

OWNERS CERTIFICATION AND ACCEPTANCE:

I, THE UNDERSIGNED OWNER, LORAIN CORNERSTONE FARMS, LLC, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE CORNERSTONE FARMS SUBDIVISION No. 4 AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON...

LORAIN CORNERSTONE FARMS, LLC
Zhou P. Q. Lester, 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 THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 15th DAY OF NOVEMBER, 2019.



Sanchia M. Weinstein
NOTARY PUBLIC
MY COMMISSION EXPIRES: 08-28-2021

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.

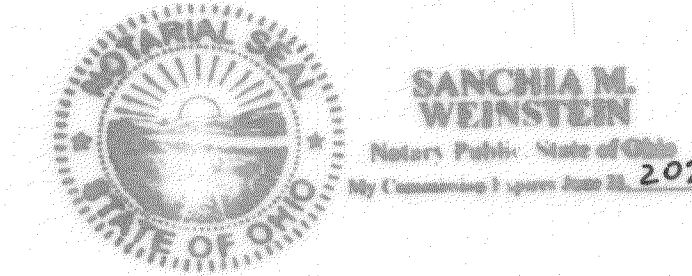
THOMAS J. OSTER LIVING TRUST
ULTA DATED MAY 17, 2001
MORTGAGE
Zhou P. Q. Lester

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 THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 15th DAY OF NOVEMBER, 2019.



Sanchia M. Weinstein
NOTARY PUBLIC
MY COMMISSION EXPIRES: 08-28-2021

MORTGAGE RELEASE:

WE THE UNDERSIGNED, First Federal Savings & Loan Association of Lakewood
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.

First Federal Savings & Loan Association of Lakewood
MORTGAGE
Ann P. Lester
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 THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 15th DAY OF NOVEMBER 2019.



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

MORTGAGE RELEASE:

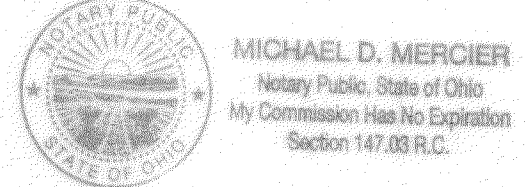
WE THE UNDERSIGNED, K. HOUNGAN OF OHIO LLC, M&K K. HOUNGAN NORTHERN OHIO DIVISION, LLC
HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC USE FROM THE OPERATION OF SAID MORTGAGE(S) AND/OR OTHER INTERESTS.

K. HOUNGAN NORTHERN OHIO DIVISION, LLC, f/k/a K. HOUNGAN OF OHIO, LLC
MORTGAGE
Charles J. Hammer
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.

