

# Eagle Ridge Subdivision

All of P.P.N. 05-00-001-000-069 & Part of P.P.N. 05-00-001-000-066  
 Situated in the City of Amherst, County of Lorain and State of Ohio,  
 and further known as being part of Lot 1, Original Amherst Township,  
 Being Township No. 6 in the 18th Range of Townships in the Connecticut Western Reserve  
 July 2021 Scale 1"=50'

## ACCEPTANCE AND DEDICATION:

BE IT KNOWN THAT THE UNDERSIGNED CAMBRAD DEVELOPMENT IV, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS THE **EAGLE RIDGE SUBDIVISION**, A SUBDIVISION OF SUBLOTS 1 THROUGH 59 INCLUSIVE, AND BLOCKS "A", "B", "C", "D" AND "E", AND DOES HEREBY ACCEPT PLAT OF SAME.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE EAGLE RIDGE SUBDIVISION ALL PRIVATE STREETS & ADJOINING SIDEWALKS, STORM SEWERS, AND STORMWATER APPURTENANCES SHOWN HEREON AND DESIGNATED AS EAGLE CIRCLE (TWENTY-FIVE) 25 FEET IN WIDTH, ALL PRIVATE STREETS & STORM SEWER MAINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL SANITARY LATERALS, WATER SERVICE LATERALS, STORM SEWER LATERALS, AND SIDEWALKS (THAT ARE NOT LOCATED IN A COMMON AREA) ARE TO BE MAINTAINED PRIVATELY BY EACH SUBLot OWNER.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE EAGLE RIDGE SUBDIVISIONS CERTAIN AREAS OF LAND DESIGNATED AS **BLOCKS "A", "B", "C", "D" AND "E" & STORM SEWER EASEMENTS & STORM WATER MANAGEMENT EASEMENTS** FOR STORMWATER CONVEYANCE AND STORMWATER MANAGEMENT, AND AS 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 EAGLE RIDGE SUBDIVISIONS AS MORE FULLY PROVIDED IN THE EAGLE RIDGE 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, 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, CHARTER COMMUNICATIONS, AND WIDE OPEN WEST (WOW CABLE) THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT **UTILITY EASEMENT TEN (10) FEET** IN WIDTH & VARIES 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 IV, LLC, HAS HERETO SET HIS HAND AT LORAIN, OHIO, THIS 30<sup>th</sup> DAY OF SEPTEMBER, 20 21.

BY: [Signature]  
SHAUN P. BRADY, AGENT CAMBRAD DEVELOPMENT IV, 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 IV, 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 IV, LLC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT LORAIN, OHIO, THIS 30<sup>th</sup> DAY OF SEPTEMBER, 20 21.

