

EMERALD WOODS SUBDIVISION NO. 2

BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOT 17 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. SEE SUBDIVISION NO. 1.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "EMERALD WOODS SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 16,1506 ACRES OF LAND IN ORIGINAL LOT 17 OF COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED BY 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.

Michael A. Ackerman
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 17, OF SAID TOWNSHIP CONTAINING 16.1506 ACRES.

THE UNDERSIGNED EWGC DEVELOPMENT GROUP, LLC HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS EMERALD WOODS SUBDIVISION NO. 2, A SUBDIVISION OF LOTS 26 TO 88, 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 24th DAY OF May, 2021

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

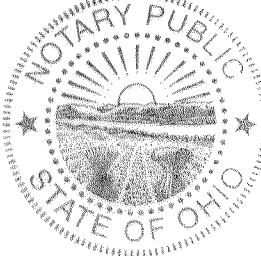
WITNESS
Darcy M. MacGregor
DARCY M. MACGREGOR
Gregory S. Modic
GREGORY S. MODIC

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* 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 24th DAY OF May, 2021

BY: *Darcy M. MacGregor* NOTARY PUBLIC
DARCY M. MACGREGOR
Notary Public - State of Ohio
Recorded in Cuyahoga County
My Commission Expires 9-27-2025



APPROVALS OF SUBDIVISION ENDORSEMENTS

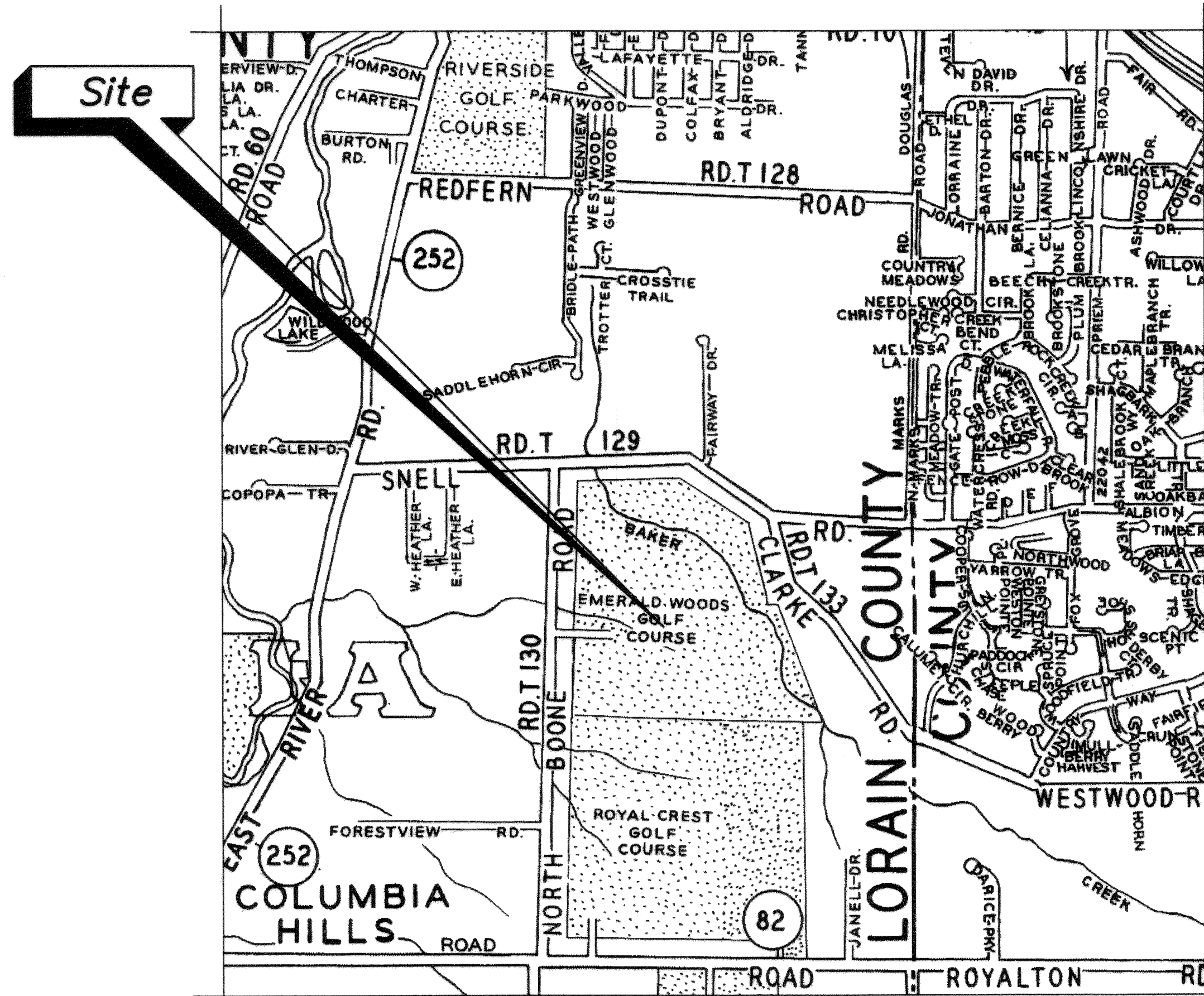
APPROVED THIS 4th DAY OF JUNE, 2021
Michael H. Mute
LORAIN COUNTY ENGINEER

