

# FAIRFIELD ESTATES SUBDIVISION NO. 2

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT 89

## OWNERS CERTIFICATION AND ACCEPTANCE:

I, THE UNDERSIGNED, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS THE FAIRFIELD ESTATES SUBDIVISION NO. 2, A SUBDIVISION OF LOTS 26 TO 69 INCLUSIVE AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

**Elyria West, LLC** By:

BDC BUILDERS AND DEVELOPERS

BY [Signature]  
TITLE PRESIDENT

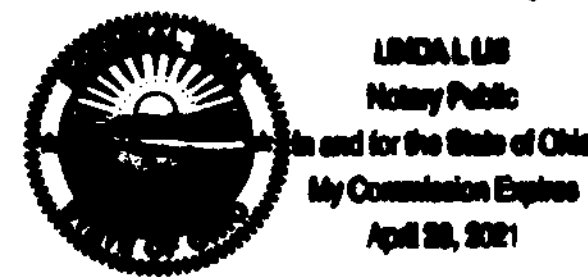
## NOTARY:

STATE OF OHIO  
COUNTY OF LORAIN

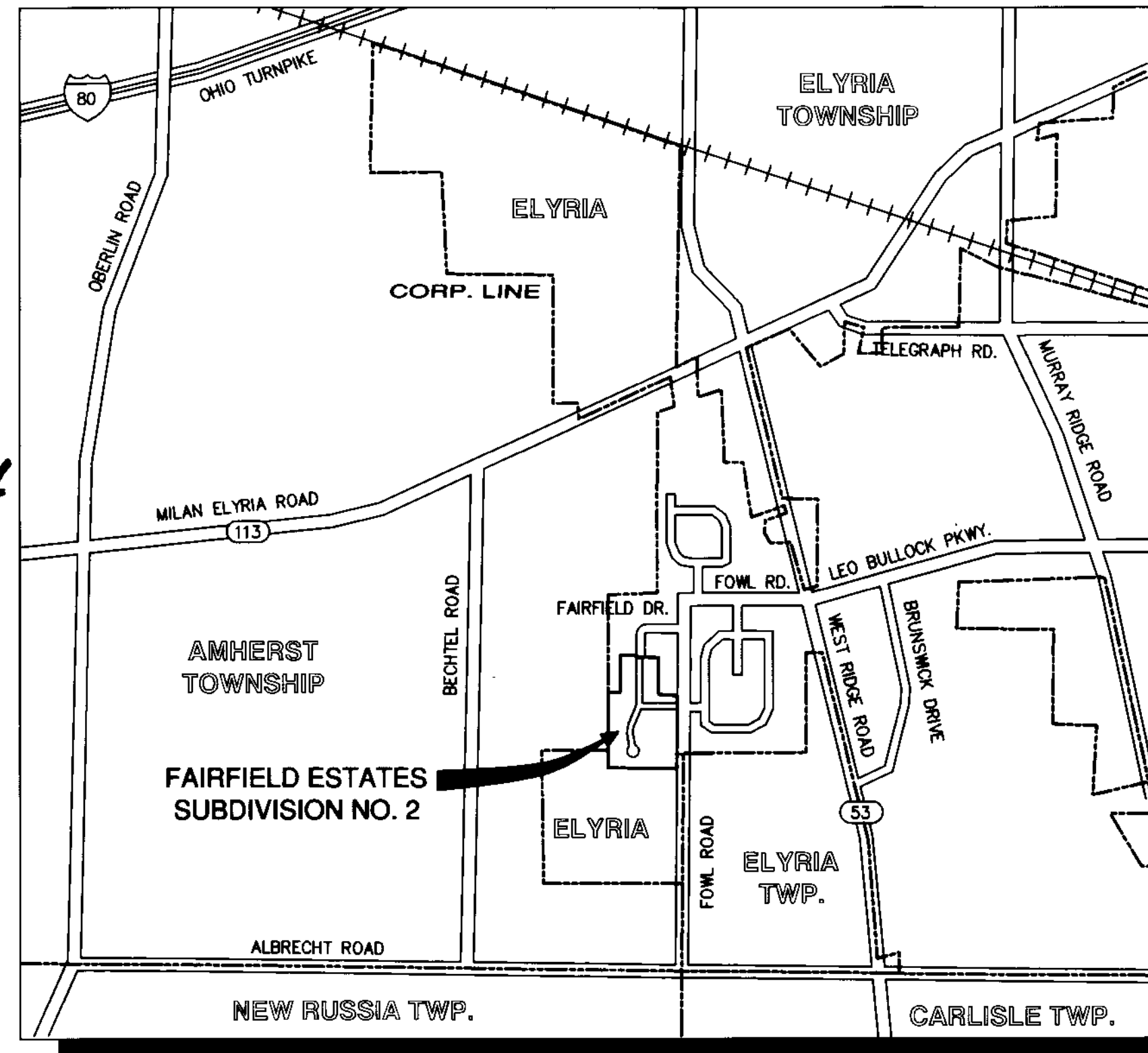
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF, BDC BUILDERS AND DEVELOPERS, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 9th DAY OF January, 2019.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: April 23, 2021



