

EMERALD WOODS SUBDIVISION NO. 1

BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOTS 17 AND 18 NOW IN THE TOWNSHIP OF COLUMBIA, LORAIN COUNTY, OHIO

THE PERIMETER BOUNDARY AND PARCEL CONFIGURATION IS BASED UPON THE "LOT SPLIT AND CONSOLIDATION" DATED MARCH, 2020 BY DONALD G. BOHNING & ASSOCIATES INC. INCLUDED AS PAGES 6 THRU 8 HEREIN.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "EMERALD WOODS SUBDIVISION NO. 1" AS SHOWN HEREON AND CONTAINING 32,7252 ACRES OF LAND IN ORIGINAL LOTS 17 & 18 OF COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED * IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED * IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) CUBIC FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

By: *Michael A. Ackerman* 12/16/2020
 MICHAEL A. ACKERMAN
 REGISTERED SURVEYOR NO. 8196

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL LOT(S) 17 & 18, OF SAID TOWNSHIP CONTAINING 32.7252 ACRES.

THE UNDERSIGNED EWGC DEVELOPMENT GROUP, LLC HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS EMERALD WOODS SUBDIVISION NO. 1, A SUBDIVISION OF LOTS 1 TO 25 AND BLOCKS A THRU C INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, CUL-DE-SACS, EASEMENTS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS. INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF (THEMSELVES) AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 18TH DAY OF DECEMBER, 2020

SIGNED *Sam Petros*
 SAM PETROS - EWGC DEVELOPMENT GROUP, LLC

WITNESS
Carla M. Santora
 CARLA M. SANTORA
Gregory S. Modic
 GREGORY S. MODIC
 NOTARIAL SEAL

STATE OF OHIO
 COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR *Sam Petros, EWGC Development Group, LLC* WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS 17TH DAY OF DECEMBER, 2020

By: *Notary Public*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES MAY 18, 2024



APPROVALS OF SUBDIVISION ENDORSEMENTS

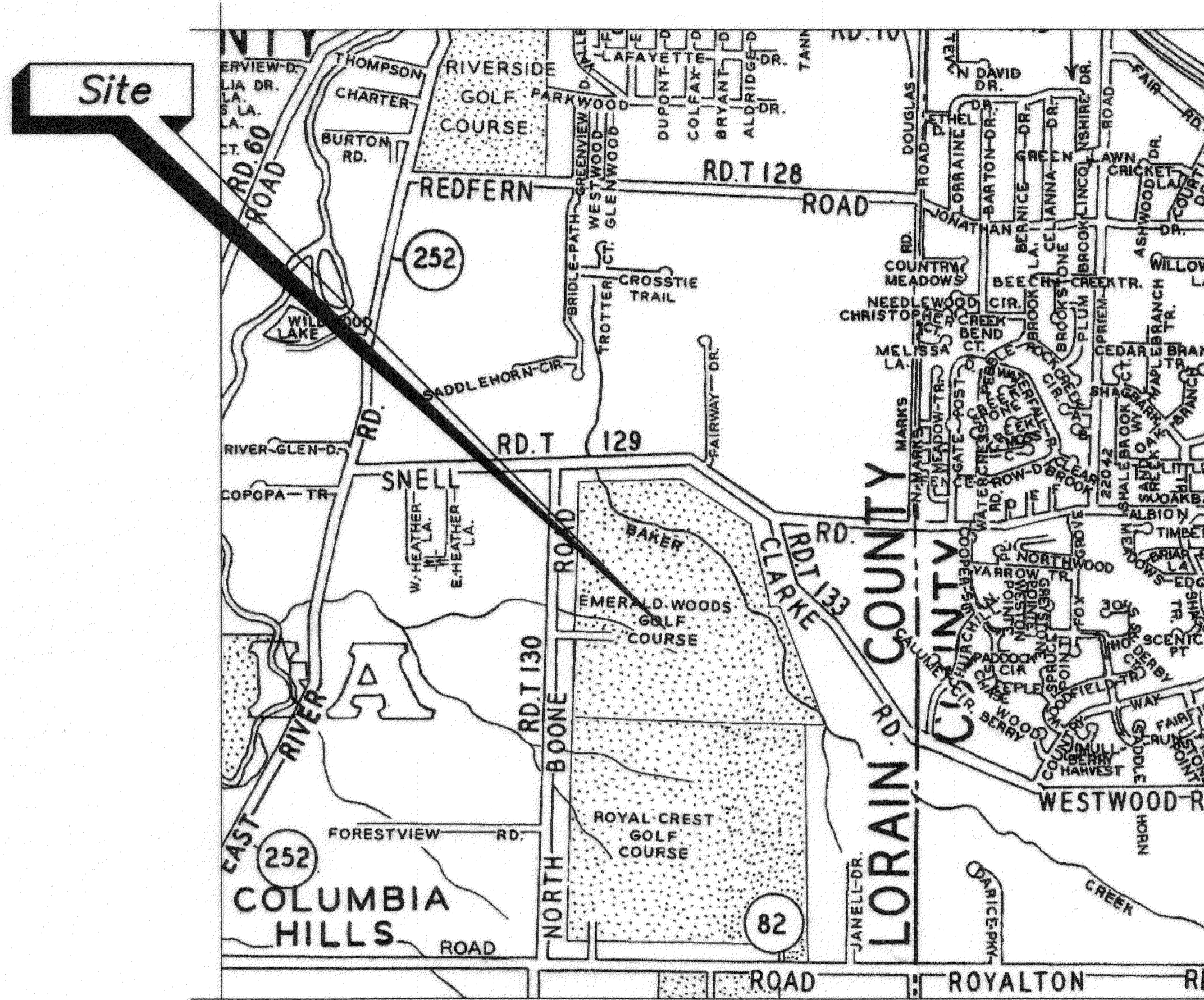
APPROVED THIS 1ST DAY OF MARCH, 2021
Michael J. Mahoney
 LORAIN COUNTY ENGINEER

APPROVED THIS 1ST DAY OF MARCH, 2021
Gregory S. Modic
 LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 1ST DAY OF MARCH, 2021
Michael J. Mahoney
 CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS 2ND DAY OF MARCH, 2021
Gregory S. Modic
 LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 2ND DAY OF MARCH, 2021
Gregory S. Modic
 LORAIN COUNTY PLANNING COMMISSION



SUBDIVISION AREA CHART

Description	ACREAGE	O.L. 17	O.L. 18
SUBLOTS (25)	5.3773	5.3773	
BLOCKS (A-C)	21.6922	14.2832	7.4090
PROP R/W AT PARCEL A	3.3783	2.8159	0.5624
EXISTING R/W AT PARCEL A	2.0708	0.9678	1.1030
PROP R/W AT PARCEL B	0.0688	0.0688	
EXISTING R/W AT PARCEL B	0.1378	0.1378	
TOTAL SUBDIVISION AC.	32.7252	23.6508	9.0744

AREA CHART: LOT SPLIT PARCELS (TO 1/4)

Description	PARCEL A (218.3727 AC.)			PARCEL B (86.4873 AC.)			
	O.L. 4	O.L. 17	O.L. 18	Description	O.L. 4	O.L. 17	O.L. 18
ORIGINAL AC.	54.8618	97.2884	66.2225	ORIGINAL AC.	13.3504	48.9864	24.1505
SUBD. AC.	-	23.4442	9.0744	SUBD. AC.	-	0.2066	-
REMAINDER AC.	54.8618	73.8442	57.1481	REMAINDER AC.	13.3504	48.7798	24.1505



REINHARDT & ASSOCIATES
 4365 E. LAKE ROAD
 SHEFFIELD LAKE, OH 44054

Plat Vol. 109
 Pg. 64-71

BUILDING SETBACKS

FRONT BUILDING LINE: 30'
 SIDE YARD: 7.5'
 REAR YARD: 20'

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT BRAD PIROLI, VICE PRESIDENT OF LAND ACQUISITION AND FOR PULTE HOMES OF OHIO, LLC MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF EMERALD WOODS SUBDIVISION NO. 1 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS SHOWN HEREON.

