

THE RESERVE AT BEAVER CREEK SUBDIVISION No.3

BEING A SUBDIVISION OF A 5.5678 ACRES
IN ORIGINAL AMHERST TOWNSHIP SECTION 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. 3, A SUBDIVISION OF SUBLOTS 64 THROUGH 109 INCLUSIVE, AND BLOCKS "I", "J", "K", AND "L", AND DOES HEREBY ACCEPT PLAT OF SAME.

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 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 "I", "J", "K", AND "L"** & 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 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 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, Robert Campana, AGENT OF CAMBRAD III, LLC, HAS HERETO SET HIS HAND AT Avon, OHIO, THIS 6th DAY OF FEBRUARY, 2020.

BY: Robert Campana, 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, ROBERT CAMPANA, 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 AVON, OHIO, THIS 6th DAY OF FEBRUARY, 2020.

Judith Marie McMahon
NOTARY PUBLIC



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

AREA TABULATION SUBDIVISION 3

SUBLOTS.....	6.8836 ACRES
BLOCK I.....	0.0634 ACRES
BLOCK J RIGHT-OF-WAY (PRIVATE).....	0.7840 ACRES
BLOCK K.....	0.6169 ACRES
BLOCK L.....	0.0901 ACRES
SUBDIVISION 3 TOTAL AREA.....	8.4380 ACRES

Doc ID: 022165930004 Type: OFF
Kind: PLAT
Recorded: 02/14/2020 at 03:09:36 PM
Fee Amt: \$250.20 Page 1 of 4
Lorain County, Ohio
Judith M. McMahon County Recorder
File # 2020-0749409

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 SUITE 3
LORAIN, OH 44053
Plat Vol. 107
Pgs. 82, 83, 84

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
FEB 14 2020
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11 DAY OF February, 2020.

MAYOR

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11 DAY OF February, 2020.

CLERK OF COUNCIL

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11 DAY OF February, 2020.

PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13 DAY OF February, 2020.

PLANNING COMMISSION SECRETARY

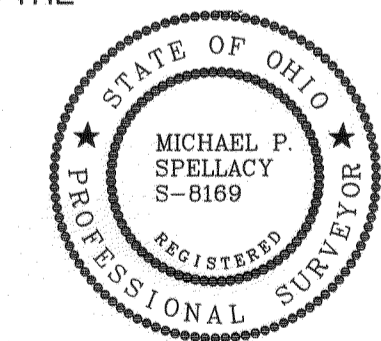
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14 DAY OF February, 2020.

CITY OF AMHERST CONSULTING ENGINEER - BRAMHALL ENGINEERING & SURVEYING COMPANY

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 8.4380 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 10/31/2010
MICHAEL P. SPELLACY, P.S. NO. 8169 DATE



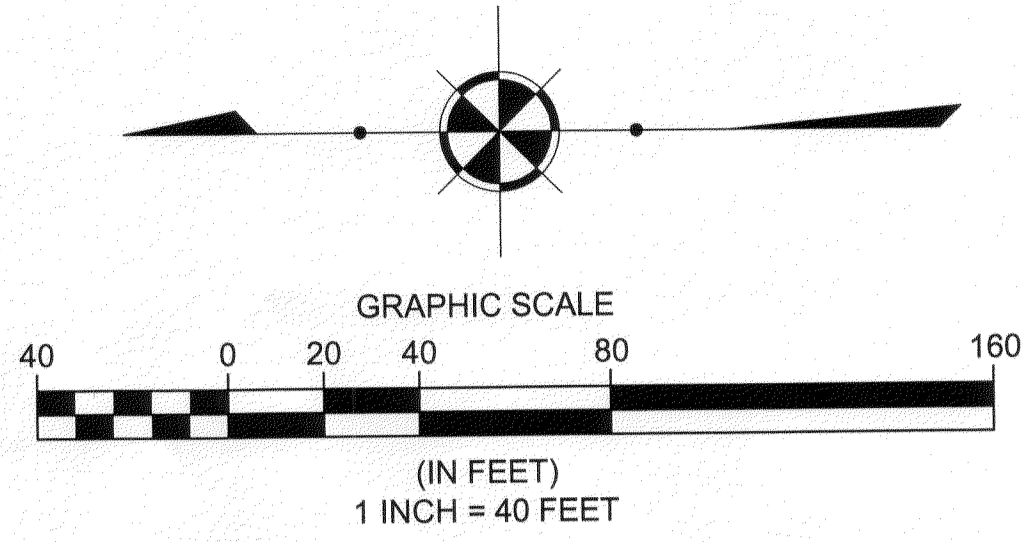
The Reserve at
Beaver Creek
Subdivision No. 3
City of Amherst - Lorain County - Ohio

