

# DEERFIELD ESTATES SUBDIVISION NO. 5

BEING PART OF ORIGINAL AMHERST TOWNSHIP  
LOT NOS. 1 AND 100  
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

## APPROVALS

### CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE DEDICATION OF DEERFIELD ESTATES SUBDIVISION NO. 5 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREET SHOWN HEREON AND APPROVE SAME.

Douglas A. Hurd, P.S.  
LORAIN CITY SURVEYOR #812

3-27-14  
DATE

### COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF DEERFIELD ESTATES SUBDIVISION NO. 5 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 23-4 PASSED THIS 17 DAY OF FEB. 2014.

Monica Brewer  
CLERK OF COUNCIL

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF DEERFIELD ESTATES SUBDIVISION NO. 5 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

[Signature]  
CHAIRMAN, CITY OF LORAIN  
PLANNING COMMISSION

2/25/14  
DATE

### LAW DIRECTOR CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF DEERFIELD ESTATES SUBDIVISION NO. 5 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

A. Kelly  
LAW DIRECTOR, CITY OF LORAIN

2/27/14  
DATE

### 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.

[Signature]  
DIRECTOR OF PUBLIC SERVICE

2-25-14  
DATE

### MORTGAGEE'S CERTIFICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED Bruce E. Stevens, President REPRESENTING Buckeye Community Bank AS MORTGAGEE OF LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF "DEERFIELD ESTATES SUBDIVISION NO. 5" TO BE CORRECT AND DOES DEDICATE TO PUBLIC USE THE ROADWAYS AND EASEMENTS AS SHOWN HEREON.

BY: Bruce E. Stevens

STATE OF OHIO } SS  
LORAIN COUNTY }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Bruce E. Stevens REPRESENTING Buckeye Community Bank WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED.

IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 27th DAY OF March 2014.

[Signature]  
NOTARY PUBLIC  
MY COMM. EXPIRES 06/21/2019

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED "DEERFIELD ESTATES SUBDIVISION NO. 5" AS SHOWN HEREON AND CONTAINING 13.9637 ACRES OF LAND IN ORIGINAL LOT NOS. 1 AND 100 OF AMHERST TOWNSHIP, CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO. IRON PINS HAVE EITHER BEEN SET OR WILL BE SET AT ALL POINTS INDICATED ON THE PLAT. DISTANCES ARE SHOWN IN FEET AND IN DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES 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.

AREA IN SUBLOTS - 7.4818 AC.  
AREA IN BLOCK K & L - 3.9693 AC.  
AREA IN R/W - 2.5126 AC.  
AREA IN SUBD. NO. 5 - 13.9637 AC.  
REMAINDER - 16.2893 AC.



[Signature]  
EHTESHAM M. SUHAIL, P.E., P.S.

### OWNER'S CERTIFICATE

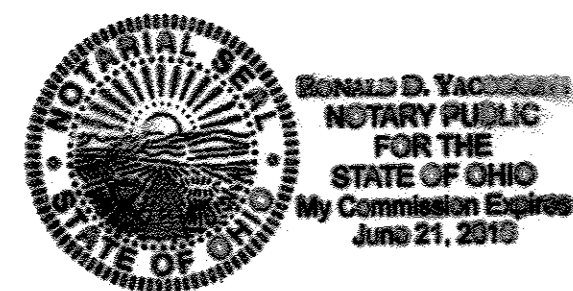
THIS IS TO CERTIFY THAT THE UNDERSIGNED, SHAUN P. BRADY REPRESENTING CAMBRAD DEVELOPMENT L.L.C. OWNER OF LAND CONTAINED WITHIN THIS PLAT OF DEERFIELD ESTATES SUBDIVISION NO. 5, DO HEREBY ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE THE ROADWAYS AND EASEMENTS AS SHOWN HEREON.

[Signature]  
BY: SHAUN P. BRADY  
MANAGER, CAMBRAD DEVELOPMENT L.L.C.

STATE OF OHIO } SS  
LORAIN COUNTY }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR SHAUN P. BRADY, MANAGER, CAMBRAD DEVELOPMENT L.L.C., WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED.

IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 28th DAY OF MARCH 2014.



[Signature]  
NOTARY PUBLIC  
MY COMM. EXPIRES \_\_\_\_\_

TRANSFERRED FEE EX  
IN COMPLIANCE WITH SEC. 519.022  
OHIO REV. CODE  
MAR 31 2014  
J. CRAIG SNODGRASS, CPA, CSFM  
LORAIN COUNTY AUDITOR

Doc ID: 017977410001 Type: OFF  
Kind: PLAT  
Recorded: 03/31/2014 at 04:00:10 PM  
Fee Amt: \$259.20 Page 1 of 1  
Lorain County, Ohio  
Judith H. Nedelick County Recorder  
F11: 2014-0499828