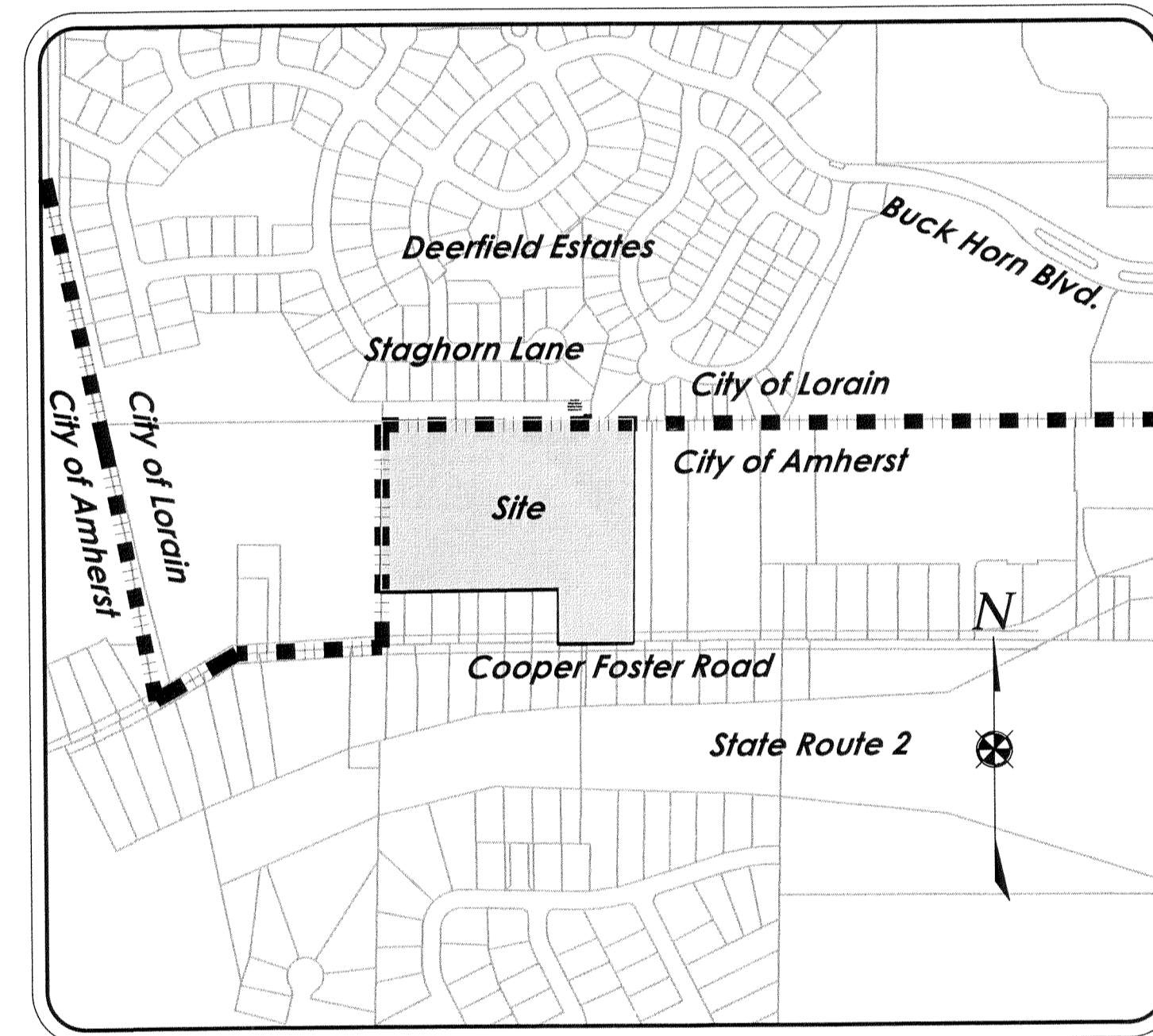
[Signature]  
 NOTARY PUBLIC  
 ANTHONY C. YACOBOSKI  
 Notary Public  
 State of Ohio  
 My Comm. Expires  
 February 22, 2026

## AREA TABULATION:

AREA IN EXISTING R.O.W. (DEDICATED TO PUBLIC USE) = 0.1650 ACRES  
 AREA IN SUBLots = 8.7613 ACRES  
 AREA IN BLOCKS = 2.4194 ACRES  
 TOTAL AREA = 11.3457 ACRES

## LOT REQUIREMENTS:

MINIMUM SETBACK = 25' (FROM EDGE OF PAVEMENT OR WALK)  
 MINIMUM SETBACK ON CORNER LOTS = 20'  
 MINIMUM SIDEYARD - 5' (A TOTAL OF 10')  
 MINIMUM REAR YARD = 25'



Vicinity Map - Scale 1" = 500'

## DRAINAGE EASEMENT

CAMBRAD DEVELOPMENT, LLC DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE EAGLE RIDGE SUBDIVISION A 25' X 25' DRAINAGE EASEMENT LOCATED ON BLOCK 'Q' IN THE DEERFIELD ESTATES SUBDIVISION NO. 6 SUBDIVISION FOR THE PURPOSES OF CONVEYING STORM WATER RUNOFF. STORM SEWER MAINS & APPURTENANCES SHALL BE MAINTAINED BY THE EAGLE RIDGE SUBDIVISION HOMEOWNER'S ASSOCIATION.

IN WITNESS WHEREOF, SHAUN P. BRADY, AGENT OF CAMBRAD DEVELOPMENT, LLC, HAS HERETO SET HIS HAND AT LORAIN, OHIO, THIS 30<sup>th</sup> DAY OF SEPTEMBER, 20 21.