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



Cover Sheet

CONTRACT No.	
16281	
SHEET	OF
1	3



PROPOSED MINIMUM BUILDING SETBACKS

FRONT: 25' (From Private ROW where No Walk Easement)
25' (From Walk Easement where shown)

CORNER: 20-25' (Varies - Refer to Plan)

SIDE: 5' (10' total)

REAR: 25' (From Project Boundary)
20' (From Internal Lot Lines)

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

Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET AS NOTED (REC.) = RECORD DISTANCE
- IRON PIN FOUND AS NOTED (ACT.) = ACTUAL DISTANCE
- IRON PIPE FOUND AS NOTED (CALC.) = CALCULATED DISTANCE
- IRON PIPE 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 FOUND AS NOTED (FD.) = FOUND IN FIELD

Note: Drillholes to Be Set at Each Property Line Top of Curb

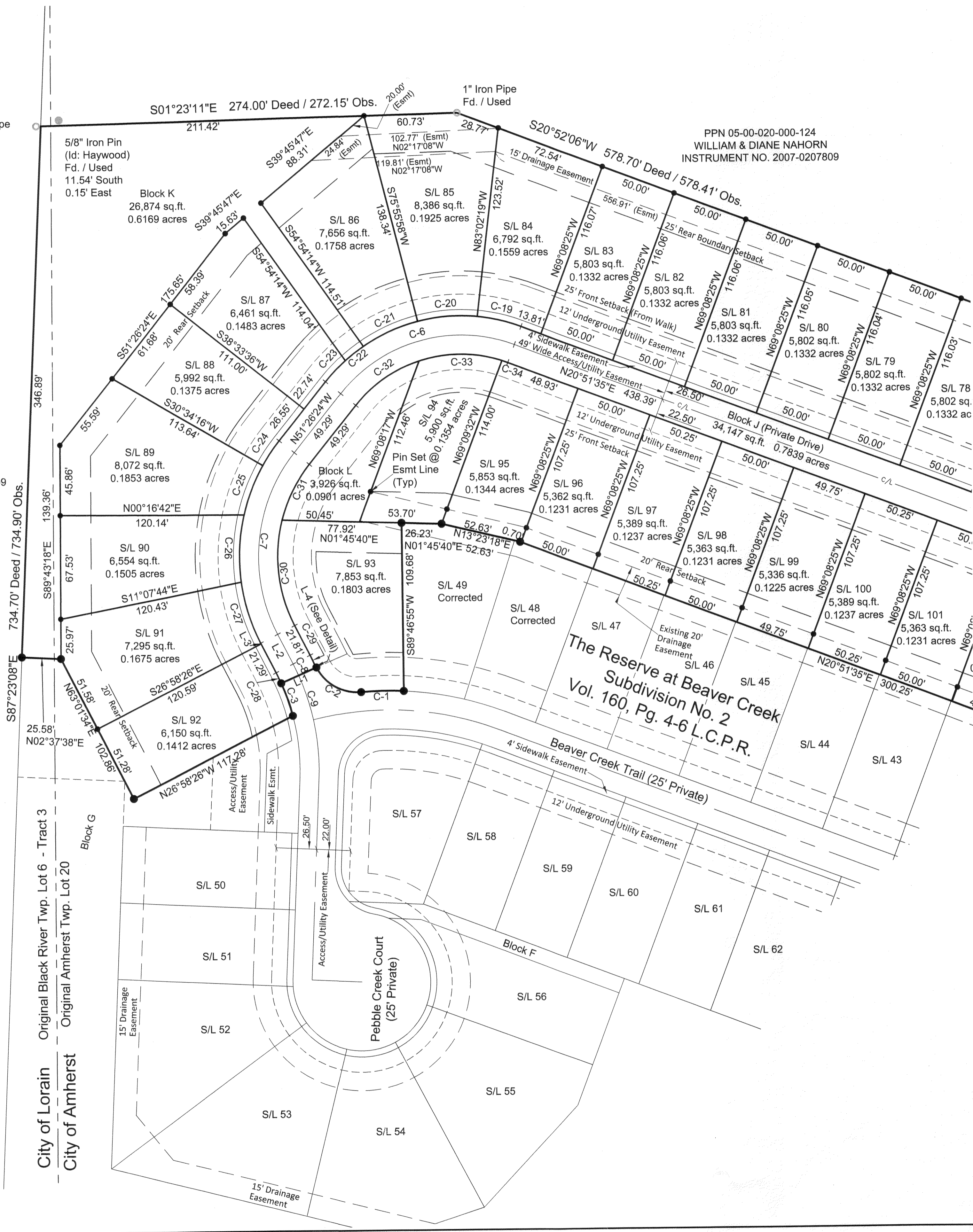
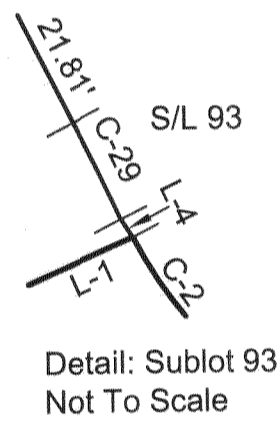
LINE TABLE

