

Doc ID: 01731670001 Type: OFF  
 Kind: PLAT  
 Recorded: 01/23/2013 at 03:35:57 PM  
 Fee Amt: \$345.60 Page 1 of 1  
 Loran County, Ohio  
 Judith H. Neuhack County Recorder  
 F110-2013-0445358

NINTH 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  
 DECEMBER 21, 2012  
 SCALE 1 INCH = 60 FEET

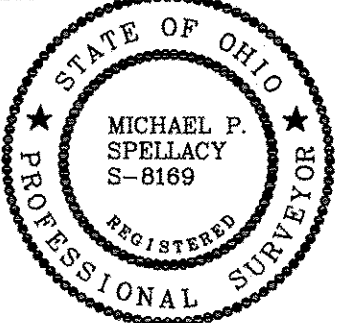
**TRANSFERRED**  
 IN COMPLIANCE WITH SEC. 319.207  
 OHIO REV. CODE  
 JAN 23 2013  
 I. CRAIG SNODGRASS, CPA, CGFM  
 LORAIN COUNTY AUDITOR  
 EXAMCO TITLE SERVICES  
 6155 PARK SQUARE DRIVE  
 UNIT 3 SUITE 3  
 LORAIN, OH 44053  
 Vol. 98  
 Pg. 31-22-33-34

EXHIBIT B  
 ADDING UNITS AS CONSTRUCTED:  
 UNITS 260, 270, 280, 290, 501,  
 530, AND 531

GRANTOR: AMHERST CONDOMINIUMS, L.L.C.

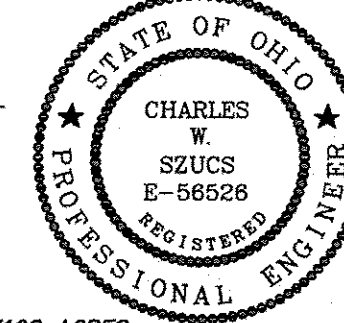
I HEREBY CERTIFY THAT THIS DRAWING ACCURATELY REFLECTS THE LOCATION OF  
 IMPROVEMENTS AND RECORDED EASEMENTS REFLECTED IN FIDELITY NATIONAL TITLE INSURANCE  
 COMPANY A.L.T.A. POLICY COMMITMENT FC06-1096 DATED OCTOBER 9, 2007

Michael P. Spelly 01-10-13  
 MICHAEL P. SPELLY P.S. #169 DATE



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

Charles W. Szucs 1/10/13  
 CHARLES W. SZUCS, P.E. #66526 DATE



**ACREAGE BREAKDOWN:**

ACREAGE OF UNITS	0.3168 ACRES
ACREAGE OF COMMON ELEMENTS OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENTS UNDER BUILDINGS)	0.8169 ACRES
TOTAL AREA OF LAND DECLARED	1.1337 ACRES
PREVIOUSLY DECLARED	10.7620 ACRES
ADDITIONAL LANDS AMHERST CONDOMINIUMS LLC	4.6972 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 TUCO 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
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	○ 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	1.6233 % Phase 1
110	1.6233 %
120	1.6233 %
130	1.6233 %
140	1.6233 %
150	1.6233 %
160	1.6233 %
170	1.6233 %
180	1.6233 %
190	1.6233 %
200	1.6233 %
210	1.6233 %
121	1.6233 % Phase 2
131	1.6233 %
141	1.6233 %
151	1.6233 %
261	1.6233 %
271	1.6233 %
281	1.6233 %
291	1.6233 %
301	1.6233 % Phase 3
311	1.6233 %
321	1.6233 %
331	1.6233 %
570	1.9482 %
540	1.9482 % Phase 4
571	1.9482 %
591	1.9482 %
220	1.6233 % Phase 5
230	1.6233 %
240	1.6233 %
250	1.6233 %
400	1.6233 %
410	1.6233 %
581	1.9482 % Phase 6
300	1.6233 % Phase 7
310	1.6233 %
420	1.9482 %
430	1.9482 %
450	1.9482 %
510	1.9482 %
520	1.9482 %
541	1.9482 %
551	1.9482 %
561	1.9482 %
341	1.6233 % Phase 8
351	1.6233 %
361	1.6233 %
371	1.6233 %
440	1.9482 %
560	1.9483 %
260	1.6233 % Phase 9
270	1.6233 %
280	1.6233 %
290	1.6233 %
501	1.9483 %
530	1.9483 %
531	1.9483 %

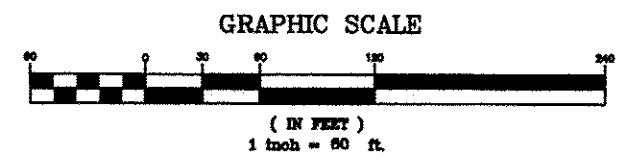
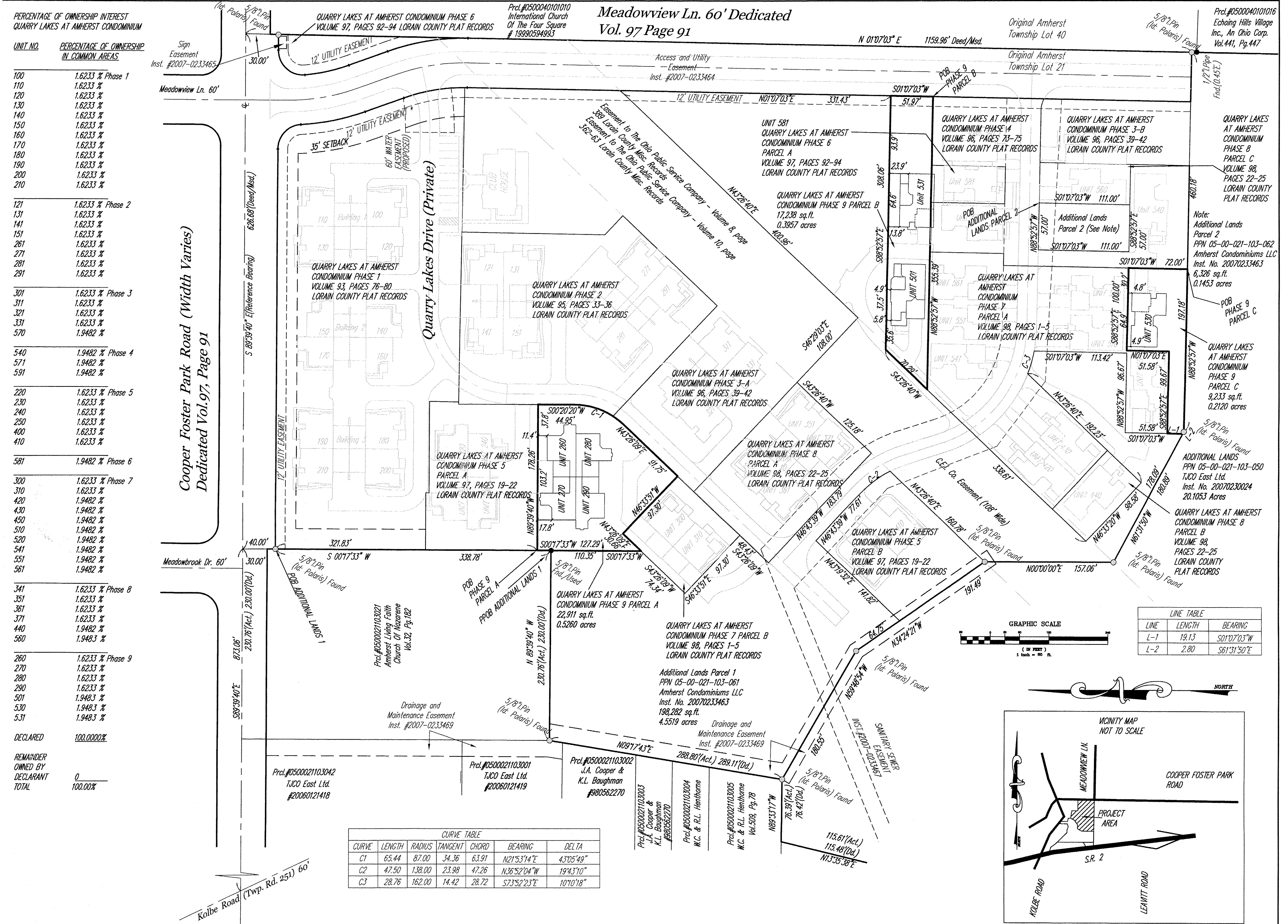
**DECLARED** 100.0000%

