

# LILLEY SUBDIVISION

CONSISTING OF 2.4868 ACRES OF LAND  
 AND BEING A RESUBDIVISION OF PART OF SUBLOTS 36, 37, 38, AND 39;  
 AND ALL OF SUBLOTS 32, 33, 34, AND 35 OF BEAVER VALLEY SUBDIVISION NO. 2  
 RECORDED IN VOLUME 22, PAGE 87 OF LORAIN COUNTY PLAT RECORDS  
 AND ALSO A RESUBDIVISION OF PART OF SUBLOTS 16 AND 17 OF ROCK CREEK SUBDIVISION  
 RECORDED IN VOLUME 21, PAGE 22 OF LORAIN COUNTY PLAT RECORDS  
 IN ORIGINAL AMHERST TOWNSHIP SECTION NO. 41  
 NOW IN THE CITY OF AMHERST - LORAIN COUNTY - STATE OF OHIO

## ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED BRITT C. LILLEY HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS LILLEY SUBDIVISION A SUBDIVISION OF SUBLOTS 1 AND 2 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME.

AND DOES HEREBY GRANT UNTO SUBLOTS 1 & 2 WITHIN LILLEY SUBDIVISION, A SHARED ACCESS & UTILITY & DRAINAGE EASEMENT. THE ACCESS EASEMENT SHALL PERMIT THE INGRESS & EGRESS THRU AND ACROSS EACH PROPERTY WITHIN THE EASEMENT LIMITS. THE COST OF CONSTRUCTION & MAINTENANCE OF THE SHARED DRIVEWAY AND ROADSIDE DRAINAGE CONVEYANCE CHANNELS WITHIN THE EASEMENT LIMITS SHALL BE SPLIT EVENLY BETWEEN SUBLOTS 1 & 2. STORM WATER RUNOFF FROM SUBLOT 1 SHALL BE CONVEYED THRU SUBLOT 2 VIA OPEN OR CLOSED CHANNELS WITHIN THE EASEMENT LIMITS & DISCHARGED TO THE STORM WATER MANAGEMENT BASIN. MAINTENANCE RESPONSIBILITIES FOR THE STORM WATER MANAGEMENT BASIN SHOULD BE SHARED EQUALLY BETWEEN SUBLOTS 1 & 2. THE UTILITY EASEMENT SHALL PERMIT THE INSTALLATION OF A PUBLIC SANITARY SEWER AND WATER MAIN TO SERVICE BOTH PROPERTIES. THE COST OF MAINTAINING PUBLIC IMPROVEMENTS IS BY THE CITY OF AMHERST, HOWEVER PAVEMENT REPLACEMENT COST SHALL BE SPLIT EVENLY BETWEEN SUBLOT 1 & 2. INDIVIDUAL PRIVATE SERVICE CONNECTIONS INCLUDING DRINKING WATER, SANITARY SEWER, ELECTRIC, & COMMUNICATION ARE ALSO TO BE INSTALLED WITHIN THE EASEMENT LIMITS TO SERVICE EACH RESPECTIVE PROPERTY.

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 SUBLOTS 1 & 2 (SPLIT EVENLY).

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 AS SHOWN HEREIN, 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.

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, BRITT C. LILLEY, HAS HERETO SET HIS HAND

AT Amherst, OHIO, THIS 17<sup>th</sup> DAY OF June, 2019.

BY: [Signature]  
BRITT C. LILLEY

STATE OF OHIO )

