

Nature's Preserve Subdivision, No. 3

City of Vermilion ~ Lorain County ~ State of Ohio
Part of Original Brownhelm Township Lots 2, 3, 14, & 15

Remainder Parcels of Nature's Preserve Subdivision, No. 2
Lorain County Plat Volume 82 Page 29
P.P.N. 01-00-002-119-011
P.P.N. 01-00-003-139-063 (PT.)
P.P.N. 01-00-014-000-024 (PT.)

Being a Resubdivision of Sublots 1368, 1369, & 1370
and Part of Vacated Boynton Road (ORD # 2004-47)
Vermilion-on-the-Lake Subdivision No. 2
Lorain County Plat Volume 10 Page 20
P.P.N. 01-00-002-122-018
P.P.N. 01-00-002-122-019
P.P.N. 01-00-002-122-020

PLANS PREPARED BY:

PLANS PREPARED FOR:



475 N. Abbe Road
Elyria, Ohio 44035
www.haywoodcivilengineering.com
(440) 365-9831 Office
(440) 365-3426 Fax

Cassell Realty
5425 Liberty Avenue
Vermilion, Ohio 44089

APPROVAL SIGNATURES

CITY ENGINEER

APPROVED BY THE CITY ENGINEER FOR RECORDING PURPOSES ONLY
ON THIS 4th DAY OF OCTOBER, 2006.

SIGNED Christopher Howard
CITY ENGINEER- CHRISTOPHER HOWARD, P.E.

PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF VERMILION, OHIO
FOR RECORDING PURPOSES ONLY ON THIS 4th DAY OF October, 2006.

SIGNED Nancy Pena
SECRETARY- NANCY PENA

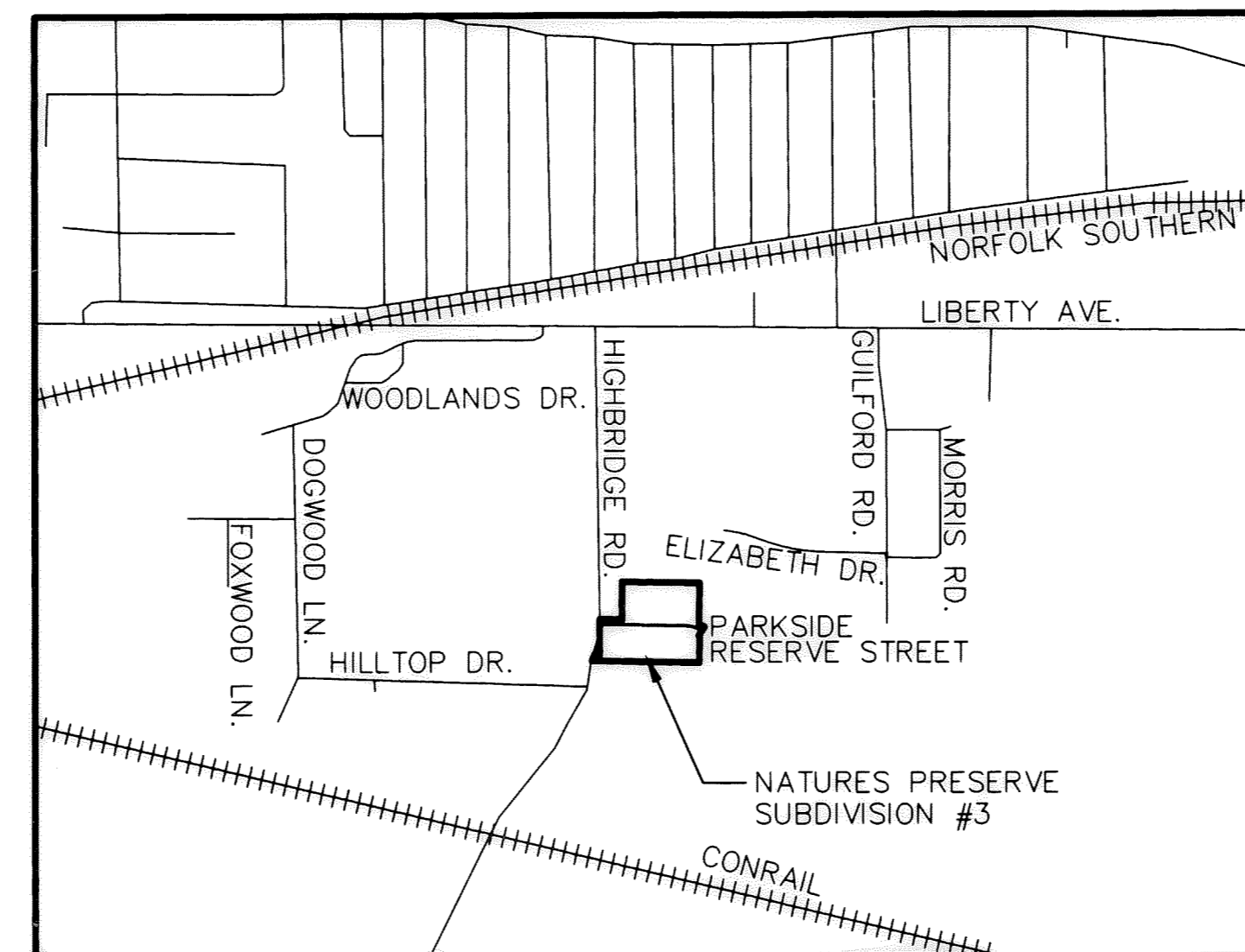
SIGNED John Gabriel
CHAIRMAN- JOHN GABRIEL

