

TENTH 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
FEBRUARY 26, 2013
SCALE 1 INCH = 60 FEET

TRANSFERRED

IN COMPLIANCE WITH SEC. 319-200
OHIO REV. CODE

MAR 22 2013

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Doc ID: 01798930004 Type: OFF

Kind: PLAT
Recorded: 03/22/2013 at 12:57:38 PM
Fee Amt: \$346.60 Page 1 of 4

Lorain County, Ohio
Judith M. Nedwick County Recorder

File: 2013-0453558

P Vol: 98 Pgs: 56 of 59 incl

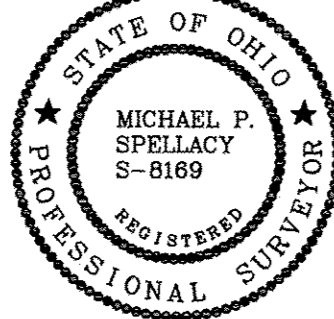
Box: Examined

EXHIBIT B
ADDING UNITS AS CONSTRUCTED:
UNITS 360, 370, 380, 390, 500,
AND 521

GRANTOR: AMHERST CONDOMINIUMS, L.L.C.

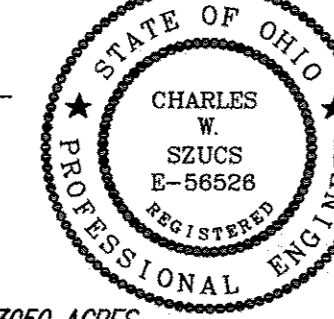
I HEREBY CERTIFY THAT THIS DRAWING ACCURATELY REFLECTS THE LOCATION OF
IMPROVEMENTS AND RECORDED EASEMENTS REFLECTED IN FIDELITY NATIONAL TITLE INSURANCE
COMPANY A.L.T.A. POLICY COMMITMENT FC06-1096 DATED OCTOBER 9, 2007

Michael P. Spelly 3/18/2013
MICHAEL P. SPELLACY P.S. #8169 DATE



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

C. W. Szucs 3-18-13
CHARLES W. SZUCS, P.E. #6626 DATE



ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.3050 ACRES
ACREAGE OF COMMON ELEMENTS OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENTS UNDER BUILDINGS)	1.4981 ACRES
TOTAL AREA OF LAND DECLARED	1.8031 ACRES
PREVIOUSLY DECLARED	11.8957 ACRES
ADDITIONAL LANDS AMHERST CONDOMINIUMS LLC	2.8941 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 TICO EAST LTD.	31.2134 ACRES
TOTAL	49.8231 ACRES

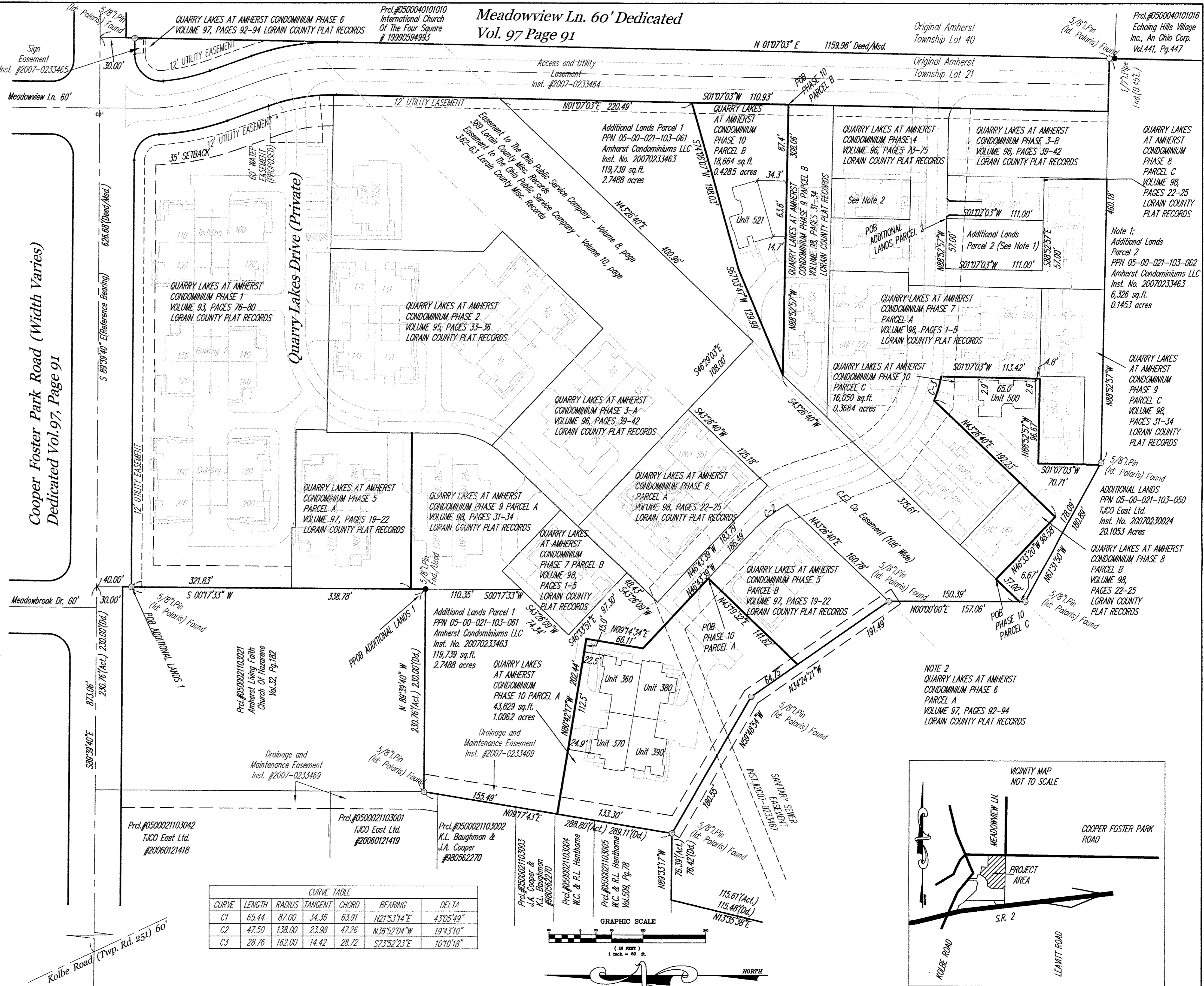
BOUNDARY SURVEY LEGEND

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	○ 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**

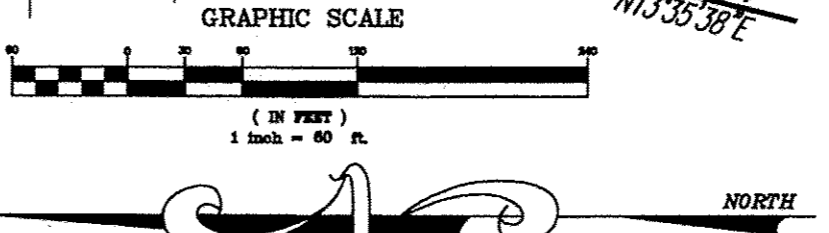
**UNIT NO. PERCENTAGE OF OWNERSHIP
IN COMMON AREAS**

