

# DEERFIELD ESTATES SUBDIVISION NO. 2

BEING PART OF  
ORIGINAL AMHERST TOWNSHIP LOT NO. 1 & PART OF  
BLOCK "G" IN DEERFIELD ESTATES SUBDIVISION NO. 1 P.V. 84, PG 60-62

City of Lorain  
County of Lorain, State of Ohio

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, AMHERST DEVELOPMENT, LLC BY JOHN MCGILL, ITS PRESIDENT, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF DEERFIELD ESTATES SUBDIVISION NO. 2, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

AMHERST DEVELOPMENT, LLC

BY: John McGill  
JOHN MCGILL, PRESIDENT  
WITNESS: Susan J. Eby  
BY: Susan J. Eby  
WITNESS: Chris Herzener  
BY: Chris Herzener

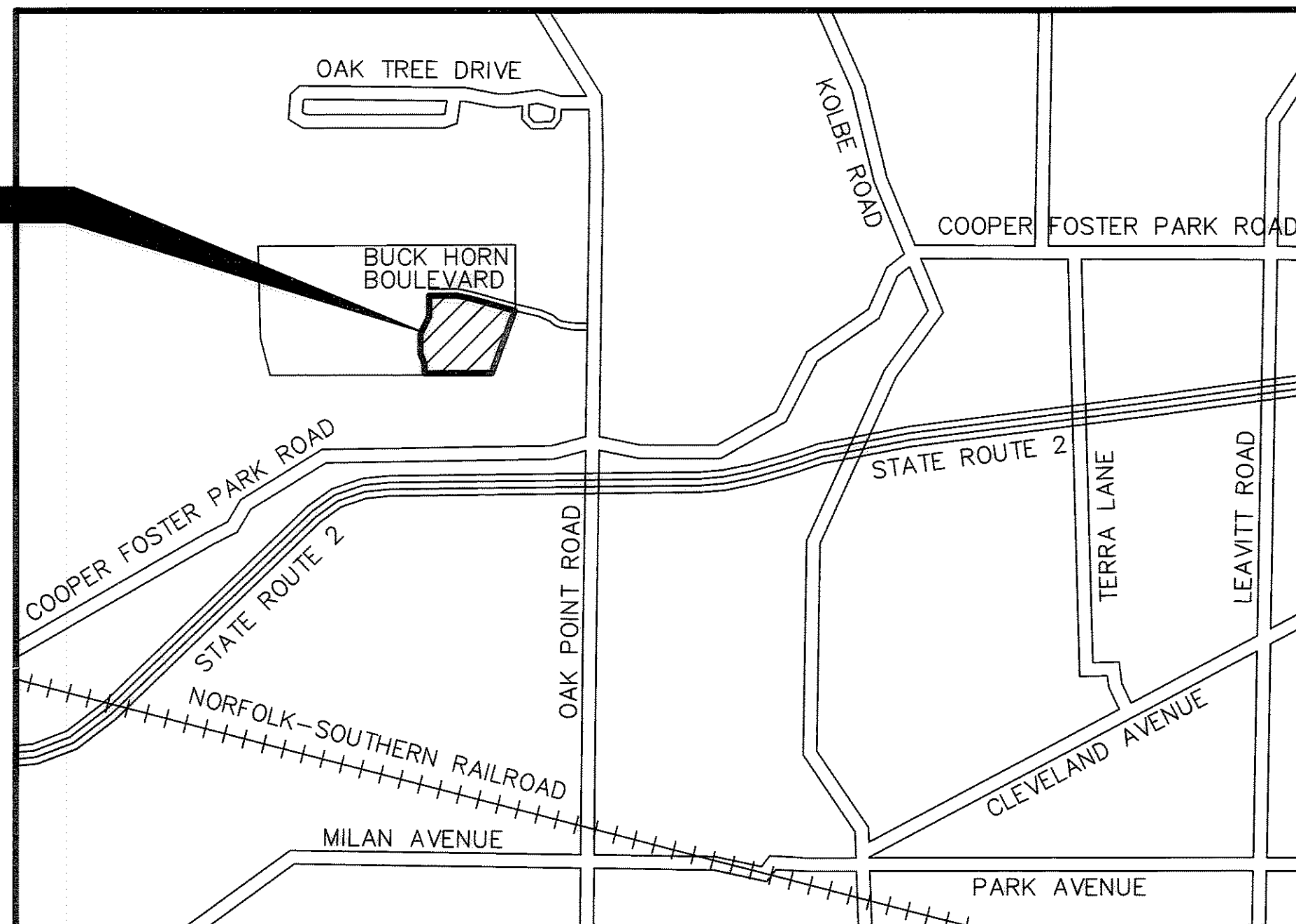
### NOTARY CERTIFICATE

STATE OF OHIO  
SS  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR JOHN MCGILL, REPRESENTING AMHERST DEVELOPMENT, LLC, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 26 DAY OF October, 2006.

