

# QUARRY CREEK SUBDIVISION No 1

BEING A SUBDIVISION OF 11.8818 ACRES  
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, DEWEY DEVELOPMENT LLC, THROUGH RICK SOMMERS ITS PRESIDENT, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS QUARRY CREEK SUBDIVISION NO. 1, A SUBDIVISION OF SUBLOTS 1 THROUGH 44 INCLUSIVE, AND BLOCK A, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, DEWEY ROAD (THIRTY) FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE CITY OF AMHERST, DRAINAGE AND ACCESS/UTILITY EASEMENTS AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, DITCHES, SWALES 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.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE QUARRY CREEK SUBDIVISIONS CERTAIN AREAS OF LAND DESIGNATED AS BLOCK 'A' AND STORM EASEMENTS. SAID AREAS ARE NOT GRANTED FOR THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN THE QUARRY CREEK SUBDIVISIONS AS MORE FULL PROVIDED IN THE QUARRY CREEK 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 AND UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO BRIGHTSPEED, COLUMBIA GAS, AND SPECTRUM CABLE, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT 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 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. 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, DEWEY DEVELOPMENT LLC, THROUGH RICK SOMMERS ITS PRESIDENT, HAS HERETO SET HIS HAND

AT Wilmington, OHIO, THIS 10th DAY OF JANUARY, 2025.

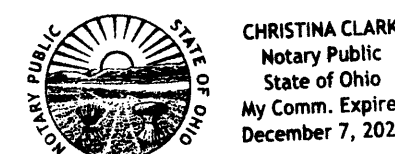
BY: [Signature]  
DEWEY DEVELOPMENT LLC, THROUGH RICK SOMMERS, PRESIDENT

STATE OF OHIO )  
COUNTY OF LORAIN )  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, DEWEY DEVELOPMENT LLC, THROUGH RICK SOMMERS ITS PRESIDENT 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 DEWEY DEVELOPMENT LLC.

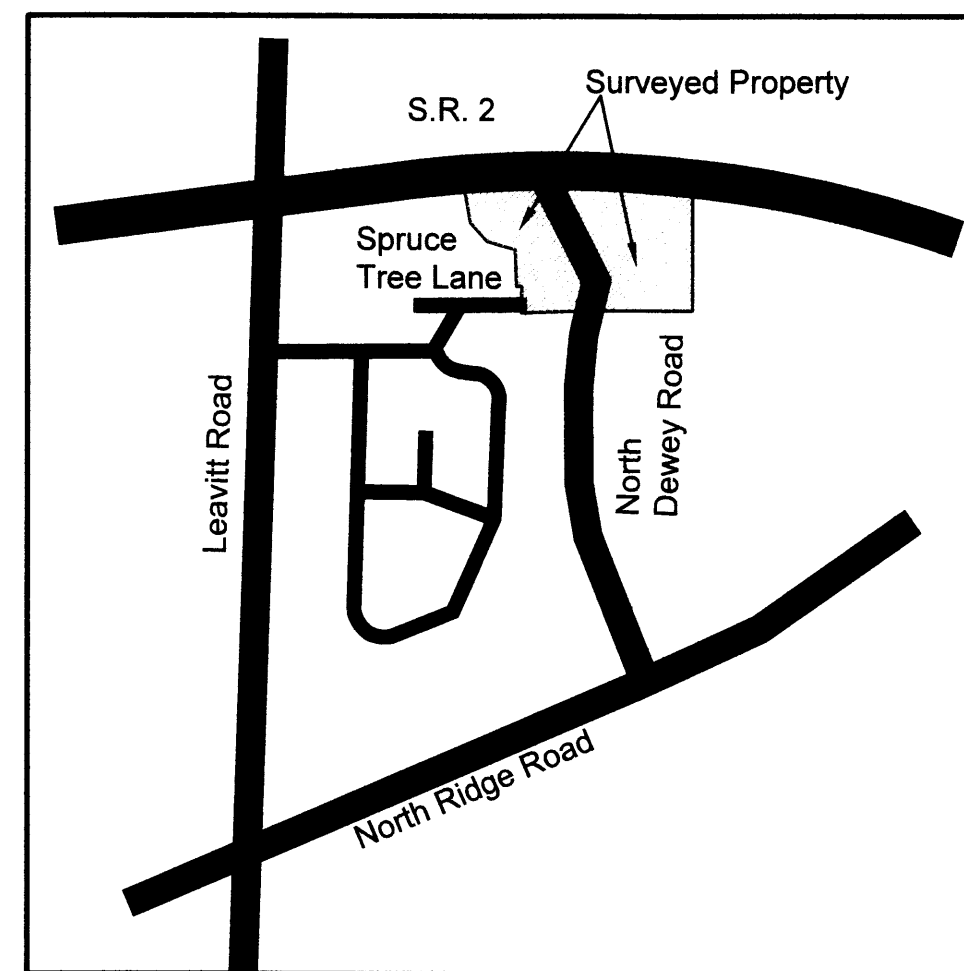
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Wilmington, OHIO,

THIS 10th DAY OF January, 2025.

NOTARY PUBLIC



THIS IS AN ACKNOWLEDGEMENT CLAUSE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.



VICINITY MAP  
NOT TO SCALE

AREA TABULATION

SUBLots (44)	3.3184 ACRES
RIGHT-OF-WAY	0.3674 ACRES
OPEN SPACE	8.1960 ACRES
SUBDIVISION TOTAL AREA	11.8818 ACRES

DEVELOPED BY:  
DEWEY DEVELOPMENT LLC  
PO BOX 1102  
CHARDON, OHIO 44062  
PHONE: (440) 487-1220  
CONTACT: RICK SOMMERS

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JAN 27 2025  
I. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

## APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14 DAY OF January, 2025.

[Signature]  
MAYOR - MARK COSTILOW

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16th DAY OF January, 2025.

[Signature]  
CLERK OF COUNCIL - OLGA SIVINSKI

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16th DAY OF January, 2025.

[Signature]  
PLANNING COMMISSION CHAIRPERSON - JOHN JEFFREYS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 15th DAY OF January, 2025.

[Signature]  
PLANNING COMMISSION SECRETARY - TAMMY PATERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16th DAY OF January, 2025.

[Signature]  
CITY OF AMHERST CONSULTING ENGINEER - AARON APPEL P.E.