BY: [Signature]  
SHAUN P. BRADY, AGENT CAMBRAD DEVELOPMENT, 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, 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, LLC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT LORAIN, OHIO, THIS 30<sup>th</sup> DAY OF SEPTEMBER, 20 21.

[Signature]  
 NOTARY PUBLIC  
 ANTHONY C. YACOBOSKI  
 Notary Public  
 State of Ohio  
 My Comm. Expires  
 February 22, 2026

## APPROVALS:

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 28<sup>th</sup> DAY OF SEPTEMBER, 2021.

[Signature]  
 MAYOR

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 27<sup>th</sup> DAY OF SEPTEMBER, 20 21.

[Signature]  
 CLERK OF COUNCIL

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 29 DAY OF SEPTEMBER, 20 21.

[Signature]  
 PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 28 DAY OF SEPTEMBER, 2021.

[Signature]  
 PLANNING COMMISSION SECRETARY

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13<sup>th</sup> DAY OF SEPTEMBER, 20 21.

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

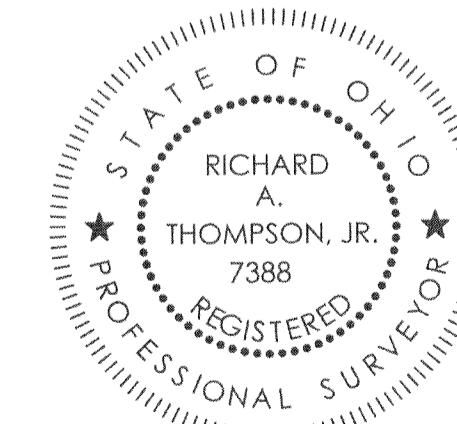
## SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED THE **EAGLE RIDGE SUBDIVISION**, AS SHOWN HEREON. AT ALL POINTS SO INDICATED, MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES WHEN COMPUTED FROM FIELD MEASUREMENTS WAS ACCURATE TO WITHIN A MINIMUM PRECISION OF 1:10,000 BEFORE BALANCING THE SURVEY, AND THAT ALL THE REQUIRED MONUMENTS ARE CORRECTLY SHOWN HEREON AND THAT THOSE WHICH ARE NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE ON THE SITE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION.

[Signature]  
 RICHARD A. THOMPSON, JR.  
 OHIO PROFESSIONAL SURVEYOR #7388

7.30.21



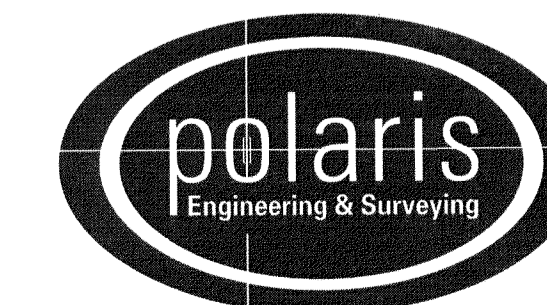
TRANSFERRED  
 IN COMPLIANCE WITH SEC. 319.209, OHIO REV. CODE  
 OCT 13 2021  
 J. CRAIG SNODGRASS, CPA, CGFM  
 LORAIN COUNTY AUDITOR

Doc ID: 023153410003 Type: OFF  
 Kind: PLAT  
 Recorded: 10/13/2021 at 11:10:06 AM  
 Fee Amt: \$172.80 Page 1 of 3  
 Lorain County, Ohio  
 File Name: Recorder  
 File # 2021-0843918

EXAMCO TITLE SERVICES  
 6155 PARK SQUARE DRIVE  
 SUITE 5  
 LORAIN, OH 44053  
 Print Vol 110  
 Pgs 89, 83

## DEVELOPED BY:

CAMBRAD DEVELOPMENT IV, LLC  
 1290-3 BASSETT ROAD  
 WESTLAKE, OH 44125  
 PHONE: (440) 567-8768  
 CONTACT:  
 SHAUN BRADY



