

# PHEASANT RUN VILLAGE PHASE 3

BEING A RESUBDIVISION OF THE WHOLE OF BLOCK "PP" AS SHOWN IN PHEASANT RUN VILLAGE PHASE 2  
AS RECORDED IN PLAT VOLUME 67, PAGE 31 OF THE LORAIN COUNTY RECORDER'S RECORDS  
SITUATED IN ORIGINAL LOT 82, TOWNSHIP OF LAGRANGE, COUNTY OF LORAIN AND THE STATE OF OHIO

PLANS PREPARED BY:  
**CUNNINGHAM & ASSOCIATES, INC.**  
CIVIL ENGINEERING and SURVEYING  
203 W. LIBERTY ST. MEDINA, OHIO 44256 (330) 725-5980

**OWNERS CERTIFICATE:**

SITUATED IN THE TOWNSHIP OF LAGRANGE, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF ORIGINAL LOT 82 OF SAID TOWNSHIP CONTAINING 12.1388 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO PHEASANT RUN ASSOCIATION AND DESCRIBED IN THE DEED RECORDED IN INSTRUMENT NO. 2000-0721100, IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED PHEASANT RUN ASSOCIATION, HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS PHEASANT RUN VILLAGE PHASE 3, A RESUBDIVISION OF THE WHOLE OF BLOCK "PP" AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF THE SAME.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH, OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

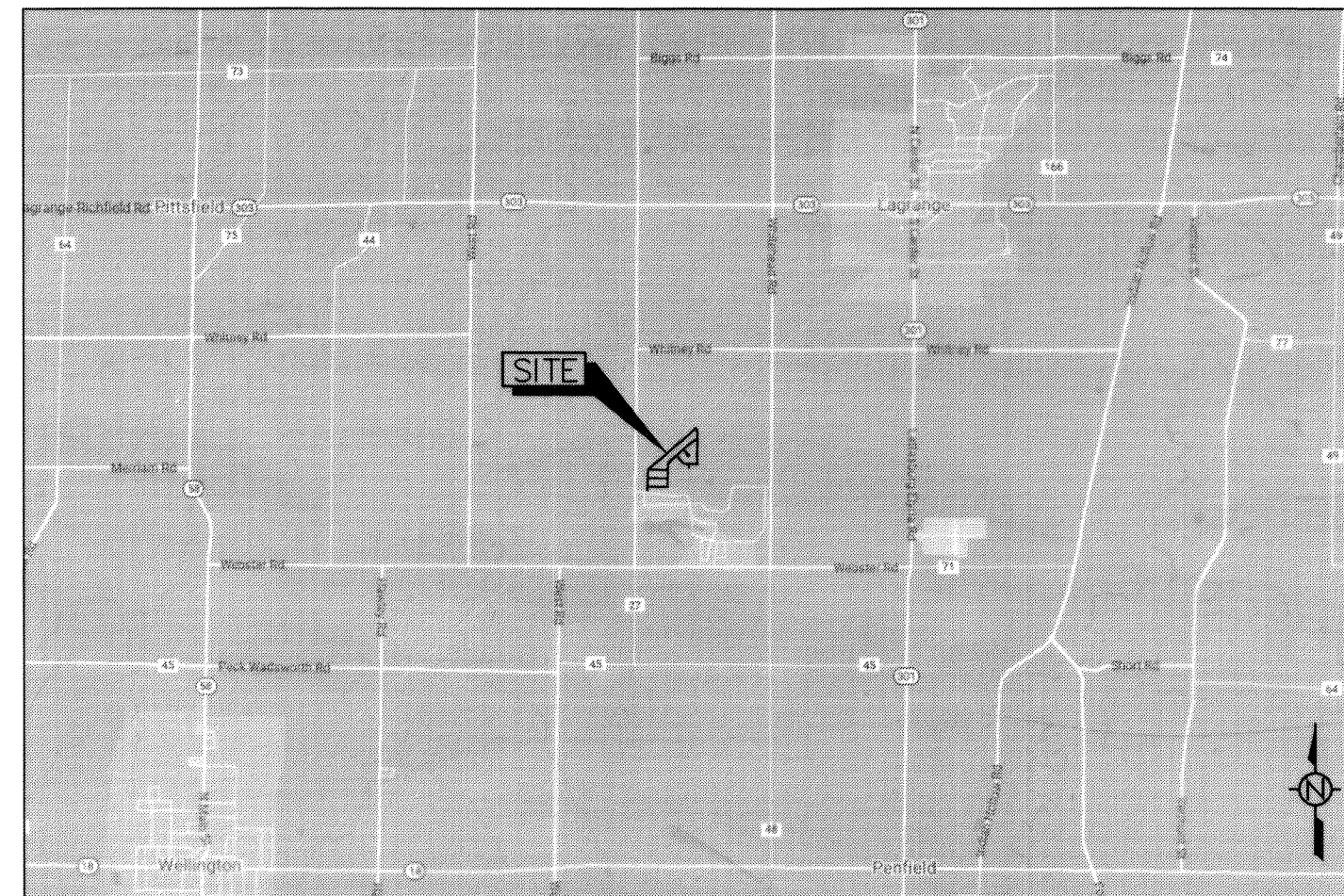
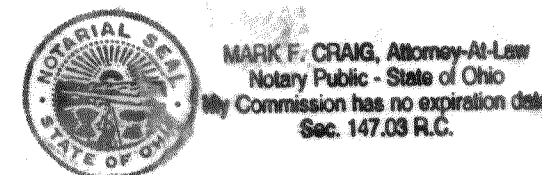
PHEASANT RUN ASSOCIATION

