

OWNERS CERTIFICATION AND ACCEPTANCE:

I, THE UNDERSIGNED OWNER, LORAIN CORNERSTONE FARMS, LLC, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE CORNERSTONE FARMS SUBDIVISION No. 2 AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON. AS A CONDITION ON THE PART OF THE ALLOTTER AND ACCEPTANCE OF THE PART OF THE CITY OF LORAIN, THE OWNERS OF THIS PLAT ARE FOREVER PROHIBITED FROM PLANTING TREES AND SHRUBS IN ANY PART OF THE STREETS SHOWN HEREON.

LORAIN CORNERSTONE FARMS, LLC
Thomas J. Oster
 PRESIDENT

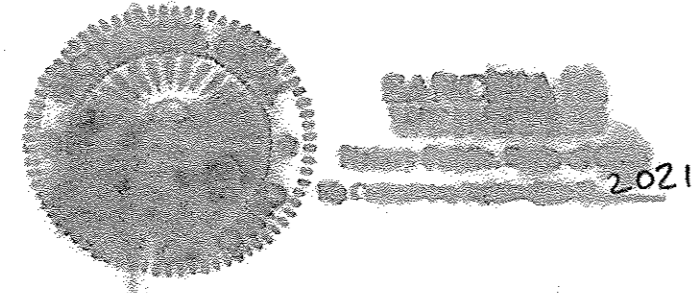
WITNESS
 NOTARY:

STATE OF OHIO
 COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 7TH DAY OF JANUARY, 2019.

Sanckia A. Demisew
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 06-21-2021



MORTGAGE RELEASE:

WE THE UNDERSIGNED,
 HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC USE FROM THE OPERATION OF SAID MORTGAGE(S) AND/OR OTHER INTERESTS.

Thomas J. Oster Living Trust
 VITA DATED MAY 17, 2001

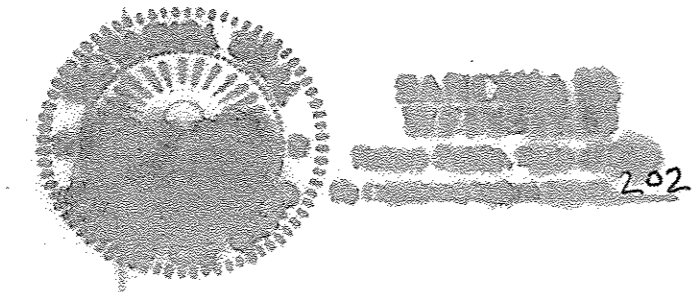
MORTGAGEE
Thomas J. Oster
 BY: *Thomas J. Oster*
 TITLE: Trustee

NOTARY:
 STATE OF OHIO
 COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 06-21-2021



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First Federal Savings & Loan Association of Lakewood

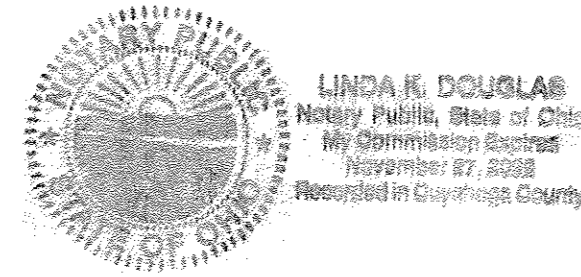
MORTGAGEE
Joseph P. Lester, Vice President

NOTARY:
 STATE OF OHIO
 COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 8 DAY OF JANUARY, 2019.

Linda K. Douglas
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 11-27-2022

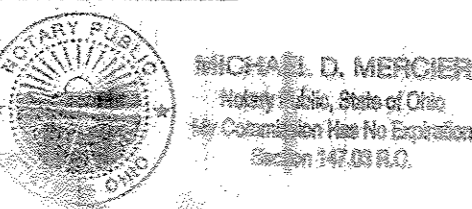


MORTGAGE RELEASE:

WE THE UNDERSIGNED,
 HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC USE FROM THE OPERATION OF SAID MORTGAGE(S) AND/OR OTHER INTERESTS.

