

# NATURE'S PRESERVE

Being part of Original Brownhelm Township Lot No. 3

RECEIVED FOR RECORD  
 at 11 o'clock A.M. in PLAT RECORD  
 VOL. 67 MARY ANN JAMISON  
 PAGE 4142 Lorain County Recorder  
 \$ 43  
 Box: LCTC 127 8H

TRANSFERRED  
 IN COMPLIANCE WITH S.B. 318-2002  
 OHIO REV. CODE  
 DEC 19 2000  
 MARK R. STEWART  
 LORAIN COUNTY AUDITOR

### SURVEYOR'S CERTIFICATE

This is to certify that at the request of the owner, Cassell LTD., an Ohio Limited Liability Co., I have surveyed and platted Nature's Preserve as shown hereon and containing 7.420 acres of land in Original Brownhelm Township Lot No. 3 now in the City of Vermilion, County of Lorain and State of Ohio. Distances are given in feet and decimal parts thereof. Bearings shown are given to an assumed meridian and are for the purpose of describing angles only, all of which I certify to be correct.

I further certify that this plat represents a survey in which the traverse of the exterior boundary of the tract and of each block when computed from field measurements closed within a limit of error of one foot in ten thousand feet of the perimeter before balancing the survey, and that all the required survey monuments are correctly shown hereon and the those which are necessary for construction of improvements are in place on the site with any remaining survey monuments to be placed on completion of the construction.

### ACREAGE BREAKDOWN

SUBLOTS: 3.678Ac.  
 BLOCKS: 2.989 Ac.  
 STREETS: 0.753Ac.

TOTAL: 7.420Ac.

CITY OF VERMILION  
 COUNTY OF LORAIN  
 STATE OF OHIO

*Timothy J. Feller*  
 TIMOTHY J. FELLER REG. PROF. SURVEYOR # 7104



### APPROVALS

This plat is hereby approved by the Planning Commission of the City of Vermilion for recording purposes this 9<sup>th</sup> day of Sept., 2000.

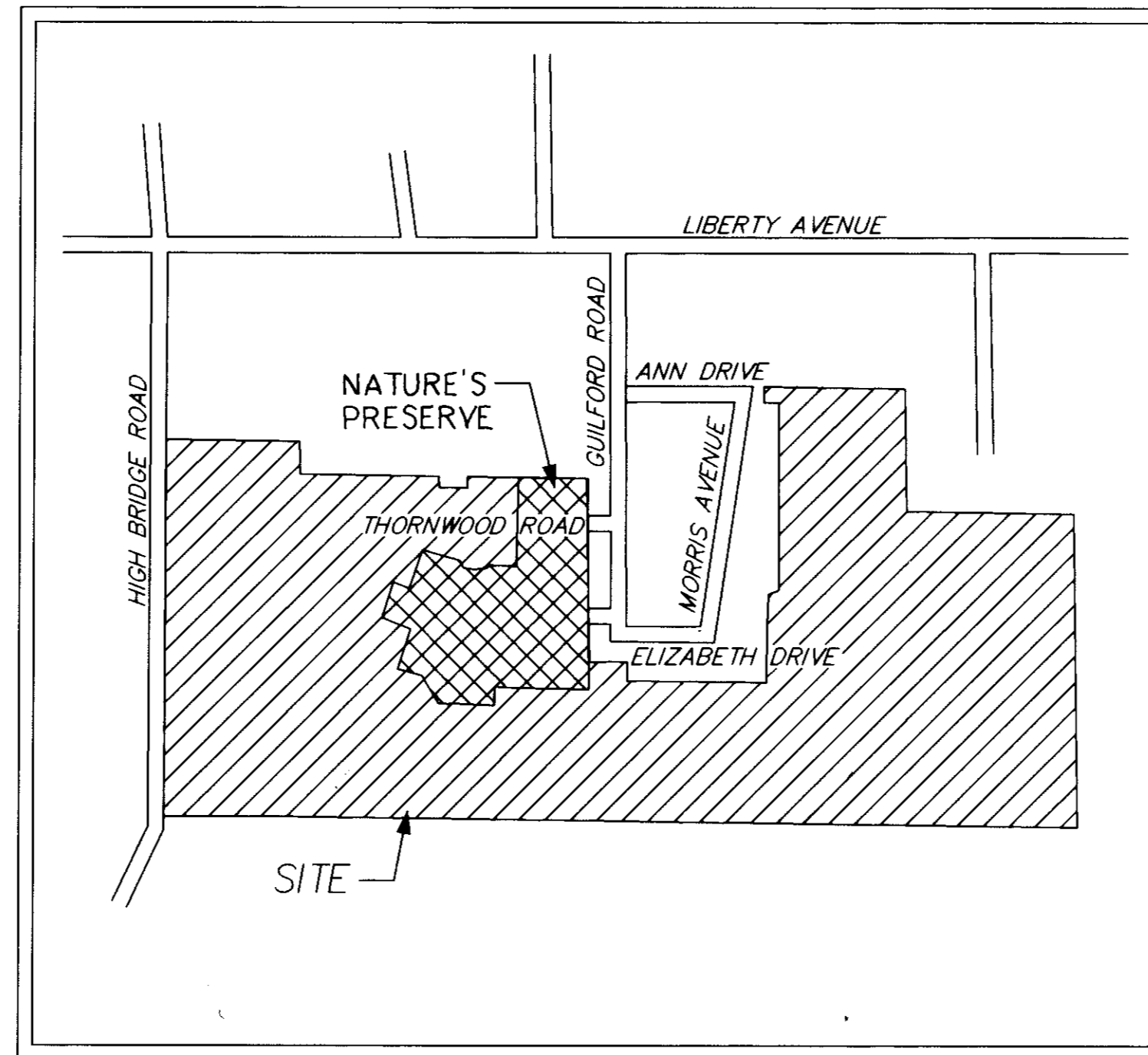
*Samuel H. Hays* Chairman  
*Nancy A. Pava* Secretary