BY  TITLE 

COUNTY OF LORAIN )  
STATE OF OHIO ) S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE ABOVE NAMED, PHEASANT RUN ASSOCIATION, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT LAGRANGE, OHIO THIS 2nd DAY OF JUNE, 2023.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_



**LOCATION MAP**

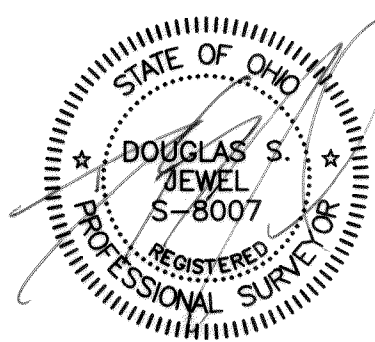
**ACREAGE**

BLOCKS (2)	12.1388 Ac.
<b>TOTAL</b>	<b>12.1388 Ac.</b>

**CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND ON THIS PLAT, THAT THE PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THE SURVEY BALANCES AND CLOSES, THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT, AND THAT MONUMENTS SHALL BE SET AT ALL NEW LOT CORNERS.

 PS # 8007 31 MAY 2023 DATE  
DOUGLAS S. JEWEL, OHIO PROFESSIONAL SURVEYOR S-8007




**APPROVALS:**

THIS PLAT IS APPROVED BY THE ENGINEER OF THE COUNTY OF LORAIN.  
THIS 2ND DAY OF JUNE, 2023.

  
LORAIN COUNTY ENGINEER

  
LORAIN COUNTY SANITARY ENGINEER

THIS PLAT IS APPROVED BY THE LAGRANGE TOWNSHIP BOARD OF TRUSTEES THIS 2 DAY OF JUNE, 2023.

  
LAGRANGE TOWNSHIP BOARD OF TRUSTEES CHAIRPERSON  
(OR RESPONSIBLE OFFICER)

THIS PLAT IS APPROVED BY THE LORAIN COUNTY PLANNING COMMISSION THIS 2 DAY OF JUNE, 2023.

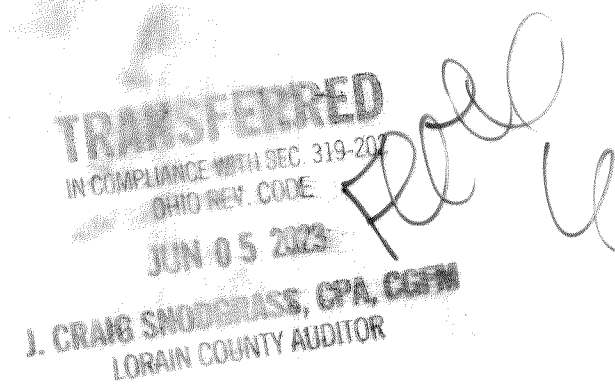
  
LORAIN COUNTY PLANNING COMMISSION CHAIRPERSON  
(OR RESPONSIBLE OFFICER)


THIS PLAT IS APPROVED BY THE LORAIN COUNTY PROSECUTOR'S OFFICE THIS 2 DAY OF JUNE, 2023.