2025-0040530  
PLAT Fee: \$432.00 Page 1 of 6  
Recorded: 1/27/2025 at 12:16 PM  
Receipt: T20250001801  
Lorain County Recorder Mike Doran

Plat Vol. 117  
Pages 27-28-29-30-31-32

## MORTGAGE RELEASE

BE IT KNOWN THAT ERIE BANK, MORTGAGEE OF THE LAND INDICATED ON THIS PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN LORAIN COUNTY RECORD OF MORTGAGES IN INSTRUMENT NO. 20240023302, NORTH DEWEY ROAD (WIDTH VARIES) AND EASEMENTS HEREIN GRANTED AND RESERVED.

IN WITNESS WHEREOF, ERIE BANK HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME

BY Timothy A. Plener, Market Executive, THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO

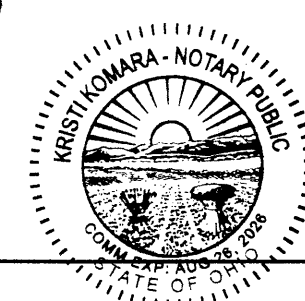
AFFIXED AT Mentor, OHIO, THIS 10th DAY OF January, 2025.

STATE OF Ohio

COUNTY OF Lake

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ABOVE THE NAMED, ERIE BANK, THROUGH Timothy A. Plener, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT Mentor, OHIO THIS 10th DAY OF January, 2025.

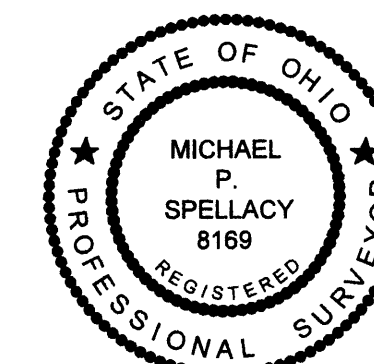
[Signature]  
NOTARY PUBLIC



## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS".

Michael P. Spellacy 11/16/2024  
MICHAEL P. SPELLACY P.S. #8169 DATE

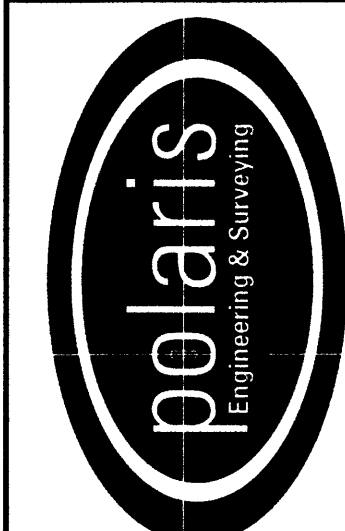


REV. No.		DATE	BY	DATE: 8/26/24 DRAWN: MPS
1.	Revisions Per Comments From City Engineer	3/18/24	MPS	SCALE: HOR. 1"=50' VERT. 1"=60' FOLDER: DWG/Proj. Surveying FILENAME: Survey Base
2	ADD VACATION ORD.	11/16/24	KTH	TAB: 01-Record Plat BNDY. CHK: MPS BASE. CHK: NA

Quarry Creek 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



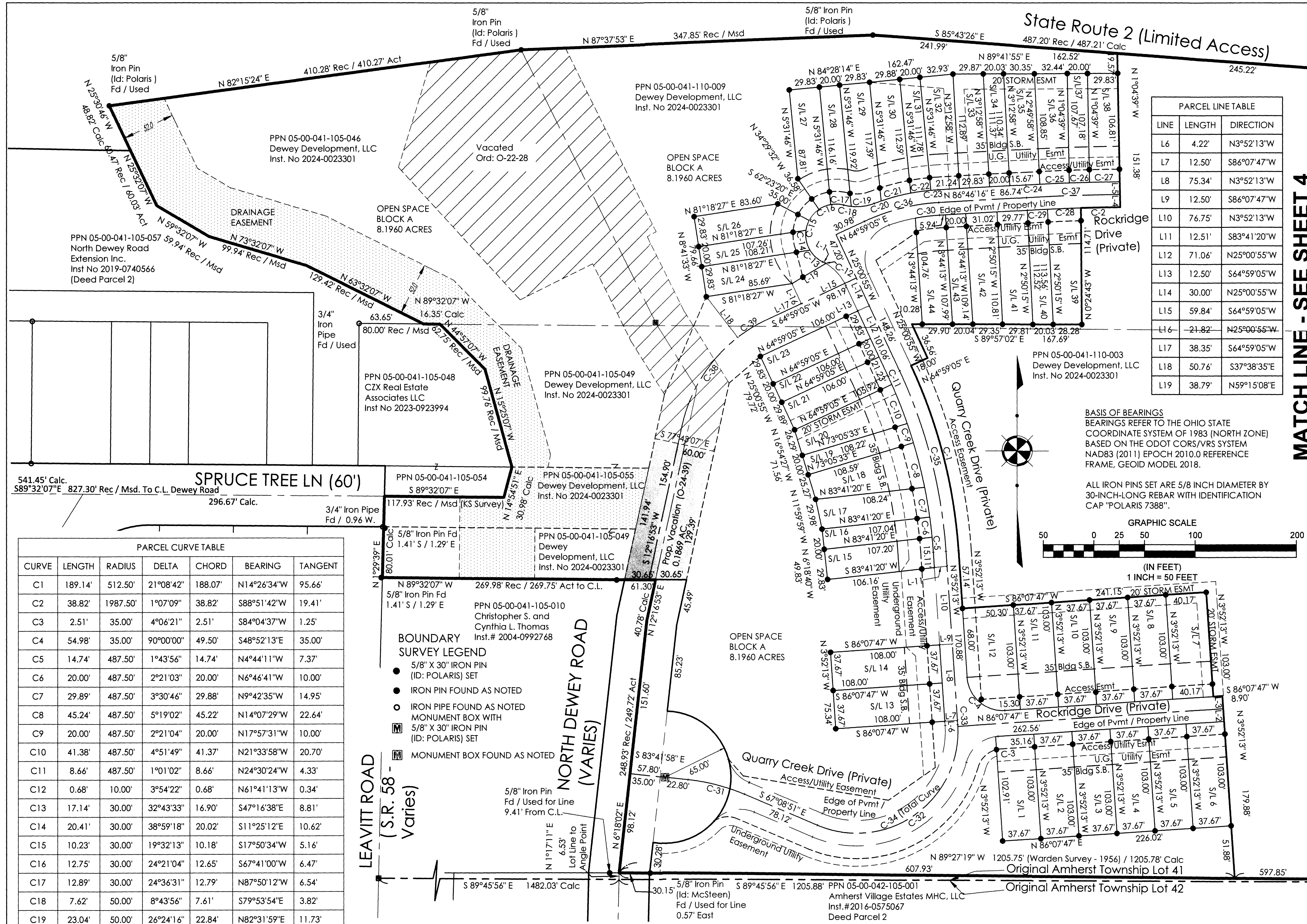
Cover Sheet

PREPARED FOR:  
DEWEY DEVELOPMENT LLC  
PO BOX 1102  
CHARDON, OHIO 44062  
PHONE: (440) 487-1220

CONTRACT No.

