

SEVENTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM FOR  
QUARRY LAKES AT AMHERST CONDOMINIUM  
BEING A PART OF ORIGINAL AMHERST TOWNSHIP LOT NUMBER 21,  
NOW IN THE CITY OF AMHERST - LORAIN COUNTY - STATE OF OHIO  
MAY 25, 2012  
SCALE 1 INCH = 60 FEET

EXHIBIT B  
ADDING UNITS AS CONSTRUCTED:  
UNITS 300, 310, 420, 430, 450,  
510, 520, 541, 551, AND 561

GRANTOR: AMHERST CONDOMINIUMS, L.L.C.

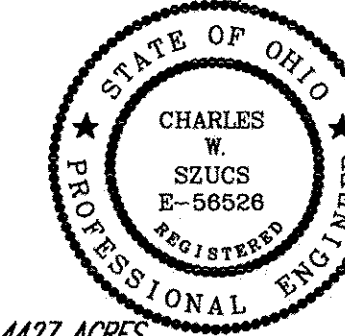
I HEREBY CERTIFY THAT THIS DRAWING ACCURATELY REFLECTS THE LOCATION OF  
IMPROVEMENTS AND RECORDED EASEMENTS REFLECTED IN FIDELITY NATIONAL TITLE INSURANCE  
COMPANY A.L.T.A. POLICY COMMITMENT FC06-1086 DATED OCTOBER 9, 2007

*Michael P. Spellacy* 7/26/2012  
MICHAEL P. SPELLACY P.S. #6169 DATE



I HEREBY CERTIFY THAT THESE DRAWINGS ACCURATELY SHOW EACH BUILDING AS  
BUILT OR CONSTRUCTED.

*Charles W. Szucs* 7.26.12  
CHARLES W. SZUCS, P.E. #56526 DATE



ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.4427 ACRES
ACREAGE OF COMMON ELEMENTS OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENTS UNDER BUILDINGS)	1.0197 ACRES
TOTAL AREA OF LAND DECLARED	1.4624 ACRES
PREVIOUSLY DECLARED	8.5163 ACRES
ADDITIONAL LANDS AMHERST CONDOMINIUMS LLC	6.6142 ACRES
LAND CONVEYED TO THE CITY OF AMHERST FOR DEDICATED ROADWAY	2.1352 ACRES (LESS 0.1184 ACRES OF PREVIOUSLY DECLARED LAND) 2.0168 NET
ADDITIONAL LANDS TJCO EAST LTD.	31.2134 ACRES
TOTAL	49.8231 ACRES

BOUNDARY SURVEY LEGEND

5/8" Iron Pin Set	○ A, Act. .... Actual Measurement or Calculation
Iron Pin/Pipe Found	● U, Used ..... Used Measurement or Monument
Mon Box Found With Pin/Pipe	M, Msd. .... Measured
Monument Box Found (Empty)	D, R, Rec. .... Deed or Record
Survey Nail Set	Calc. .... Calculated
Survey Nail Found	C/L ..... Centerline
Stone/Concrete Monument Found	O, Obs. .... Observed
Drill Hole Set	P.P.N. .... Permanent Parcel Number
Drill Hole Found	
Railroad Spike Set	
Railroad Spike Found	

