

BAKER CREEK ESTATES SUBDIVISION NO. 2

BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOTS 18 AND 19 NOW IN THE TOWNSHIP OF COLUMBIA, LORAIN COUNTY, OHIO

THE PERIMETER BOUNDARY AND PARCEL CONFIGURATION IS BASED UPON THE "MAP OF SURVEY" DATED JULY, 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 "BAKER CREEK ESTATES SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 15.8830 ACRES OF LAND IN ORIGINAL LOTS 18 AND 19 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.

BY: Michael A. Ackerman
MICHAEL A. ACKERMAN
REGISTERED SURVEYOR NO. 8196
5-17-2021

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL LOTS 18 & 19, OF SAID TOWNSHIP CONTAINING 31.7450 ACRES.

THE UNDERSIGNED MLM DEVELOPMENT, LLC HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS BAKER CREEK ESTATES SUBDIVISION NO. 2, A SUBDIVISION OF LOTS 15 TO 50 AND BLOCKS E THRU K INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, 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 THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 9 DAY OF JULY, 2021

SIGNED Mark Powers
MARK POWERS - MLM DEVELOPMENT, LLC

WITNESS Cheryl Emerhain
Cole Dorsh

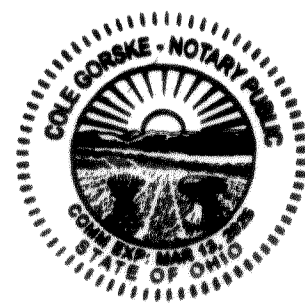
NOTARIAL SEAL

STATE OF OHIO
COUNTY OF Lorain

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Mark Powers WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS 9th DAY OF July, 2021

BY: Cole Dorsh NOTARY PUBLIC



APPROVALS OF SUBDIVISION ENDORSEMENTS

APPROVED THIS 6th DAY OF AUGUST 2021
Joe Carney R.E.P.
LORAIN COUNTY ENGINEER

APPROVED THIS 6th DAY OF AUGUST 2021
Joe Carney R.E.P.
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 2 DAY OF August 2021
Michael J. Smolton
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS _____ DAY OF _____ 20____
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS _____ DAY OF _____ 20____
LORAIN COUNTY PLANNING COMMISSION

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT Joseph Lester AS Vice President AND First National Bank of Ohio AS Bank MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF BAKER CREEK ESTATES NO. 2 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS SHOWN HEREON. AND SIDEWALKS

SIGNED Joseph Lester

WITNESS Robert Brainer WITNESS Joseph M. H.

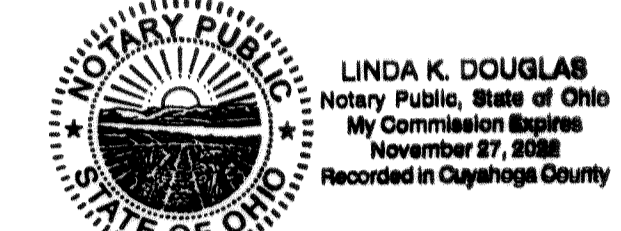
NOTARIAL SEAL

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 9th DAY OF July, 2021

BY: Linda K. Douglas NOTARY PUBLIC



MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT _____ AS _____ MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF BAKER CREEK ESTATES SUBDIVISION NO. 2 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS SHOWN HEREON.

SIGNED _____

WITNESS _____ WITNESS _____

NOTARIAL SEAL

STATE OF OHIO
COUNTY OF _____

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 _____ DAY OF _____, 20____

BY: _____ NOTARY PUBLIC

CONSERVATION AND STORM SEWER EASEMENTS

THE UNDERSIGNED OWNER HEREBY GRANTS STORM SEWER EASEMENTS IDENTIFIED HEREON TO THE HOMEOWNERS ASSOCIATION, MLM DEVELOPMENT, LLC

THE UNDERSIGNED OWNER HEREBY GRANTS THE "CONSERVATION EASEMENT" LOCATED AT SUBLOTS 42, 43, AND 44 TO THE HOMEOWNERS ASSOCIATION FOR ACCESS AND MAINTENANCE PURPOSES. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ANNUAL AND REGULAR MAINTENANCE WITHIN THE EASEMENT AS STATED IN THE "INSPECTION AND MAINTENANCE AGREEMENT FOR STORMWATER CONTROL MEASURES" AND RECORDED AT INSTRUMENT FILE 2021-0806057 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 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 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:
MLM DEVELOPMENT, LLC