100	1.4706 % Phase 1
110	1.4706 %
120	1.4706 %
130	1.4706 %
140	1.4706 %
150	1.4706 %
160	1.4706 %
170	1.4706 %
180	1.4706 %
190	1.4706 %
200	1.4706 %
210	1.4706 %
220	1.4706 % Phase 2
230	1.4706 %
240	1.4706 %
250	1.4706 %
261	1.4706 %
271	1.4706 %
281	1.4706 %
291	1.4706 %
301	1.4706 % Phase 3
311	1.4706 %
321	1.4706 %
331	1.4706 %
570	1.7647 %
540	1.7647 % Phase 4
571	1.7647 %
591	1.7647 %
220	1.4706 % Phase 5
230	1.4706 %
240	1.4706 %
250	1.4706 %
400	1.4706 %
410	1.4706 %
381	1.7647 % Phase 6
300	1.4706 % Phase 7
310	1.4706 %
420	1.7647 %
430	1.7647 %
450	1.7647 %
510	1.7647 %
520	1.7647 %
541	1.7647 %
551	1.7647 %
561	1.7647 %
341	1.4706 % Phase 8
351	1.4706 %
361	1.4706 %
371	1.4706 %
440	1.7647 %
560	1.7647 %
260	1.4706 % Phase 9
270	1.4706 %
280	1.4706 %
290	1.4706 %
501	1.7647 %
530	1.7647 %
531	1.7647 %
360	1.4706 % Phase 10
370	1.4706 %
380	1.4706 %
390	1.4706 %
521	1.7647 %
DECLARED	100.0000%
REMAINDER OWNED BY DECLARANT	0
TOTAL	100.00%



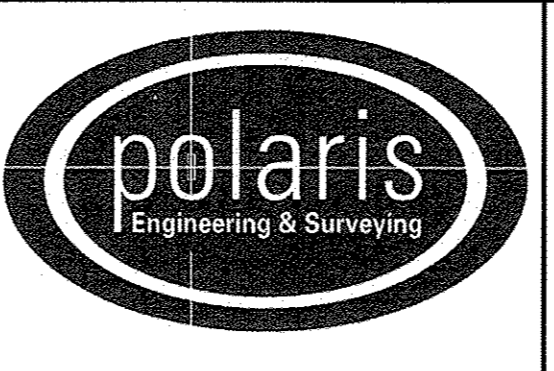
CURVE TABLE

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"



REV. No.	DATE	BY	CHK'D

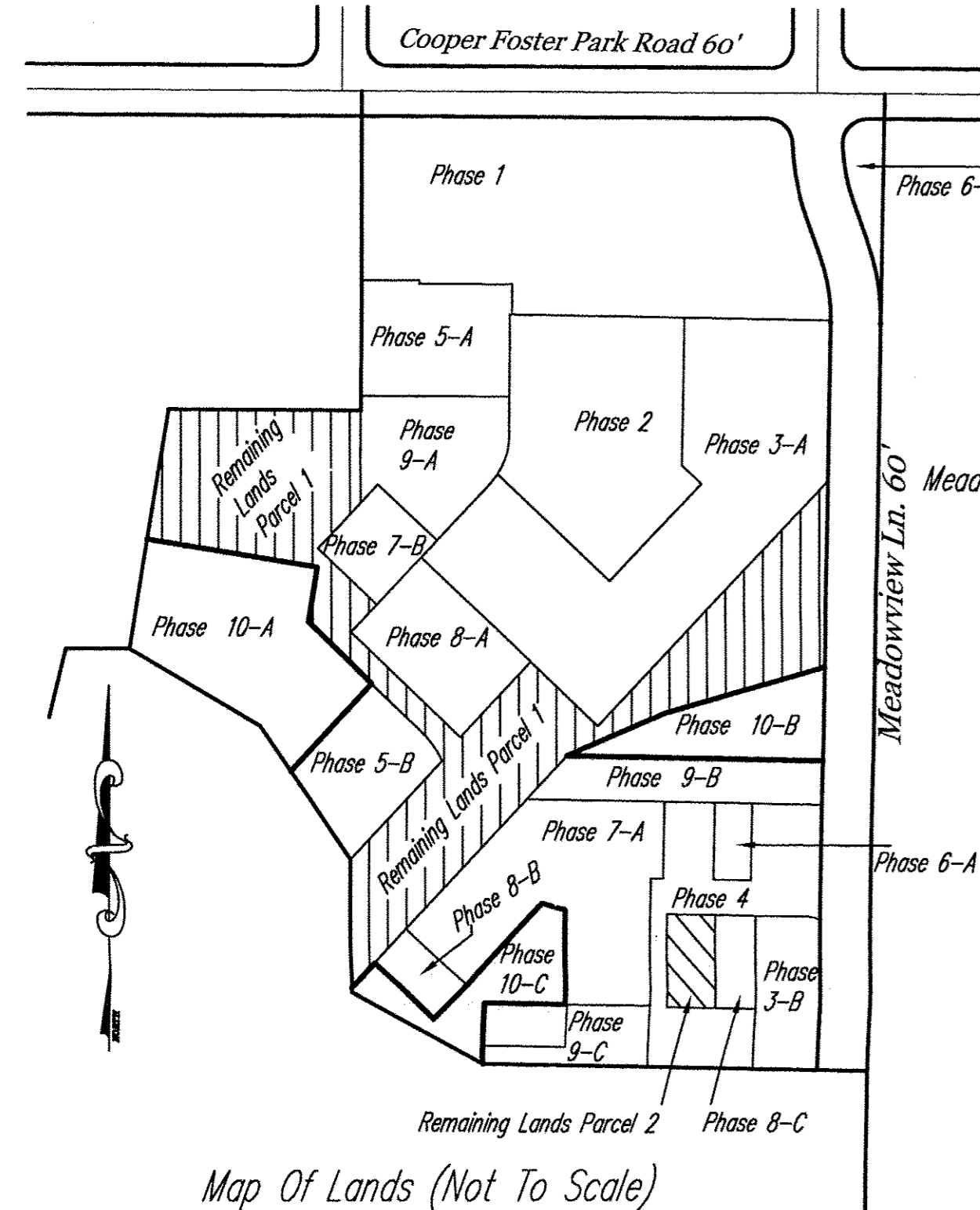
DATE: 03/18/2013
SCALE: HOR. 1"=60'
VERT. 1"=0'
FOLDER: 07-013\dwg\plats
FILENAME: condo plat phase 10
TAB: condo 10-1
DRAWN: mpa



