

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...

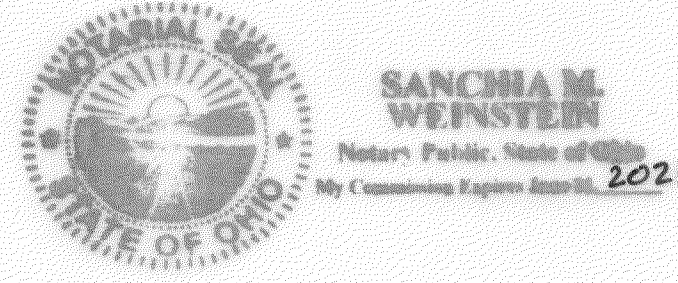
LORAIN CORNERSTONE FARMS, LLC
Thomas J. Oster, President

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...

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

Sanchia M. Weinstein, Notary Public, State of Ohio, 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
ULTA DATED MAY 17, 2001

BY: Thomas J. Oster, Trustee

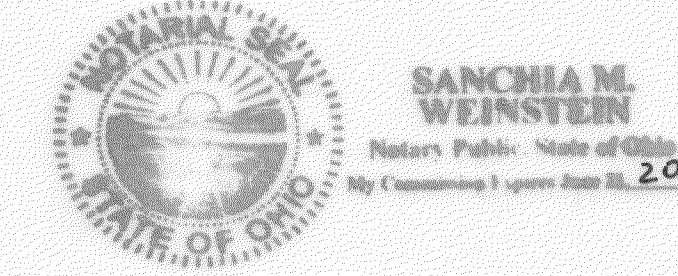
NOTARY:

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...

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

Sanchia M. Weinstein, Notary Public, State of Ohio, My Commission Expires: 06-21-2021



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

BY: Joseph P. Lester, VP

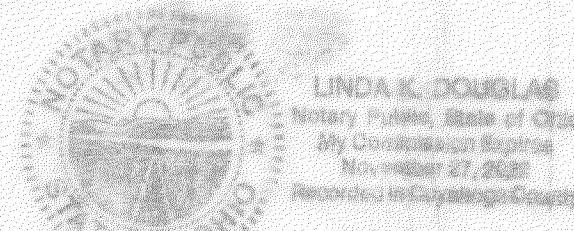
NOTARY:

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...

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

Linda K. Douglas, Notary Public, State of Ohio, 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

BY: Charles J. Hounagan, Jr., REGIONAL PRESIDENT

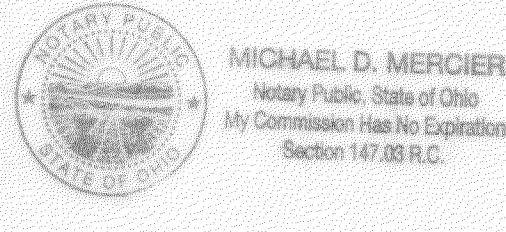
NOTARY:

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...

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

Michael D. Mercier, Notary Public, State of Ohio, 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:

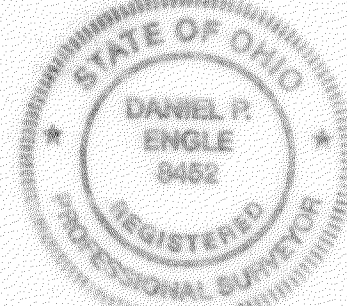
CORNERSTONE FARMS SUBDIVISION No. 4
CONTAINS 15 LOTS, NUMBERED 84 TO 98 INCLUSIVE

RE-RECORDED FOR EASEMENT
CORRECTION/ADJUSTMENT REAR
OF LOTS 92 THROUGH 98

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

NO TRANSFER NECESSARY
J. CRAIG SNODGRASS, CPA, CCFM
LORAIN COUNTY AUDITOR
11-24-2020 PAS
DEPUTY

ACREAGE SUMMARY:

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

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...

GRANTOR:
LORAIN CORNERSTONE FARMS, LLC

Thomas J. Oster, President

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
DATE: Dec. 5, 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. 161-19

APPROVED THIS 2 DAY OF Dec. 20 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.