APPROVED THIS 4th DAY OF JUNE, 2021
Michael H. Mute
LORAIN COUNTY SANITARY ENGINEER

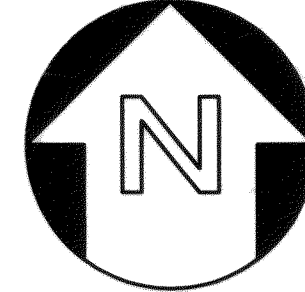
APPROVED THIS 2 DAY OF June, 2021
Michael H. Mute
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS 8 DAY OF JUNE, 2021
D. Paul
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 8th DAY OF June, 2021
D. Paul
LORAIN COUNTY PLANNING COMMISSION



LOCATION MAP



SUBDIVISION AREA CHART

Description	O.L. 4	O.L. 17	O.L. 18	TOTAL
SUBLOTS (63)	-	11.9404	-	11.9404
BLOCK D	-	0.0597	-	0.0597
PROP. R/W AT PARCEL A	-	3.2328	-	3.2328
PROP. R/W AT PARCEL B	-	0.9177	-	0.9177
TOTAL SUBDIVISION AC.		16.1506		16.1506
REMAINDER A1 AC.	48.4242	40.6800	40.9329	130.0371
REMAINDER A2 AC.	-	8.2254	-	8.2254
REMAINDER A3 AC.	-	9.7059	7.7524	17.4583
TOTAL REMAINDER "A" AC.	48.4242	58.6113	48.6853	155.7208
REMAINDER B1 AC.	13.0216	29.8075	-	42.8291
REMAINDER B2 AC.	0.3288	18.0546	24.1505	42.5339
TOTAL REMAINDER "B" AC.	13.3504	47.8621	24.1505	85.3630

AREA CHART LOT SPLIT PARCELS (TO €)

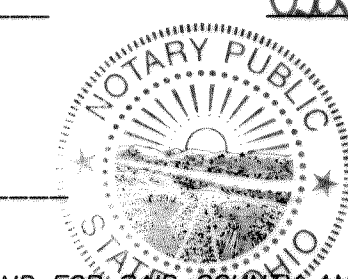
PARCEL A (170.9537 AC.)				PARCEL B (86.2807 AC.)			
Description	O.L. 4	O.L. 17	O.L. 18	Description	O.L. 4	O.L. 17	O.L. 18
ORIGINAL AC.	48.4242	73.8442	48.6853	ORIGINAL AC.	13.3504	48.7798	24.1505
SUBD. A AC.	-	15.2329	-	SUBD. B AC.	-	0.9177	-
REMAINDER AC.	48.4242	58.6113	48.6853	REMAINDER AC.	13.3504	47.8621	24.1505

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT BRAD PIROLI, VICE PRESIDENT OF LAND ACQUISITION AND FOR PLUTE HOMES OF OHIO, LLC AS MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF EMERALD WOODS SUBDIVISION NO. 2 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



WITNESS
Virginia Robert
VIRGINIA ROBERT

NOTARIAL SEAL
STATE OF OHIO
COUNTY OF CUYAHOGA

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 3rd DAY OF JUNE, 2021

BY: *Carla M. Santora* NOTARY PUBLIC
CARLA M. SANTORA
Notary Public - State of Ohio
Recorded in Cuyahoga County
My Commission Expires December 2, 2022

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT PETER OPPERMAN AS VP OF THE CORTLAND SAVINGS AND BANKING CO. AS MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF EMERALD WOODS SUBDIVISION NO. 2 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS SHOWN HEREON.