SIGNED *Brad Piroli*

WITNESS
Gregory S. Modic
 GREGORY S. MODIC
 NOTARIAL SEAL
 STATE OF OHIO
 COUNTY OF CUYAHOGA

WITNESS
Sarah Roberts-Modic
 SARAH ROBERTS-MODIC

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 1ST DAY OF MARCH, 2021

BY: *Carla M. Santora* NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT PETER OPPERMAN AS VP OF THE CORTLAND SAVINGS AND BANKING CO. MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF EMERALD WOODS SUBDIVISION NO. 1 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS SHOWN HEREON.

SIGNED *Peter Opperman*

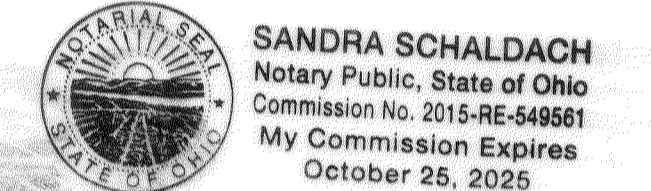
WITNESS
Gregory S. Modic
 GREGORY S. MODIC
 NOTARIAL SEAL
 STATE OF OHIO
 COUNTY OF CUYAHOGA

WITNESS
Nicole Mattis
 NICOLE MATTIS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 4TH DAY OF MARCH, 2021

BY: *Sandra Schaldach* NOTARY PUBLIC



STORM SEWER AND CREEK MAINTENANCE EASEMENTS

THE UNDERSIGNED OWNER HEREBY GRANTS STORM SEWER EASEMENTS AND STORM WATER MANAGEMENT EASEMENTS IDENTIFIED HEREON WITHIN "BLOCKS A & B," TO THE HOMEOWNERS ASSOCIATION. STORM SEWER EASEMENTS IDENTIFIED HEREON LOCATED ALONG BOONE ROAD ARE GRANTED TO COLUMBIA TOWNSHIP. STORM SEWER EASEMENTS LOCATED WITHIN THE DEVELOPMENT ARE GRANTED TO THE HOMEOWNERS ASSOCIATION AND COLUMBIA TOWNSHIP.

THE CREEK MAINTENANCE EASEMENT IDENTIFIED HEREON AS "BAKER CREEK EASEMENT," IS GRANTED TO THE LORAIN COUNTY COMMISSIONERS FOR ACCESS PURPOSES AND TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE PURPOSES. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ANNUAL AND REGULAR MAINTENANCE WITHIN THE EASEMENT AS STATED IN THE "INSPECTION AND MAINTENANCE AGREEMENT FOR STORM WATER CONTROL MEASURES" AND RECORDED AT INSTRUMENT FILE 2020-0780047 OF LORAIN COUNTY RECORDS.

UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY, WINDSTREAM COMMUNICATIONS, COLUMBIA GAS OF OHIO, AND TIME WARNER CABLE (ALL OHIO CORPORATIONS), THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH AS DEPICTED HEREON, UNDER, OVER, AND THROUGH ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES, AND ALSO UPON LANDS AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWN, 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 COMMUNICATIONS FACILITIES. THE RIGHT TO INSTALL, REPAIR, ALIGNMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES 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.

GRANTOR:
 EWGC DEVELOPMENT GROUP, LLC

BY: *Sam Petros*

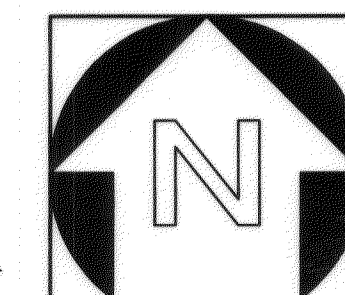
TRANSFERRED
 IN COMPLIANCE WITH S.L.C. 319-202
 OHIO REV. CODE

MAR - 5 2021
 J. CRAIG SNOODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

John Wall
 JOHN WALL
 OHIO EDISON COMPANY
Gregory S. Modic
 GREGORY S. MODIC
 WINDSTREAM COMMUNICATIONS
Dan Suren
 DAN SUREN
 COLUMBIA GAS
Gary Naumann
 GARY NAUMANN
 TIME WARNER CABLE

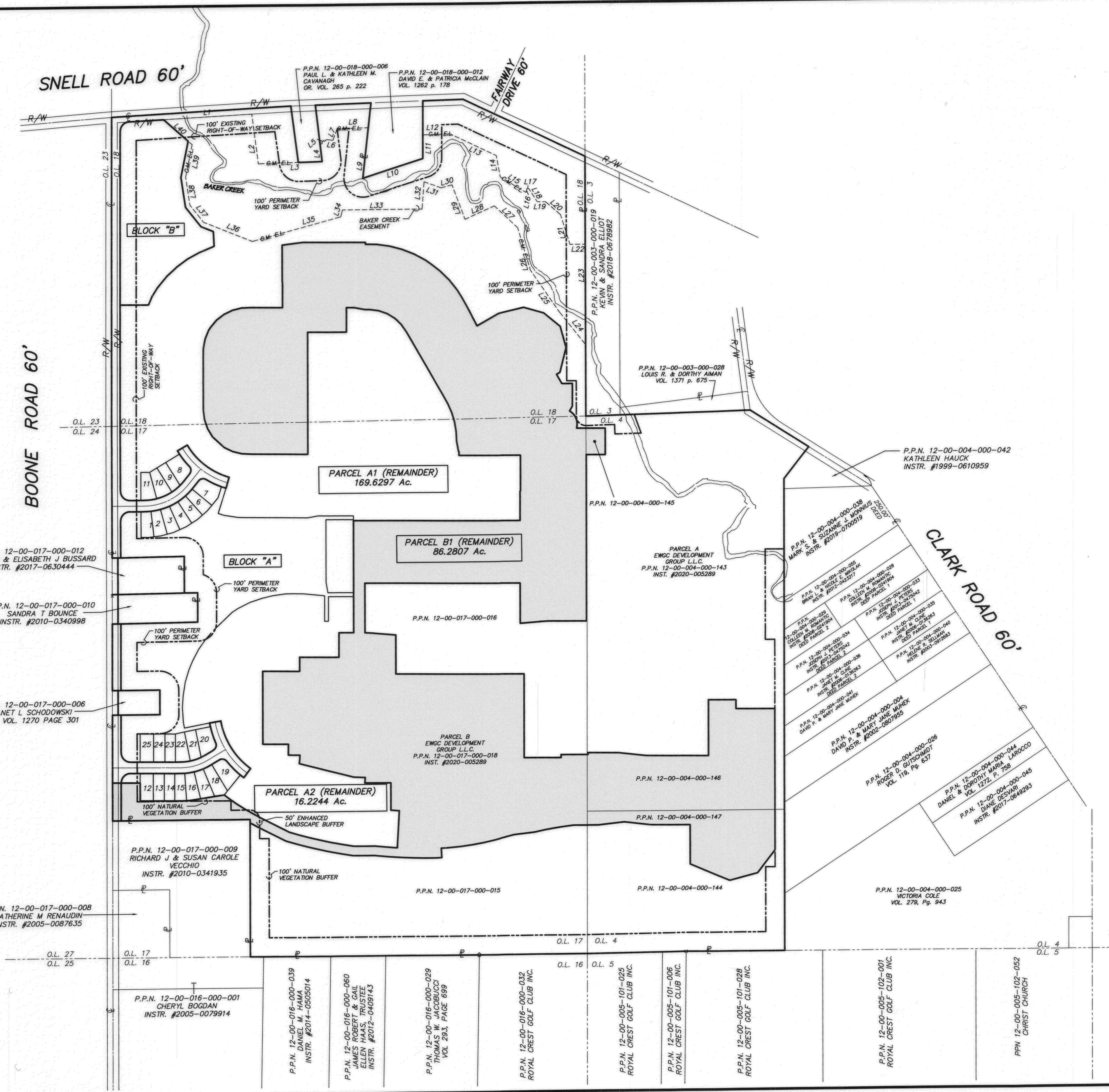
EASEMENT DESCRIPTIONS

- S-W-E-L-- PUBLIC SIDEWALK & DRAINAGE DITCH EASEMENT LINE
- U-E-L-- UTILITY EASEMENT LINE
- W-M-E-L-- WATERMAIN EASEMENT LINE
- S-F-E-L-- STORM SEWER EASEMENT LINE
- S-A-N-E-L-- SANITARY SEWER EASEMENT LINE
- C-M-E-L-- CREEK MAINTENANCE EASEMENT LINE



DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 642-1130 FAX: (216) 642-1132

DATE: APRIL, 2020
 FILE NO.: 472001 Plat 01
 ORDER NO.: 4720-1



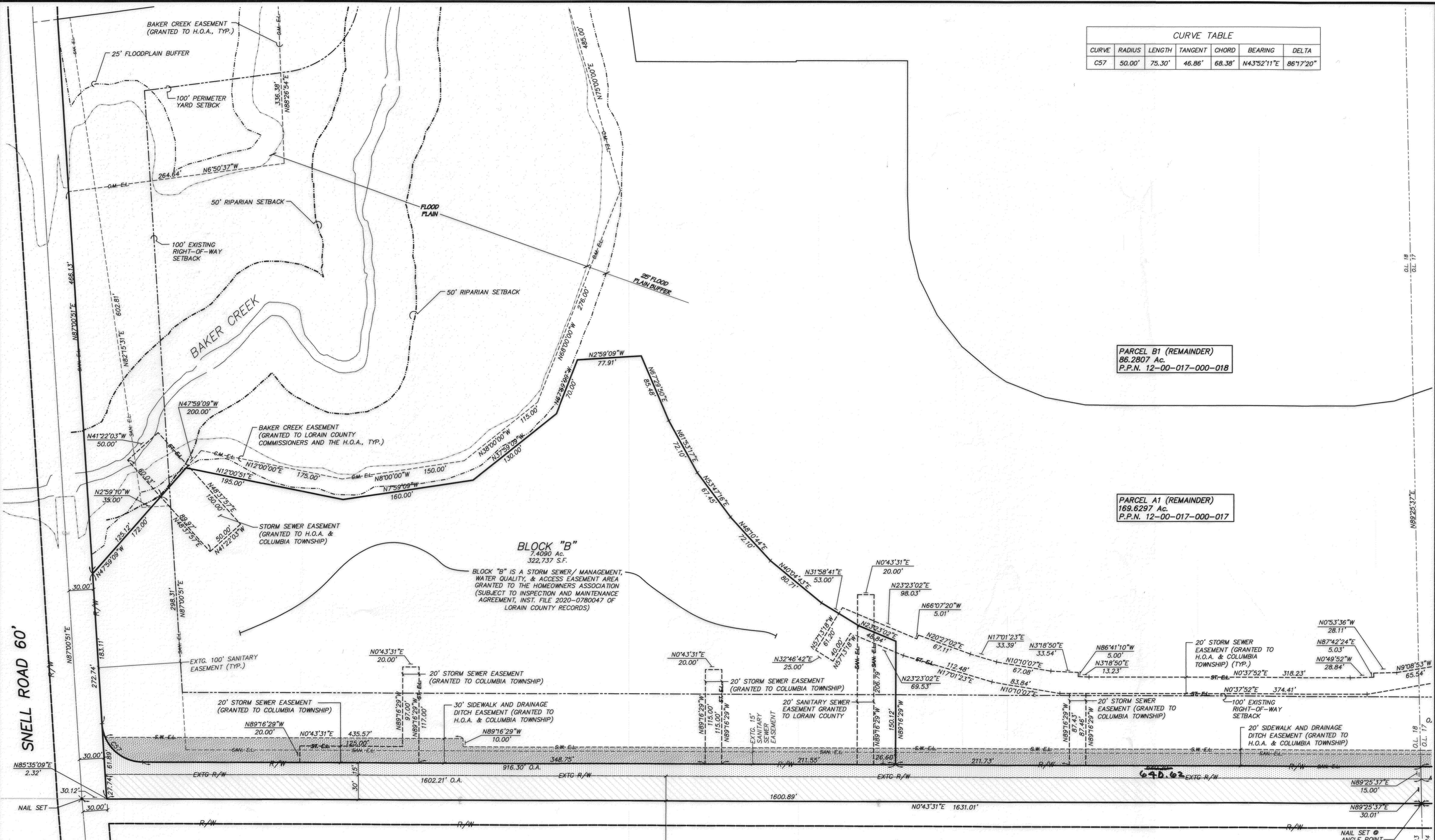
LINE TABLE		
LINE	LENGTH	BEARING
L1	466.13'	N87°00'51"E
L2	264.64'	N6°50'37"W
L3	336.38'	N88°26'54"E
L4	88.00'	N6°09'07"W
L5	45.00'	N51°00'00"E
L6	33.95'	N84°00'00"W
L7	63.56'	N21°00'00"E
L8	163.90'	N88°18'24"E
L9	268.68'	N6°48'08"E
L10	332.88'	N72°29'17"E
L11	125.11'	N0°44'56"E
L12	143.78'	N88°18'24"E
L13	270.00'	N64°11'48"W
L14	115.00'	N10°00'00"W
L15	160.00'	N58°00'00"W
L16	20.69'	N13°53'14"E
L17	10.00'	N90°00'00"W
L18	83.00'	N32°00'00"W
L19	42.00'	N90°00'00"W
L20	105.00'	N49°00'00"W
L21	165.00'	N17°00'00"W
L22	80.00'	N90°00'00"W
L23	529.64'	N0°33'04"E
L24	223.02'	N38°00'00"W
L25	265.00'	N34°00'00"W
L26	235.00'	N16°00'00"W
L27	170.00'	N46°00'00"W
L28	170.00'	N66°00'00"E
L29	195.00'	N20°00'00"W
L30	60.00'	N75°00'00"E
L31	95.00'	N70°00'00"W
L32	145.00'	N5°00'00"E
L33	420.00'	N90°00'00"W
L34	37.00'	N15°00'00"E
L35	485.00'	N75°00'00"E
L36	276.00'	N68°00'00"W
L37	115.00'	N38°00'00"W
L38	150.00'	N8°00'00"W
L39	175.00'	N12°00'00"E
L40	200.00'	N47°59'09"W

DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 642-1130 FAX: (216) 642-1132

DATE: **APRIL, 2020**
 FILE NO.: 472001 Plat1 02
 ORDER NO.: 4720-1

DRN: S.W. T.C.
 2
 8

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C57	50.00'	75.30'	46.86'	68.38'	N43°52'11"E	86°17'20"



PARCEL B1 (REMAINDER)
86.2807 Ac.
P.P.N. 12-00-017-000-018

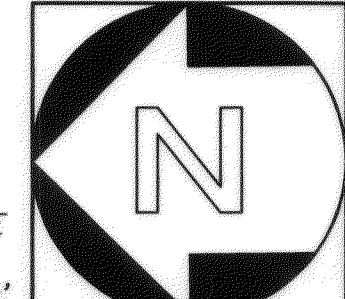
PARCEL A1 (REMAINDER)
169.6297 Ac.
P.P.N. 12-00-017-000-017

BLOCK "B"
7.4090 Ac.
322,737 S.F.
BLOCK "B" IS A STORM SEWER/ MANAGEMENT, WATER QUALITY, & ACCESS EASEMENT AREA GRANTED TO THE HOMEOWNERS ASSOCIATION (SUBJECT TO INSPECTION AND MAINTENANCE AGREEMENT, INST. FILE 2020-0780047 OF LORAIN COUNTY RECORDS)