  
LORAIN COUNTY PROSECUTOR

**NOTE:**

- BLOCKS "QQ" AND "RR" ARE PRIVATE STREETS AND ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC. THE PHEASANT RUN HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL IMPROVED STREETS, ROADS, AND SIDEWALKS.



2023-0917895  
PLAT Fee: \$349.60 Page 1 of 5  
Recorded: 6/5/2023 at 12:07  
Receipt: T20230000518  
Lorain County Recorder Mike Doran  
  
Plat 113 Pg 73-76

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**NOTES:**

- SEE SHEET 3 FOR LINE AND CURVE TABLES.
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**REFERENCE:**



LORAIN COUNTY SURVEY RECORDS  
 32973 33057  
 32976 33080  
 33043 33132  
 33054 48239

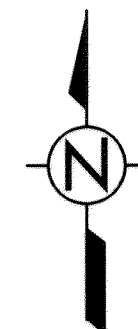
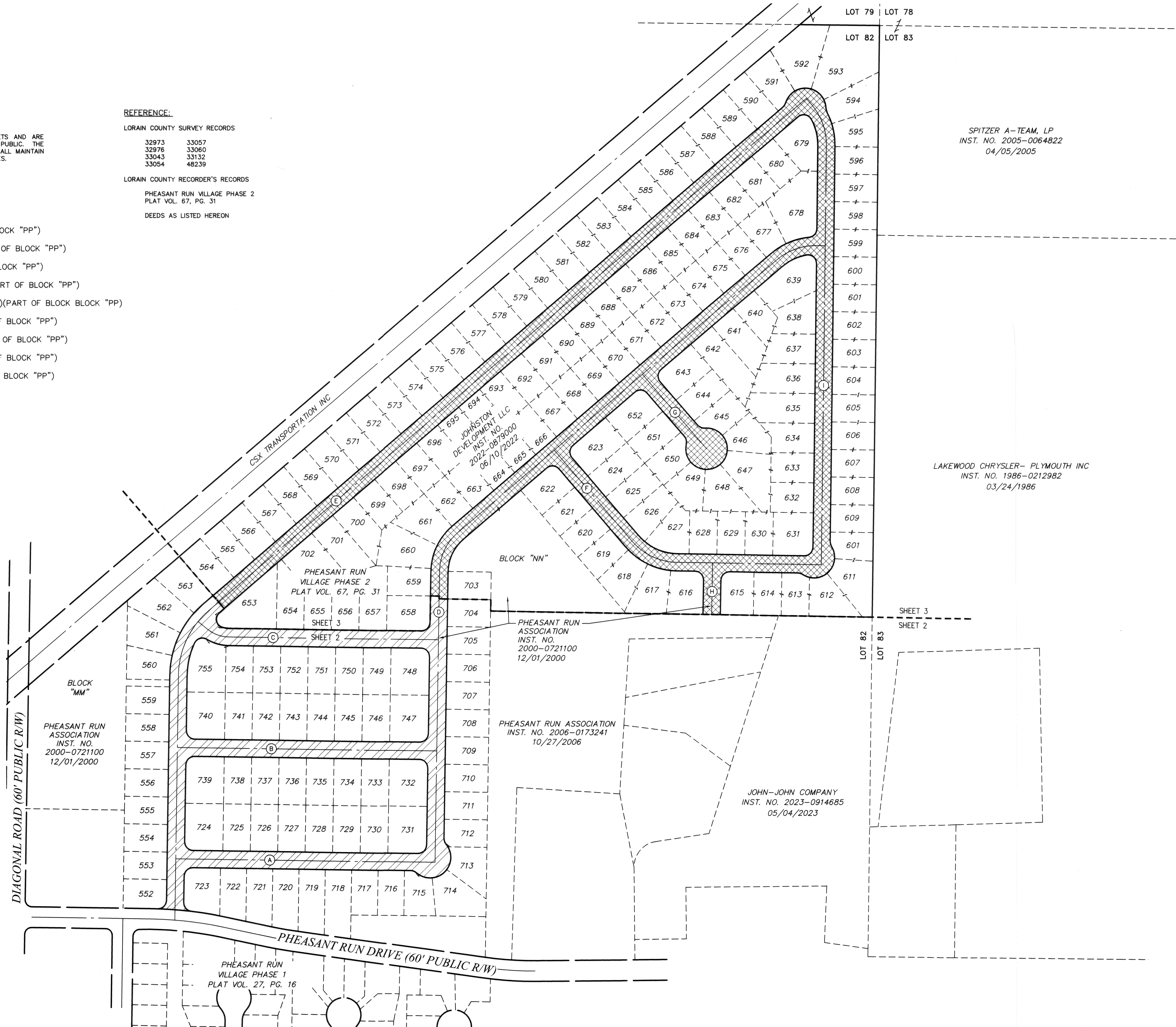
LORAIN COUNTY RECORDER'S RECORDS  
 PHEASANT RUN VILLAGE PHASE 2  
 PLAT VOL. 67, PG. 31  
 DEEDS AS LISTED HEREON

