

DECLARATION OF CONDOMINIUM OWNERSHIP FOR

CLUSTERS AT CROSSCREEK CONDOMINIUM PHASE XIX

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.

2010R011386
RECEIVED FOR RECORD
MAY 28, 2010

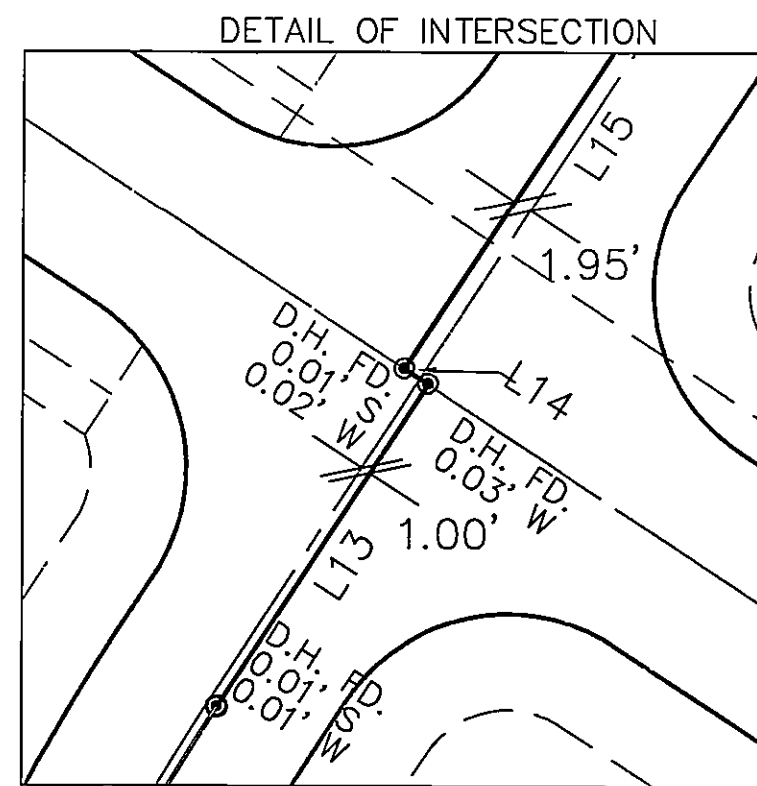
AT 10:30 AM
RECORDERS FEE 324.00
Vol. 59 Page 27
FRANK A. SUPONCIC
Lake County Recorder

FOR Amendment to Declaration
SEE OFFICIAL RECORDS FILE NO. 2010R011387
FRANK A. SUPONCIC, RECORDER
P. Lausen DEPUTY
DATE 05-28-2010