POLARIS ENGINEERING & SURVEYING, INC.
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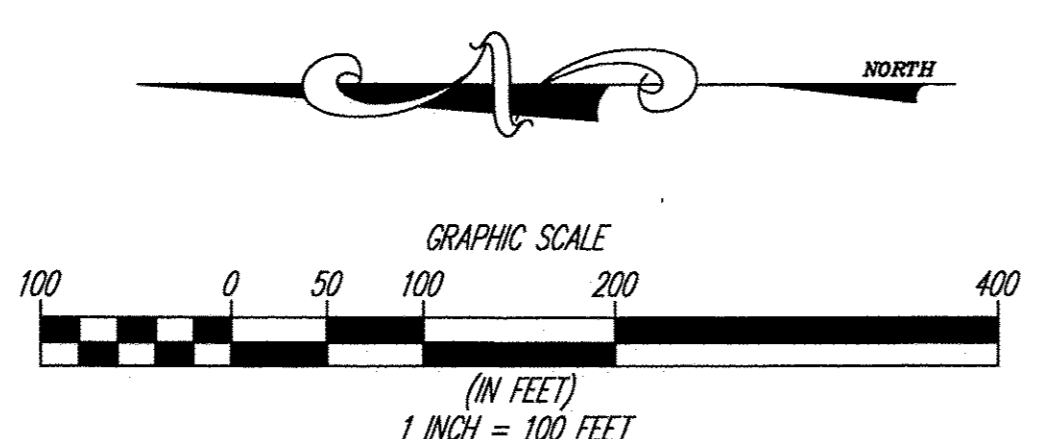
DECLARATION OF CONDOMINIUM PHASE 10		CONTRACT No. 07-013	
SHEET	OF	01	04

MAP OF ADDITIONAL LANDS FOR TENTH 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 FEBRUARY 26, 2013 SCALE 1 INCH = 100 FEET



BOUNDARY SURVEY LEGEND

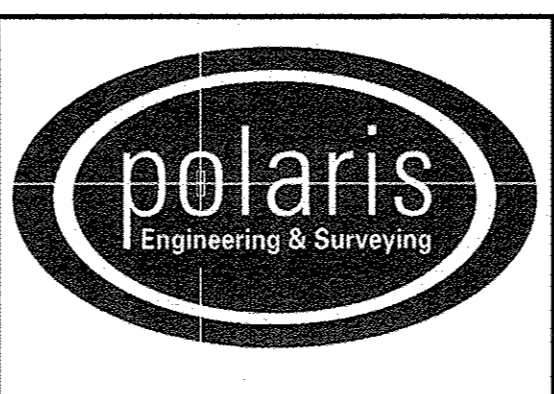
5/8" Iron Pin Set	○	A, Act. Actual Measurement or Calculation
Iron Pin/Pipe Found	●	U, Used Used Measurement or Monument
Mon Box Found With Pin/Pipe	Ⓜ	M, Msd. Measured
Monument Box Found (Empty)	Ⓜ	D, R., Rec. Deed or Record
Survey Nail Set	△	Calc. Calculated
Survey Nail Found	△	C/L Centerline
Stone/Concrete 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: 03/19/2013
 SCALE: HOR. 1"=100'
 VERT. 1"=0'
 FOLDER: 07-013\dwg\plots
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 TAB: condo_10-2
 DRAWN: mps

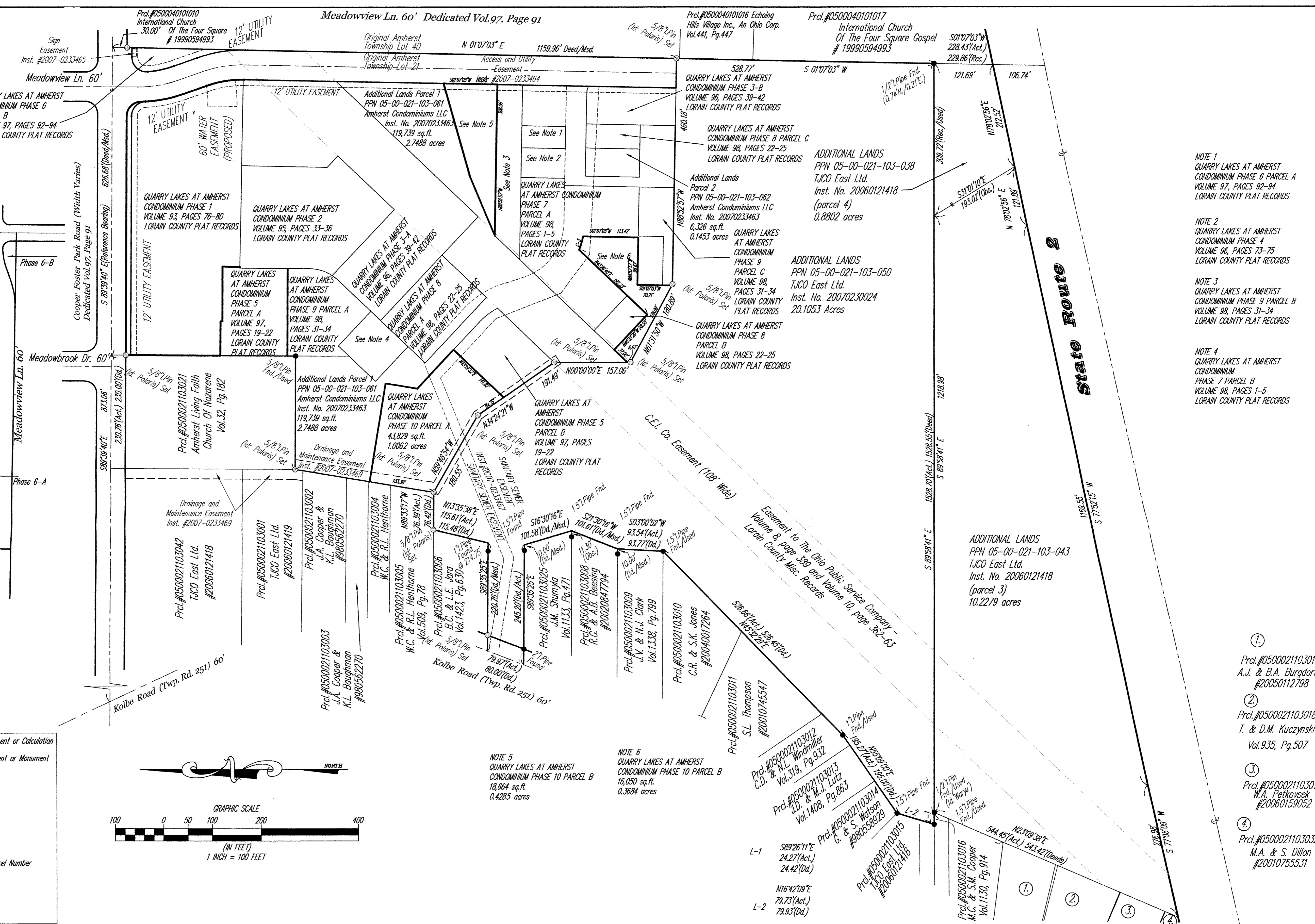
QUARRY LAKES AT AMHERST CONDOMINIUM PHASE 10
 PART OF ORIGINAL AMHERST TOWNSHIP LOT 21
 CITY OF AMHERST - LORAIN COUNTY - OHIO