Diane B. Dicarrò  
NOTARY PUBLIC  
MY COMMISSION EXPIRES Feb 9, 2010

DIANE B. DICARRO  
Notary Public - State of Ohio  
My Commission Expires Feb. 9, 2010

PROJECT LOCATION  
DEERFIELD ESTATES SUBDIVISION NO. 2



VICINITY MAP

NO SCALE

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "DEERFIELD ESTATES SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 9.5279 ACRES OF LAND IN AMHERST TOWNSHIP ORIGINAL LOT 1 IN THE CITY OF LORAIN, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THIS PLAT 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. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

AREA IN SUBLOTS	7.0338	ACRES
AREA IN RIGHT-OF-WAY	2.4941	ACRES
TOTAL AREA IN SUBDIVISION	9.5279	ACRES

### LEGEND

- ☒ EXISTING MONUMENT BOX
- ⊙ IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
- ☒ EXISTING MONUMENT BOX
- ☒ PROPOSED MONUMENT BOX
- ⊙ 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"
- ⊕ MONUMENT BOX PER RECORD PLAT VOL. 84 PG. 60-62

David L. Elwell  
DAVID L. ELWELL  
REGISTERED SURVEYOR NO 6333



### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING NATIONAL CITY BANK, MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF DEERFIELD ESTATES SUBDIVISION NO. 2, HAS EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT, AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

John C. Jones VP  
REPRESENTATIVE  
Janet Jack  
WITNESS  
Maud McNeil  
WITNESS

### MORTGAGEE'S NOTARY CERTIFICATE

STATE OF OHIO  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR John McGill REPRESENTING NATIONAL CITY BANK WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 26 DAY OF FEBRUARY, 2006.

John McGill  
NOTARY PUBLIC  
MY COMMISSION EXPIRES June 27, 2009

### LORAIN CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF DEERFIELD ESTATES SUBDIVISION NO. 2 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

Patrick A. McGannon  
PATRICK A. MCGANNON, PS  
LORAIN CITY SURVEYOR  
DATE: 3-20-06

### COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF DEERFIELD ESTATES SUBDIVISION NO. 2 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 21-06 PASSED THIS 6<sup>th</sup> DAY OF March, 2006.

Robert Brown  
CLERK OF COUNCIL

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF DEERFIELD ESTATES SUBDIVISION NO. 2 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

Craig Miller  
CHAIRMAN, CITY OF LORAIN  
PLANNING COMMISSION  
DATE: 3-17-06

### LAW DIRECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF DEERFIELD ESTATES SUBDIVISION NO. 2 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

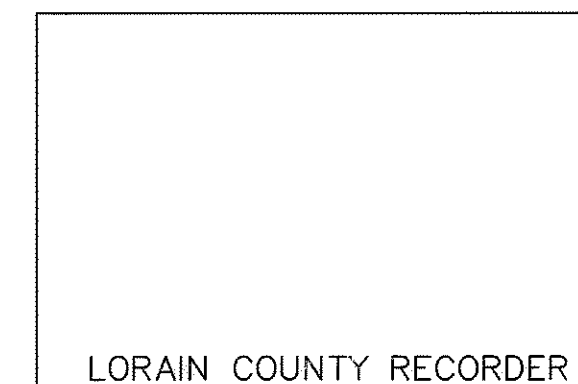
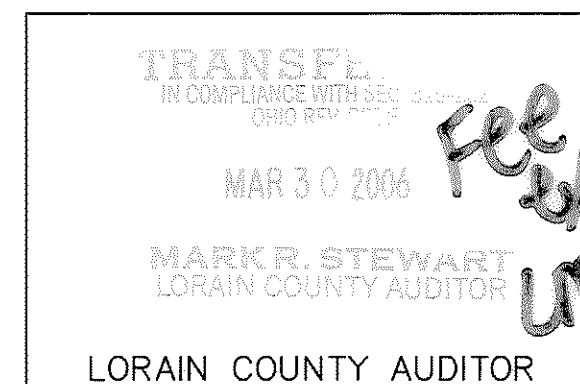
Mohamed Parwana  
LAW DIRECTOR, CITY OF LORAIN  
DATE: 3-17-06

### PARK DEPARTMENT CERTIFICATE

THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 1111.05 AS APPROVED BY ORDINANCE NO. 186-85 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN HAVE BEEN MET; WHEREIN THE PARK DEDICATION HAS BEEN WAIVED AND OTHER CONSIDERATIONS ACCEPTED IN LIEU THEREOF.