**REMAINDER OWNED BY DECLARANT** 0

**TOTAL** 100.00%

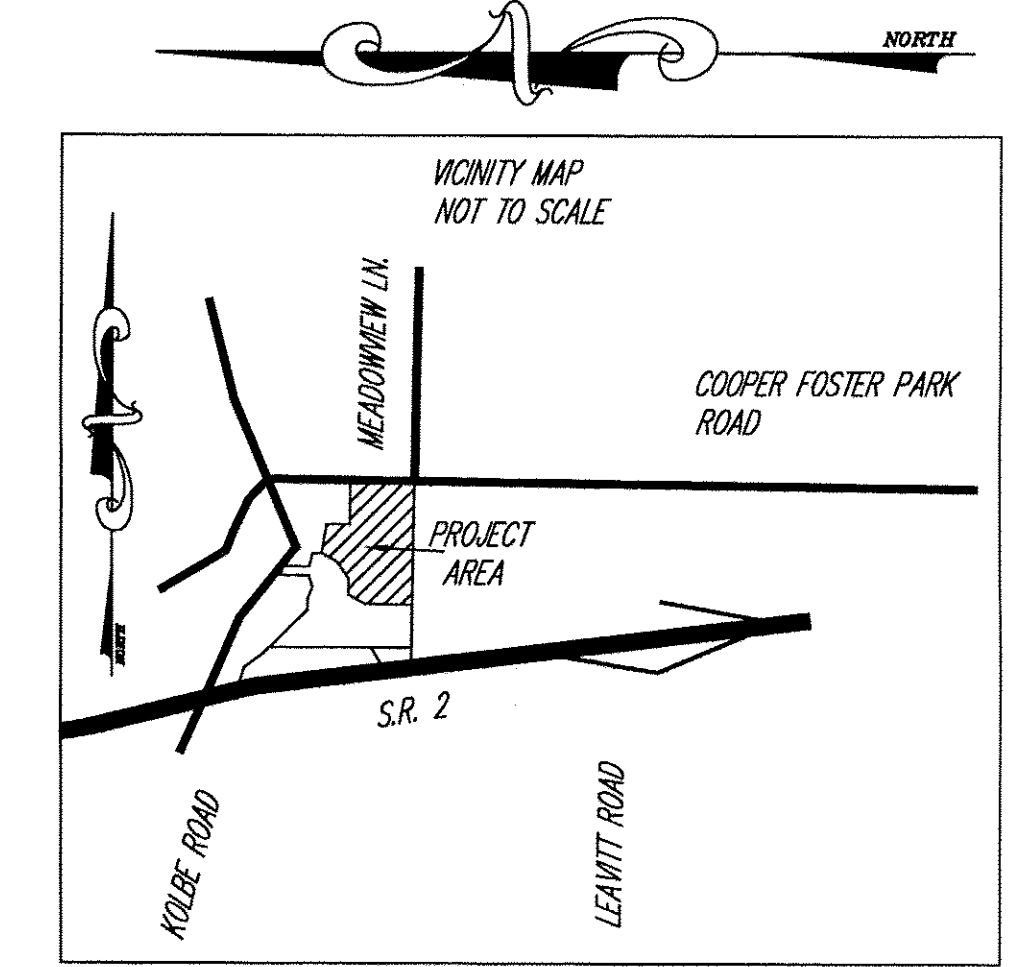
**CURVE TABLE**

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"



**LINE TABLE**

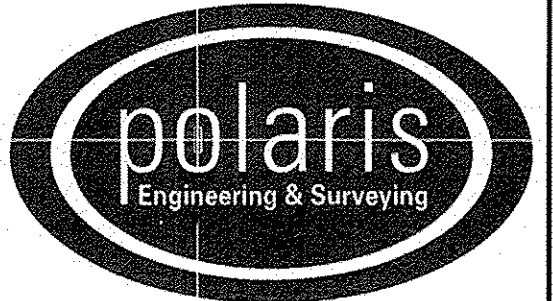
LINE	LENGTH	BEARING
L-1	19.13	S01°07'03"W
L-2	2.80	S61°31'50"E



REV. No.	DATE	BY	CHK'D

DATE: 12/21/2012  
 SCALE: HOR. 1"=60'  
 VERT. 1"=0'  
 FOLDER: 07-013\dwg\plats  
 FILENAME: condo\_plat\_phase\_9  
 TAB: condo\_9-1  
 DRAWN: mps

QUARRY LAKES AT AMHERST  
 CONDOMINIUM PHASE 9  
 PART OF ORIGINAL AMHERST TOWNSHIP LOT 21  
 CITY OF AMHERST - LORAIN COUNTY - OHIO



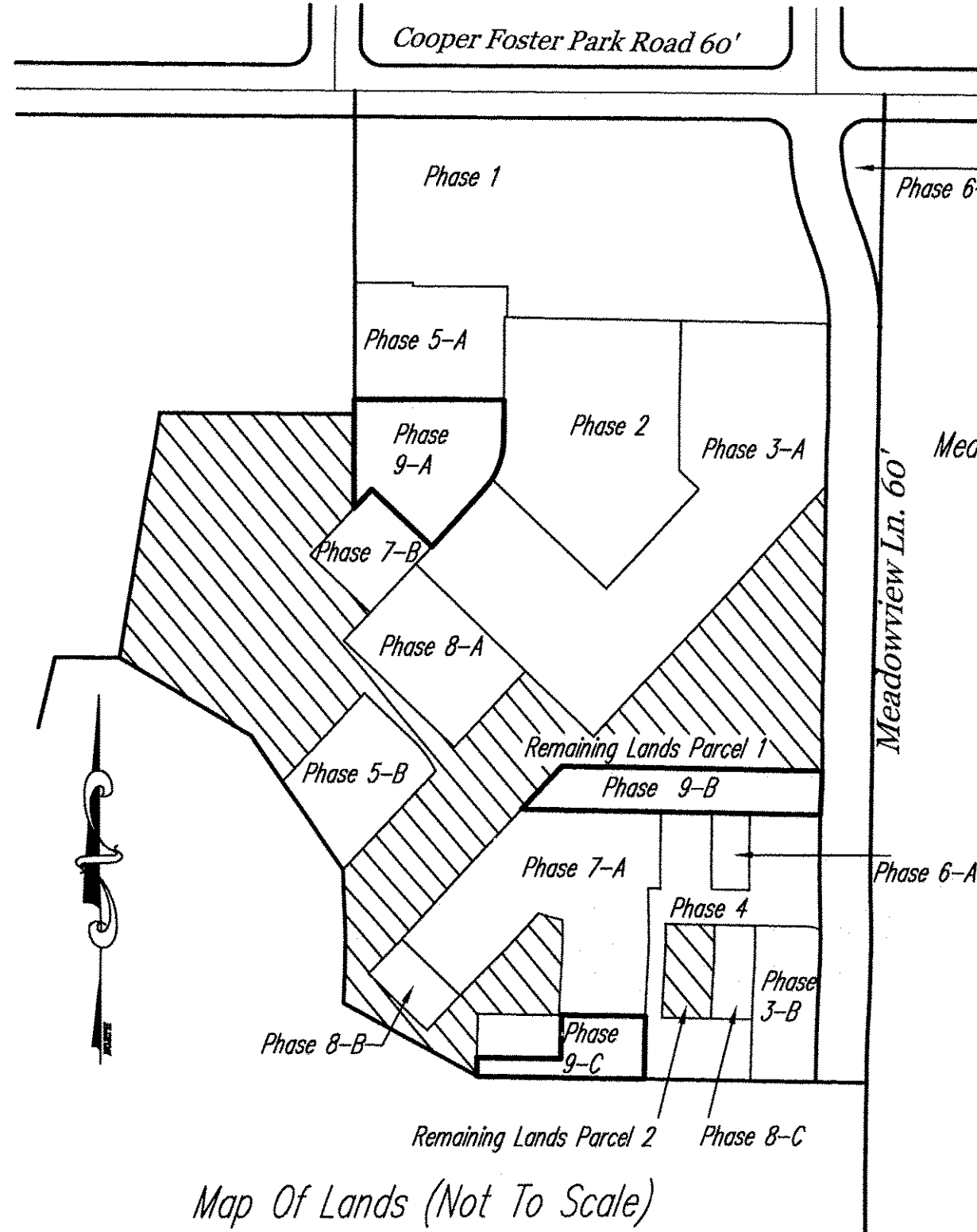
POLARIS ENGINEERING & SURVEYING, INC.  
 34600 CHARDON ROAD - SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (Fax)  
 www.polaris-es.com

