

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 31.7450 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 5-17-2021
REGISTERED SURVEYOR NO. 8196



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 WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 9 DAY OF JULY, 2021

SIGNED Mark Powers
MARK POWERS - MLM DEVELOPMENT, LLC

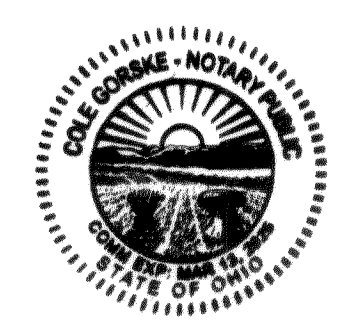
WITNESS Cheryl Emmerhiser
Cole Dorshie

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

BY: Cole Dorshie NOTARY PUBLIC



APPROVALS OF SUBDIVISION ENDORSEMENTS

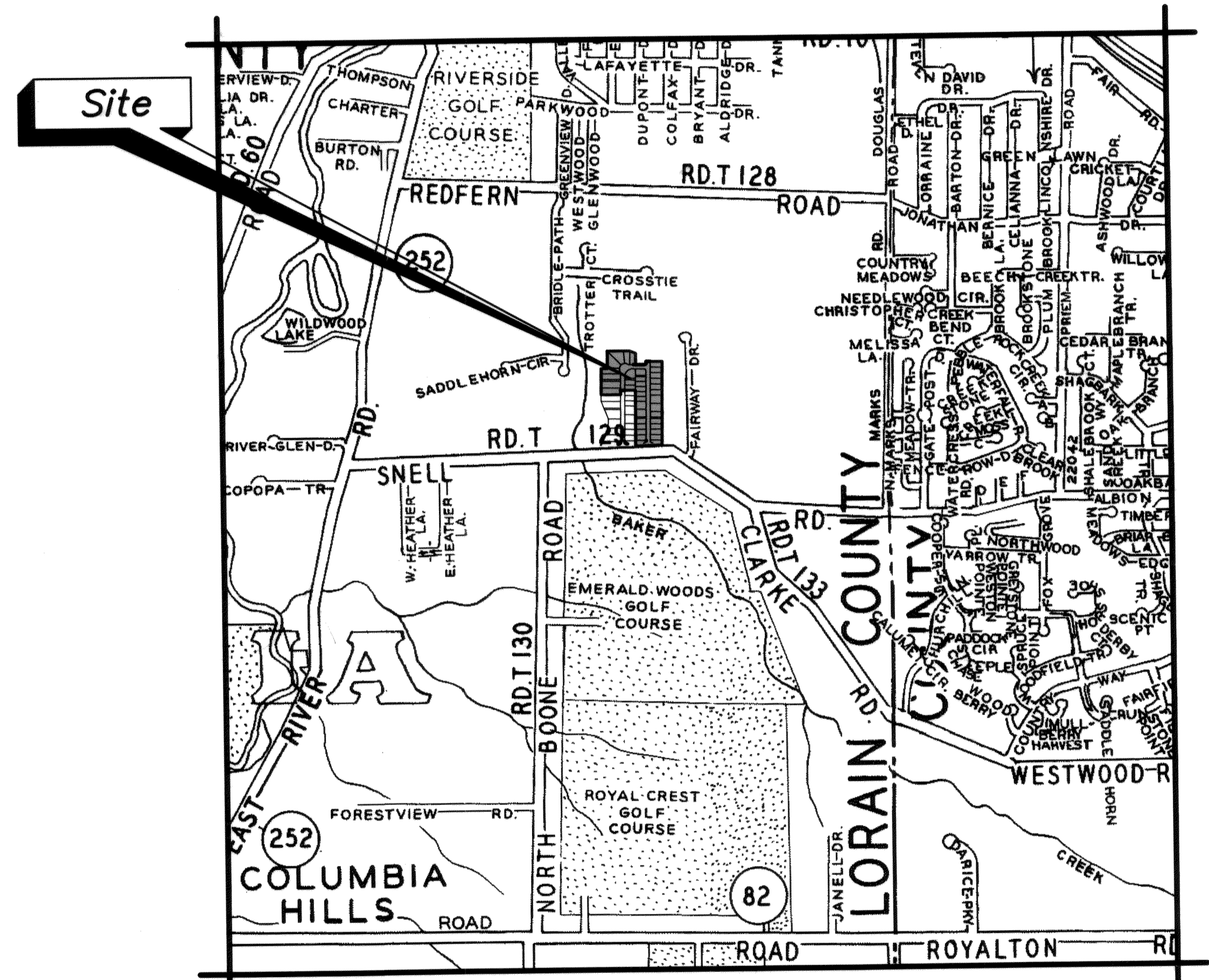
APPROVED THIS 6th DAY OF AUGUST, 2021
Ken Carney R.E.P.S.
LORAIN COUNTY ENGINEER

