

EMERALD WOODS SUBDIVISION NO. 3

BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOTS 4, 17, & 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 APRIL, 2021 BY DONALD G. BOHNING & ASSOCIATES INC. SEE EMERALD WOODS SUBDIVISION NO. 2.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "EMERALD WOODS SUBDIVISION NO. 3" AS SHOWN HEREON AND CONTAINING 10.0010 ACRES OF LAND IN ORIGINAL LOT 4, 31.6532 ACRES OF LAND IN ORIGINAL LOT 17, AND 6.3920 ACRES OF LAND IN ORIGINAL LOT 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.

Michael A. Ackerman 1/10/2022
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 LOTS 4, 17, & 18 OF SAID TOWNSHIP CONTAINING 48.0462 ACRES.

THE UNDERSIGNED EWGC DEVELOPMENT GROUP, LLC HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS EMERALD WOODS SUBDIVISION NO. 3, A SUBDIVISION OF LOTS 89 TO 180, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, CUL-DE-SACS, SIDEWALKS, AND EASEMENTS 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 21ST DAY OF JANUARY 2022

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

WITNESS
Gregory S. Modic
Gregory S. Modic

NOTARIAL SEAL
Virginia Roberts
Virginia Roberts

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR SAM PETROS EWGC DEV. GRP. 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 THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS 21ST DAY OF JANUARY 2022

BY: *Sam Petros*
NOTARY PUBLIC
My Commission Expires

APPROVALS OF SUBDIVISION ENDORSEMENTS

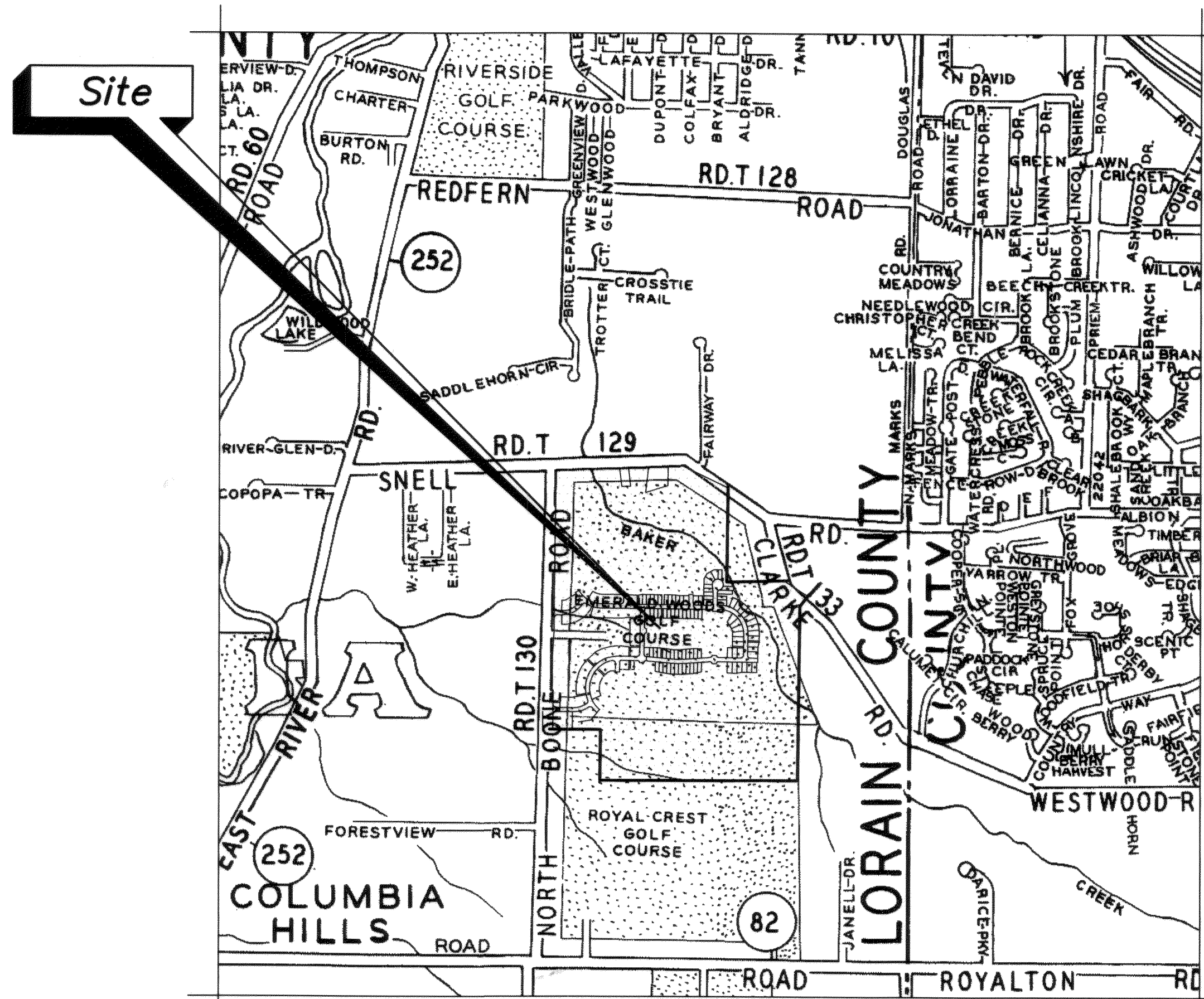
APPROVED THIS 31ST DAY OF JANUARY 2022
Ken Carney
LORAIN COUNTY ENGINEER

APPROVED THIS 31ST DAY OF JANUARY 2022
Ken Carney
LORAIN COUNTY SANITARY ENGINEER

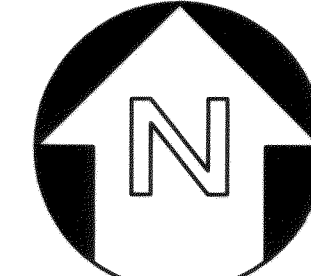
APPROVED THIS 1 DAY OF FEBRUARY 2022
Mark C. Cunningham
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS 20 DAY OF FEBRUARY 2022
Don Duncan
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 10TH DAY OF FEBRUARY 2022
Robert Duncan
LORAIN COUNTY PLANNING COMMISSION



LOCATION MAP



Doc ID: 023337310009 Type: OFF
Kind: PLAT
Recorded: 02/07/2022 at 10:37:23 AM
Fee Amt: \$691.20 Page 1 of 9
Lorain County, Ohio
Mike Moran County Recorder
File # 2022-0861667

GREG MODIC
110474 BROADVIEW RD
BROADVIEW HEIGHTS, OH 44147
PLAT VOL 111
PGS 54, 55, 56, 57, 58, 59, 60, 61

SUBDIVISION AREA CHART

Description	O.L. 4	O.L. 17	O.L. 18	TOTAL
SUBLOTS (92)	7.2907	11.1244	0.7768	19.1919
BLOCKS E & E1	0.9305	16.3198	5.5270	22.7773
PROP. RIGHT OF WAY	1.7798	4.2090	0.0882	6.0770
TOTAL SUBDIVISION AC.	10.0010	31.6532	6.3920	48.0462
TOTAL REMAINDER AC.	51.7736	74.8202	66.4438	193.0376

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE
FEB 07 2022
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE
FEB 07 2022
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT BRAD PIABOLI, Vice President of Land Acquisition for Pulte Homes of Ohio LLC AND AND MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF EMERALD WOODS SUBDIVISION NO. 3 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AND SIDEWALKS SHOWN HEREON.