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF NATURES PRESERVE SUBDIVISION NO. 3
WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF VERMILION, OHIO
FOR RECORDING PURPOSES ONLY ON THIS 18th DAY OF September, 2006.

SIGNED Jean Anderson
MAYOR- JEAN ANDERSON

SIGNED Gwen Fisher
CLERK OF COUNCIL- GWEN FISHER



OWNER'S CERTIFICATE

THE UNDERSIGNED Kenneth F. Cassell HEREBY CERTIFIES THAT THE ATTACHED PLAT
CORRECTLY REPRESENTS NATURES PRESERVE SUBDIVISION NO. 3, A SUBDIVISION OF LOTS 24 TO 34
INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL
OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETC., SHOWN
HEREIN AND NOT HERETOFORE DEDICATED.

IN WITNESS THEREOF 8 DAY OF September, 2006.

SIGNED Kenneth F. Cassell
KENNETH F. CASSELL

NOTARIAL SEAL

STATE OF OHIO
S.S.
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Kenneth F. Cassell,
WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN
EXPRESSED.
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 8th DAY OF September, 2006.

BY: Kathy J. Koch, NOTARY PUBLIC
KATHY J. KOCH
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 12/17/10
MY COMMISSION EXPIRES 12/17/10

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MORTGAGEE OF THE LANDS CONTAINED WITHIN THIS FOREGOING PLAT OF
NATURES PRESERVE SUBDIVISION NO. 3, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND
DEDICATE TO PUBLIC USE THE DRIVES AND STREETS AS SHOWN HEREIN.

SIGNED John Matey
V.P. COMMERCIAL LOANS- JOHN MATEY
LORAIN NATIONAL BANK

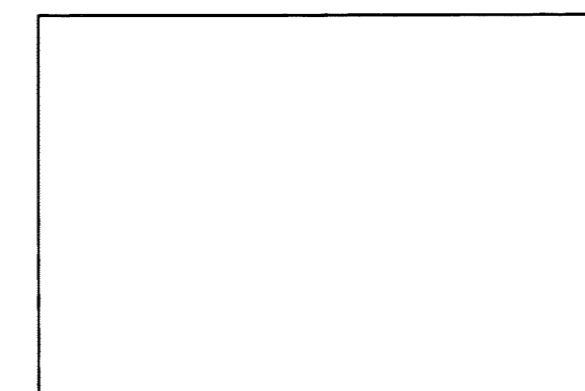
NOTARIAL SEAL

STATE OF OHIO
S.S.
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR John Matey, V.P.,
WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN
EXPRESSED.
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 11 DAY OF September, 2006.