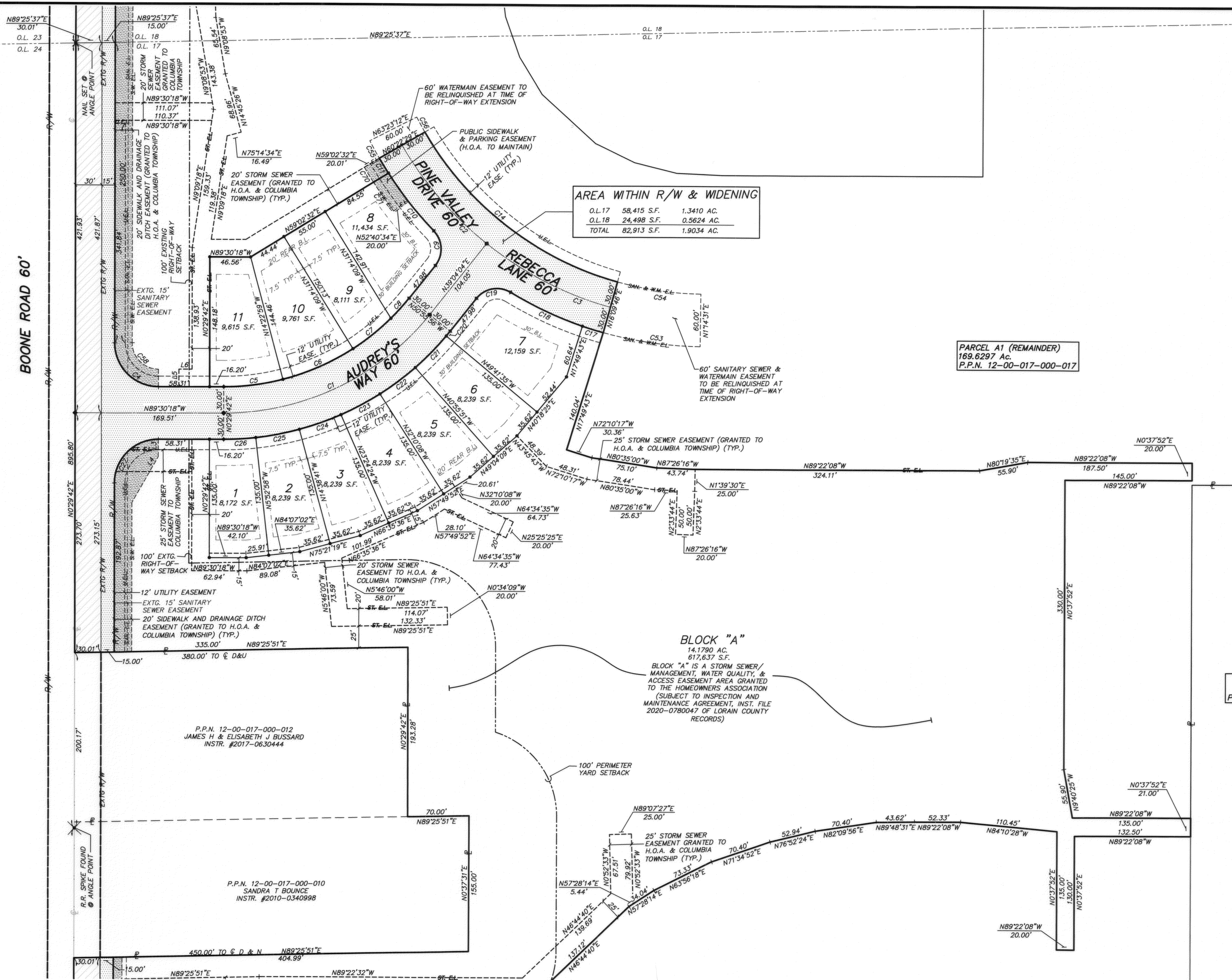
AREA WITHIN EXTG. R/W		
O.L. 17	20,869 S.F.	0.4791 AC.
O.L. 18	48,047 S.F.	1.1030 AC.
TOTAL	68,916 S.F.	1.5821 AC.

- LEGEND:**
- DEDICATED RIGHT OF WAY
 - DEDICATED EXISTING R/W
 - PUBLIC SIDEWALK AND DRAINAGE DITCH EASEMENT
 - PUBLIC SIDEWALK & DRAINAGE DITCH EASEMENT LINE
 - UTILITY EASEMENT LINE
 - WATERMAIN EASEMENT LINE
 - STORM SEWER EASEMENT LINE
 - SANITARY SEWER EASEMENT LINE
 - CREEK MAINTENANCE EASEMENT LINE

NOTE:
HOMEOWNER'S ASSOCIATION SHALL MAINTAIN ALL PUBLIC SIDEWALKS LOCATED IN HOA OWNED BLOCKS AND/OR PUBLIC SIDEWALK LOCATED ALONG BOONE ROAD.



DNB			
DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132			
HORIZ. SCALE 1"=50'	DATE APRIL, 2020	FILE NO. 472001 Plat 0305	ORDER NO. 4720-1
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AREA WITHIN R/W & WIDENING

O.L.17	58,415 S.F.	1.3410 AC.
O.L.18	24,498 S.F.	0.5624 AC.
TOTAL	82,913 S.F.	1.9034 AC.

PARCEL A1 (REMAINDER)
169.6297 Ac.
P.P.N. 12-00-017-000-017

BLOCK "A"
14.1790 AC.
617,637 S.F.
BLOCK "A" IS A STORM SEWER/
MANAGEMENT, WATER QUALITY, &
ACCESS EASEMENT AREA GRANTED
TO THE HOMEOWNERS ASSOCIATION
(SUBJECT TO INSPECTION AND
MAINTENANCE AGREEMENT, INST. FILE
2020-0780047 OF LORAIN COUNTY
RECORDS)

P.P.N. 12-00-017-000-012
JAMES H & ELISABETH J BUSSARD
INSTR. #2017-0630444

P.P.N. 12-00-017-000-010
SANDRA T BOUNCE
INSTR. #2010-0340998

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	269.27'	144.47'	260.32'	N64°46'53"E	51°25'38"
C2	400.00'	148.75'	75.24'	147.90'	N40°16'43"W	21°18'25"
C3	400.00'	159.91'	81.04'	158.84'	N62°23'05"W	22°54'18"
C4	50.00'	78.54'	50.00'	70.71'	N44°30'18"W	90°00'00"
C5	270.00'	68.18'	34.27'	68.00'	N83°15'39"E	14°28'05"
C6	270.00'	87.54'	44.16'	87.16'	N66°44'18"E	18°34'36"
C7	270.00'	55.54'	27.87'	55.44'	N51°33'27"E	11°47'06"
C8	270.00'	31.09'	15.56'	31.07'	N42°21'59"E	6°35'50"
C9	30.00'	43.20'	26.31'	39.56'	N2°11'05"W	82°30'19"
C10	430.00'	83.66'	41.96'	83.53'	N37°51'50"W	11°08'50"
C11	430.00'	20.00'	10.00'	20.00'	N30°57'28"W	2°39'55"
C14	370.00'	285.51'	150.29'	278.48'	N51°43'52"W	44°12'43"
C17	430.00'	25.00'	12.51'	25.00'	N72°10'17"W	3°19'54"
C18	430.00'	90.65'	45.49'	90.48'	N64°27'58"W	12°04'43"
C19	30.00'	43.20'	26.31'	39.56'	N80°19'14"E	82°30'19"
C20	330.00'	7.14'	3.57'	7.14'	N39°41'15"E	1°14'21"
C21	330.00'	50.47'	25.28'	50.42'	N44°41'17"E	8°45'43"
C22	330.00'	50.47'	25.28'	50.42'	N53°27'00"E	8°45'43"
C23	330.00'	50.47'	25.28'	50.42'	N62°12'44"E	8°45'43"
C24	330.00'	50.47'	25.28'	50.42'	N70°58'27"E	8°45'43"
C25	330.00'	50.47'	25.28'	50.42'	N79°44'11"E	8°45'43"
C26	330.00'	36.73'	18.39'	36.71'	N87°18'22"E	6°22'39"
C27	50.00'	78.54'	50.00'	70.71'	N45°29'42"E	90°00'00"
C53	430.00'	111.98'	56.31'	111.66'	N81°17'51"W	14°55'15"
C54	370.00'	96.35'	48.45'	96.08'	N81°17'51"W	14°55'15"
C55	430.00'	22.60'	11.30'	22.60'	N28°10'09"W	3°00'43"
C56	370.00'	19.45'	9.73'	19.45'	N28°10'09"W	3°00'43"
C58	30.00'	47.12'	30.00'	42.43'	N44°30'18"W	90°00'00"
C70	450.00'	20.00'	10.00'	20.00'	N30°57'28"W	2°32'48"
C71	450.00'	40.00'	20.01'	39.99'	N34°46'39"W	5°05'34"