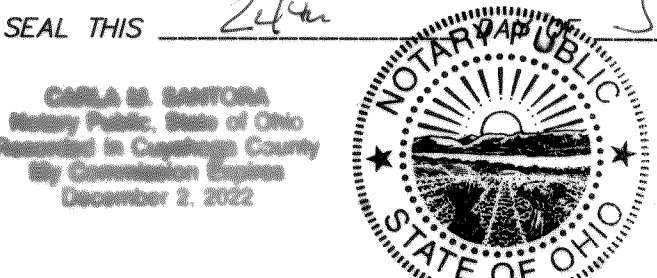
SIGNED *Brad Piaboli*
WITNESS *Gregory S. Modic*
WITNESS *Virginia Roberts*

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 24TH DAY OF JANUARY 2022

BY: *Gregory S. Modic* NOTARY PUBLIC



MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT PETER OPPERMAN AS VP, CORTLAND BANK MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF EMERALD WOODS SUBDIVISION NO. 3 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS SHOWN HEREON.

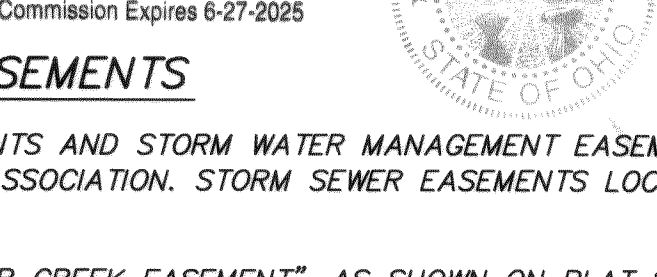
SIGNED *Peter Opperman*
WITNESS *Gregory S. Modic*
WITNESS *Eugene P. Esser*

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 21ST DAY OF JANUARY 2022

BY: *Darcy M. MacGregor* NOTARY PUBLIC



STORM SEWER AND CREEK MAINTENANCE EASEMENTS

THE UNDERSIGNED OWNER HEREBY GRANTS STORM SEWER EASEMENTS AND STORM WATER MANAGEMENT EASEMENTS IDENTIFIED HEREON WITHIN BLOCK "E", BLOCK "F" & THE REMAINDER BLOCK TO THE HOMEOWNERS ASSOCIATION. STORM SEWER EASEMENTS LOCATED WITHIN THE DEVELOPMENT ARE GRANTED TO THE HOMEOWNERS ASSOCIATION.

THE CREEK MAINTENANCE EASEMENT IDENTIFIED HEREON AS "BAKER CREEK EASEMENT", AS SHOWN ON PLAT SHEETS 2, 7, AND 8 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.

PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENTS

THE UNDERSIGNED OWNER HEREBY GRANTS TWO "PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENTS" IDENTIFIED HEREON WITHIN BLOCK "E" TO THE HOMEOWNERS ASSOCIATION FOR THE COMMON USE OF ALL FOR MAIL DELIVERY PURPOSES, PUBLIC PARKING, AND PUBLIC WALKWAY. REFER TO COVENANTS AND RESTRICTIONS DOCUMENT # 2021-0806046

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: EWGC DEVELOPMENT GROUP, LLC
BY: *Sam Petros*

GRANTEEES:
JB Hall OHIO EDISON COMPANY
Jeffrey B. Hall WINDSTREAM COMMUNICATIONS
Geoffrey Hamm WINDSTREAM COMMUNICATIONS
Dan Suren COLUMBIA GAS DAN SUREN
Timothy M. Buchanan TIME WARNER CABLE
Timothy M. Buchanan TIME WARNER CABLE

BUILDING SETBACKS

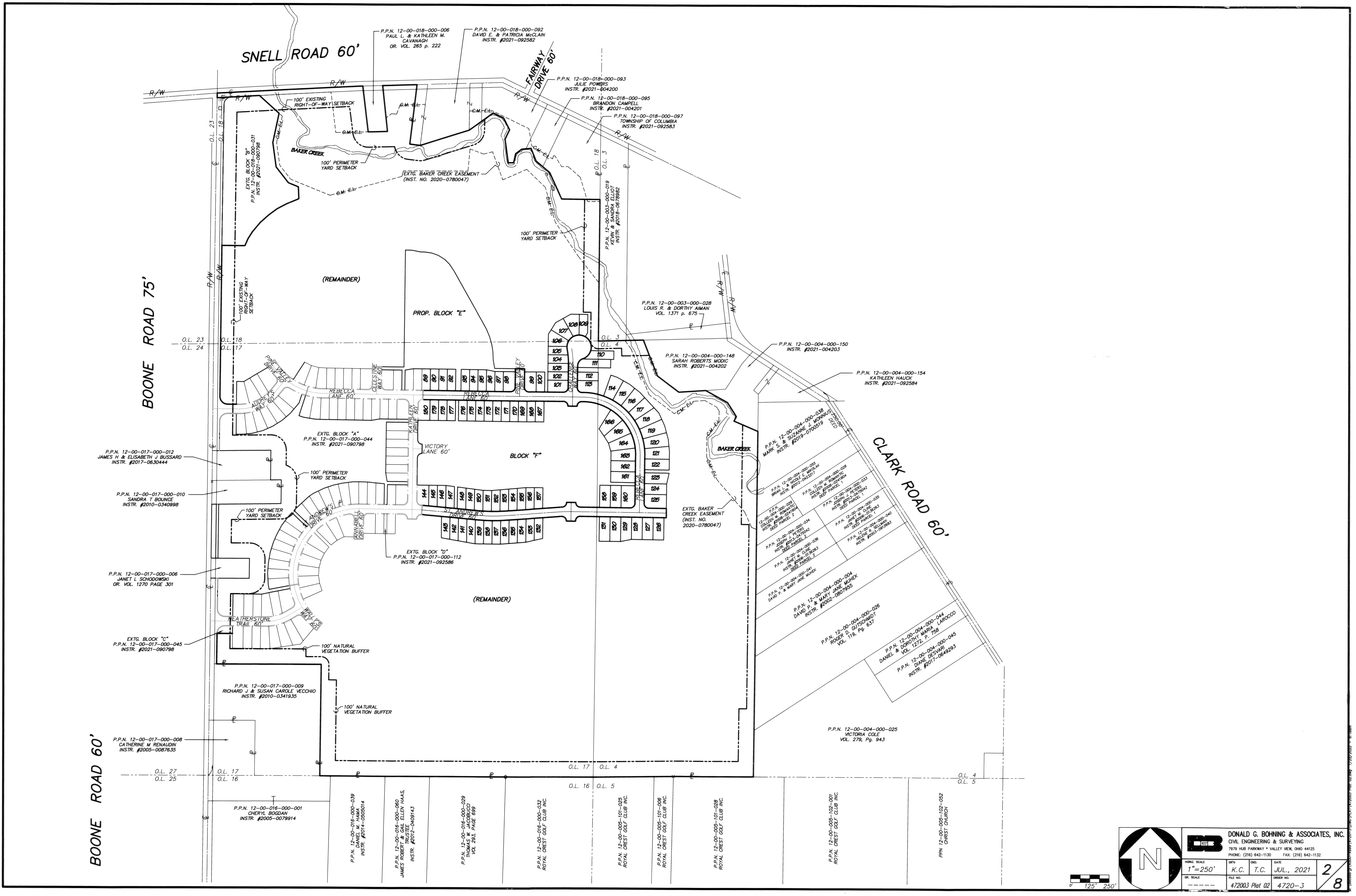
FRONT BUILDING LINE:	30'
SIDE YARD:	7.5'
REAR YARD (SUBLOTS 89-113, 132-157):	20'
REAR YARD (SUBLOTS 114-131, 158-166):	40'