BY: Karen L. Schultz, NOTARY PUBLIC
KAREN L. SCHULTZ
Notary Public for the State of Ohio
My Commission Expires March 20, 2018
MY COMMISSION EXPIRES



LORAIN COUNTY AUDITOR



LORAIN COUNTY RECORDER



Dale Haywood
Dale R. Haywood, P.S.
Registered State of Ohio Surveyor No. 8284

8/9/06
Date

Nature's Preserve Subdivision, No. 3

LEGEND OF SYMBOLS & LINETYPES

- IRON PIN FOUND
- 30" LONG, 5/8" REBAR WITH CAP STAMPED "HAYWOOD 8284"
- IRON PIN IN MONUMENT BOX
- △ PK NAIL
- P ----- PROPERTY LINE
- C ----- CENTERLINE
- R/W ----- RIGHT-OF-WAY LINE
- E ----- EASEMENT LINE
- S ----- SETBACK LINE

CURVE TABLE

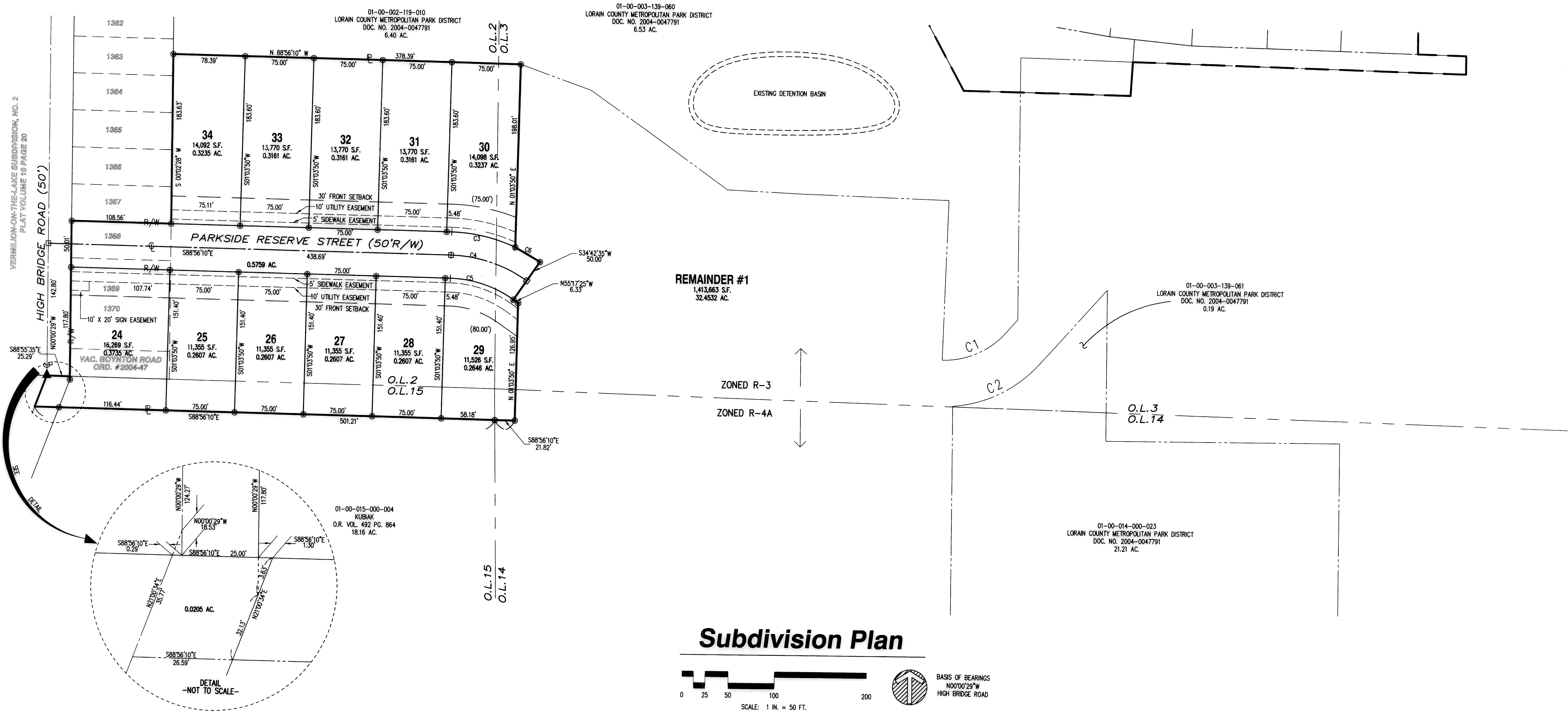
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	80.56	90.31	43.18	51°06'20"	N65°17'37"E 77.91
C2	107.05	140.00	56.29	43°48'36"	N63°46'31"E 104.46
C3	71.50	175.00	36.25	23°24'30"	N77°13'55"W 71.00
C4	88.08	150.00	45.35	33°38'45"	N72°06'48"W 86.82
C5	73.40	125.00	37.79	33°38'45"	N72°06'48"W 72.35
C6	31.27	175.00	15.68	10°14'15"	N60°24'33"W 31.23

