

SANDY SPRINGS SUBDIVISION No. 2

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO
BEING PART OF BLACK RIVER TOWNSHIP TRACT 3, ORIGINAL LOT 7



VICINITY MAP:
NOT TO SCALE

OWNERS CERTIFICATION AND ACCEPTANCE:

I, THE UNDERSIGNED OWNER, SANDY SPRINGS DEVELOPMENT, LLC, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE SANDY SPRINGS SUBDIVISION No. 2 AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON, AS A CONDITION ON THE PART OF THE ALLOTTER AND ACCEPTANCE OF THE PART OF THE CITY OF LORAIN, THE OWNERS OF THE LOTS OF THIS PLAT ARE FOREVER PROHIBITED FROM PLANTING TREES AND SHRUBS IN ANY PART OF THE STREETS SHOWN HEREON.

SANDY SPRINGS DEVELOPMENT, LLC
Thomas J. Oster, President
PRESIDENT
Thomas J. OSTER

WITNESS
NOTARY:

STATE OF OHIO
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS JAN 11TH DAY OF JANUARY, 2022.

Sarahia R. Deinstein
NOTARY PUBLIC
MY COMMISSION EXPIRES: 06-21-2026



MORTGAGE RELEASE:

WE THE UNDERSIGNED, THOMAS J. OSTER LIVING TRUST

HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC USE FROM THE OPERATION OF SAID MORTGAGE(S) AND/OR OTHER INTERESTS.

THOMAS J. OSTER LIVING TRUST
MORTGAGEE

Thomas J. Oster, Trustee
BY: Thomas J. OSTER
TITLE: TRUSTEE

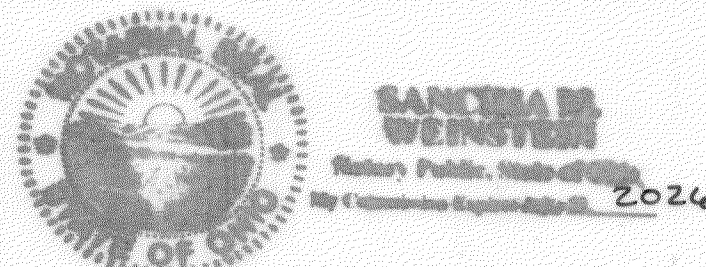
NOTARY:

STATE OF OHIO
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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Sarahia R. Deinstein
NOTARY PUBLIC
MY COMMISSION EXPIRES: 06-21-2026



MORTGAGE RELEASE:

WE THE UNDERSIGNED, First Federal Savings & Loan Association of Lakewood

HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC USE FROM THE OPERATION OF SAID MORTGAGE(S) AND/OR OTHER INTERESTS.

First Federal Savings & Loan Association of Lakewood
MORTGAGEE

Joseph P. Lester
BY: Joseph P. Lester
TITLE: Vice President

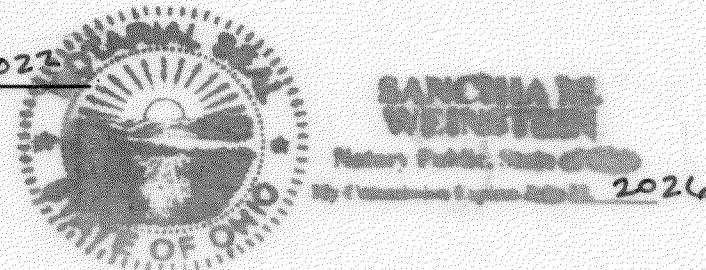
NOTARY:

STATE OF OHIO
COUNTY OF LORAIN

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NOTARY PUBLIC
MY COMMISSION EXPIRES: 06-21-2026



SETBACKS:

LOTS 10-12:
25' FRONT AND REAR YARD SETBACK
5' SIDE YARD SETBACK
(LOT 11 - 25' SIDE YARD ALONG JAMES DRIVE)

LOTS 13-23:
25' FRONT YARD SETBACK
5' SIDE YARD SETBACK
(LOT 13 - 25' SIDE YARD ALONG AUDRIANA WAY DRIVE)
30' REAR YARD SETBACK

LOTS 24-40:
20' FRONT YARD SETBACK
5' SIDE YARD SETBACK
25' REAR YARD SETBACK

MORTGAGE RELEASE:

WE THE UNDERSIGNED, NVR INC.

HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC USE FROM THE OPERATION OF SAID MORTGAGE(S) AND/OR OTHER INTERESTS.