This plat is hereby approved by the Engineer of the City of Vermilion for recording purposes this 30<sup>th</sup> day of August, 2000.

*Joseph M. Schaller*  
 Engineer

This plat is hereby approved by the Council of the City of Vermilion for recording purposes this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

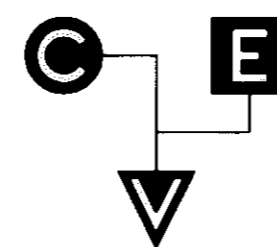
*Gregory J. DeWitt* Mayor  
*Marian J. Fisher* Clerk of Council



LOCATION MAP



### PREPARED BY



**CHAGRIN VALLEY ENGINEERING, LTD.**

24850 AURORA ROAD • CLEVELAND, OHIO 44146  
 PHONE: (440) 439-1999 FAX: (440) 439-1969

MAY, 2000

### OWNER'S CERTIFICATE

This is to certify that Cassell LTD., an Ohio Limited Liability Co., owner of the land contained by Lots 1 through 12 and Blocks 1 through 6 within this plat of Nature's Preserve, does hereby accept the same to be correct and dedicates forever to the public use of the streets and easements as shown hereon.

*Kenneth F. Cassell*  
 Kenneth F. Cassell, President

*Kathy J. Koch*  
 Witness *KATHY J. KOCH*

*Linda L. Cyrek*  
 Witness *LINDA L. CYREK*

### NOTARY PUBLIC

COUNTY OF LORAIN  
 STATE OF OHIO  
 Before me, a Notary Public in and for said County and State, personally appeared the above named Kenneth F. Cassell who acknowledged the signing of the foregoing instrument, and that it was of their free act and deed personally. In witness whereof, I have hereunto set my hand and official seal at Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

*Linda L. Cyrek*  
 Notary Public *LINDA L. CYREK*

My Commission Expires: 5/19/04

### MORTGAGEE'S CERTIFICATE

This is to certify that Cassell LTD., an Ohio Limited Liability Co., mortgagee of the lands embraced in this forgoing plat of Nature's Preserve, do hereby accept the same to be correct and dedicate forever to the public use of the streets and easements as shown hereon.