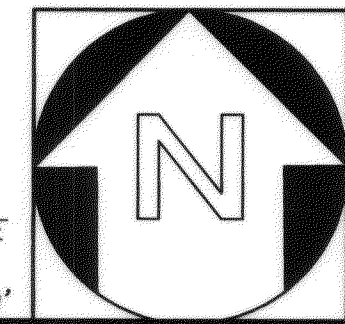
LINE TABLE

LINE	LENGTH	BEARING
L3	20.00'	N0°29'42"E
L4	60.25'	N30°21'31"E
L5	20.00'	N0°29'42"E
L6	15.00'	N89°30'18"W

PARCEL B1 (REMAINDER)
86.2807 Ac.
P.P.N. 12-00-017-000-018

PARCEL A1 (REMAINDER)
169.6297 Ac.

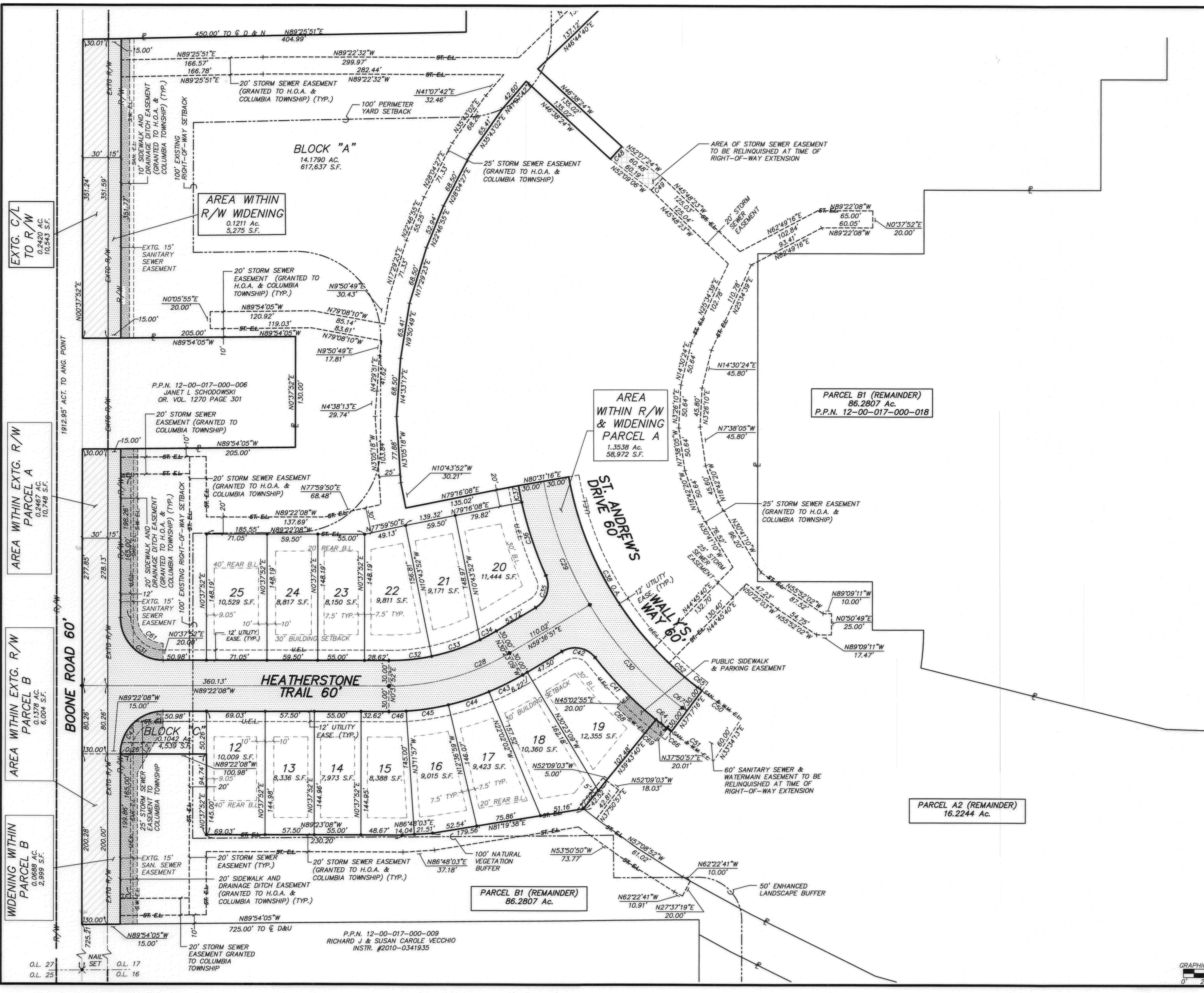
- LEGEND:**
- DEDICATED RIGHT OF WAY
 - DEDICATED EXISTING R/W
 - PUBLIC SIDEWALK AND DRAINAGE DITCH EASEMENT
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 - UTILITY EASEMENT LINE
 - WATERMAIN EASEMENT LINE
 - STORM SEWER EASEMENT LINE
 - SANITARY SEWER EASEMENT LINE



DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE	1"=50'
VERT. SCALE	1"=50'
DATE	APRIL, 2020
FILE NO.	472001 Part 0305
ORDER NO.	4720-1

NOTE:
HOMEOWNER'S ASSOCIATION SHALL MAINTAIN ALL PUBLIC SIDEWALKS LOCATED IN HOA OWNED BLOCKS AND/OR PUBLIC SIDEWALK LOCATED ALONG BOONE ROAD.