17043

SHEET	OF
1	5

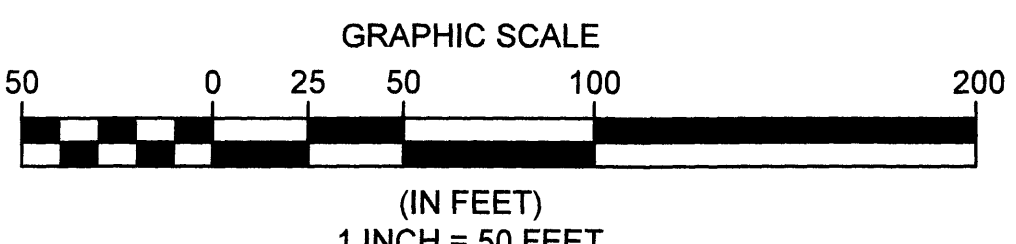


MATCH LINE - SEE SHEET 4

LINE	LENGTH	DIRECTION
L6	4.22'	N3°52'13"W
L7	12.50'	S86°07'47"W
L8	75.34'	N3°52'13"W
L9	12.50'	S86°07'47"W
L10	76.75'	N3°52'13"W
L11	12.51'	S83°41'20"W
L12	71.06'	N25°00'55"W
L13	12.50'	S64°59'05"W
L14	30.00'	N25°00'55"W
L15	59.84'	S64°59'05"W
L16	-21.82'	N25°00'55"W
L17	38.35'	S64°59'05"W
L18	50.76'	S37°38'35"E
L19	38.79'	N59°15'08"E

**BASIS OF BEARINGS**  
 BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) EPOCH 2010.0 REFERENCE FRAME, GEOID MODEL 2018.

ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388".



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	189.14'	512.50'	21°08'42"	188.07'	N14°26'34"W	95.66'
C2	38.82'	1987.50'	1°07'09"	38.82'	S88°51'42"W	19.41'
C3	2.51'	35.00'	4°06'21"	2.51'	S84°04'37"W	1.25'
C4	54.98'	35.00'	90°00'00"	49.50'	S48°52'13"E	35.00'
C5	14.74'	487.50'	1°43'56"	14.74'	N4°44'11"W	7.37'
C6	20.00'	487.50'	2°21'03"	20.00'	N6°46'41"W	10.00'
C7	29.89'	487.50'	3°30'46"	29.88'	N9°42'35"W	14.95'
C8	45.24'	487.50'	5°19'02"	45.22'	N14°07'29"W	22.64'
C9	20.00'	487.50'	2°21'04"	20.00'	N17°57'31"W	10.00'
C10	41.38'	487.50'	4°51'49"	41.37'	N21°33'58"W	20.70'
C11	8.66'	487.50'	1°01'02"	8.66'	N24°30'24"W	4.33'
C12	0.68'	10.00'	3°54'22"	0.68'	N61°41'13"W	0.34'
C13	17.14'	30.00'	32°43'33"	16.90'	S47°16'38"E	8.81'
C14	20.41'	30.00'	38°59'18"	20.02'	S11°25'12"E	10.62'
C15	10.23'	30.00'	19°32'13"	10.18'	S17°50'34"W	5.16'
C16	12.75'	30.00'	24°21'04"	12.65'	S67°41'00"W	6.47'
C17	12.89'	30.00'	24°36'31"	12.79'	N87°50'12"W	6.54'
C18	7.62'	50.00'	8°43'56"	7.61'	S79°53'54"E	3.82'
C19	23.04'	50.00'	26°24'16"	22.84'	N82°31'59"E	11.73'
C20	7.22'	212.50'	1°56'50"	7.22'	S70°18'16"W	3.61'

**BOUNDARY SURVEY LEGEND**

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIPE FOUND AS NOTED
- IRON PIPE FOUND AS NOTED MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET
- ☐ MONUMENT BOX FOUND AS NOTED

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C21	30.28'	212.50'	8°09'55"	30.26'	S75°21'39"W	15.17'
C22	20.02'	212.50'	5°23'56"	20.02'	S82°08'34"W	10.02'
C23	7.15'	212.50'	1°55'44"	7.15'	S85°48'24"W	3.58'
C24	13.91'	2012.50'	0°23'46"	13.91'	S86°58'09"W	6.96'
C25	29.12'	2012.50'	0°49'44"	29.12'	S87°34'54"W	14.56'

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C26	20.00'	2012.50'	0°34'10"	20.00'	S88°16'51"W	10.00'
C27	29.83'	2012.50'	0°50'57"	29.83'	S88°59'25"W	14.92'
C28	33.10'	1987.50'	0°57'16"	33.10'	S87°49'30"W	16.55'
C29	20.00'	1987.50'	0°34'36"	20.00'	S87°03'34"W	10.00'
C30	23.94'	187.50'	7°18'56"	23.92'	S83°06'48"W	11.99'

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C31	57.78'	200.00'	16°33'07"	57.58'	N75°25'25"W	29.09'
C32	201.96'	100.00'	115°43'02"	169.35'	N54°59'37"E	159.16'
C33	1.75'	100.00'	1°00'19"	1.75'	N3°22'03"W	0.88'
C34	203.72'	100.00'	116°43'21"	170.27'	N54°29'28"E	162.30'

LINE	LENGTH	DIRECTION
L1	2.86'	N63°38'24"W
L2	12.50'	N3°52'13"W
L3	12.50'	N3°52'13"W
L4	12.50'	N1°04'39"W
L5	12.50'	N1°04'39"W

PARCEL	AREA
1	3880 S.F. 0.089 Ac.
2	3880 S.F. 0.089 Ac.
3	3880 S.F. 0.089 Ac.
4	3880 S.F. 0.089 Ac.
5	3880 S.F. 0.089 Ac.
6	3880 S.F. 0.089 Ac.
7	4138 S.F. 0.095 Ac.
8	3880 S.F. 0.089 Ac.
9	3880 S.F. 0.089 Ac.
10	3880 S.F. 0.089 Ac.
11	3880 S.F. 0.089 Ac.