BY: Mark Powers
MARK POWERS

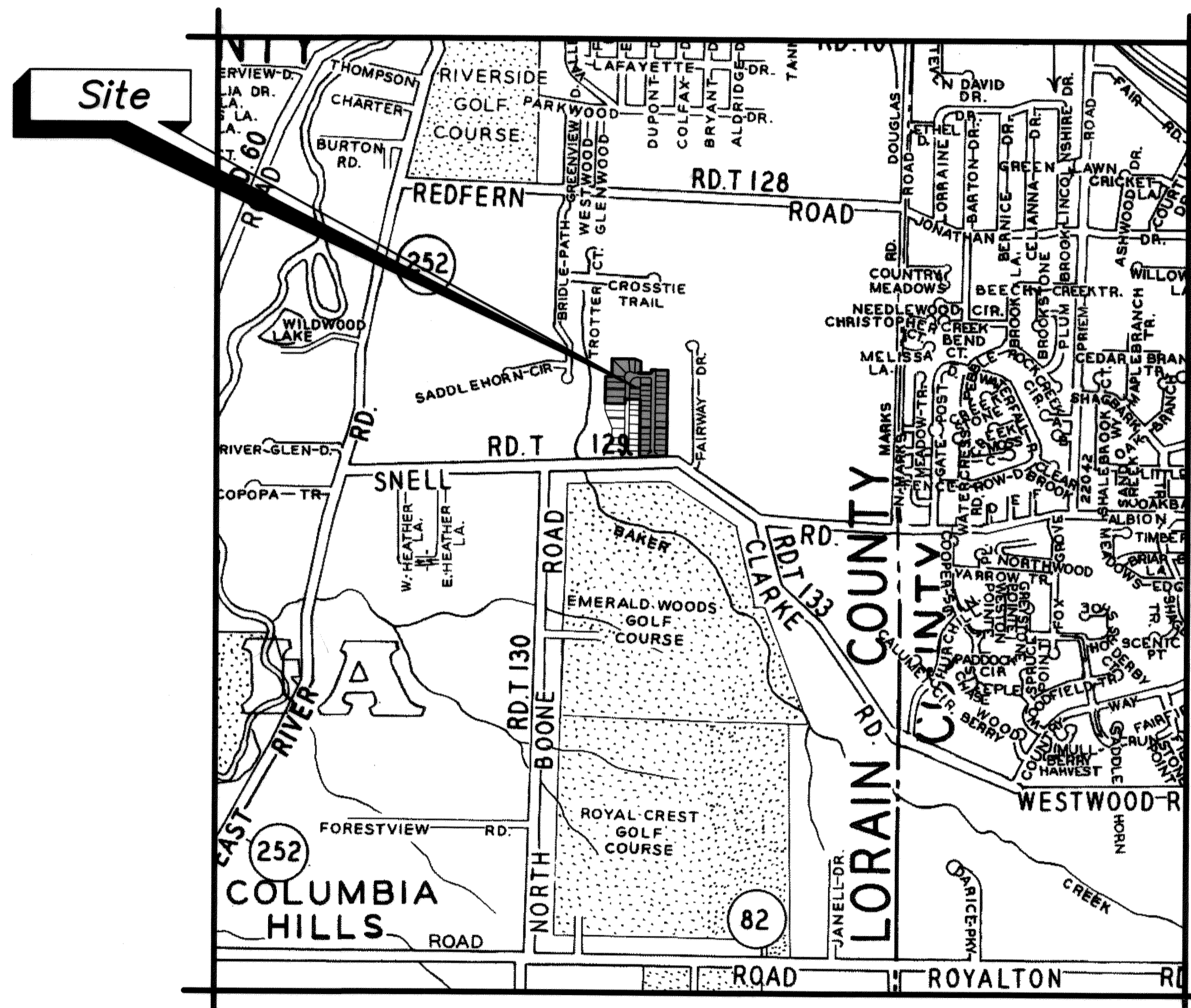
REINHARDT & ASSOCIATES
4365 E. LAKE ROAD
SHEFFIELD LAKE, OH 44054