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
- C-M--E-L-- CREEK MAINTENANCE EASEMENT LINE

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7978 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE	DATE	FILE NO.	ORDER NO.
---	K.C. T.C. JUL., 2021	472003 Plat 01	4720-3

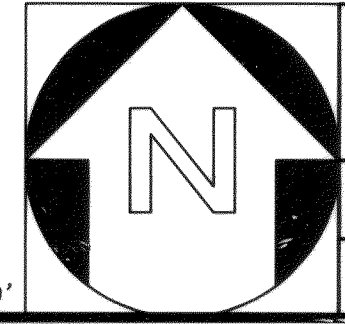


BOONE ROAD 60'

BOONE ROAD 75'

SNELL ROAD 60'

CLARK ROAD 60'



HORIZ. SCALE	DATE	2
1"=250'	JUL., 2021	8
DR. SCALE	FILE NO.	472003 Plat 02
	ORDER NO.	4720-3

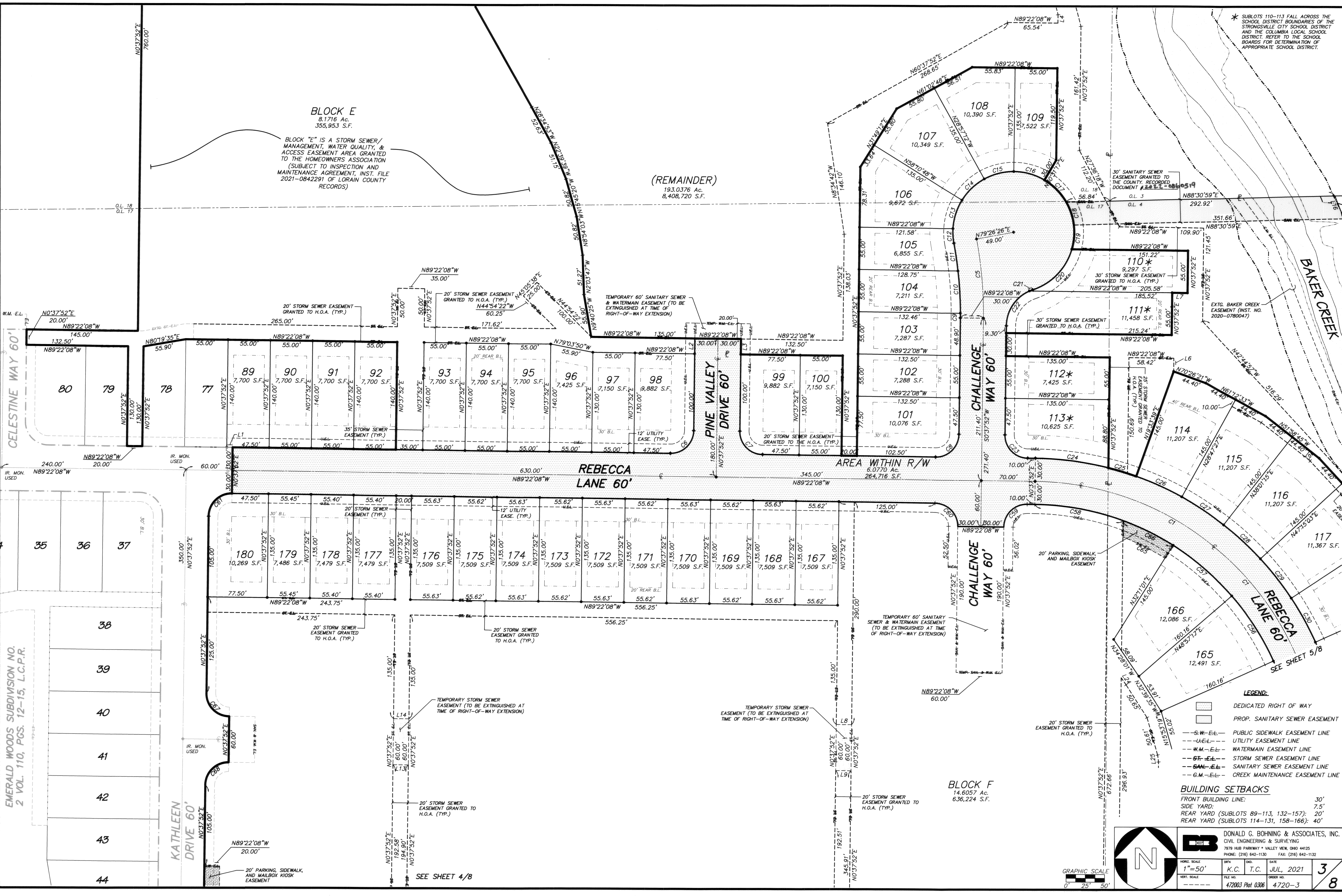
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* SUBLOTS 110-113 FALL ACROSS THE SCHOOL DISTRICT BOUNDARIES OF THE STRONGSVILLE CITY SCHOOL DISTRICT AND THE COLUMBIA LOCAL SCHOOL DISTRICT. REFER TO THE SCHOOL BOARDS FOR DETERMINATION OF APPROPRIATE SCHOOL DISTRICT.

BLOCK E
8.1716 Ac.
355,953 S.F.

BLOCK "E" IS A STORM SEWER/ MANAGEMENT, WATER QUALITY, & ACCESS EASEMENT AREA GRANTED TO THE HOMEOWNERS' ASSOCIATION (SUBJECT TO INSPECTION AND MAINTENANCE AGREEMENT, INST. FILE 2021-0842291 OF LORAIN COUNTY RECORDS)

(REMAINDER)
193.0376 Ac.
8,408,720 S.F.