PARCEL	AREA
12	4918 S.F. 0.113 Ac.
13	4068 S.F. 0.093 Ac.
14	4068 S.F. 0.093 Ac.
15	3185 S.F. 0.073 Ac.
16	2144 S.F. 0.049 Ac.
17	3216 S.F. 0.074 Ac.
18	3813 S.F. 0.088 Ac.
19	2170 S.F. 0.050 Ac.
20	3622 S.F. 0.083 Ac.
21	3168 S.F. 0.073 Ac.
22	2120 S.F. 0.049 Ac.

PARCEL	AREA
23	3162 S.F. 0.073 Ac.
24	3242 S.F. 0.074 Ac.
25	2132 S.F. 0.049 Ac.
26	3019 S.F. 0.069 Ac.
27	3263 S.F. 0.075 Ac.
28	2349 S.F. 0.054 Ac.
29	3577 S.F. 0.082 Ac.
30	3425 S.F. 0.079 Ac.
31	2241 S.F. 0.051 Ac.
32	3442 S.F. 0.079 Ac.
33	3345 S.F. 0.077 Ac.

PARCEL	AREA
34	2217 S.F. 0.051 Ac.
35	3282 S.F. 0.075 Ac.
36	3330 S.F. 0.076 Ac.
37	2148 S.F. 0.049 Ac.
38	3191 S.F. 0.073 Ac.
39	3497 S.F. 0.080 Ac.
40	2261 S.F. 0.052 Ac.
41	3331 S.F. 0.076 Ac.
42	3317 S.F. 0.076 Ac.
43	2171 S.F. 0.050 Ac.
44	3184 S.F. 0.073 Ac.

REV. No.	DATE	BY	DATE: 8/26/24	DRAWN: MPS
2	11/16/24	KTH		

SCALE: HOR. 1"=50' VERT. 1"=60'

FOLDER: DWG/Proj\_Surveying

FILENAME: Survey\_Base

TAB: 02-Record Plat

BNDY. CHK: MPS

BASE. CHK: N/A

**Quarry Creek Subdivision**

CITY OF AMHERST - LORAIN COUNTY - OHIO

---

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

**Plat Sheet**

PREPARED FOR:  
 DEWEY DEVELOPMENT LLC  
 PO BOX 1102  
 CHARDON, OHIO 44062  
 PHONE: (440) 487-1220

CONTRACT No.

**17043**

SHEET	OF
<b>2</b>	<b>5</b>

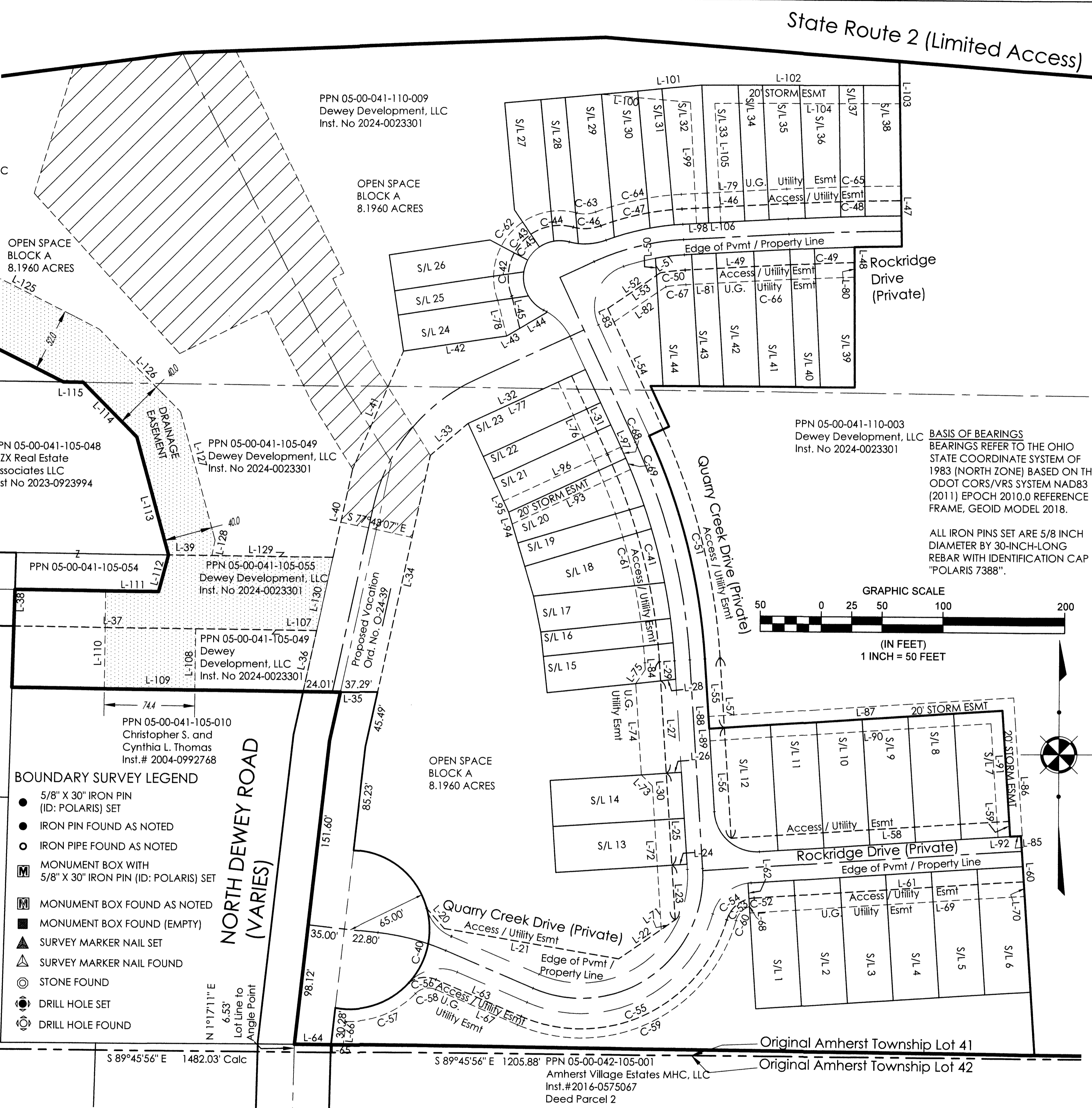
PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C40	65.37'	65.00'	57°37'11"	62.65'	N13°08'23"E	35.75'
C41	175.30'	475.00'	21°08'42"	174.31'	N14°26'34"W	88.66'
C42	36.46'	42.50'	49°08'53"	35.35'	S3°02'14"W	19.43'
C43	20.69'	42.50'	27°53'48"	20.49'	S41°33'34"W	10.56'
C44	36.32'	42.50'	48°57'35"	35.22'	S79°59'16"W	19.35'
C45	93.47'	42.50'	126°00'16"	75.74'	S41°27'55"W	83.42'
C46	23.00'	37.50'	35°08'12"	22.64'	N86°53'57"E	11.87'
C47	68.49'	225.00'	17°26'25"	68.22'	S78°03'04"W	34.51'
C48	93.33'	2025.00'	2°38'27"	93.32'	S88°05'30"W	46.67'
C49	52.49'	1975.00'	1°31'22"	52.49'	S87°31'57"W	26.25'
C50	20.55'	175.00'	6°43'39"	20.54'	S83°24'27"W	10.29'
C51	193.75'	525.00'	21°08'42"	192.65'	N14°26'34"W	97.99'
C52	4.28'	25.00'	9°48'52"	4.28'	S81°13'21"W	2.15'
C53	26.18'	25.00'	60°00'07"	25.00'	S46°18'52"W	14.43'
C54	30.46'	25.00'	69°48'59"	28.61'	S51°13'18"W	17.45'
C55	210.62'	125.00'	96°32'20"	186.57'	N64°34'58"E	140.15'
C56	23.33'	22.50'	59°24'26"	22.30'	S83°08'55"W	12.84'