SIGNED *Peter Opperman*
PETER OPPERMAN

WITNESS
Carla M. Santora
CARLA M. SANTORA



WITNESS
Gregory S. Modic
GREGORY S. MODIC

NOTARIAL SEAL
STATE OF OHIO
COUNTY OF CUYAHOGA

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STORM SEWER AND CREEK MAINTENANCE EASEMENTS

THE UNDERSIGNED OWNER HEREBY GRANTS STORM SEWER EASEMENTS LOCATED WITHIN THE DEVELOPMENT 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 GRANITOR 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 FOR CONVENIENCE 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, AUGMENT 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*
SAM PETROS

TRANSFERRED
IN COMPLIANCE WITH S.C. 319.20
OHIO REV. CODE
JUL 02 2021

J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

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

Doc ID: 02296980005 Type: OFF
Kind: PLAT
Recorded: 07/02/2021 at 10:20:29 AM
Fee Amt: \$345.60 Page 1 of 5
Lorain County, Ohio
Mike Doran County Recorder
File # 2021-0826664

Jess Hall
OHIO EDISON COMPANY JESS HALL

Geo Frey Mamm
WINDSTREAM COMMUNICATIONS
GEO FREY MAMM

Dan Suren
COLUMBIA GAS DAN SUREN

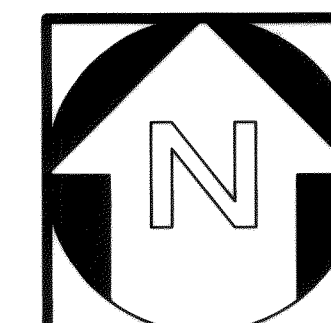
Ron Stack
TIME WARNER CABLE
RON STACK

EASEMENT DESCRIPTIONS

- S-W-E-L-- PUBLIC SIDEWALK 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