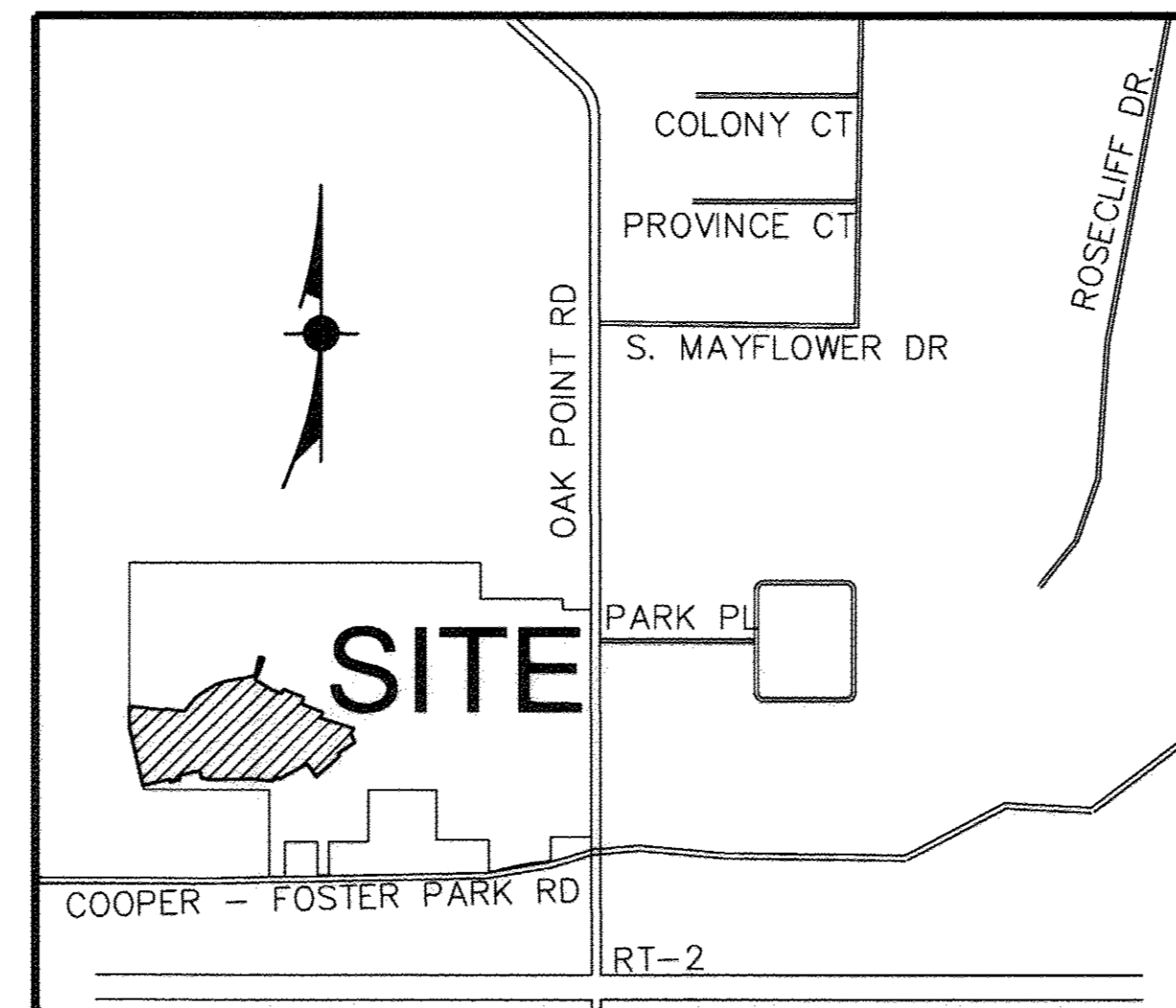
EXAMCO TITLE SERVICES  
6155 PARK SQUARE DRIVE  
UNIT 3 SUITE 3  
LORAIN, OH 44053  
Plat vol. 99  
pgs. 86, 87, 88

### UTILITY EASEMENT

CAMBRAD DEVELOPMENT L.L.C., THE OWNER OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE OHIO EDISON CO., COLUMBIA GAS OF OHIO, CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC., THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEE), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, EXCEPT WHERE SHOWN OTHERWISE, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

CAMBRAD DEVELOPMENT L.L.C.

[Signature]  
BY: SHAUN P. BRADY  
MANAGER, CAMBRAD DEVELOPMENT L.L.C.



LOCATION MAP - NOT TO SCALE

NO.	DATE	REVISIONS	BY	REFERENCE DRAWINGS

**Suhail & Suhail, Inc.**  
Engineers · Surveyors · Land Planners  
18405 May Court, Chagrin Falls, Ohio 44023  
Ph.: (800) 660-4291 Fax: (800) 660-7831

DR. BY MN  
CHK. BY MA  
DATE JULY 10, 2013  
SCALE N.T.S

DEERFIELD ESTATES  
SUBDIVISION NO. 5  
BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NOS. 1 AND 100  
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

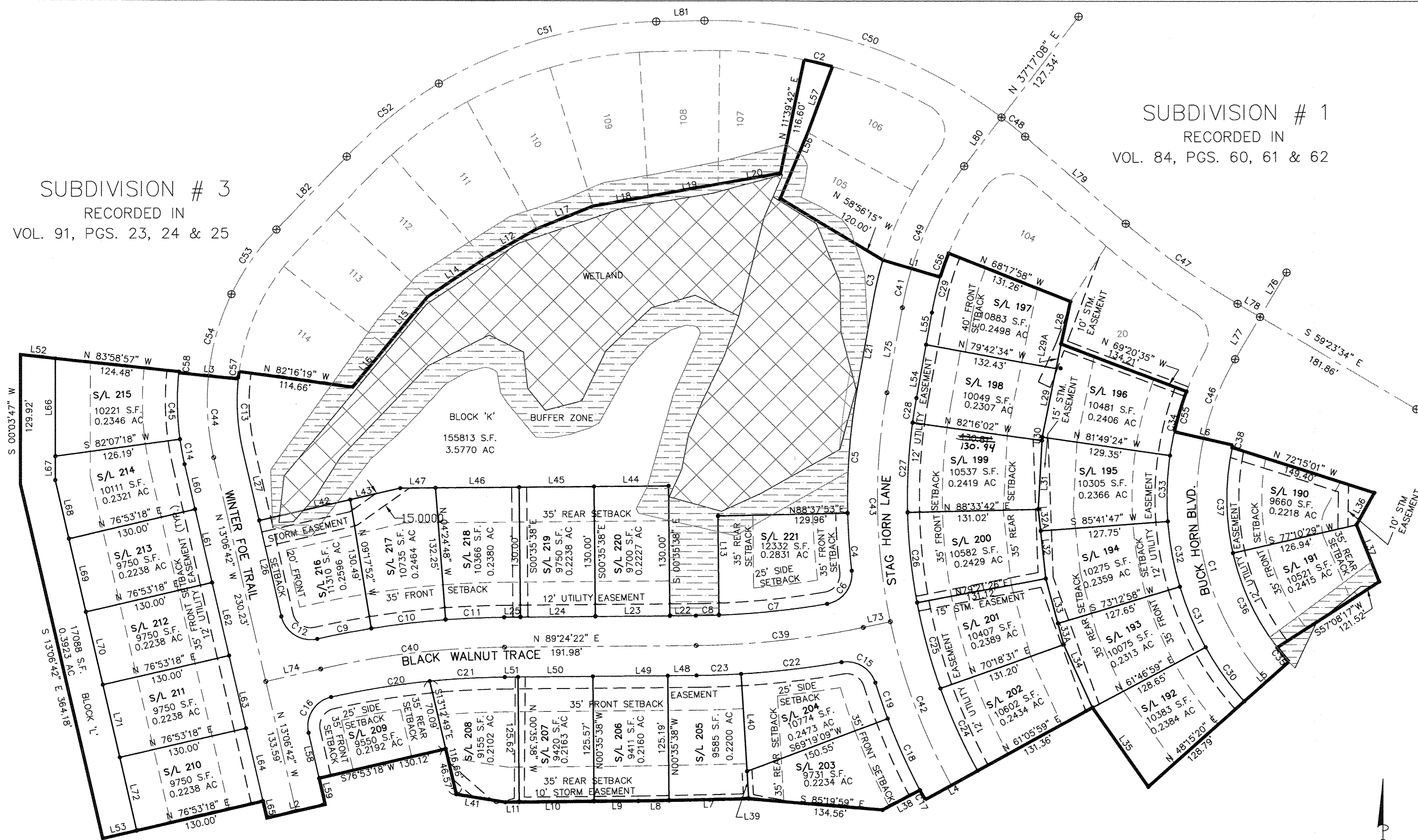
TITLE SHEET  
FINAL PLAT

PREPARED FOR  
CAMBRAD DEVELOPMENT L.L.C.  
6155 Park Square Drive, Suite 3,  
Lorain, Ohio 44053

