

# Deer Creek Estates Subdivision

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT First Federal Savings And Loan Association of Lorain AS MORTGAGEE OF LANDS SHOWN ABOVE, DO HEREBY ACCEPT THIS PLAT OF DEER CREEK ESTATES SUBDIVISION TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

WITNESS: Dennis J. Muzilla  
Notary Public, State of Ohio  
My Commission Expires April 29, 2009

SIGNED: John R. Mammola  
Vice President And Secretary

SITUATED IN THE TOWNSHIP OF BROWNHELM, COUNTY OF LORAIN & STATE OF OHIO & KNOWN AS BEING PART OF BROWNHELM TOWNSHIP LOTS NO. 42 & 55.

## NOTARIAL SEAL

STATE OF OHIO  
COUNTY OF LORAIN S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 21 DAY OF October, 2008.

BY: Dennis J. Muzilla NOTARY PUBLIC

DENNIS J. MUZILLA  
Notary Public, State of Ohio  
My Commission Expires  
April 29, 2009

## OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF BROWNHELM, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL LOTS 42 & 55, OF SAID TOWNSHIP CONTAINING 32.2706 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO DEER CREEK ESTATES INC., AND DESCRIBED IN THE DEED RECORDED IN DEED VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED, DEER CREEK RUN ESTATES, INC. BY DARRYL NORRIS, PRESIDENT (SET FORTH ALL PARTIES HAVING LEGAL TITLE OR INTEREST OF RECORD IN THE PARCEL) HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS DEER CREEK ESTATES SUBDIVISION A SUBDIVISION OF LOTS 1 TO 18, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF 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 HIMSELF (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.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 21 DAY OF Oct, 2008.

