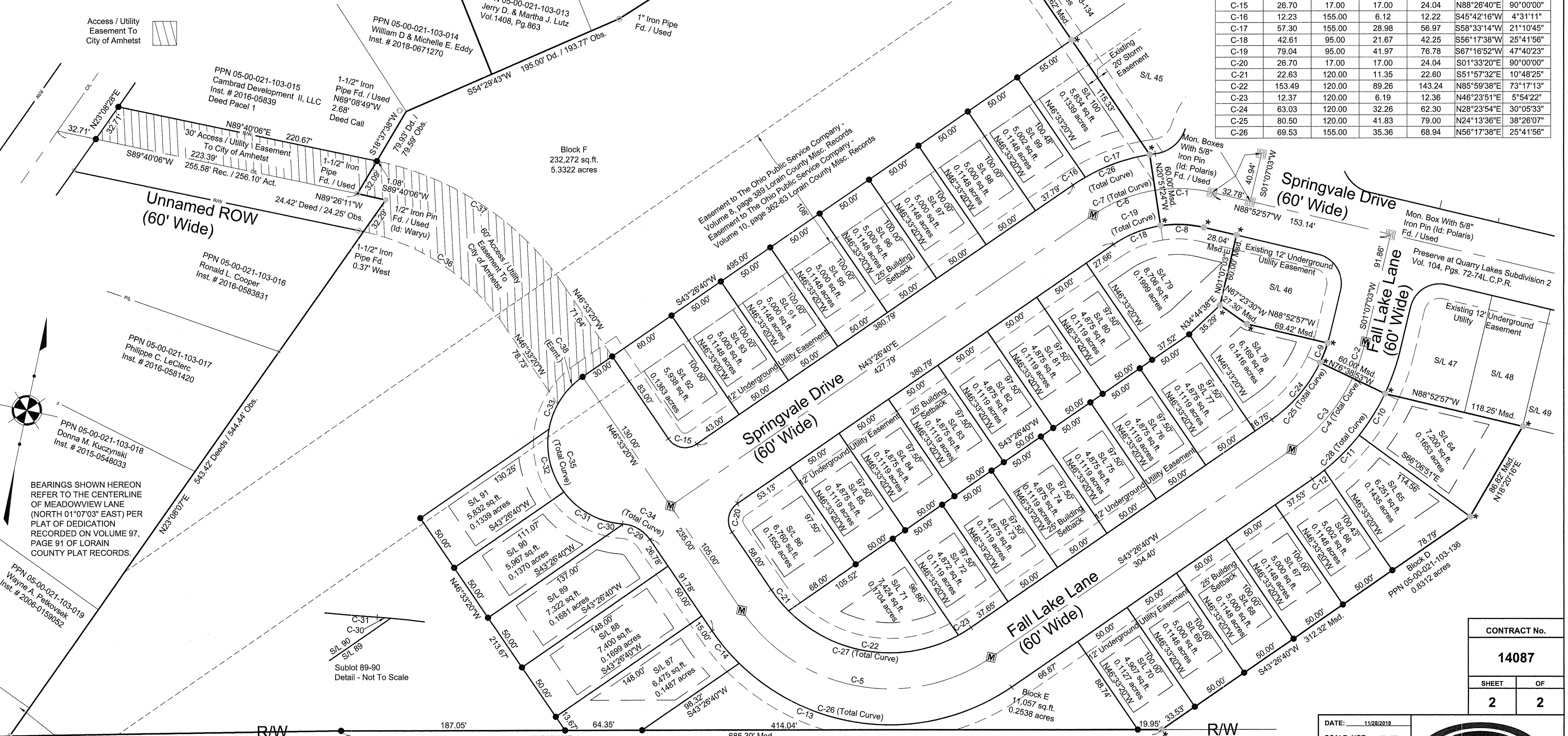


# THE PRESERVE AT QUARRY LAKES SUBDIVISION NO.3

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-26	282.74	180.00	180.00	254.56	N88°26'40"E	90°00'00"
C-27	188.50	120.00	120.00	169.71	N88°26'40"E	90°00'00"
C-28	94.54	180.00	48.39	93.46	N28°23'54"E	30°05'33"
C-29	26.55	30.00	14.21	25.69	N71°54'29"W	50°42'17"
C-30	0.57	30.00	0.28	0.57	S82°11'51"W	1°05'04"
C-31	57.56	67.00	30.69	55.81	S73°44'00"E	49°13'22"
C-32	55.09	67.00	29.21	53.55	S25°33'55"E	47°06'48"
C-33	53.15	67.00	28.06	51.77	S20°43'04"W	45°27'11"
C-34	27.12	30.00	14.56	26.20	N72°27'01"W	51°47'21"
C-35	165.80	67.00	193.43	126.62	S27°27'01"E	141°47'21"
C-36	145.16	189.07	76.37	141.62	N68°23'55"W	43°59'17"
C-37	191.01	250.00	100.44	186.40	N68°26'37"W	43°46'34"
C-38	31.11	67.00	15.84	30.83	S30°08'40"W	26°36'00"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	47.94	125.00	24.27	47.65	S80°07'50"W	21°58'27"
C-2	32.03	150.00	16.08	31.97	N07°14'05"E	12°14'04"
C-3	78.78	150.00	40.32	77.88	N28°23'54"E	30°05'33"
C-4	110.81	150.00	58.07	108.31	N22°16'52"E	42°19'37"
C-5	235.62	150.00	150.00	212.13	N88°26'40"E	90°00'00"
C-6	56.07	125.00	28.51	55.60	S56°17'38"W	25°41'56"
C-7	104.01	125.00	55.23	101.03	S67°16'52"W	47°40'23"
C-8	36.43	95.00	18.44	36.21	S80°07'50"W	21°58'27"
C-9	17.47	120.00	8.75	17.46	N09°10'50"E	8°20'34"
C-10	40.84	180.00	20.51	40.75	N19°51'04"E	12°59'54"
C-11	41.22	180.00	20.70	41.13	N32°54'40"E	13°07'17"