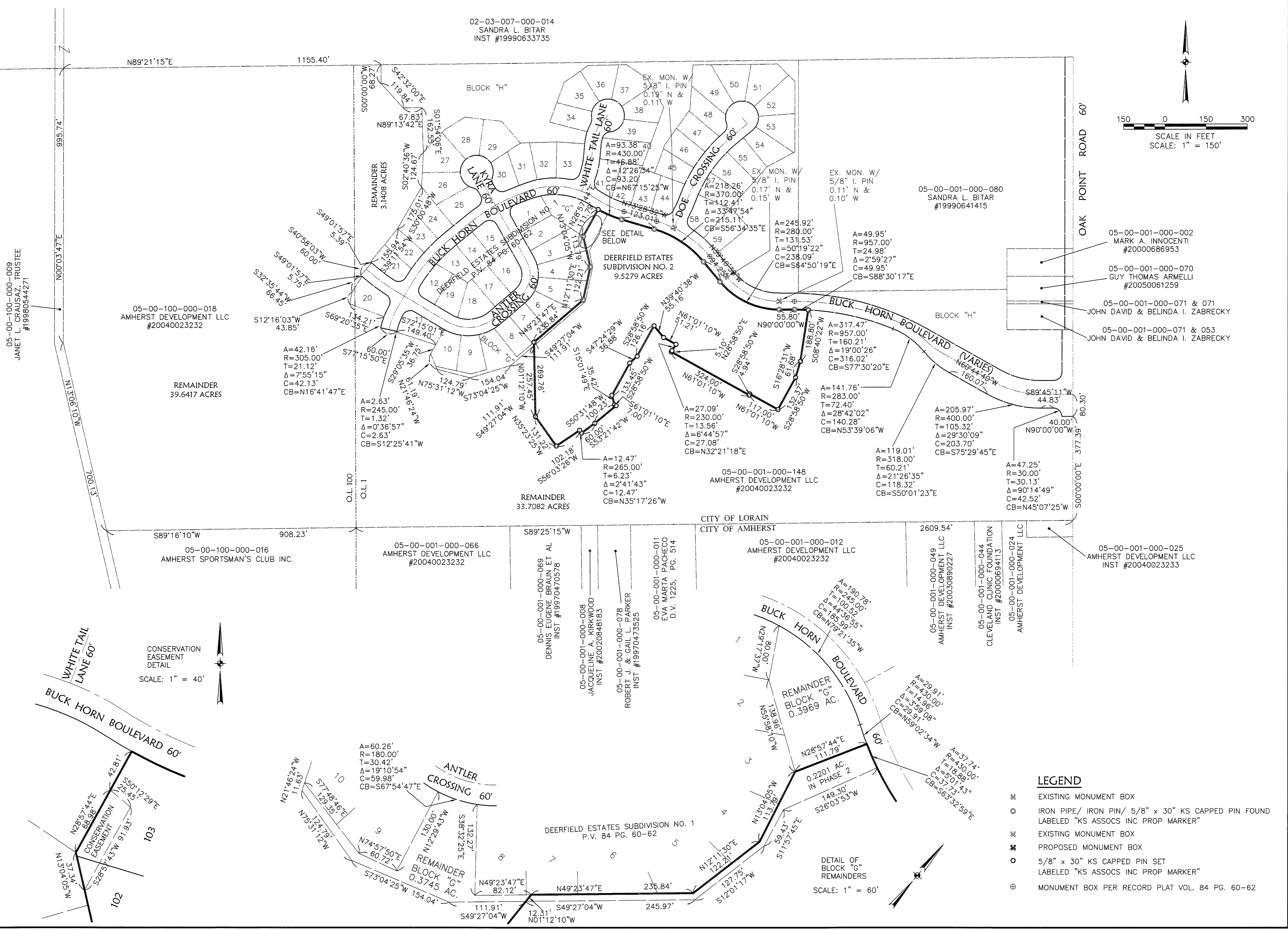
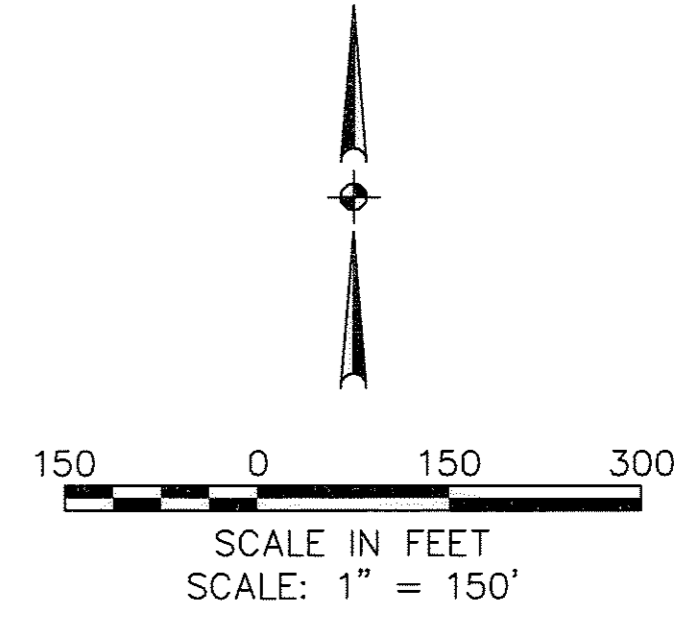
Craig Miller  
DIRECTOR OF PUBLIC SERVICE  
DATE: 3/17/06