Plat Vol. 110
Pgs 43, 44, 45

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE

AUG 13 2021
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
Doc ID: 023050930004 Type: OFF
Kind: PLAT
Recorded: 08/13/2021 at 02:48:36 PM
Fee Amt: \$259.20 Page 1 of 4
Lorain County, Ohio
Mike Doran County Recorder
File: 2021-0833989

Jeff Hall
OHIO EDISON COMPANY
GEOFFREY RAMA
WINDSTREAM COMMUNICATIONS
DAN SUREN
COLUMBIA GAS
RON STACK
TIME WARNER CABLE



SUBDIVISION AREA CHART

Description	ACREAGE	O.L. 18	O.L. 19
SUBLOTS (36)	12.5174	10.2270	2.2904
BLOCKS (E-K)	0.7267	0.7267	---
REMAINDER	15.8620	---	15.8620
PROP R/W	2.6389	2.0694	0.5695
TOTAL AREA	31.7450	13.0231	18.7219

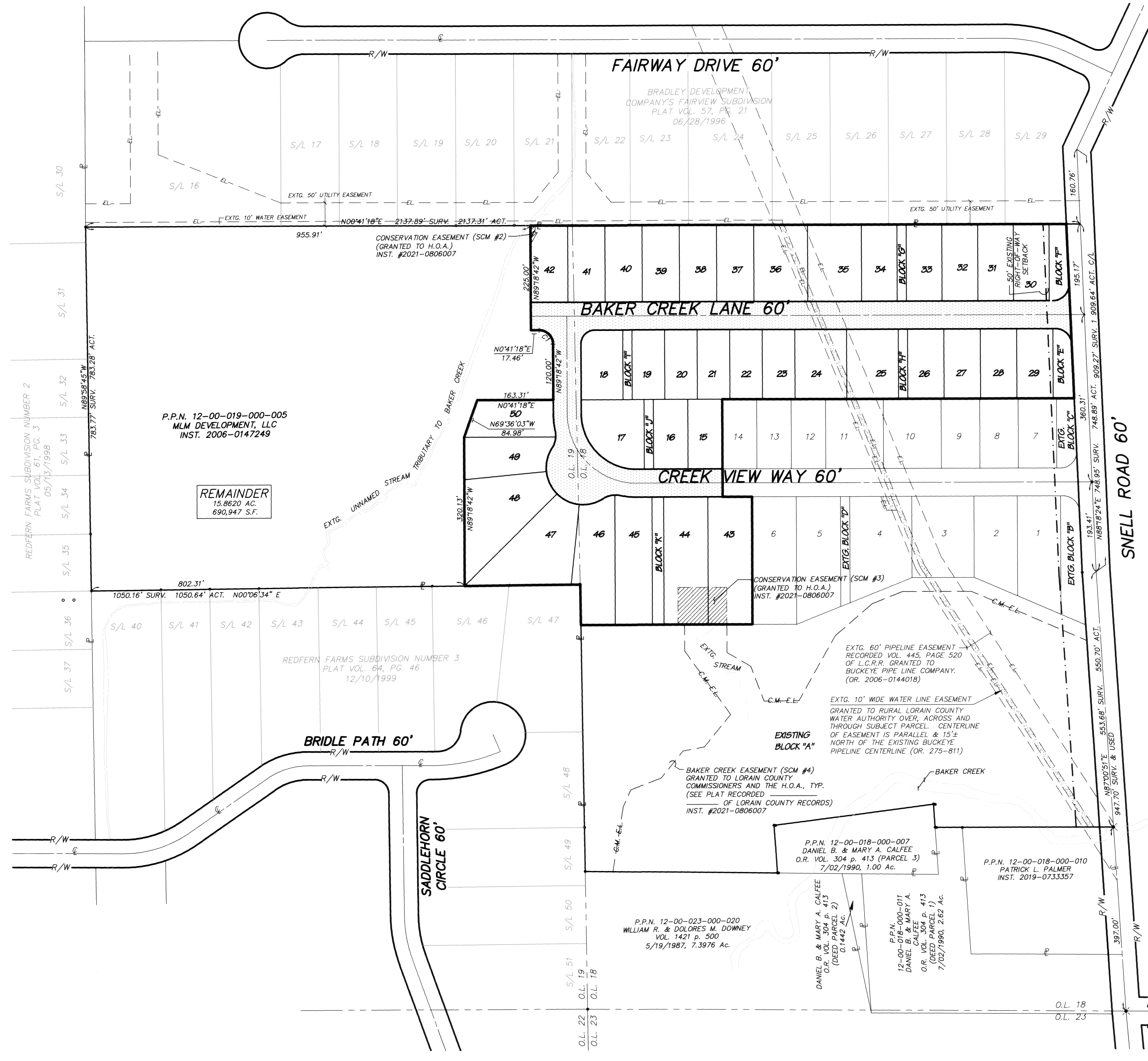
BUILDING SETBACKS
FRONT BUILDING LINE: 30'
SIDE YARD: 7.5'
REAR YARD: 35' (OR AS NOTED)