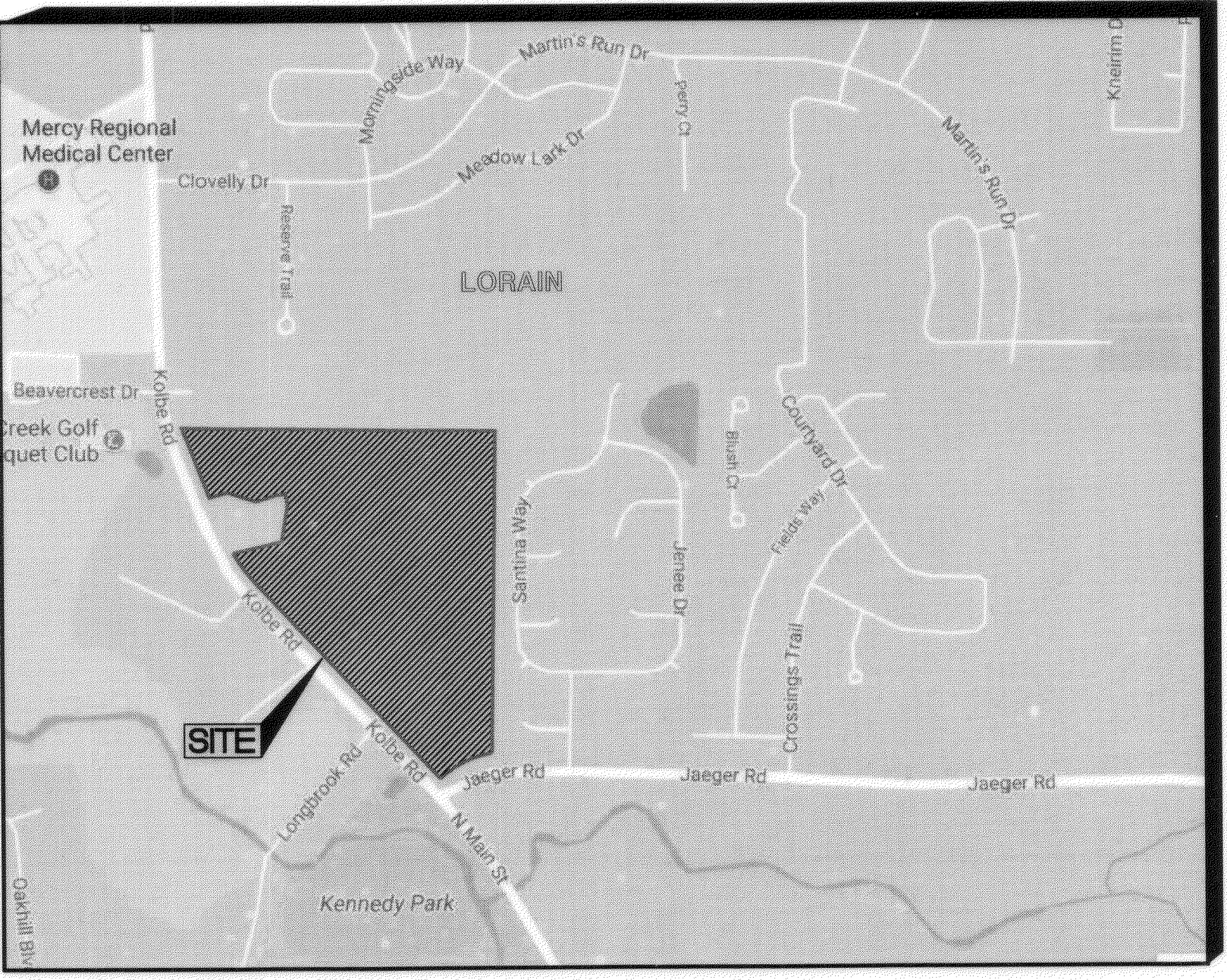
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 15th DAY OF NOVEMBER 2019.



Michael D. Mercier
NOTARY PUBLIC
MY COMMISSION EXPIRES: NEVER

CORNERSTONE FARMS SUBDIVISION No. 4

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 84-98 INCLUSIVE
4 - EASEMENTS

LOT NUMBERS:

CORNERSTONE FARMS SUBDIVISION No. 4
CONTAINS 15 LOTS, NUMBERED 84 TO 98 INCLUSIVE

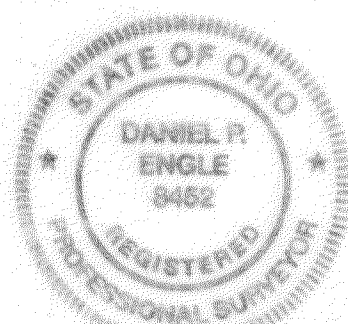
ACREAGE SUMMARY:

Table with 2 columns: Description, Acres. Includes rows for Sublots (2.4782), Right-of-Way (1.8128), Blocks (1.0081), Total Subdivision No. 4 (5.2991), Remainder (19.2046), and Grand Total (24.5037).

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...

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 60-83
25' FRONT SETBACK
5' SIDE SETBACK
35' REAR SETBACK

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 Head, P.S.
LORAIN CITY SURVEYOR
Dec 5, 2019
DATE

COUNCIL CERTIFICATE:

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN.

BY ORDINANCE NO. 161-19
APPROVED THIS 2 DAY OF Dec. 19
Mayor Steve Case
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.

DAK
CHAIRMAN, CITY OF LORAIN
PLANNING COMMISSION
11/18/2019
DATE

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 TO FORM.

ANJ
LAW DIRECTOR, CITY OF LORAIN
11/18/19
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.

Director of Public Safety/Service
11-19-19
DATE

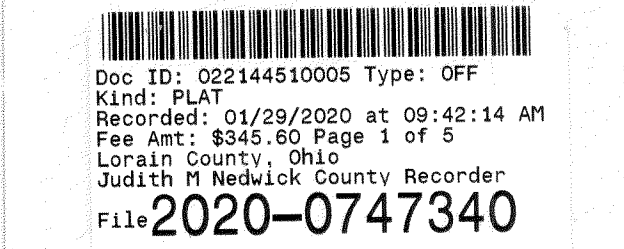
UTILITY EASEMENTS:

WE THE UNDERSIGNED, OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE COLUMBIA GAS OF OHIO, INC. AND 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 GRANTEEES) 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 GRANTEEES 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 GRANTEEES 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.