.45' Calc.  
32°07'E 827.30' Rec / Msd. To C.L. Dewey Road  
SPRUCE TREE LN (60')  
296.67' Calc.

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C57	63.24'	75.00'	48°18'32"	61.38'	N68°19'25"E	33.63'
C58	17.98'	15.00'	68°41'00"	16.92'	S78°30'39"W	10.25'
C59	224.82'	132.50'	97°12'55"	198.80'	N64°14'41"E	150.33'
C60	16.55'	17.06'	55°34'50"	15.91'	S43°06'46"W	8.99'
C61	170.87'	463.00'	21°08'42"	169.90'	N14°26'34"W	86.42'
C62	119.07'	54.50'	125°10'33"	96.76'	S41°52'47"W	105.09'
C63	15.64'	25.50'	35°08'12"	15.39'	N86°53'57"E	8.07'
C64	72.14'	237.00'	17°26'25"	71.86'	S78°03'04"W	36.35'
C65	93.99'	2037.00'	2°38'37"	93.98'	S88°05'35"W	47.00'
C66	51.90'	1963.00'	1°30'53"	51.90'	S87°31'43"W	25.95'
C67	16.59'	163.00'	5°49'53"	16.58'	S83°51'20"W	8.30'
C68	8.66'	487.50'	1°01'02"	8.66'	N24°30'24"W	4.33'
C69	10.00'	487.50'	1°10'33"	10.00'	N23°24'36"W	5.00'

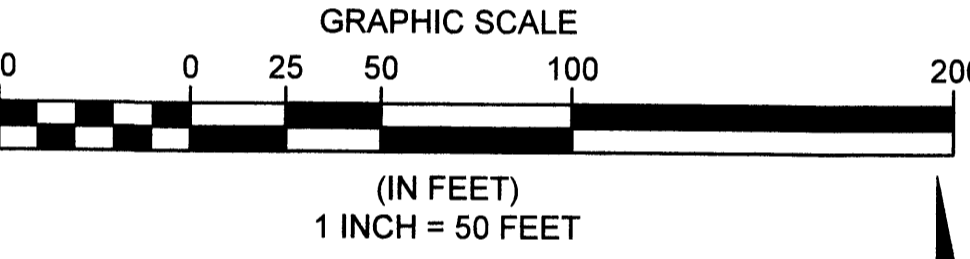
REV. No.	DATE	BY	DATE: 8/28/24	DRAWN: MPS
2	11/18/24	KTH		

SCALE: HOR. 1"= 50' VERT. 1"= 00'  
FOLDER: DWG/Proj. Surveying  
FILENAME: Survey Base  
TAB: 03-Record Plat  
BNDY. CHK: MPS  
BASE. CHK: N/A



- BOUNDARY SURVEY LEGEND**
- 5/8" X 30" IRON PIN (ID: POLARIS) SET
  - IRON PIN FOUND AS NOTED
  - IRON PIPE FOUND AS NOTED
  - MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET
  - MONUMENT BOX FOUND AS NOTED
  - MONUMENT BOX FOUND (EMPTY)
  - ▲ SURVEY MARKER NAIL SET
  - ▲ SURVEY MARKER NAIL FOUND
  - ◎ STONE FOUND
  - ⊙ DRILL HOLE SET
  - ⊙ DRILL HOLE FOUND

PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L107	99.28'	N89°32'07"W	L112	30.98'	N14°54'51"E	L117	99.94'	N73°32'07"W	L122	76.26'	S25°31'31"E	L126	95.00'	S44°57'07"E
L108	50.00'	S0°27'53"W	L113	99.76'	N15°25'07"W	L118	59.94'	N59°32'07"W	L123	37.65'	S59°32'07"E	L127	108.57'	S15°25'07"E
L109	74.39'	N89°32'07"W	L114	62.75'	N44°57'07"W	L119	60.03'	S25°32'07"E	L124	98.10'	S73°32'07"E	L128	12.84'	S11°08'53"W
L110	80.00'	N0°27'53"E	L115	16.35'	N89°32'07"W	L120	48.82'	N25°30'46"W	L125	140.83'	S63°32'07"E	L129	99.40'	S89°32'07"E
L111	43.47'	S89°32'07"E	L116	129.42'	N63°32'07"W	L121	54.61'	N82°15'24"E	L130	61.30'	S12°16'53"W			



PPN 05-00-041-110-003 Dewey Development, LLC Inst. No 2024-0023301

BASIS OF BEARINGS BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) EPOCH 2010.0 REFERENCE FRAME, GEOID MODEL 2018.

ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388".

PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION
L20	22.00'	S41°28'40"E
L21	145.26'	N80°34'13"W
L22	56.42'	S55°10'44"W
L23	44.70'	S3°52'13"E
L24	12.50'	S86°07'47"W
L25	75.34'	S3°52'13"E
L26	12.50'	S86°07'47"W
L27	75.69'	S3°52'13"E
L28	12.51'	N83°41'20"E
L29	15.64'	S3°52'13"E
L30	211.37'	N3°52'13"W
L31	71.06'	S25°00'55"E
L32	93.50'	S64°59'05"W
L33	40.63'	S49°35'49"W
L34	198.11'	S12°16'53"W
L35	61.30'	N89°32'07"W
L36	51.08'	N12°16'53"E
L37	248.66'	N89°32'07"W
L38	60.01'	N1°29'39"E
L39	260.14'	S89°32'07"E
L40	73.83'	S12°16'53"W
L41	104.76'	S23°13'13"W
L42	85.69'	S81°18'27"W
L43	12.50'	S59°15'08"W
L44	26.29'	S59°15'08"W
L45	27.17'	S14°27'24"E
L46	86.74'	S86°46'16"W
L47	12.50'	N1°04'39"W
L48	12.50'	N0°24'43"W
L49	86.74'	N86°46'16"E
L50	14.14'	N3°44'13"W
L51	3.80'	N55°39'21"E
L52	48.34'	N55°39'21"E
L53	52.13'	N55°39'21"E
L54	108.80'	N25°00'55"W
L55	57.14'	S3°52'13"E
L56	90.50'	S3°52'13"E
L57	147.64'	N3°52'13"W
L58	228.65'	S86°07'47"W
L59	12.50'	N3°52'13"W
L60	12.50'	S3°52'13"E
L61	221.76'	N86°07'47"E
L62	12.78'	S3°52'13"E
L63	76.16'	S67°08'51"E

PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION
L64	30.15'	S89°27'19"E
L65	10.05'	S89°27'19"E
L66	19.25'	N6°18'02"E
L67	73.11'	S67°08'51"E
L68	11.63'	S3°52'13"E
L69	226.02'	N86°07'47"E
L70	12.00'	N3°52'13"W
L71	13.99'	N55°10'44"E
L72	117.73'	S3°52'13"E
L73	7.40'	S40°53'54"E
L74	74.81'	S3°52'13"E
L75	13.80'	S34°08'57"W
L76	71.06'	S25°00'55"E
L77	81.50'	N64°59'05"E
L78	29.98'	N14°27'24"W
L79	86.74'	N86°46'16"E
L80	12.00'	N0°24'43"W
L81	86.74'	S86°46'16"W
L82	51.46'	S55°39'21"W
L83	12.16'	N25°00'55"W
L84	5.65'	S3°52'13"E

PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION
L85	10.00'	N86°07'47"E
L86	113.00'	N3°52'13"W
L87	251.15'	S86°07'47"W
L88	10.00'	S3°52'13"E
L89	10.00'	S3°52'13"E
L90	231.15'	N86°07'47"E
L91	93.00'	S3°52'13"E
L92	10.00'	N86°07'47"E
L93	107.07'	S64°59'05"W
L94	10.10'	N16°54'27"W
L95	10.00'	N25°00'55"W
L96	106.00'	N64°59'05"E
L97	1.35'	S25°00'55"E
L98	10.00'	S86°46'16"W
L99	99.23'	N3°12'58"W
L100	73.47'	N85°08'09"W
L101	82.81'	N84°28'14"E
L102	162.52'	N89°41'55"E
L103	15.00'	S1°04'39"E
L104	151.95'	S89°41'55"W
L105	97.36'	S3°52'13"E
L106	10.00'	S86°46'16"W

**Quarry Creek 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

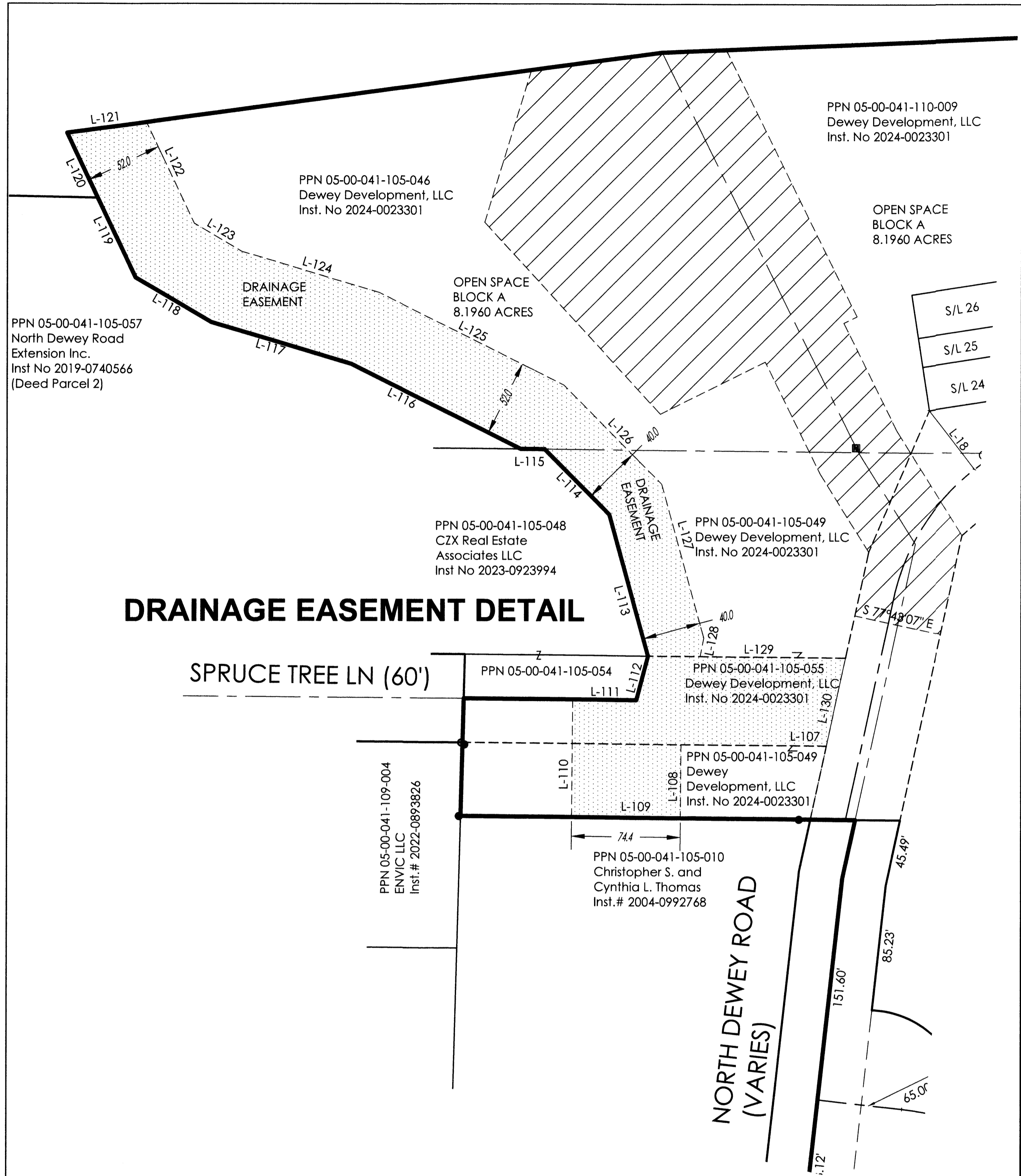
**Easements**

PREPARED FOR:  
DEWEY DEVELOPMENT LLC  
PO BOX 1102  
CHARDON, OHIO 44082  
PHONE: (440) 487-1220

CONTRACT No.