EASEMENT DESCRIPTIONS

- S.W.-E.L.--- PUBLIC SIDEWALK EASEMENT LINE
- U.E.L.--- UTILITY EASEMENT LINE
- S.W.M.-E.L.--- STORMWATER MANAGEMENT EASEMENT LINE
- S.F.-E.L.--- STORM SEWER EASEMENT LINE
- TEMP.-SAN.-&W.M.-E.L.--- TEMPORARY SANITARY SEWER AND WATERMAIN EASEMENT LINE
- G.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: DEC. 2020
FILE NO.: 4720MLM-1 Plat2
ORDER NO.: 4720MLM-1



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.12'	30.00'	42.43'	N45°41'18"E	90°00'00"

P.P.N. 12-00-019-000-005
MLM DEVELOPMENT, LLC
INST. 2006-0147249

REMAINDER
15,8620 AC.
690,947 S.F.

CONSERVATION EASEMENT (SCM #3)
(GRANTED TO H.O.A.)
INST. #2021-0806007

BAKER CREEK EASEMENT (SCM #4)
GRANTED TO LORAIN COUNTY
COMMISSIONERS AND THE H.O.A., TYP.
(SEE PLAT RECORDED
OF LORAIN COUNTY RECORDS)
INST. #2021-0806007

P.P.N. 12-00-018-000-007
DANIEL B. & MARY A. CALFEE
O.R. VOL. 304 p. 413 (PARCEL 3)
7/02/1990, 1.00 Ac.

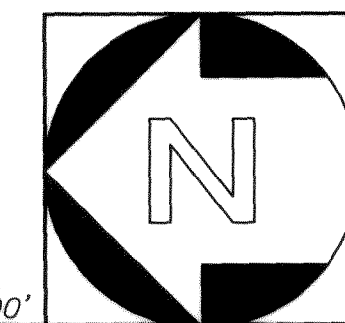
P.P.N. 12-00-018-000-010
PATRICK L. PALMER
INST. 2019-0733357

P.P.N. 12-00-023-000-020
WILLIAM R. & DOLORES M. DOWNEY
VOL. 1421 p. 500
5/19/1987, 7.3976 Ac.

P.P.N. 12-00-018-000-011
DANIEL B. & MARY A. CALFEE
O.R. VOL. 304 p. 413
(DEED PARCEL 2)
0.1442 Ac.

P.P.N. 12-00-018-000-011
DANIEL B. & MARY A. CALFEE
O.R. VOL. 304 p. 413
(DEED PARCEL 1)
7/02/1990, 2.62 Ac.

- LEGEND:**
- G.M. E.L. CREEK MAINTENANCE EASEMENT LINE
 - EXTG. WM-E.L. EXISTING WATERMAIN EASEMENT LINE
 - DEDICATED RIGHT OF WAY
 - CONSERVATION EASEMENT



