

OWNERS CERTIFICATION AND ACCEPTANCE:

I, THE UNDERSIGNED OWNER, LORAIN CORNERSTONE FARMS, LLC, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE CORNERSTONE FARMS SUBDIVISION No. 5 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: Sanchia M. Weinstein, NOTARY PUBLIC

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...

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 20th DAY OF JANUARY, 2021

Sanchia M. Weinstein, NOTARY PUBLIC, MY COMMISSION EXPIRES: 06.21.2021

MORTGAGE RELEASE:

WE THE UNDERSIGNED, K. HOUWARTON AS-BRAND ASSURANCE, LLC, f/k/a K. HOUWARTON OF OHIO, LLC, f/k/a K. HOUWARTON NORTHWEST, LLC, f/k/a K. HOUWARTON OF OHIO, LLC, f/k/a K. HOUWARTON NORTHWEST OF OHIO, 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. HOUWARTON OF OHIO, LLC, f/k/a K. HOUWARTON OF OHIO, LLC, f/k/a K. HOUWARTON NORTHWEST OF OHIO, LLC, f/k/a K. HOUWARTON NORTHWEST OF OHIO, LLC

BY: CHARLES L. VANNUCCI, 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, 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...

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Michael D. Mercier, NOTARY PUBLIC, MY COMMISSION EXPIRES: New

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First Federal Savings and Loan Association of Lakewood

BY: Anthony J. Vannucci

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...

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 26th DAY OF JANUARY, 2021

Sanchia M. Weinstein, NOTARY PUBLIC, MY COMMISSION EXPIRES: 06.21.2021

MORTGAGE RELEASE:

WE THE UNDERSIGNED, Thomas J. Oster Living Trust

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

BY: Thomas J. Oster, TITLE: TRUSTEE

NOTARY:

STATE OF OHIO COUNTY OF Lorain

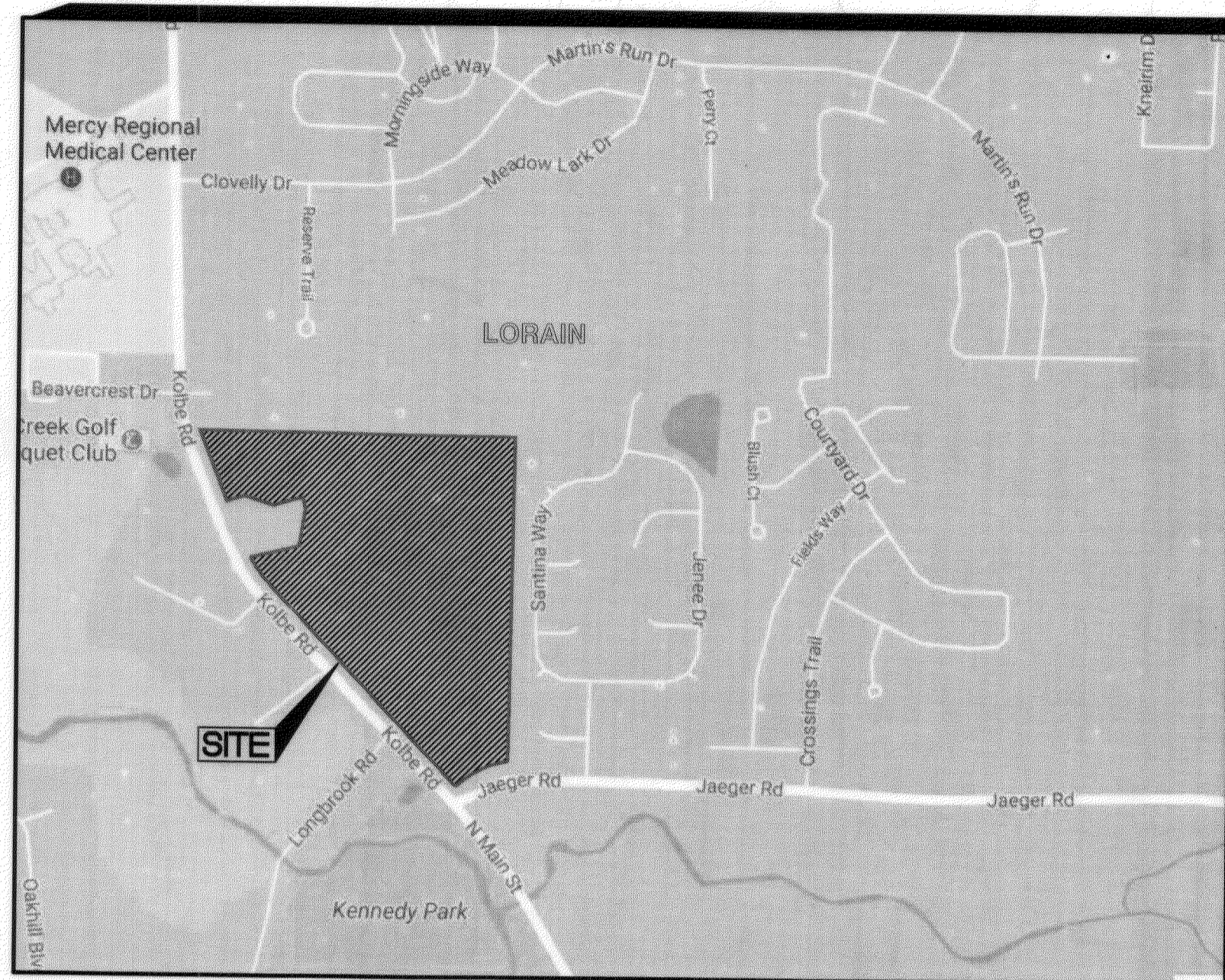
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED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