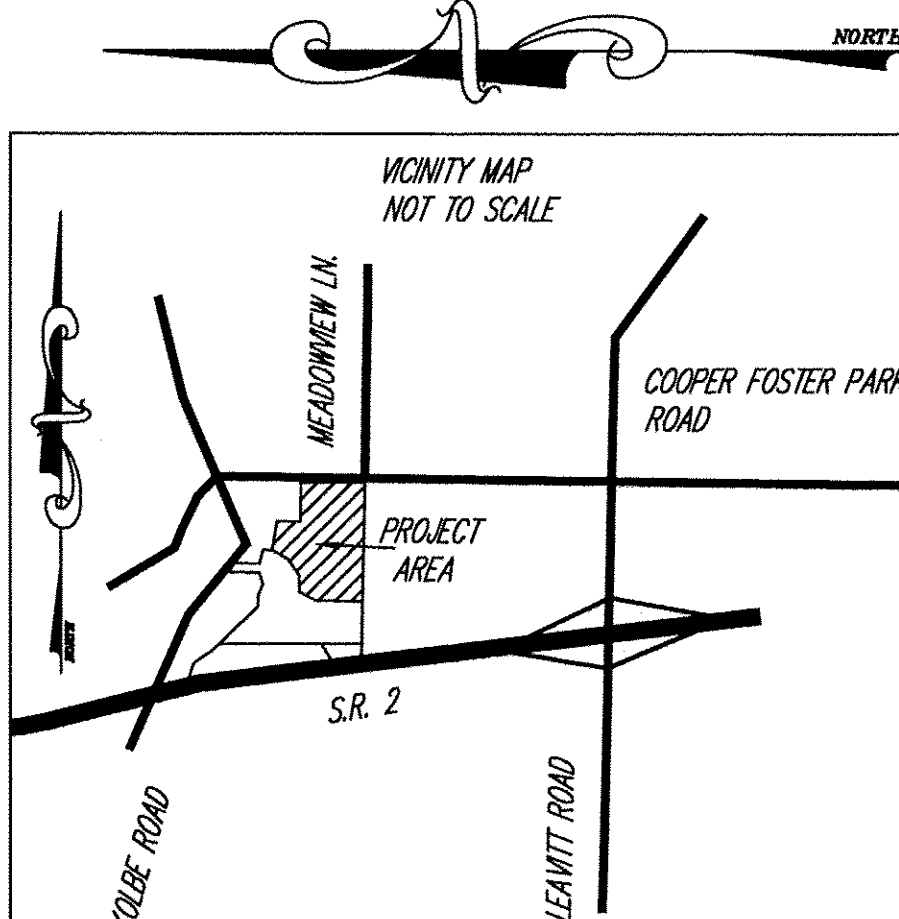
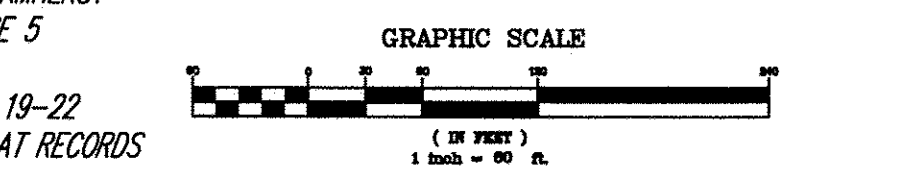
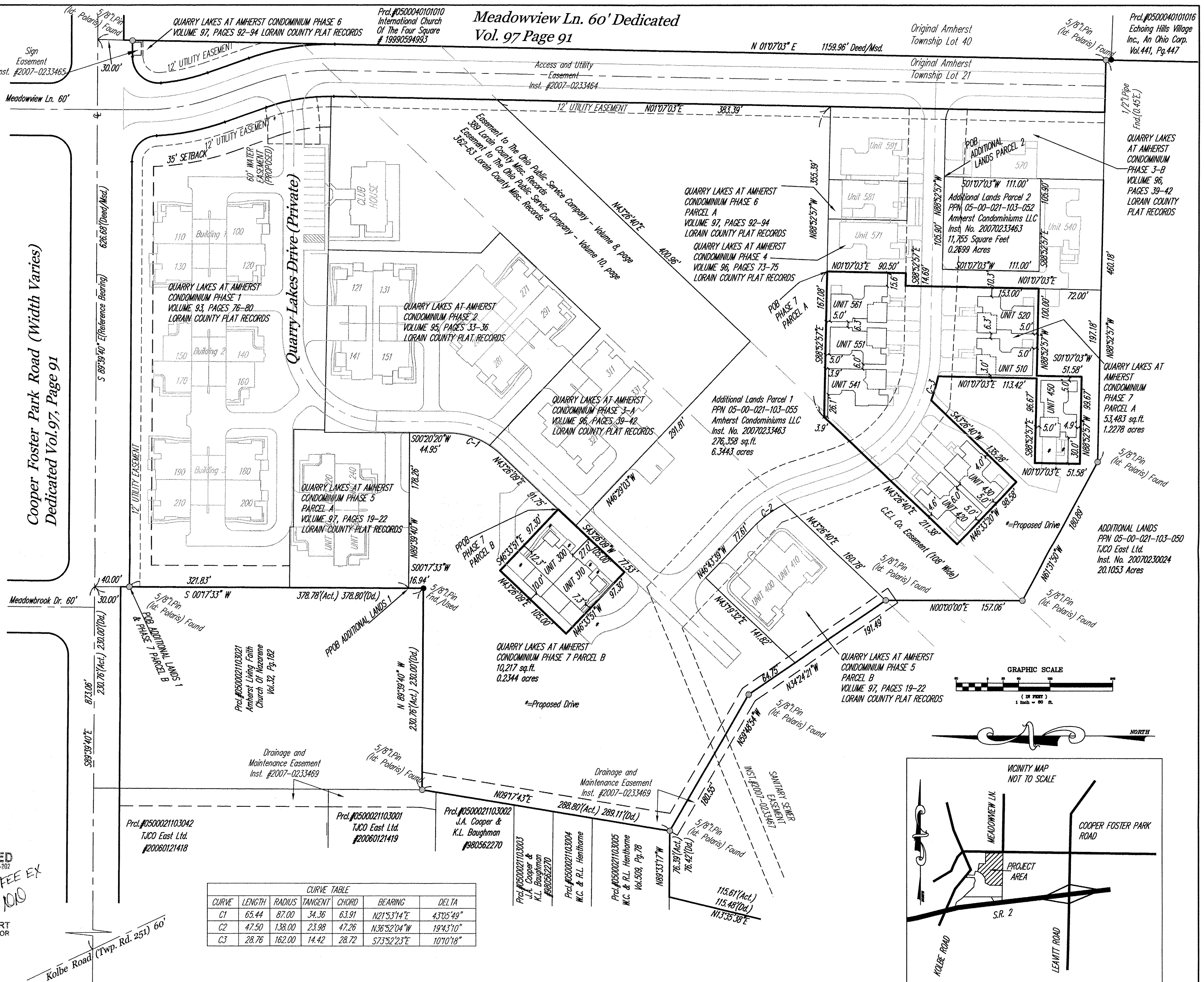
PERCENTAGE OF OWNERSHIP INTEREST  
QUARRY LAKES AT AMHERST CONDOMINIUM