**LEGEND:**

- (A) - GREY WOLF DRIVE (50' WIDTH)(BLOCK "PP")
- (B) - BOBCAT DRIVE (50' WIDTH)(PART OF BLOCK "PP")
- (C) - TIMBERWOLF DRIVE (50' WIDTH)(BLOCK "PP")
- (D) - BLACK BEAR RUN (50' WIDTH)(PART OF BLOCK "PP")
- (E) - MOUNTAIN LION DRIVE (50' WIDTH)(PART OF BLOCK "PP")
- (F) - OTTER LANE (50' WIDTH)(PART OF BLOCK "PP")
- (G) - BADGER COURT (50' WIDTH)(PART OF BLOCK "PP")
- (H) - SALES DRIVE (50' WIDTH)(PART OF BLOCK "PP")
- (I) - LYNX BLUFF (50' WIDTH)(PART OF BLOCK "PP")

**SHADING LEGEND**

-  - BLOCK "QQ" (4.4591 AC.)
-  - BLOCK "RR" (7.6797 AC.)



Scale: 1" = 150'

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

**PHEASANT RUN VILLAGE RUN PHASE 3**

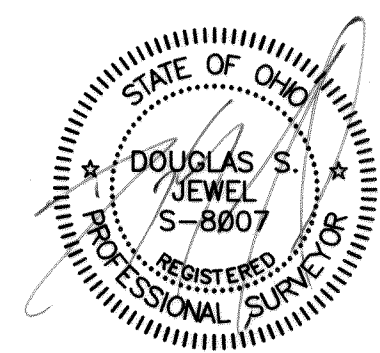
COUNTY OF LORAIN STATE OF OHIO

**CUNNINGHAM & ASSOCIATES, INC.**

CIVIL ENGINEERING and SURVEYING  
 203 W. LIBERTY ST. MEDINA, OHIO 44256 330-735-5980

CITY: LAGRANGE  
 TOWNSHIP: LAGRANGE  
 TRACT: 82  
 LOT NUMBER: 82  
 PROP OWNER: PHEASANT RUN ASSOCIATION

DRAWN BY: SG  
 DATE: 05/31/2023  
 CHECKED BY: DSJ  
 DATE: 05/31/2023  
 PROJECT No. 18-140  
 ACAD FILE No. 18-140\_PLAT\_01  
 SCALE: 1"=150'



SHEET NO.