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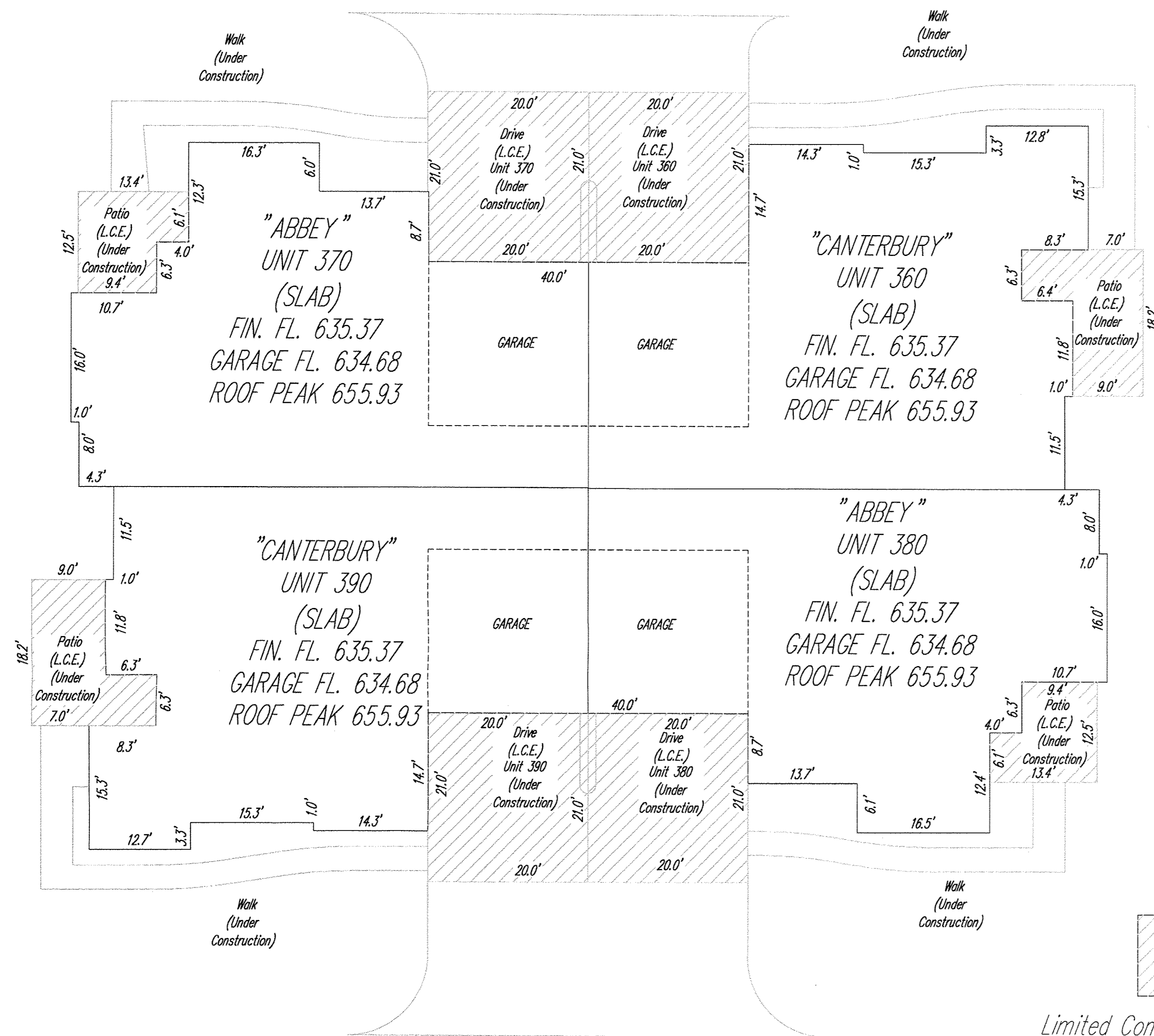
DECLARATION OF CONDOMINIUM PHASE 10

CONTRACT No.	
07-013	
SHEET	OF
02	04



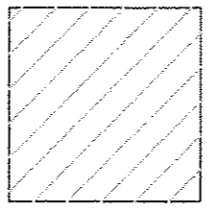
- NOTE 1
 QUARRY LAKES AT AMHERST CONDOMINIUM PHASE 6 PARCEL A VOLUME 97, PAGES 92-94 LORAIN COUNTY PLAT RECORDS
- NOTE 2
 QUARRY LAKES AT AMHERST CONDOMINIUM PHASE 4 VOLUME 96, PAGES 73-75 LORAIN COUNTY PLAT RECORDS
- NOTE 3
 QUARRY LAKES AT AMHERST CONDOMINIUM PHASE 9 PARCEL B VOLUME 98, PAGES 31-34 LORAIN COUNTY PLAT RECORDS
- NOTE 4
 QUARRY LAKES AT AMHERST CONDOMINIUM PHASE 7 PARCEL B VOLUME 98, PAGES 1-5 LORAIN COUNTY PLAT RECORDS