UNIT NO.	PERCENTAGE OF OWNERSHIP IN COMMON AREAS
100	2.1008 % Phase 1
110	2.1008 %
120	2.1008 %
130	2.1008 %
140	2.1008 %
150	2.1008 %
160	2.1008 %
170	2.1008 %
180	2.1008 %
190	2.1008 %
200	2.1008 %
210	2.1008 %
121	2.1008 % Phase 2
131	2.1008 %
141	2.1008 %
151	2.1008 %
261	2.1008 %
271	2.1008 %
281	2.1008 %
291	2.1008 %
301	2.1008 % Phase 3
311	2.1008 %
321	2.1008 %
331	2.1008 %
570	2.5210 %
540	2.5210 % Phase 4
571	2.5210 %
591	2.5210 %
220	2.1008 % Phase 5
230	2.1008 %
240	2.1008 %
250	2.1008 %
400	2.1008 %
410	2.1008 %
581	2.5210 % Phase 6
300	2.1008 % Phase 7
310	2.1008 %
420	2.5210 %
430	2.5210 %
450	2.5210 %
510	2.5210 %
520	2.5210 %
541	2.5210 %
551	2.5210 %
561	2.5210 %
DECLARED	100.0000%
REMAINDER OWNED BY DECLARANT	0
TOTAL	100.0000%

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE

JUL 27 2012  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

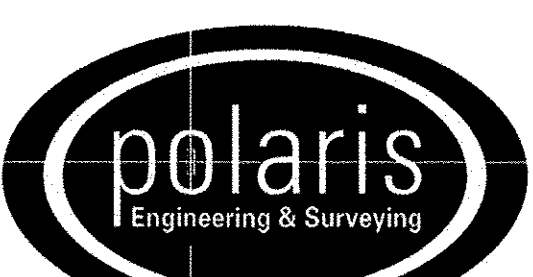
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	65.44	87.00	34.36	63.91	N21°53'14"E	43°05'49"
C2	47.50	138.00	23.98	47.26	N36°52'04"W	19°43'10"
C3	28.76	162.00	14.42	28.72	S73°52'23"E	10°10'18"



REV. No.	DATE	BY	CHK'D

DATE: 07/13/2012  
SCALE: HOR. 1" = 60'  
VERT. 1" = 0'  
FOLDER: 07-013.dwg\plots  
FILENAME: condo\_plat\_phase\_7  
TAB: condo\_7-1  
DRAWN: mps

QUARRY LAKES AT AMHERST  
CONDOMINIUM PHASE 7  
PART OF ORIGINAL AMHERST TOWNSHIP LOT 21  
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