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 20th DAY OF JANUARY, 2021

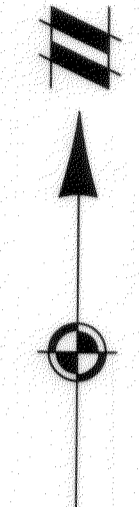
Sanchia M. Weinstein, NOTARY PUBLIC, MY COMMISSION EXPIRES: 06.21.2021

CORNERSTONE FARMS SUBDIVISION No. 5

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



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NOTARY:

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IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 20th DAY OF JANUARY, 2021

Sanchia M. Weinstein, NOTARY PUBLIC, MY COMMISSION EXPIRES: 06.21.2021

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

INDEX OF SHEETS:

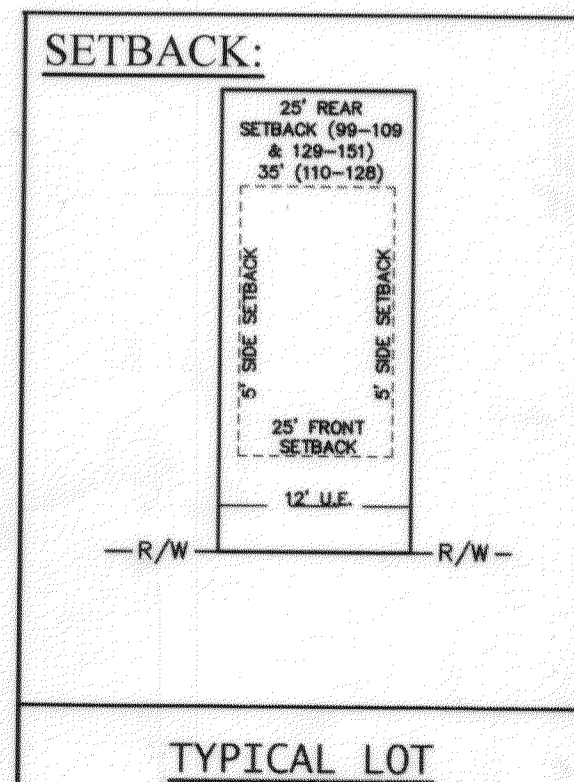
- 1 - COVER SHEET
2 - OVERALL AND REMAINDER
3 THRU 5 - SUBLOTS 99 TO 151 INCLUSIVE

LOT NUMBERS:

CORNERSTONE FARMS SUBDIVISION No. 5 CONTAINS 52 LOTS, NUMBERED 99 TO 151 INCLUSIVE

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.