DECLARATION OF  
 CONDOMINIUM  
 PHASE 9

CONTRACT No.	
07-013	
SHEET	OF
01	04

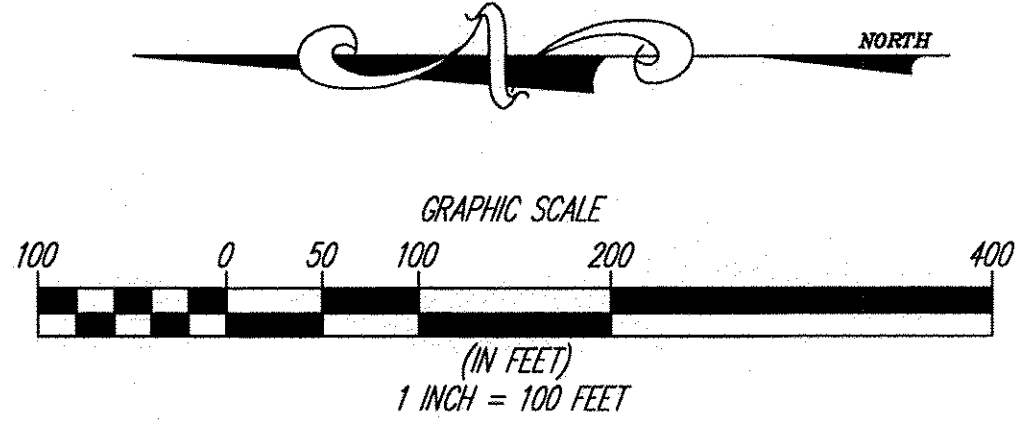


MAP OF ADDITIONAL LANDS FOR  
NINTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM FOR  
QUARRY LAKES AT AMHERST CONDOMINIUM  
BEING A PART OF ORIGINAL AMHERST  
TOWNSHIP LOT NUMBER 21,  
NOW IN THE CITY OF AMHERST - LORAIN  
COUNTY - STATE OF OHIO  
DECEMBER 21, 2012  
SCALE 1 INCH = 100 FEET



BOUNDARY SURVEY LEGEND

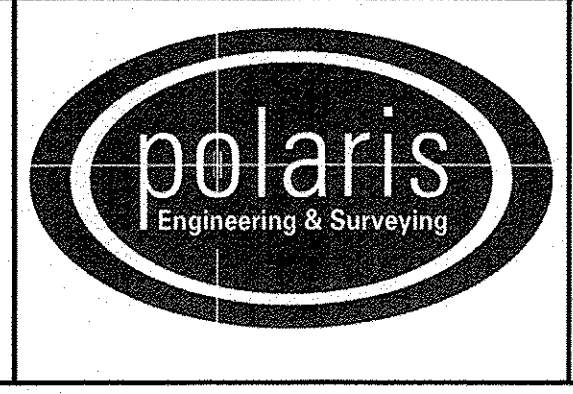
5/8" Iron Pin Set	○	A, Act. .... Actual Measurement or Calculation
Iron Pin/Pipe Found	●	U, Used ..... Used Measurement or Monument
Mon Box Found With Pin/Pipe	Ⓜ	M, Msd. .... Measured
Monument Box Found (Empty)	Ⓜ	D, R., Rec. .... Deed or Record
Survey Nail Set	△	Calc. .... Calculated
Survey Nail Found	△	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	⊕	



REV. No.	DATE	BY	CHK'D

DATE: 12/21/2012  
SCALE: HOR. 1" = 60'  
VERT. 1" = 0'  
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TAB: condo\_9-2  
DRAWN: mps

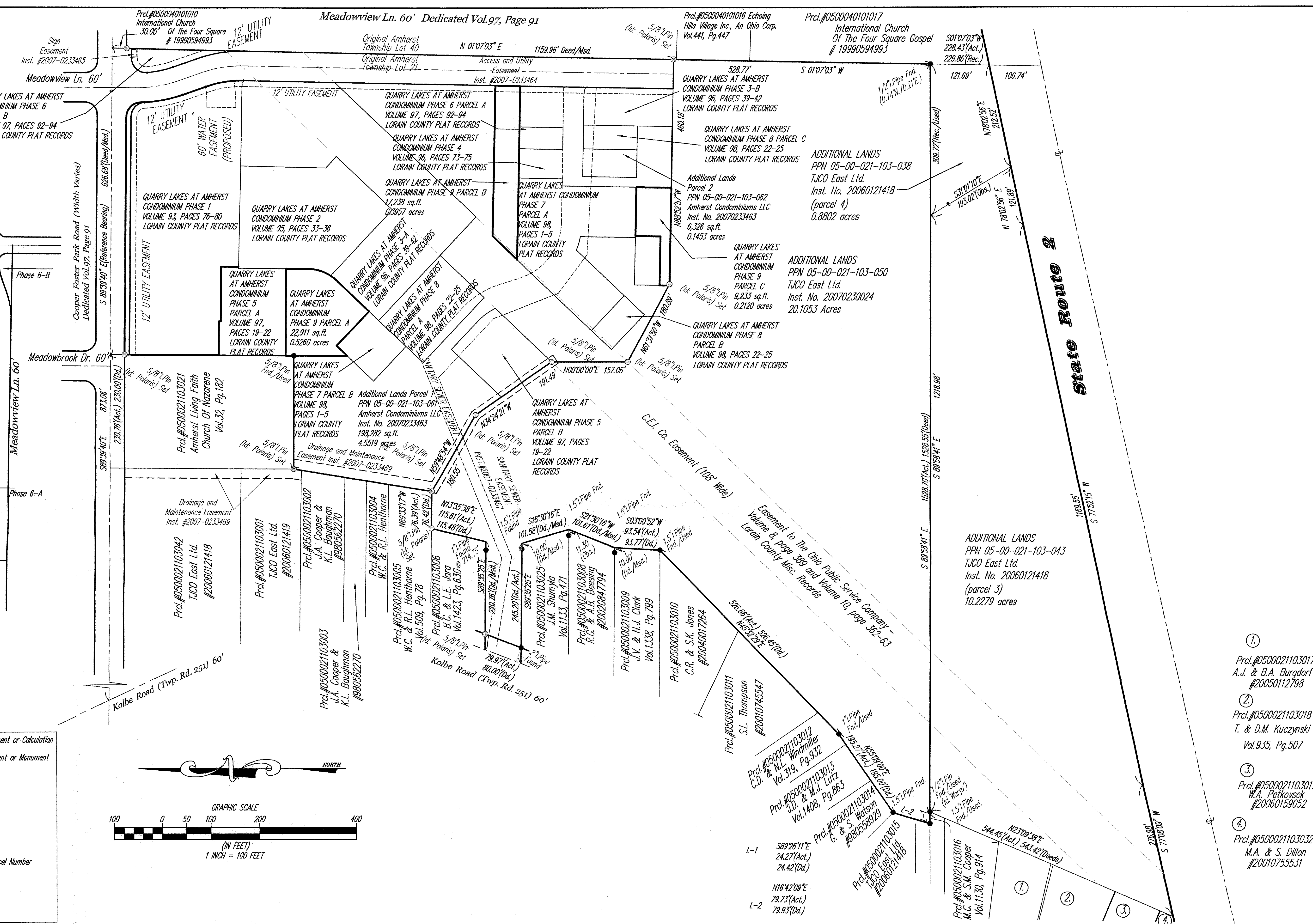
QUARRY LAKES AT AMHERST  
CONDOMINIUM PHASE 9  
PART OF ORIGINAL AMHERST TOWNSHIP LOT 21  
CITY OF AMHERST - LORAIN COUNTY - OHIO



POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
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www.polaris-es.com