DECLARATION OF  
CONDOMINIUM  
PHASE 7

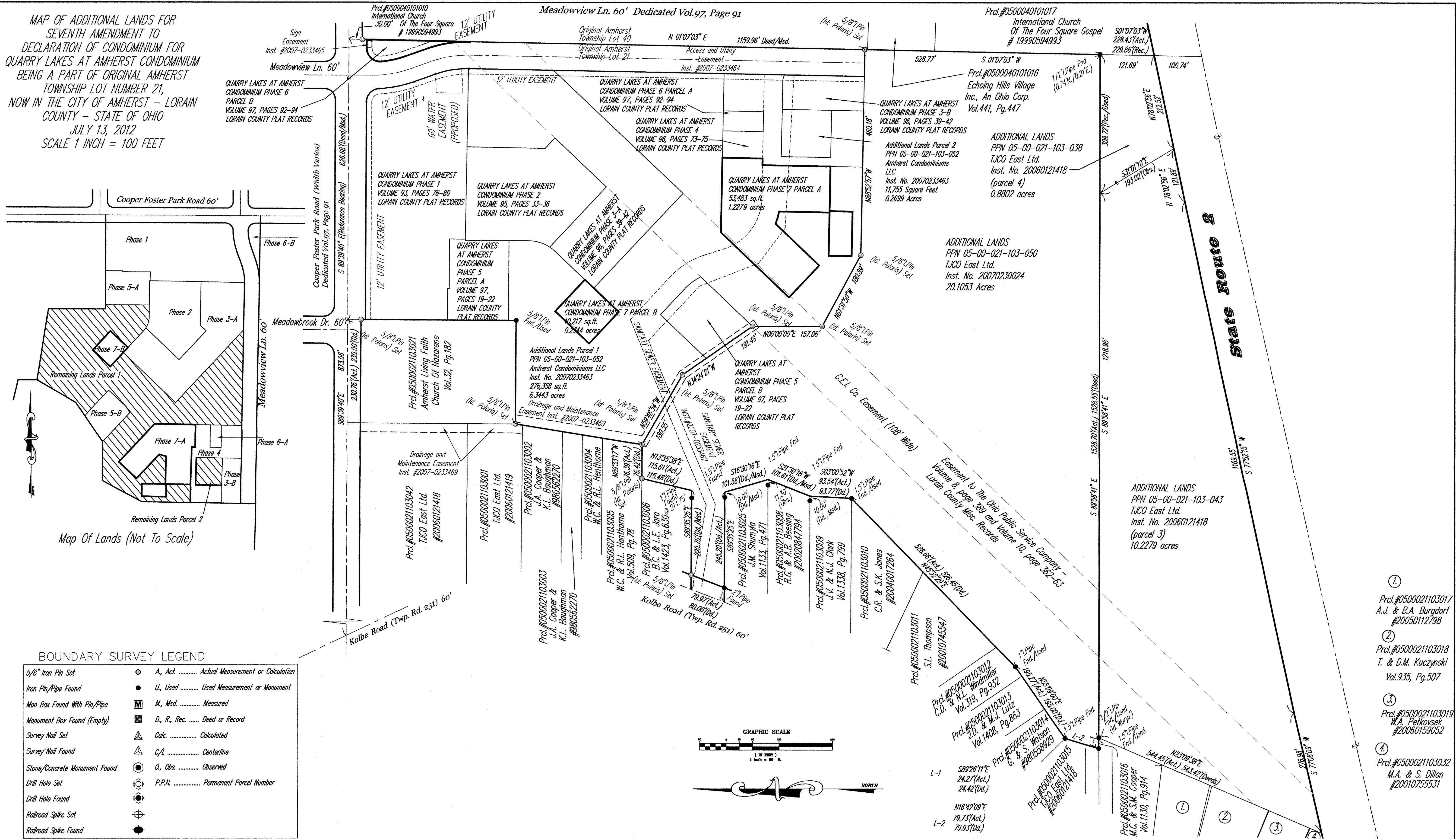
CONTRACT No.	
07-013	
SHEET	OF
01	05

Doc ID: 01707880001 Type: OFF  
Kind: PLAT  
Recorded: 07/27/2012 at 01:34:19 PM  
Fee Amt: \$452.00 Page 1 of 1  
Lorain County, Ohio  
Judith M. Neese, County Recorder  
File 2012-0422152

EXAMCO TITLE SERVICES  
6155 PARK SQUARE DRIVE  
UNIT 3 SUITE 3  
LORAIN, OH 44053  
VOL-98  
PGS-1-5 inc

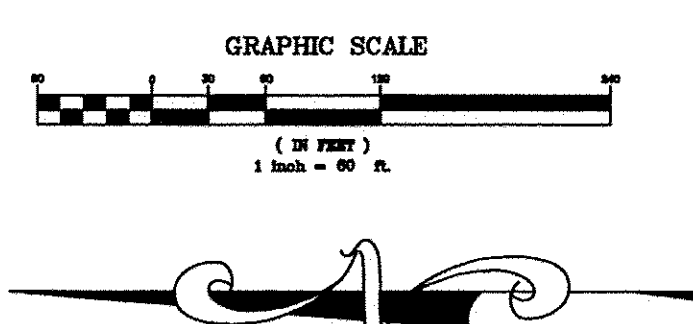


MAP OF ADDITIONAL LANDS FOR SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM FOR QUARRY LAKES AT AMHERST BEING A PART OF ORIGINAL AMHERST TOWNSHIP LOT NUMBER 21, NOW IN THE CITY OF AMHERST - LORAIN COUNTY - STATE OF OHIO  
 JULY 13, 2012  
 SCALE 1 INCH = 100 FEET



**BOUNDARY SURVEY LEGEND**

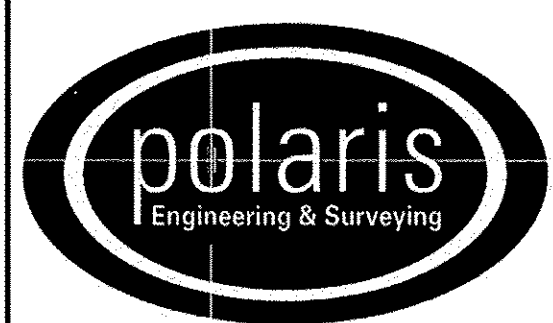
5/8" Iron Pin Set	○ A., Act. .... Actual Measurement or Calculation
Iron Pin/Pipe Found	● U., Used ..... Used Measurement or Monument
Man Box Found With Pin/Pipe	Ⓜ M., Msd. .... Measured
Monument Box Found (Empty)	Ⓜ D., R., Rec. .... Deed or Record
Survey Nail Set	△ Calc. .... Calculated
Survey Nail Found	△ C/L ..... Centerline
Stone/Concrete Monument Found	○ O., Obs. .... Observed
Drill Hole Set	⊙ P.P.N. .... Permanent Parcel Number
Drill Hole Found	
Railroad Spike Set	
Railroad Spike Found	