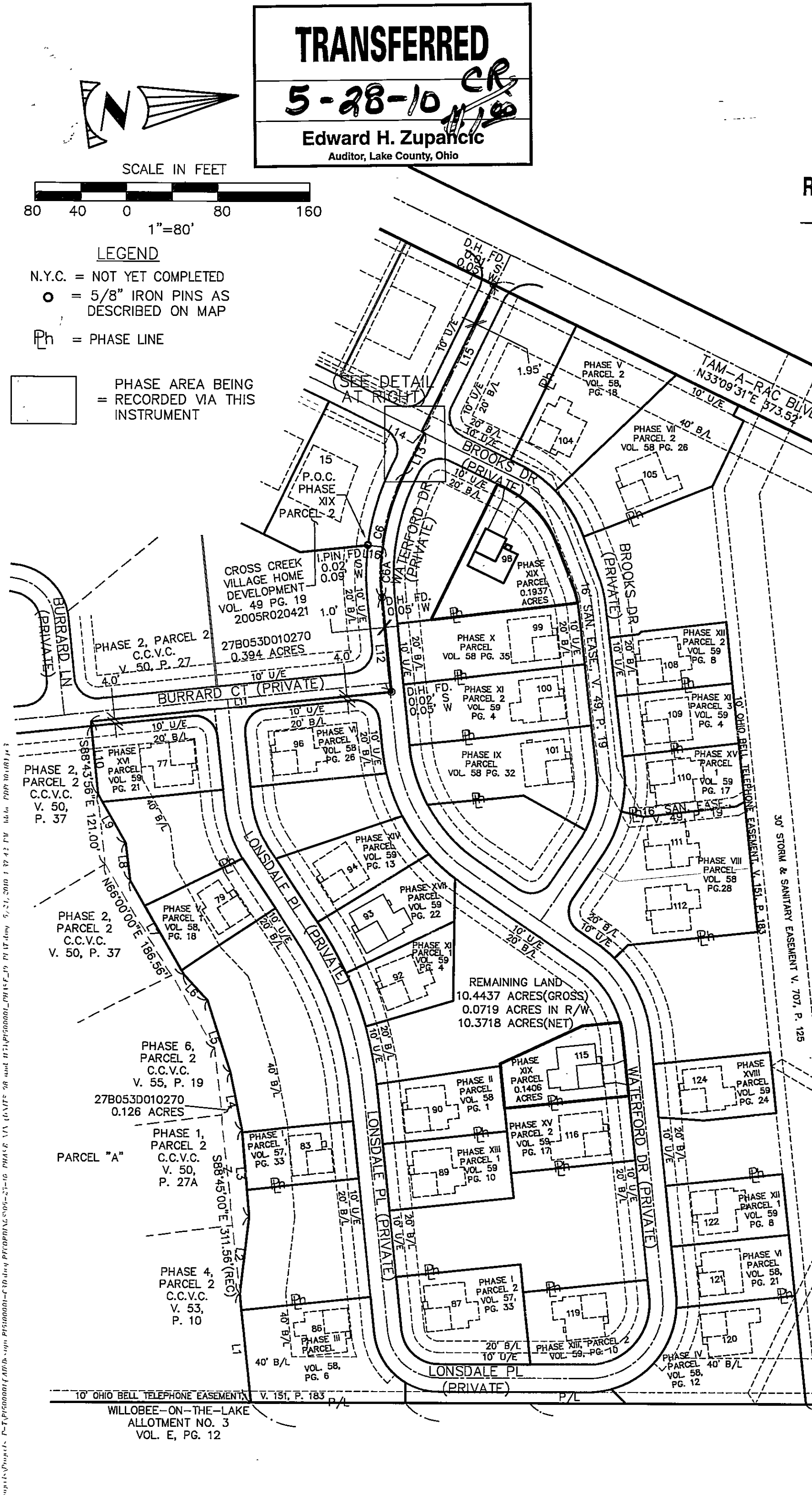
LINE	BEARING	DISTANCE
L1	N88°45'00"W	95.88
L2	N76°05'18"W	67.45
L3	N87°42'53"W	75.92
L4	S85°56'58"W	51.48
L5	S79°25'07"W	66.08
L6	S53°46'58"W	30.69
L7	S67°24'24"W	94.28
L8	S90°00'00"W	32.94
L9	S67°20'02"W	49.09
L10	N88°43'56"W	63.33
L11	N01°16'04"E	263.83
L12	N88°43'56"W	82.79
L13	N56°50'29"W	40.00
L14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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIR	TANGENT
C1	48.39	33.00	84°00'51"	44.17	S49°10'51"W	29.72
C2	1.75	312.00	00°19'19"	1.75	N88°58'17"W	0.88
C3	53.00	57.00	53°16'43"	51.11	N64°32'56"E	28.59
C4	108.74	77.00	80°55'01"	99.93	S48°21'17"E	65.67
C4A	97.64	77.00	72°39'07"	91.23	N44°13'20"W	56.62
C4B	11.11	77.00	08°15'54"	11.10	N84°40'51"W	5.56
C5	83.34	112.00	42°38'12"	81.44	S54°28'37"W	43.71
C5A	39.28	112.00	20°05'36"	39.08	S43°12'19"W	19.84
C5B	44.07	112.00	22°32'36"	43.78	S64°31'25"W	22.32
C6	110.76	199.00	31°53'28"	109.34	N72°47'12"W	56.86
C6A	44.05	199.00	12°41'00"	43.96	S82°23'26"E	22.12
C7	31.42	20.00	90°00'00"	28.28	N43°43'56"W	20.00
C8	31.42	20.00	90°00'00"	28.28	N46°16'04"E	20.00
C9A	22.24	162.00	07°51'56"	22.22	N87°19'53"E	11.14
C9B	61.97	162.00	21°55'07"	61.60	N80°18'18"E	31.37
C9C	40.50	162.00	14°19'25"	40.39	N62°11'02"E	20.36
C9D	31.43	162.00	11°06'57"	31.38	N49°27'51"E	15.76
C9E	71.93	162.00	25°26'22"	71.34	N56°37'33"E	36.57
C10	21.55	112.00	11°01'20"	21.51	S47°03'47"W	10.81
C11	31.42	20.00	90°00'00"	28.28	S86°33'08"W	20.00
C12	80.07	112.00	40°57'48"	78.38	N68°55'46"W	41.83
C12A	42.30	112.00	21°38'16"	42.05	N59°16'02"W	21.40
C12B	37.78	112.00	19°19'33"	37.60	N79°44'56"W	19.07
C13	52.72	88.00	34°19'32"	51.94	S72°14'53"E	27.18
C14	54.37	138.00	22°34'22"	54.02	S79°58'53"W	27.54
C15	22.72	88.00	14°47'42"	22.66	N83°11'31"E	11.43
C15A	16.90	88.00	11°00'21"	16.88	N81°17'51"E	8.48
C15B	5.82	88.00	03°47'21"	5.82	N88°41'41"E	2.91
C16	96.92	312.00	17°47'55"	96.53	S72°32'10"W	48.85
C16A	49.90	312.00	09°09'48"	49.84	S76°51'14"W	25.00
C16B	47.02	312.00	08°38'08"	46.98	S67°57'16"W	23.56
C17	123.99	150.00	47°21'42"	120.49	N67°35'13"E	65.79
C18	88.79	53.00	95°59'18"	78.77	S40°49'09"E	58.55
C19	31.42	20.00	90°00'00"	28.28	N46°16'04"E	20.00
C20	14.01	88.00	09°07'08"	13.99	N86°37'49"E	7.02
C21	65.49	88.00	42°38'12"	63.98	N54°28'37"E	34.34