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

LAW DIRECTOR'S CERTIFICATE:

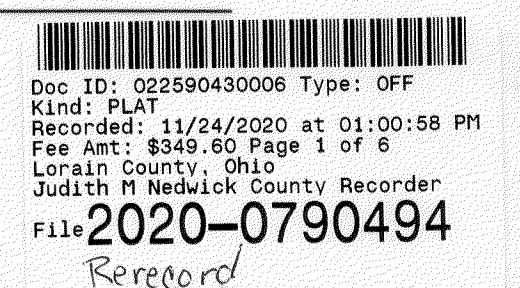
THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION PLAT IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

DATE: 11/18/19
LAW DIRECTOR, CITY OF LORAIN

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...

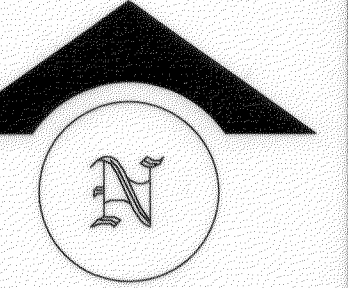
DATE: 11-19-19
DIRECTOR OF PUBLIC SAFETY/SERVICE



NO TRANSFER NECESSARY
J. CRAIG SNODGRASS, CPA, CCFM
LORAIN COUNTY AUDITOR
11/20/2020 DC
DEPUTY

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

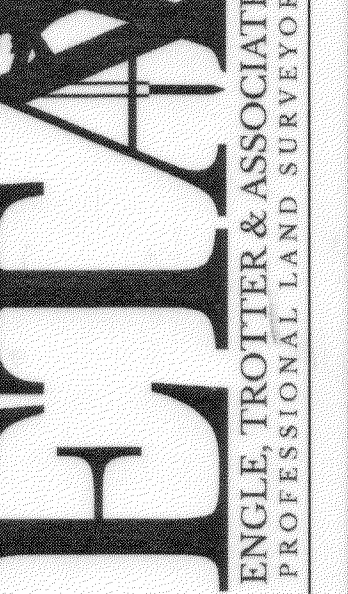
PT F 375



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

ENGLE TROTTER & ASSOCIATES OR OWNED WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY ON-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

REV 1: x

SCALE:

CLIENT NAME:
LORAIN CORNERSTONE FARMS, LLC

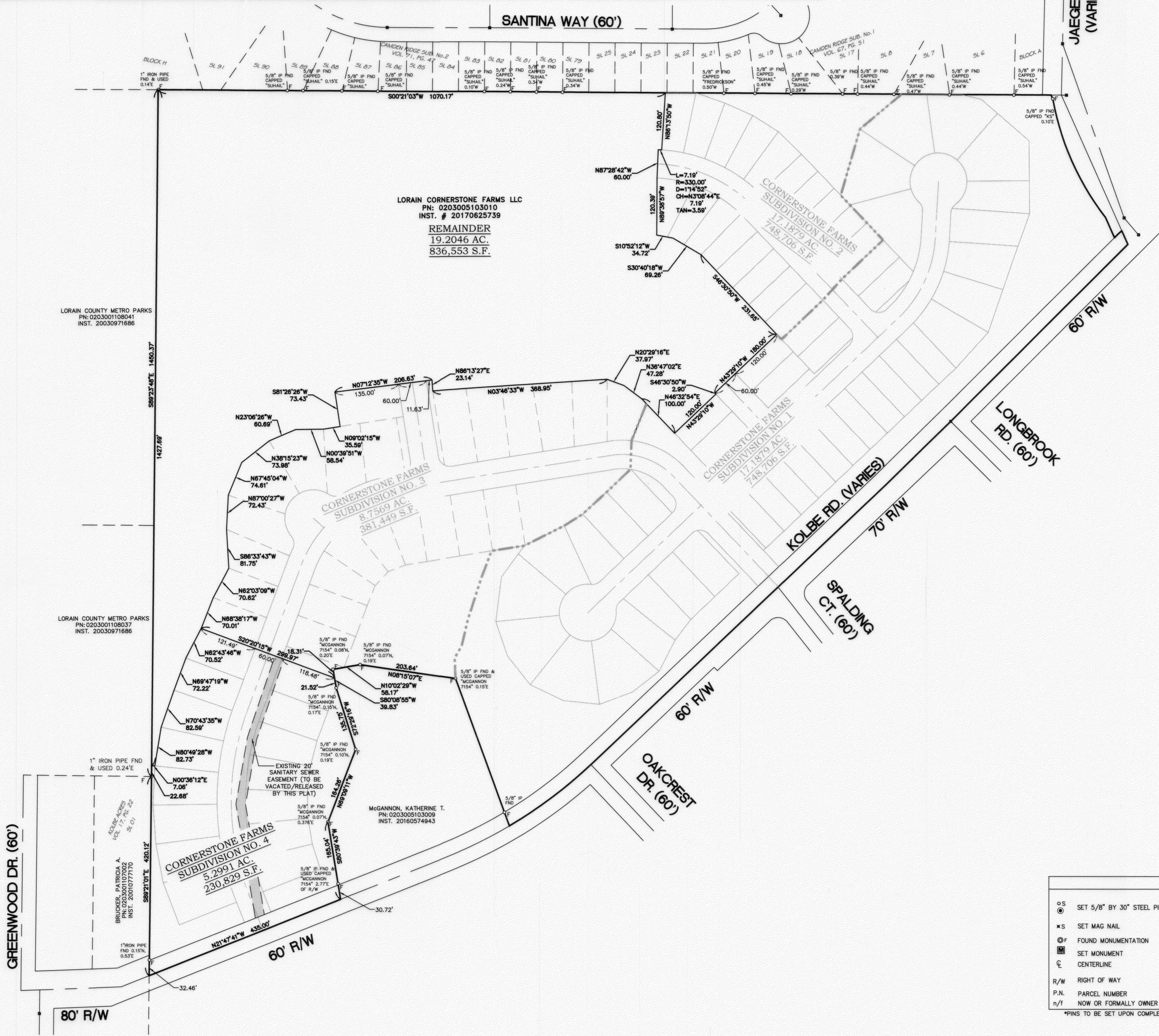
PROJECT NUMBER:
20190836

PROJECT ADDRESS:
CITY OF LORAIN
LORAIN COUNTY, OHIO

DATE:
OCTOBER 01, 2098

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. 20010771770

McGANNON, KATHERINE T.  
 PN: 0203005103009  
 INST. 20160574943

**CORNERSTONE FARMS SUBDIVISION NO. 4**  
 5,299.1 AC.  
 230,829 S.F.

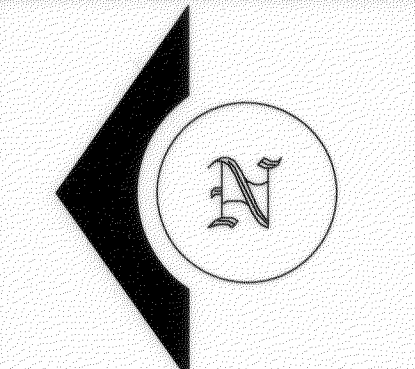
**CORNERSTONE FARMS SUBDIVISION NO. 2**  
 17,187.9 AC.  
 748,706 S.F.