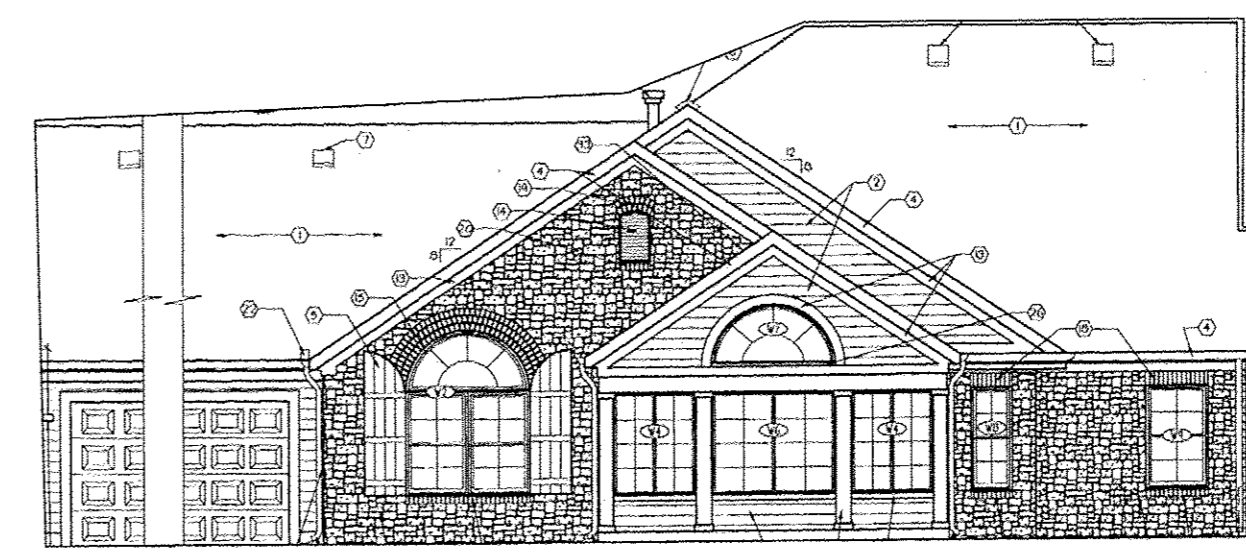
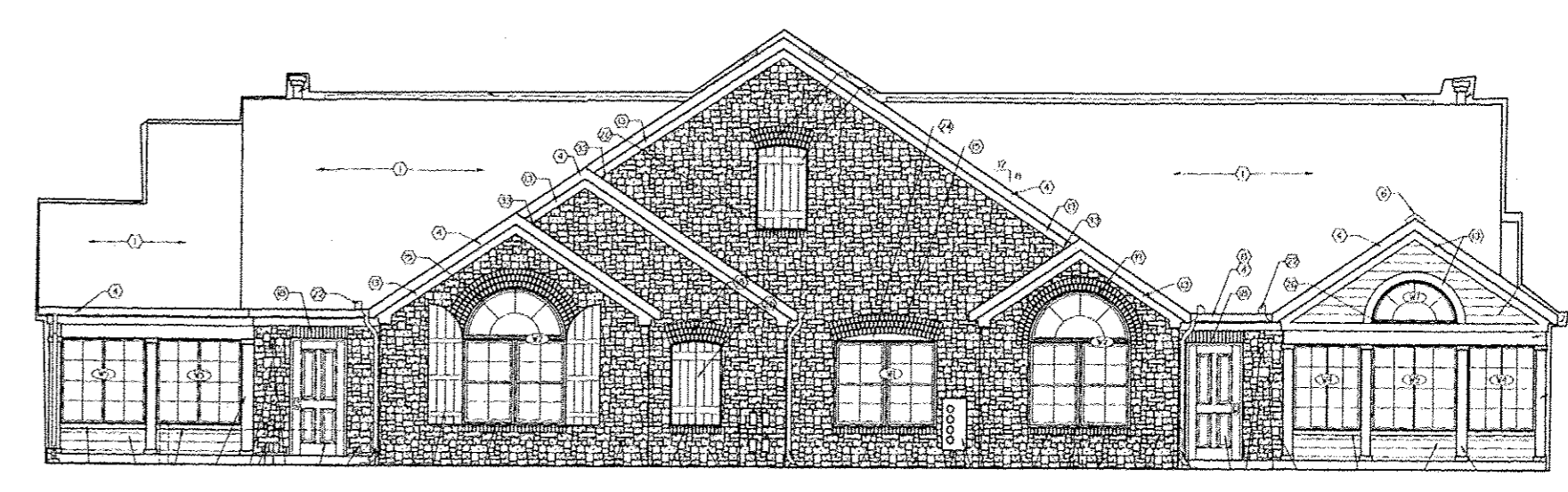
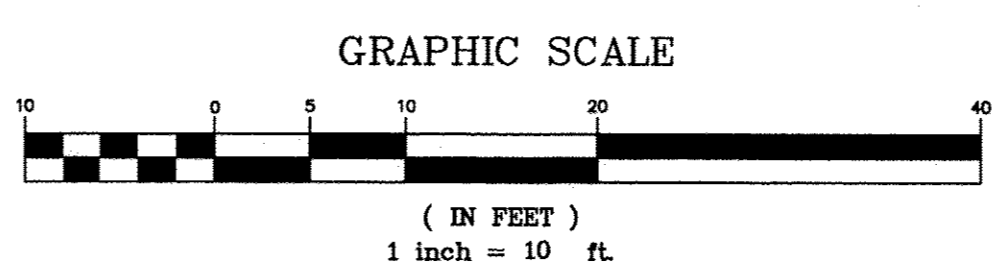
- ① Prcl.#0500021103017 A.J. & B.A. Burgdorf #20050112798
- ② Prcl.#0500021103018 T. & D.M. Kuczynski Vol.935, Pg.507
- ③ Prcl.#0500021103019 M.A. Petkovsek #20060159052
- ④ Prcl.#0500021103032 M.A. & S. Dillon #20010755531



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



 Limited Common Elements (L.C.E.)



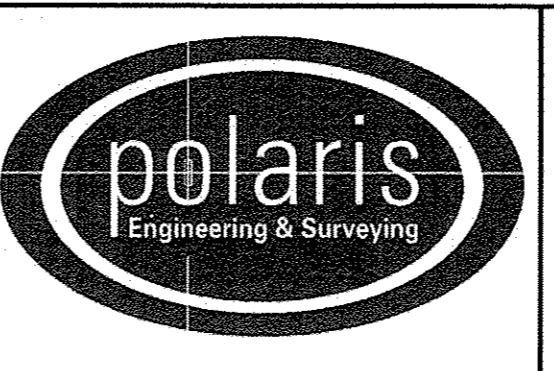
CANTERBURY - SIDE ELEVATION

NOTE: ELEVATIONS TAKEN FROM PAGE 4.1 OF PLANS PREPARED BY JESTER-JONES-SCHIFFER ARCHITECTS LTD. DATED 10/5/2007 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

REV. No.		DATE	BY	CHK'D	DATE: 03/18/2013
					SCALE: HOR. 1"=10'
					VERT. 1"=0'
					FOLDER: 07-013\dwg\plans
					FILENAME: condo_plat_phase_10
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					DRAWN: mps

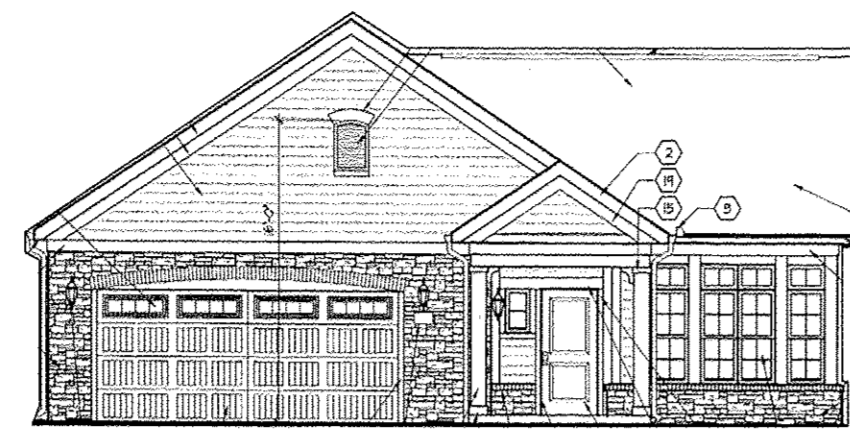
QUARRY LAKES AT AMHERST
 CONDOMINIUM PHASE 10
 PART OF ORIGINAL AMHERST TOWNSHIP LOT 21
 CITY OF AMHERST - LORAIN COUNTY - OHIO