*x on Behalf of Elyria West, LLC as Authorized member*



VICINITY MAP  
NOT TO SCALE

## INDEX OF SHEETS:

- 1 ..... COVER SHEET
- 2 ..... OVERALL
- 3 ..... SUBLOTS 26 THROUGH 69

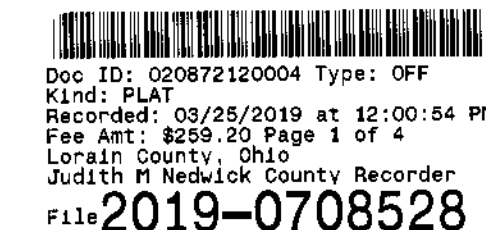
## LOT NUMBERS:

FAIRFIELD ESTATES SUBDIVISION NO. 2  
CONTAINS 44 LOTS NUMBERED 26 TO 69 INCLUSIVE.

## UTILITY EASEMENTS:

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO UTILITIES SPECIFICALLY INCLUDING BUT NOT LIMITED TO:

THE CITY OF ELYRIA, OHIO EDISON, WINDSTREAM ENGINEERING, TIME WARNER CABLE AND COLUMBIA GAS, THEIR SUCCESSORS AND ASSIGNS (HEREIN REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT (10 FEET IN WIDTH, UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR, SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES, AND ALSO UPON LANDS AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT OR REMOVE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS SERVICE AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, 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 SERVICE AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES 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 PROPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.



JLD REPUBLIC NATIONAL TITLE INSURANCE CO  
160 CLEVELAND STREET  
ELYRIA, OH 44035  
Plat Vol 106  
Pg 56, 57, 58

## MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT Northwest Bank MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF FAIRFIELD ESTATES SUBDIVISION NO. 2, AS SHOWN HEREIN, AND PRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

Northwest Bank  
MORTGAGEE  
BY Thomas K. Parker  
TITLE VICE PRESIDENT

## NOTARY:

STATE OF OHIO  
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR, THE ABOVE SIGNED OFFICER OF

Northwest Bank  
WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 9th DAY OF January, 2019.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: January 21, 2020



## ACREAGE SUMMARY:

SUBLOTS 26 THROUGH 69	12.6207 Ac.
RIGHT-OF-WAY FAIRFIELD DRIVE FAIRFIELD COURT CHESAPEAKE COURT	1.9541 Ac.
RIGHT-OF-WAY FOWL ROAD	0.4994 Ac.

GRAND TOTAL FAIRFIELD ESTATES SUBDIVISION NO. 2 = 15.0742 Ac.

## GRANTOR / OWNER / DEVELOPER:

**Elyria West, LLC** by **BDC BUILDERS AND DEVELOPERS**  
27201 ROYALTON ROAD  
COLUMBIA STATION, OH 44028  
PHONE: 440.236.3975  
PHONE: 440.236.8153  
CONTACT: ERIC NELSON  
EMAIL: ERIC@BDCRENTALS.COM

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE  
MAR 25 2019  
J. CRAIG SHODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

## APPROVALS:

### CITY ENGINEER:

THIS PLAT IS APPROVED BY THE CITY ENGINEER OF THE CITY OF ELYRIA

THIS 22<sup>ND</sup> DAY OF MARCH, 2019.

[Signature]  
CITY ENGINEER

### PLANNING COMMISSION:

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ELYRIA

THIS 6<sup>TH</sup> DAY OF NOVEMBER, 2018.

### PRESIDENT

[Signature]  
SECRETARY

### MAYOR:

THIS PLAT IS APPROVED BY THE MAYOR OF THE CITY OF ELYRIA

THIS 22 DAY OF MARCH, 2019.