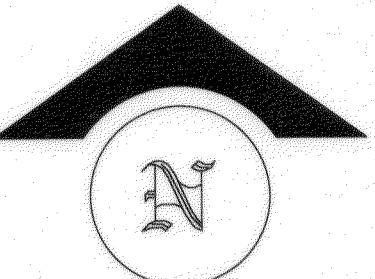
GRANTOR:
LORAIN CORNERSTONE FARMS, LLC

Zhou P. Q. Lester, President

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-022
OHIO REV. CODE
JAN 29 2020
I. GRAY SKODGRASS, CPA, CSFM
LORAIN COUNTY AUDITOR



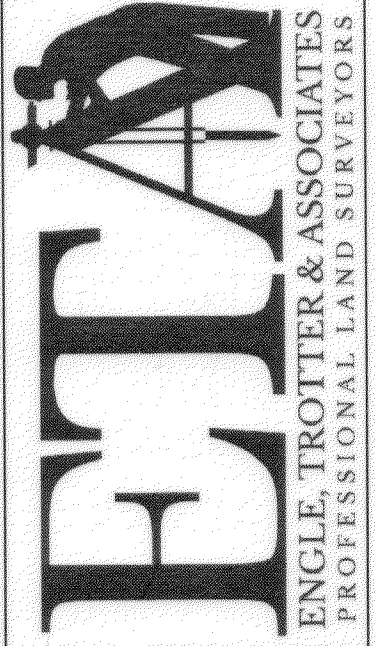
EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 SUITE 3
LORAIN, OH 44053
Plot Vol. 107
Pgs. 69, 70, 71, 72



THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY ENGLE TROTTER & ASSOCIATES...

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...

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



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

CORNERSTONE FARMS
SUBDIVISION No. 4
COVER

REVISIONS

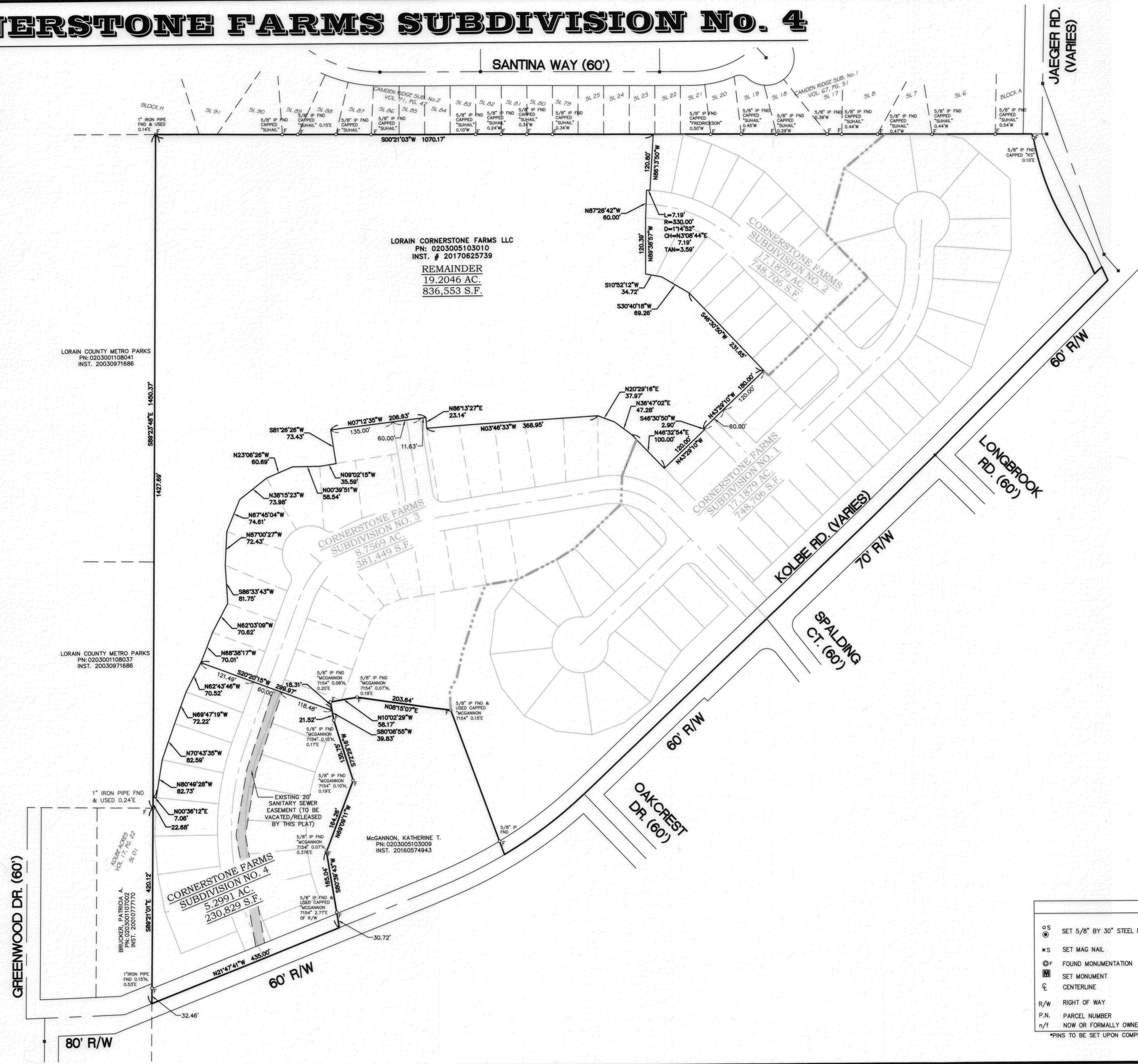
Table with 2 columns: Revision Number, Description. Row 1: REV 1: x