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DECLARATION OF
 CONDOMINIUM
 PHASE 10

CONTRACT No.	
07-013	
SHEET	OF
03	04

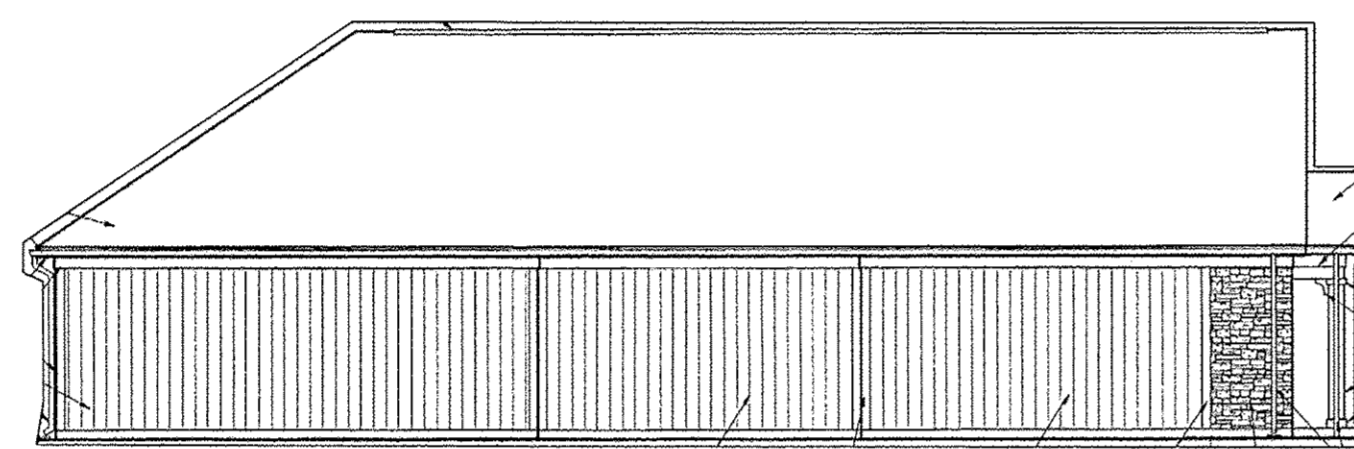
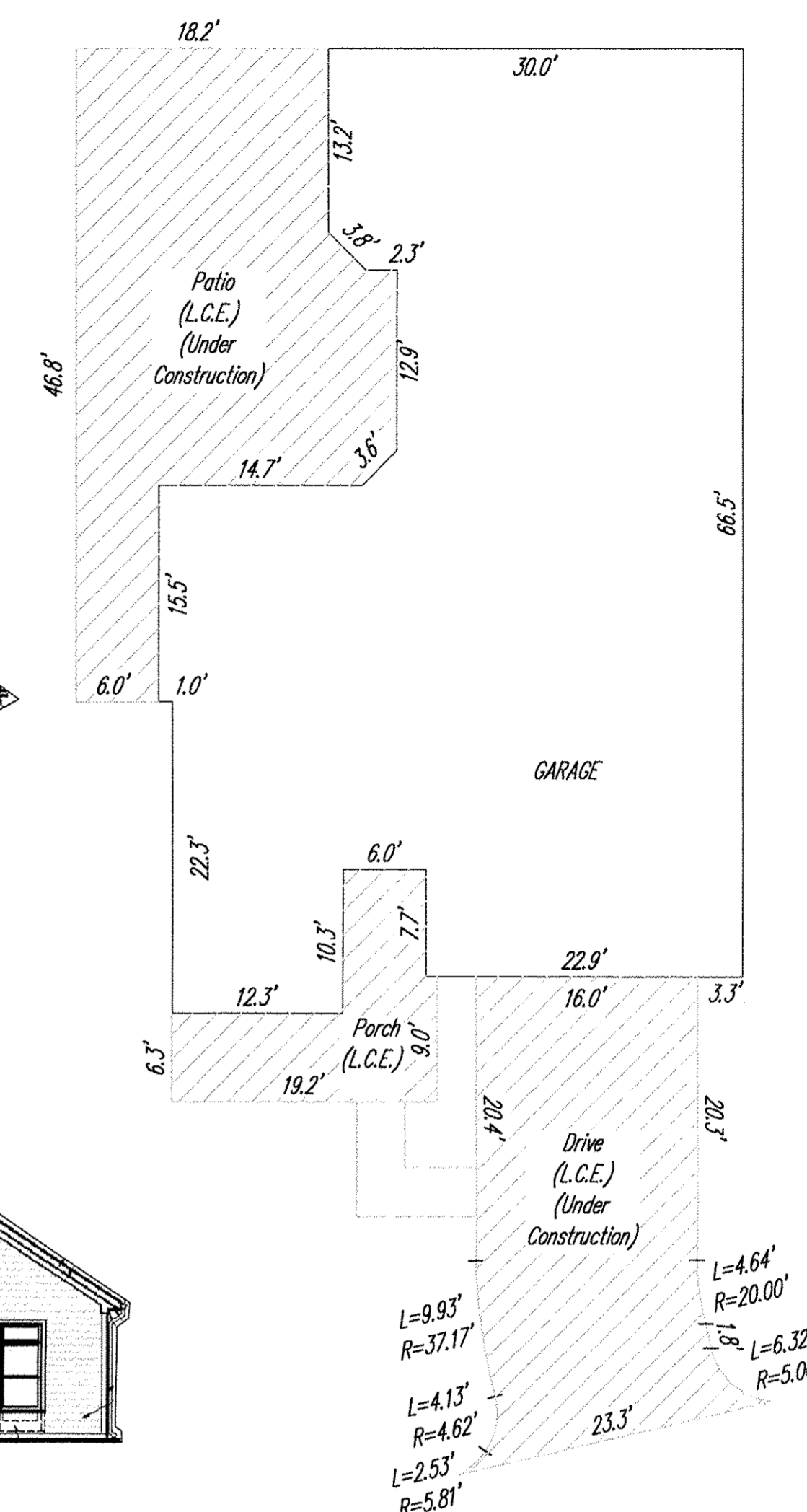


"A" ELEVATION FOR UNIT 500
FOUR SEASON ROOM
TAKEN FROM PAGE A-601 OF PLANS
PREPARED BY DEAN WENZ ARCHITECTS
DATED 08/9/2010
NOT TO SCALE