[Signature]  
MAYOR

### CITY COUNCIL:

THIS PLAT IS APPROVED BY THE COUNCIL OF THE CITY OF ELYRIA

BY ADOPTION OF ORDINANCE NO. 2019-18

THIS 22<sup>ND</sup> DAY OF MARCH, 2019.

[Signature]  
CLERK OF COUNCIL

## SURVEYOR'S NOTE:

THIS SURVEY HAS BEEN PERFORMED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT PROPERTY.

## SURVEYOR'S CERTIFICATION:

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION. ALL DISTANCES GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS SHOWN ARE BASED ON STATE PLANE, OHIO NORTH AND ARE SHOWN TO DENOTE ANGLES ONLY. ALL MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature]  
ALEX E. MARKS, P.S., 8616  
DATE 01/09/2019



ATWELL, LLC  
7100 E. PLEASANT VALLEY ROAD, SUITE 220  
INDEPENDENCE, OHIO 44131  
440.349.2000



Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND DEEPEN ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS EMPLOYED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ORIGINAL AMHERST TOWNSHIP  
LOT 89  
CITY OF ELYRIA  
LORAIN COUNTY, OHIO

BDC BUILDERS AND DEVELOPERS  
FAIRFIELD ESTATES  
SUBDIVISION NO. 2 PLAT  
COVER SHEET

DATE 5/11/2018

REVISIONS  
DR. LAR CH. MS  
P.M. M. TROTTER  
BOOK  
JOB 18001127  
SHEET NO. 1 of 3

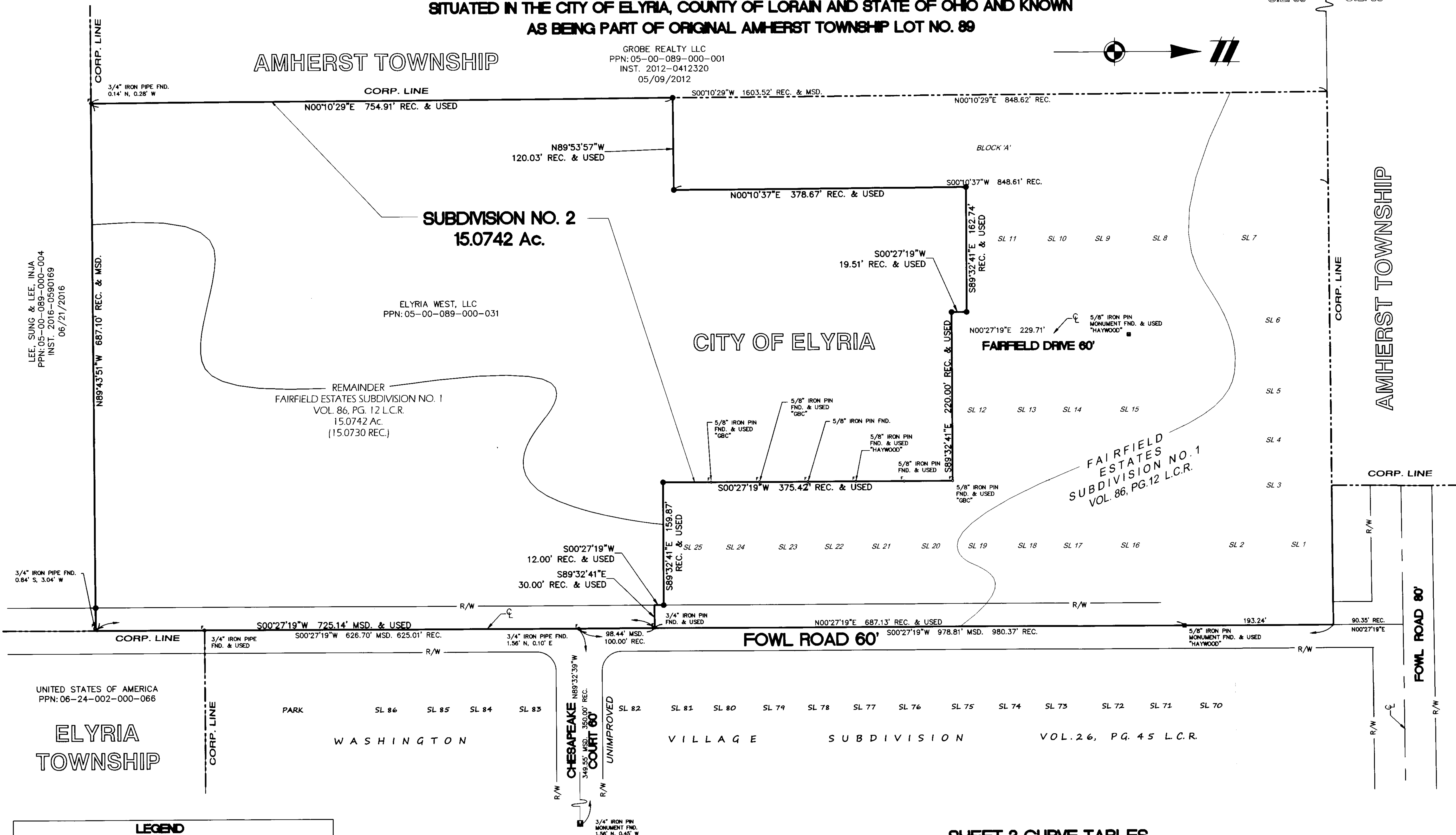
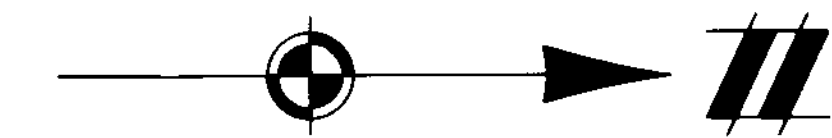
# FAIRFIELD ESTATES SUBDIVISION NO. 2