- LEGEND:**
- DEDICATED RIGHT OF WAY
 - PROP. SANITARY SEWER EASEMENT
 - PUBLIC SIDEWALK EASEMENT LINE
 - UTILITY EASEMENT LINE
 - WATERMAIN EASEMENT LINE
 - STORM SEWER EASEMENT LINE
 - SANITARY SEWER EASEMENT LINE
 - CREEK MAINTENANCE EASEMENT LINE

BUILDING SETBACKS

FRONT BUILDING LINE: 30'
SIDE YARD: 7.5'
REAR YARD (SUBLOTS 89-113, 132-157): 20'
REAR YARD (SUBLOTS 114-131, 158-166): 40'

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

DATE: JUL, 2021
ORDER NO.: 472003 Plat 0306 4720-3

GRAPHIC SCALE: 1"=50'

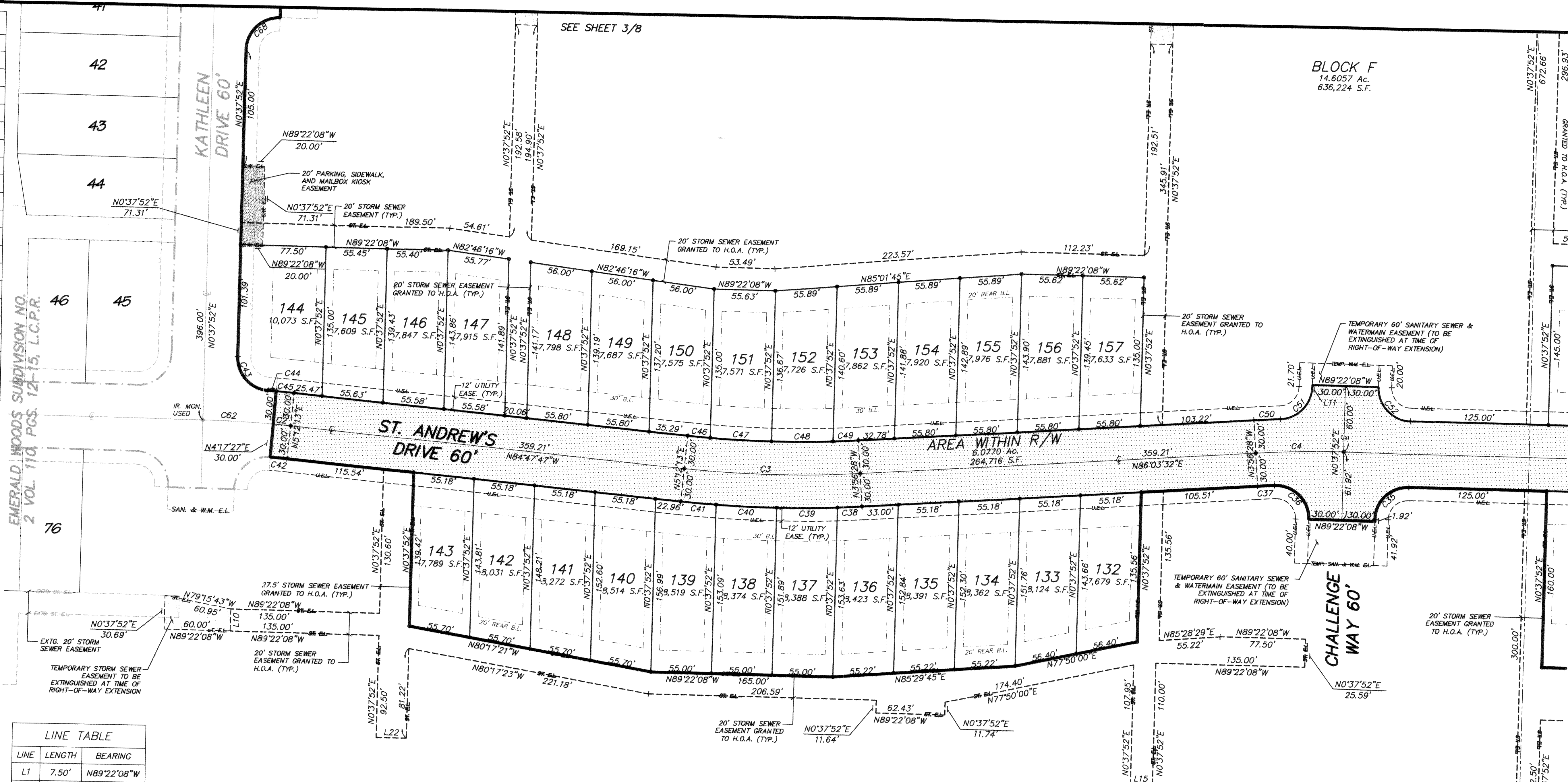
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	375.00'	589.05'	375.00'	530.33'	N44°22'08"W	90°00'00"
C2	1000.00'	15.93'	7.96'	15.93'	N85°15'10"W	0°54'45"
C3	1000.00'	159.60'	79.97'	159.43'	N89°22'08"W	9°08'41"
C4	1000.00'	79.80'	39.92'	79.78'	N88°20'42"E	4°34'20"
C5	530.00'	103.52'	51.92'	103.35'	N4°57'51"W	11°11'26"
C6	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C7	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C8	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C9	500.00'	6.10'	3.05'	6.10'	N0°16'54"E	0°41'57"
C10	500.00'	55.15'	27.60'	55.12'	N3°13'41"W	6°19'12"
C11	500.00'	36.40'	18.21'	36.39'	N8°28'25"W	4°10'17"
C12	79.00'	19.16'	9.63'	19.12'	N3°36'36"W	1°35'35"
C13	79.00'	39.27'	20.05'	38.87'	N17°34'47"E	28°28'51"
C14	79.00'	40.30'	20.60'	39.86'	N46°26'00"E	29°13'36"
C15	79.00'	40.11'	20.50'	39.68'	N75°35'31"E	29°05'26"
C16	79.00'	41.89'	21.45'	41.40'	N74°40'15"W	30°23'03"
C17	79.00'	40.99'	20.97'	40.53'	N44°36'53"W	29°43'40"
C18	79.00'	31.55'	15.99'	31.34'	N18°18'34"W	22°52'58"
C19	79.00'	31.87'	16.16'	31.66'	N4°41'25"E	23°07'00"
C20	79.00'	76.36'	41.46'	73.42'	N43°56'15"E	55°22'40"
C21	50.00'	4.30'	2.15'	4.30'	N69°09'43"E	4°55'44"
C22	50.00'	57.65'	32.51'	54.51'	N33°39'52"E	66°03'58"
C23	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C24	405.00'	95.89'	48.17'	95.67'	N82°35'09"W	13°33'58"
C25	405.00'	37.91'	18.97'	37.90'	N73°07'15"W	5°21'48"
C26	405.00'	65.24'	32.69'	65.17'	N65°49'27"W	9°13'48"
C27	405.00'	65.24'	32.69'	65.17'	N56°35'39"W	9°13'48"
C28	405.00'	65.24'	32.69'	65.17'	N47°21'51"W	9°13'48"
C29	405.00'	65.24'	32.69'	65.17'	N38°08'03"W	9°13'48"
C30	405.00'	65.24'	32.69'	65.17'	N28°54'15"W	9°13'48"
C31	405.00'	65.24'	32.69'	65.17'	N19°40'27"W	9°13'48"
C32	405.00'	65.24'	32.69'	65.17'	N10°26'39"W	9°13'48"
C33	405.00'	45.67'	22.86'	45.64'	N2°35'57"W	6°27'38"
C34	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C35	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C36	30.00'	49.04'	31.98'	43.76'	N46°11'55"W	93°39'35"
C37	970.00'	15.45'	7.73'	15.45'	N86°30'55"E	0°54'45"
C38	1030.00'	22.16'	11.08'	22.16'	N86°40'31"E	1°13'58"
C39	1030.00'	55.03'	27.52'	55.03'	N88°49'21"E	3°03'41"
C40	1030.00'	55.02'	27.52'	55.01'	N88°07'00"W	3°03'38"
C41	1030.00'	32.18'	16.09'	32.17'	N85°41'29"W	1°47'23"
C42	970.00'	15.45'	7.73'	15.45'	N85°15'10"W	0°54'45"
C43	30.00'	45.42'	28.35'	41.21'	N42°44'47"W	86°45'18"
C44	1030.00'	7.46'	3.73'	7.46'	N85°54'59"W	0°24'53"
C45	1030.00'	16.41'	8.20'	16.41'	N85°15'10"W	0°54'46"
C46	970.00'	20.50'	10.25'	20.50'	N85°24'07"W	1°12'39"
C47	970.00'	55.66'	27.84'	55.65'	N87°39'04"W	3°17'15"
C48	970.00'	55.65'	27.83'	55.65'	N89°03'41"E	3°17'14"
C49	970.00'	23.00'	11.50'	23.00'	N86°44'18"E	1°21'32"
C50	1030.00'	23.86'	11.93'	23.86'	N86°43'21"E	1°19'39"
C51	30.00'	45.42'	28.35'	41.21'	N44°00'32"E	86°45'18"
C52	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C53	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C54	345.00'	46.93'	23.50'	46.89'	N3°15'56"W	7°47'37"
C55	345.00'	103.04'	51.90'	102.65'	N15°43'06"W	17°06'42"
C56	345.00'	100.99'	50.86'	100.63'	N32°39'35"W	16°46'16"
C57	345.00'	100.99'	50.86'	100.63'	N49°25'51"W	16°46'16"
C58	345.00'	117.24'	59.19'	116.68'	N79°37'59"W	19°28'16"
C59	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C60	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C61	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C62	1000.00'	63.87'	31.95'	63.86'	N87°32'20"W	3°39'35"
C63	370.00'	9.43'	4.72'	9.43'	N88°38'18"W	1°27'39"
C64	430.00'	6.37'	3.18'	6.37'	N88°56'41"W	0°50'54"
C65	325.00'	61.43'	30.81'	61.34'	N63°13'52"W	10°49'47"
C66	345.00'	72.75'	36.51'	72.61'	N63°51'25"W	12°04'53"
C67	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C68	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"