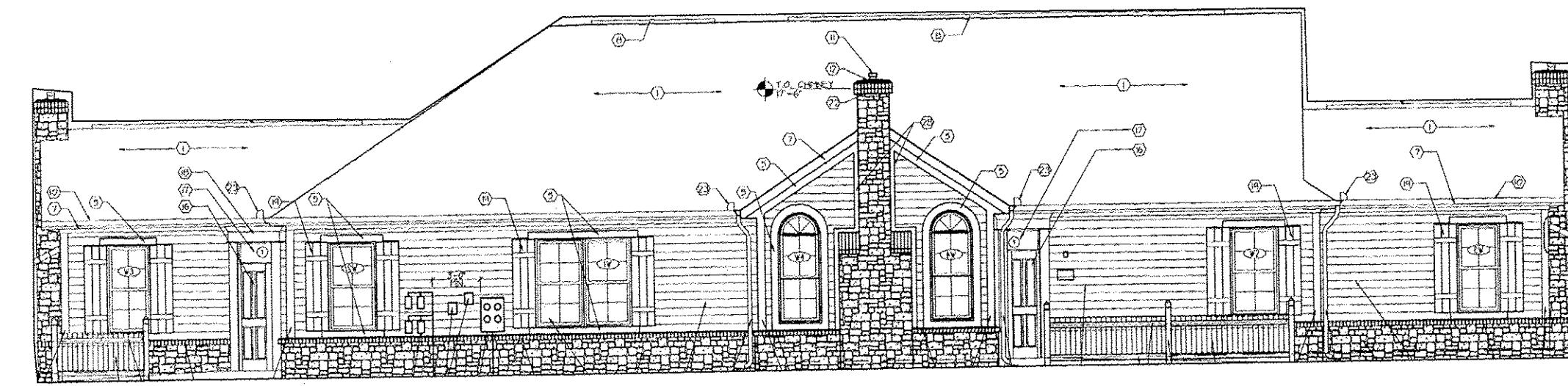
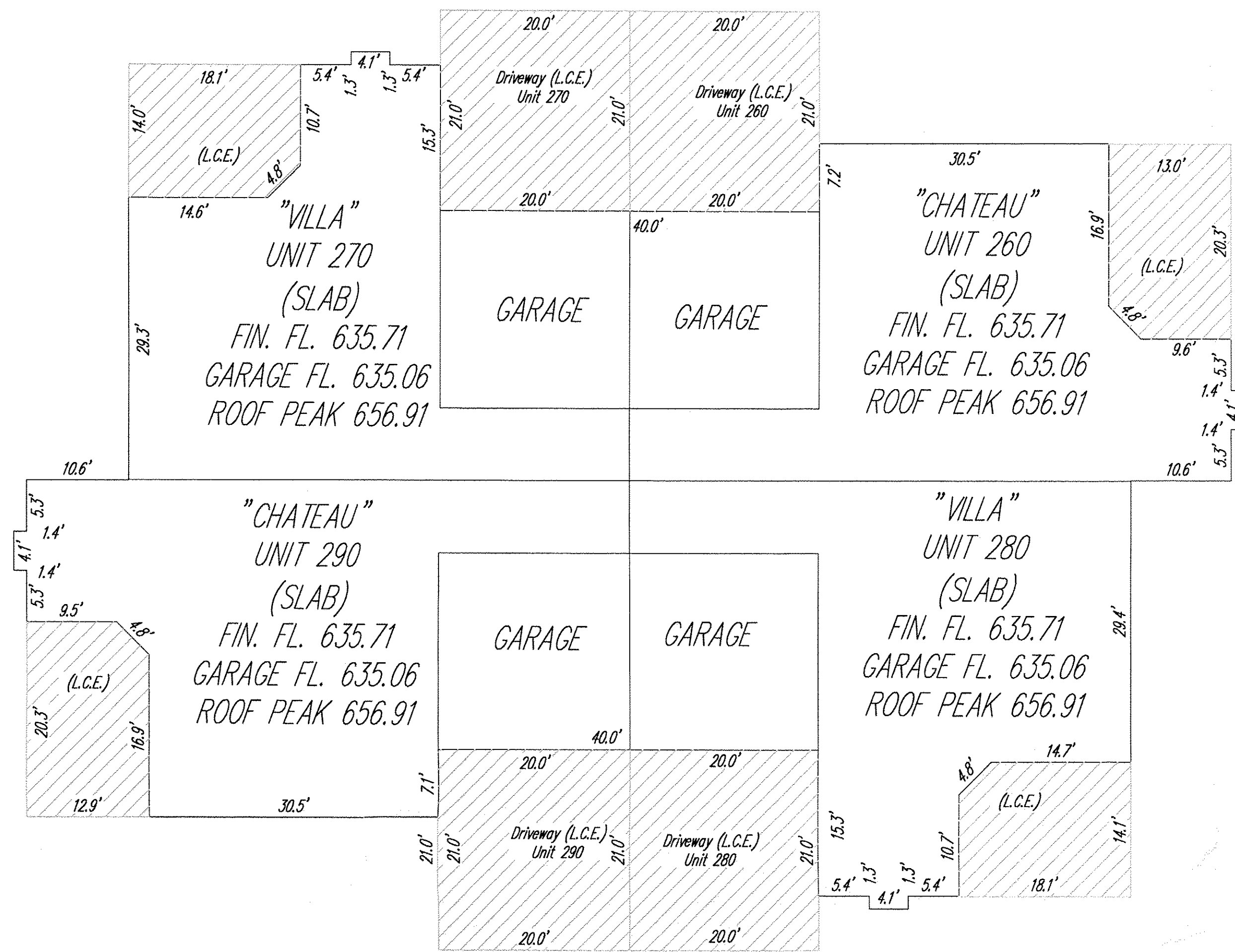
DECLARATION OF  
CONDOMINIUM  
PHASE 9

CONTRACT No.	
07-013	
SHEET	OF
02	04

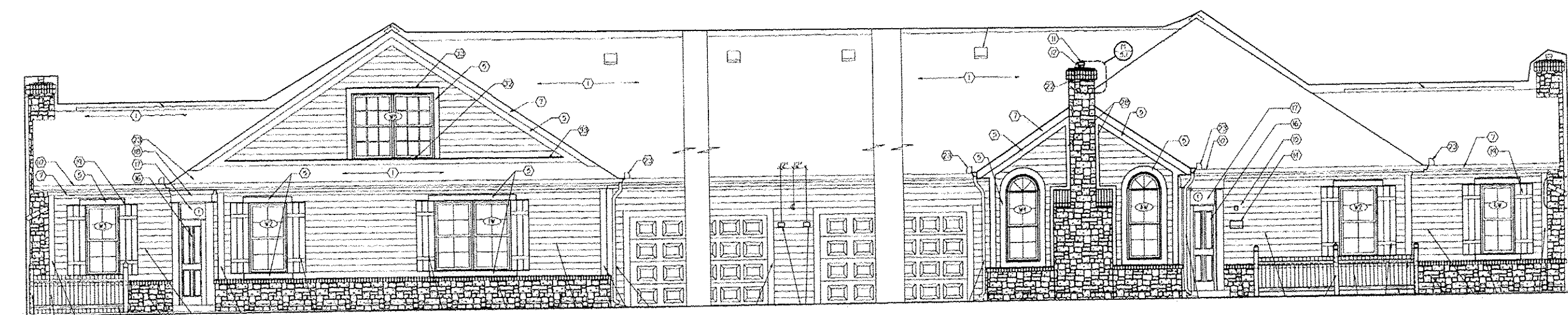


- ① Prcl.#0500021103017  
A.J. & B.A. Burgdorf  
#20050112798
- ② Prcl.#0500021103018  
T. & D.M. Kuczynski  
Vol. 935, Pg. 507
- ③ Prcl.#0500021103019  
W.A. Petkovsek  
#20060159052
- ④ Prcl.#0500021103022  
M.A. & S. Dillon  
#20010755531



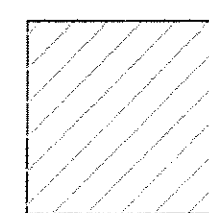


BUILDING 5  
VILLA-CHATEAU END ELEVATION  
(NOT TO SCALE)



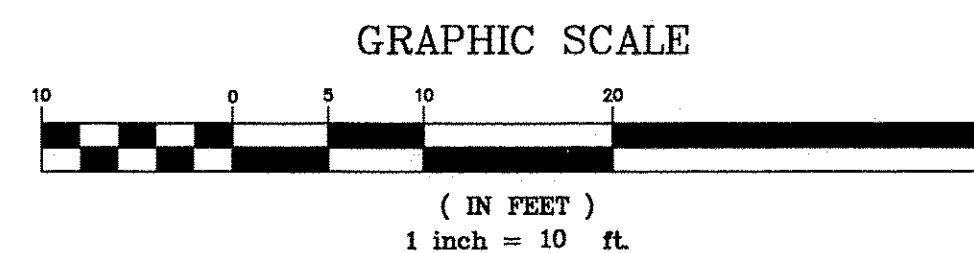
BUILDING 5  
CHATEAU - VILLA SIDE ELEVATION  
(NOT TO SCALE)

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



Limited Common Elements  
(L.C.E.)