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 89

O.L. 72 O.L. 73  
O.L. 89 O.L. 88

GROBE REALTY LLC  
PPN: 05-00-089-000-001  
INST. 2012-0412320  
05/09/2012

AMHERST TOWNSHIP



LEE, SUNG & LEE, INJA  
PPN: 05-00-089-000-004  
INST. 2016-0590169  
06/21/2016

**811**  
Know what's below.  
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NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY HEAVY STRUCTURES OR OF ANY OTHER PERSONS.  
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866.850.4200 www.atwell-group.com  
7100 E. PLEASANT VALLEY RD., SUITE 220  
INDEPENDENCE, OH 44131  
440.349.2000

ORIGINAL AMHERST TOWNSHIP  
LOT 89  
CITY OF ELYRIA  
LORAIN COUNTY, OHIO

BOC BUILDERS AND DEVELOPERS  
FAIRFIELD ESTATES  
SUBDIVISION NO. 2 PLAT  
OVERALL

DATE 5/11/2018  
REVISIONS  
SCALE 0 30 60  
1" = 60 FEET  
DR. LAR CH. MS  
P.M. M. TROTTER  
JOB 18001127  
SHEET NO. 2 of 3

LEGEND			
●	5/8" BY 30" STEEL PIN SET WITH CAP "ATWELL"	CALC.	CALCULATED
■	5/8" BY 30" STEEL PIN SET WITH CAP IN MONUMENT BOX	OBS.	OBSERVED
□	MONUMENT BOX FOUND	REC. OR R	RECORD
□	MONUMENTATION FOUND AS NOTED AND SHOWN	S.F.	SQUARE FEET
○	CENTERLINE	AC.	ACRES
○	BUILDING SETBACK LINE	VOL.	VOLUME
○	UTILITY EASEMENT	PG.	PAGE
○	EXISTING PROPERTY LINE	CL	CENTERLINE
○	PROPOSED EASEMENT	R/W	RIGHT OF WAY
○		PPN	PERMANENT PARCEL NUMBER
○		INST.	INSTRUMENT NUMBER

**RECORD DATA:**  
FAIRFIELD ESTATES SUBDIVISION NO. 1  
VOLUME 86, PAGE 12 LORAIN COUNTY RECORDS  
DALE HAYWOOD SURVEYOR NO. 8284, MARCH 2005