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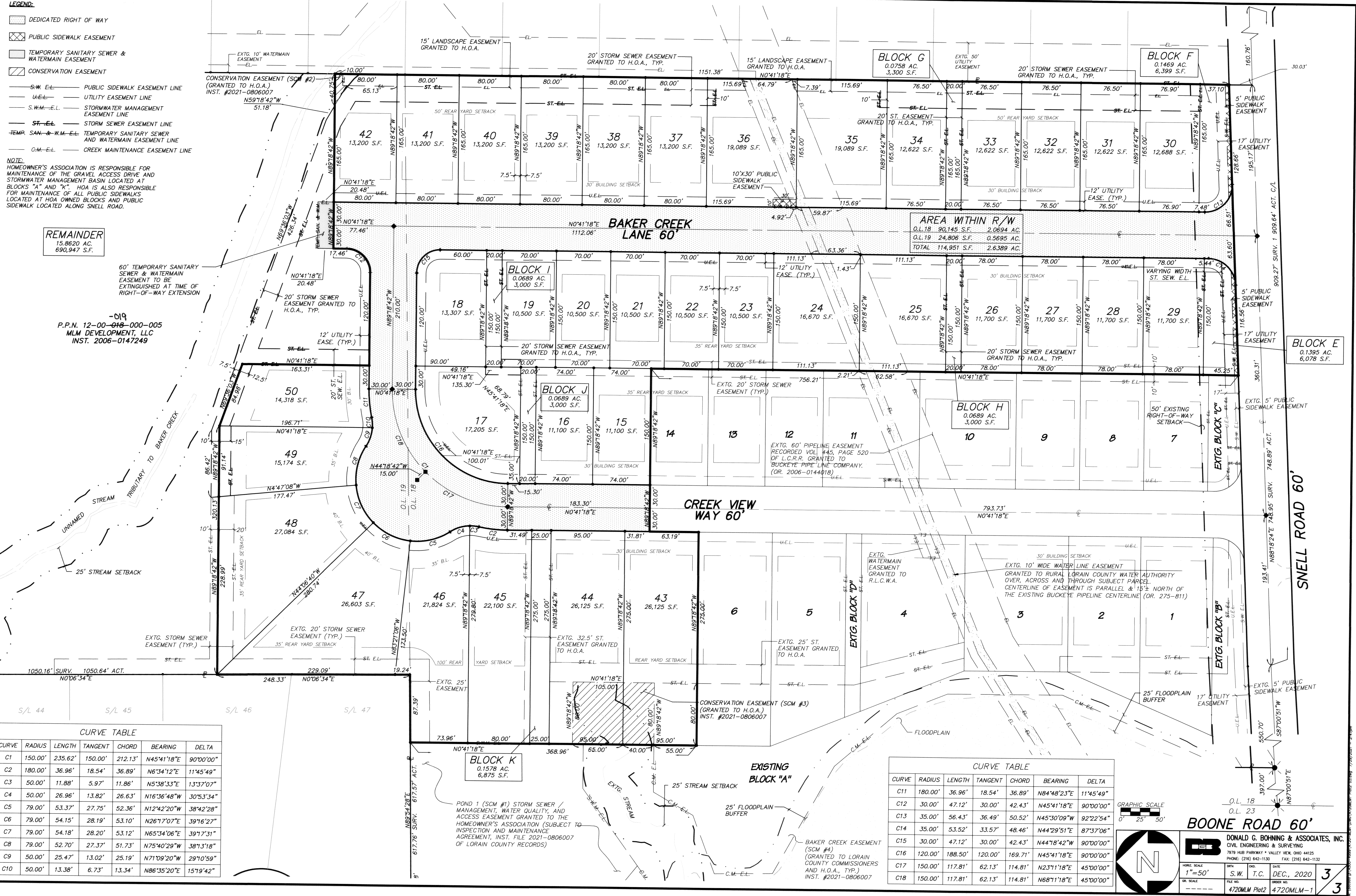
HORIZ. SCALE 1"=100'	DATE DEC., 2020	2 3
DR. SCALE ---	FILE NO. 4720MLM Plat2	

- LEGEND:**
- DEDICATED RIGHT OF WAY
 - PUBLIC SIDEWALK EASEMENT
 - TEMPORARY SANITARY SEWER & WATERMAIN EASEMENT
 - CONSERVATION EASEMENT
 - S.W. E.L. PUBLIC SIDEWALK EASEMENT LINE
 - U.E.L. UTILITY EASEMENT LINE
 - S.W.M.-E.L. STORMWATER MANAGEMENT EASEMENT LINE
 - S.F.-E.L. STORM SEWER EASEMENT LINE
 - TEMP. SAN. & W.M.-E.L. TEMPORARY SANITARY SEWER AND WATERMAIN EASEMENT LINE
 - C.M.-E.L. CREEK MAINTENANCE EASEMENT LINE