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C28	275.00'	148.87'	76.31'	147.06'	N75°07'22"E	31°01'01"
C29	427.50'	155.99'	78.87'	155.13'	N19°55'56"W	20°54'25"
C30	427.50'	163.49'	82.76'	162.50'	N41°20'31"W	21°54'44"
C31	50.00'	78.54'	50.00'	70.71'	N44°22'08"W	90°00'00"
C32	245.00'	50.58'	25.38'	50.49'	N84°43'03"E	11°49'40"
C33	245.00'	60.16'	30.23'	60.01'	N71°46'07"E	14°04'12"
C34	245.00'	21.89'	10.95'	21.88'	N62°10'26"E	5°07'09"
C35	30.00'	43.42'	26.51'	39.73'	N18°08'57"E	82°55'49"
C36	457.50'	90.49'	45.39'	90.34'	N17°39'00"W	11°19'57"
C37	457.50'	20.00'	10.00'	20.00'	N10°43'52"W	2°30'18"
C38	397.50'	297.07'	155.86'	290.20'	N30°53'18"W	42°49'10"
C41	457.50'	118.52'	59.59'	118.19'	N44°52'37"W	14°50'33"
C42	30.00'	43.42'	26.51'	39.73'	N78°55'14"W	82°55'49"
C43	305.00'	44.46'	22.27'	44.42'	N63°47'25"E	8°21'07"
C44	305.00'	50.13'	25.12'	50.07'	N72°40'30"E	9°25'03"
C45	305.00'	50.13'	25.12'	50.07'	N82°05'32"E	9°25'03"
C46	305.00'	20.39'	10.20'	20.39'	N88°42'58"E	3°49'49"
C47	50.00'	78.54'	50.00'	70.71'	N45°37'52"E	90°00'00"
C48	457.50'	20.00'	10.00'	20.00'	N43°21'36"E	2°30'18"
C49	397.50'	20.00'	10.00'	20.00'	N44°11'37"E	2°52'59"
C50	870.00'	56.45'	28.23'	56.44'	N54°34'16"W	3°43'03"
C51	930.00'	60.34'	30.18'	60.33'	N54°34'16"W	3°43'03"
C61	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C64	457.50'	118.52'	59.59'	118.19'	N44°52'37"W	14°50'33"
C65	870.00'	6.29'	3.14'	6.29'	N52°30'19"W	0°24'51"
C66	930.00'	6.72'	3.36'	6.72'	N52°30'19"W	0°24'51"
C67	900.00'	6.50'	3.25'	6.50'	N52°30'19"W	0°24'51"
C68	477.50'	44.34'	22.19'	44.33'	N47°36'42"W	5°19'15"
C69	477.50'	15.66'	7.83'	15.66'	N51°12'41"W	1°52'43"

LINE TABLE

LINE	LENGTH	BEARING
L1	20.00'	N0°37'52"E
L2	60.25'	N30°29'41"E

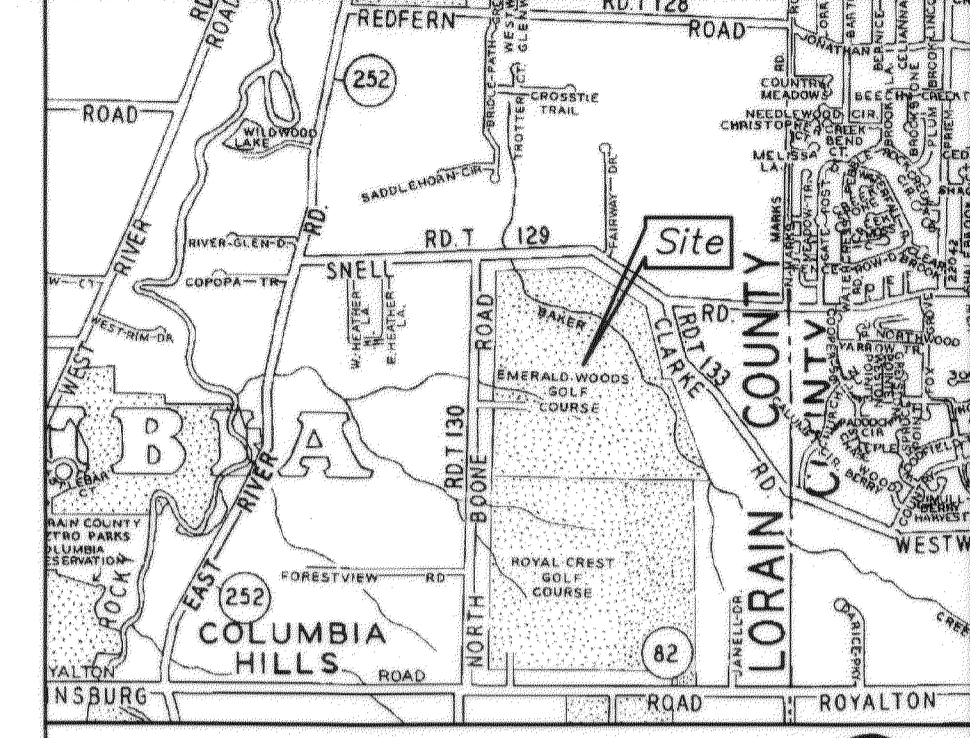
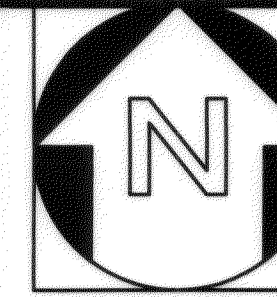
- LEGEND:**
- DEDICATED RIGHT OF WAY
 - DEDICATED EXISTING R/W
 - PUBLIC SIDEWALK AND DRAINAGE DITCH EASEMENT
 - PUBLIC SIDEWALK & DRAINAGE DITCH EASEMENT LINE
 - UTILITY EASEMENT LINE
 - WATERMAIN EASEMENT LINE
 - STORM SEWER EASEMENT LINE
 - SANITARY SEWER EASEMENT LINE

NOTE: HOMEOWNER'S ASSOCIATION SHALL MAINTAIN ALL PUBLIC SIDEWALKS LOCATED IN HOA OWNED BLOCKS AND/OR PUBLIC SIDEWALK LOCATED ALONG BOONE ROAD.

GRAPHIC SCALE
0' 25' 50'

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 842-1130 FAX: (216) 842-1132

DATE: APRIL, 2020
S.W. T.C.
58



VICINITY MAP

SURVEY REFERENCES:

- SURV. 1= PLAT OF SURVEY FOR RICHARD McCLAIN BY GARY E. PENFOUND - DATED MARCH AND APRIL 1960
- SURV. 2= PLAT OF SURVEY FOR ROBERT F. SCHMITT BY ZWICK ASSOCIATES INC - DATED 12/30/95
- SURV. 3= MAP OF SURVEY & LOT SPLIT MADE FOR AUDRY & RICHARD McCLAIN BY WARREN J. ROOT JR. & ASSOC DATED 10/1/86
- SURV. 4= SURVEY FOR DAVID McCLAIN BY THE HENRY REITZ ENGINEERING CO. - DATED JAN 1988
- SURV. 5= PLAT OF SURVEY FOR RICHARD McCLAIN BY GARY E. PENFOUND - UPDATED APRIL 1966
- SURV. 6= PLAT OF SURVEY FOR DAVID HAUCK BY GARY E. PENFOUND - DATED MARCH, APRIL 1978
- SURV. 7= SURVEY BY K.E. McCARTNEY & ASSOCIATES, INC. DATED JUNE, 1995.

L1	S6'50'37"E
L1	300.00' C/L DEED & USED
L2	N6'09'07"W
L2	300.00' C/L DEED & USED
L3	S6'48'08"W
L3	400.09' DEED 400.12' C/L ACT.
L4	N0'44'56"E
L4	306.00' C/L DEED 305.27' ACT.

OVERALL
300.8997 Ac TO R/W
304.8600 Ac TO C/L

O.L. 18 AREAS:

PARCEL "A" = 66.2223 AC. TO C/L
PARCEL "A" = 63.6319 AC. TO R/W
PARCEL "B" = 24.1505 AC.

O.L. 17 AREAS:

PARCEL "A" = 97.2960 AC. TO C/L
PARCEL "A" = 96.3249 AC. TO R/W
PARCEL "B" = 48.9864 AC. TO C/L
PARCEL "B" = 48.8485 AC. TO R/W

O.L. 4 AREAS:

PARCEL "A" = 54.8544 AC. TO C/L
PARCEL "A" = 54.5935 AC. TO R/W
PARCEL "B" = 13.3504 AC.

LEGEND:

- ACT. = ACTUAL
- FND. = FOUND
- IR. PIN = IRON PIN
- MON. = MONUMENT
- OBS. = OBSERVED
- PG. = PAGE
- REC. = RECORD
- VOL. = VOLUME

NOTES:

1. "IR. PIN SET" INDICATES 5/8" DIAMETER BY 30" LONG REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC."
2. IRON PINS TO BE SET AFTER CONSTRUCTION.