LINE	LENGTH	BEARING
L-1	25.25	N23°47'28"W
L-2	21.81	N63°01'34"E
L-3	0.51	S63°01'34"W
L-4	1.49	S56°16'05"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	27.67	212.50	13.85	27.65	N00°58'21"W	7°27'38"
C-2	35.46	30.00	20.13	33.43	S29°03'42"W	67°43'43"
C-3	22.59	137.50	11.32	22.56	N70°54'53"E	9°24'41"
C-4	132.54	100.00	78.04	123.05	N52°07'48"E	75°56'23"
C-5	58.47	500.00	29.27	58.43	S17°30'36"W	6°41'59"
C-6	126.19	100.00	73.05	117.98	N15°17'25"W	72°17'59"
C-7	125.82	110.00	70.80	119.07	N84°12'25"W	65°32'02"
C-8	8.33	150.00	4.17	8.33	N64°37'03"E	3°10'58"
C-9	30.54	150.00	15.32	30.48	N72°02'28"E	11°39'51"
C-19	29.40	112.50	14.78	29.32	N13°22'23"E	14°58'24"
C-20	39.30	112.50	19.85	39.10	N04°07'14"W	20°00'52"
C-21	39.28	112.50	19.84	39.08	N24°07'52"W	20°00'23"
C-22	15.03	112.50	7.53	15.02	N37°57'42"W	7°39'17"
C-23	18.95	112.50	9.50	18.93	N46°36'52"W	9°39'04"
C-24	19.41	122.50	9.73	19.39	N55°58'47"W	9°04'45"
C-25	34.60	122.50	17.42	34.49	N68°36'42"W	16°11'06"
C-26	44.00	122.50	22.24	43.76	N86°59'36"W	20°34'42"
C-27	42.10	122.50	21.26	41.89	S72°52'18"W	19°41'30"
C-28	7.64	137.50	3.82	7.64	N64°37'03"E	3°10'58"
C-29	7.56	162.50	3.78	7.56	N64°21'31"E	2°39'55"
C-30	70.71	97.50	36.99	69.17	S83°48'07"W	41°33'07"
C-31	40.81	97.50	20.71	40.51	N63°25'52"W	23°58'55"
C-32	51.32	87.50	26.42	50.59	N34°38'16"W	33°36'16"
C-33	55.09	87.50	28.49	54.19	N00°12'08"E	36°04'32"
C-34	4.00	87.50	2.00	4.00	N19°33'00"E	2°37'11"

PPN 02-03-006-104-149
THE BOARD OF PARK COMMISSIONERS,
LORAIN COUNTY METROPOLITAN PARK DISTRICT
INSTRUMENT NO. 2015-0563909



REV. No.	DATE	BY	DATE:
			08/28/2019
			SCALE: HOR. 1"=40'
			VERT. 1"=80'
			FOLDER: Survey
			FILENAME: Survey Base
			TAB: 02 - Plat-03
			DRAWN: MPS

PPN 05-00-020-000-124
MEGAN SOCKEL &
MATTHEW A. DOOLEY
INSTRUMENT NO. 2012-04-038649

**The Reserve at
Beaver Creek
Subdivision No. 3**
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)
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Plat Sheet