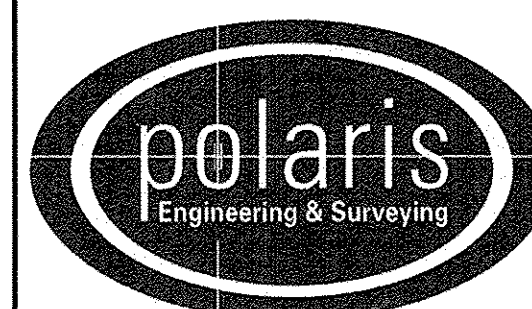
NOTE: ELEVATIONS TAKEN FROM PAGE 4.1  
OF PLANS PREPARED BY  
JESTER-JONES-SCHIFFER ARCHITECTS LTD.  
DATED 10/5/2007 NOT TO SCALE



REV. No.	DATE	BY	CHK'D

DATE: 12/21/2012  
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VERT. 1"=0'  
FOLDER: 07-013\dwg\plans  
FILENAME: condo\_plot\_phase\_9  
TAB: condo 9-3  
DRAWN: mps

QUARRY LAKES AT AMHERST  
CONDOMINIUM PHASE 9  
PART OF ORIGINAL AMHERST TOWNSHIP LOT 21  
CITY OF AMHERST - LORAIN COUNTY - OHIO



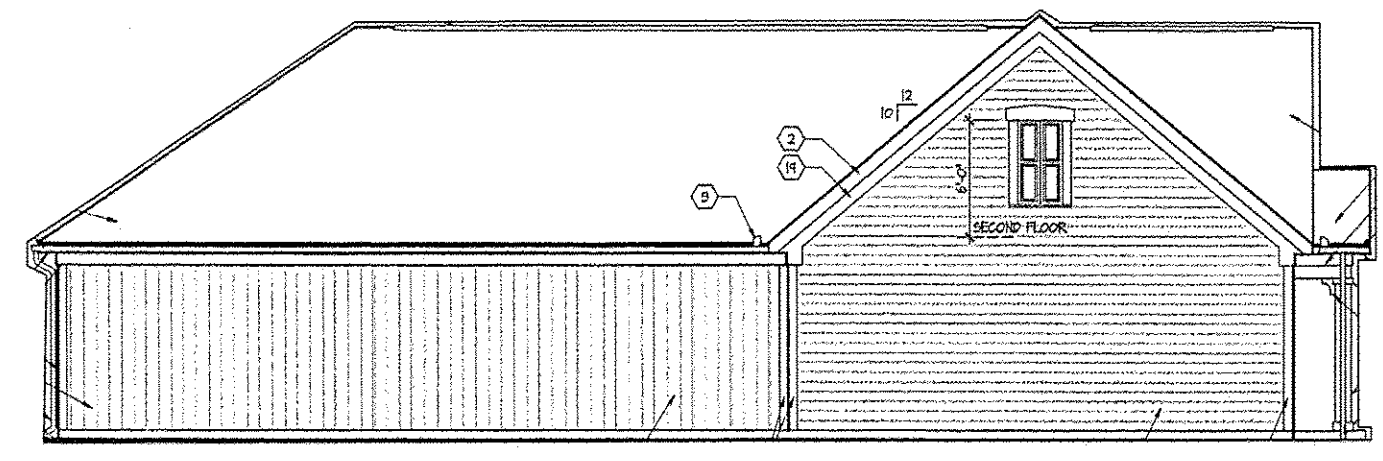
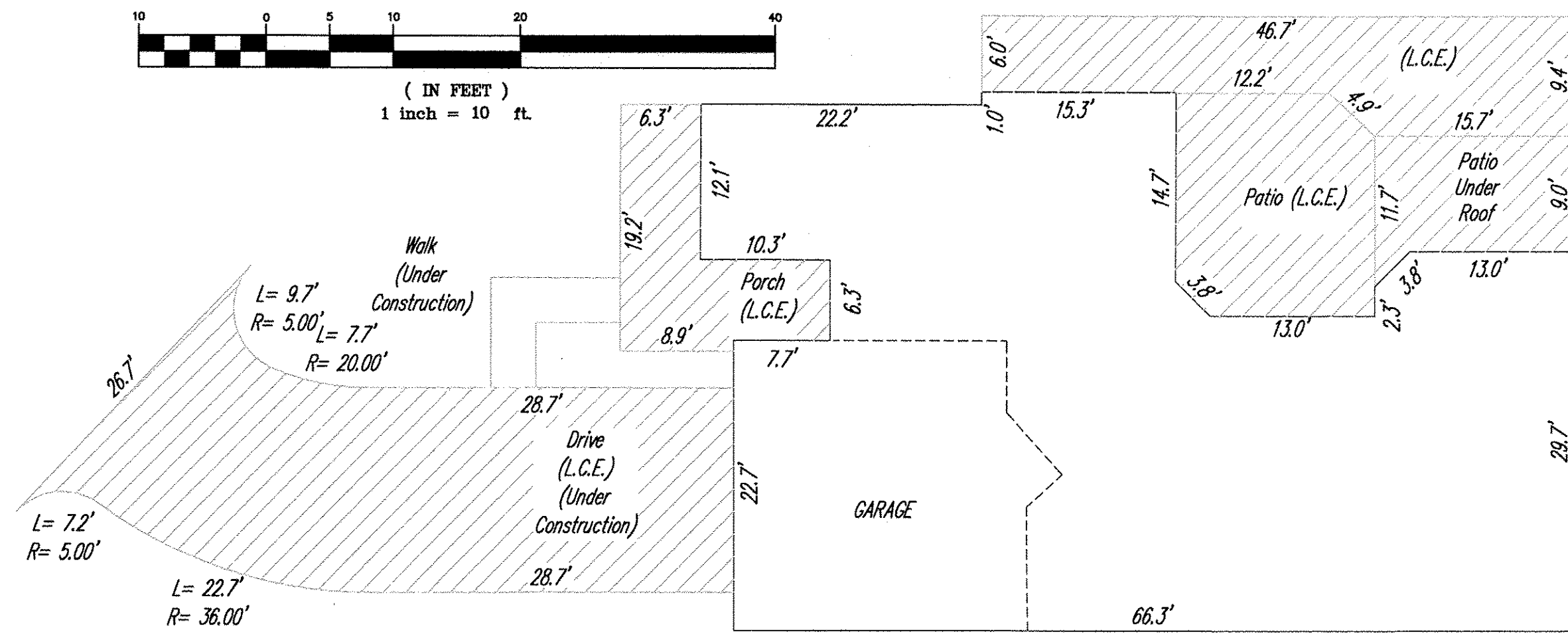
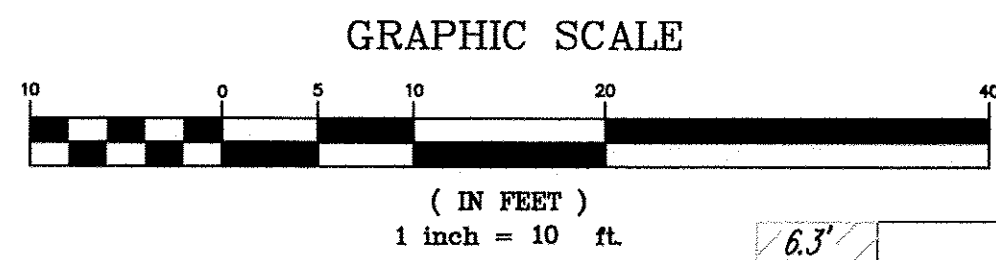
POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
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DECLARATION OF  
CONDOMINIUM  
PHASE 9