LINE TABLE

LINE	LENGTH	BEARING
L1	7.50'	N89°22'08"W
L2	20.00'	N0°37'52"E
L3	20.00'	N0°37'52"E
L4	11.08'	N0°37'52"E
L5	15.00'	N80°05'17"W
L6	17.25'	N0°37'52"E
L7	20.05'	N89°22'08"W
L8	20.00'	N89°22'08"W
L9	20.00'	N89°22'08"W
L10	20.00'	N0°37'52"E
L11	1.70'	N0°37'52"E
L12	12.05'	N7°30'11"W
L13	20.00'	N89°22'08"W
L14	20.00'	N89°22'08"W
L15	20.00'	N89°22'08"W
L16	31.94'	N21°34'06"W
L17	20.56'	N89°22'08"W
L18	5.00'	N89°22'08"W
L19	18.80'	N89°22'08"W
L20	6.76'	N89°22'08"W
L21	7.50'	N89°22'08"W
L22	27.50'	N89°22'08"W
L23	25.51'	N28°05'22"E
L24	11.33'	N34°28'01"W
L25	9.17'	N7°30'11"W

EMERALD WOODS SUBDIVISION NO. 2 VOL. 110 PGS. 12-15, L.C.P.R.



BLOCK F
14,6057 Ac.
636,224 S.F.

(REMAINDER)
193,0376 Ac.
8,408,720 S.F.

- LEGEND:
- PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENT
 - DEDICATED RIGHT OF WAY
 - PUBLIC SIDEWALK EASEMENT LINE
 - UTILITY EASEMENT LINE
 - WATERMAIN EASEMENT LINE
 - STORM SEWER EASEMENT LINE
 - SANITARY SEWER EASEMENT LINE

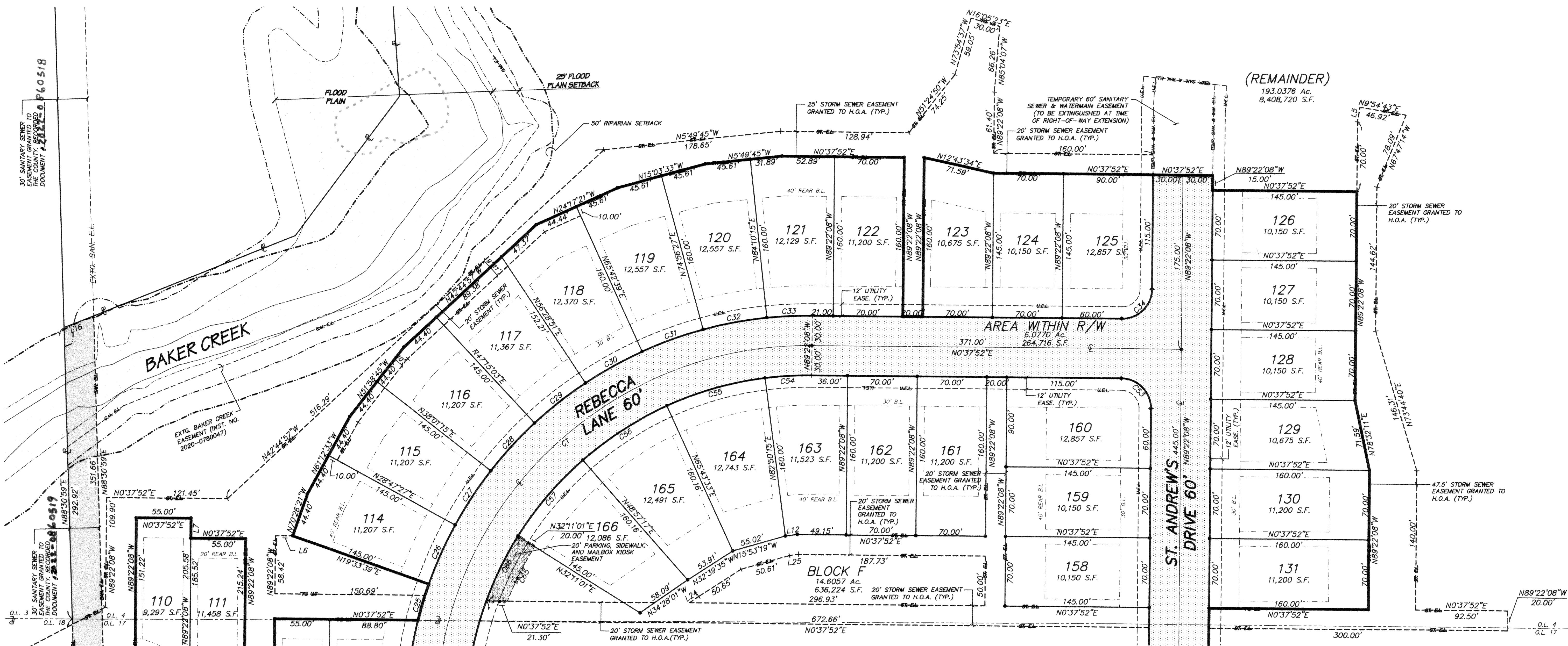
BUILDING SETBACKS
FRONT BUILDING LINE: 30'
SIDE YARD: 7.5'
REAR YARD (SUBLOTS 89-113, 132-157): 20'
REAR YARD (SUBLOTS 114-131, 158-166): 40'