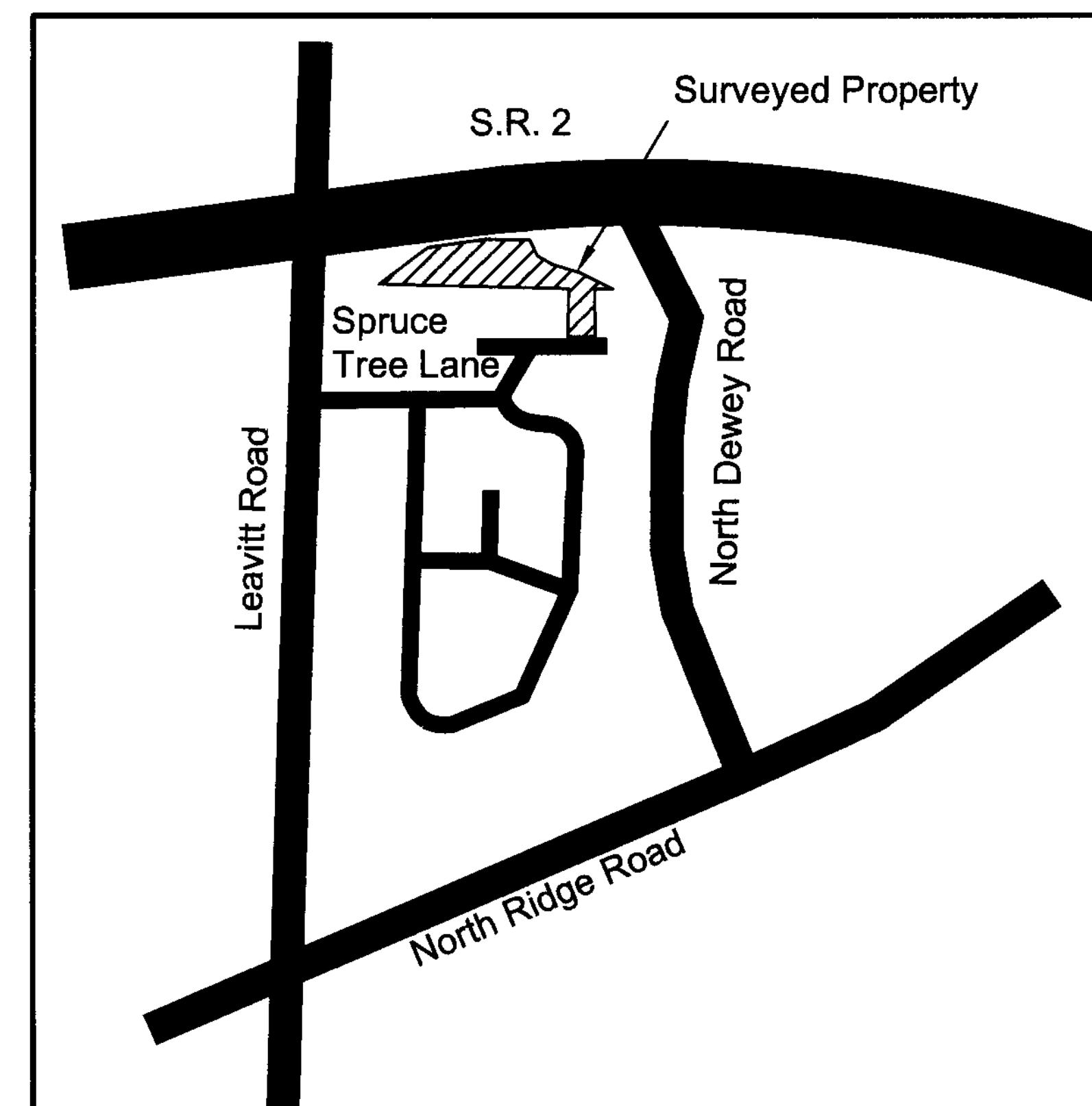
COUNTY OF LORAIN )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, BRITT C. LILLEY 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 BRITT C. LILLEY

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Amherst, OHIO, THIS 17<sup>th</sup> DAY OF June, 2019.