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

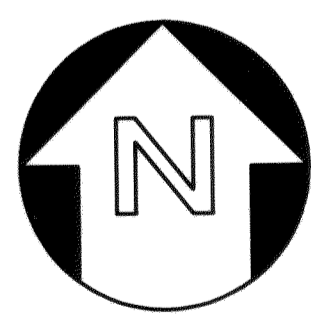
APPROVED THIS 2 DAY OF August, 2021
Michael A. Smoto
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS 30th DAY OF AUGUST, 2021
[Signature]
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 11th DAY OF August, 2021
[Signature]
LORAIN COUNTY PLANNING COMMISSION



LOCATION MAP



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)

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT Sarah Lester AS Vice President AND First Vice President AS Chairman 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 [Signature]

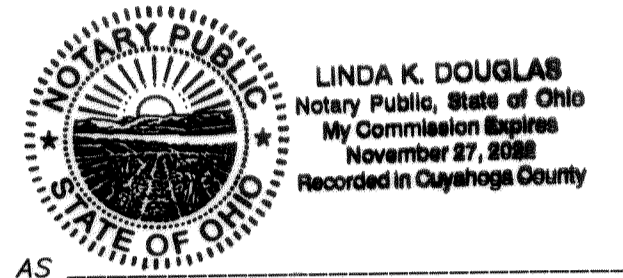
WITNESS [Signature] [Signature]

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 _____

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, AND ~~RESERVED~~ TRANSFERRED.
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 2021-0806007 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 THROUGHFARES, 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

*Bring the recorded to add signatures

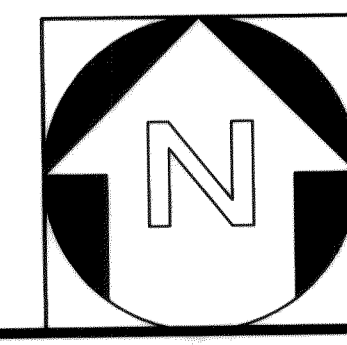
TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
AUG 13 2021

J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
Doc ID: 023080930004 Type: OFF
Kind: PLAT
Recorded: 08/13/2021 at 02:48:35 PM
Fee Amt: \$250.20 Page 1 of 4
Lorain County, Ohio
Mike Doran County Recorder
File: 2021-0833989

[Signature]
OHIO EDISON COMPANY JEFF HALL
[Signature]
WINDSTREAM COMMUNICATIONS
GROFFREY HAMA
[Signature]
COLUMBIA GAS DAN SUREN
[Signature]
NO TRANSFER NECESSARY
& CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
[Signature]
DEPUTY