2 / 4

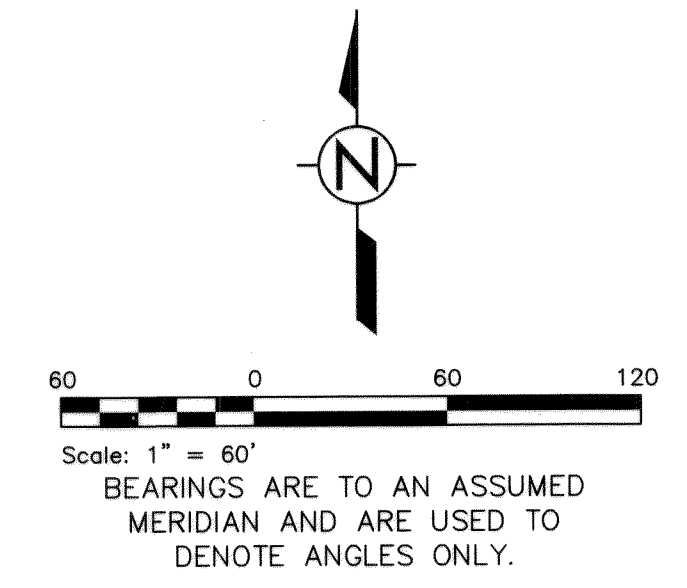
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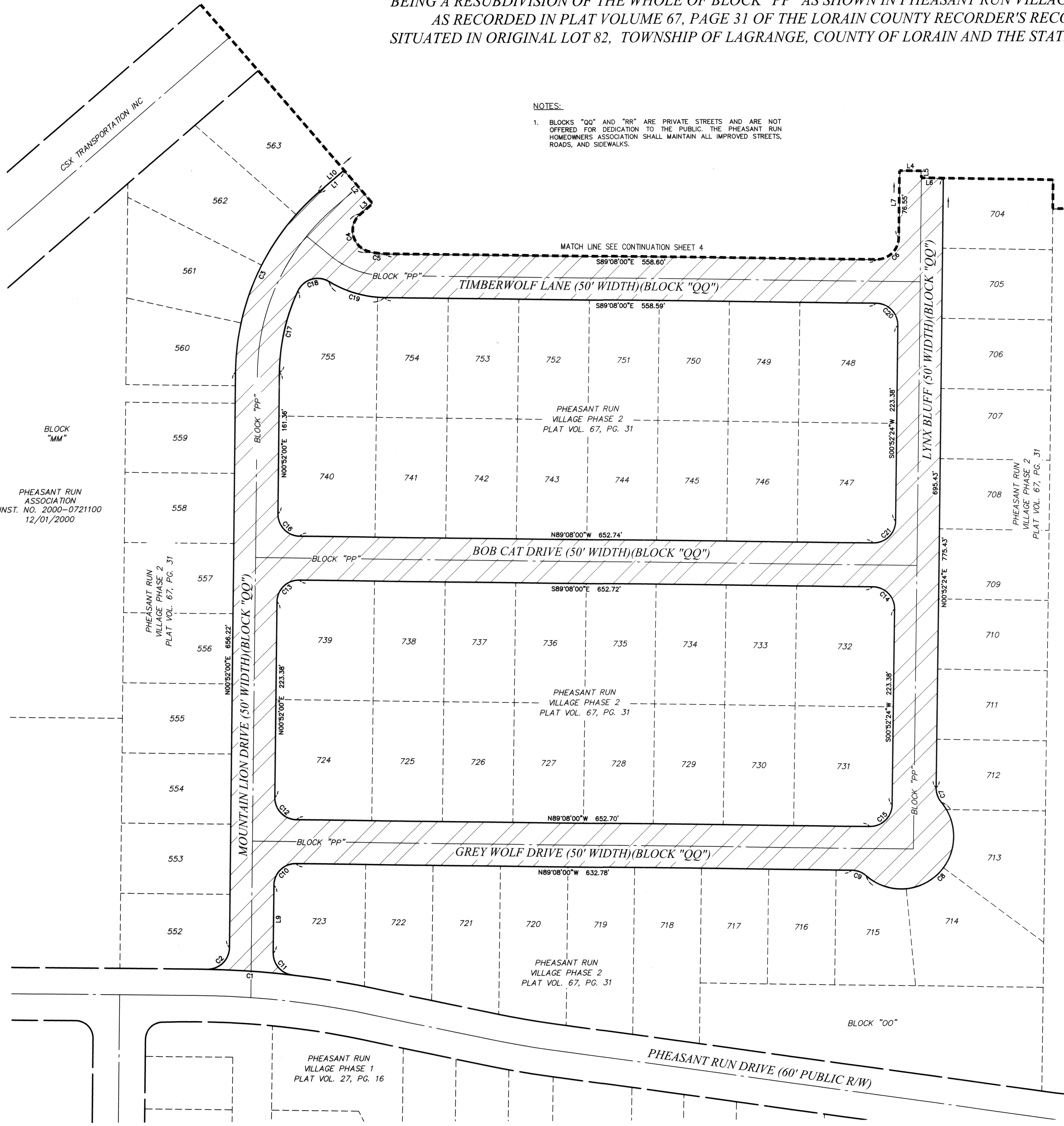
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Line #	Direction	Length
L1	N49°21'42"E	38.51
L2	S40°38'18"E	50.00
L3	S49°21'42"W	18.06
L4	S89°07'36"E	25.00
L5	S00°52'24"W	7.96
L6	S89°07'36"E	25.00
L7	N00°52'24"E	148.59
L8	N00°52'24"E	775.43
L9	S00°52'00"W	77.22
L10	N49°21'42"E	2216.09
L11	N00°53'32"E	100.00
L12	N89°06'28"W	50.00
L13	N00°53'32"E	100.00
L14	N89°06'28"W	52.22