WITNESS  
Pamela K. Scholle  
Mariana Blaz

SIGNED: Darryl Norris  
DEER CREEK RUN ESTATES, INC.  
DARRYL NORRIS, PRESIDENT

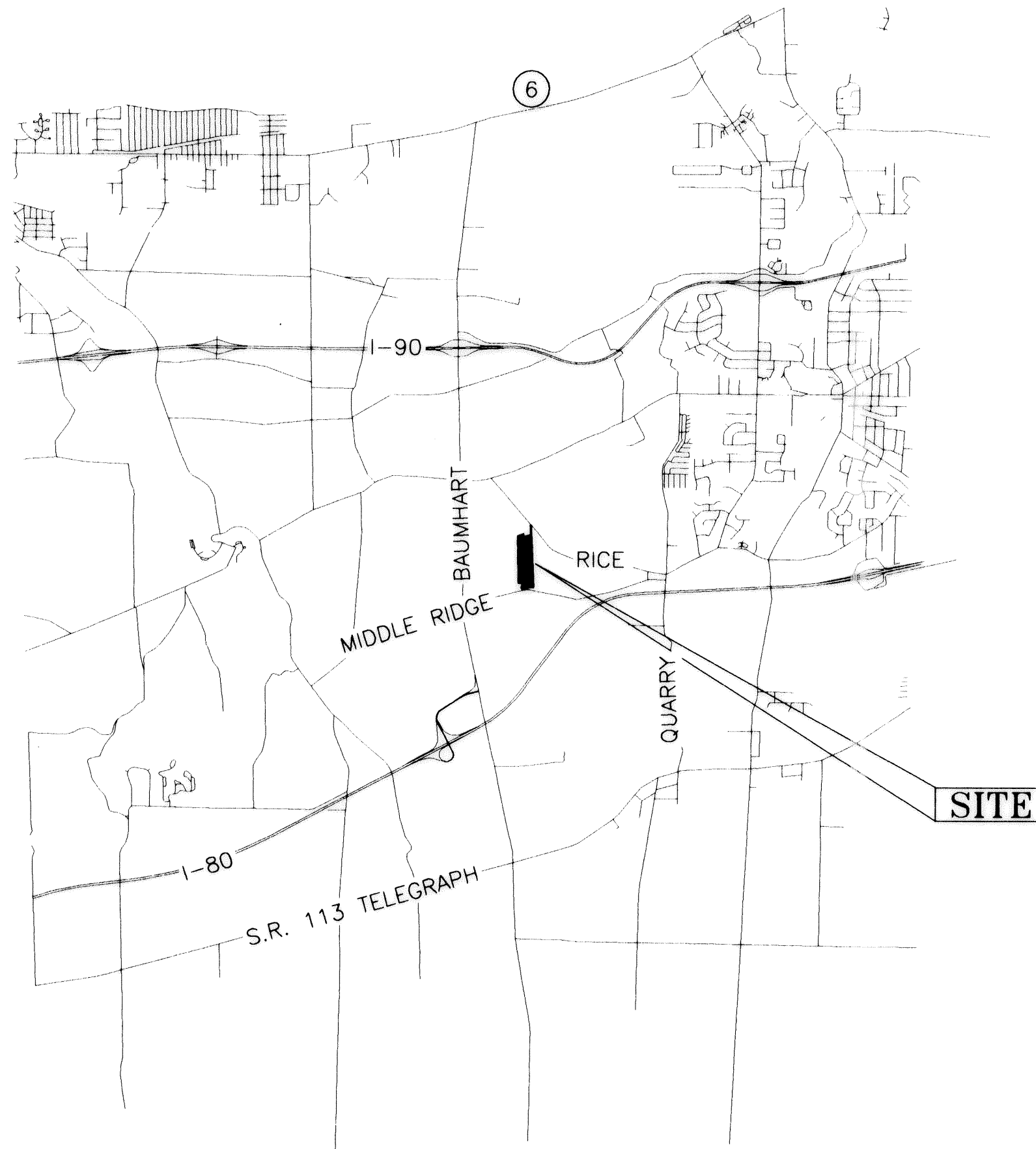
## NOTARIAL SEAL

STATE OF OHIO  
COUNTY OF LORAIN S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Darryl Norris, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 21st DAY OF October, 2008.

BY: Pamela K. Scholle NOTARY PUBLIC

PAMELA K. SCHOLLE  
Notary Public, State of Ohio  
My Commission Expires Dec. 20, 2008



VICINITY MAP

N.T.S.

OCT 25 2004  
RECEIVED FOR RECORD  
at 2:20 clock P.M. In Plat RECORD  
VOL. 82 JUDITH M. NEDWICK  
PAGE 6 Lorain County Recorder  
39840  
Plat = 172.80 Box E 178/3 only  
Sc 17M

RECORDER

TRANSFERRED  
IN COMPLIANCE WITH SEC. 519.202  
OHIO REV. CODE  
OCT 25 2004  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

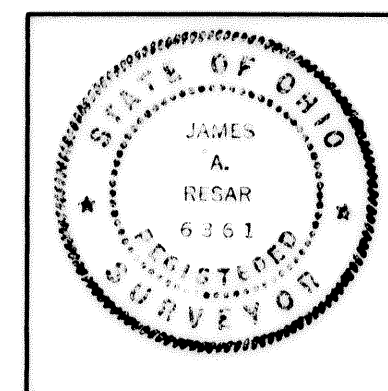
AUDITOR

## SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "DEER CREEK ESTATES SUBDIVISION" AS SHOWN HEREON AND CONTAINING 32.2706 ACRES OF LAND IN ORIGINAL LOTS 42 & 55 OF BROWNHELM TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED ●, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

BY: James A. Reser, P.E., P.S.

REGISTERED SURVEYOR NO. 6361



AREA IN LOTS = 29.2013 Ac.  
AREA IN R.O.W. = 3.0693 Ac.  
TOTAL AREA = 32.2706 Ac.

## APPROVALS

- APPROVED THIS 20<sup>th</sup> DAY OF October, 2008 John Casey  
LORAIN COUNTY ENGINEER
- APPROVED THIS 20<sup>th</sup> DAY OF October, 2008 John Casey  
LORAIN COUNTY SANITARY ENGINEER
- APPROVED THIS 20<sup>th</sup> DAY OF October, 2008 Kenneth G. Reese  
LORAIN COUNTY DISTRICT BOARD OF HEALTH
- APPROVED THIS 21 DAY OF October, 2008 Darryl Norris  
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES
- APPROVED THIS 21<sup>st</sup> DAY OF October, 2008 Ronald F. Twining  
DIRECTOR, LORAIN COUNTY PLANNING COMM.
- APPROVED THIS 21<sup>st</sup> DAY OF October, 2008 Ronald A. Lawrence  
LORAIN COUNTY PROSECUTOR'S OFFICE

## UNDERGROUND EASEMENT

WE, THE OWNERS OF THE WITHIN PLATTED LANDS, DO HEREBY GRANT UNTO OHIO EDISON FIRST ENERGY, CENTURYTEL OF OHIO, ADELPHIA & COLUMBIA GAS, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND 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 GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTNING WITHIN AND WITHOUT SAID EASEMENTS PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION 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 PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