EASEMENT DESCRIPTIONS

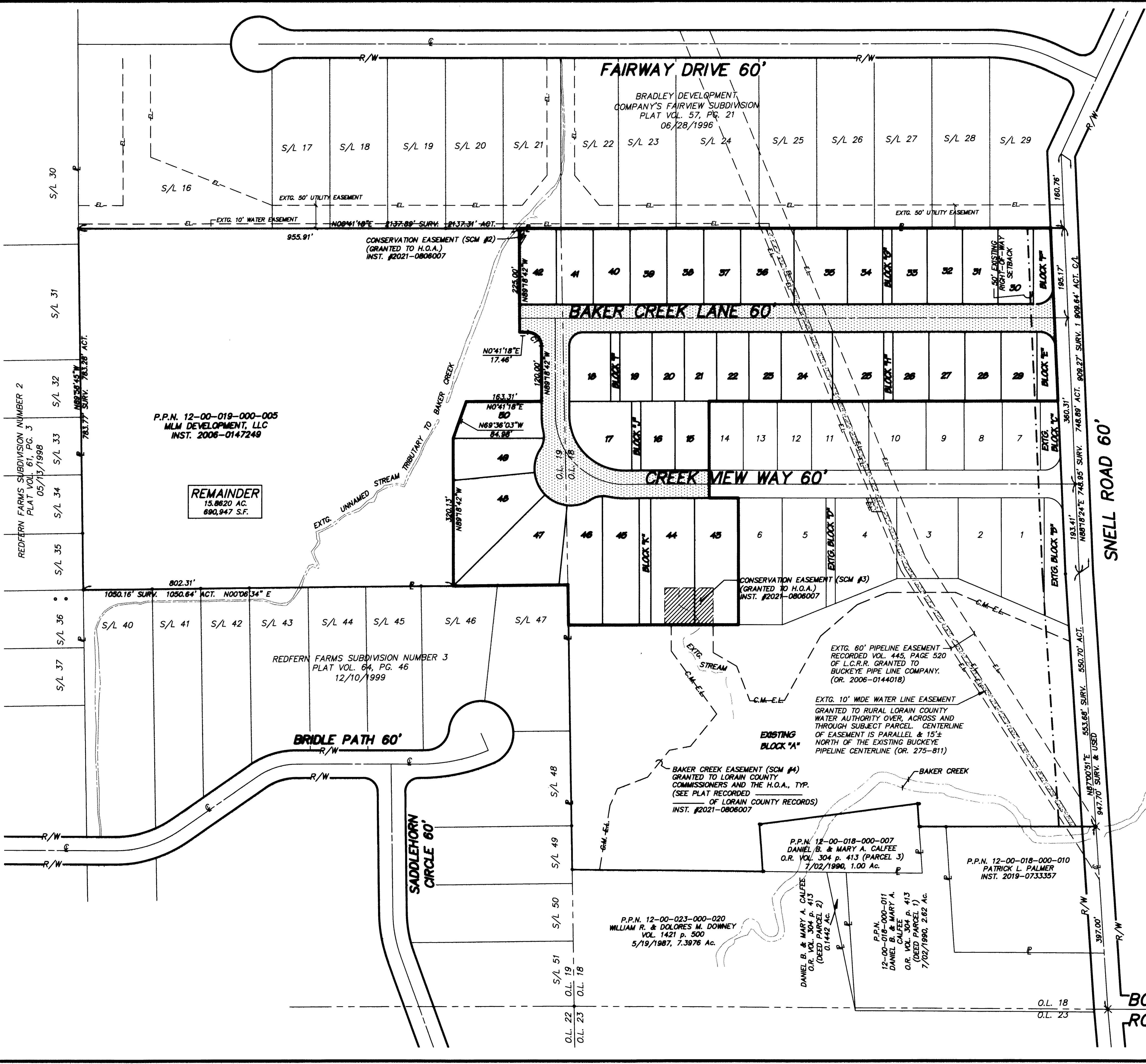
- S.W.-E.L. --- PUBLIC SIDEWALK EASEMENT LINE
- U.E.L. --- UTILITY EASEMENT LINE
- S.W.M.-E.L. --- STORMWATER MANAGEMENT EASEMENT LINE
- S.F.-E.L. --- STORM SEWER EASEMENT LINE
- TEMP.-SAN.-& W.M.-E.L. --- TEMPORARY SANITARY SEWER AND WATERMAIN EASEMENT LINE
- G.M.-E.L. --- CREEK MAINTENANCE EASEMENT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

1 / 3



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.

REDFERN FARMS SUBDIVISION NUMBER 2
 PLAT VOL. 61, PG. 5
 05/13/1998

REDFERN FARMS SUBDIVISION NUMBER 3
 PLAT VOL. 64, PG. 46
 12/10/1999

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

EXTG. 60' PIPELINE EASEMENT
RECORDED VOL. 445, PAGE 520
OF L.C.R.R. GRANTED TO
BUCKEYE PIPE LINE COMPANY.
(OR. 2006-0144018)

EXTG. 10' WIDE WATER LINE EASEMENT
GRANTED TO RURAL LORAIN COUNTY
WATER AUTHORITY OVER, ACROSS AND
THROUGH SUBJECT PARCEL. CENTERLINE
OF EASEMENT IS PARALLEL & 15'±
NORTH OF THE EXISTING BUCKEYE
PIPELINE CENTERLINE (OR. 275-811)

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.

DANIEL B. & MARY A. CALFEE
O.R. VOL. 304 p. 413
(DEED PARCEL 2)
0.1442 Ac.

P.P.N. 000-011
DANIEL B. & MARY A.
CALFEE
O.R. VOL. 304 p. 413
(DEED PARCEL 1)
7/02/1990, 2.82 Ac.

- LEGEND:**
- CREEK MAINTENANCE EASEMENT LINE
 - EXISTING WATERMAIN EASEMENT LINE
 - DEDICATED RIGHT OF WAY
 - CONSERVATION EASEMENT

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

DATE: DEC., 2020
BY: S.W. T.C.
FILE NO.: 4720MLM Plat2
ORDER NO.: 4720MLM-1

2/3

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
- ST. 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.