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	147.04'	250.00'	33°41'57"	N5°52'10"E	144.93'	75.72'
C2	292.54'	60.00'	279°21'34"	N79°01'11"E	77.65'	50.92'
C3	21.68'	25.00'	49°40'47"	N13°51'35"E	21.00'	11.57'
C4	21.68'	25.00'	49°40'47"	S35°49'12"E	21.00'	11.57'
C5	164.69'	280.00'	33°41'57"	S5°52'10"W	162.32'	84.80'
C6	129.40'	220.00'	33°41'57"	S5°52'10"W	127.54'	66.63'
C7	14.17'	25.00'	32°27'53"	N51°4'59"E	13.98'	7.28'
C8	7.51'	25.00'	17°13'03"	N30°05'27"E	7.48'	3.78'
C9	50.25'	60.00'	47°59'08"	S14°42'25"W	48.79'	26.70'
C10	41.33'	60.00'	39°28'14"	S29°01'16"E	40.52'	21.52'
C11	41.33'	60.00'	39°28'14"	S68°29'30"E	40.52'	21.52'
C12	41.33'	60.00'	39°28'14"	N72°02'17"E	40.52'	21.52'
C13	41.33'	60.00'	39°28'14"	N32°34'03"E	40.52'	21.52'
C14	64.63'	60.00'	61°42'45"	N18°01'26"W	61.55'	35.85'
C15	12.34'	60.00'	11°47'01"	N54°46'05"W	12.32'	6.19'
C16	31.78'	280.00'	6°30'08"	S7°43'46"E	31.76'	15.90'
C17	60.14'	280.00'	12°18'21"	S14°0'28"W	60.02'	30.19'
C18	61.98'	280.00'	12°40'59"	S14°10'09"W	61.86'	31.12'
C19	10.79'	280.00'	21°2'30"	S21°36'53"W	10.79'	5.40'
C20	19.07'	220.00'	4°58'00"	S8°29'49"E	19.07'	9.54'
C21	60.21'	220.00'	15°40'47"	S1°49'34"W	60.02'	30.29'
C22	50.12'	220.00'	13°03'10"	S16°11'33"W	50.01'	25.17'

SHEET 3 CURVE TABLES



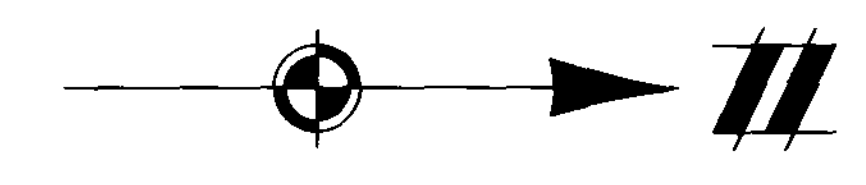
SEE SHEET 2 FOR LEGEND

SEE SHEET 2 FOR CURVE TABLES

# FAIRFIELD ESTATES SUBDIVISION NO. 2

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 89

O.L. 89



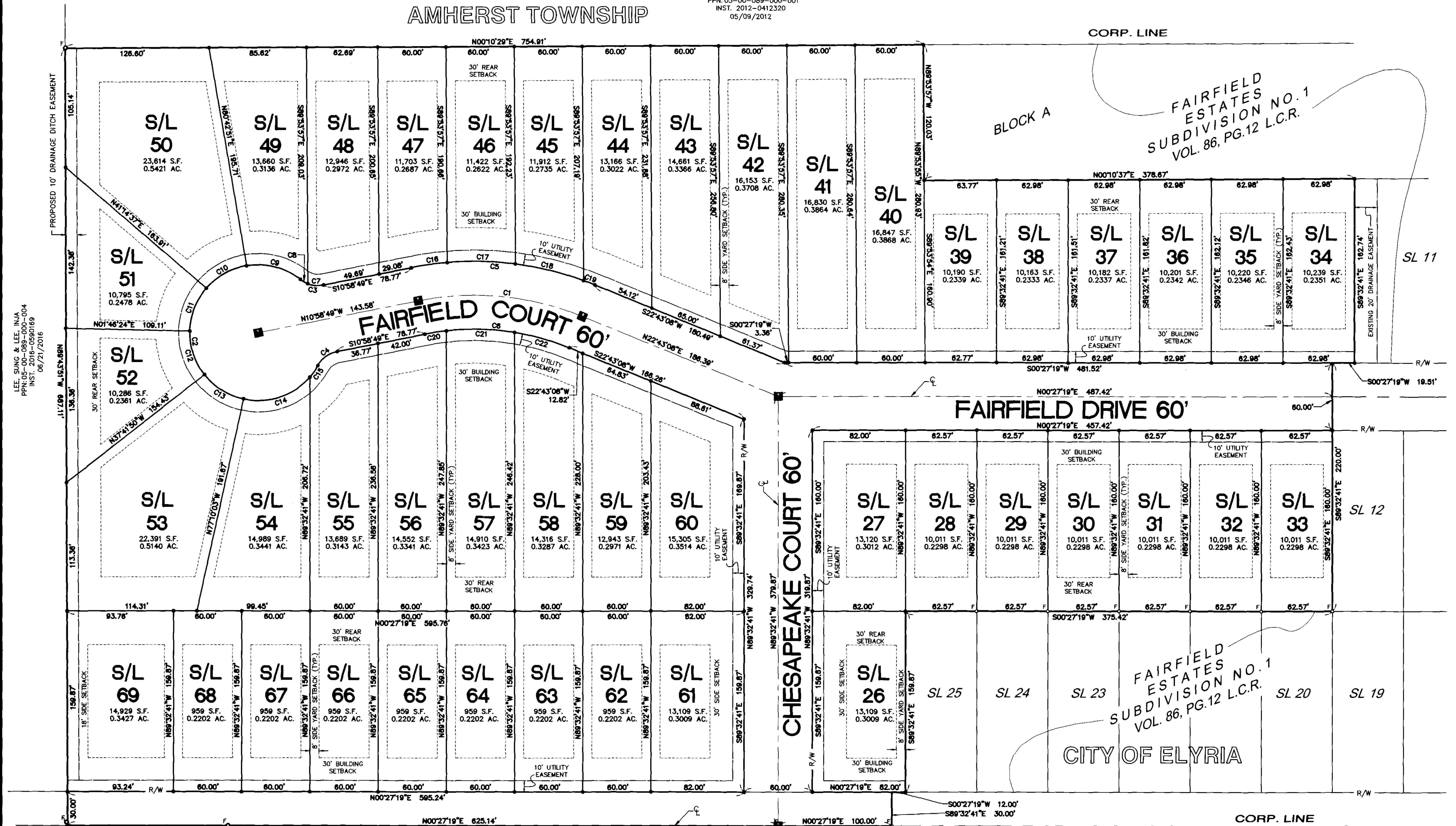
GROBE REALTY LLC  
PPN: 05-00-089-000-001  
INST. 2012-0412320  
05/09/2012