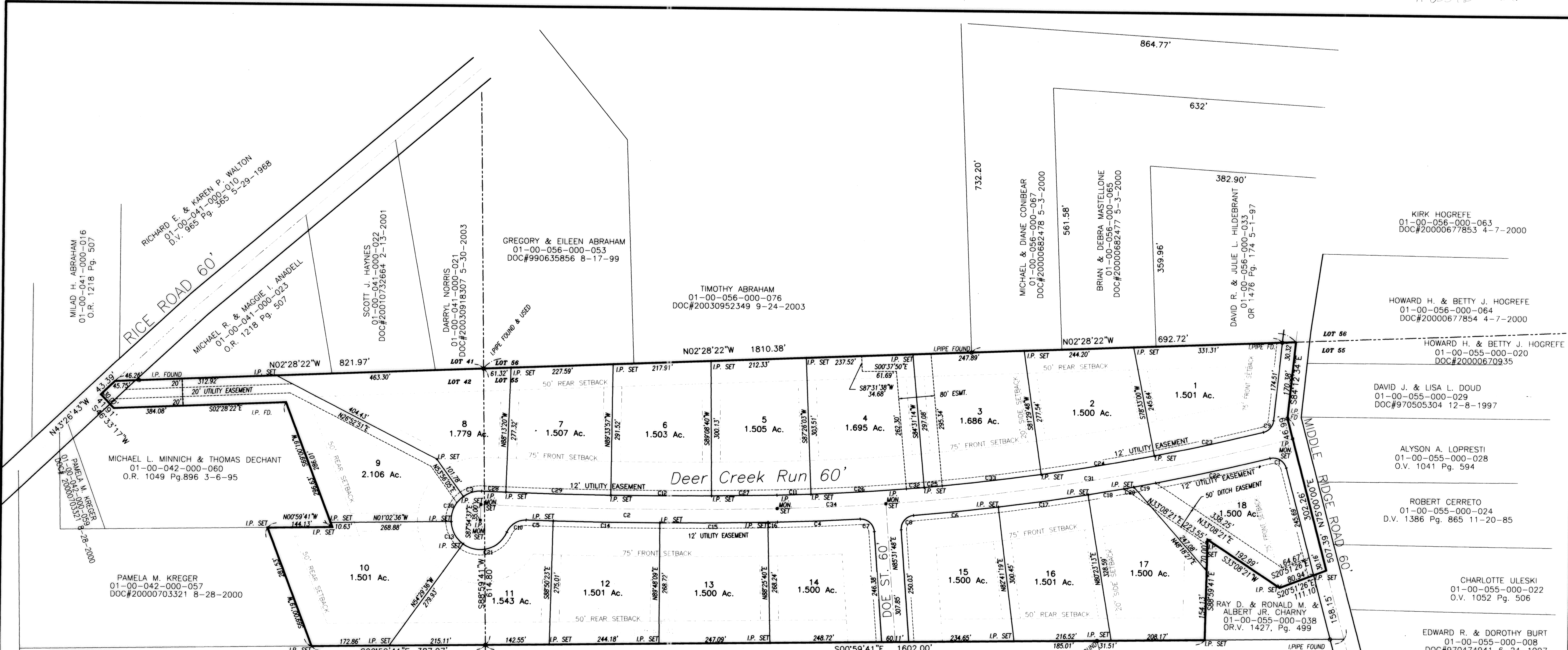
SIGNED: Darryl Norris  
DEER CREEK RUN ESTATES, INC.  
BY: DARRYL NORRIS, PRESIDENT

SIGNED: John B. ...  
OHIO EDISON, FIRST ENERGY  
BY: Robert J. ...  
CENTURYTEL OF OHIO

**J.A.R. Engineering & Surveying, Inc.**  
CONSULTING ENGINEERS / SURVEYORS  
24629 DETROIT ROAD WESTLAKE, OHIO 44145  
Phone: (440)-871-8345