**CORNERSTONE FARMS SUBDIVISION NO. 1**  
 17,187.9 AC.  
 748,706 S.F.

**CORNERSTONE FARMS SUBDIVISION NO. 3**  
 8,756.9 AC.  
 381,449 S.F.

LEGEND:			
○ S	SET 5/8" BY 30" STEEL PIN	VOL	VOLUME
✕ S	SET MAG NAIL	PG	PAGE
⊙ F	FOUND MONUMENTATION	(C)	CALCULATED
⊙	SET MONUMENT	(O)	OBSERVED
⊙	CENTERLINE	(U)	USED
R/W	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

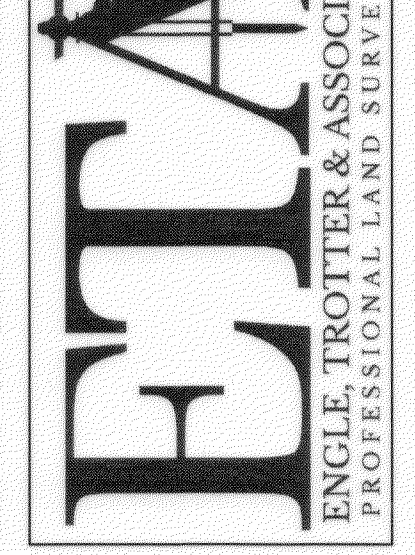
\*PINS TO BE SET UPON COMPLETION OF CONSTRUCTION



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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:

PTF 375

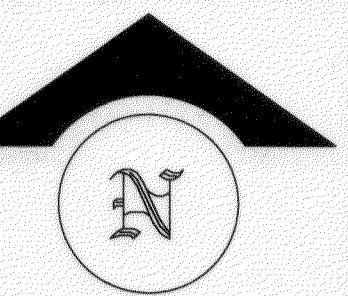
2 of 4

# CORNERSTONE FARMS SUBDIVISION No. 4

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C6	404.10'	550.00'	42°05'48"	S89°17'22"W	395.07'	211.66'
C7	382.06'	520.00'	42°05'48"	S89°17'22"W	373.52'	200.11'
C8	426.14'	580.00'	42°05'48"	S89°17'22"W	416.62'	223.20'
C9	0.73'	520.00'	0°04'51"	N88°16'53"E	0.73'	0.37'
C10	73.63'	520.00'	8°06'48"	N72°22'42"E	73.57'	36.88'
C11	73.60'	520.00'	8°06'33"	N80°29'23"E	73.54'	36.86'
C12	73.60'	520.00'	8°06'33"	N88°35'56"E	73.54'	36.86'
C13	73.60'	520.00'	8°06'33"	S83°17'31"E	73.54'	36.86'
C14	73.60'	520.00'	8°06'33"	S75°10'58"E	73.54'	36.86'
C15	13.30'	520.00'	1°27'57"	S70°23'43"E	13.30'	6.65'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C16	0.73'	580.00'	0°04'21"	S68°16'38"W	0.73'	0.37'
C17	77.41'	580.00'	7°38'48"	S72°08'13"W	77.35'	38.76'
C18	67.14'	580.00'	6°37'59"	S79°16'36"W	67.11'	33.61'
C19	67.14'	580.00'	6°37'59"	S85°54'35"W	67.11'	33.61'
C20	67.14'	580.00'	6°37'59"	N87°27'27"W	67.11'	33.61'
C21	67.14'	580.00'	6°37'59"	N80°49'28"W	67.11'	33.61'
C22	67.14'	580.00'	6°37'59"	N74°11'29"W	67.11'	33.61'
C23	12.27'	580.00'	1°12'45"	N70°16'07"W	12.27'	6.14'

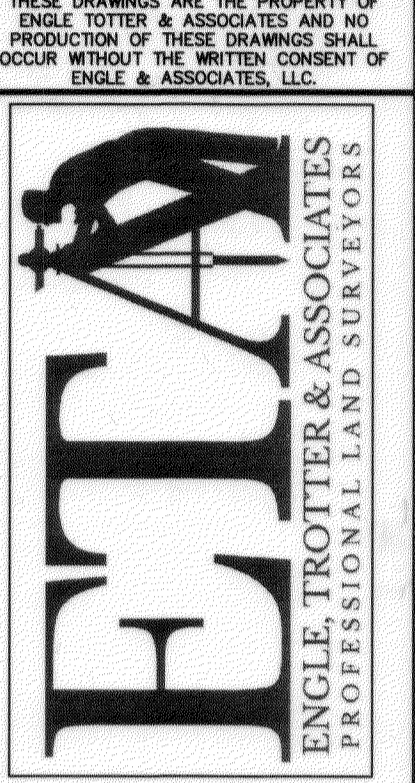
CURVE C1-C5 INTENTIONALLY OMITTED



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.