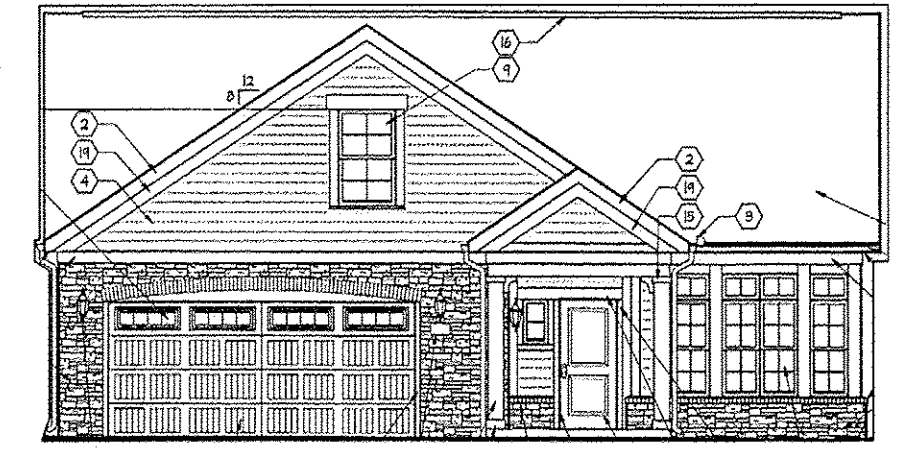
CONTRACT No.	
07-013	
SHEET	OF
03	04



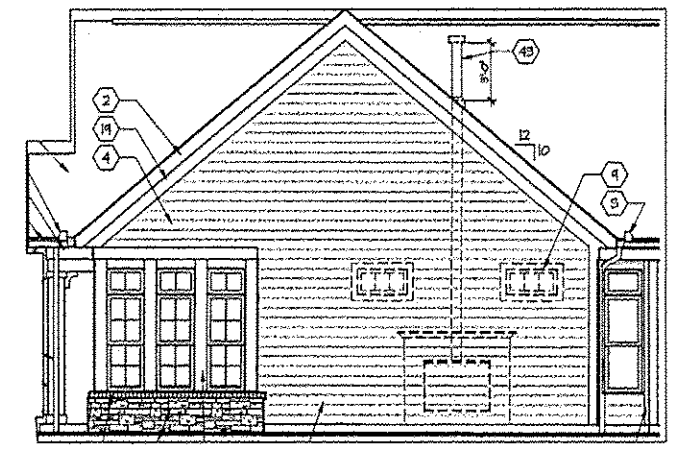
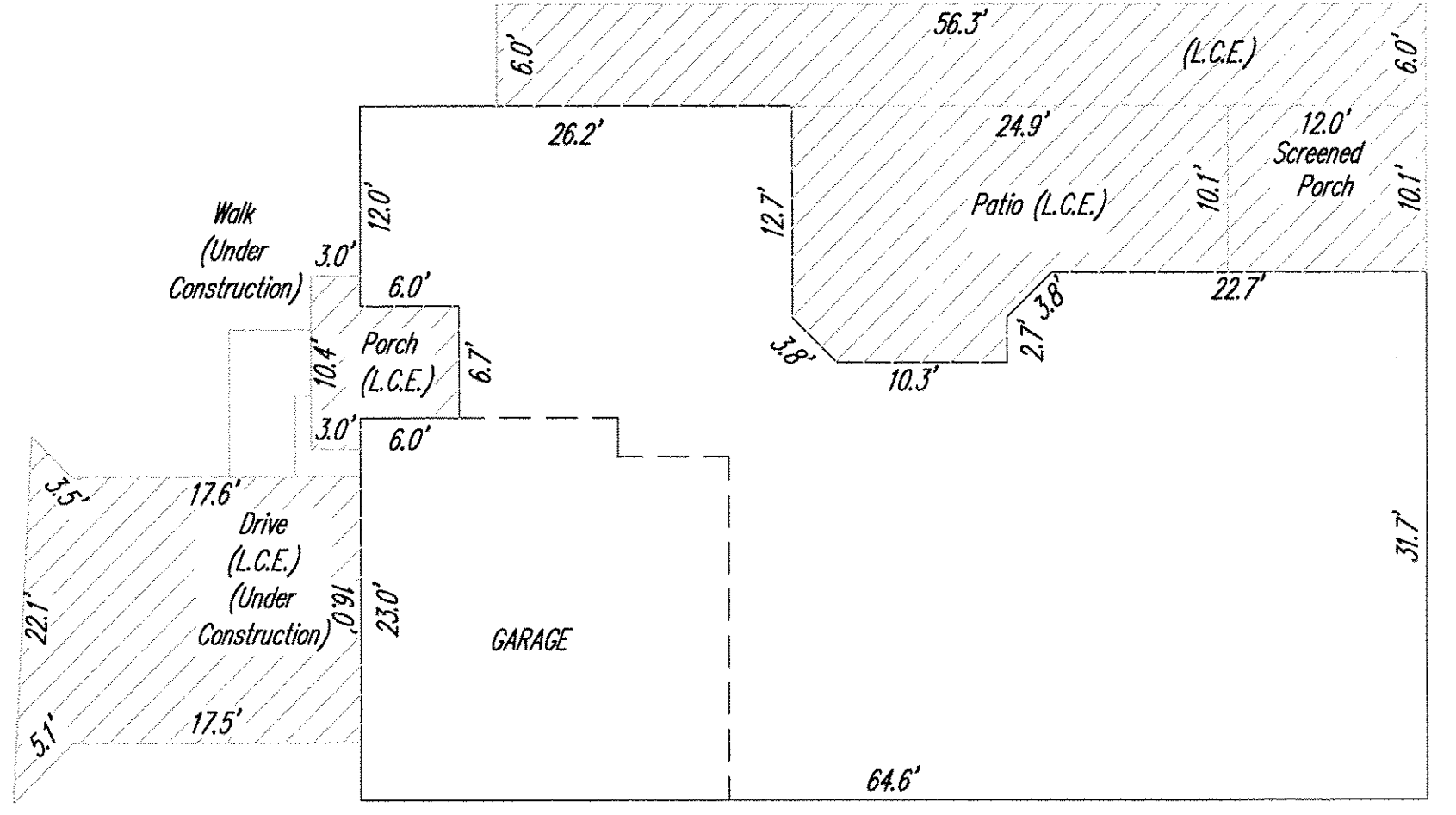
NOTE: ALL DIMENSIONS ARE EXTERIOR WALL DIMENSIONS OR INDICATE DISTANCE FROM THE EXTERIOR SURFACES OF THE OUTSIDE WALLS TO THE MIDDLE OF THE COMMON WALLS



"A" ELEVATION UNIT 531  
BONUS ROOM  
WITH 4 SEASON ROOM  
A-606 OF PLANS PREPARED BY DEAN  
WENZ ARCHITECTS DATED 8/9/2010  
(NOT TO SCALE)



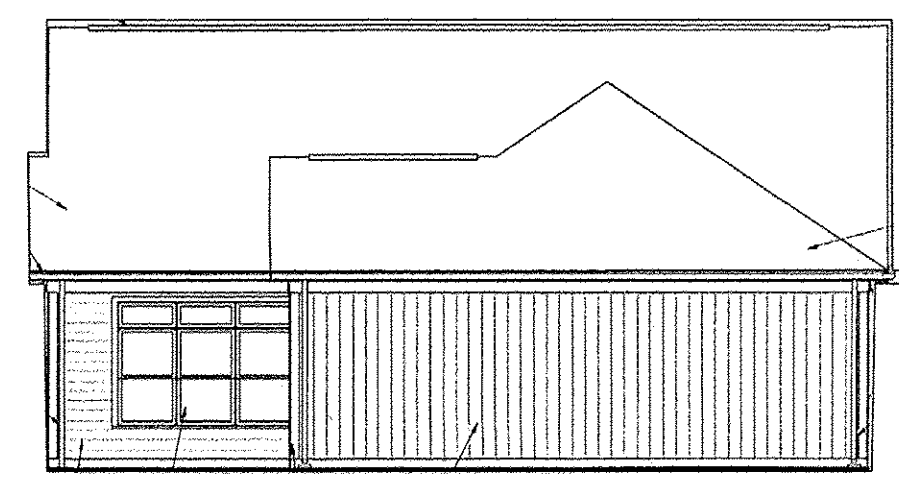
"C" ELEVATION UNIT 531  
BONUS ROOM  
WITH 4 SEASON ROOM  
A-606 OF PLANS PREPARED BY DEAN  
WENZ ARCHITECTS DATED 8/9/2010  
(NOT TO SCALE)



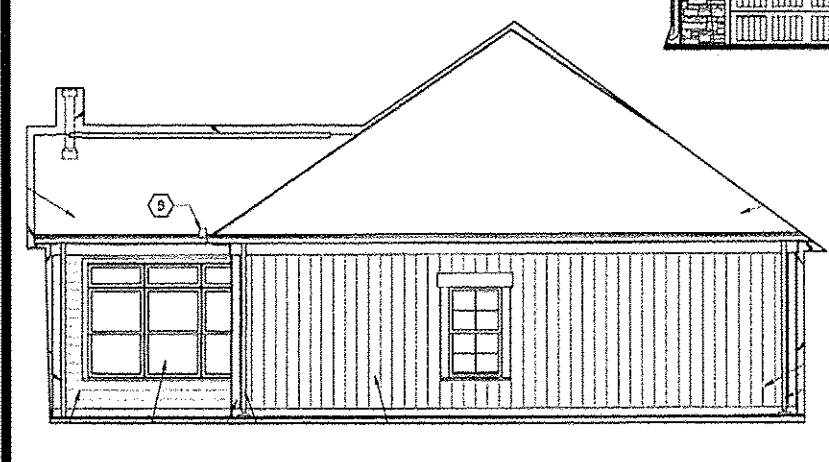
"Palazzo"  
Unit 531  
With 2nd Floor Bonus Room,  
Four Season Room, and  
Screened porch  
(Slab)  
FIN. FL. 638.83  
GARAGE FL. 638.17  
ROOF PEAK 660.09



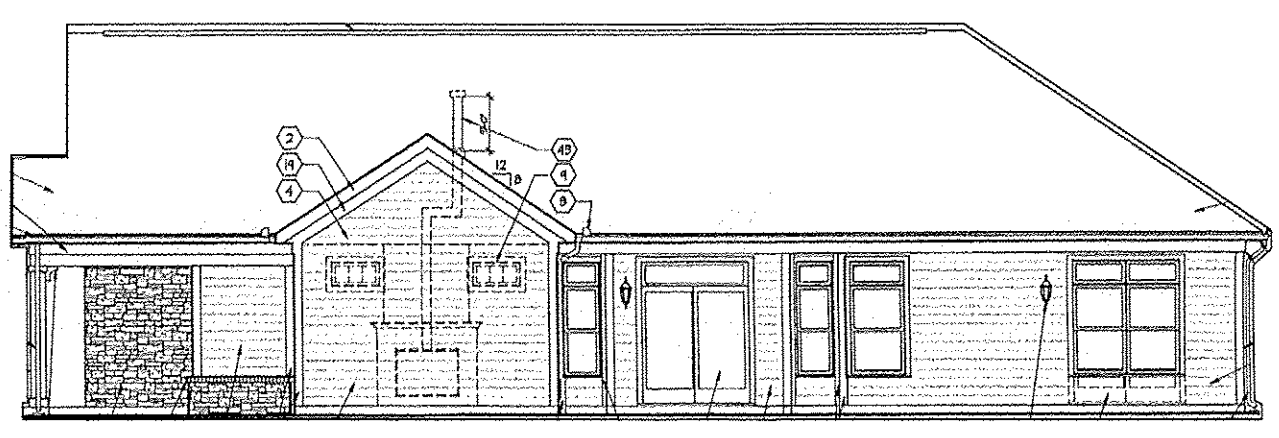
"Portico"  
Unit 501  
With 2nd Floor  
Bonus Room  
And Covered Porch  
(Slab)  
Fin. Fl. 638.83  
Garage Fl. 638.21  
Roof Peak 660.75