BY: John McGill  
AMHERST DEVELOPMENT, LLC  
30575 BAINBRIDGE ROAD, SUITE 100  
SOLON, OH 44139  
(440) 914-4212



BY	
DESCRIPTION	
DATE	
REVISIONS	
DATE: 7-7-05	DRAWN BY: DAM
C'D BY:	L-FLAUCH
DWG. NAME:	PLAT: 84-06000-001-CONTROL
FB:	
KS Associates, Inc. 860 Burns Rd., Suite 100 Lorain, Ohio 44035 Phone (440) 365-4730 Fax (440) 365-4790 mailroom@ksassoc.com www.ksassoc.com	
RECORD PLAT DEERFIELD ESTATES SUBDIVISION NO. 2	
OF PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 1 & PART OF BLOCK "G" IN DEERFIELD ESTATES SUBD. NO. 1 PLAT VOLUME 84, PAGES 60-62 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO	
SHEET 1 OF 3	
JOB NO. 05040	

02-03-007-000-014  
SANDRA L. BITAR  
INST #19990633735



CONSERVATION  
EASEMENT  
DETAIL  
SCALE: 1" = 40'

DETAIL OF  
BLOCK "G"  
REMAINDERS  
SCALE: 1" = 60'

**LEGEND**

- ⊞ EXISTING MONUMENT BOX
- ⊙ IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND  
LABELED "KS ASSOCS INC PROP MARKER"
- ⊞ EXISTING MONUMENT BOX
- ⊞ PROPOSED MONUMENT BOX
- 5/8" x 30" KS CAPPED PIN SET  
LABELED "KS ASSOCS INC PROP MARKER"
- ⊕ MONUMENT BOX PER RECORD PLAT VOL. 84 PG. 60-62

BY	
DESCRIPTION	
DATE	
REVISIONS	
DATE	7-7-05
DRAWN BY	DAM
CHK'D BY	L.F.LATOZ
DWG. NAME	L.F.LATOZ
PATH	E:\05000\05040\control\dwg\1-PLA102.dwg
F.B.	
MISCELLANEOUS REVISION	3-24-06
DR	

**KS ASSOCIATES**  
KS Associates, Inc.  
660 Burns Rd., Suite 100  
Glynn, Ohio 44035  
Phone (440) 365-4730  
Fax (440) 365-4790  
mailroom@ksassoc.com  
www.ksassoc.com