K. Neumann of Ohio LLC

MORTGAGEE
 BY: *Charles J. Nannoy Jr.*
 TITLE: Regional President



NOTARY:
 STATE OF OHIO
 COUNTY OF Summit

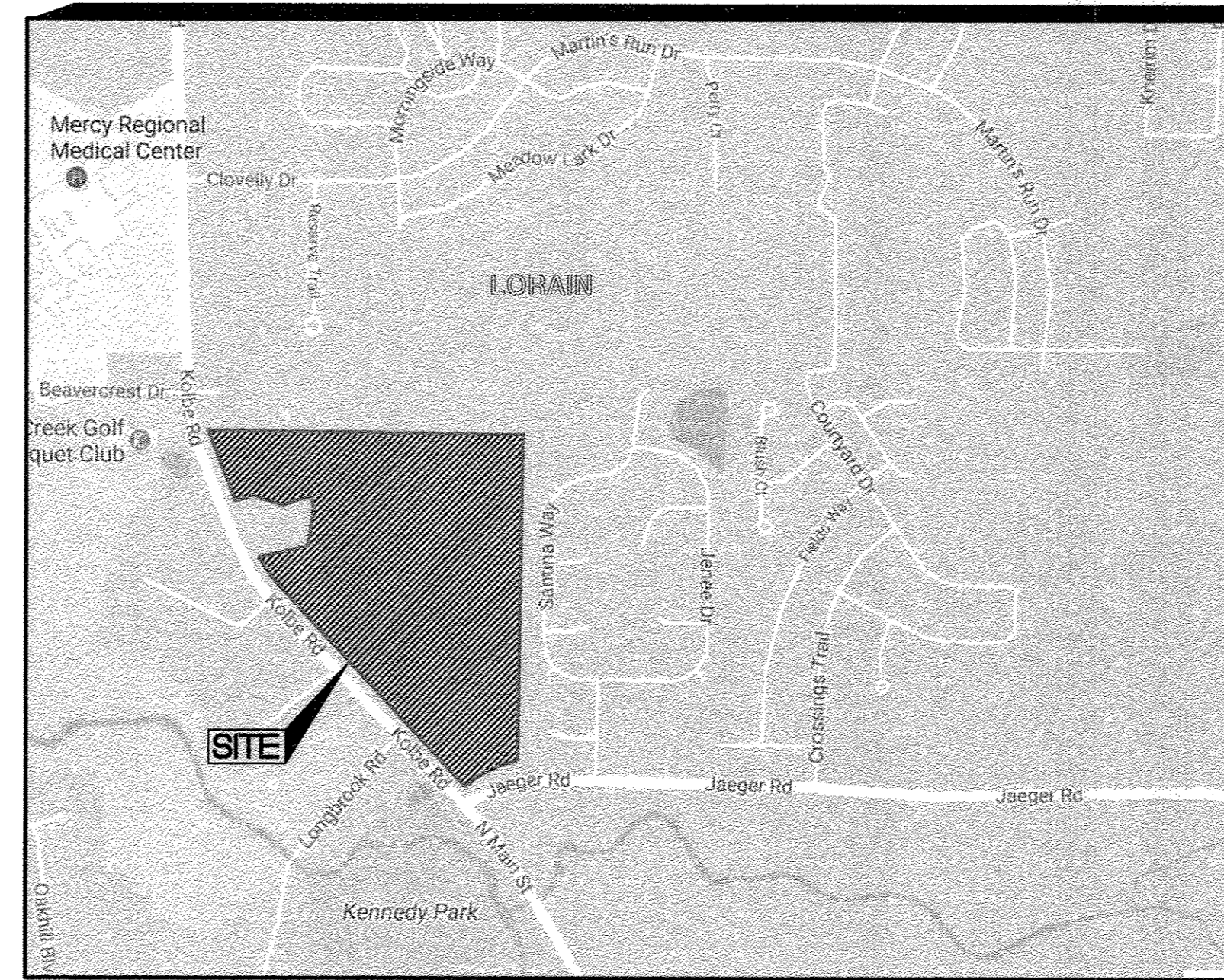
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 10th DAY OF JANUARY.