REV. No.	DATE	BY	CHK'D

DATE: 07/13/2012  
 SCALE: HOR. 1"=60'  
 VERT. 1"=0'  
 FOLDER: 07-013.dwg\plate  
 FILENAME: condo\_plate\_7  
 TAB: condo 7-2  
 DRAWN: mps

**QUARRY LAKES AT AMHERST CONDOMINIUM PHASE 7**  
 PART OF ORIGINAL AMHERST TOWNSHIP LOT 21  
 CITY OF AMHERST - LORAIN COUNTY - OHIO



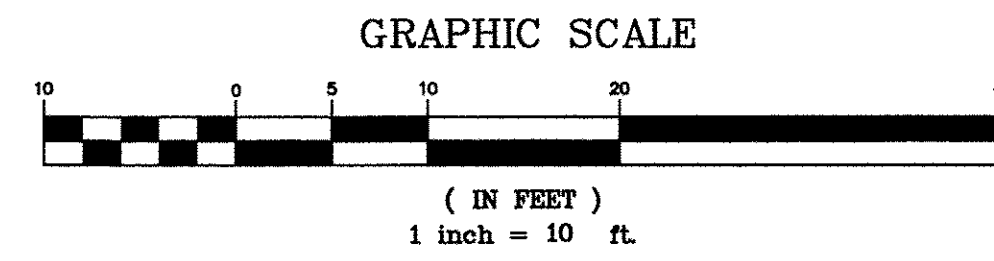
POLARIS ENGINEERING & SURVEYING, INC.  
 34600 CHARDON ROAD - SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (Fax)  
 www.polaris-es.com

**DECLARATION OF CONDOMINIUM PHASE 7**

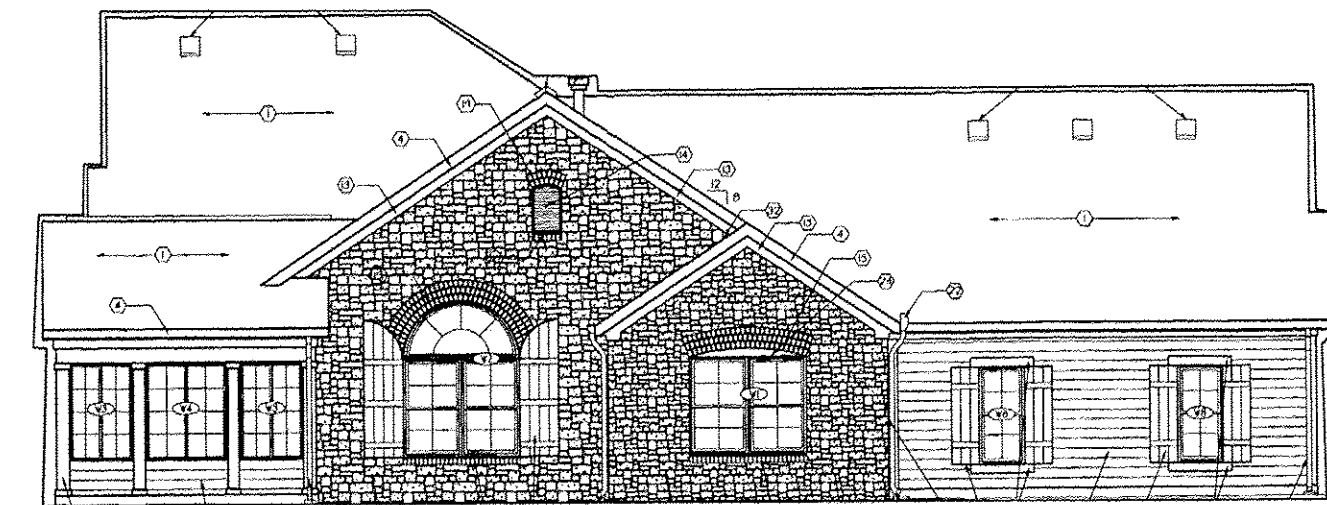
CONTRACT No.	
07-013	
SHEET	OF
02	05

- ① Prcl.#0500021103017  
A.J. & B.A. Burgdorf  
#20050112798
- ② Prcl.#0500021103018  
T. & D.M. Kuczynski  
Vol.935, Pg.507
- ③ Prcl.#0500021103019  
W.A. Petkovek  
#20060159052
- ④ Prcl.#0500021103032  
M.A. & S. Dillon  
#20010755531