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

CONTRACT No.  
 17250  
 SHEET 01 OF 02



# Eagle Ridge Subdivision

Deerfield Estates  
Subdivision No. 6  
Volume 102, Pages 45-47

Deerfield Estates  
Subdivision No. 4  
Volume 95, Pages 23-25

**SURVEY LEGEND:**

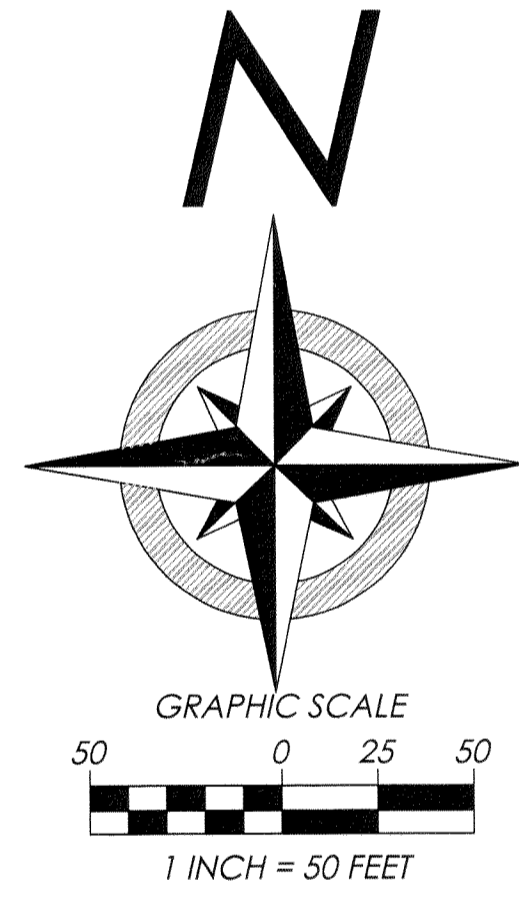
- ☐ MON. BOX ASSEMBLY FOUND - REFER TO SURVEY
- ⊙ STONE FOUND - REFER TO SURVEY
- IRON PIPE FOUND - REFER TO SURVEY
- IRON PIN FOUND - REFER TO SURVEY

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	23.97'	35.00'	12.48'	23.51'	S18°57'12"E	39°14'47"
C2	7.85'	5.00'	5.00'	7.07'	S45°40'11"W	90°00'00"
C3	7.85'	5.00'	5.00'	7.07'	S44°19'49"E	90°00'00"
C4	23.15'	35.00'	12.02'	22.73'	N19°37'08"E	37°53'54"
C5	31.50'	187.50'	15.79'	31.47'	N04°08'37"W	9°37'38"
C6	33.61'	200.00'	16.84'	33.57'	N04°08'37"W	9°37'38"
C7	11.39'	212.50'	5.70'	11.39'	N00°51'57"W	3°04'11"
C8	24.31'	212.50'	12.17'	24.30'	N05°40'46"W	6°33'21"
C9	42.33'	30.00'	25.55'	38.91'	N49°22'56"W	80°51'00"
C10	31.50'	187.50'	15.79'	31.47'	S04°08'37"E	9°37'38"
C11	10.53'	200.00'	5.27'	10.53'	S07°26'57"E	3°00'59"
C12	23.08'	200.00'	11.55'	23.06'	S02°38'08"E	6°36'38"
C13	46.87'	30.00'	29.75'	42.25'	N45°25'53"E	89°31'22"
C14	12.59'	62.50'	6.32'	12.57'	S84°02'09"E	11°32'35"
C15	23.34'	62.50'	11.81'	23.21'	S67°33'50"E	21°24'02"
C16	28.93'	62.50'	14.73'	28.67'	S43°36'17"E	26°31'05"
C17	32.21'	62.50'	16.47'	31.85'	S15°34'58"E	29°31'32"
C18	2.42'	62.50'	1.21'	2.42'	S00°17'28"W	11°27'08"
C19	59.70'	37.50'	38.30'	53.59'	S44°12'09"E	91°12'34"
C20	79.60'	50.00'	51.07'	71.45'	S44°12'09"E	91°12'34"
C21	12.49'	62.50'	6.27'	12.47'	S07°07'42"W	11°27'08"
C22	27.35'	62.50'	13.90'	27.13'	S25°23'22"W	25°04'11"
C23	27.19'	62.50'	13.81'	26.98'	S50°23'17"W	24°55'41"
C24	29.82'	62.50'	15.20'	29.54'	S76°31'21"W	27°20'26"
C25	77.48'	50.00'	48.96'	69.96'	S45°47'51"W	88°47'26"
C26	58.11'	37.50'	36.72'	52.47'	S45°47'51"W	88°47'26"
C27	38.20'	62.50'	19.72'	37.61'	N72°17'48"W	35°01'17"
C28	49.38'	62.50'	26.06'	48.10'	N32°09'08"W	45°16'01"
C29	11.11'	62.50'	5.57'	11.10'	N04°25'28"W	10°11'19"
C30	59.22'	37.50'	37.81'	53.25'	N44°34'07"W	90°28'38"
C31	78.96'	50.00'	50.42'	71.00'	N44°34'08"W	90°28'38"
C32	35.71'	212.50'	17.89'	35.66'	N04°08'37"W	9°37'38"
C33	99.49'	62.50'	63.83'	89.32'	S44°12'09"E	91°12'34"
C34	96.86'	62.50'	61.19'	87.45'	S45°47'51"W	88°47'26"
C35	98.70'	62.50'	63.02'	88.76'	N44°34'07"W	90°28'38"