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

CORNERSTONE FARMS  
SUBDIVISION No. 4  
SUBLOTS 84-98

REVISIONS  
REV 1: 12/11/2019 County Comments  
REV 2: 09/20/2020 Rear Easement

SCALE: 1" = 40 FEET

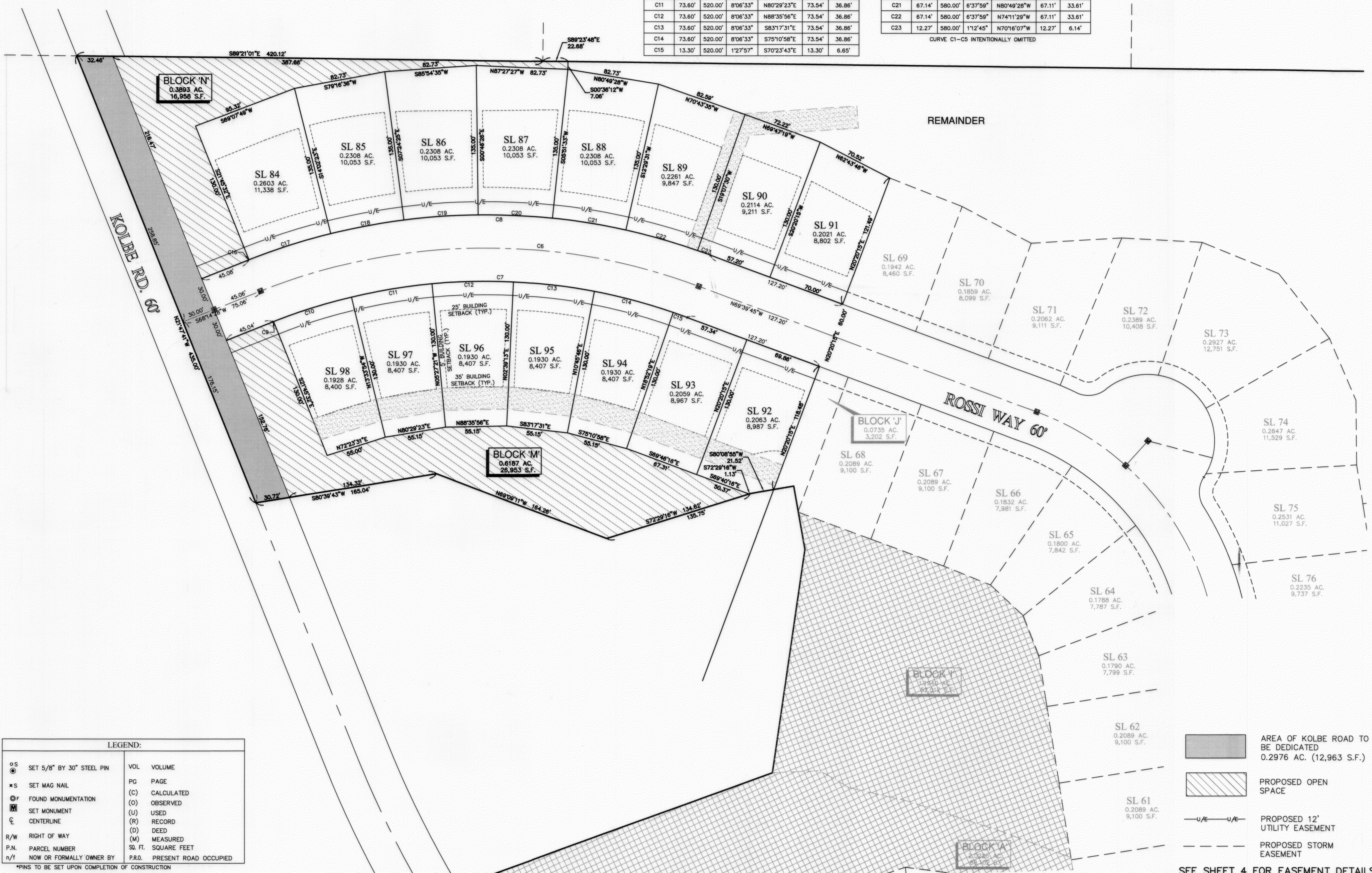
CLIENT NAME:  
LORAIN CORNERSTONE FARMS, LLC