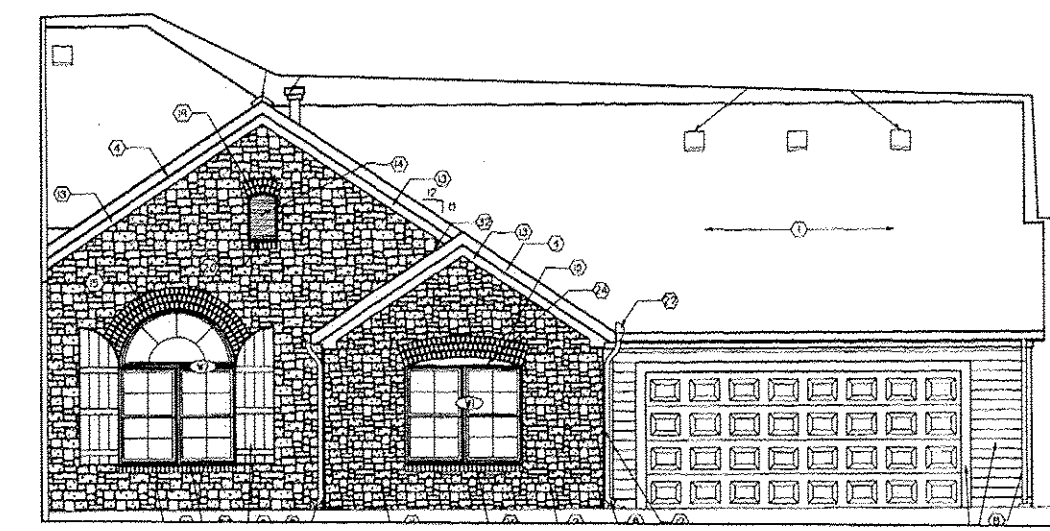




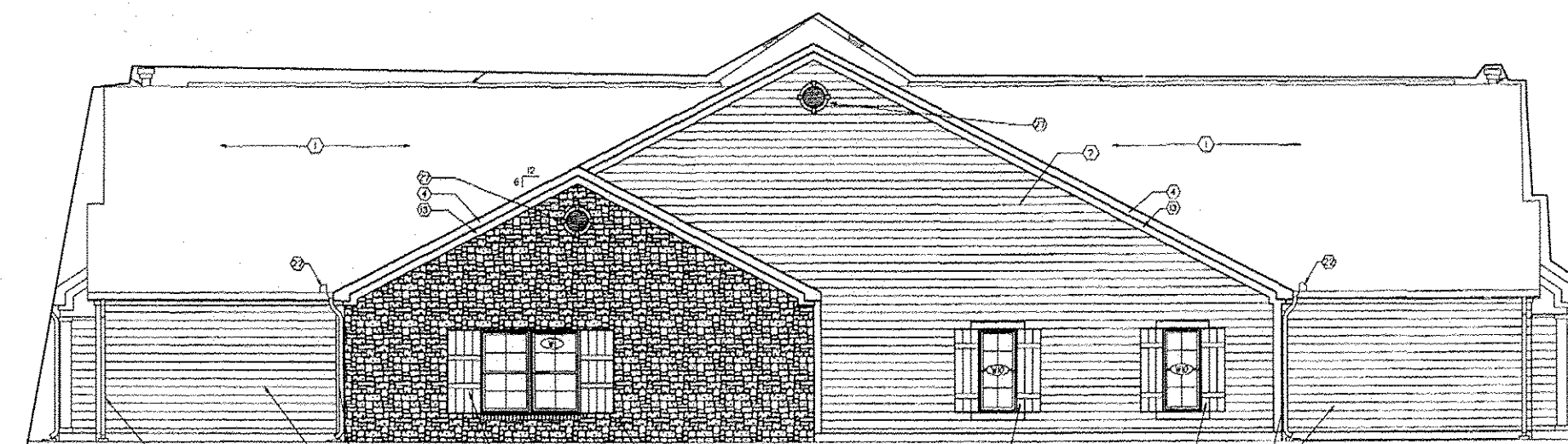
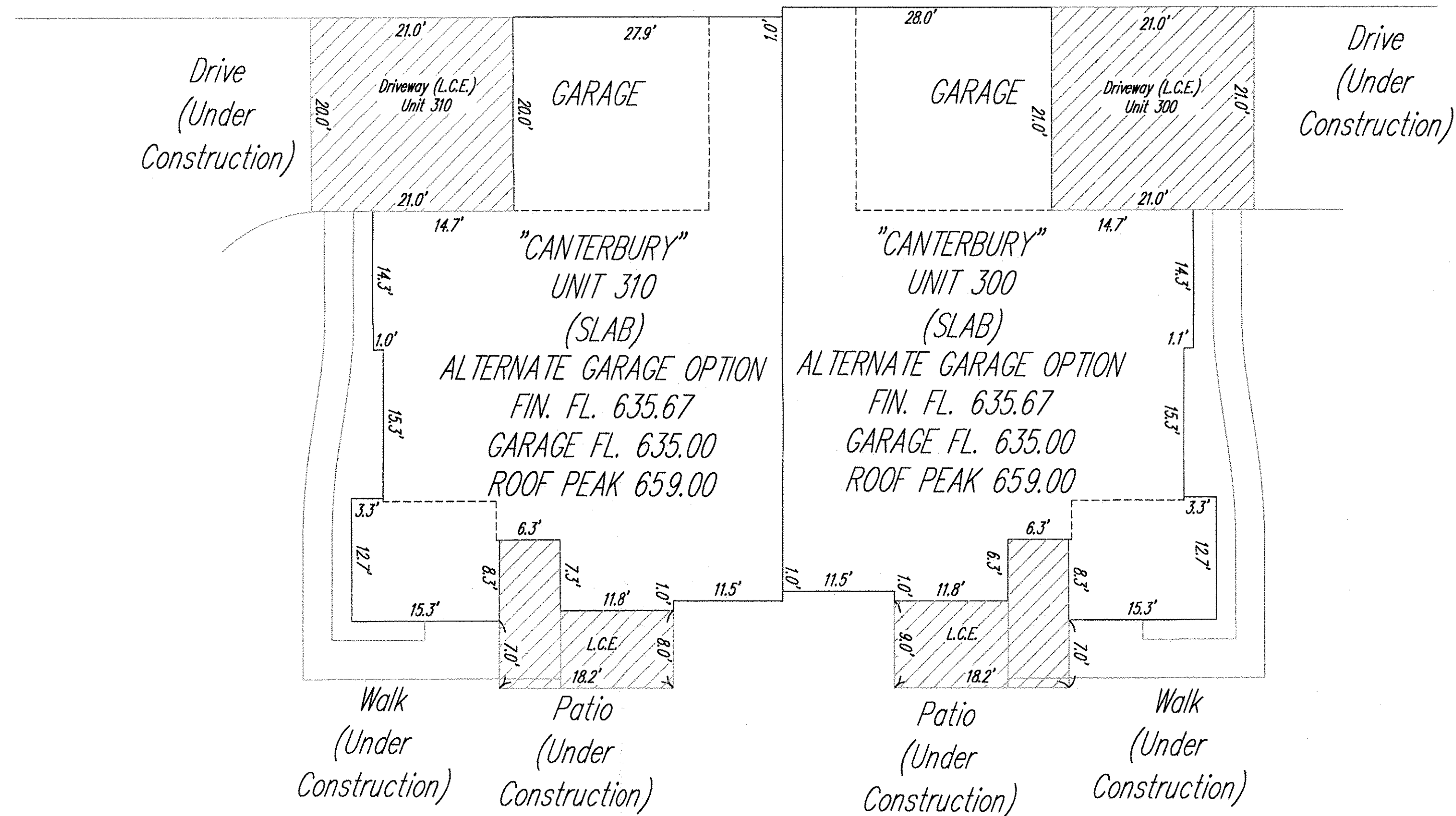
NOTE: ALL DIMENSIONS ARE EXTERIOR WALL DIMENSIONS  
OR INDICATE DISTANCE FROM THE  
EXTERIOR SURFACES OF THE OUTSIDE WALLS TO  
THE MIDDLE OF THE COMMON WALLS  
NOTE: L.C.E. = LIMITED COMMON ELEMENTS