C-12	12.48	180.00	6.24	12.48	N41°27'29"E	3°58'21"
C-13	247.52	180.00	147.82	228.47	N82°50'18"E	78°47'16"
C-14	35.22	180.00	17.67	35.17	S52°09'42"E	11°12'44"
C-15	26.70	17.00	17.00	24.04	N88°26'40"E	90°00'00"
C-16	12.23	155.00	6.12	12.22	S45°42'16"W	4°31'11"
C-17	57.30	155.00	28.98	56.97	S58°33'14"W	21°10'45"
C-18	42.61	95.00	21.67	42.25	S56°17'38"W	25°41'56"
C-19	79.04	95.00	41.97	76.78	S67°16'52"W	47°40'23"
C-20	26.70	17.00	17.00	24.04	S01°33'20"E	90°00'00"
C-21	22.63	120.00	11.35	22.60	S51°57'32"E	10°48'25"
C-22	153.49	120.00	89.26	143.24	N85°59'38"E	73°17'13"
C-23	12.37	120.00	6.19	12.36	N46°23'51"E	5°54'22"
C-24	63.03	120.00	32.26	62.30	N28°23'54"E	30°05'33"
C-25	80.50	120.00	41.83	79.00	N24°13'36"E	38°26'07"
C-26	69.53	155.00	35.36	68.94	N56°17'38"E	25°41'56"

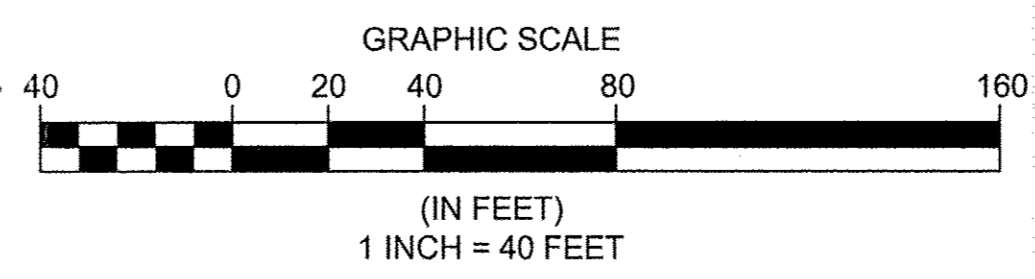
- Legend**
- 5/8" X 30" IRON PIN (ID: POLARIS) SET
  - IRON PIN FOUND
  - \* = DENOTES 5/8" IRON PIN (ID: POLARIS) FD. / USED
  - IRON PIPE FOUND
  - MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET
  - MONUMENT BOX FOUND
- NOTE: DRILLHOLES TO BE SET AT EACH PROPERTY LINE AT TOP OF CURB



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

State Route 2 Limited Access Right of Way  
 PPN 05-00-021-103-035 State of Ohio



CONTRACT No.	
14087	
SHEET	OF
2	2

DATE: 11/28/2018  
 SCALE: HOR. 1"=40'  
 VERT. 1"=10'  
 FOLDER: Survey  
 FILENAME: Record Plat Ph. 2  
 TAB: 02-Record Plat  
 DRAWN: MPS