PROJECT NUMBER:  
2019083e

PROJECT ADDRESS:  
CITY OF LORAIN  
LORAIN COUNTY, OHIO

DATE:  
OCTOBER 01, 2019

SHEET NUMBER:  
3 of 4



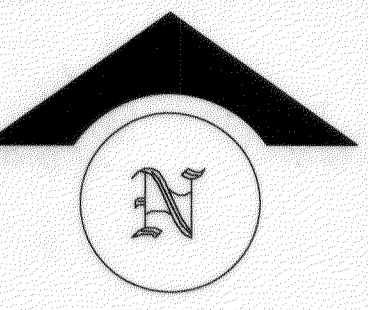
LEGEND:			
⊙	SET 5/8" BY 30" STEEL PIN	VOL	VOLUME
✕	SET MAG NAIL	PG	PAGE
⊙	FOUND MONUMENTATION	(C)	CALCULATED
⊙	SET MONUMENT	(O)	OBSERVED
⊙	CENTERLINE	(U)	USED
R/W	RIGHT OF WAY	(R)	RECORD
P.N.	PARCEL NUMBER	(D)	DEED
n/t	NOW OR FORMALLY OWNER BY	(M)	MEASURED
		SQ. FT.	SQUARE FEET
		P.R.O.	PRESENT ROAD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

\*PINS TO BE SET UPON COMPLETION OF CONSTRUCTION

- AREA OF KOLBE ROAD TO BE DEDICATED  
0.2976 AC. (12,963 S.F.)
- PROPOSED OPEN SPACE
- PROPOSED 12' UTILITY EASEMENT
- PROPOSED STORM EASEMENT