BUILDING 6  
CANTERBURY - SIDE ELEVATION  
(NOT TO SCALE)



BUILDING 6  
CANTERBURY - SIDE ELEVATION  
SHOWING ALTERNATE GARAGE  
(NOT TO SCALE)



BUILDING 6  
CANTERBURY - REAR ELEVATION  
(NOT TO SCALE)



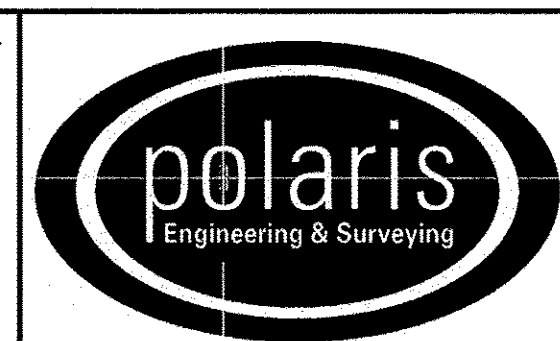
BUILDING 6  
CANTERBURY - FRONT ELEVATION  
(NOT TO SCALE)

NOTE: ELEVATIONS TAKEN FROM PAGE 4.2  
AND 4.3 OF PLANS PREPARED BY  
JESTER-JONES-SCHIFFER ARCHITECTS LTD.  
DATED 10/5/2007 NOT TO SCALE

REV. No.	DATE	BY	CHK'D

DATE: 07/13/2012  
SCALE: HOR. 1"= 60'  
VERT. 1"= 60'  
FOLDER: 07-0131.dwg\plate  
FILENAME: condo\_plat\_phase\_7  
TAB: condo\_7-3  
DRAWN: mpe

QUARRY LAKES AT AMHERST  
CONDOMINIUM PHASE 7  
PART OF ORIGINAL AMHERST TOWNSHIP LOT 21  
CITY OF AMHERST - LORAIN COUNTY - OHIO