SCALE:



CLIENT NAME: LORAIN CORNERSTONE FARMS, LLC
PROJECT NUMBER: 2019083e
PROJECT ADDRESS: CITY OF LORAIN LORAIN COUNTY, OHIO
DATE: OCTOBER 01, 2008
SHEET NUMBER: 1 of 4

CORNERSTONE FARMS SUBDIVISION No. 4



LORAIN CORNERSTONE FARMS LLC
 PN: 0203005103010
 INST. # 20170625739
REMAINDER
 19.2046 AC.
 836,553 S.F.

LORAIN COUNTY METRO PARKS
 PN: 0203001108041
 INST. 20030971686

LORAIN COUNTY METRO PARKS
 PN: 0203001108037
 INST. 20030971686

1" IRON PIPE FND & USED 0.24'E

BRUCKER, PATRICIA A.
 PN: 0203001107002
 INST. 20010771710

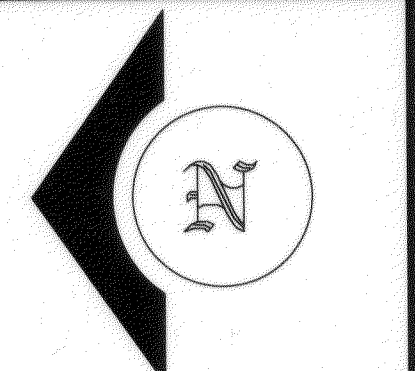
1" IRON PIPE FND 0.15'N, 0.53'E

McGANNON, KATHERINE T.
 PN: 0203005103009
 INST. 20160574943

EXISTING 20' SANITARY SEWER EASEMENT (TO BE VACATED/RELEASED BY THIS PLAT)

LEGEND:	
OS	SET 5/8" BY 30" STEEL PIN
MS	SET MAG NAIL
PF	FOUND MONUMENTATION
MI	SET MONUMENT
CL	CENTERLINE
R/W	RIGHT OF WAY
P.N.	PARCEL NUMBER
n/f	NOW OR FORMALLY OWNER BY
VOL	VOLUME
PG	PAGE
(C)	CALCULATED
(O)	OBSERVED
(U)	USED
(R)	RECORD
(D)	DEED
(M)	MEASURED
SQ. FT.	SQUARE FEET
P.R.O.	PRESENT ROAD OCCUPIED