NVR INC.
MORTGAGEE

Thomas Sear
BY: Thomas Sear
TITLE: Vice President

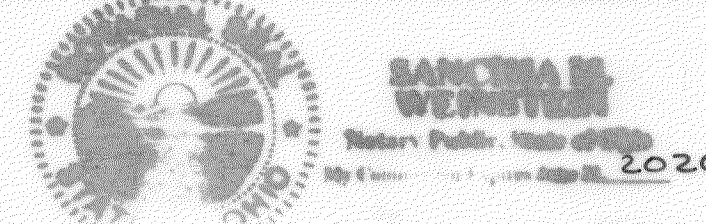
NOTARY:

STATE OF OHIO
COUNTY OF LORAIN

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Sarahia R. Deinstein
NOTARY PUBLIC
MY COMMISSION EXPIRES: 06-21-2026



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS SURVEY WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Daniel P. Engle
DATE: 1/11/2022

DANIEL P. ENGLE, PS
REGISTERED PROFESSIONAL SURVEYOR No. 8452
ENGLE TROTTER & ASSOCIATES
5473 RIVER SUMMIT
NORTH ROYALTON, OHIO 44133
216.235.4322
DANIEL@ENGLESURVEYING.COM



INDEX OF SHEETS:

- 1 - COVER SHEET
- 2 - OVERALL AND REMAINDER
- 3 - SUBLOTS 10 TO 40 INCLUSIVE

LOT NUMBERS:

SANDY SPRINGS SUBDIVISION No. 1
CONTAINS 31 LOTS, NUMBERED 10 TO 40 INCLUSIVE

SURVEYOR'S NOTE:

THIS SURVEY HAS BEEN PERFORMED WITHOUT A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT PROPERTY.

APPROVALS:

LORAIN CITY SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING SUBDIVISION PLAT AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE THE SAME:

Douglas Hesel
LORAIN CITY SURVEYOR
DATE: JAN. 23, 2022

COUNCIL CERTIFICATE:

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN.

BY ORDINANCE NO. 8-22
APPROVED THIS 24 DAY OF JANUARY, 2022

Brianna Dill
CLERK OF COUNCIL

PLANNING COMMISSION:

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN.

J. Bradley
CHAIRMAN, CITY OF LORAIN
PLANNING COMMISSION
DATE: 1/12/2022

LAW DIRECTOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION PLAT IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

PA...
LAW DIRECTOR, CITY OF LORAIN
DATE: 1/18/2022

PARK DEPARTMENT CERTIFICATE:

THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 1111.05 AS APPROVED BY ORDINANCE NO. 186-85 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN HAVE BEEN MET; WHEREIN THE PARK DEDICATION HAS BEEN WAIVED AND OTHER CONSIDERATIONS ACCEPTED IN LIEU THEREOF.

Samuel Washington
DIRECTOR OF PUBLIC SAFETY SERVICE
DATE: 1/12/2022

UTILITY EASEMENTS:

WE THE UNDERSIGNED, OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE COLUMBIA GAS OF OHIO, INC., OHIO EDISON COMPANY, CENTURY TELEPHONE OF OHIO, ANY OTHER LEGALLY ALLOWABLE UTILITY COMPANIES AND THE CITY OF LORAIN, OHIO, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREET LINES TO CONSTRUCT, PLACE, AND OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, PIPELINES, SURFACE OR BELOW MOUNTED TRANSFORMERS, AND PEDESTALS, CONCRETE PADS, STORM AND SANITARY SEWERS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, AND DISTRIBUTING NATURAL GAS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE 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 GRANTEE BY THESE EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMA 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 CABLES 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. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

GRANTOR:
SANDY SPRINGS DEVELOPMENT, LLC

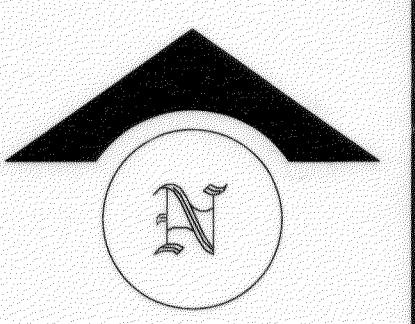
Thomas J. Oster
PRESIDENT
Thomas J. OSTER

ACREAGE SUMMARY:

	Acres
SUBLOTS	3.9017
RIGHT-OF-WAY	1.7316
BLOCKS	4.8148
GRAND TOTAL	10.4481

EXAMCO TITLE SERVICES
5155 PARK SQUARE DRIVE
UNIT 3 SITE B
LORAIN, OH 44053
Plat Vol - 111
Pgs 62, 63, 64

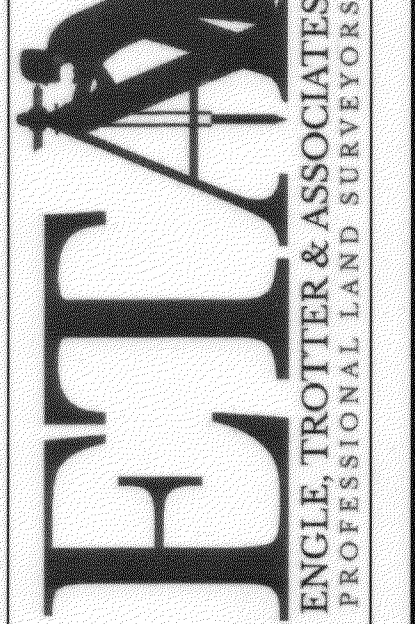
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
FEB 14 2022
J. CRAIG SNODGRASS, CPA, CMA
LORAIN COUNTY AUDITOR



THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY ENGLE TROTTER & ASSOCIATES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ENGLE TROTTER & ASSOCIATES OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY ON OR OFF-SITE STRUCTURE OR OF ANY OTHER PERSONS ON OR NEAR THE CONSTRUCTION SITE. THE SAFETY OF THE CONSTRUCTION SITE AND PLACES NEAR ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THESE DRAWINGS ARE THE PROPERTY OF ENGLE TROTTER & ASSOCIATES AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF ENGLE & ASSOCIATES, LLC.



ENGLE TROTTER & ASSOCIATES
5473 RIVER SUMMIT
NORTH ROYALTON, OHIO 44133
(216) 235-4322

SANDY SPRINGS
SUBDIVISION No. 2
COVER

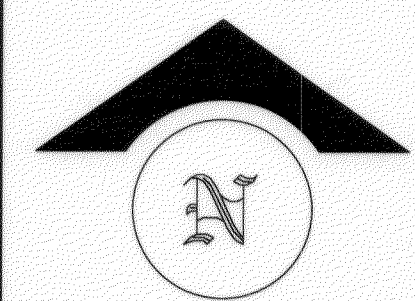
REVISIONS
REV #1: 2021.12.20
COUNTY COMMENTS

SCALE:

CLIENT NAME:
SANDY SPRINGS
DEVELOPMENT, LLC
PROJECT NUMBER:
2021076e
PROJECT ADDRESS:
CITY OF LORAIN
LORAIN COUNTY, OHIO
DATE:
SEPTEMBER 01, 2021
SHEET NUMBER:

SANDY SPRINGS SUBDIVISION No. 2

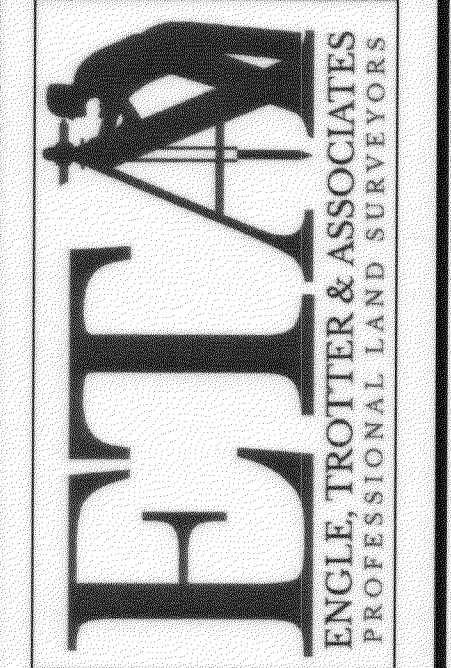
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO
BEING PART OF BLACK RIVER TOWNSHIP TRACT 3, ORIGINAL LOT 7



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5475 RIVER SUMMIT
NORTH ROYALTON, OHIO 44133
(216) 235-4322