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00	N89°19'49"W
L2	36.00	S00°40'11"W
L3	13.00	S89°19'49"E
L4	1.24	N00°40'11"E
L5	22.00	S88°35'52"E
L6	12.53	N01°24'08"E
L7	13.47	N01°24'08"E
L8	22.00	S88°35'52"E
L9	26.00	S89°19'49"E
L10	13.53	S00°40'11"W
L11	12.50	S00°40'11"W
L12	26.00	S89°19'49"E

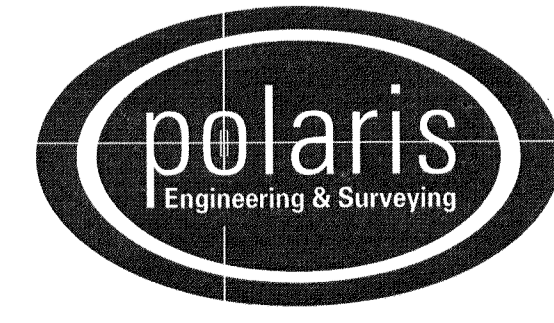
BEARINGS REFER TO THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH ZONE (1986 ADJUSTMENT)

● = 5/8 X 30 INCH IRON PIN TO BE SET W/ I.D. CAP STAMPED "POLARIS S-7087" UNLESS OTHERWISE NOTED. DRILL HOLES SHALL BE SET ON CURBS AT ALL FRONT CORNERS ADJACENT TO THE PRIVATE DRIVE.