S&S JOB NO. 13133  
SHEET NO. 1 OF 3

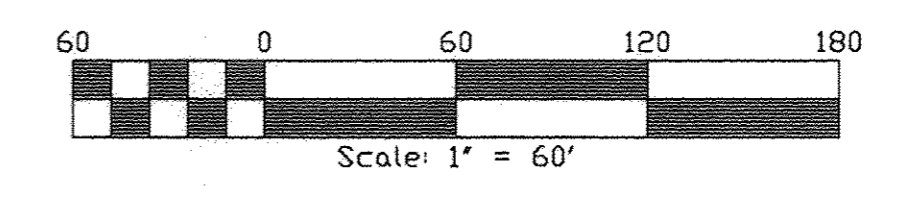
SUBDIVISION # 3  
RECORDED IN  
VOL. 91, PGS. 23, 24 & 25

SUBDIVISION # 1  
RECORDED IN  
VOL. 84, PGS. 60, 61 & 62



NUMBER	DISTANCE	DIRECTION
L1	60.00'	S 73°16'27" E
L2	60.00'	N 76°53'18" E
L3	60.00'	S 84°14'27" E
L4	60.00'	S 61°05'59" W
L5	60.00'	N 48°15'20" E
L6	60.00'	S 77°15'50" E
L7	79.86'	N 88°44'37" E
L8	30.70'	N 88°44'37" E
L9	44.30'	N 89°22'17" E
L10	75.00'	N 89°22'17" E
L11	13.81'	N 89°22'17" E
L12	61.03'	S 59°53'23" W
L13	98.94'	S 00°35'38" E
L14	68.87'	N 55°52'59" E
L15	64.78'	N 39°34'53" E
L16	53.09'	N 39°34'53" E
L17	60.12'	S 67°50'18" W
L18	56.49'	S 79°53'31" W
L19	70.89'	S 79°53'31" W
L20	63.59'	S 79°53'31" W
L21	86.34'	N 101°17'37" E
L22	28.01'	N 89°24'22" E
L23	74.61'	N 89°24'22" E
L24	75.00'	N 89°24'22" E
L25	16.36'	N 89°24'22" E
L26	98.26'	S 13°06'42" E
L27	71.97'	S 13°06'42" E
L28	43.85'	N 12°16'03" E
L29	70.10'	N 11°30'08" E
L29A	24.97'	N 11°30'08" E
L30	3.36'	N 03°05'01" E
L31	69.41'	N 03°05'01" E
L32	47.93'	N 06°07'45" W
L32A	21.70'	N 06°07'45" W
L33	46.43'	N 15°13'48" W
L33A	22.01'	N 15°13'48" W
L34	69.64'	N 24°25'52" W
L35	97.02'	N 35°13'52" W
L36	36.75'	S 29°05'35" W
L37	61.19'	S 21°46'24" E
L38	42.32'	N 62°06'16" E
L39	27.42'	S 03°30'21" E
L40	98.14'	S 03°30'21" E
L41	49.84'	S 80°58'24" E
L42	93.67'	S 76°53'18" W
L43	51.42'	S 76°53'18" W
L44	74.61'	N 89°24'22" E
L45	75.00'	N 89°24'22" E
L46	83.78'	N 89°24'22" E
L47	35.30'	N 89°24'22" E
L48	28.77'	N 89°24'22" E
L49	75.00'	N 89°24'22" E
L50	75.00'	N 89°24'22" E
L51	13.21'	N 89°24'22" E
L52	35.19'	N 83°58'57" W
L53	35.00'	N 76°53'18" E
L54	54.19'	S 10°17'26" W
L55	32.86'	S 10°17'26" W
L56	72.08'	S 22°28'26" W
L57	70.78'	N 20°20'05" E
L58	46.65'	N 13°06'42" W
L59	28.94'	N 13°06'42" W
L60	46.61'	N 13°06'42" W
L61	75.00'	N 13°06'42" W
L62	75.00'	N 13°06'42" W
L63	75.00'	N 13°06'42" W
L64	75.00'	N 13°06'42" W
L65	17.22'	N 13°06'42" W
L66	98.08'	N 00°03'47" E
L67	24.15'	N 00°03'47" E
L68	60.14'	N 13°06'42" W
L69	75.00'	N 13°06'42" W
L70	75.00'	N 13°06'42" W
L71	75.00'	N 13°06'42" W
L72	75.00'	N 13°06'42" W
L73	27.68'	N 78°02'00" E
L74	56.45'	N 76°53'18" E
L75	86.70'	N 101°17'31" E

LEGEND  
 WETLANDS AREA  
 I.P. SET IN MON. BOX  
 I.P. PIN/PIPE FD.  
 5/8" x 30" I. PIN SET OR WILL BE SET (CAPPED SUHAIL-7806)



NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C46	17°52'17"	S 21°40'18" W	43.24'	275.00'	85.78'	85.43'
C47	10°21'37"	N 54°12'46" W	69.35'	765.00'	138.33'	138.14'
C48	03°40'55"	N 50°52'24" W	15.27'	475.00'	30.52'	30.52'
C49	20°33'35"	S 27°00'21" W	58.94'	325.00'	116.62'	116.00'
C50	38°28'59"	N 71°57'21" W	165.80'	475.00'	319.04'	313.07'
C51	29°44'46"	S 73°55'46" W	117.21'	441.35'	229.13'	226.57'
C52	15°21'31"	S 51°22'38" W	59.51'	441.35'	118.31'	117.95'
C53	18°16'12"	S 34°33'46" W	40.20'	250.00'	79.72'	79.98'
C54	19°34'05"	S 15°32'35" W	43.11'	250.00'	85.38'	84.97'
C55	07°55'15"	N 16°41'47" E	21.12'	305.00'	42.16'	42.13'
C56	04°58'21"	N 19°12'44" E	12.81'	295.00'	25.60'	25.59'
C57	1°58'08"	N 6°44'37" E	3.78'	220.00'	7.56'	7.56'
C58	0°15'30"	N 5°53'18" E	0.63'	280.00'	1.26'	1.26'

NUMBER	DIRECTION	DISTANCE
L76	S 30°36'26" W	52.05'
L77	S 30°36'26" W	49.18'
L78	S 59°23'34" E	26.13'
L79	S 49°01'57" E	133.54'
L80	N 37°17'8" E	61.73'
L81	N 88°48'9" E	48.42'
L82	N 43°41'52" E	101.87'