Curve #	Radius	Delta	Chord Bearing	Chord Distance	Arc Length	Tangent Length
C1	1058.70	517°52"	N85°50'43"W	97.85	97.89	48.98
C2	25.00	90°38'21"	N46°11'11"E	35.55	39.55	25.28
C3	275.00	48°29'42"	S25°06'51"W	225.67	232.76	123.86
C4	24.47	130°21'21"	N13°17'56"W	44.42	55.67	52.90
C5	75.00	137°02'27"	S82°32'47"E	17.21	17.24	8.66
C6	25.00	89°59'36"	N45°52'12"E	35.35	39.27	25.00
C7	25.00	41°00'27"	S19°37'49"E	17.51	17.89	9.35
C8	60.00	172°00'50"	S45°52'12"W	119.71	180.13	858.94
C9	25.00	41°00'27"	N68°37'46"W	17.51	17.89	9.35
C10	25.00	90°00'00"	S45°52'00"W	35.36	39.27	25.00
C11	25.00	84°03'47"	S41°09'54"E	33.48	36.68	22.54
C12	25.00	90°00'00"	S44°08'00"E	35.36	39.27	25.00
C13	25.00	90°00'00"	S45°52'00"W	35.36	39.27	25.00
C14	25.00	90°00'24"	S44°07'48"E	35.36	39.27	25.00
C15	25.00	89°59'36"	S45°52'12"W	35.35	39.27	25.00
C16	25.00	90°00'00"	S44°08'00"E	35.36	39.27	25.00
C17	225.00	24°27'50"	N13°05'55"E	95.34	96.07	48.78
C18	25.00	96°04'31"	N73°22'05"E	37.18	41.92	27.80
C19	125.00	30°32'20"	S73°51'50"E	65.84	66.63	34.12
C20	25.00	90°00'24"	S44°07'48"E	35.36	39.27	25.00
C21	25.00	89°59'36"	S45°52'12"W	35.35	39.27	25.00
C22	25.00	33°05'28"	N32°48'57"E	14.24	14.44	7.43
C23	60.00	162°41'10"	S82°23'12"E	118.63	170.36	394.08
C24	25.00	26°39'14"	S14°22'14"E	11.53	11.63	5.92
C25	200.00	28°25'30"	S13°29'05"E	98.21	99.22	50.85
C26	25.00	33°07'44"	S15°50'12"E	14.25	14.46	7.44
C27	60.00	156°25'20"	N45°48'36"E	117.47	163.80	287.48
C28	25.00	33°07'44"	N72°32'36"W	14.25	14.46	7.44
C29	25.00	90°00'00"	S45°53'32"W	35.36	39.27	25.00
C30	25.00	90°00'00"	N44°06'28"W	35.36	39.27	25.00
C31	200.00	48°28'09"	N64°52'23"W	164.19	169.19	90.03
C32	25.00	90°00'00"	N85°38'18"W	35.36	39.27	25.00
C33	125.00	48°29'17"	S25°07'03"W	102.66	105.78	56.29
C34	175.00	48°29'17"	N25°07'03"E	143.72	148.10	78.81
C35	200.00	34°59'13"	N66°51'18"E	120.24	122.13	63.03
C36	25.00	83°37'14"	N42°32'17"E	33.33	36.49	22.36
C37	150.00	29°49'45"	N14°11'13"W	77.21	78.09	39.95
C38	25.00	101°32'13"	N79°52'12"W	38.73	44.30	30.62
C39	25.00	90°00'00"	S42°1'42"W	35.36	39.27	25.00
C40	25.00	90°00'00"	S85°38'18"E	35.36	39.27	25.00
C41	25.00	53°58'05"	S13°39'16"E	22.69	23.55	12.73
C42	60.00	28°7'56"10"	N49°21'42"E	70.59	301.53	43.64
C43	25.00	53°58'05"	N67°37'21"W	22.69	23.55	12.73
C44	25.00	90°00'00"	N42°1'42"E	35.36	39.27	25.00
C45	150.00	29°49'45"	N64°16'34"E	77.21	78.09	39.95
C46	25.00	101°32'13"	S50°02'27"E	38.73	44.30	30.62
C47	25.00	90°09'52"	S45°48'36"W	35.41	39.34	25.07
C48	150.00	48°28'09"	N64°52'23"W	123.14	126.89	67.52