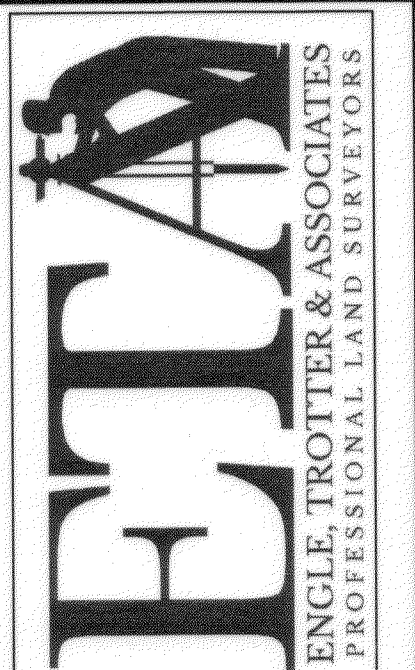
*PINS TO BE SET UPON COMPLETION OF CONSTRUCTION



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 OCCURRED 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, OR ANY ON OR OFF-SITE STRUCTURE OR 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 & ASSOCIATES, LLC.



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

CORNERSTONE FARMS
 SUBDIVISION No. 4

OVERALL

REVISIONS
 REV 1: 12/11/2019 County Comments

SCALE: 0 50 100
 1" = 100 FEET

CLIENT NAME:
 LORAIN CORNERSTONE FARMS, LLC

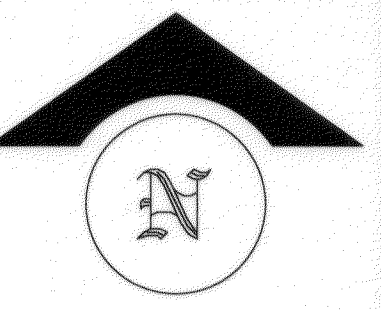
PROJECT NUMBER:
 2019083e

PROJECT ADDRESS:
 CITY OF LORAIN
 LORAIN COUNTY, OHIO

DATE:
 OCTOBER 01, 2019

SHEET NUMBER:

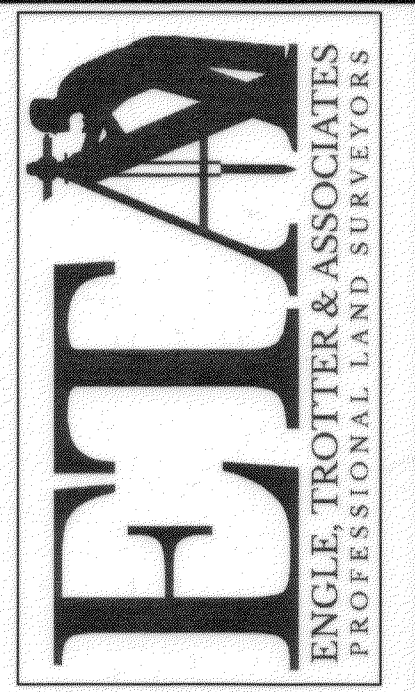
CORNERSTONE FARMS SUBDIVISION No. 4



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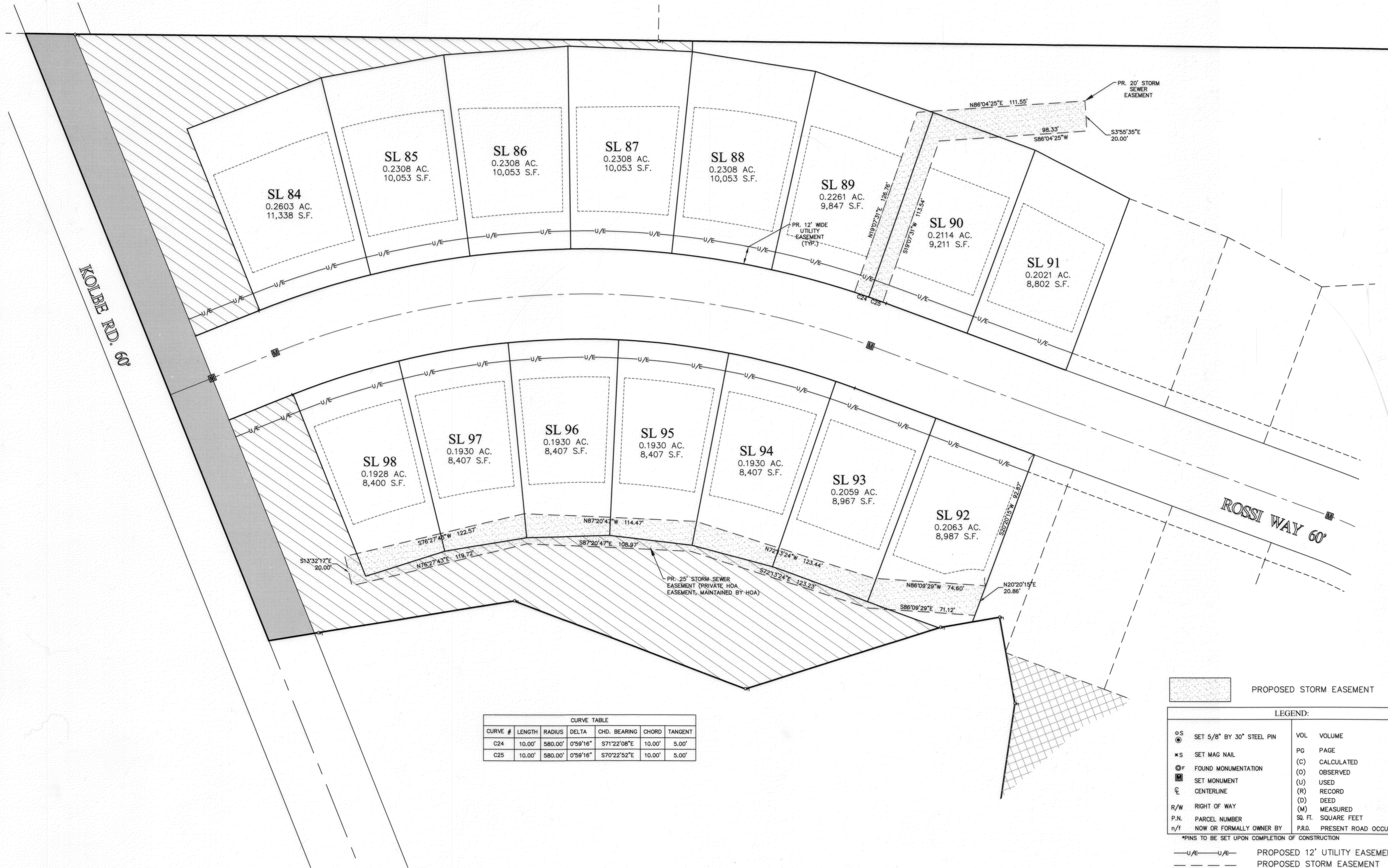
ENGLE TROTTER & ASSOCIATES
5473 RIVER SUMMIT
NORTH ROYALTON, OHIO 44133
(216) 235-4322

CORNERSTONE FARMS
SUBDIVISION No. 4
EASEMENTS

REVISIONS
REV 1: 12/11/2019 County Comments

SCALE: 0 15 30
1" = 30 FEET

CLIENT NAME:
LORAIN CORNERSTONE FARMS, LLC
PROJECT NUMBER:
2019083E
PROJECT ADDRESS:
CITY OF LORAIN
LORAIN COUNTY, OHIO
DATE:
OCTOBER 01, 2019
SHEET NUMBER:



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C24	10.00'	580.00'	0°59'16"	S71°22'08"E	10.00'	5.00'
C25	10.00'	580.00'	0°59'16"	S70°22'52"E	10.00'	5.00'

LEGEND:

○ S	SET 5/8" BY 30" STEEL PIN	VOL	VOLUME
* S	SET MAG NAIL	PG	PAGE
⊙	FOUND MONUMENTATION	(C)	CALCULATED
⊙	SET MONUMENT	(O)	OBSERVED
⊙	CENTERLINE	(U)	USED
⊙	RIGHT OF WAY	(R)	RECORD
P.N.	PARCEL NUMBER	(D)	DEED
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

—U/E—U/E— PROPOSED 12' UTILITY EASEMENT
 - - - - - PROPOSED STORM EASEMENT

Plat Sheet

Instrument # 2020-0747340 Film # _____

Name of Plat: Cornerstone Farms Subdivision No. 4

Owner: Lorain Cornerstone Farms LLC

Description: Situated in the City of Lorain, County
of Lorain, State of Ohio; being a part of original
Black River Township Lot 5 Tract 3 = 5.2991 acres/
Easements also -
Creating Sublots 84 Thru. 98 inclusive,
Block "M", and "N" -

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 107

Pg. 69, 70, 71, 72

Amount: \$ 345.60

Initials: SC

Receiving Stamp

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 SUITE 3
LORAIN, OH 44053