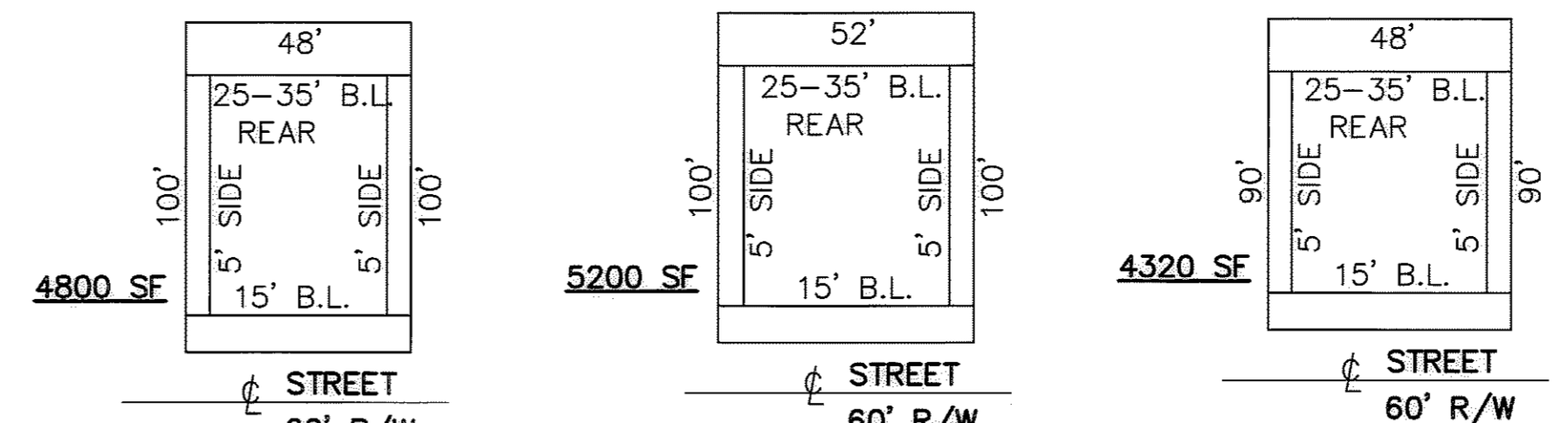
RECORD PLAT  
**DEERFIELD ESTATES  
SUBDIVISION NO. 2**  
OF PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 1 & PART OF BLOCK  
"G" IN DEERFIELD ESTATES SUBD. NO. 1 PLAT VOLUME 84, PAGES 60-62  
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SHEET  
2  
OF  
3  
JOB NO.  
05040

E:\05000\05040\control\dwg\1-PLA102.dwg 8/27/2005 1:06:37 PM EDT

CURVE TABLE						
CURVE	LENGTH (Ft.)	RADIUS (Ft.)	C BEARING	CHORD (Ft.)	DELTA	TANGENT (Ft.)
C88	79.52	425.00	S55°39'34"E	79.40	10°43'13"	39.88
C89	78.79	425.00	S44°59'18"E	78.68	10°37'20"	39.51
C90	37.90	250.00	S85°39'25"E	37.87	8°41'11"	18.99
C91	82.17	430.00	N66°30'37"W	82.05	10°56'56"	41.21
C92	11.21	430.00	S72°43'54"E	11.21	1°29'38"	5.61
C93	96.98	280.00	S80°04'41"E	96.49	19°50'38"	48.98
C94	70.89	200.00	S18°49'36"W	70.52	20°18'27"	35.82
C95	64.28	200.00	S19°46'23"W	64.00	18°24'54"	32.42
C96	6.61	200.00	S09°37'09"W	6.61	1°53'33"	3.30
C97	8.76	170.00	S62°29'46"E	8.76	2°57'11"	4.38
C98	68.32	400.00	S68°34'57"E	68.24	9°47'12"	34.24
C99	167.64	400.00	N51°41'00"W	166.41	24°00'43"	85.07
C100	235.96	400.00	N56°34'36"W	232.55	33°47'55"	121.52
C101	181.67	250.00	N60°29'44"W	177.70	41°38'11"	95.06
C102	219.57	250.00	N64°50'19"W	212.58	50°19'22"	117.44
C103	4.51	30.00	N04°22'99"E	4.50	8°36'26"	2.26