ACREAGE SUMMARY:

Table with columns: SUBLOTS, RIGHT-OF-WAY, BLOCKS, GRAND TOTAL, Acres. Values: 8.5749, 2.3096, 8.3202, 19.2046

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, FEB 3, 2021 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. 11-21, APPROVED THIS 1 DAY OF FEB, 2021, Nancy Greer, 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.

J. Bradley, CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION, 1/21/2021 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 AS TO FORM.

P.S. Perry, LAW DIRECTOR, CITY OF LORAIN, 1/21/21 DATE

PARK DEPARTMENT CERTIFICATE:

THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 1111.05 AS APPROVED BY ORDINANCE NO. 156-85 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN HAVE BEEN MET...

Sanford Wehman, DIRECTOR OF PUBLIC SAFETY SERVICES, 1/21/21 DATE

UTILITY EASEMENTS:

WE THE UNDERSIGNED, OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE COLUMBIA GAS OF OHIO, INC., OHIO EDITION 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; GRANTEE: XAMCO TITLE SERVICES, 5155 PARK SQUARE DRIVE, SUITE 5, LORAIN, OH 44053

Thomas J. Oster, PRESIDENT

Plot Vol. 109 Pg. 37-41

TRANSFERRED

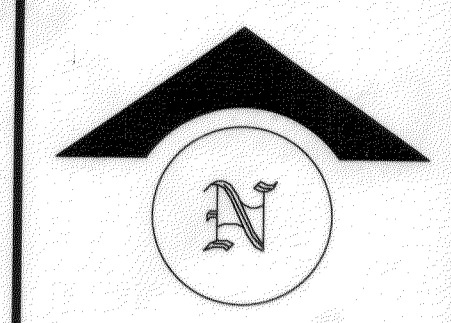
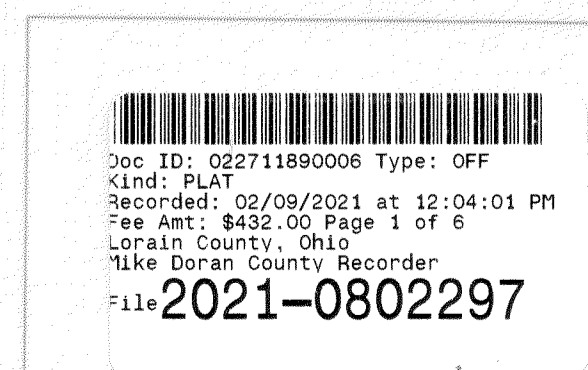
IN COMPLIANCE WITH SEC. 218-202

OHIO FRY CODE

FEB 19 2021

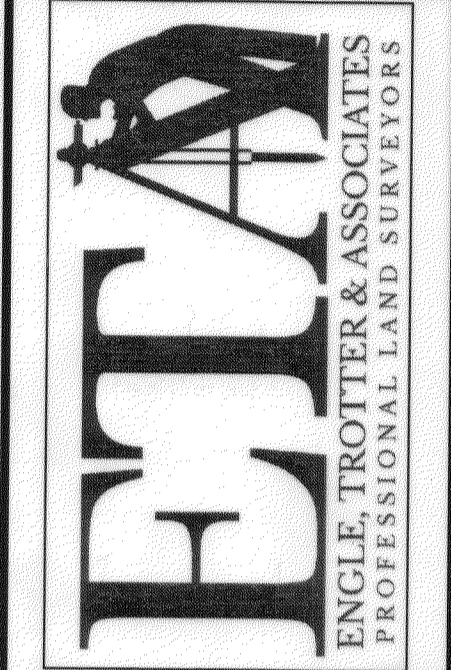
J. CRAIG SANDGRASS, CPA, CGPH

LORAIN COUNTY AUDITOR



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

ENGL TROTTER & ASSOCIATES OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR THE 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...