SEE SHEET 4 FOR EASEMENT DETAILS

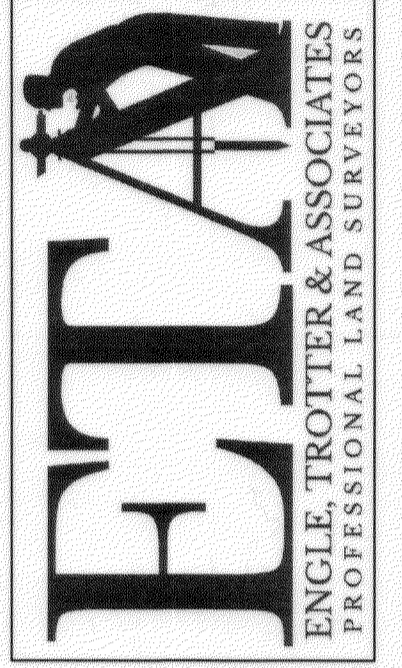
# CORNERSTONE FARMS SUBDIVISION No. 4



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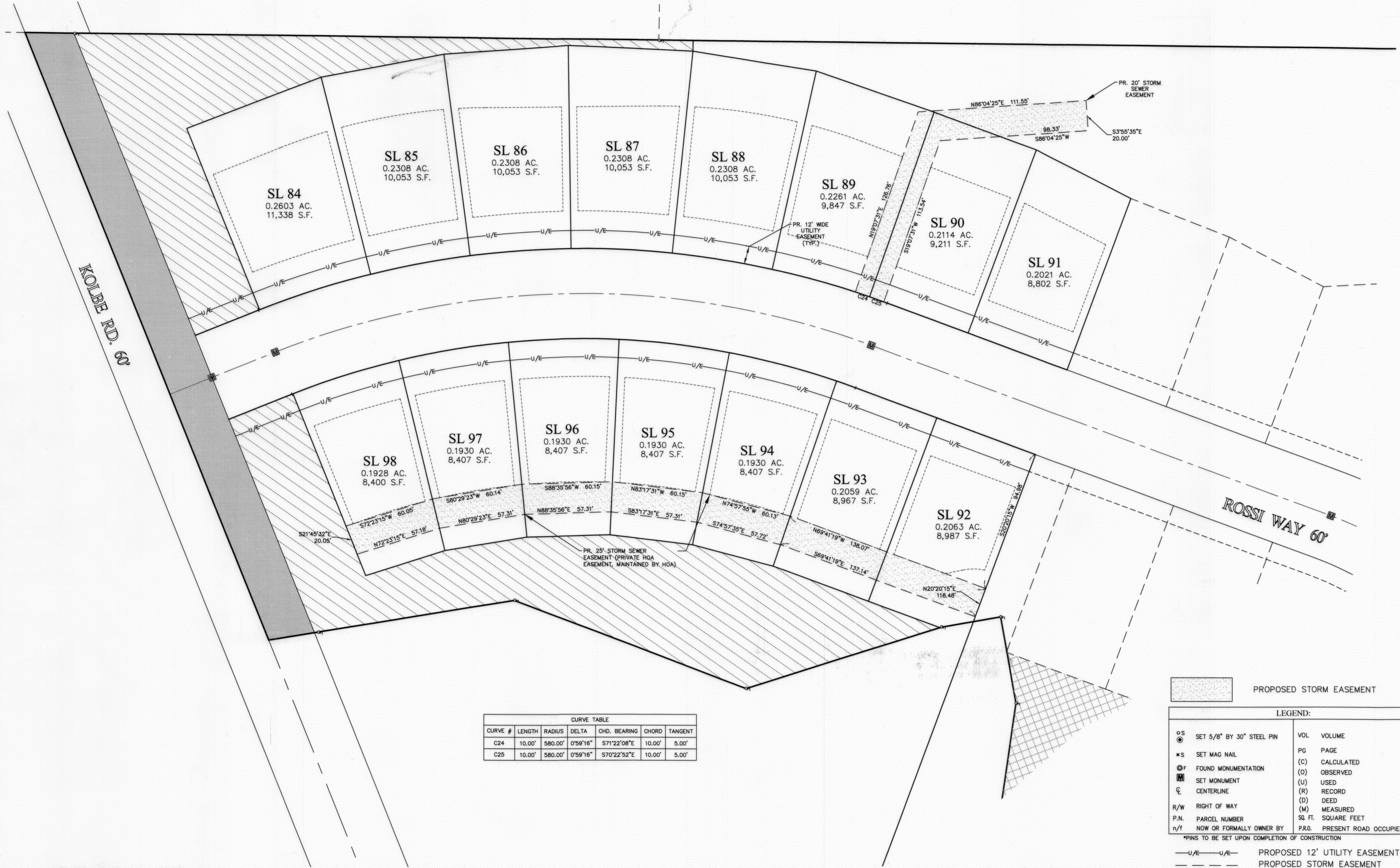
ENGLE TROTTER & ASSOCIATES  
5473 RIVER SUMMIT  
NORTH ROYALTON, OHIO 44133  
(216) 235-4322

CORNERSTONE FARMS  
SUBDIVISION No. 4  
EASEMENTS

REVISIONS  
REV 1: 12/11/2019 County Comments  
REV 2: 09/20/2020 Rear Easement

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:  
4 of 4



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:**

	SET 5/8" BY 30" STEEL PIN		VOL VOLUME
	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

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

Plat Sheet

Instrument # 2020 0 790 494

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: 2020 0 747 340 Plat vol 107 pgs 69, 70, 71, 72

Comments: Being rerecorded for Easement Correction adjustment rear lots 92 through 98

Vol. 108

Receiving Stamp

Pg. 91, 92, 93, 94

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

Amount: 349.60

Rerecord

Initials: PT