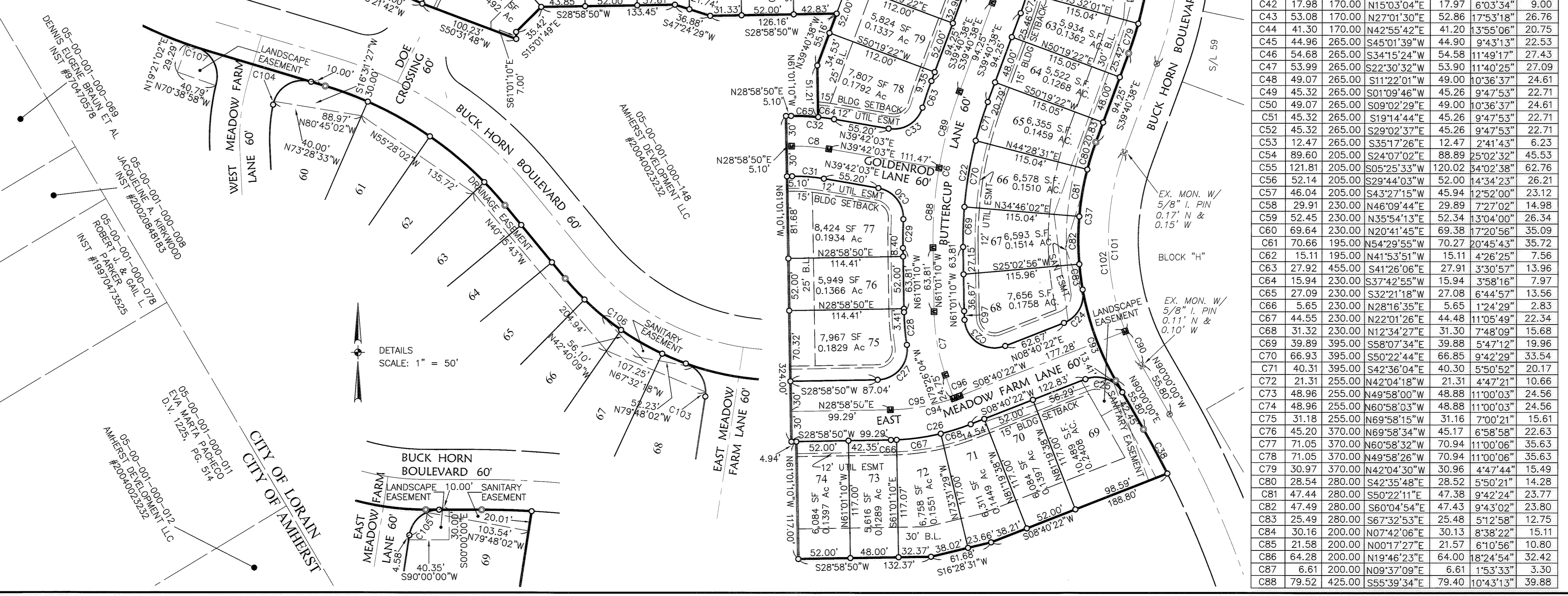
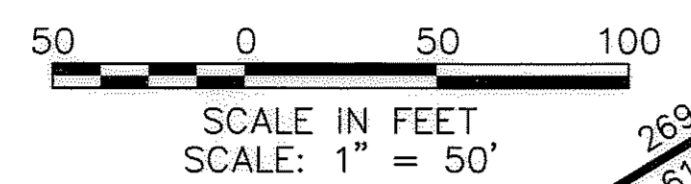
CURVE TABLE						
CURVE	LENGTH (Ft.)	RADIUS (Ft.)	C BEARING	CHORD (Ft.)	DELTA	TANGENT (Ft.)
C104	3.42	30.00	N14°45'46"E	3.42	6°31'41"	1.71
C105	29.65	30.00	N36°58'57"E	28.45	56°37'09"	16.16
C106	22.89	280.00	N52°52'50"W	22.89	4°41'06"	11.45
C107	10.00	430.00	S71°19'06"E	10.00	1°19'57"	5.00