*Kenneth F. Cassell*  
 Kenneth F. Cassell, President

*Kathy J. Koch*  
 Witness *KATHY J. KOCH*

*Linda L. Cyrek*  
 Witness *LINDA L. CYREK*

### NOTARY PUBLIC

COUNTY OF LORAIN  
 STATE OF OHIO  
 Before me, a Notary Public in and for said County and State, personally appeared the above named Kenneth F. Cassell who acknowledged the signing of the foregoing instrument, and that it was of their free act and deed personally. In witness whereof, I have hereunto set my hand and official seal at Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

*Linda L. Cyrek*  
 Notary Public *LINDA L. CYREK*

My Commission Expires: 5/19/04

### UTILITY EASEMENT

The owners of the within platted land do hereby grant unto Century Telephone, Ohio Edison, Columbia Gas, Adelphia or Village designated successor cable television franchise, all Ohio Corporations, their successors and assigns (herein after referred to as the grantees) a permanent right-of-way and easement twelve (12) feet in width under, over and through the parcels shown hereon and parallel with and contiguous to all street lines to construct, place, operate, maintain, repair, reconstruct and relocate such underground electric, gas pipe lines communications, cables, conduits, pipes, surface or below ground mounted transformers and pedestals, concrete pads, gas, regulating and metering equipment, and other facilities as are deemed necessary or convenient by the grantees for distributing, transporting and transmitting electricity, gas and communication signals, for public and private use at such location, as grantees may determine upon within and across the easement premises, said easement rights shall include the right, without liability therefore, to remove trees and landscaping including lawns within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric, gas and communications facilities, the right to install, repair, augment and maintain service cables outside the above described easement premises and with the right of access, ingress and egress to and from any of the within described easement premises for exercising any of the purposes of this right-of-way and easement grant all parcels shall be restricted to underground utility service.

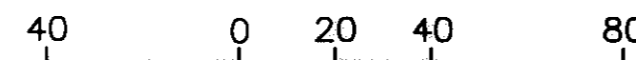
Accepted by Ohio Edison this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_ Right-Of-Way Division

Accepted by The Century Telephone Company this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_ Right-Of-Way Division

Accepted by The Columbia Gas Company this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_ Right-Of-Way Division

Accepted by The Adelphia Cable Company this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_ Right-Of-Way Division

GRAPHIC SCALE



( IN FEET )  
1 INCH = 40 FT.