LOT SPLIT AND CONSOLIDATION MADE FOR AND AT THE INSTANCE OF EMERALD WOODS GOLF COURSE PARTNERS

BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOTS 4, 17, AND 18 NOW IN COLUMBIA TOWNSHIP LORAIN COUNTY, OHIO

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS, THEREOF; BEARINGS ARE REFERENCED TO OBSERVATIONS MADE WITH OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM TO THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD83 (2011) DATUM ON FEBRUARY 15, 2019, AND ARE USED TO INDICATE ANGLES ONLY.

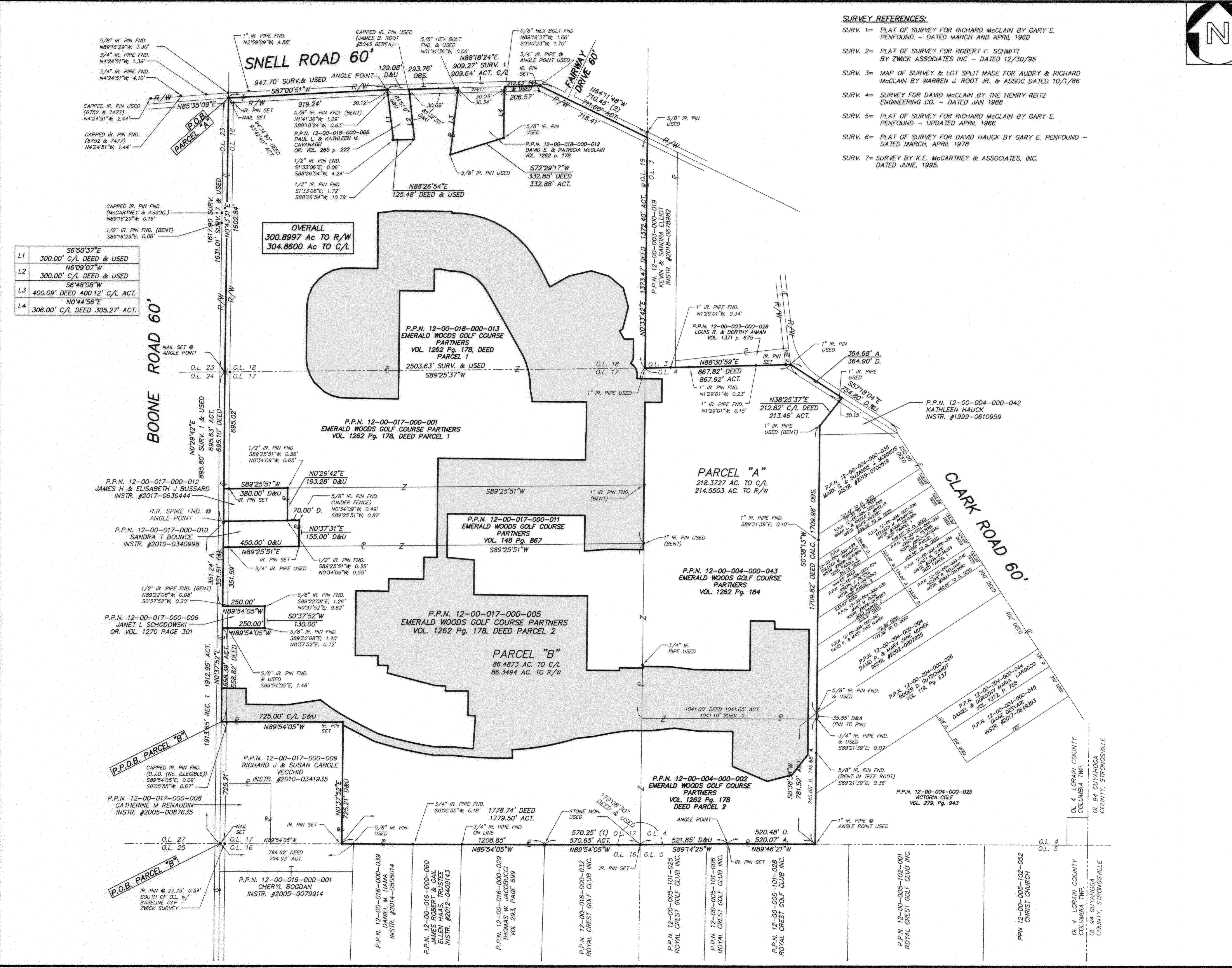
ALL OF WHICH IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT COMPLIES WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS ADOPTED IN 4733-37 OF THE OHIO REVISIONS CODE.

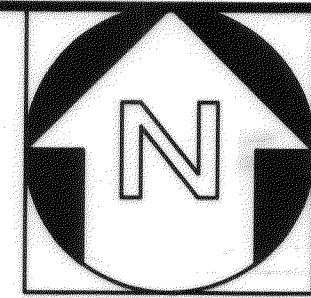


MICHAEL A. ACKERMAN
REGISTERED SURVEYOR NO. 8196

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
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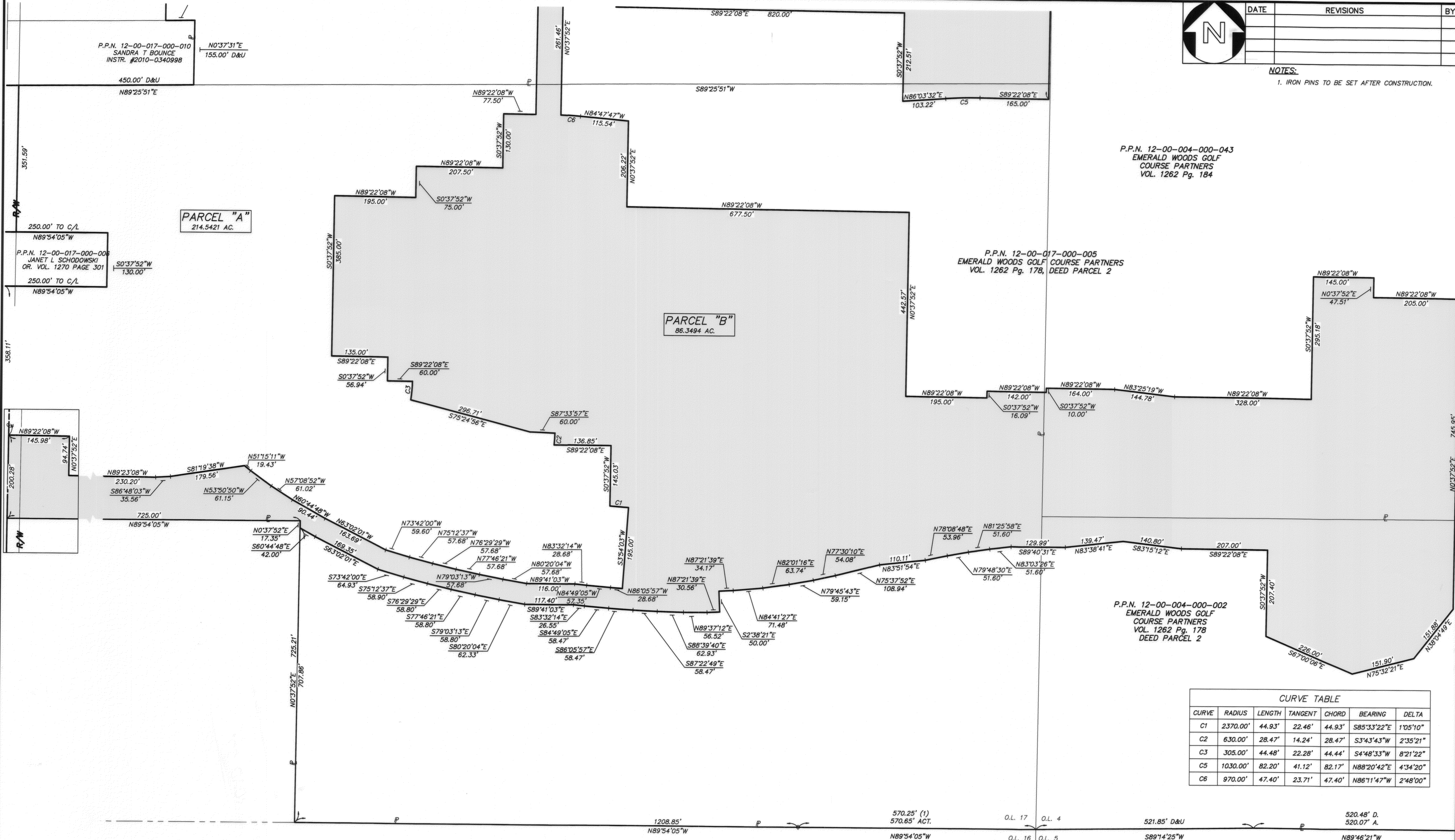
HORIZ. SCALE	DATE	FILE NO.	ORDER NO.
1"=250'	APR., 2020	472001 PLAT 06	4720-1





DATE	REVISIONS	BY

NOTES:
1. IRON PINS TO BE SET AFTER CONSTRUCTION.