REAR ELEVATION "D" FOR UNIT 501 TAKEN  
FROM PAGE A-604 OF PLANS PREPARED  
BY DEAN WENZ ARCHITECTS SHOWING  
ALTERNATE PORCH PLANS  
DATED 03/01/2010 NOT TO SCALE

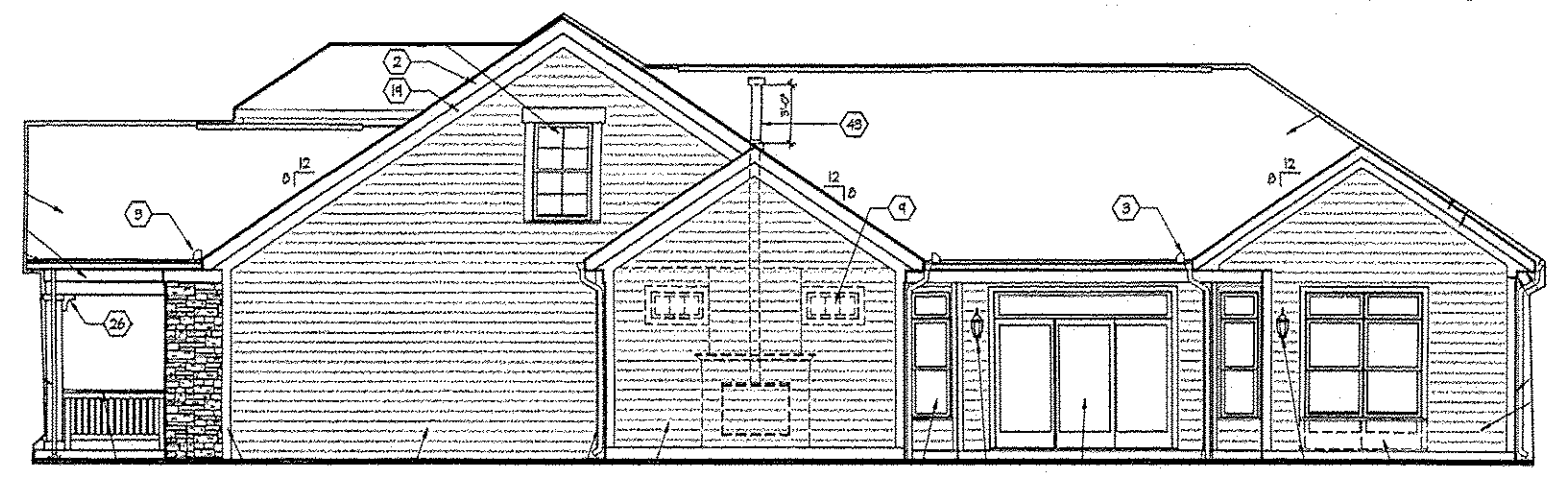


"E" ELEVATION  
BASE REAR ELEVATION  
PALAZZO UNITS 530 AND 531

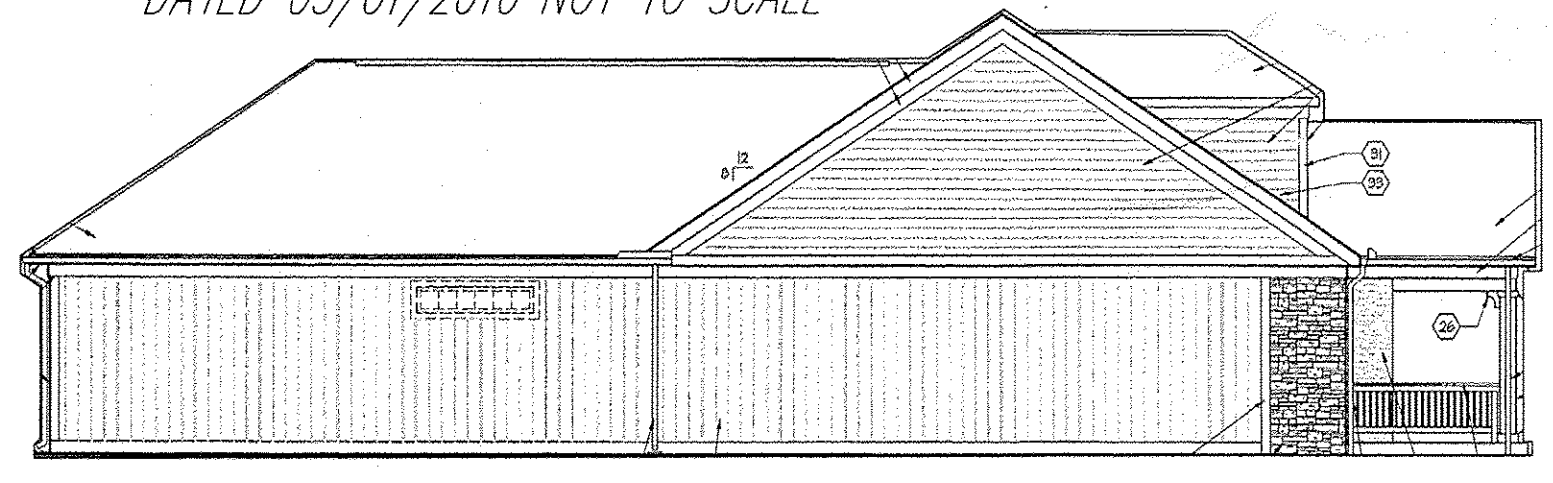


"B" ELEVATION UNIT 531  
BONUS ROOM  
WITH FOUR SEASON ROOM  
PARTIAL ELEVATION  
A-606 OF PLANS PREPARED BY DEAN  
WENZ ARCHITECTS DATED 8/9/2010  
(NOT TO SCALE)

"Palazzo"  
Unit 530  
With Four Season Room  
(Slab)  
FIN. FL. 639.02  
GARAGE FL. 638.37  
ROOF PEAK 659.73