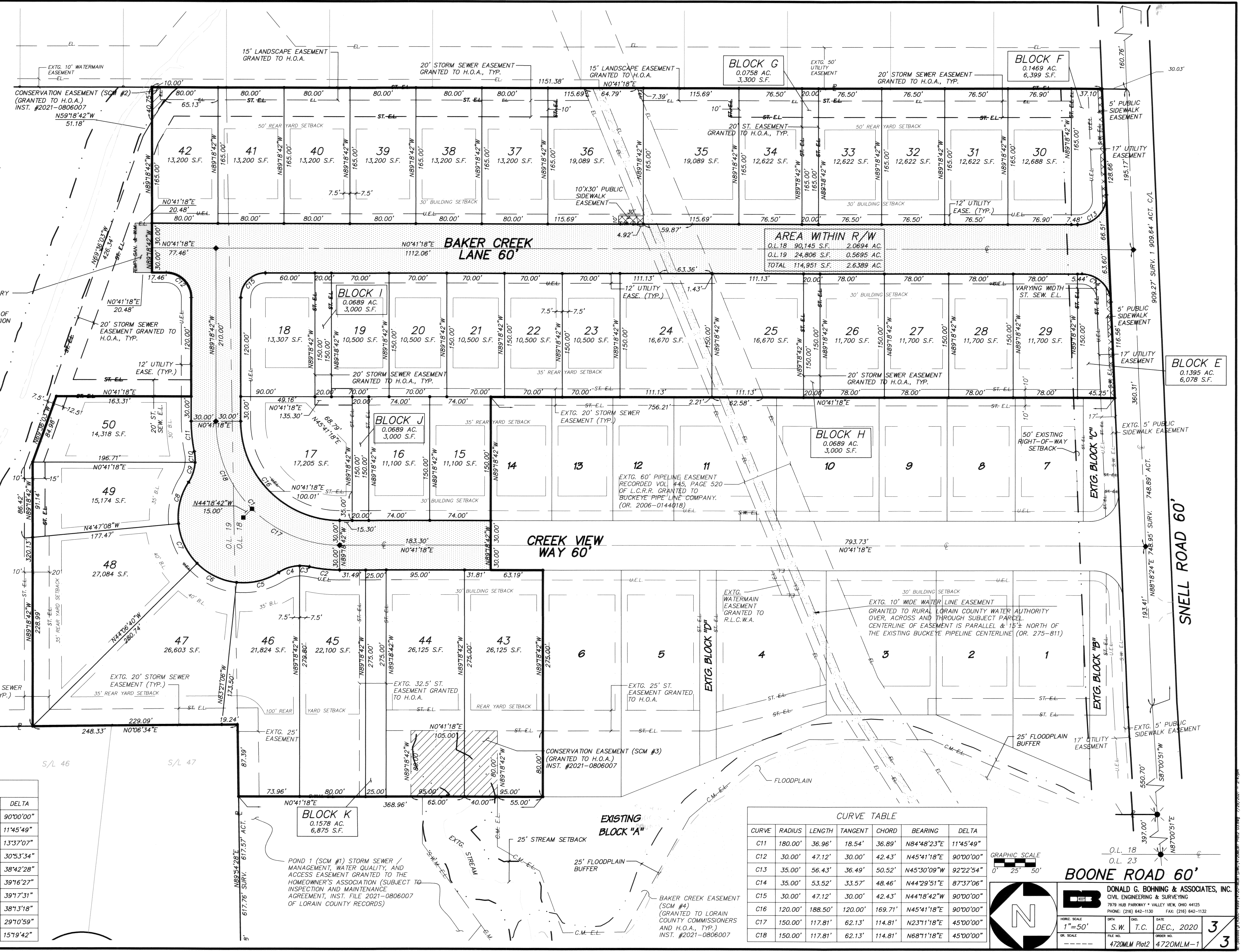
REMAINDER
 15,8620 AC.
 690,947 S.F.

60' TEMPORARY SANITARY SEWER & WATERMAIN EASEMENT TO BE EXTINGUISHED AT TIME OF RIGHT-OF-WAY EXTENSION

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

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'	N85°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°41'18"E	90°00'00"
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"

GRAPHIC SCALE
 0' 25' 50'

BOONE ROAD 60'

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
 T.C. S.W. S.E.
 4720MLM Plat2 4720MLM-1

3/3

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

Plat Sheet

Instrument # 2021-0836451

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
13.2231 ACRES IN LOT 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: # 2021-0833989 PLAT
VOL 110 PGS 43, 44, 45

Comments: _____

Vol. 110

Receiving Stamp

Pg. 48, 49, 50

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

Amount: \$263.20

Initials: ST

RE-RECORD