* DATA FOR THIS PAGE ONLY



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	V. 59, P. 22
18	AMENDMENT 17	04-16-2010	124	V. 59, P. 24
19	AMENDMENT 18	05-24-2010	98, 115	---

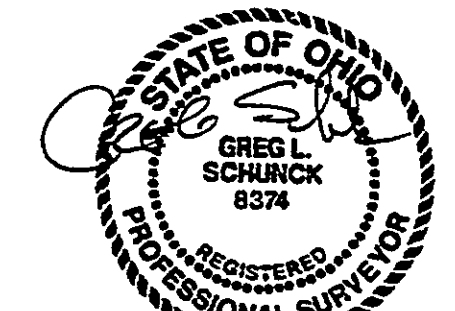
SURVEYOR'S CERTIFICATE

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.

Plat Approved For Recording
Lake County Engineer

By [Signature] Date 5/27/10



05/24/10

GREG L. SCHUNCK, PS PROFESSIONAL SURVEYOR NO. 8374

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

Civil Engineering, Surveying and Environmental Consulting

DECLARATION OF CONDOMINIUM FOR CLUSTERS AT CROSSCREEK CONDOMINIUM

PHASE XIX

SCALE: 1"=80' MAY 2010 SHEET 1 OF 6

THE MANNIK & SMITH GROUP
ENGINEERING, SURVEYING & ENVIRONMENTAL CONSULTING