GRAPHIC SCALE
0' 25' 50'

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

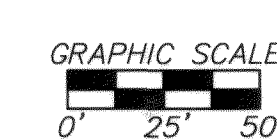
HORIZ. SCALE: 1"=50'
 VERT. SCALE: 1"=10'
 DATE: JUL, 2021
 DRAWN BY: K.C.
 CHECKED BY: T.C.
 FILE NO.: 472003 Plat 0306
 ORDER NO.: 4720-3

4
8



SEE SHEET 3/8

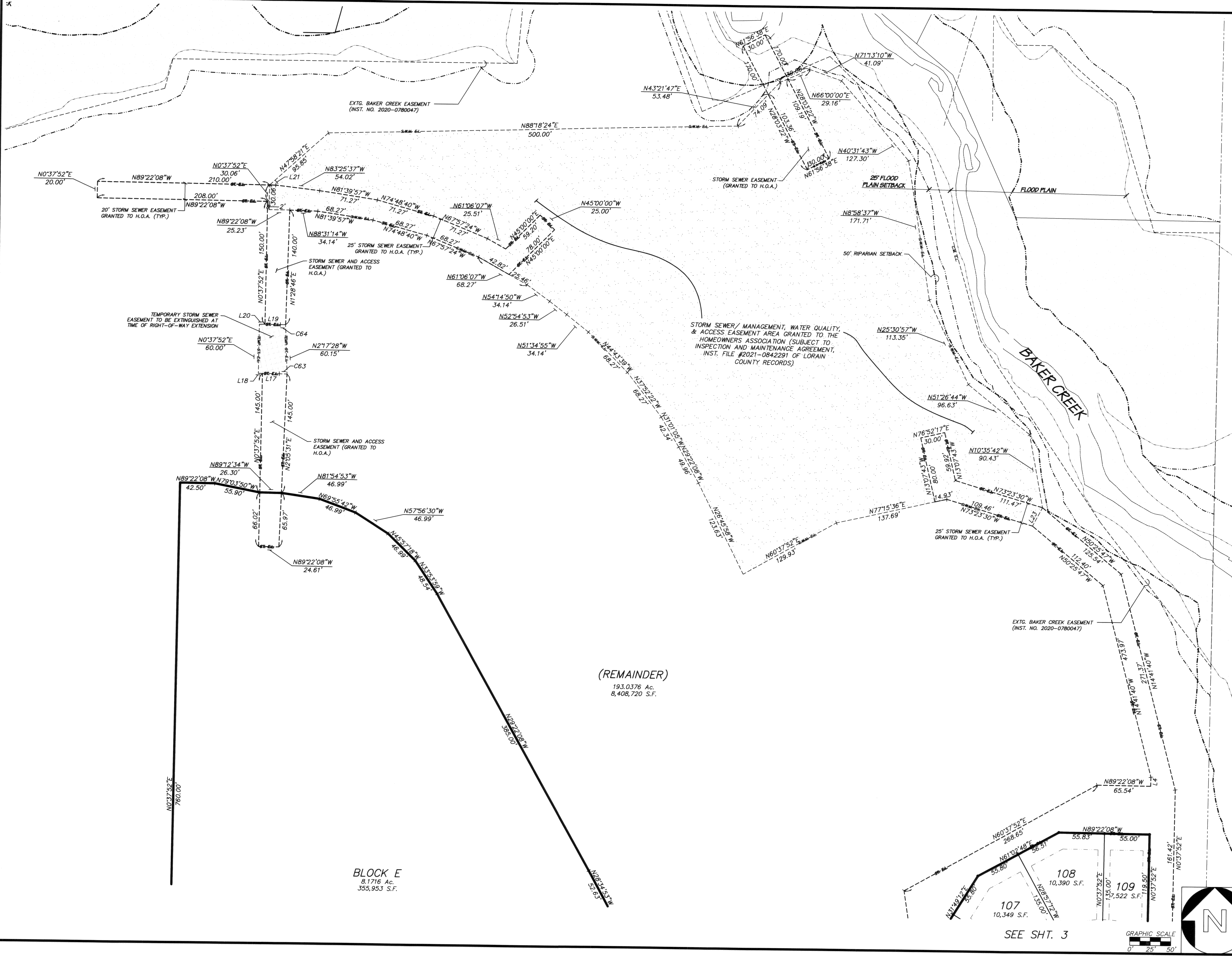
- LEGEND:**
- PROP. PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENT
 - PROP. SANITARY SEWER EASEMENT
 - DEDICATED RIGHT OF WAY
 - S.W.-E.L. PUBLIC SIDEWALK EASEMENT LINE
 - U.E.L. UTILITY EASEMENT LINE
 - W.M.-E.L. WATERMAIN EASEMENT LINE
 - S.F.-E.L. STORM SEWER EASEMENT LINE
 - S.S.-E.L. SANITARY SEWER EASEMENT LINE
 - C.M.-E.L. CREEK MAINTENANCE EASEMENT LINE
- BUILDING SETBACKS**
- FRONT BUILDING LINE: 30'
 - SIDE YARD: 7.5'
 - REAR YARD (SUBLOTS 89-113, 132-157): 20'
 - REAR YARD (SUBLOTS 114-131, 158-166): 40'



			DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 842-1130 FAX: (216) 842-1132	
	HORIZ. SCALE 1"=50'	VERT. SCALE 472003 Plot 0306	DESIGNED BY K.C.	CHECKED BY T.C.
				5 8