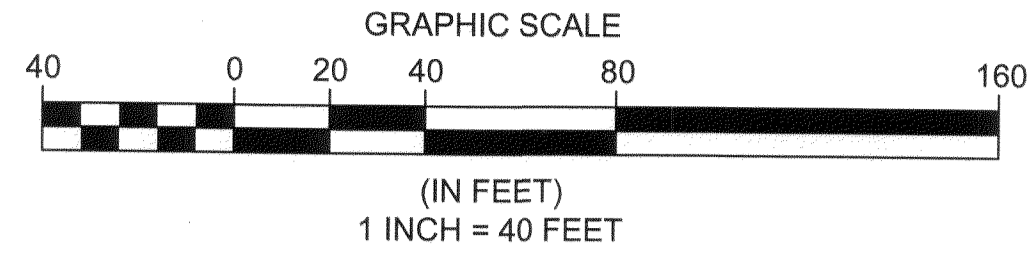
CONTRACT No.	
16281	
SHEET	OF
2	3

Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET (REC.) = RECORD DISTANCE
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- (L.C.P.R.) = LORAIN COUNTY PLAT RECORDS

Note: Drillholes to Be Set at Each Property Line Top of Curb

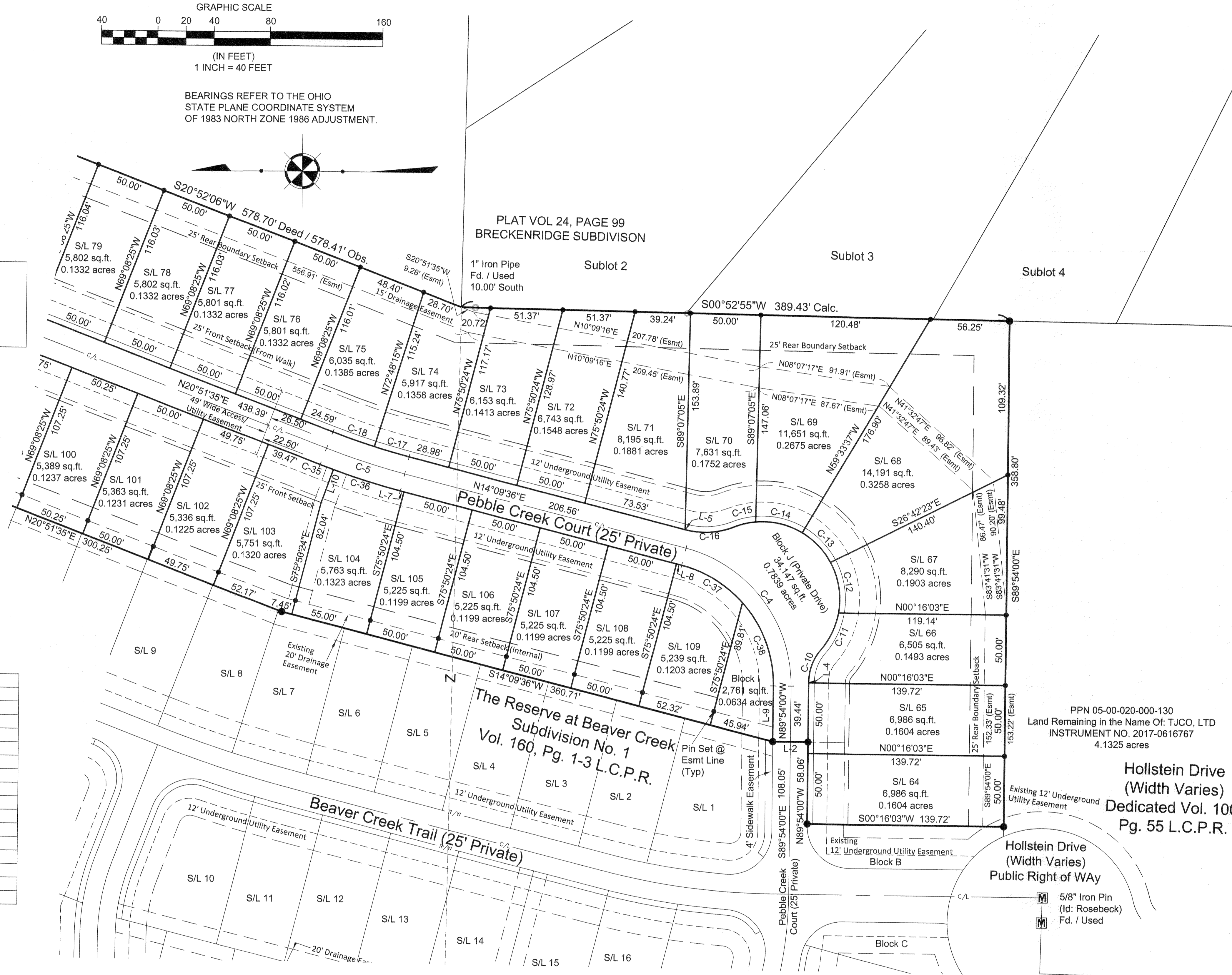
PROPOSED MINIMUM BUILDING SETBACKS	
FRONT:	25' (From Private ROW where No Walk Easement) 25' (From Walk Easement where shown)
CORNER:	20-25' (Varies - Refer to Plan)
SIDE:	5' (10' total)
REAR:	25' (From Project Boundary) 20' (From Internal Lot Lines)