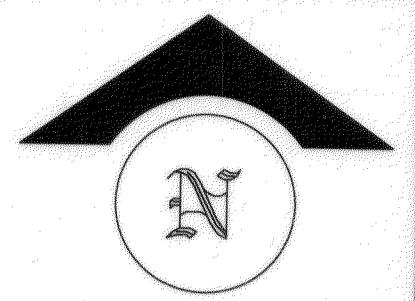


ENGL TROTTER & ASSOCIATES, 5473 RIVER SUMMIT, NORTH ROYALTON, OHIO 44133, (216) 235-4322

CORNERSTONE FARMS SUBDIVISION No. 5 COVER

Table with columns: REVISIONS, SCALE

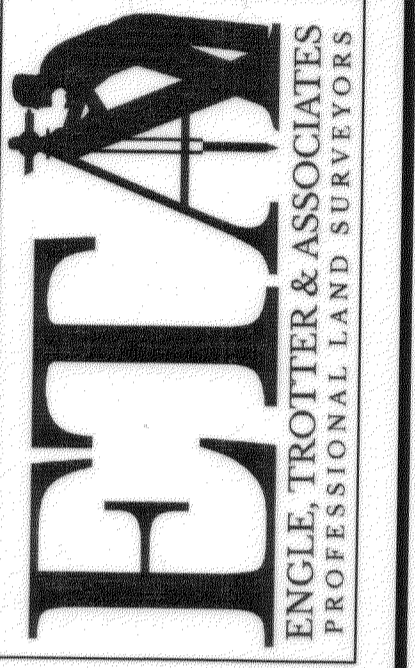
CLIENT NAME: LORAIN CORNERSTONE FARMS, LLC; PROJECT NUMBER: 2020088e; PROJECT ADDRESS: CITY OF LORAIN, LORAIN COUNTY, OHIO; DATE: DECEMBER 01, 2020; SHEET NUMBER: 1 of 5



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 THE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF 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 REPRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF ENGLE & ASSOCIATES, LLC.