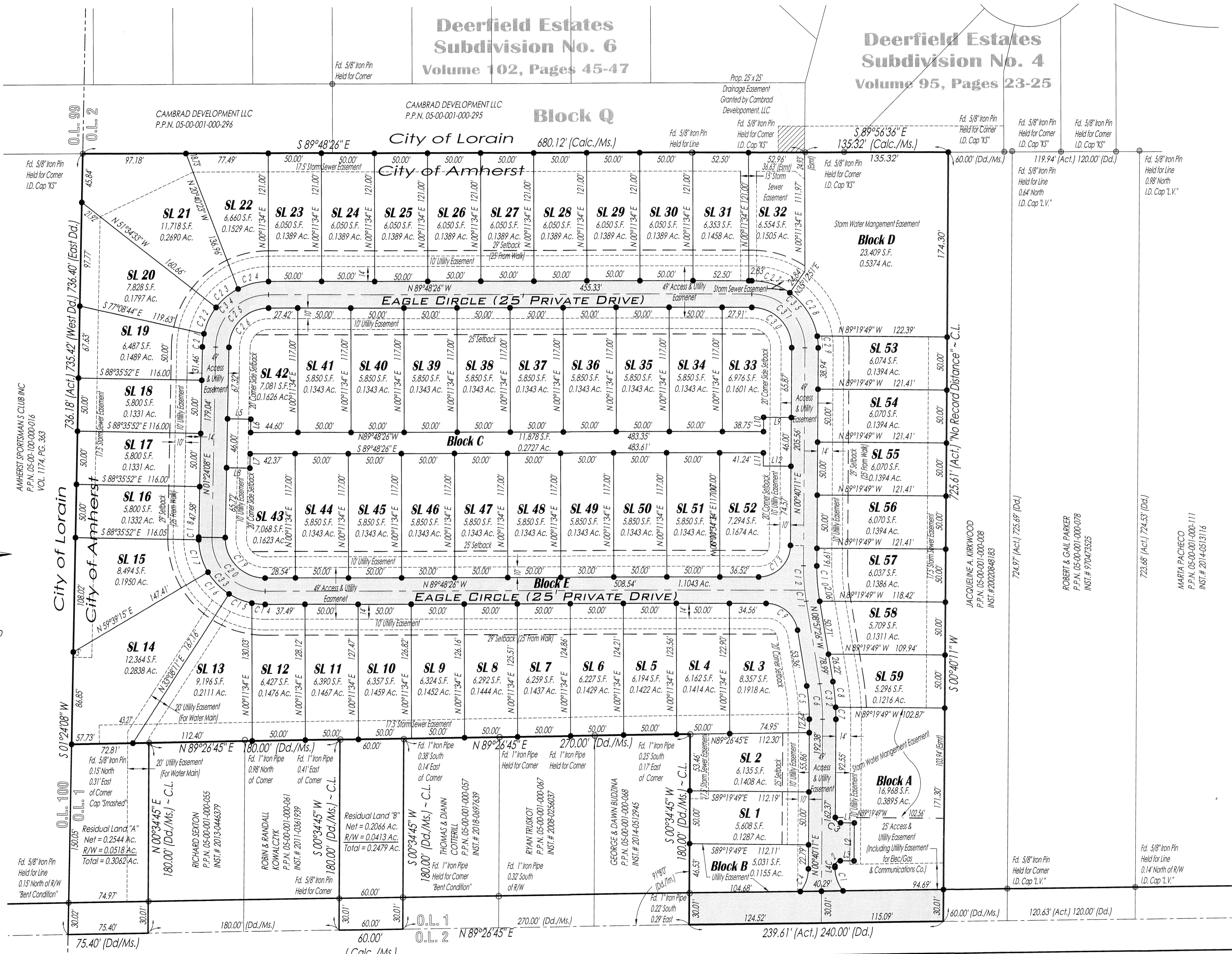


DATE: 7/29/21  
SCALE: HOR. 1"=50'  
VERT. 1"=100'  
FOLDER: Survey  
FILENAME: Subd. Plat (LDD)  
TAB: 02 - Subd. Plat

CONTRACT No.  
17250  
SHEET 02 OF 02



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



**COOPER - FOSTER PARK ROAD 60'**  
"A PUBLIC RIGHT-OF-WAY"

Plat Sheet

Instrument # 2021-0843918 Film # \_\_\_\_\_

Name of Plat: EAGLE RIDGE SUBDIVISION

Owner: CAMBRAD DEVELOPMENT IV LLC

Description: SITUATED IN THE CITY OF AMHERST COUNTY  
OF LORAIN AND STATE OF OHIO AND FURTHER KNOWN AS BEING  
PART OF LOT 1, ORIGINAL AMHERST TOWNSHIP BEING TOWNSHIP  
NO. 6 IN THE 18<sup>TH</sup> RANGE OF TOWNSHIPS IN THE CONNECTICUT  
WESTERN RESERVE  
CREATING SUBLOTS 1 THRU 59 CONCURRENT AND  
CREATING BLOCKS A, B, C, D, E 11.3457 ACRE  
EASEMENTS INCLUDED

Floor Plans: /

Related/Margin: /

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

Vol. 110

Pg. 82, 83

Receiving Stamp

EXAMCO TITLE SERVICES  
6155 PARK SQUARE DRIVE  
SUITE 5  
LORAIN, OH 44053

Amount: \$172.80  
Initials: ST