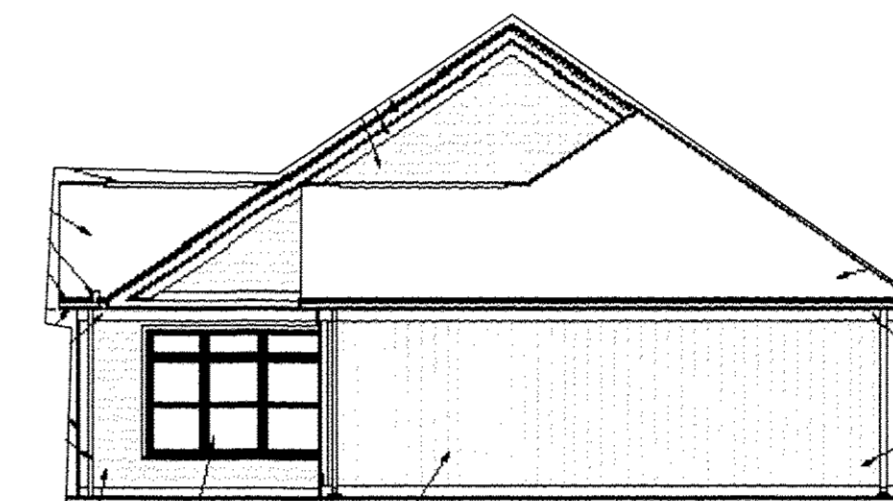
NOTE: ALL DIMENSIONS ARE EXTERIOR WALL DIMENSIONS
OR INDICATE DISTANCE FROM THE EXTERIOR SURFACES
OF THE OUTSIDE WALLS
TO THE MIDDLE OF THE COMMON WALLS



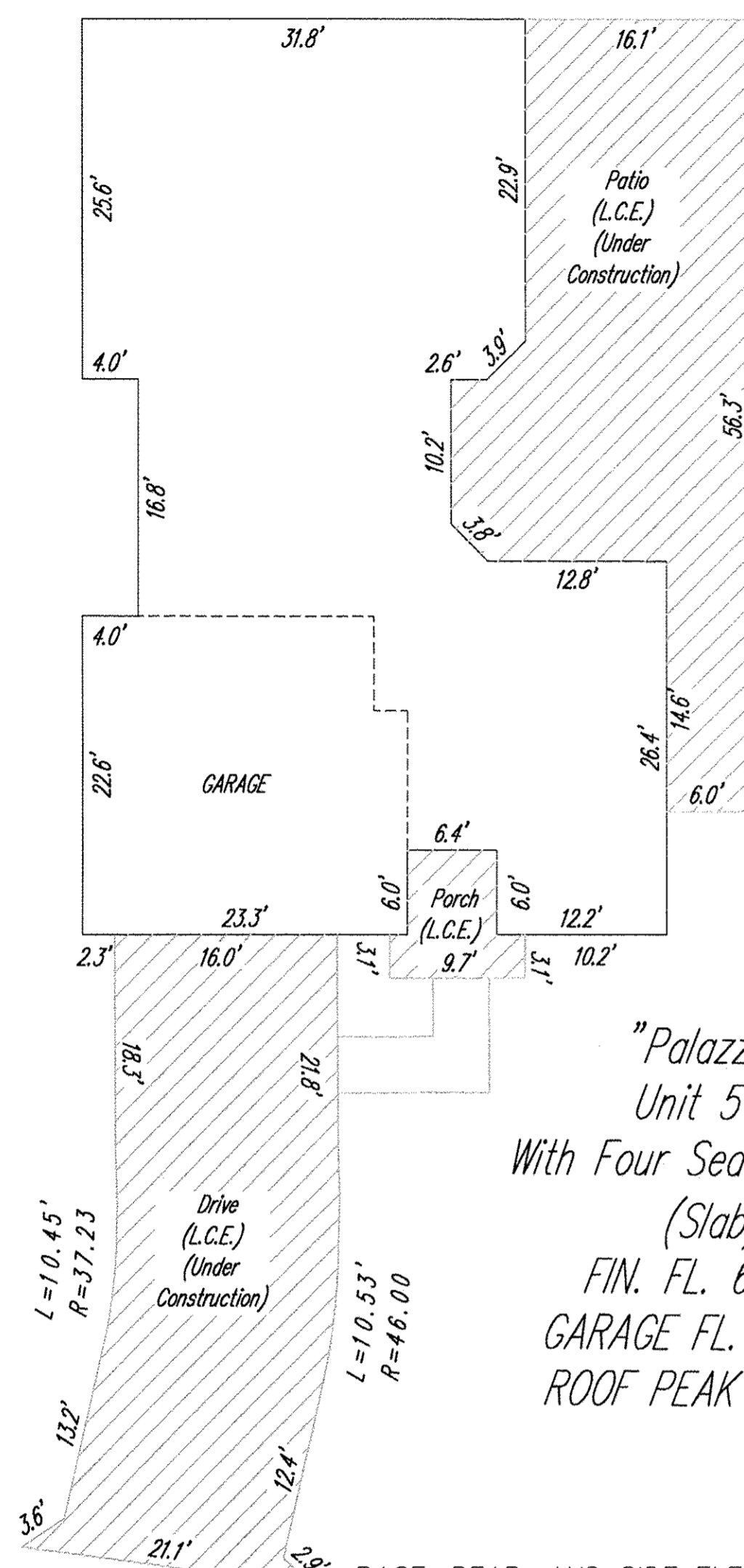
C ELEVATION
(NOT TO SCALE)



"F" ELEVATION FOR UNIT 500 TAKEN FROM
PAGE A-201 OF PLANS PREPARED BY
DEAN WENZ ARCHITECTS DATED
08/9/2010
NOT TO SCALE

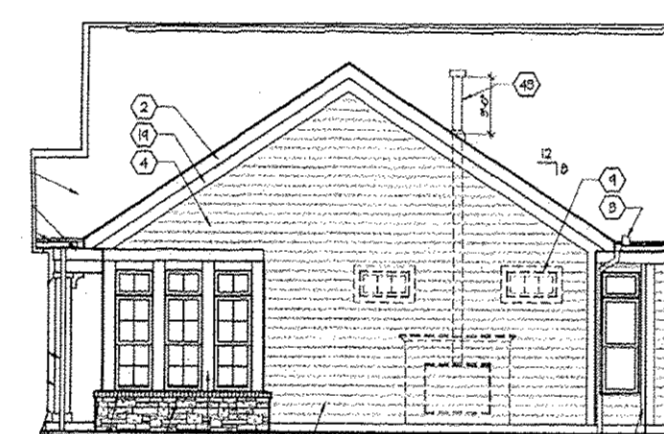


D ELEVATION
(NOT TO SCALE)