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08/04

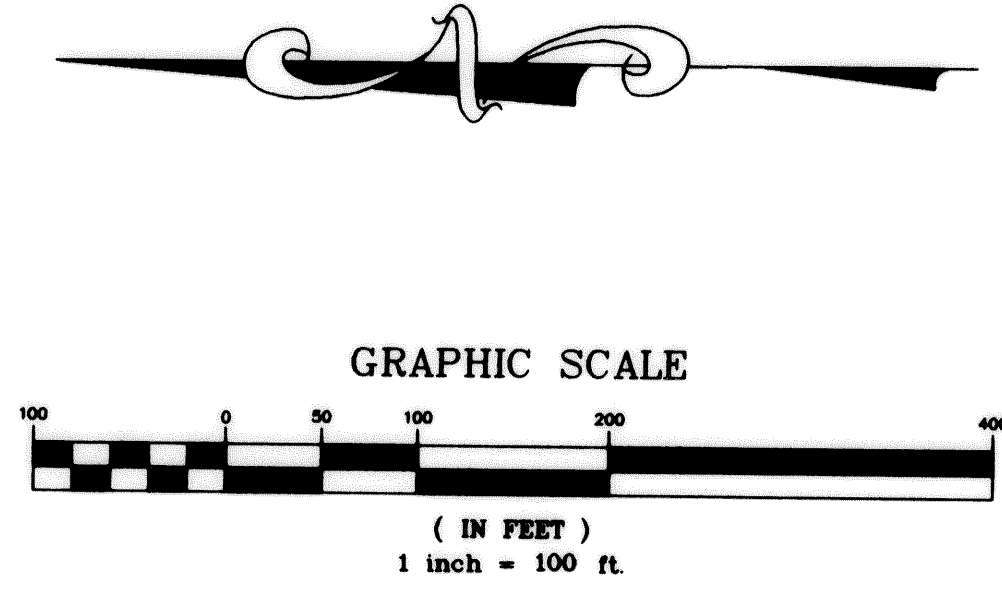




CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	46.77	30.00	89°19'14"	29.65	N30°20'23"E	42.17
C2	660.00	10000.00	3°46'53"	330.12	S00°11'57"W	659.88
C3	43.26	65.00	38°07'48"	22.46	N16°59'49"W	42.46
C4	184.28	5030.00	2°05'57"	92.15	S02°44'28"E	184.27
C5	60.52	10030.00	0°20'45"	30.26	S01°19'59"W	60.52
C6	189.78	5030.00	2°09'42"	94.90	S06°13'49"E	189.77
C7	46.77	30.00	89°19'14"	29.65	N40°52'11"E	42.17
C8	46.77	30.00	89°19'14"	29.65	N49°48'35"W	42.17
C9	36.60	30.00	69°53'42"	20.97	S49°15'43"E	34.37
C10	53.70	45.00	68°22'45"	30.57	N32°41'01"W	50.57
C11	75.84	4970.00	0°52'27"	37.92	S02°07'43"E	75.84
C12	224.41	9970.00	1°17'23"	112.21	S00°12'38"E	224.40
C13	58.19	65.00	51°17'44"	31.21	S61°09'29"W	56.27
C14	237.67	10030.00	1°21'28"	118.84	S00°28'53"W	237.66
C15	240.66	10030.00	1°22'29"	120.33	S00°53'05"E	240.65
C16	20.90	10030.00	0°07'10"	10.45	S01°37'55"E	20.90
C17	202.06	5030.00	2°18'06"	101.04	S08°27'44"E	202.05
C18	80.79	5030.00	0°55'13"	40.40	S10°04'23"E	80.79
C19	49.66	5030.00	0°33'57"	24.83	S11°04'09"E	49.66
C20	22.21	5030.00	0°15'11"	11.10	S10°39'35"E	22.21
C21	116.16	65.00	102°23'20"	80.83	S15°41'03"E	101.31
C22	260.62	5030.00	2°58'07"	130.34	S12°50'11"E	260.59
C23	248.48	4970.00	2°51'52"	124.26	S12°52'56"E	248.45
C24	255.59	4970.00	2°56'47"	127.82	S09°58'36"E	255.56
C25	40.00	4970.00	0°27'40"	20.00	S05°42'36"E	40.00
C26	212.73	4970.00	2°27'09"	106.38	S03°47'31"E	212.71
C27	145.49	9970.00	0°50'10"	72.75	S01°16'25"W	145.49
C28	54.30	9970.00	0°18'43"	27.15	S01°56'02"W	54.30
C29	233.82	9970.00	1°20'37"	116.92	S01°06'22"W	233.81
C30	64.81	65.00	57°07'55"	35.39	N64°37'41"W	62.16
C31	918.91	5000.00	10°31'48"	460.75	S09°44'06"E	917.61
C32	40.00	4970.00	0°27'40"	20.00	S05°14'56"E	40.00
C33	222.31	4970.00	2°33'46"	111.17	S07°13'19"E	222.29
C34	242.47	5000.00	2°46'43"	121.26	S03°04'50"E	242.45

ELIA H. MARTINEZ  
01-00-042-000-029  
O.R. 962 Pg. 305 8-15-1994

FIRELANDS FARM INC.  
01-00-055-000-049 & 051  
DOC#20010736366



PREPARED FOR:  
DEER CREEK RUN ESTATES, INC.  
170 Mallard Creek Run  
LaGrange, OH 44050  
440-458-8000

REVISIONS	DESCRIPTION
10.8.04	ADDED CURVE TANGENT INFO

**J.A.R. Engineering & Surveying, Inc.**  
CONSULTING ENGINEERS / SURVEYORS  
24629 DETROIT ROAD WESTLAKE, OHIO 44145  
Phone: (440)-871-8345

**PLAT PLAN**  
DEER CREEK ESTATES  
MIDDLE RIDGE ROAD  
BROWNHELM TOWNSHIP, OHIO

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2  
10/04