## AMHERST TOWNSHIP

CORP. LINE

BLOCK A

FAIRFIELD ESTATES SUBDIVISION NO. 1  
VOL. 86, PG. 12 L.C.R.



LEE, SUNG & LEE, INIA  
PPN: 05-00-089-000-004  
INST. 2016-0590169  
06/21/2016

**811**  
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NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. HOWEVER, THE OWNER FOR THE ENGINEER SHALL BE EXPECTED TO ASSURE THAT RESPONSIBILITY FOR SAFETY OF THE WORKER IS REMAINDING TO THE WORKER. OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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CITY OF ELYRIA  
LOT 89  
ORIGINAL AMHERST TOWNSHIP

BOC BUILDERS AND DEVELOPERS  
FAIRFIELD ESTATES  
SUBDIVISION NO. 2 PLAT  
SUBLOTS 26 - 69

DATE: 5/11/2018

REVISIONS  
SCALE 0 20 40  
1" = 40 FEET  
DR. LAR | CH. MS  
P.M. M. TROTTER  
BOOK  
JOB 18001127  
SHEET NO. 3 of 3  
CAD FILE: 18001127-C01 PH. 2.DWG

## ELYRIA TOWNSHIP

## CHESAPEAKE COURT 60'

## FAIRFIELD DRIVE 60'

PARK WASHINGTON VILLAGE

SL 82 SL 81 SL 80 SL 79 SL 78 SL 77 SL 76 SL 75

FAIRFIELD ESTATES SUBDIVISION NO. 1  
VOL. 86, PG. 12 L.C.R.

CITY OF ELYRIA

SUBDIVISION VOL 26, PG. 45 L.C.R.

Plat Sheet

Instrument # 2019-0708528 Film # \_\_\_\_\_

Name of Plat: Fairfield Estates Subdivision No. 2

Owner: Elyria West LLC.

Description: Situated in the City of Elyria, County of Lorain, State of Ohio; being a part of Original Amherst Township Lot 89 = 15.0742 Acres  
Easements Also -  
Creating Sublots 26 thru 69 inclusive -

Floor Plans: /

Related/Margin: /

Comments: /

Vol. 106

Pg. 56, 57, 58

Amount: \$  
Initials: SC

Receiving Stamp  
JLD REPUBLIC NATIONAL TITLE  
INSURANCE CO  
160 CLEVELAND STREET  
ELYRIA, OH 44035