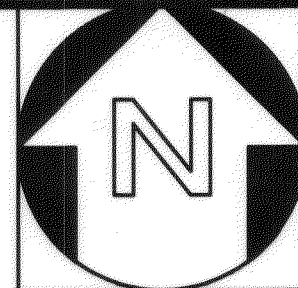


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2370.00'	44.93'	22.46'	44.93'	S85°33'22"E	1°05'10"
C2	630.00'	28.47'	14.24'	28.47'	S3°43'43"W	2°35'21"
C3	305.00'	44.48'	22.28'	44.44'	S4°48'33"W	8°21'22"
C5	1030.00'	82.20'	41.12'	82.17'	N88°20'42"E	4°34'20"
C6	970.00'	47.40'	23.71'	47.40'	N86°11'47"W	2°48'00"

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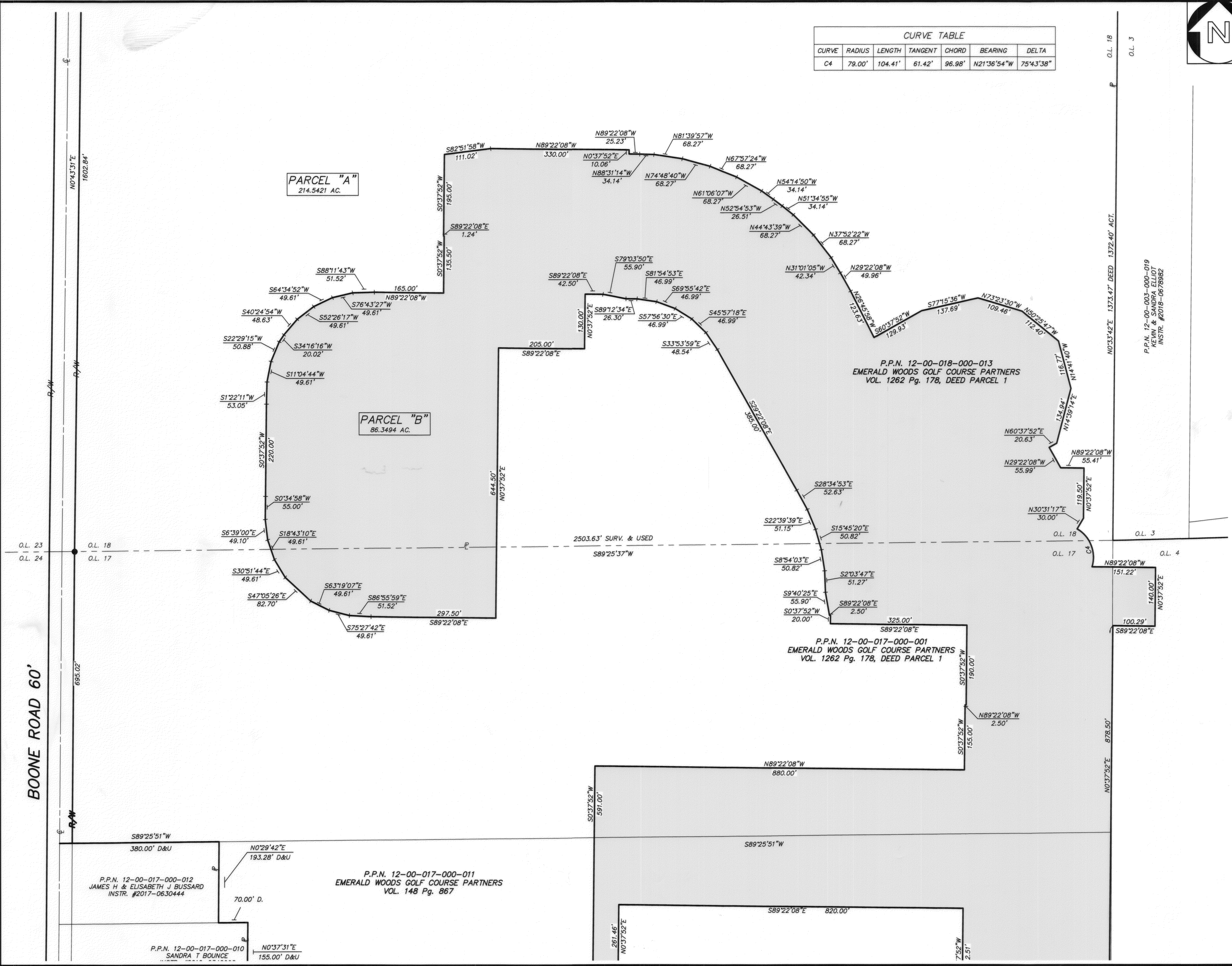
HORIZ. SCALE 1"=100'	DRN S.W.	CHK. M.A.	DATE APR., 2020	7 8
GR. SCALE 1"=100'	FILE NO. 472001 PLAT 07	ORDER NO. 4720-1		

DATE	REVISIONS	BY



NOTES:
1. IRON PINS TO BE SET AFTER CONSTRUCTION.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	79.00'	104.41'	61.42'	96.98'	N21°36'54"W	75°43'38"



P.P.N. 12-00-003-000-019
KEVIN & SANDRA ELLIOT
INSTR. #2018-0678982

P.P.N. 12-00-018-000-013
EMERALD WOODS GOLF COURSE PARTNERS
VOL. 1262 Pg. 178, DEED PARCEL 1

P.P.N. 12-00-017-000-001
EMERALD WOODS GOLF COURSE PARTNERS
VOL. 1262 Pg. 178, DEED PARCEL 1

P.P.N. 12-00-017-000-011
EMERALD WOODS GOLF COURSE PARTNERS
VOL. 148 Pg. 867

P.P.N. 12-00-017-000-012
JAMES H & ELISABETH J BUSSARD
INSTR. #2017-0630444

P.P.N. 12-00-017-000-010
SANDRA T BOUNCE

DB DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7879 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE 1"=100'	DRN S.W.	CHK. M.A.	DATE APR., 2020	8/8
GR. SCALE 1"=250'	FILE NO. 472001 PLAT 1 07	ORDER NO. 4720-1		

Plat Sheet

Instrument # 2021-0806065 Film #

Name of Plat: Emerald Woods Subdivision No. 1

Owner: EWGC Development Group LLC

Description: Situated in the state of Ohio, county of Lorain,
and township of Columbia.
Being part of original Columbia Township
lots 17 & 18. 23.6508 in lot 17, and
9.0744 in lot 18
Creating ~~2~~ sublots 1-25, and blocks
A, B, and C.

Floor Plans:

Related/Margin:

Comments: Declaration Following
2021-0806066

Vol. 109

Receiving Stamp

Pg. 64-71

REINHARDT & ASSOCIATES
4365 E. LAKE ROAD
SHEFFIELD LAKE, OH 44054

Amount: \$691.20
Initials: HR