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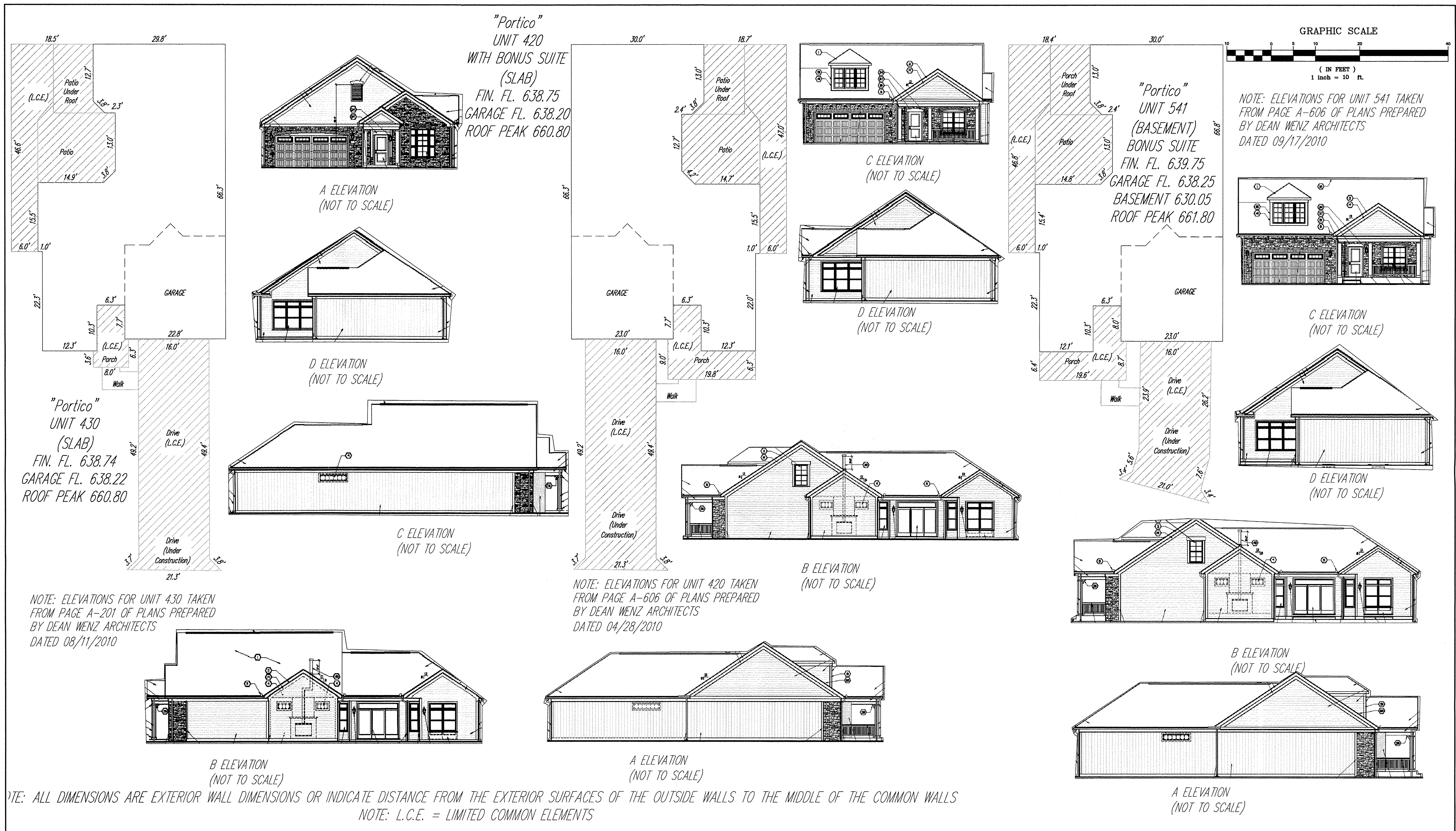
DECLARATION OF  
CONDOMINIUM  
PHASE 7

CONTRACT No.	
07-013	
SHEET	OF
03	05





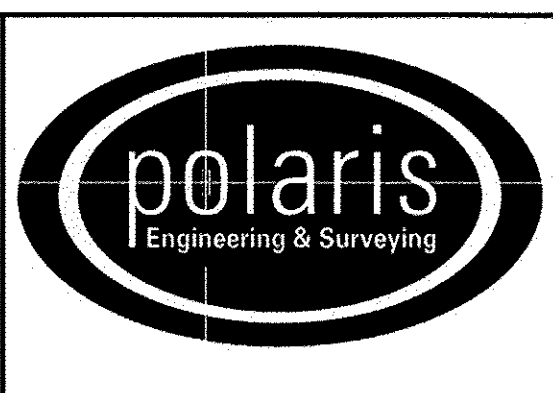




REV. No.	DATE	BY	CHK'D

DATE: 07/13/2012  
 SCALE: HOR. 1"=60'  
 VERT. 1"=0'  
 FOLDER: 07-013\dwg\plots  
 FILENAME: condo\_plot\_phase\_7  
 TAB: condo 7-3  
 DRAWN: mps

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**DECLARATION OF CONDOMINIUM PHASE 7**

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SHEET	OF
05	05