NOTE:
 HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE GRAVEL ACCESS DRIVE AND STORMWATER MANAGEMENT BASIN LOCATED AT BLOCKS "A" AND "K". HOA IS ALSO RESPONSIBLE FOR MAINTENANCE OF ALL PUBLIC SIDEWALKS LOCATED AT HOA OWNED BLOCKS AND PUBLIC SIDEWALK LOCATED ALONG SNELL ROAD.

REMAINDER
 15.8620 AC.
 690,947 S.F.

-019
 P.P.N. 12-00-018-000-005
 MLM DEVELOPMENT, LLC
 INST. 2006-0147249



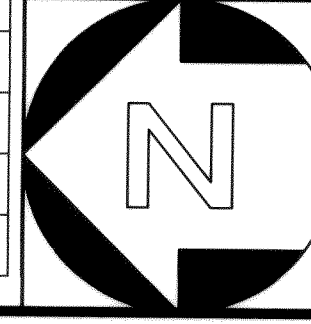
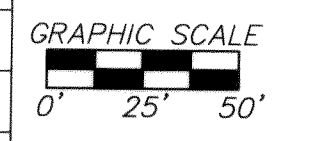
AREA WITHIN R/W
 O.L. 18 90,145 S.F. 2,0694 AC.
 O.L. 19 24,806 S.F. 0,5695 AC.
 TOTAL 114,951 S.F. 2,6389 AC.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00'	235.62'	150.00'	212.13'	N45°41'18"E	90°00'00"
C2	180.00'	36.96'	18.54'	36.89'	N6°34'12"E	11°45'49"
C3	50.00'	11.88'	5.97'	11.86'	N5°38'33"E	13°37'07"
C4	50.00'	26.96'	13.82'	26.63'	N16°36'48"W	30°53'34"
C5	79.00'	53.37'	27.75'	52.36'	N12°42'20"W	38°42'28"
C6	79.00'	54.15'	28.19'	53.10'	N26°17'07"E	39°16'27"
C7	79.00'	54.18'	28.20'	53.12'	N65°34'06"E	39°17'31"
C8	79.00'	52.70'	27.37'	51.73'	N75°40'29"W	38°13'18"
C9	50.00'	25.47'	13.02'	25.19'	N71°09'20"W	29°10'59"
C10	50.00'	13.38'	6.73'	13.34'	N86°35'20"E	15°19'42"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C11	180.00'	36.96'	18.54'	36.89'	N84°48'23"E	11°45'49"
C12	30.00'	47.12'	30.00'	42.43'	N45°30'09"W	92°22'54"
C13	35.00'	56.43'	36.49'	50.52'	N45°30'09"W	92°22'54"
C14	35.00'	53.52'	33.57'	48.46'	N44°29'51"E	87°37'06"
C15	30.00'	47.12'	30.00'	42.43'	N44°18'42"W	90°00'00"
C16	120.00'	188.50'	120.00'	169.71'	N45°41'18"E	90°00'00"
C17	150.00'	117.81'	62.13'	114.81'	N23°11'18"E	45°00'00"
C18	150.00'	117.81'	62.13'	114.81'	N68°11'18"E	45°00'00"



BOONE ROAD 60'

DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7978 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 842-1130 FAX: (216) 842-1132

DATE: DEC., 2020
 ORDER NO.: 4720MLM-1
 3

Plat Sheet

Instrument # 2021-0833989

Film # _____

Name of Plat: Baker Creek Estates Subdivision No. 2

Owner: MLM Development LLC

Description: Situated in Columbia Township,
County of Lorain, State of Ohio: being a part of
Original Columbia Township Lots 18 and 19 -
13,0231 acres in lot 18 and 18.7219 in lot 19
Easements also

Creating Sublots 15 thru 50 inclusive and
Blocks E, F, G, H, I, J, and K -

Floor Plans: /

Related/Margin: /

Comments: _____

Vol. 110

Receiving Stamp

Pg. 43, 44, 45

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

Amount: \$ 259,20

Initials: SC