Michael D. Mercier
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 11/27/2022

CORNERSTONE FARMS SUBDIVISION No. 2

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO
 BEING PART OF BLACK RIVER TOWNSHIP TRACT 3, ORIGINAL LOT 5



VICINITY MAP:
 NOT TO SCALE

INDEX OF SHEETS:

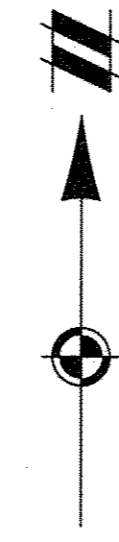
- 1 - COVER SHEET
- 2 - OVERALL AND REMAINDER
- 3 - SUBLOTS 42-59 INCLUSIVE

LOT NUMBERS:

CORNERSTONE FARMS SUBDIVISION No. 2
 CONTAINS 18 LOTS, NUMBERED 42 TO 59 INCLUSIVE

ACREAGE SUMMARY:

	Acreage
SUBLOTS	2.5852
RIGHT-OF-WAY	0.6420
BLOCKS	0.7915
TOTAL SUBDIVISION No. 2	4.0187
REMAINDER	33.2606
GRAND TOTAL	37.2793



APPROVALS:

LORAIN CITY SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING SUBDIVISION PLAT AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE THE SAME:

Douglas Neal P.S.
 LORAIN CITY SURVEYOR
 DATE: Feb. 13, 2019

COUNCIL CERTIFICATE:

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 19-19

APPROVED THIS 12 DAY OF Feb., 2019
Lucy Burr
 CLERK OF COUNCIL

PLANNING COMMISSION:

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN.

[Signature]
 CHAIRMAN, CITY OF LORAIN
 PLANNING COMMISSION
 DATE: 1/29/19

LAW DIRECTOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION PLAT IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

[Signature]
 LAW DIRECTOR, CITY OF LORAIN
 DATE: 01/28/19

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 SAFETY/SERVICE
 DATE: 1-28-19

UTILITY EASEMENTS:

WE THE UNDERSIGNED, OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE COLUMBIA GAS OF OHIO, INC., OHIO EDISON COMPANY, CENTURY TELEPHONE OF OHIO, ANY OTHER LEGALLY ALLOWABLE UTILITY COMPANIES AND THE CITY OF LORAIN, OHIO, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREET LINES TO CONSTRUCT, PLACE, AND OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, PIPELINES, SURFACE OR BELOW MOUNTED TRANSFORMERS, AND PEDESTALS, CONCRETE PADS, STORM AND SANITARY SEWERS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, AND DISTRIBUTING NATURAL GAS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE, UPON WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE BY THESE EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMA FENCING, TREES, AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS, AND CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

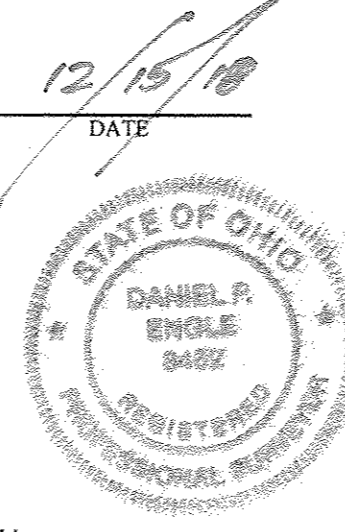
GRANTOR:
 LORAIN CORNERSTONE FARMS, LLC

Thomas J. Oster
 PRESIDENT

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS SURVEY WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Daniel P. Engle
 DANIEL P. ENGLE, PS
 REGISTERED PROFESSIONAL SURVEYOR NO. 8452
 ENGLE TROTTER & ASSOCIATES
 5473 RIVER SUMMIT
 NORTH ROYALTON, OHIO 44133
 216.235.4322
 DANIEL@ENGLESURVEYING.COM



SURVEYOR'S NOTE:

THIS SURVEY HAS BEEN PERFORMED WITHOUT A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT PROPERTY.

SETBACK:

LOTS 42-59
 25' FRONT SETBACK
 5' SIDE SETBACK
 25' REAR SETBACK

EXAMCO TITLE SERVICES
 6155 PARK SQUARE DRIVE
 UNIT 3 SUITE 3
 LORAIN, OH 44065
 Plat vol. 106
 Pgs. 41, 42, 43

TRANSFERRED
 IN COMPLIANCE WITH SEC. 310-20
 OHIO REV. CODE
 FEB 20 2019
 J. CRAIG SMOGGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY ENGLE TROTTER & ASSOCIATES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ENGLE TROTTER & ASSOCIATES OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY ON OR OFF-SITE STRUCTURE OR OF ANY OTHER PERSONS ON OR NEAR THE CONSTRUCTION SITE. THE SAFETY OF THE CONSTRUCTION SITE AND PLACES NEAR ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THESE DRAWINGS ARE THE PROPERTY OF ENGLE TROTTER & ASSOCIATES AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF ENGLE TROTTER & ASSOCIATES.