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	54°28'50"	S 14°30'15" E	141.57'	275.00'	261.49'	251.75'
C2	03°45'24"	N 76°27'36" W	14.59'	445.00'	29.18'	29.17'
C3	07°07'33"	S 13°09'47" W	22.10'	355.00'	44.15'	44.12'
C4	05°17'37"	S 04°00'56" E	28.89'	625.00'	57.74'	57.72'
C5	11°38'45"	S 04°27'15" W	63.74'	625.00'	127.04'	126.82'
C6	86°50'13"	N 36°45'22" E	28.39'	30.00'	45.47'	41.24'
C7	07°36'45"	N 83°58'51" E	54.55'	820.00'	108.95'	108.87'
C8	01°37'09"	N 88°35'48" E	11.59'	820.00'	23.17'	23.17'
C9	03°35'26"	S 78°54'25" W	27.58'	880.00'	55.15'	55.14'
C10	04°53'05"	S 83°08'40" W	37.53'	880.00'	75.02'	75.00'
C11	03°49'10"	S 87°29'47" W	29.34'	880.00'	58.66'	58.65'
C12	89°48'56"	S 58°00'00" E	29.88'	30.00'	47.01'	42.34'
C13	20°50'23"	S 02°41'31" E	40.46'	220.00'	80.02'	79.58'
C14	05°14'00"	S 10°29'42" E	12.80'	280.00'	25.57'	25.57'
C15	82°55'18"	N 58°38'28" W	26.51'	30.00'	43.42'	39.73'
C16	90°15'26"	S 32°01'01" W	30.13'	30.00'	47.26'	42.52'
C17	01°00'18"	S 28°23'52" E	5.48'	625.00'	10.96'	10.96'
C18	07°12'53"	S 24°17'17" E	39.40'	625.00'	78.70'	78.65'
C19	03°30'02"	S 18°55'50" E	19.10'	625.00'	38.19'	38.18'
C20	06°59'50"	S 80°38'39" W	50.13'	820.00'	100.14'	100.08'
C21	05°15'48"	S 86°46'28" W	37.69'	820.00'	75.33'	75.30'
C22	06°35'46"	N 83°11'46" E	50.71'	880.00'	101.31'	101.25'
C23	02°54'43"	N 87°57'01" E	22.37'	880.00'	44.72'	44.72'
C24	09°12'33"	S 24°17'45" E	45.50'	565.00'	90.81'	90.71'
C25	09°02'55"	S 15°10'01" E	44.71'	565.00'	89.23'	89.14'
C26	09°12'15"	S 03°08'50" E	45.48'	565.00'	90.76'	90.67'
C27	09°10'16"	S 03°08'50" E	45.32'	565.00'	90.44'	90.34'
C28	02°32'39"	S 09°00'18" W	12.55'	565.00'	25.09'	25.09'
C29	12°05'54"	S 15°38'57" W	31.26'	295.00'	62.29'	62.18'
C30	12°33'21"	S 35°27'59" E	33.55'	305.00'	66.84'	66.70'

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C31	12°24'17"	S 22°58'11" E	33.15'	305.00'	66.03'	65.90'
C32	12°28'49"	S 10°32'38" E	33.35'	305.00'	66.44'	66.30'
C33	12°28'49"	S 01°56'11" W	33.35'	305.00'	66.44'	66.30'
C34	12°28'45"	S 14°24'58" W	33.35'	305.00'	66.44'	66.30'
C35	04°17'30"	S 39°35'55" E	9.18'	245.00'	18.35'	18.35'
C36	24°37'28"	S 25°08'26" E	53.47'	245.00'	105.29'	104.49'
C37	24°56'55"	S 00°21'15" E	54.20'	245.00'	106.68'	105.84'
C38	00°36'57"	S 12°25'41" W	1.32'	245.00'	2.63'	2.63'
C39	11°22'22"	N 83°43'11" E	84.64'	850.00'	168.72'	168.44'
C40	12°31'04"	S 83°08'50" W	93.22'	850.00'	185.71'	185.34'
C41	07°07'33"	S 13°09'47" W	20.24'	325.00'	40.42'	40.39'
C42	16°56'01"	S 20°26'01" E	88.57'	595.00'	175.85'	175.21'
C43	22°14'37"	S 00°50'41" E	116.97'	595.00'	230.99'	229.55'
C44	18°52'15"	S 03°40'35" E	41.55'	250.00'	82.34'	81.97'
C45	13°53'45"	S 00°55'49" E	34.12'	280.00'	67.91'	67.74'

NO.	DATE	REVISIONS	BY
1	08/06/13	REVISED TO CHANGE SL 197 FRONT SETBACK TO 40' AND ALL OTHER FRONT SETBACKS TO 35'	HS

**Suhail & Suhail, Inc.**  
Engineers · Surveyors · Land Planners  
18405 May Court, Chagrin Falls, Ohio 44023  
Ph.: (800) 660-4291 Fax: (800) 660-7831

DR. BY MA  
CHK. BY MA  
APPR. BY EMS  
DATE JULY 10, 2013  
SCALE 1"=60'

DEERFIELD ESTATES  
SUBDIVISION NO. 5  
  
FINAL PLAT

PREPARED FOR  
**CAMBRAD DEVELOPMENT L.L.C.**  
6155 PARK SQUARE DRIVE, SUITE 3,  
LORAIN, OHIO 44053  
  
S&S JOB NO. 13133 SHEET NO. 2 OF 3

I. PIN FD.  
 0.73'S  
 0.52'W

NUMBER	DELTA	ANGLE	CHORD	DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	00°36'57"	N 12°25'41" E	1.32'	245.00'	2.63'	2.63'	2.63'	2.63'
C2	07°55'15"	N 16°41'47" E	21.12'	305.00'	42.16'	42.13'	42.13'	42.13'
C3	04°58'21"	S 19°12'44" W	12.81'	295.00'	25.60'	25.59'	25.59'	25.59'
C4	03°45'24"	N 76°27'36" W	14.59'	445.00'	29.18'	29.17'	29.17'	29.17'
C5	01°58'08"	S 06°44'37" W	3.78'	220.00'	7.56'	7.56'	7.56'	7.56'
C6	00°15'30"	N 05°53'18" E	0.63'	280.00'	1.26'	1.26'	1.26'	1.26'
C7	01°00'18"	S 28°23'52" E	5.48'	625.00'	10.96'	10.96'	10.96'	10.96'
C8	04°17'30"	N 39°35'55" W	9.18'	245.00'	18.35'	18.35'	18.35'	18.35'

EXISTING SUBDIVISION NO. 3  
 982,576 SF.  
 22.5570 AC.