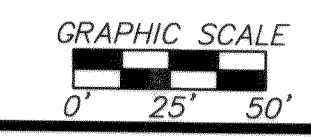
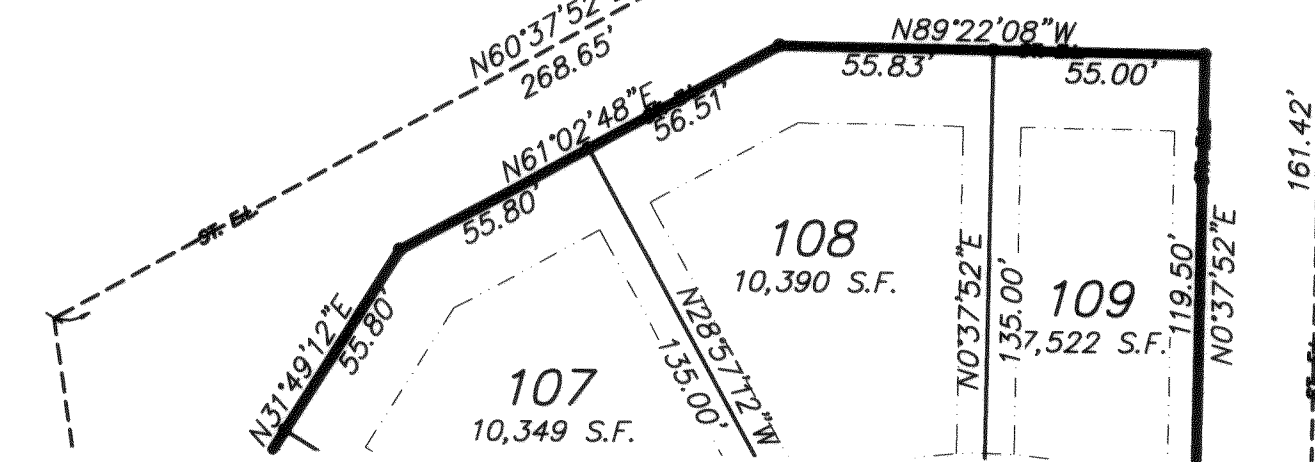
- LEGEND:**
- STORM WATER MANAGEMENT EASEMENT
 - S.W.-E.L. PUBLIC SIDEWALK EASEMENT LINE
 - U.E.L. UTILITY EASEMENT LINE
 - W.M.-E.L. WATERMAIN EASEMENT LINE
 - S.F.-E.L. STORM SEWER EASEMENT LINE
 - S.A.N.-E.L. SANITARY SEWER EASEMENT LINE
 - C.M.-E.L. CREEK MAINTENANCE EASEMENT LINE

- BUILDING SETBACKS**
- FRONT BUILDING LINE: 30'
 - SIDE YARD: 7.5'
 - REAR YARD (SUBLOTS 89-113, 132-157): 20'
 - REAR YARD (SUBLOTS 114-131, 158-166): 40'

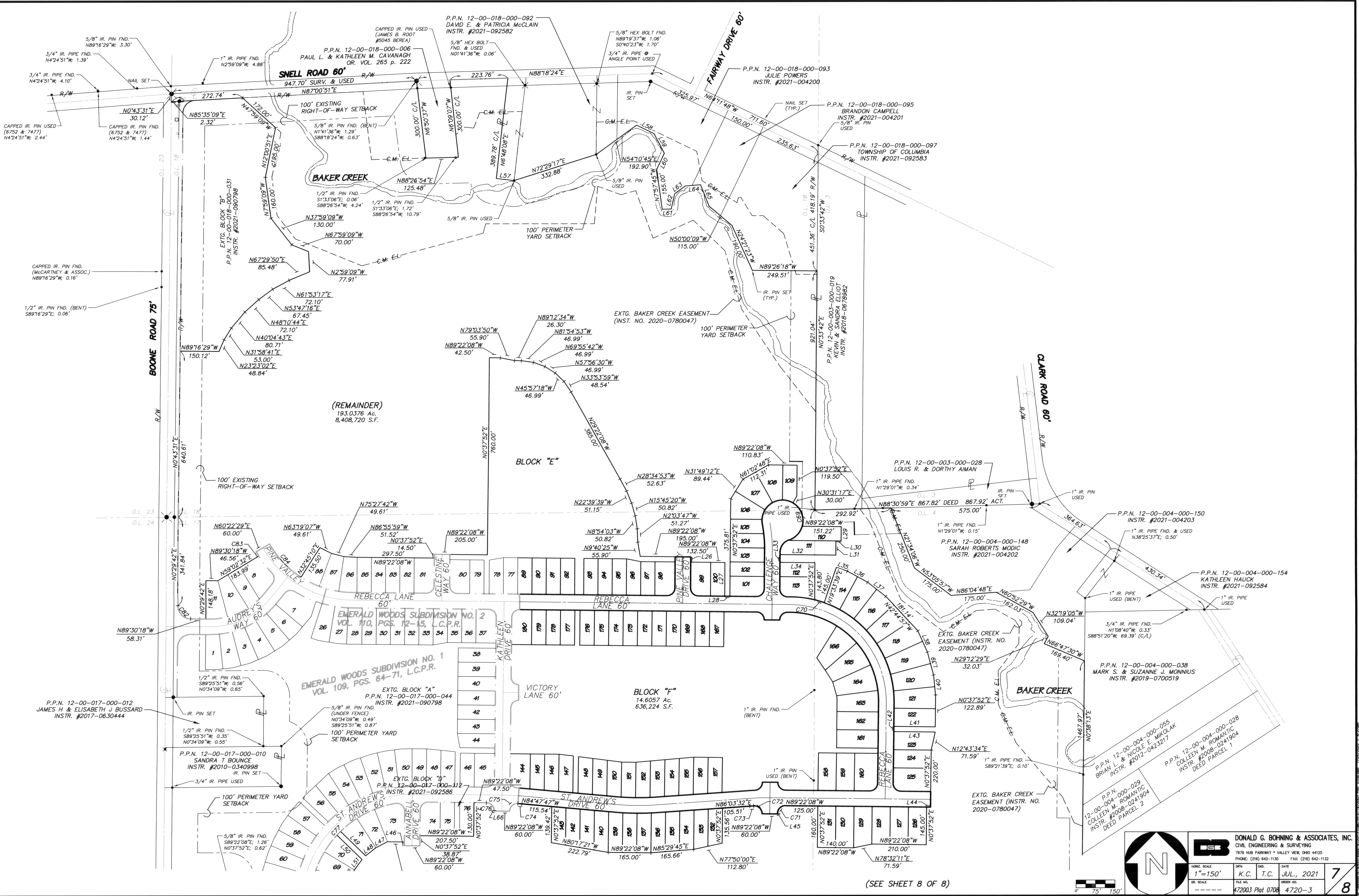


BLOCK E
8.1716 Ac.
355,953 S.F.

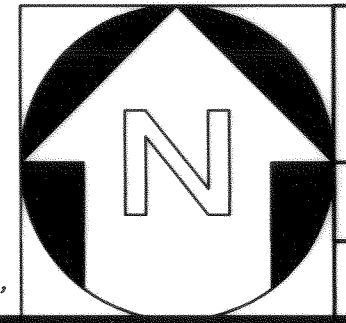
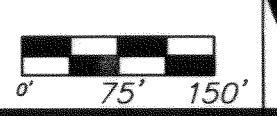
(REMAINDER)
193,0376 Ac.
8,408,720 S.F.