ENGLE, TROTTER & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS

ENGLE TROTTER & ASSOCIATES
 5473 RIVER SUMMIT
 NORTH ROYALTON, OHIO 44133
 (216) 235-4322

CORNERSTONE FARMS
 SUBDIVISION No. 2
 COVER

REVISIONS
 REVISED BY: XXXXXX

SCALE:

CLIENT NAME:
 LORAIN CORNERSTONE FARMS, LLC

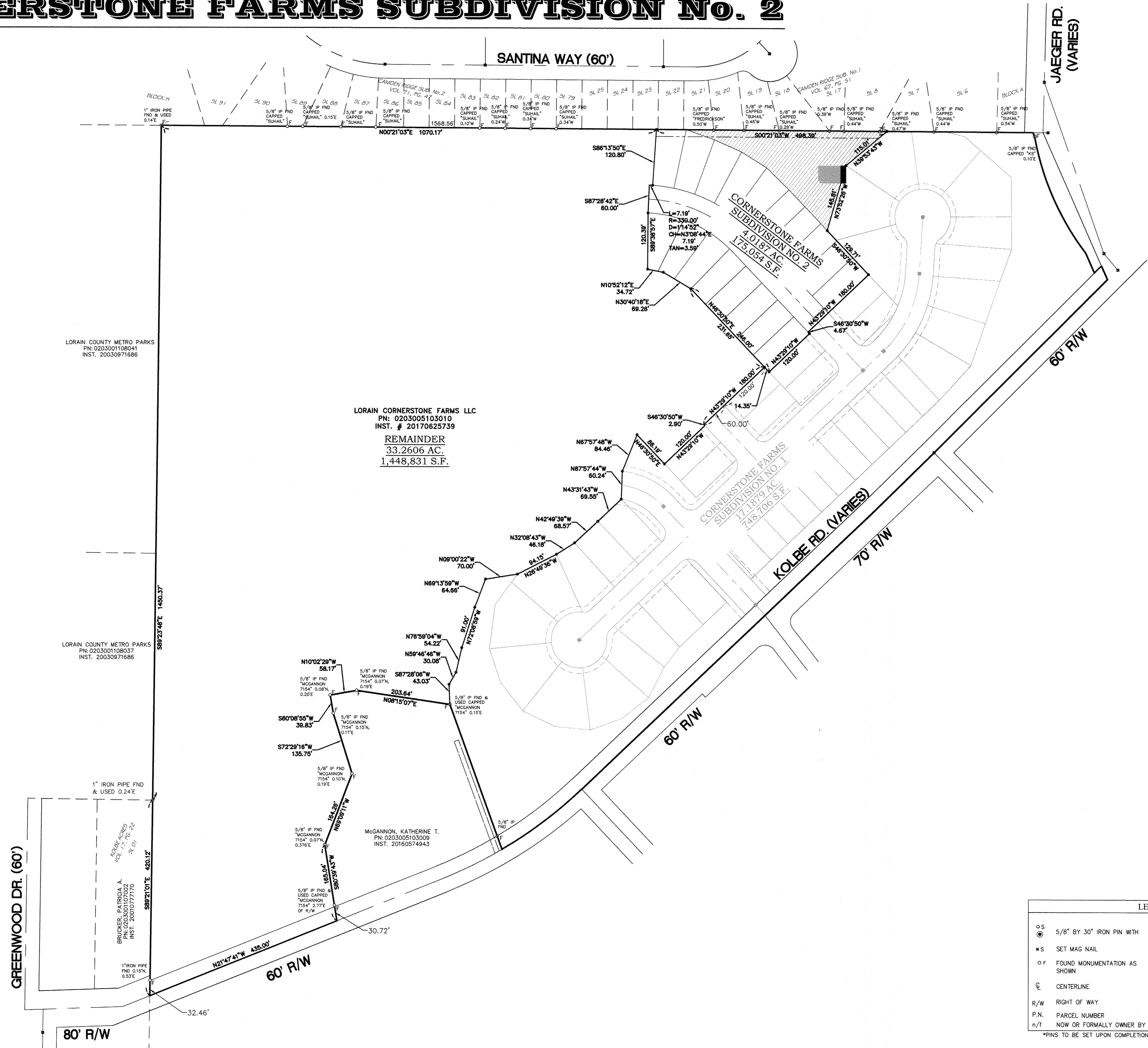
PROJECT NUMBER:
 2018100

PROJECT ADDRESS:
 CITY OF LORAIN
 LORAIN COUNTY, OHIO

DATE:
 DECEMBER 01, 2018

SHEET NUMBER:
 1 of 3

CORNERSTONE FARMS SUBDIVISION No. 2



LORAIN COUNTY METRO PARKS
 PN: 0203001108041
 INST. 20030971686

LORAIN COUNTY METRO PARKS
 PN: 0203001108037
 INST. 20030971686

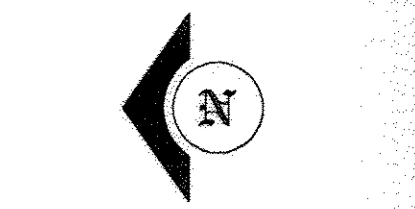
LORAIN CORNERSTONE FARMS LLC
 PN: 0203005103010
 INST. # 20170625739
REMAINDER
 33,2606 AC.
 1,448,831 S.F.

McGANNON, KATHERINE T.
 PN: 0203005103009
 INST. 20160574943

BRUCKER, PATRICIA A.