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

LINE	LENGTH	BEARING
L-2	25.00	S00°06'00"W
L-4	0.84	S89°54'00"E
L-5	0.47	N14°09'36"E
L-7	2.76	S14°09'36"W
L-8	3.80	S14°09'36"W
L-9	39.44	N89°54'00"W
L-10	25.00	S70°15'45"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-4	132.54	100.00	78.04	123.05	N52°07'48"E	75°56'23"
C-5	58.47	500.00	29.27	58.43	S17°30'36"W	6°41'59"
C-10	24.60	35.00	12.83	24.10	N69°45'47"W	40°16'26"
C-11	29.54	55.00	15.13	29.18	S65°00'42"E	30°46'16"
C-12	37.03	55.00	19.25	36.34	N80°18'48"E	38°34'43"
C-13	29.36	55.00	15.04	29.01	N45°43'55"E	30°35'03"
C-14	34.47	55.00	17.82	33.91	N12°29'06"E	35°54'35"
C-15	15.99	55.00	8.05	15.93	N13°47'55"W	16°39'26"
C-16	34.83	55.00	18.02	34.25	S03°59'01"E	36°17'14"
C-17	25.81	487.50	12.91	25.80	S15°40'36"W	3°01'58"
C-18	31.20	487.50	15.60	31.19	S19°01'35"W	3°40'00"
C-35	10.04	512.50	5.02	10.04	S20°17'55"W	1°07'20"
C-36	49.89	512.50	24.96	49.87	S16°56'56"W	5°34'38"
C-37	51.43	87.50	26.48	50.70	N30°59'58"E	33°40'42"
C-38	64.54	87.50	33.82	63.09	N68°58'09"E	42°15'41"

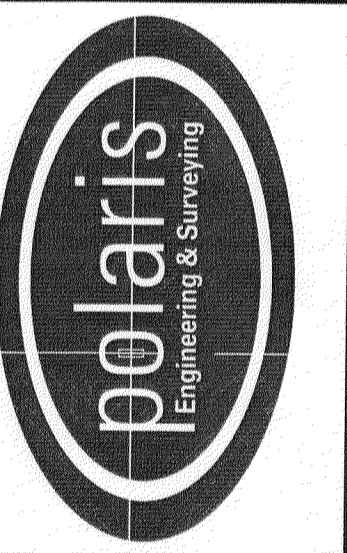


PPN 05-00-020-000-130
Land Remaining in the Name Of: TJCO, LTD
INSTRUMENT NO. 2017-0616767
4.1325 acres

The Reserve at Beaver Creek Subdivision No. 3

City of Amherst - Lorain County - Ohio

POLARIS ENGINEERING & SURVEYING, INC.
34609 CUMBERLAND ROAD - SUITE D
WILLOUGHBY, OHIO 44094
(440) 944-4433 (FAX)
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Plat Sheet

REV. No.	DATE	BY	DATE
			09/28/2019

SCALE: HOR. 1"=40'
VERT. 1"=80'

FOLDER: Survey
FILENAME: Survey Base
TAB: 02 - Plat-03
DRAWN: MPS

CONTRACT No.	
16281	
SHEET	OF
3	3

Plat Sheet

Instrument # 2020-0749409 Film # _____

Name of Plat: Reserve at Beaver Creek Subdivision No. 3

Owner: Cambrad Development III LLC

Description: Situated in the City of Amherst, County
of Lorain, State of Ohio: being a part of Original
Amherst Township Section No. 20 = 5.5678 Acres /
Easements Also -
Creating Sublots 64 thru. 109 inclusive
Block I-J-K-L-

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 107

Pg. pp 82, 83, 84

Amount: \$ 259.20

Initials: SC

Receiving Stamp

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 SUITE 3
LORAIN, OH 44053