ENGLE TROTTER & ASSOCIATES
1475 RIVER SUMMIT
NORTH ROYALTON, OHIO 44133
(216) 235-4322

CORNERSTONE FARMS
SUBDIVISION No. 5

SUBLOTS 84-98

REVISIONS

SCALE: 0 15 30
1" = 30 FEET

CLIENT NAME:
LORAIN CORNERSTONE FARMS, LLC

PROJECT NUMBER:
2020088e

PROJECT ADDRESS:
CITY OF LORAIN
LORAIN COUNTY, OHIO

DATE:
DECEMBER 01, 2020
SHEET NUMBER:
4 of 5

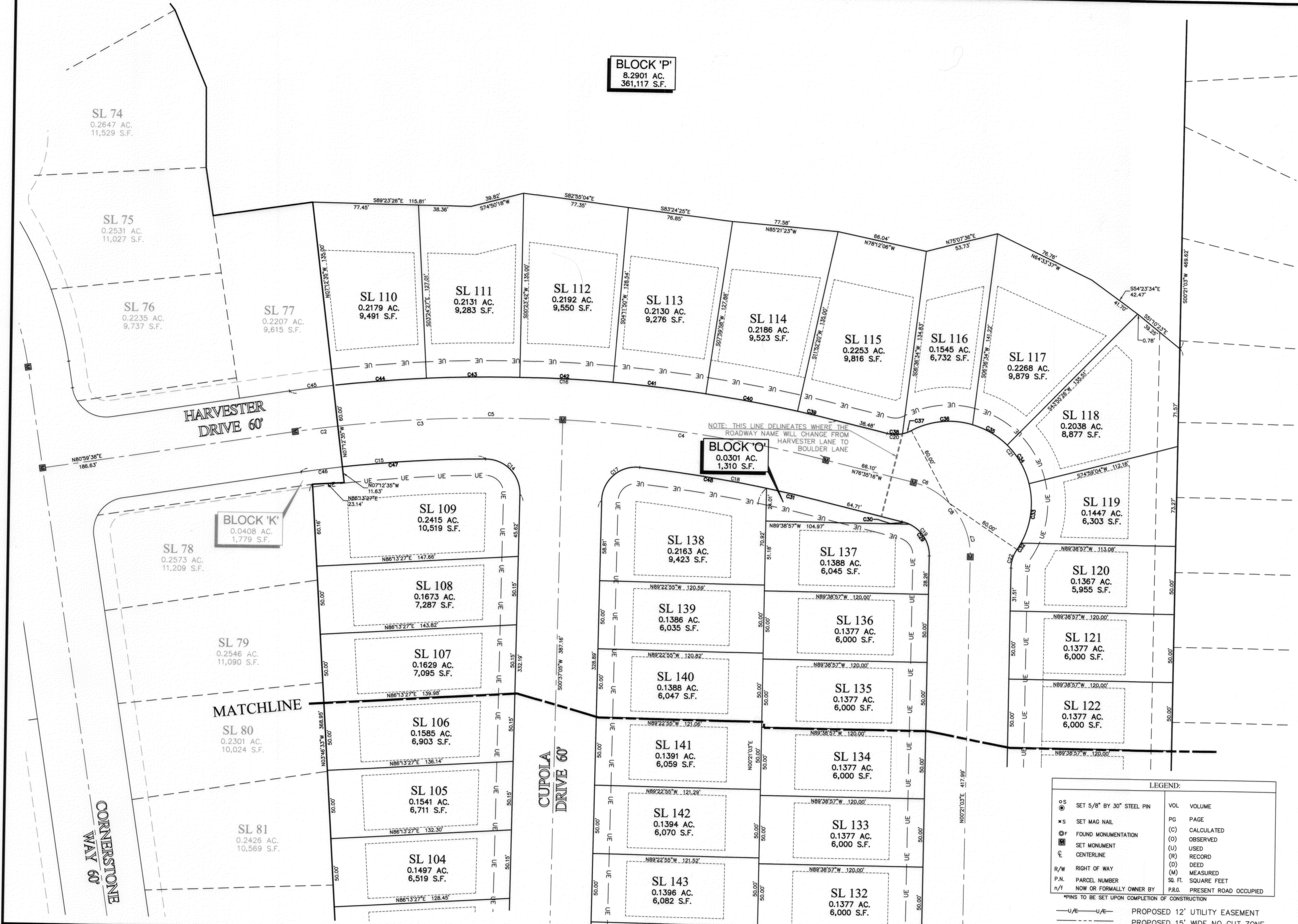
BLOCK 'P'
8.2901 AC.
361,117 S.F.

BLOCK 'O'
0.0301 AC.
1,310 S.F.

BLOCK 'K'
0.0408 AC.
1,779 S.F.

LEGEND:	
⊙	SET 5/8" BY 30" STEEL PIN
*S	SET MAG NAIL
⊕	FOUND MONUMENTATION
⊙	SET MONUMENT
⊕	CENTERLINE
R/W	RIGHT OF WAY
P.N.	PARCEL NUMBER
n/f	NOW OR FORMALLY OWNED 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

—U/E— U/E— PROPOSED 12' UTILITY EASEMENT
- - - - - PROPOSED 15' WIDE NO CUT ZONE
EASEMENT/BUFFER



Plat Sheet

Instrument # 2021-0802297 Film # _____

Name of Plat: Cornerstone Farms Subdivision No. 5

Owner: Lorain Cornerstone Farms LLC

Description: Situated in the state of Ohio, county of Lorain, & city of Lorain. Known as being part of Black River Township tract 3, lot 5.
19.2046 acres

Creating sublots 99-151 & Blocks O & P
in Cornerstone Farms Subdivision No. 5
Easements also

Floor Plans: _____

Related/Margin: _____

Comments: _____

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Receiving Stamp

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
SUITE 5
LORAIN, OH 44053

Amount: \$432.00

Initials: HR