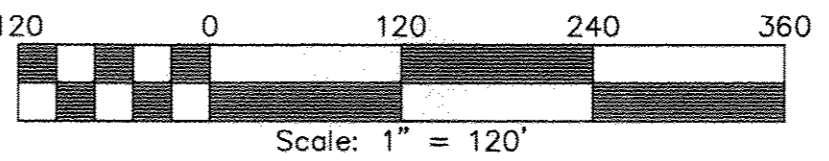
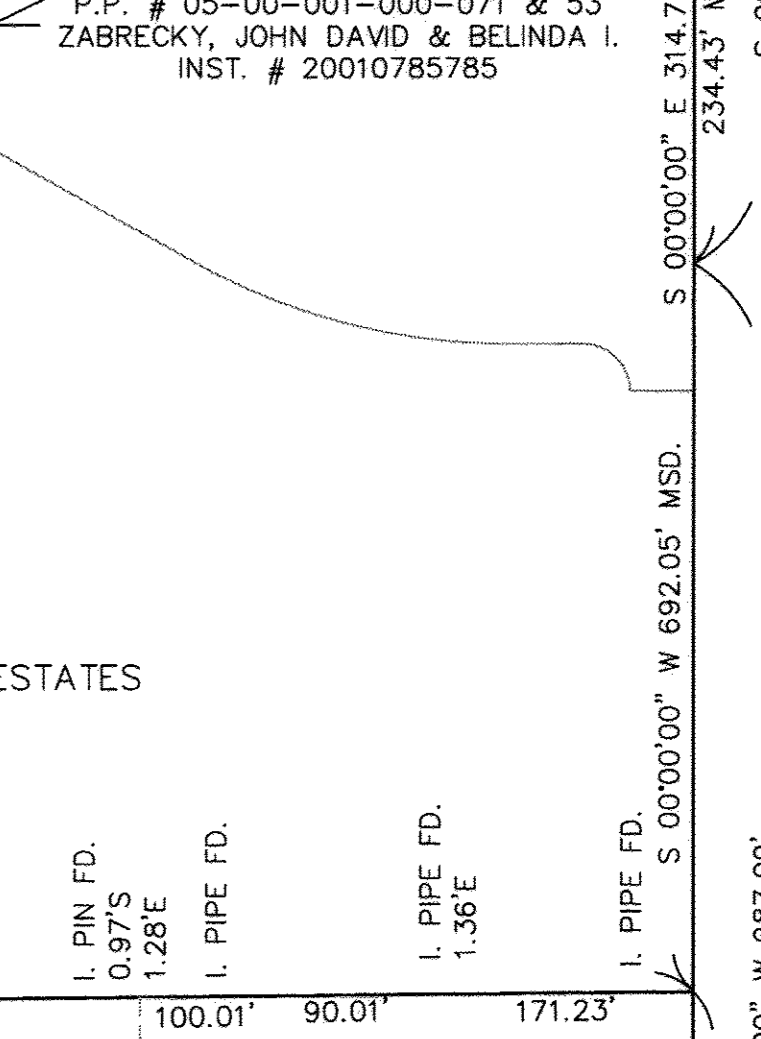
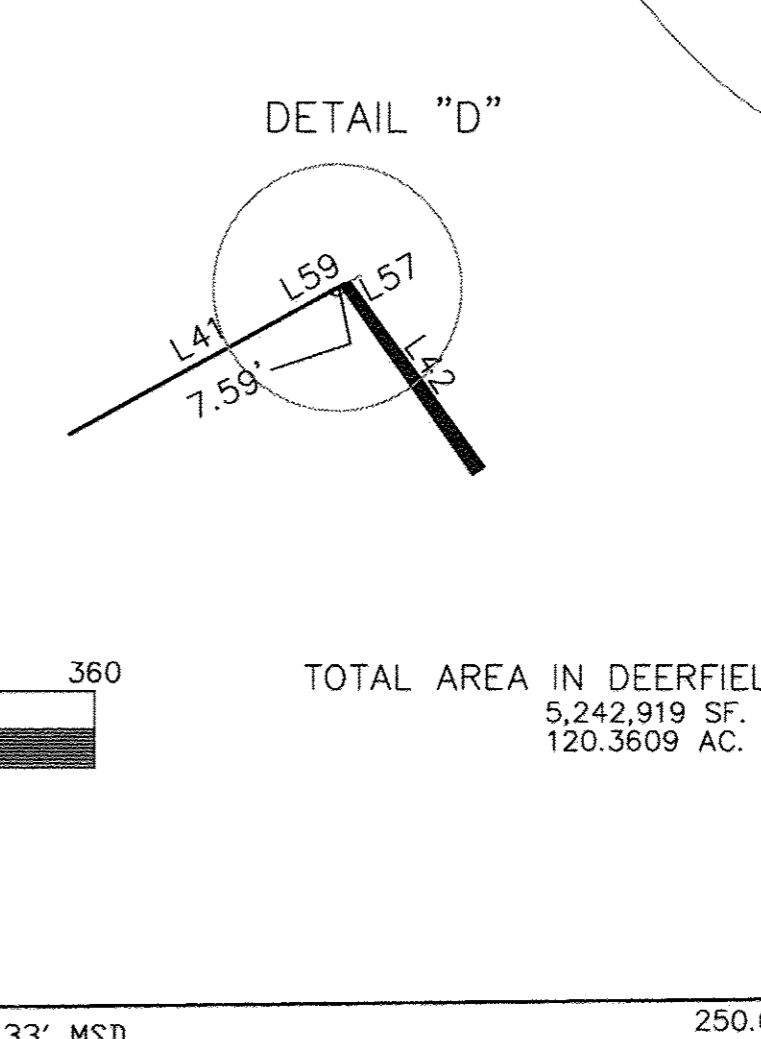
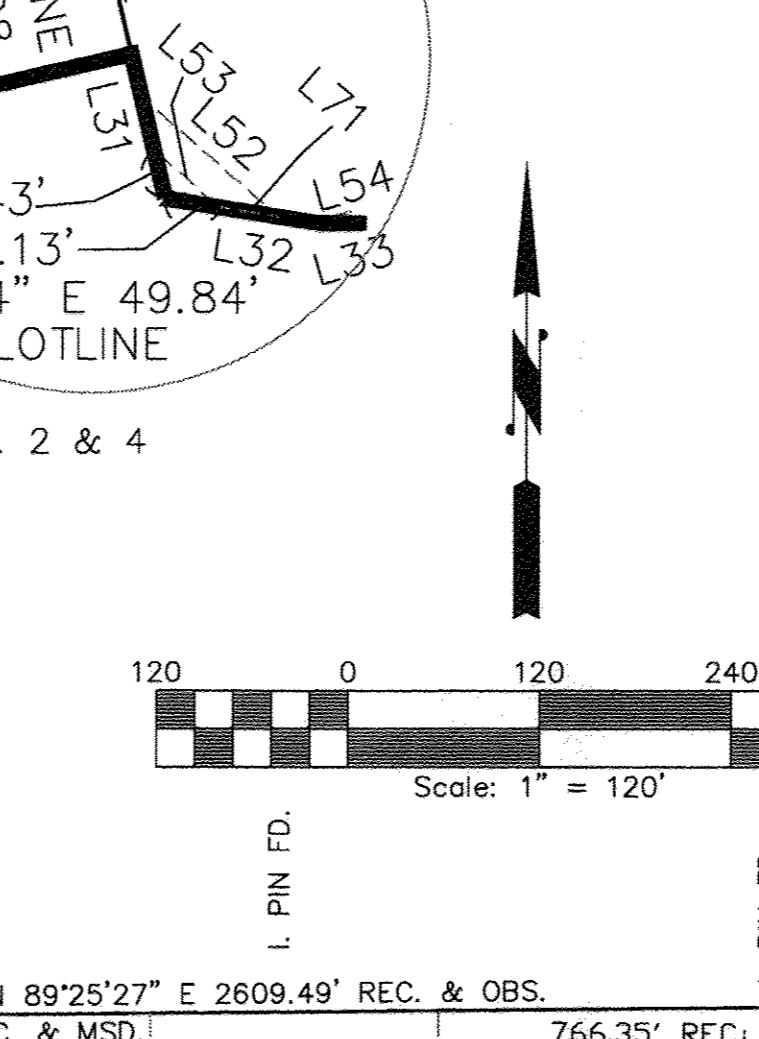
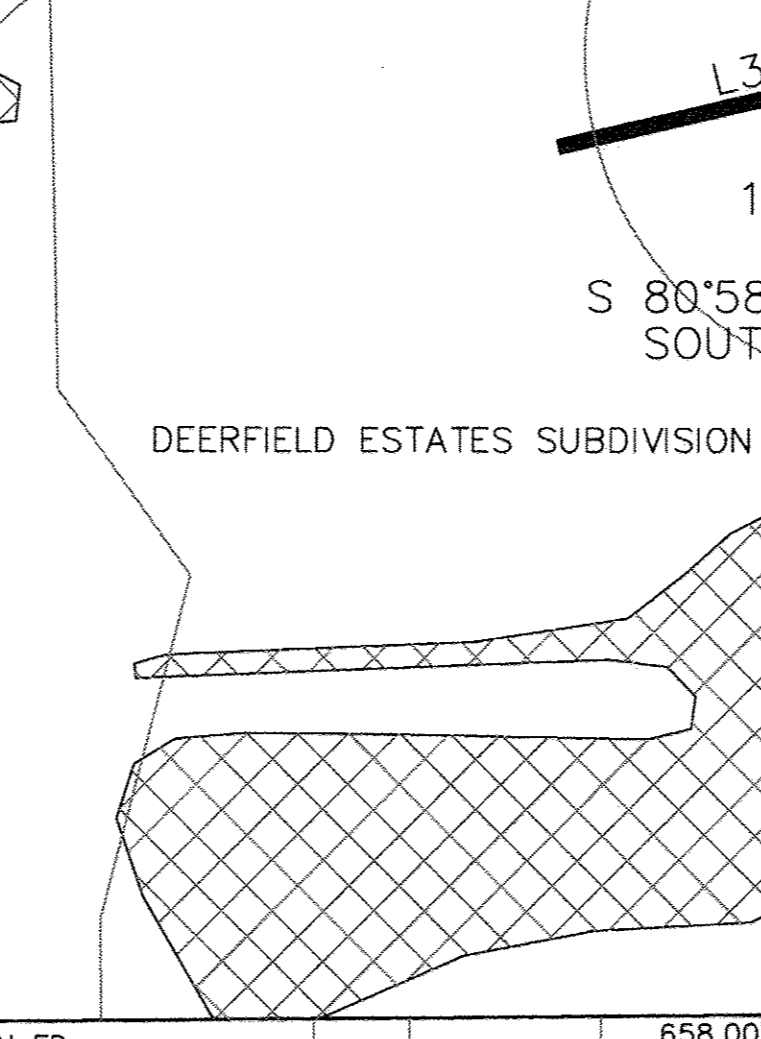
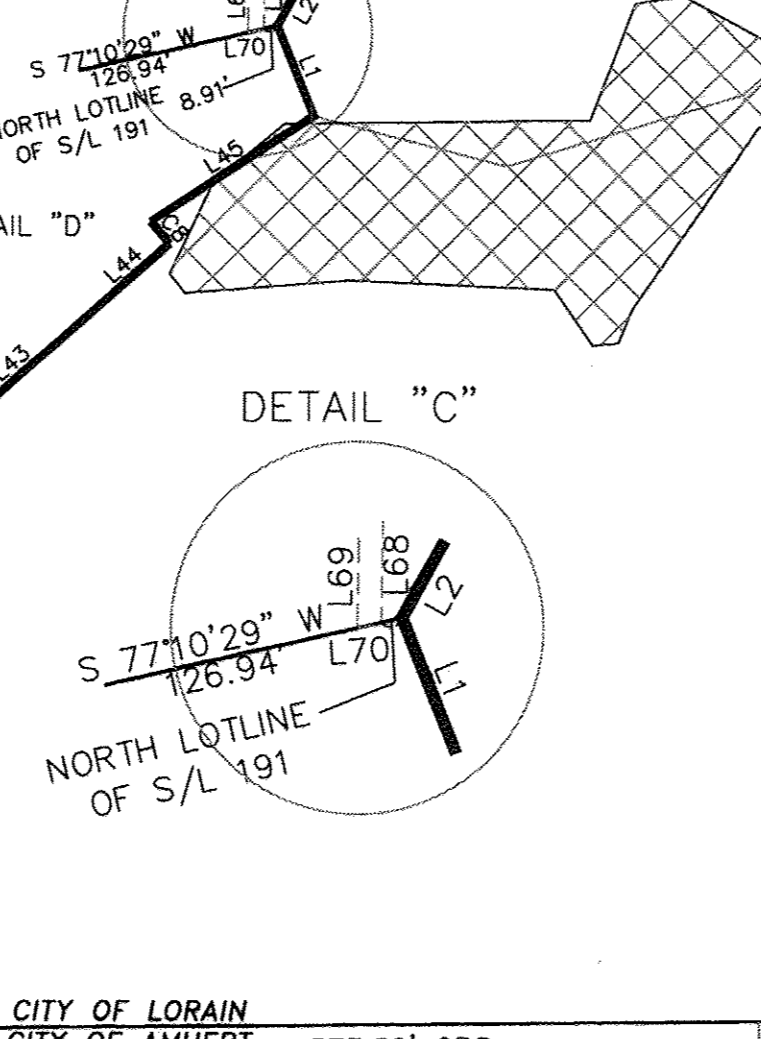
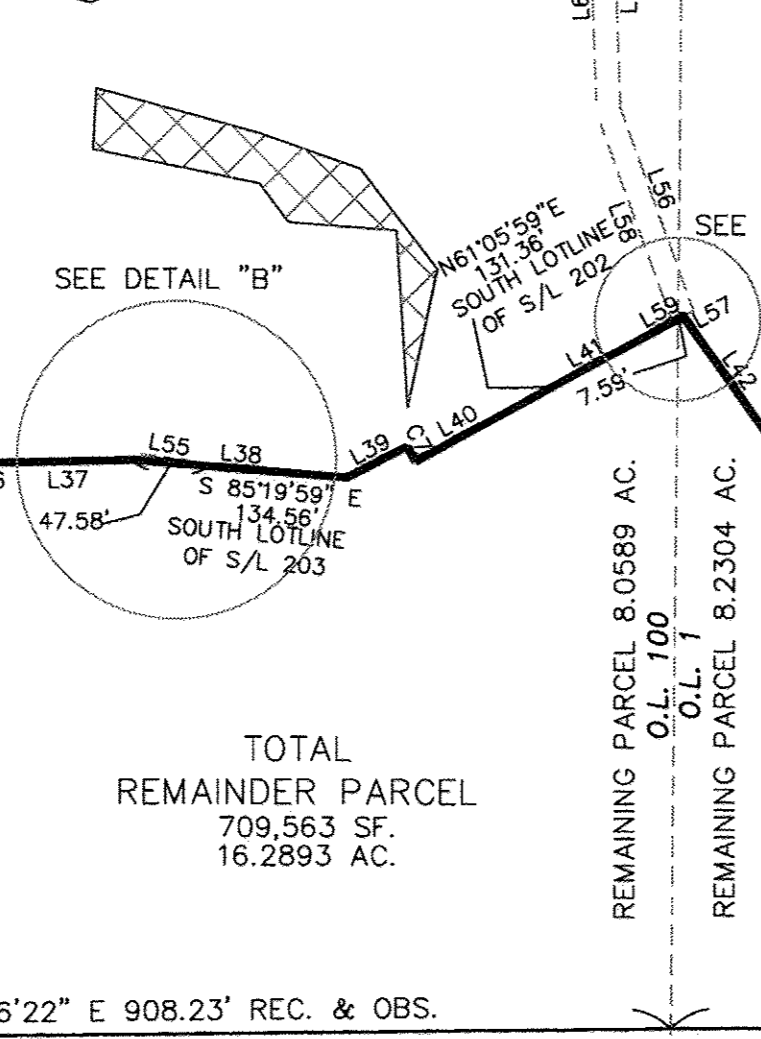
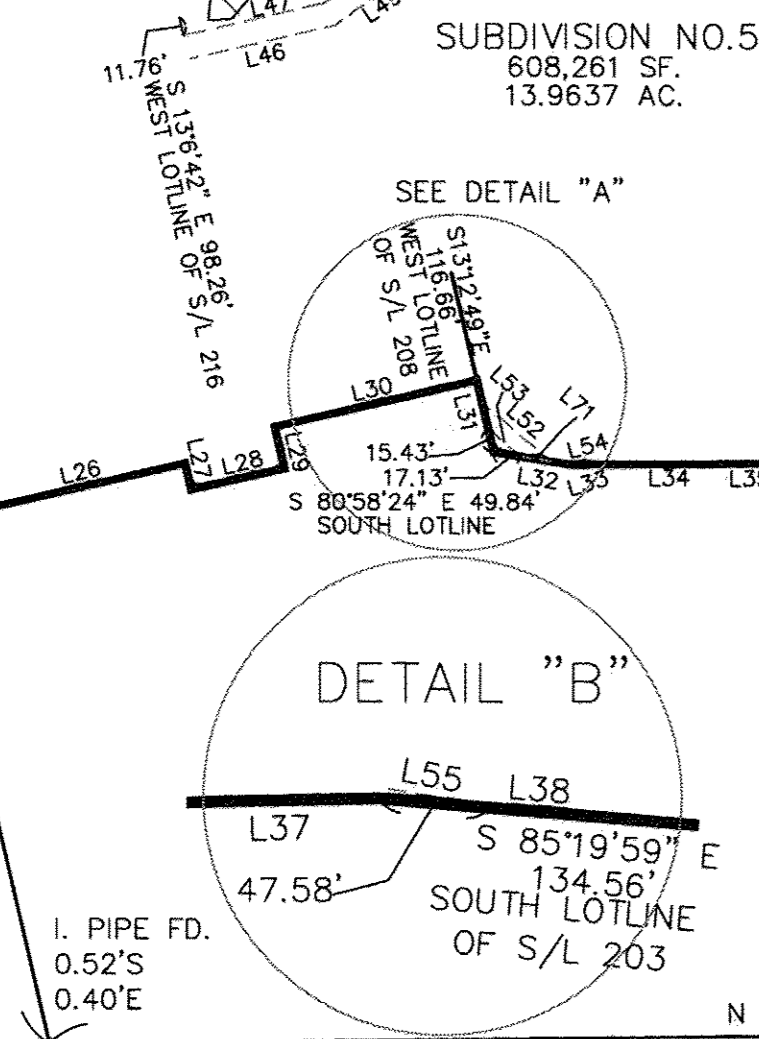
DEERFIELD ESTATES SUBDIVISION NO. 1 & 3

NUMBER	DISTANCE	DIRECTION
L46	93.86'	S 76°53'18" W
L47	90.90'	S 76°53'18" W
L48	30.97'	N 54°34'38" E
L49	65.17'	N 54°34'38" E
L50	25.53'	S 76°53'18" W
L51	9.30'	N 89°24'22" E
L52	56.95'	S 49°06'12" E
L54	12.41'	N 73°56'01" E
L56	135.36'	N 19°52'12" W
L57	7.58'	N 61°46'59" E
L58	132.40'	N 19°52'12" W
L59	7.59'	N 61°05'59" E
L60	3.36'	N 03°05'01" E
L61	139.71'	S 02°05'59" E
L62	133.71'	S 02°05'59" E
L63	9.01'	N 82°16'02" W
L64	5.91'	N 81°49'24" W
L65	13.09'	N 65°09'32" W
L66	43.86'	N 24°29'30" E
L67	39.38'	N 20°29'00" E
L68	42.38'	N 00°54'05" E
L69	37.40'	N 00°54'05" E
L70	18.94'	S 80°58'24" E

NUMBER	DISTANCE	DIRECTION
L1	61.19'	N 21°46'24" W
L2	36.75'	N 29°05'35" E
L3	60.00'	N 77°15'50" W
L4	134.21'	N 69°20'35" W
L5	43.85'	N 12°16'03" E
L6	131.26'	N 68°17'58" W
L7	60.00'	N 73°16'27" W
L8	120.00'	N 58°56'15" W
L9	72.08'	N 22°28'26" E
L10	70.78'	S 20°20'05" E
L11	116.60'	S 11°39'42" W
L12	63.59'	S 79°53'31" W
L13	70.89'	S 79°53'31" W
L14	56.49'	S 79°53'31" W
L15	60.12'	S 67°50'18" W
L16	61.03'	S 59°53'23" W
L17	68.87'	S 55°52'59" W
L18	64.78'	S 39°34'53" W
L19	53.09'	S 39°34'53" W
L20	114.66'	N 82°16'19" W
L21	60.00'	N 84°14'27" W
L22	124.48'	N 83°58'57" W
L23	35.19'	N 83°58'57" W

NUMBER	DISTANCE	DIRECTION
L23	35.19'	N 83°58'57" W
L24	129.92'	S 00°03'47" W
L25	35.00'	N 76°53'18" E
L26	130.00'	N 76°53'18" E
L27	17.22'	S 13°06'42" E
L28	60.00'	N 76°53'18" E
L29	26.94'	N 13°06'42" W
L30	130.12'	N 76°53'18" E
L31	46.57'	S 13°12'49" E
L32	49.84'	S 80°58'24" E
L33	15.25'	N 73°56'01" E
L34	75.00'	N 89°22'17" E
L35	44.30'	N 89°22'17" E
L36	30.70'	N 88°44'37" E
L37	79.86'	N 88°44'37" E
L38	134.56'	S 85°19'59" E
L39	42.32'	N 62°06'16" E
L40	60.00'	N 61°05'59" E
L41	131.36'	N 61°05'59" E
L42	97.02'	S 35°13'52" E
L43	128.79'	N 48°15'20" E
L44	60.00'	N 48°15'20" E
L45	121.52'	N 57°08'17" E

S 00°03'47" W 995.74' REC. & OBS.  
 I. PIN FD. S 00°03'47" W 299.92'  
 S 13°06'42" E 364.18'  
 S 13°06'42" E 699.87'  
 REC. & OBS.  
 P.P. # 05-00-100-000-009  
 CRADWAL, JANE L. TRUSTEE  
 INST. # 980444271



TOTAL AREA IN DEERFIELD ESTATES  
 5,242,919 SF.  
 120.3609 AC.

LEGEND

- WETLANDS AREA
- ⊕ I.P. FD. IN MON. BOX
- I.P. SET IN MON. BOX
- I.PIN/PIPE FD.
- 5/8"x30" I. PIN SET OR WILL BE SET (CAPPED SUHAIL-7806)

\*THE FOLLOWING PROVISIONS APPLY TO WETLAND AREA WITHIN DEERFIELD ESTATES SUBDIVISION NO. 5

- (A) THERE SHALL BE NO DREDGING, FILLING OR OTHER DISCHARGES WITHIN OR IMPACTING THE WETLAND AREAS EXCEPT IN COMPLIANCE WITH APPLICABLE STATUTES, RULES, AND ORDINANCES PERTAINING TO WETLANDS, INCLUDING STATUTES AND RULES ISSUED BY OR IMPLEMENTED BY THE U.S. ARMY CORPS OF ENGINEERS, THE U.S. ENVIRONMENTAL PROTECTION AGENCY, AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY;
- (B) THERE SHALL BE NO CONSTRUCTION, DEVELOPMENT OR IMPROVEMENT WORK WITHIN OR IMPACTING THE WETLAND AREAS EXCEPT AS PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE OHIO ENVIRONMENTAL PROTECTION AGENCY;
- (C) MOWING AND TRASH DISPOSAL, INCLUDING VEGETATION CLIPPINGS, SHALL BE PROHIBITED WITHIN THE BOUNDARIES OF THE WETLAND AREAS;
- (D) EACH OWNERS OF LAND WITHIN THE SUBDIVISION SHALL INDEMNIFY AND HOLD AMHERST DEVELOPMENT LLC AND DEERFIELD ESTATES HOMEOWNERS ASSOCIATION, INC. HARMLESS FROM AND AGAINST ANY LIABILITY, COST, AND EXPENSE (INCLUDING REASONABLE ATTORNEY AND/OR ENVIRONMENTAL CONSULTANT FEES) ARISING OUT OF OR RELATING TO THE FAILURE BY AN OWNER TO COMPLY WITH THESE REQUIREMENTS;
- (E) THESE REQUIREMENTS SHALL NOT BE AMENDED EXCEPT BY THE AMHERST DEVELOPMENT, LLC AND/OR EXCEPT IN ACCORDANCE WITH APPLICABLE STATUTES, RULES, AND ORDINANCES PERTAINING TO WETLANDS, INCLUDING STATUTES AND RULES ISSUED BY OR IMPLEMENTED BY THE U.S. ARMY CORPS OF ENGINEERS, THE U.S. ENVIRONMENTAL PROTECTION AGENCY, AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY;
- (F) CAMBRAD DEVELOPMENT, LLC AND DEERFIELD ESTATES HOMEOWNERS ASSOCIATION, INC., TOGETHER WITH GOVERNMENTAL AGENCIES REFERRED TO ABOVE, SHALL HAVE THE RIGHT TO ENFORCE THE ABOVE PROVISIONS.\*

\* DEERFIELD ESTATES SUBDIVISION NO. 5 IS SUBJECT TO DECLARATION OF COVENANTS, CONDITION, RESTRICTIONS, RESERVATIONS AND EASEMENT FOR DEERFIELD ESTATES HOMEOWNERS ASSOCIATION, INC. AND CODE OF REGULATION FOR DEERFIELD ESTATES HOMEOWNERS ASSOCIATION, INC. RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF LORAIN COUNTY RECORDS\*

NO.	DATE	REVISIONS	BY	REFERENCE DRAWINGS

**Suhail & Suhail, Inc.**  
 Engineers · Surveyors · Land Planners  
 18405 May Court, Chagrin Falls, Ohio 44023  
 Ph.: (800) 660-4291 Fax: (800) 660-7831

DR. BY FA  
 CHK. BY MA  
 DATE JULY 10, 2013  
 SCALE 1" = 120'

**DEERFIELD ESTATES SUBDIVISION NO. 5**

**BOUNDARY SURVEY**

PREPARED FOR  
**CAMBRAD DEVELOPMENT L.L.C.**  
 6155 PARK SQUARE DRIVE, SUITE 3,  
 LORAIN, OHIO 44053

S&S JOB NO. 13133 SHEET NO. 3 OF 3