**17043**

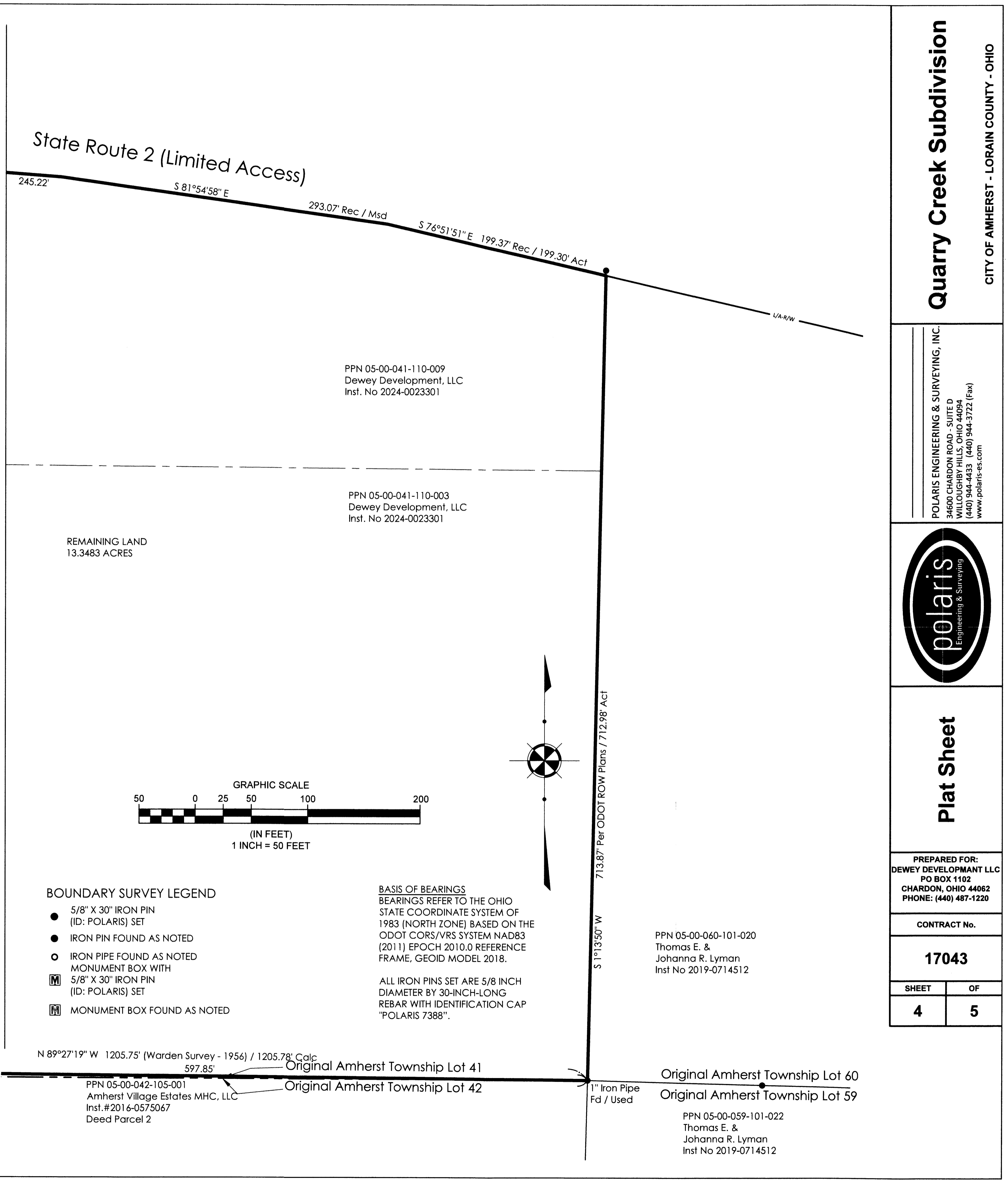
SHEET	OF
3	5



PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L107	99.28'	N89°32'07"W	L112	30.98'	N14°54'51"E	L117	99.94'	N73°32'07"W	L122	76.26'	S25°31'31"E	L126	95.00'	S44°57'07"E
L108	50.00'	S0°27'53"W	L113	99.76'	N15°25'07"W	L118	59.94'	N59°32'07"W	L123	37.65'	S59°32'07"E	L127	108.57'	S15°25'07"E
L109	74.39'	N89°32'07"W	L114	62.75'	N44°57'07"W	L119	60.03'	S25°32'07"E	L124	98.10'	S73°32'07"E	L128	12.84'	S11°08'53"W
L110	80.00'	N0°27'53"E	L115	16.35'	N89°32'07"W	L120	48.82'	N25°30'46"W	L125	140.83'	S63°32'07"E	L129	99.40'	S89°32'07"E
L111	43.47'	S89°32'07"E	L116	129.42'	N63°32'07"W	L121	54.61'	N82°15'24"E	L130	61.30'	S12°16'53"W			

REV. No.		DATE	BY	DATE: 3/18/24 DRAWN: XXX
				SCALE: HOR. 1"= 50' VERT. 1"=00'
				FOLDER: DWG/Proj. Surveying
				FILENAME: Survey Base
				TAB: 04-Record Plat
				BNDY. CHK: XXX-xx/xx/20xx
				BASE. CHK: XXX-xx/xx/20xx

MATCH LINE - SEE SHEET 2



- BOUNDARY SURVEY LEGEND**
- 5/8" X 30" IRON PIN (ID: POLARIS) SET
  - IRON PIN FOUND AS NOTED
  - IRON PIPE FOUND AS NOTED MONUMENT BOX WITH
  - Ⓜ 5/8" X 30" IRON PIN (ID: POLARIS) SET
  - Ⓜ MONUMENT BOX FOUND AS NOTED

**BASIS OF BEARINGS**  
 BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) EPOCH 2010.0 REFERENCE FRAME, GEOID MODEL 2018.

ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388".