PHEASANT RUN ASSOCIATION  
INST. NO. 2000-0721100  
12/01/2000

PHEASANT RUN VILLAGE PHASE 2  
PLAT VOL. 67, PG. 31

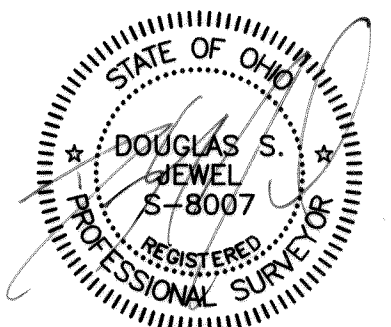
PHEASANT RUN VILLAGE PHASE 2  
PLAT VOL. 67, PG. 31

PHEASANT RUN VILLAGE PHASE 1  
PLAT VOL. 27, PG. 16

**PHEASANT RUN VILLAGE PHASE 3**  
 LOCATED IN  
 COUNTY OF LORAIN  
 STATE OF OHIO  
**CUNNINGHAM & ASSOCIATES, INC.**  
 CIVIL ENGINEERING and SURVEYING  
 203 W. LIBERTY ST., MEDINA, OHIO 44056 330-725-5980

CITY: \_\_\_\_\_  
 TOWNSHIP: LAGRANGE  
 TRACT: \_\_\_\_\_  
 LOT NUMBER: 82  
 PROP OWNER: PHEASANT RUN ASSOCIATION

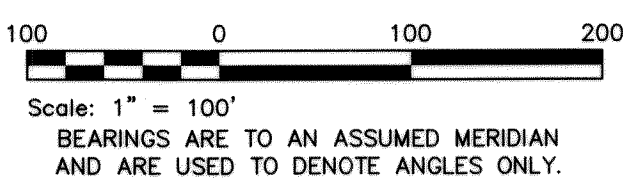
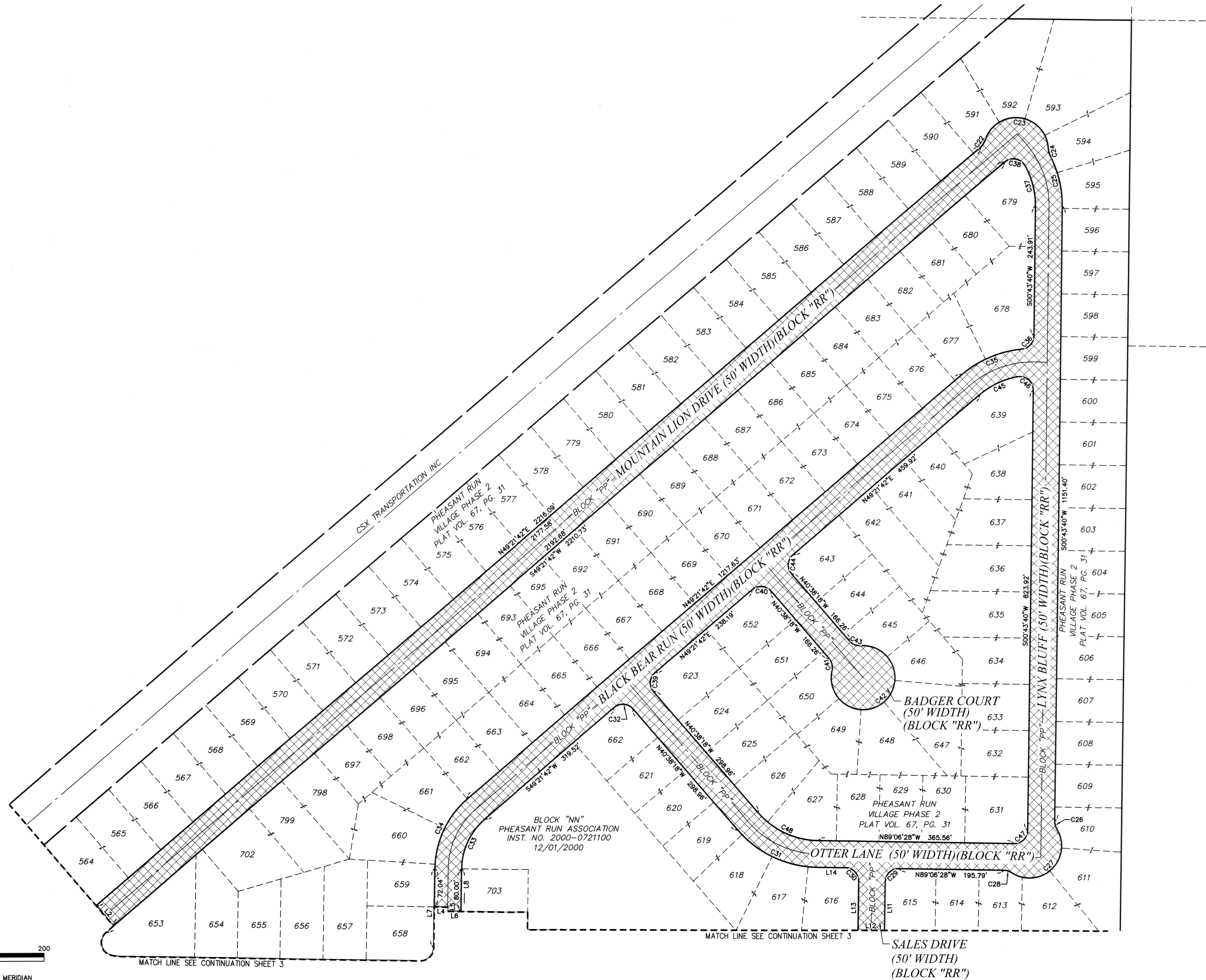
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 PROJECT No.  
 18-140  
 ACAD FILE No.  
 18-140\_PLAT\_01  
 SCALE: 1"=60'



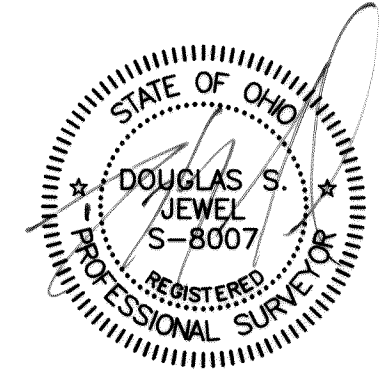
SHEET NO.  
3 / 4

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 COUNTY OF LORAIN      STATE OF OHIO  
 LOCATED IN  
**CUNNINGHAM & ASSOCIATES, INC.**  
 CIVIL ENGINEERING and SURVEYING  
 203 W. LIBERTY ST. MEDINA, OHIO 44256    330-725-5980

CITY: \_\_\_\_\_  
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 TRACT: \_\_\_\_\_  
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 DATE: 05/31/2023  
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SHEET NO.  
4 / 4