 VOL. 17, PG. 23
 INST. 20010771770

LEGEND:			
⊙	5/8" BY 30" IRON PIN WITH	VOL	VOLUME
✱	SET MAG NAIL	PG	PAGE
○	FOUND MONUMENTATION AS SHOWN	(C)	CALCULATED
⊕	CENTERLINE	(D)	DEED
R/W	RIGHT OF WAY	(U)	USED
P.N.	PARCEL NUMBER	(R)	RECORD
n/f	NOW OR FORMALLY OWNER BY	(M)	MEASURED
		SQ. FT.	SQUARE FEET
		P.R.O.	PRESENT ROAD OCCUPIED

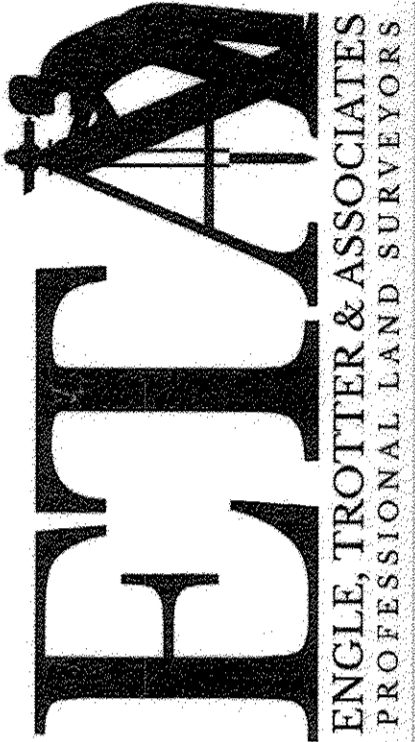
*PINS TO BE SET UPON COMPLETION OF CONSTRUCTION



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ENGLE TROTTER & ASSOCIATES
 5473 RIVER SUMMIT
 NORTH ROYALTON, OHIO 44133
 (216) 235-4322

CORNERSTONE FARMS
 SUBDIVISION No. 2

OVERALL

REVISIONS
 XXXXXXXX
 REV 1: XXXXXX

SCALE: 0 50 100
 1" = 100 FEET

CLIENT NAME:
 LORAIN CORNERSTONE FARMS, LLC
 PROJECT NUMBER:
 2018100
 PROJECT ADDRESS:
 CITY OF LORAIN
 LORAIN COUNTY, OHIO
 DATE:
 DECEMBER 01, 2018
 SHEET NUMBER:

