FOR Amend to Declaration
SEE OFFICIAL RECORDS FILE NO. 2010R007202
FRANK A. SUPONCIC, RECORDER
S. Collins DEPUTY
DATE 4-8-2010

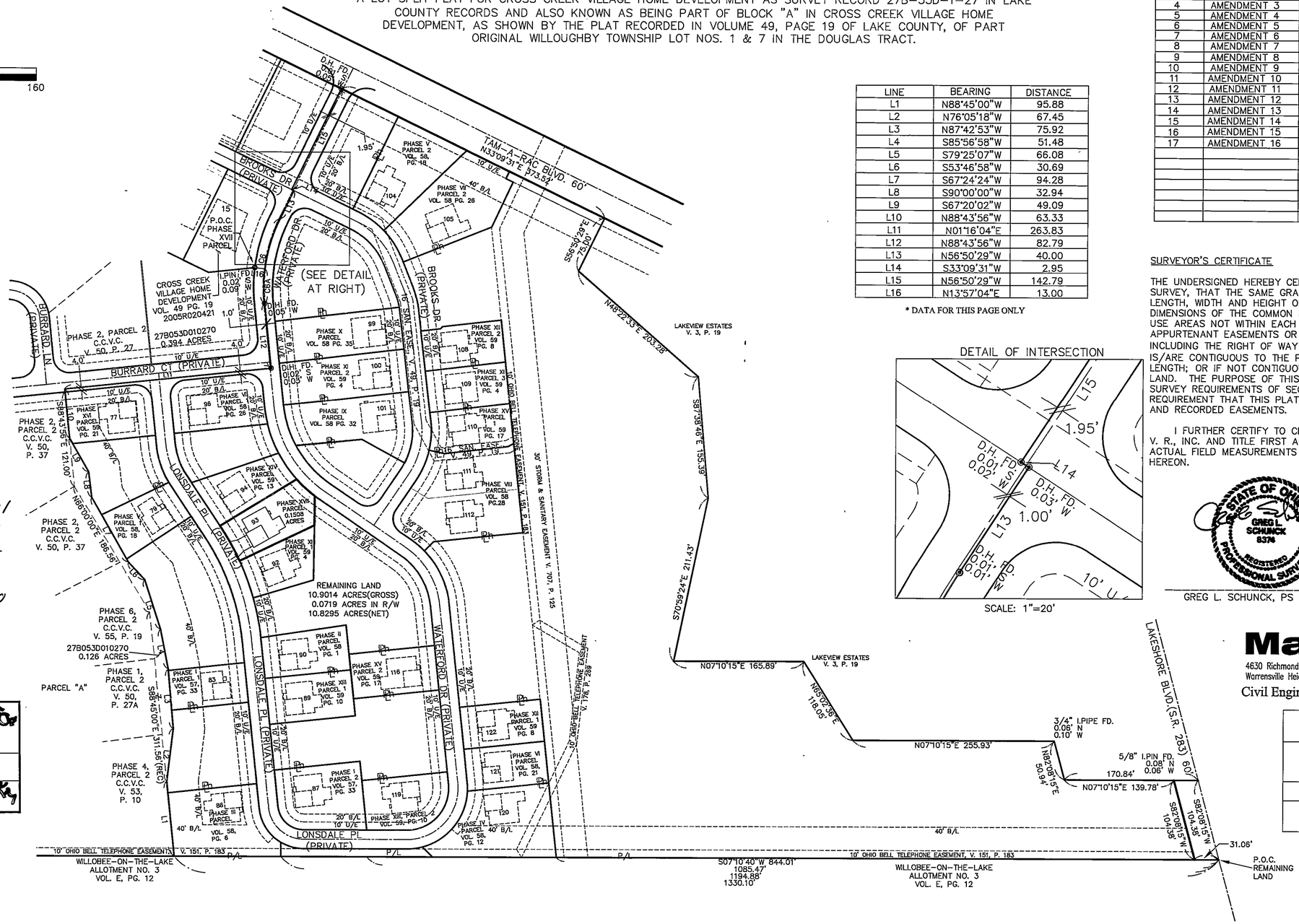
DECLARATION OF CONDOMINIUM
OWNERSHIP FOR

# CLUSTERS AT CROSSCREEK CONDOMINIUM
# PHASE XVII

SITUATED IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE, STATE OF OHIO, AND KNOWN AS BEING PARCEL "B" IN A LOT SPLIT PLAT FOR CROSS CREEK VILLAGE HOME DEVELOPMENT AS SURVEY RECORD 27B-53D-1-27 IN LAKE COUNTY RECORDS AND ALSO KNOWN AS BEING PART OF BLOCK "A" IN CROSS CREEK VILLAGE HOME DEVELOPMENT, AS SHOWN BY THE PLAT RECORDED IN VOLUME 49, PAGE 19 OF LAKE COUNTY, OF PART ORIGINAL WILLOUGHBY TOWNSHIP LOT NOS. 1 & 7 IN THE DOUGLAS TRACT.

SCALE IN FEET
80 40 0 80 160
1"=80'

LEGEND
N.Y.C. = NOT YET COMPLETED
o = 5/8" IRON PINS AS DESCRIBED ON MAP
Ph = PHASE LINE
PHASE AREA BEING = RECORDED VIA THIS INSTRUMENT




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N88°45'00"W | 95.88 |
| L2 | N76°05'18"W | 67.45 |
| L3 | N87°42'53"W | 75.92 |
| L4 | S85°56'58"W | 51.48 |
| L5 | S79°25'07"W | 66.08 |
| L6 | S53°46'58"W | 30.69 |
| L7 | S67°24'24"W | 94.28 |
| L8 | S90°00'00"W | 32.94 |
| L9 | S67°20'02"W | 49.09 |
| L10 | N88°43'56"W | 63.33 |
| L11 | N01°16'04"E | 263.83 |
| L12 | N88°43'56"W | 82.79 |
| L13 | N56°50'29"W | 40.00 |
| L14 | S33°09'31"W | 2.95 |
| L15 | N56°50'29"W | 142.79 |
| L16 | N13°57'04"E | 13.00 |

* DATA FOR THIS PAGE ONLY

DETAIL OF INTERSECTION




SCALE: 1"=20'

| PHASE # | AMENDMENT NO. | DATE | UNIT NO.s | RECORD |
|---|---|---|---|---|
| 1 | ORIGINAL | 10-31-2008 | 83, 87 | V. 57, P. 33 |
| 2 | AMENDMENT 1 | 11-26-2008 | 90 | V. 58, P. 1 |
| 3 | AMENDMENT 2 | 12-22-2008 | 86 | V. 58, P. 6 |
| 4 | AMENDMENT 3 | 03-24-2009 | 120 | V. 58, P. 12 |
| 5 | AMENDMENT 4 | 05-15-2009 | 79, 104 | V. 58, P. 18 |
| 6 | AMENDMENT 5 | 07-13-2009 | 121 | V. 58, P. 21 |
| 7 | AMENDMENT 6 | 08-13-2009 | 96, 105 | V. 58, P. 26 |
| 8 | AMENDMENT 7 | 08-28-2009 | 111, 112 | V. 58, P. 28 |
| 9 | AMENDMENT 8 | 09-30-2009 | 101 | V. 58, P. 32 |
| 10 | AMENDMENT 9 | 10-19-2009 | 99 | V. 58, P. 35 |
| 11 | AMENDMENT 10 | 12-10-2009 | 92, 100, 109 | V. 59, P. 4 |
| 12 | AMENDMENT 11 | 01-15-2010 | 108, 122 | V. 59, P. 8 |
| 13 | AMENDMENT 12 | 01-25-2010 | 89, 119 | V. 59, P. 10 |
| 14 | AMENDMENT 13 | 02-05-2010 | 94 | V. 59, P. 13 |
| 15 | AMENDMENT 14 | 03-03-2010 | 110, 116 | V. 59, P. 17 |
| 16 | AMENDMENT 15 | 03-09-2010 | 77 | V. 59, P. 21 |
| 17 | AMENDMENT 16 | 04-01-2010 | 93 | ------- |

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME GRAPHICALLY SHOWS THE BOUNDARIES, LOCATION, DESIGNATION, LENGTH, WIDTH AND HEIGHT OF EACH UNIT, THE BOUNDARIES, LOCATION, DESIGNATION AND DIMENSIONS OF THE COMMON ELEMENTS, THE LIMITED COMMON ELEMENTS AND EXCLUSIVE USE AREAS NOT WITHIN EACH BUILDING AND THE LOCATION AND DIMENSIONS OF ALL APPURTENANT EASEMENTS OR ENCROACHMENTS; THAT ALL PROPERTIES SURVEYED, INCLUDING THE RIGHT OF WAY LINE(S) FOR CLUSTERS AT CROSSCREEK CONDOMINIUM IS/ARE CONTIGUOUS TO THE PERIMETER LINES OF THE PREMISES ALONG THEIR ENTIRE LENGTH; OR IF NOT CONTIGUOUS, THE PLAT SHOWS THE DISTANCES BETWEEN PARCELS OF LAND. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS WITH THE SURVEY REQUIREMENTS OF SECTION 5311.07 OF THE OHIO REVISED CODE, INCLUDING THE REQUIREMENT THAT THIS PLAT ACCURATELY REFLECTS THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS.

I FURTHER CERTIFY TO CROSSCREEK ASSOCIATES, LLC., FIRST MERIT BANK, N.A., N. V. R., INC. AND TITLE FIRST AGENCY, INC. THAT THE PREMISES WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS AND THAT MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

STATE OF OHIO
GREG L. SCHUNCK
8374
REGISTERED
PROFESSIONAL SURVEYOR

04/01/10
GREG L. SCHUNCK, PS PROFESSIONAL SURVEYOR NO. 8374

The Mannik & Smith Group, Inc.
4630 Richmond Road, Suite 180
Warrensville Heights, Ohio 44128
Tel (216) 378-1490
Fax (216) 378-1497
Civil Engineering, Surveying and Environmental Consulting

2010 R007201
RECEIVED FOR RECORD
4-8-2010
AT 12:57 AM/PM
RECORDERS FEE 270.00
Vol. 59 Page 22
FRANK A. SUPONCIC
Lake County Recorder

TRANSFERRED
April 8, 2010
Edward H. Zupancic
Auditor, Lake County, Ohio

| DECLARATION OF CONDOMINIUM FOR CLUSTERS AT CROSSCREEK CONDOMINIUM | | |
|---|---|---|
| PHASE XVII | | |
| SCALE: 1"=80' | APRIL 2010 | SHEET 1 OF 5 |
| THE MANNIK & SMITH GROUP ENGINEERING, SURVEYING & ENVIRONMENTAL CONSULTING | | |

Plat Approved
For Recording
Lake County Engineer
By
Date 4-7-10