ACREAGE SUMMARY

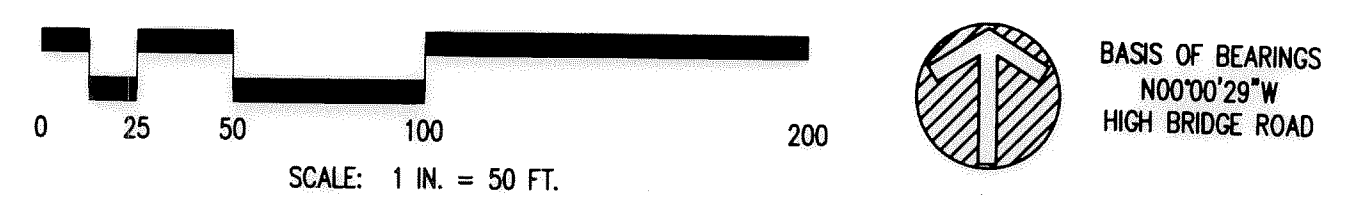
Category	Area (AC)	Total (AC)
LOTS	3.2763	O.L. 2 = 3.2749 AC.
STREETS	0.5964	O.L. 3 = 0.1989 AC.
TOTAL	3.8727	O.L. 14 = 0.0172 AC.
		O.L. 15 = 0.3817 AC.
		TOTAL = 3.8727 AC.

FLOOD PLAIN NOTE

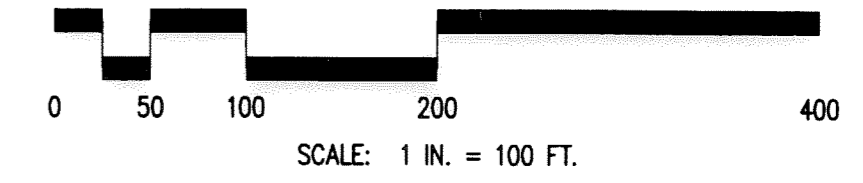
NO PORTION OF SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA.
REFERENCE FEMA FIRM COMMUNITY PANEL NO. 395374 0005 C, DATED 11/12/82.



Subdivision Plan



Boundary Survey



BASIS OF BEARINGS
N00°02'29"W
HIGH BRIDGE ROAD

01-00-003-139-006
ANNA & MELCHORRE G. CAMMARATA
O.R. VOL. 205 PG. 856
7.17 AC.

01-00-003-139-062
LORAIN COUNTY METROPOLITAN PARK SYSTEM
DOC. NO. 2004-0047791
5.71 AC.

01-00-004-116-001
SOMMER REALTY COMPANY
O.R. VOL. 518 PG. 211
35.09 AC.

REMAINDER #1
1,413,663 S.F.
32.4532 AC.