	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"=50'	VERT. SCALE 1"=25'	DRW. NO. K.C. T.C.	DATE JUL., 2021	ORDER NO. 472003 Plat 0306	4720-3



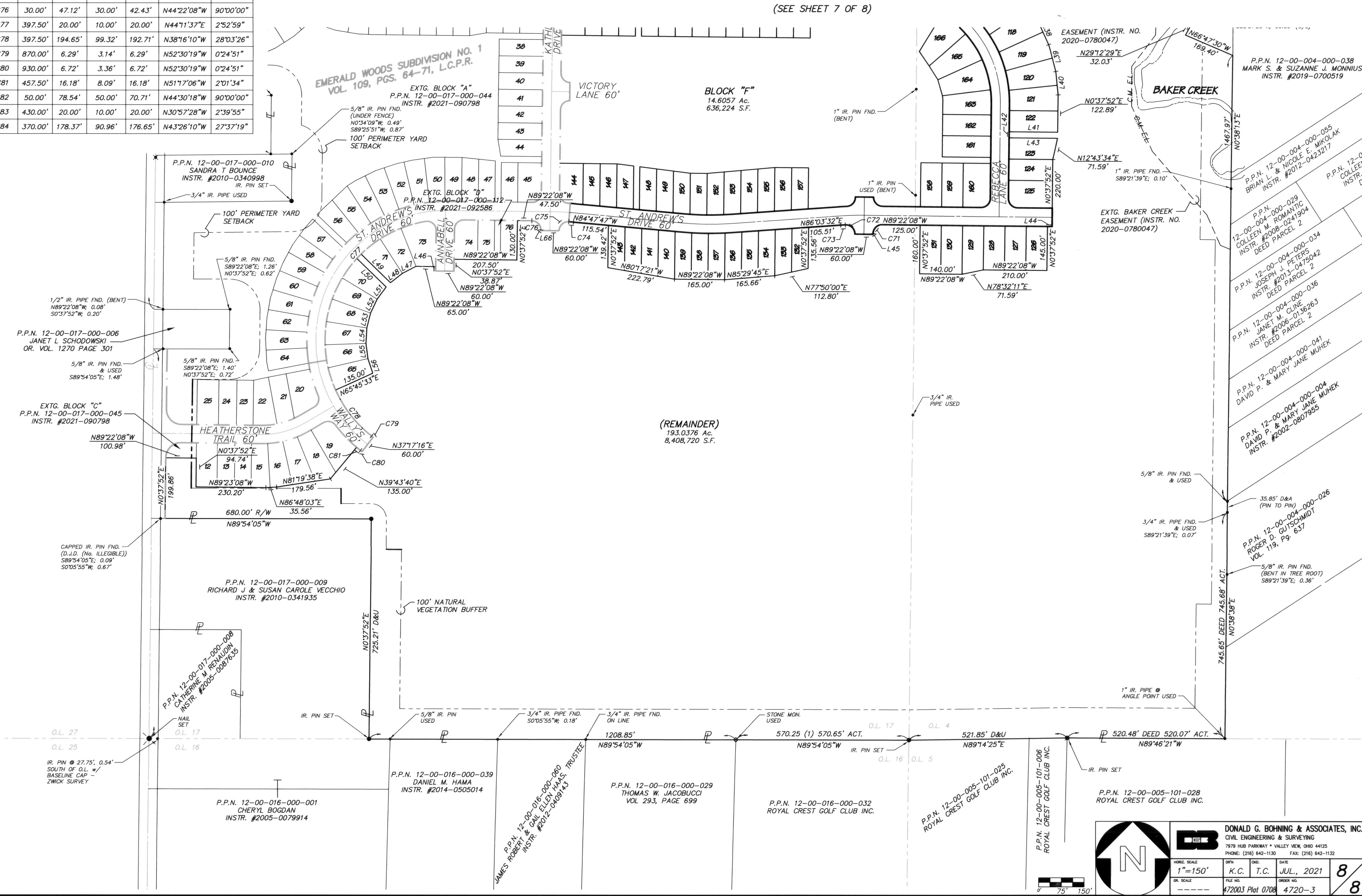
(SEE SHEET 8 OF 8)



DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 842-1130 FAX: (216) 842-1132	
HORIZ. SCALE 1"=150'	DATE JUL., 2021
FILE NO. 472003 Plot 0708	ORDER NO. 4720-3

LINE	LENGTH	BEARING
L26	20.00'	N0°37'52"E
L27	130.00'	N0°37'52"E
L28	20.00'	N89°22'08"W
L29	55.00'	N0°37'52"E
L30	20.05'	N89°22'08"W
L31	55.00'	N0°37'52"E
L32	215.24'	N89°22'08"W
L33	30.00'	N0°37'52"E
L34	135.00'	N89°22'08"W
L35	44.40'	N70°26'21"W
L36	88.79'	N61°12'33"W
L37	88.79'	N51°58'45"W
L38	90.05'	N24°7'21"W
L39	91.22'	N15°03'33"W
L40	77.50'	N5°49'45"W
L41	160.00'	N89°22'08"W
L42	20.00'	N0°37'52"E
L43	160.00'	N89°22'08"W
L44	15.00'	N89°22'08"W
L45	1.92'	N0°37'52"E
L46	14.29'	N0°37'52"E
L47	50.64'	N62°49'16"E
L48	49.90'	N51°49'53"E
L49	135.06'	N45°48'23"W
L50	135.06'	N45°48'23"W
L51	49.85'	N36°33'42"E
L52	50.64'	N25°34'39"E
L53	50.64'	N14°30'24"E
L54	50.64'	N3°26'10"E
L55	50.64'	N7°38'05"W
L56	50.64'	N18°42'20"W
L57	69.23'	N83°11'52"W
L58	75.00'	N64°11'48"W
L59	85.79'	N27°19'36"W
L60	68.53'	N25°48'12"E
L61	35.00'	N88°26'09"E
L62	60.00'	N12°34'44"E
L63	50.00'	N5°31'9"52"E
L64	60.00'	N85°09'41"E
L65	90.00'	N22°07'32"W
L66	1.92'	N0°37'52"E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C69	79.00'	104.41'	61.42'	96.98'	N21°36'54"W	75°43'38"
C70	405.00'	37.91'	18.97'	37.90'	N73°07'15"W	5°21'48"
C71	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C72	30.00'	49.04'	31.98'	43.76'	N46°11'55"W	93°39'35"
C73	970.00'	15.45'	7.73'	15.45'	N86°30'55"E	0°54'45"
C74	970.00'	15.45'	7.73'	15.45'	N85°15'10"W	0°54'45"
C75	30.00'	49.04'	31.98'	43.76'	N47°27'40"E	93°39'35"
C76	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C77	397.50'	20.00'	10.00'	20.00'	N44°11'37"E	2°52'59"
C78	397.50'	194.65'	99.32'	192.71'	N38°16'10"W	28°03'26"
C79	870.00'	6.29'	3.14'	6.29'	N52°30'19"W	0°24'51"
C80	930.00'	6.72'	3.36'	6.72'	N52°30'19"W	0°24'51"
C81	457.50'	16.18'	8.09'	16.18'	N51°7'06"W	2°01'34"
C82	50.00'	78.54'	50.00'	70.71'	N44°30'18"W	90°00'00"
C83	430.00'	20.00'	10.00'	20.00'	N30°57'28"W	2°39'55"
C84	370.00'	178.37'	90.96'	176.65'	N43°26'10"W	27°37'19"



(SEE SHEET 7 OF 8)

(REMAINDER)
193.0376 Ac.
8,408,720 S.F.

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HORIZ. SCALE: 1"=150'
DATE: JUL., 2021
FILE NO.: 472003 Plat 0708
ORDER NO.: 4720-3

8
8