**Quarry Creek Subdivision**

CITY OF AMHERST - LORAIN COUNTY - OHIO

---

**Polaris**  
Engineering & Surveying

---

**Plat Sheet**

---

PREPARED FOR:  
**DEWEY DEVELOPMENT LLC**  
 PO BOX 1102  
 CHARDON, OHIO 44062  
 PHONE: (440) 487-1220

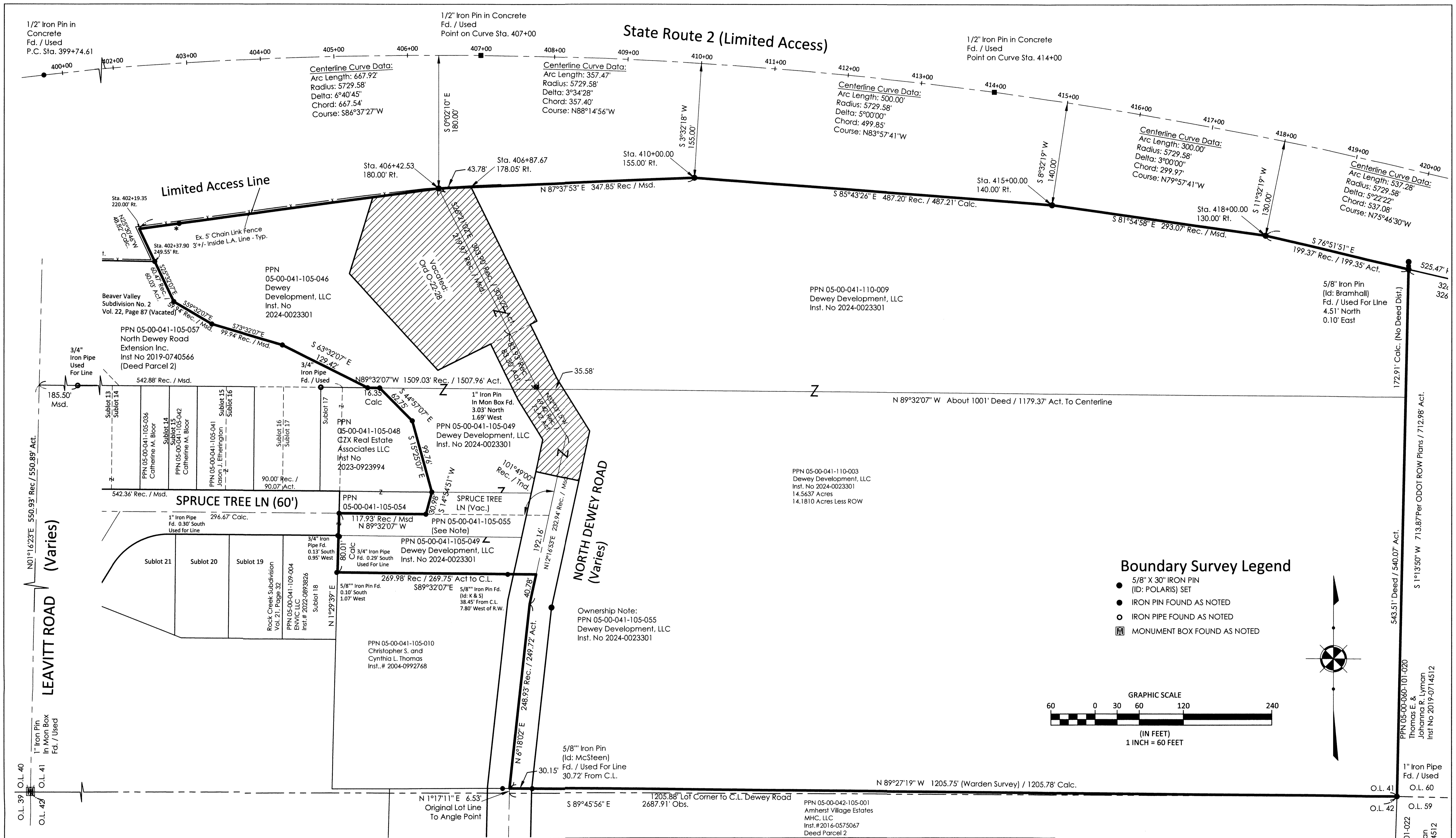
---

CONTRACT No.

**17043**

---

SHEET	OF
<b>4</b>	<b>5</b>



REV. No.	DATE	BY	DATE: 8/28/24 DRAWN: MPS
			SCALE: HOR. 1"= 60' VERT. 1"=00'
			FOLDER: DWG/Proj. Surveying
			FILENAME: Survey Base
			TAB: 05-Rec'd Plat
			BNDY. CHK: MPS
			BASE. CHK: N/A

**Overall Boundary**

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

**Quarry Creek Subdivision**

CITY OF AMHERST - LORAIN COUNTY - OHIO

CONTRACT No.	
17043	
SHEET	OF
5	5

PPN 05-00-041-105-046 Dewey Development, LLC Inst. No 2024-0023301

PPN 05-00-041-105-048 CZX Real Estate Associates LLC Inst. No 2023-0923994

PPN 05-00-041-105-049 Dewey Development, LLC Inst. No 2024-0023301

PPN 05-00-041-105-049 Dewey Development, LLC Inst. No 2024-0023301

PPN 05-00-041-105-054 Dewey Development, LLC Inst. No 2024-0023301

PPN 05-00-041-105-055 (See Note)

PPN 05-00-041-105-049 Dewey Development, LLC Inst. No 2024-0023301

PPN 05-00-041-105-010 Christopher S. and Cynthia L. Thomas Inst. # 2004-0992768

PPN 05-00-041-105-003 Dewey Development, LLC Inst. No 2024-0023301 14.5637 Acres 14.1810 Acres Less ROW

PPN 05-00-042-105-001 Amherst Village Estates MHC, LLC Inst. # 2016-0575067 Deed Parcel 2

PPN 05-00-060-101-020 Thomas E. & Johanna R. Lyman Inst. No 2019-0714512

PPN 05-00-059-101-022 Thomas E. & Johanna R. Lyman Inst. No 2019-0714512

Plat Sheet

Instrument # 2025-0040530 Film # \_\_\_\_\_

Name of Plat: Quarry Creek Subdivision No 1

Owner: Dewey Development LLC

Description: Situated in the City of Amherst, County of Lorain, State of Ohio, being a part of Original Amherst Township Section 41 with a total acreage of 11.8818 acres / Easements also -

Creating Sublots 1 thru 44 inclusive and Block A.

Floor Plans: /

Related/Margin: /

Comments: /

Vol. 117

Receiving Stamp

Pg. 27-28-29-30-31-32

Amount: \$432<sup>00</sup>

Initials: SC