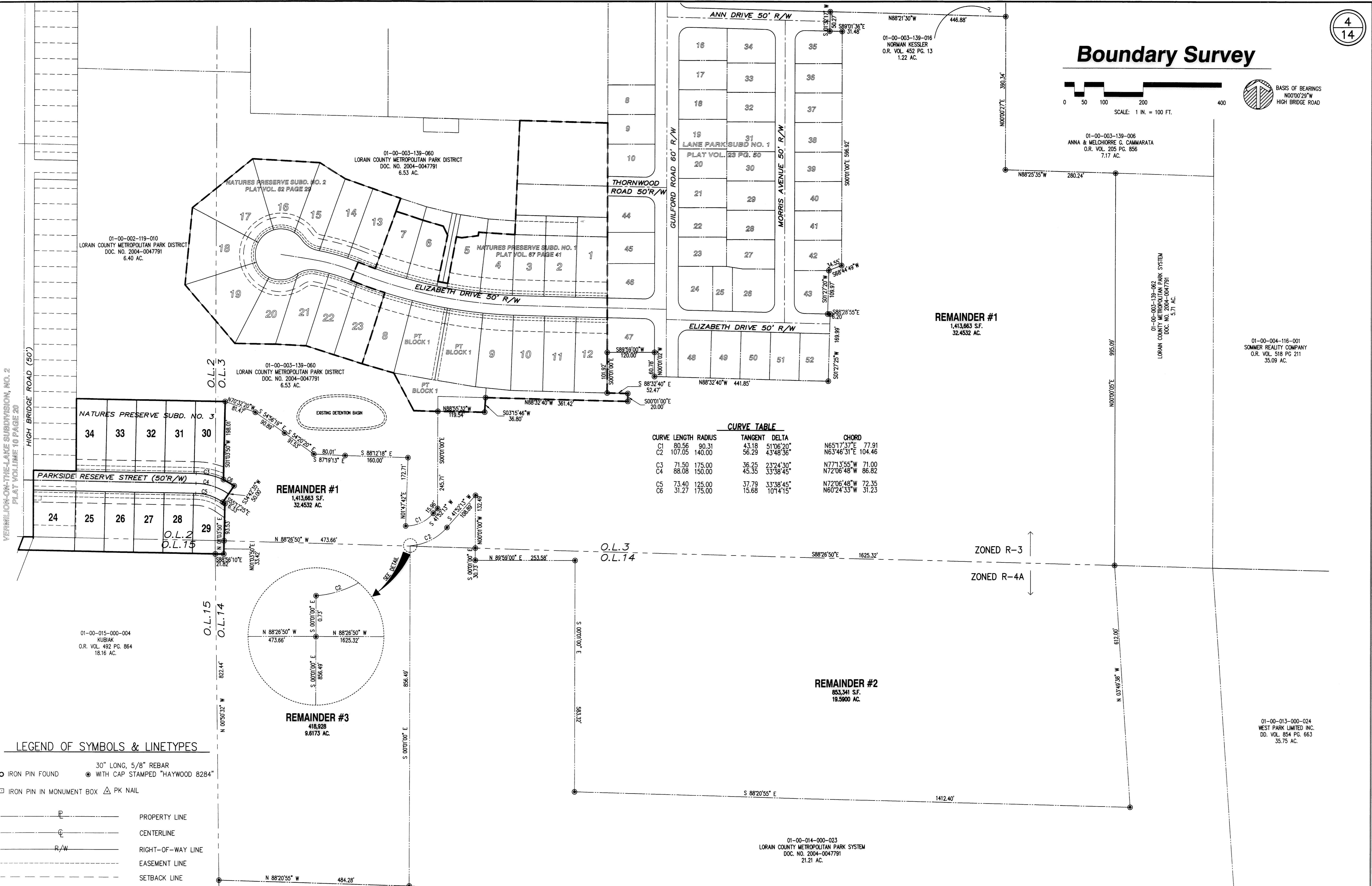
REMAINDER #2
853,341 S.F.
19.5900 AC.

REMAINDER #1
1,413,663 S.F.
32.4532 AC.

REMAINDER #3
418,928
9.6173 AC.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	80.56	90.31	43.18	51°06'20"	N65°17'37"E 77.91
C2	107.05	140.00	56.29	43°48'36"	N63°46'31"E 104.46
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VERMILION-ON-THE-LAKE SUBDIVISION, NO. 2
PLAT VOLUME 10 PAGE 20

01-00-015-000-004
KUBIAK
O.R. VOL. 492 PG. 864
18.16 AC.

01-00-002-119-010
LORAIN COUNTY METROPOLITAN PARK DISTRICT
DOC. NO. 2004-0047791
6.40 AC.

01-00-003-139-060
LORAIN COUNTY METROPOLITAN PARK DISTRICT
DOC. NO. 2004-0047791
6.53 AC.

01-00-003-139-060
LORAIN COUNTY METROPOLITAN PARK DISTRICT
DOC. NO. 2004-0047791
6.53 AC.

01-00-003-139-016
NORMAN KESSLER
O.R. VOL. 452 PG. 13
1.22 AC.

01-00-014-000-023
LORAIN COUNTY METROPOLITAN PARK SYSTEM
DOC. NO. 2004-0047791
21.21 AC.

01-00-014-000-002
ROBERT S. & ROSALIE C. JURSKI
DOC. NO. 1998-0530502
48.93 AC.