[Signature]  
NOTARY PUBLIC  
Jami Anderson  
Notary Public, State of Ohio  
My commission expires 3/26/2020

REV. No.	DATE	BY	DATE: 3/26/19
			SCALE: HOR. -
			VERT. -
			FOLDER: Survey
			FILENAME: Record Plat - West
			TAB: 01 - COVER SHEET
			DRAWN: MPS



VICINITY MAP  
NOT TO SCALE

## EMERGENCY ACCESS EASEMENT AGREEMENT

HERITAGE PRESBYTERIAN CHURCH, DOES HERBY GRANT UNTO BRITT C. LILLEY, ITS SUCCESSORS AND ASSIGNS, AN EMERGENCY ACCESS EASEMENT AS SHOWN HEREON FOR THE PURPOSE OF INGRESS AND EGRESS FOR EMERGENCY MOTOR VEHICLES ONLY. THE EASEMENT AREA SHALL BE KEPT CLEAR AND UNOBSTRUCTED AT ALL TIMES, WITH THE EXCEPTION OF GATED OPENINGS (WHICH SHALL BE LOCKED AT ALL TIMES AND A MOUNTED "KNOX-BOX" PROVIDED FOR EMERGENCY ACCESS ENTRY). BRITT C. LILLEY WILL ASSUME ALL COSTS FOR INITIAL CONSTRUCTION OF THE ACCESS DRIVE BETWEEN THE EXISTING CHURCH PARKING LOT AND S/L 1. PERPETUAL MAINTENANCE OF THIS CONSTRUCTED DRIVE SHALL BE SPLIT EVENLY BETWEEN SUBLOT 1 & SUBLOT 2 OF THE LILLEY SUBDIVISION.

IN WITNESS WHEREOF, Michael Ireland, AGENT FOR HERITAGE PRESBYTERIAN CHURCH HAS

HERETO SET HIS HAND AT Amherst, OHIO, THIS 21<sup>st</sup> DAY OF June, 2019.

BY: [Signature] (SIGN) Michael Ireland (PRINT)

STATE OF OHIO )

COUNTY OF LORAIN )

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

NAMED, Michael Ireland 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

Michael Ireland

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL

SEAL AT Amherst, OHIO,

THIS 21<sup>st</sup> DAY OF June, 2019.

[Signature]  
NOTARY PUBLIC  
Jami Anderson  
Notary Public, State of Ohio  
My commission expires 3/26/2020

## APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 25<sup>th</sup> DAY OF June, 2019.

[Signature]  
MAYOR

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 25<sup>th</sup> DAY OF June, 2019.

[Signature]  
CLERK OF COUNCIL

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 25<sup>th</sup> DAY OF June, 2019.

[Signature]  
PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 26<sup>th</sup> DAY OF June, 2019.

[Signature]  
PLANNING COMMISSION SECRETARY

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 8<sup>th</sup> DAY OF July, 2019.

[Signature]  
CITY OF AMHERST CONSULTING ENGINEER

## SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 2.4868 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 NOVEMBER OF 2017, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 6/8/2019  
MICHAEL P. SPELLACY, P.S. No. 8169 DATE

Doc ID: 02198510003 Type: OFF  
Kind: PLAT  
Recorded: 09/27/2019 at 09:13:26 AM  
Fee Amt: \$380.00 Page 1 of 3  
Lorain County, Ohio  
Judith M Newdick County Recorder  
File# 2019-0732000

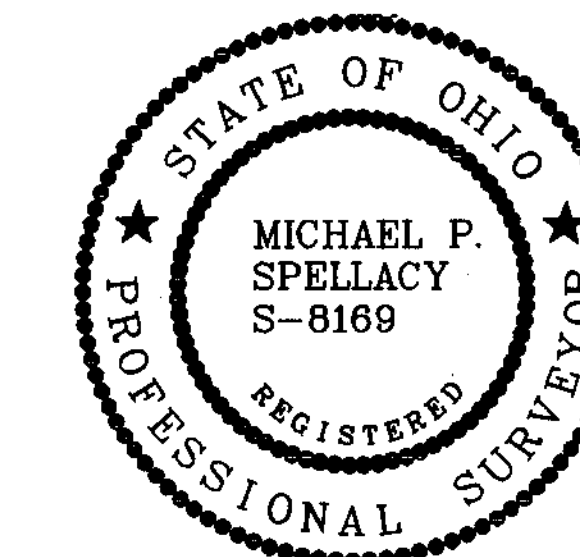
## DEVELOPED BY:

Britt Lilley  
1950 Kressge  
Amherst, OH44011  
PHONE: (440) 320-8891

## AREA TABULATION

SUBLOTS ..... 2.4868 ACRES

SMITH & SMITH ATTORNEYS  
P.O. BOX 210  
AVON LAKE, OH 44012-0210  
Plat vol. 107  
pgs. 10, 11.



TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
SEP 27 2019  
JCS EX  
JCS  
I. CRAIG SNO-GRASS, C.F.A., C.G.F.M.  
LORAIN COUNTY AUDITOR

LILLEY  
SUBDIVISION  
City of Amherst - Lorain County - Ohio

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

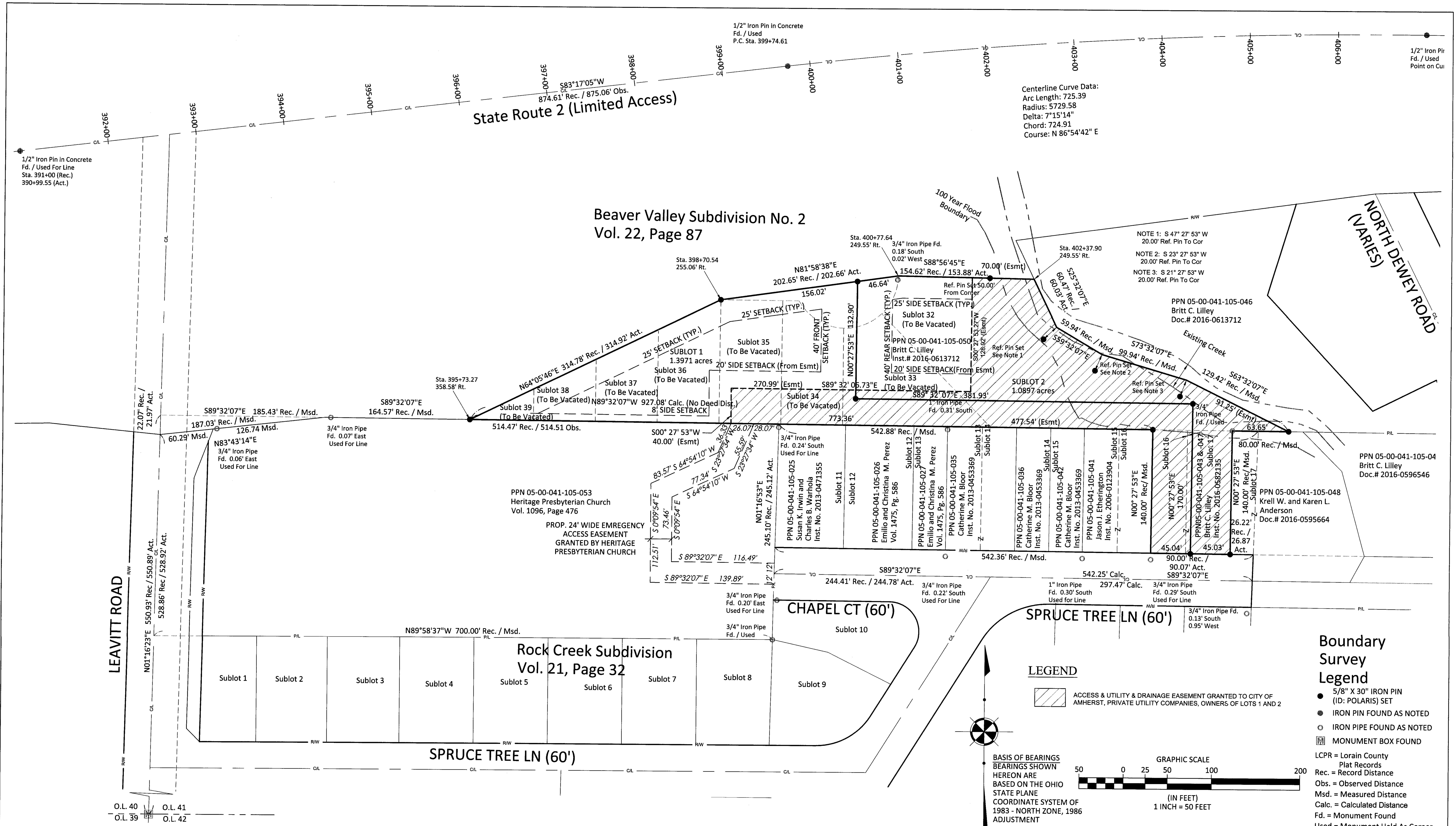


SUBDIVISION PLAT  
COVER SHEET

CONTRACT No.

17043

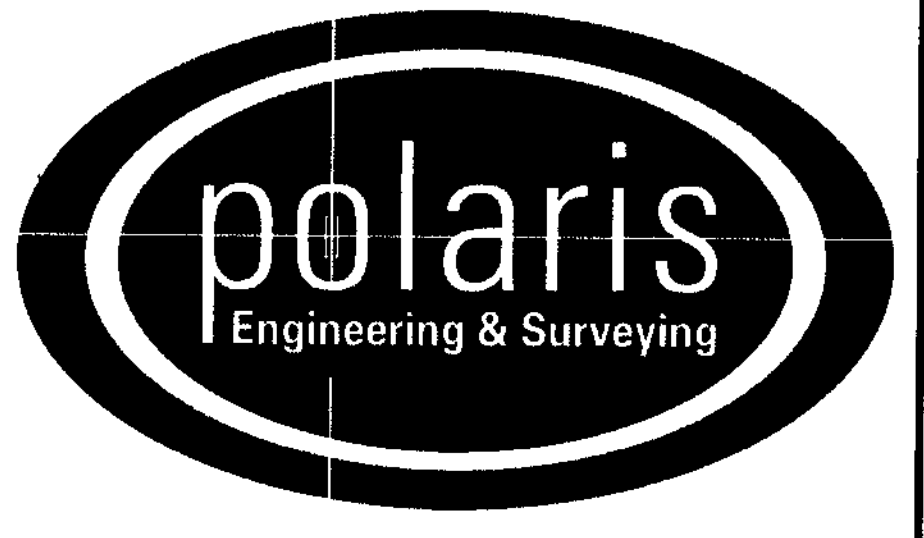
SHEET	OF
1	2



REV. No.	DATE	BY

DATE: 3/26/19  
 SCALE: HOR. 1" = 50'  
 VERT. -  
 FOLDER: Survey  
 FILENAME: Record Plat - West  
 01 - Lot Split  
 DRAWN: MPS

**LILLEY  
 SUBDIVISION**  
 CITY OF AMHERST - COUNTY OF LORAIN - STATE OF OHIO



**POLARIS ENGINEERING & SURVEYING, INC.**  
 34600 CHARDON ROAD - SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
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 www.polaris-es.com

**PLAT SHEET**

CONTRACT No.	
17043	
SHEET	OF
2	2

Plat Sheet

Instrument # 2019-0732000 Film # \_\_\_\_\_

Name of Plat: Lilley Subdivision

Owner: Britt C. Lilley

Description: Situated in the County of Lorain, State of Ohio City of Amherst, being of Original Amherst Township Section 41. 2.4868 Acres. resub of lots 32 thru 39 in Beaver Valley Subdivision No. 2 also resub of Sublots 16 and 17 Rock Creek Subdivision. Creating Sublots 1 and 2. Easements also

Floor Plans: \_\_\_\_\_

Related/Margin: Plat vol. 22 pg 87 Plat vol. 21 pg 22

Comments: \_\_\_\_\_

Vol. 107

Receiving Stamp

Pg. 10, 11

SMITH & SMITH ATTORNEYS  
P.O. BOX 210  
AVON LAKE, OH 44012-0210

Amount: 180.80

Initials: TM