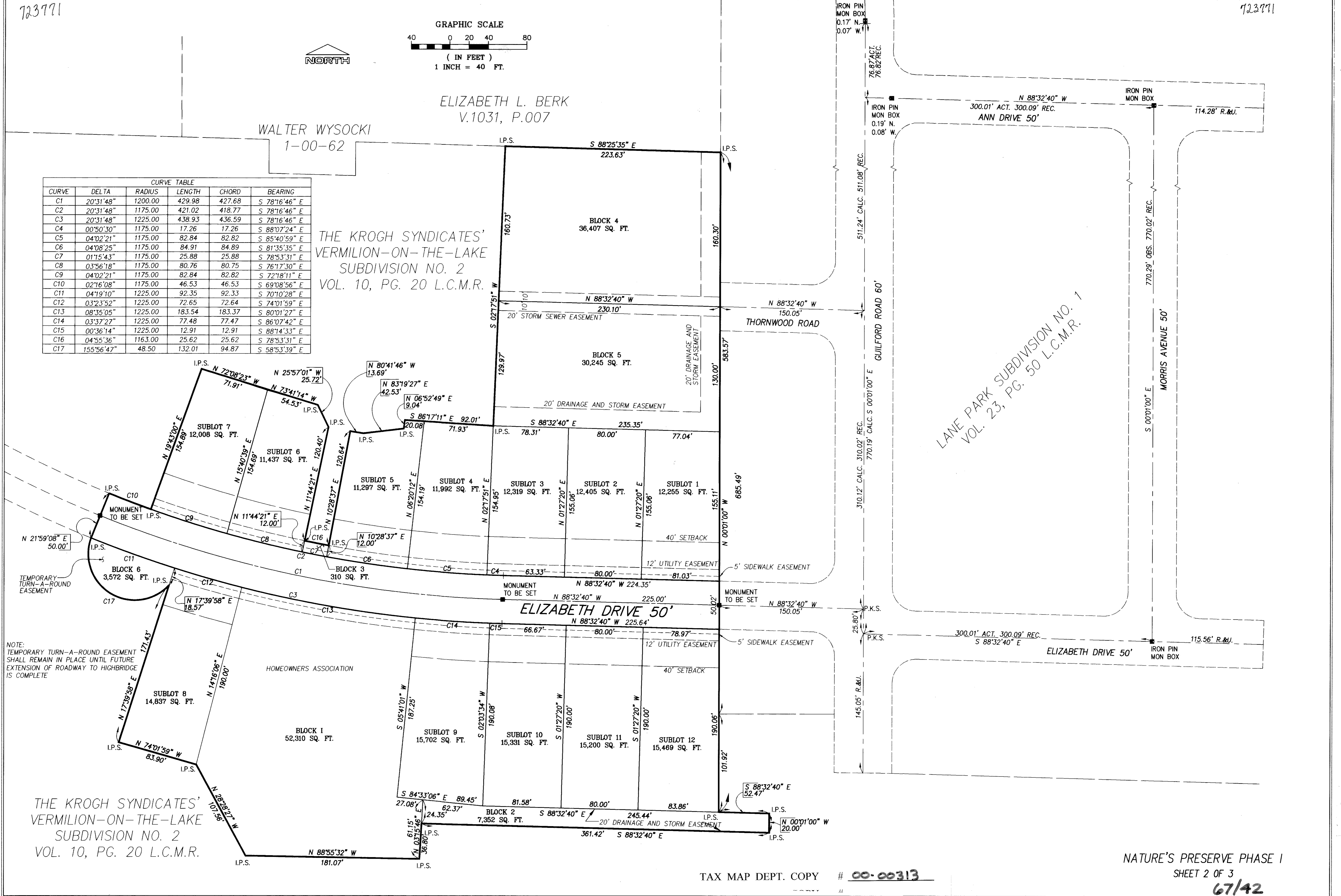
ELIZABETH L. BERK  
V.1031, P.007

WALTER WYSOCKI  
1-00-62

| CURVE | DELTA      | RADIUS  | LENGTH | CHORD  | BEARING       |
|-------|------------|---------|--------|--------|---------------|
| C1    | 20°31'48"  | 1200.00 | 429.98 | 427.68 | S 78°16'46" E |
| C2    | 20°31'48"  | 1175.00 | 421.02 | 418.77 | S 78°16'46" E |
| C3    | 20°31'48"  | 1225.00 | 438.93 | 436.59 | S 78°16'46" E |
| C4    | 00°50'30"  | 1175.00 | 17.26  | 17.26  | S 88°07'24" E |
| C5    | 04°02'21"  | 1175.00 | 82.84  | 82.82  | S 85°40'59" E |
| C6    | 04°08'25"  | 1175.00 | 84.91  | 84.89  | S 81°35'35" E |
| C7    | 01°15'43"  | 1175.00 | 25.88  | 25.88  | S 78°53'31" E |
| C8    | 03°56'18"  | 1175.00 | 80.76  | 80.75  | S 76°17'30" E |
| C9    | 04°02'21"  | 1175.00 | 82.84  | 82.82  | S 72°18'11" E |
| C10   | 02°16'08"  | 1175.00 | 46.53  | 46.53  | S 69°08'56" E |
| C11   | 04°19'10"  | 1225.00 | 92.35  | 92.33  | S 70°10'28" E |
| C12   | 03°23'52"  | 1225.00 | 72.65  | 72.64  | S 74°01'59" E |
| C13   | 08°35'05"  | 1225.00 | 183.54 | 183.37 | S 80°01'27" E |
| C14   | 03°37'27"  | 1225.00 | 77.48  | 77.47  | S 86°07'42" E |
| C15   | 00°36'14"  | 1225.00 | 12.91  | 12.91  | S 88°14'33" E |
| C16   | 04°55'36"  | 1163.00 | 25.62  | 25.62  | S 78°53'31" E |
| C17   | 155°56'47" | 48.50   | 132.01 | 94.87  | S 58°53'39" E |

THE KROGH SYNDICATES'  
VERMILION-ON-THE-LAKE  
SUBDIVISION NO. 2  
VOL. 10, PG. 20 L.C.M.R.

LANE PARK SUBDIVISION NO. 1  
VOL. 23, PG. 50 L.C.M.R.



NOTE:  
TEMPORARY TURN-A-ROUND EASEMENT  
SHALL REMAIN IN PLACE UNTIL FUTURE  
EXTENSION OF ROADWAY TO HIGHBRIDGE  
IS COMPLETE

THE KROGH SYNDICATES'  
VERMILION-ON-THE-LAKE  
SUBDIVISION NO. 2  
VOL. 10, PG. 20 L.C.M.R.