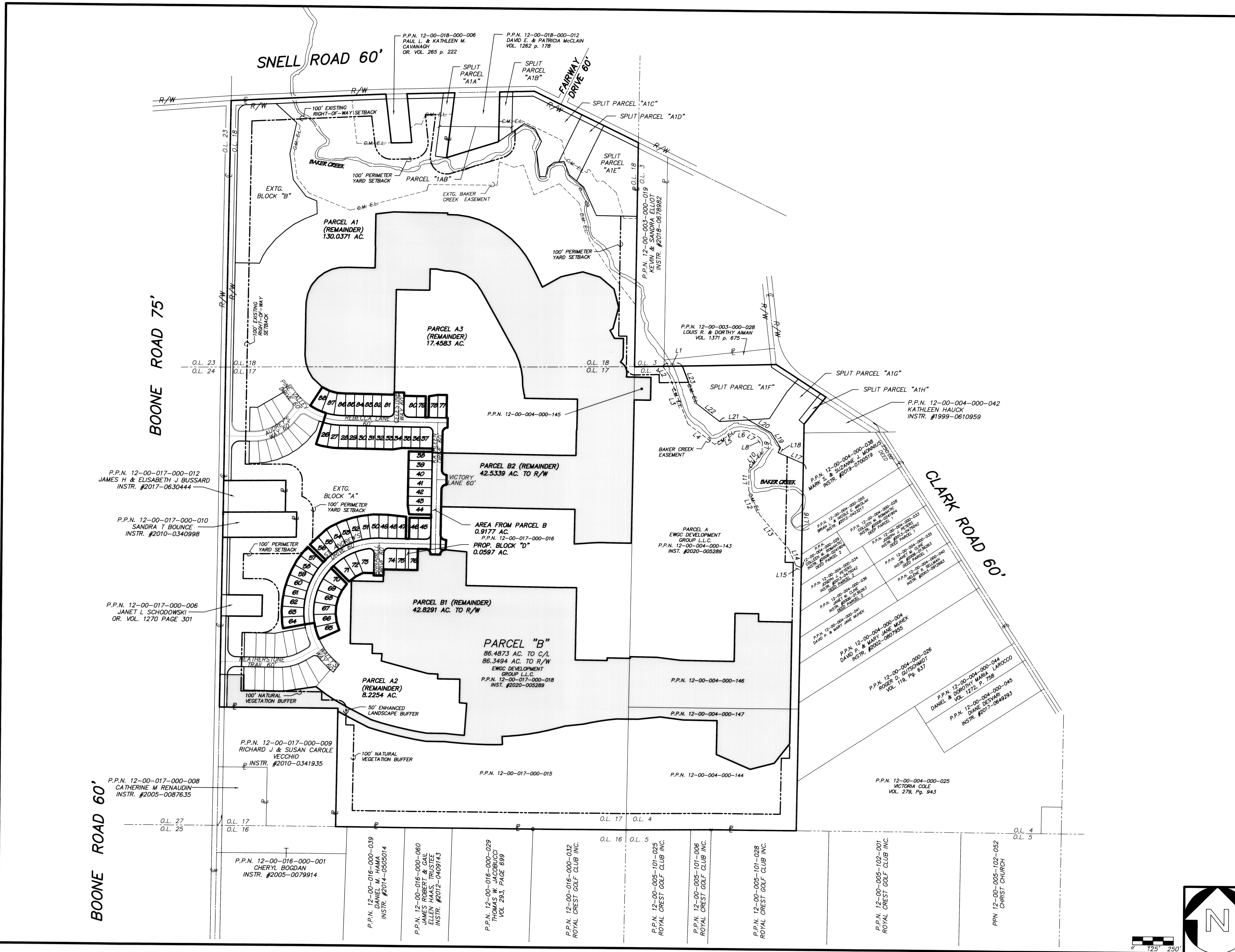
BUILDING SETBACKS

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



DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 942-1130 FAX: (216) 942-1132

HORIZ. SCALE	DATE	1
VERT. SCALE	S.W. T.C.	APRIL, 2020
FILE NO.	ORDER NO.	472001 Plat2 01
		4720-1



LINE TABLE		
LINE	LENGTH	BEARING
L1	120.00'	N88°30'59"E
L2	70.00'	N36°13'01"W
L3	317.23'	N21°34'06"W
L4	205.00'	N53°05'57"W
L5	150.00'	N57°04'07"E
L6	73.11'	N86°04'48"E
L7	88.42'	N60°52'29"W
L8	30.36'	N32°19'05"W
L9	64.51'	N1°58'04"E
L10	130.00'	N37°08'46"E
L11	130.00'	N0°00'00"E
L12	165.00'	N24°41'52"W
L13	274.53'	N40°43'22"W
L14	110.00'	N24°15'52"W
L15	35.00'	N67°59'48"W
L16	638.00'	N0°38'10"E
L17	169.39'	N66°47'30"W
L18	32.03'	N29°12'29"E
L19	109.04'	N32°19'05"W
L20	162.03'	N60°52'29"W
L21	175.00'	N86°04'48"E
L22	175.00'	N53°05'57"W
L23	250.00'	N21°34'06"W

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"=250'

DATE
APRIL, 2020

DRY. NO.
S.W. T.C.

ORD. NO.
472001 Plat 02

DATE
APRIL, 2020

ORD. NO.
4720-1

2

4

Plat Sheet

Instrument # 2021-0826664 Film # _____

Name of Plat: EMERALD WOODS SUBDIVISION NO 2

Owner: EWGL DEVELOPMENT GROUP LLC

Description: SITUATED IN THE STATE OF OHIO, COUNTY OF LORAIN, IN COLUMBIA TOWNSHIP BEING A PART OF ORIGINAL COLUMBIA TOWNSHIP LOT 17, CREATING SUBLOTS A THROUGH 88 AND BLOCK D IN THE EMERALD WOODS SUBDIVISION NO 2 BASEMENTS INCLUDED 16.1506 ACRES

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 110

Receiving Stamp

Pg. 12, 13, 14, 15

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

Amount: 345.60

Initials: ST

PLAT Vol 110
Pgs 12, 13, 14, 15