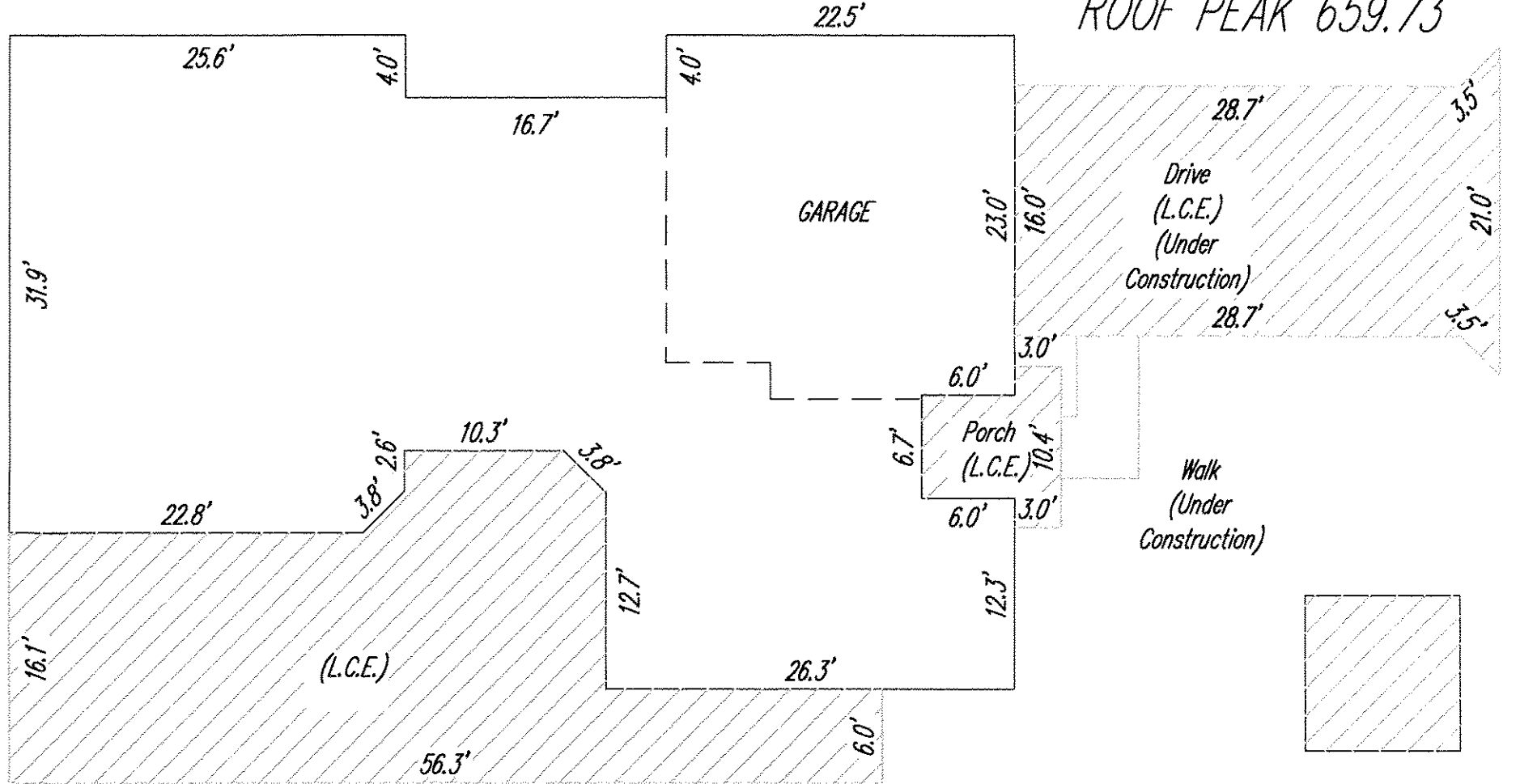


"B" ELEVATION  
(NOT TO SCALE)

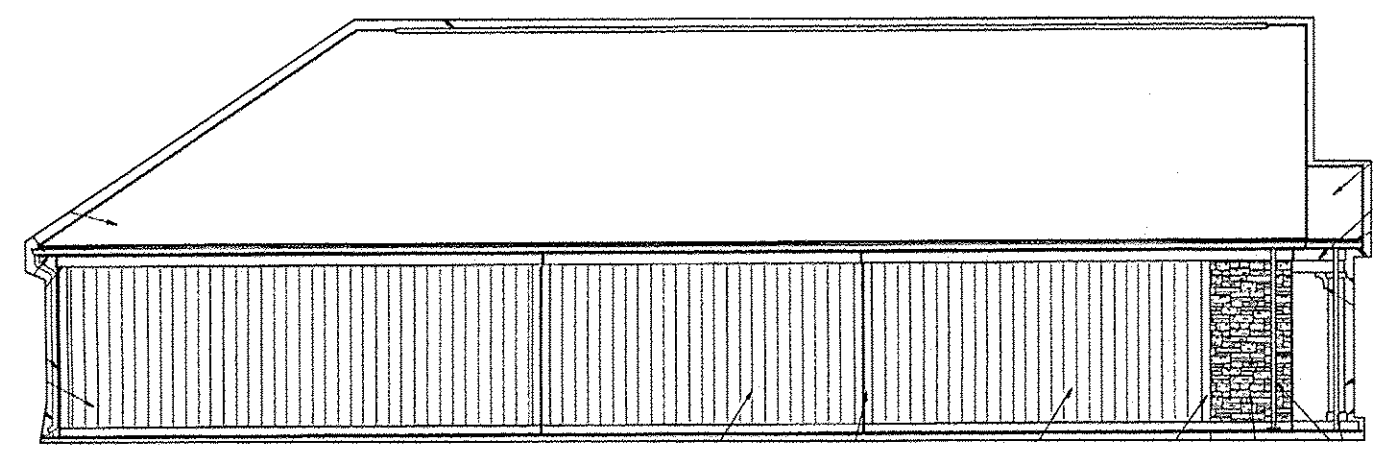


"A" ELEVATION  
(NOT TO SCALE)

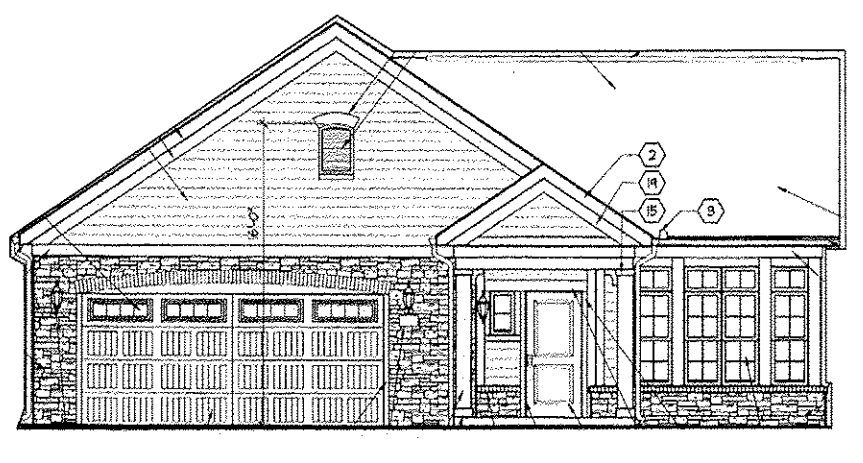
BASE REAR AND SIDE ELEVATIONS FOR  
UNITS 530 AND 531 TAKEN FROM PAGE  
A-201 OF PLANS PREPARED BY DEAN  
WENZ ARCHITECTS DATED 08/9/2010  
NOT TO SCALE



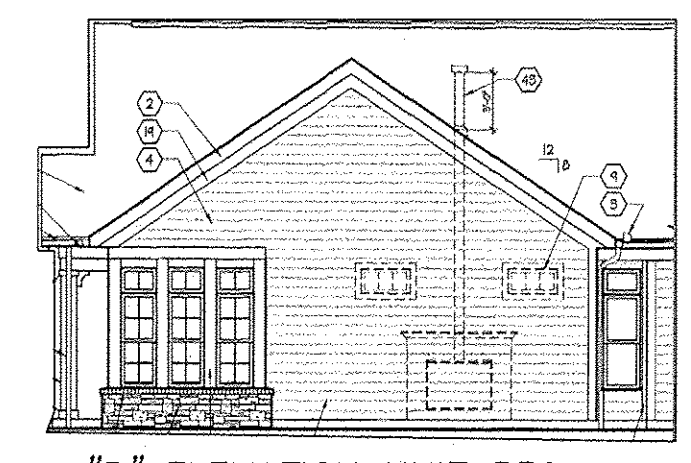
Limited Common Elements  
(L.C.E.)



"F" ELEVATION FOR UNIT 530 TAKEN FROM  
PAGE A-201 OF PLANS PREPARED BY  
DEAN WENZ ARCHITECTS DATED  
08/9/2010  
NOT TO SCALE



"A" ELEVATION FOR UNIT 530  
FOUR SEASON ROOM  
TAKEN FROM PAGE A-601 OF PLANS  
PREPARED BY DEAN WENZ ARCHITECTS  
DATED 08/9/2010  
NOT TO SCALE

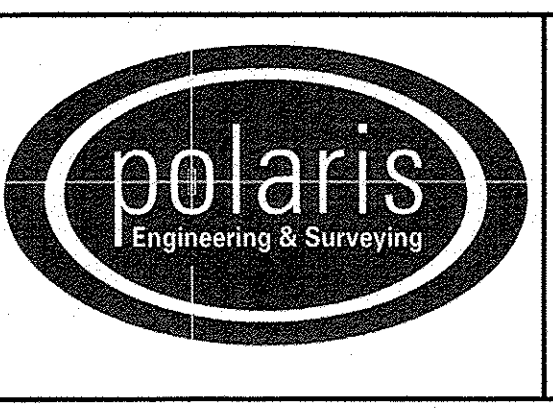


"B" ELEVATION UNIT 530  
FOUR SEASON ROOM  
PARTIAL ELEVATION  
TAKEN FROM PAGE A-601 OF PLANS  
PREPARED BY DEAN WENZ ARCHITECTS  
DATED 08/9/2010  
NOT TO SCALE

REV. No.	DATE	BY	CHK'D

DATE: 12/21/2012  
SCALE: HOR. 1"= 60'  
VERT. 1"= 0'  
FOLDER: 07-013\dwg\plots  
FILENAME: condo\_plat\_phase\_9  
TAB: condo 9-4  
DRAWN: mps

QUARRY LAKES AT AMHERST  
CONDOMINIUM PHASE 9  
PART OF ORIGINAL AMHERST TOWNSHIP LOT 21  
CITY OF AMHERST - LORAIN COUNTY - OHIO



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DECLARATION OF  
CONDOMINIUM  
PHASE 9

CONTRACT No.	
07-013	
SHEET	OF
04	04