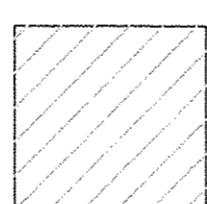


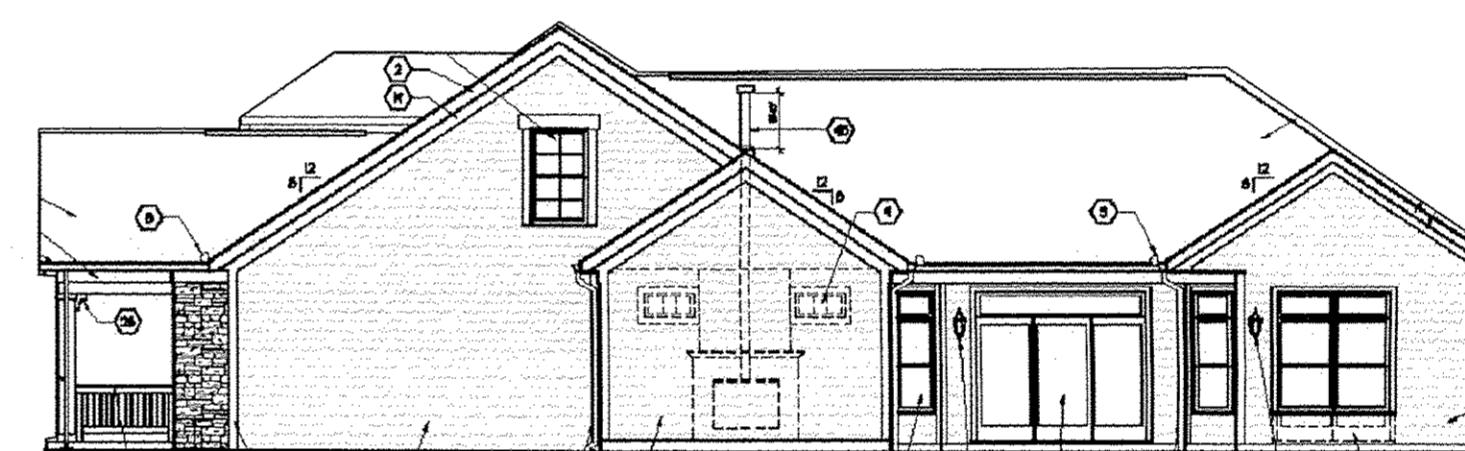
"Palazzo"
Unit 500
With Four Season Room
(Slab)
FIN. FL. 639.11
GARAGE FL. 638.46
ROOF PEAK 659.97

BASE, REAR, AND SIDE ELEVATIONS FOR
UNIT 500 TAKEN FROM PAGE A-201 OF
PLANS PREPARED BY DEAN WENZ
ARCHITECTS DATED 08/9/2010
NOT TO SCALE



"B" ELEVATION UNIT 500
FOUR SEASON ROOM
PARTIAL ELEVATION
TAKEN FROM PAGE A-601 OF PLANS
PREPARED BY DEAN WENZ ARCHITECTS
DATED 08/9/2010
NOT TO SCALE

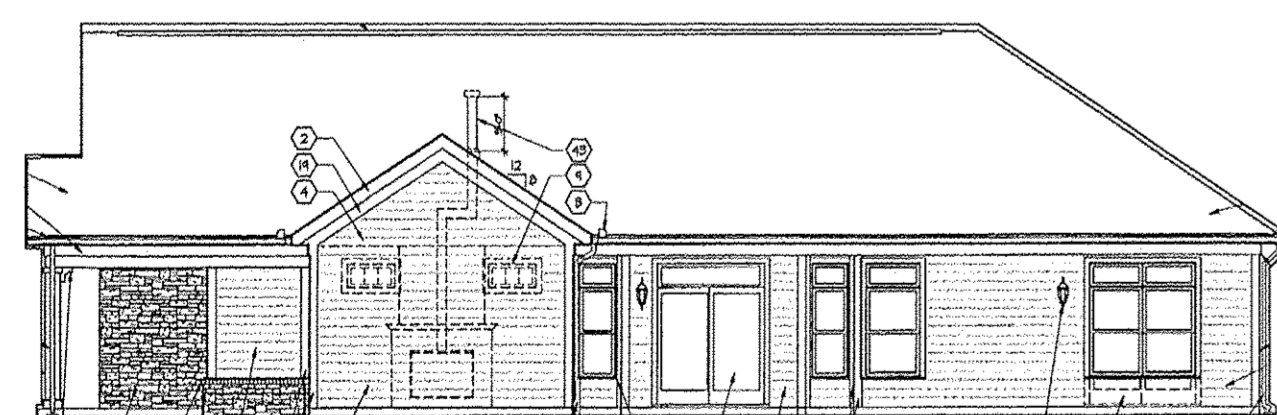

Limited Common Elements
(L.C.E.)



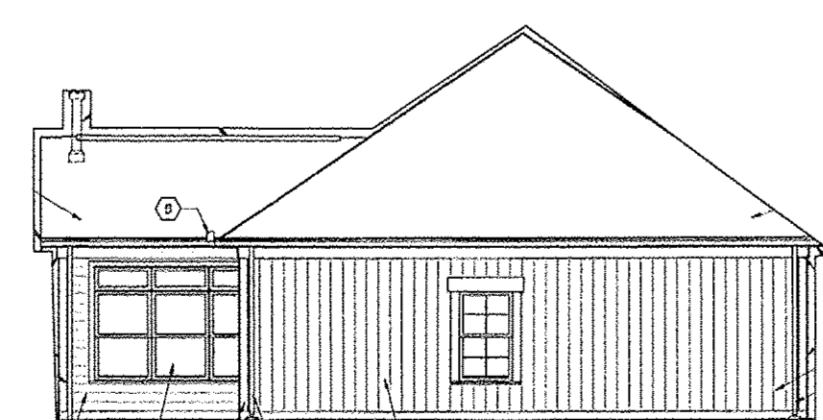
B ELEVATION
(NOT TO SCALE)

"Portico"
UNIT 521
WITH SECOND FLOOR
BONUS SUITE
(SLAB)
FIN. FL. 638.13
GARAGE FL. 637.49
ROOF PEAK 660.10

NOTE: ELEVATIONS FOR UNIT 521 TAKEN
FROM PAGE A-606 OF PLANS PREPARED
BY DEAN WENZ ARCHITECTS
DATED 04/28/2010



"B" ELEVATION
BASE SIDE ELEVATION
PALAZZO UNIT 500

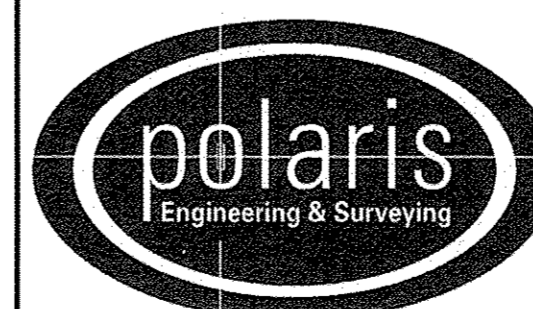


"E" ELEVATION
BASE REAR ELEVATION
PALAZZO UNIT 500

REV. No.	DATE	BY	CHK'D

DATE: 03/18/2013
SCALE: HOR. 1"=10'
VERT. 1"=0'
FOLDER: 07-013\dwg\plate
FILENAME: rondo plat phase 10
TAB: condo 9-4
DRAWN: mps

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