CURVE TABLE						
CURVE	LENGTH (Ft.)	RADIUS (Ft.)	C BEARING	CHORD (Ft.)	DELTA	TANGENT (Ft.)
C1	67.46	200.00	S06°51'43"W	67.14	19°19'29"	34.05
C2	51.74	200.00	N04°36'38"E	51.59	14°49'18"	26.01
C3	132.18	200.00	N30°57'16"E	129.79	37°51'58"	68.60
C4	354.89	235.00	S06°37'29"W	322.11	86°31'33"	221.17
C5	175.33	225.00	N62°00'05"W	170.93	44°38'55"	92.39
C6	158.31	425.00	S50°20'54"E	157.40	21°20'33"	80.08
C7	64.28	200.00	S70°13'37"E	64.00	18°24'54"	32.42
C8	37.42	200.00	S34°20'26"W	37.37	10°43'13"	18.77
C9	70.89	200.00	N18°49'36"E	70.52	20°18'27"	35.82
C10	44.95	30.00	N29°03'53"W	40.86	85°50'23"	27.90
C11	66.86	230.00	S05°31'38"W	66.62	16°39'19"	33.67
C12	43.98	170.00	N04°36'38"E	43.85	14°49'18"	22.11
C13	112.35	170.00	N30°57'16"E	110.32	37°51'58"	58.31
C14	400.19	265.00	S06°37'29"W	363.23	86°31'33"	249.40
C15	509.58	205.00	S06°37'29"W	280.99	86°31'33"	192.93
C16	152.00	230.00	N30°57'16"E	149.25	37°51'58"	78.90
C17	53.98	30.00	S63°34'16"W	46.99	10°05'57"	37.78
C18	37.00	30.00	S38°08'13"E	34.70	70°40'24"	21.27
C19	42.43	170.00	S04°20'57"W	42.32	14°17'56"	21.32
C20	49.76	30.00	S59°00'41"W	44.25	95°01'32"	32.75
C21	150.41	255.00	N56°34'32"W	148.24	53°47'47"	77.47
C22	147.14	395.00	S50°20'54"E	146.29	21°20'33"	74.43
C23	56.21	30.00	N62°21'00"E	48.34	107°21'16"	40.81
C24	41.27	30.00	N30°44'30"W	38.10	78°49'44"	24.65
C25	42.58	30.00	S49°20'11"W	39.10	81°19'38"	25.77
C26	81.52	230.00	N18°49'36"E	81.09	20°18'27"	41.19
C27	51.40	30.00	N20°05'58"E	45.34	98°09'36"	34.61
C28	32.76	230.00	S65°05'58"E	32.73	8°09'36"	16.41
C29	29.70	455.00	S59°12'45"E	28.69	3°36'50"	14.35
C30	43.40	30.00	S81°08'51"W	39.72	82°53'37"	26.49
C31	31.81	170.00	S34°20'26"W	31.76	10°43'13"	15.95
C32	43.03	230.00	S34°20'26"W	42.97	10°43'13"	21.58
C33	43.40	30.00	N01°44'46"W	39.72	82°53'37"	26.49
C34	85.77	195.00	N52°16'42"W	85.08	25°12'08"	43.59
C35	93.38	430.00	S67°15'25"E	93.20	12°26'34"	46.88
C36	218.26	370.00	N56°34'35"W	215.11	33°47'54"	112.41
C37	245.92	280.00	S64°50'19"E	238.09	50°19'22"	131.53
C38	49.96	970.00	N88°30'17"W	49.95	2°59'27"	24.98
C39	16.97	170.00	N00°03'34"E	16.96	5°43'10"	8.49
C40	27.01	170.00	N07°28'13"E	26.98	9°06'09"	13.53
C41	17.98	170.00	N15°03'04"E	17.97	6°03'34"	9.00
C42	53.08	170.00	N27°01'30"E	52.86	17°53'18"	26.76
C43	41.30	170.00	N42°55'42"E	41.20	13°55'06"	20.75
C44	44.96	265.00	S45°01'39"W	44.90	9°43'13"	22.53
C45	54.68	265.00	S34°15'24"W	54.58	11°49'17"	27.43
C46	53.99	265.00	S22°30'32"W	53.90	11°40'25"	27.09
C47	49.07	265.00	S11°22'01"W	49.00	10°36'37"	24.61
C48	45.32	265.00	S01°09'46"W	45.26	9°47'53"	22.71
C49	49.07	265.00	S09°02'29"E	49.00	10°36'37"	24.61
C50	45.32	265.00	S19°14'44"E	45.26	9°47'53"	22.71
C51	45.32	265.00	S29°02'37"E	45.26	9°47'53"	22.71
C52	12.47	265.00	S35°17'26"E	12.47	2°41'43"	6.23
C53	89.60	205.00	S24°07'02"E	88.89	25°02'32"	45.53
C54	121.81	205.00	S05°25'33"W	120.02	54°02'38"	62.76
C55	52.14	205.00	S29°44'03"W	52.00	14°34'23"	26.21
C56	52.14	205.00	S43°27'15"W	45.94	12°52'00"	23.12
C57	29.91	230.00	N46°09'44"E	29.89	7°27'02"	14.98
C58	52.45	230.00	N35°54'13"E	52.34	13°04'00"	26.34
C59	69.64	230.00	N20°41'45"E	69.38	17°20'56"	35.09
C60	70.66	195.00	N54°29'55"W	70.27	20°45'43"	35.72
C61	15.11	195.00	N41°53'51"W	15.11	4°26'25"	7.56
C62	27.92	455.00	S41°26'06"E	27.91	3°30'57"	13.96
C63	15.94	230.00	S37°42'55"W	15.94	3°58'16"	7.97
C64	27.09	230.00	S32°21'18"W	27.08	6°44'57"	13.56
C65	6.65	230.00	N28°16'35"E	5.65	1°24'29"	2.83
C66	44.55	230.00	N22°01'26"E	44.48	11°05'49"	22.34
C67	31.32	230.00	N12°34'27"E	31.30	7°48'09"	15.68
C68	39.89	390.00	S58°07'34"E	39.88	5°47'12"	19.96
C69	66.93	395.00	S50°22'44"E	66.85	9°42'29"	33.54
C70	40.31	395.00	S42°36'04"E	40.30	5°50'52"	20.17
C71	21.31	255.00	N42°04'18"W	21.31	4°47'21"	10.66
C72	48.96	255.00	N49°58'00"W	48.88	11°00'03"	24.56
C73	48.96	255.00	N60°58'03"W	48.88	11°00'03"	24.56
C74	31.18	255.00	N69°58'15"W	31.16	7°00'21"	15.61
C75	45.20	370.00	N69°58'34"W	45.17	6°58'58"	22.63
C76	71.05	370.00	N60°58'32"W	70.94	11°00'06"	35.63
C77	71.05	370.00	N49°58'26"W	70.94	11°00'06"	35.63
C78	30.97	370.00	N42°04'30"W	30.96	4°47'44"	15.49
C79	28.54	280.00	S42°35'48"E	28.52	5°50'21"	14.28
C80	47.44	280.00	S50°22'11"E	47.38	9°42'24"	23.77
C81	47.44	280.00	S60°04'54"E	47.43	9°43'02"	23.80
C82	25.49	280.00	S67°32'53"E	25.48	5°12'58"	12.75
C83	30.16	200.00	N07°42'06"E	30.13	8°38'22"	15.11
C84	21.58	200.00	N00°17'27"E	21.57	6°10'56"	10.80
C85	64.28	200.00	N19°46'23"E	64.00	18°24'54"	32.42
C86	6.61	200.00	N09°37'09"E	6.61	1°53'33"	3.30
C87	79.52	425.00	S55°39'34"E	79.40	10°43'13"	39.88

**LEGEND**

- ⊕ MONUMENT BOX PER RECORD P.V. 84 PG 60-62
- ⊙ IRON PIPE/ IRON PIN/ 5/8"x30" KS CAPPED PIN FOUND LABELED "KS ASSOC INC PROP MARKER"
- ⊕ EXISTING MONUMENT BOX
- ⊕ PROPOSED MONUMENT BOX
- 5/8"x30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"
- DRILLHOLE FOUND
- FD FOUND
- (S) SURVEYED
- (R) RECORD
- (C) CALCULATED
- (M) MEASURED
- D.V. DEED VOLUME
- PG. PAGE
- O.L. ORIGINAL LOT
- O.R.V. OFFICIAL RECORD VOLUME
- INST. INSTRUMENT



**REVISIONS**

NO.	DATE	DESCRIPTION

DATE: 7-2-05  
 DRAWN BY: DAM  
 CHECKED BY: I.P.I.  
 DATE: 7-2-05  
 DWG. NAME: I-PLAT01.dwg  
 PATH: E:\BUREAU\UDOT\CONTROL

**KS ASSOCIATES, Inc.**  
 260 Burns Rd., Suite 100  
 Aurora, Ohio 44205  
 Phone: (440) 363-7730  
 Fax: (440) 365-4770  
 email: info@ksassoc.com  
 www.ksassoc.com

**RECORD PLAT**  
**DEERFIELD ESTATES**  
**SUBDIVISION NO. 2**  
 OF PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 1 & PART OF BLOCK "G" IN DEERFIELD ESTATES SUBD. NO. 1 PLAT VOLUME 84, PAGES 60-62  
 CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO

SHEET 3 OF 3  
 JOB NO. 05040