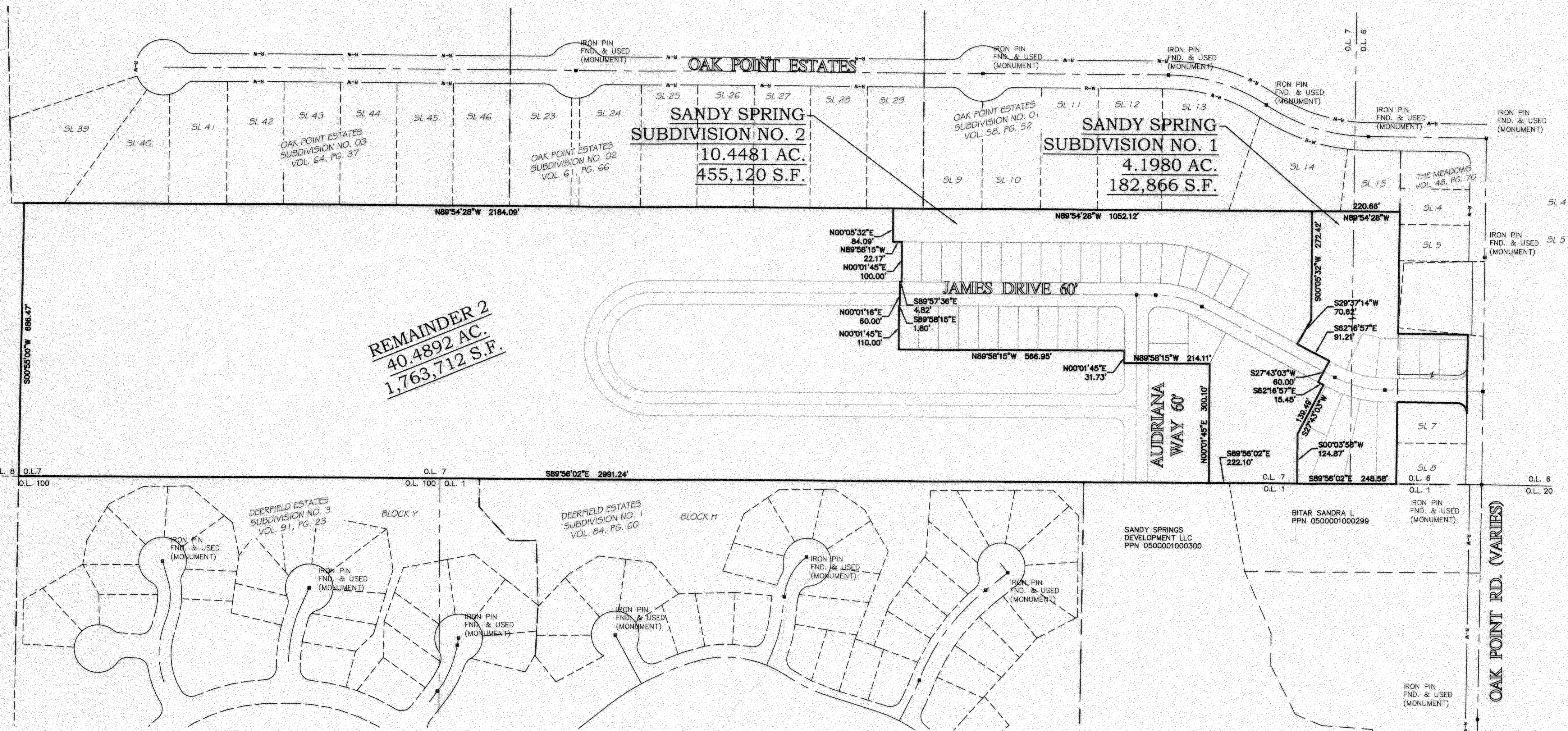
SANDY SPRINGS SUBDIVISION No. 2

OVERALL

REVISIONS
NO. DATE BY COUNTY COMMENTS

SCALE: 0 75 150
1" = 150 FEET

CLIENT NAME: SANDY SPRINGS DEVELOPMENT, LLC
PROJECT NUMBER: 2021076r
PROJECT ADDRESS: CITY OF LORAIN, LORAIN COUNTY, OHIO
DATE: SEPTEMBER 01, 2021
SHEET NUMBER:



REMAINDER 2
40.4892 AC.
1,763,712 S.F.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	120.81'	250.00'	27°41'18"	N76°07'36"W	119.64'	61.61
C2	39.27'	25.00'	90°00'00"	N44°58'15"W	35.36'	25.00
C3	40.17'	25.00'	92°03'50"	S46°03'40"W	35.99'	25.92
C4	98.39'	220.00'	25°37'29"	N75°05'41"W	97.57'	50.03
C5	76.13'	220.00'	19°49'35"	S77°59'38"E	75.75'	38.45
C6	22.26'	220.00'	5°47'54"	S65°10'54"E	22.25'	11.14
C7	11.68'	280.00'	2°23'24"	S88°46'33"E	11.68'	5.84
C8	45.34'	280.00'	9°16'43"	S82°56'30"E	45.29'	22.72
C9	46.11'	280.00'	9°26'07"	S73°35'05"E	46.06'	23.11
C10	32.18'	280.00'	6°35'04"	S65°34'29"E	32.16'	16.11

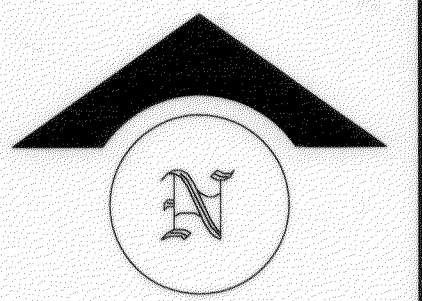
LINE TABLE		
LINE #	BEARING	LENGTH
L2	S66°58'54"W	10.95'
L1	S0°05'32"W	34.57'
L4	S69°42'21"E	20.76'
L5	S32°23'59"E	19.31'
L3	S44°00'10"W	27.34'
L6	S40°38'23"E	37.56'
L7	S17°26'52"E	46.98'
L8	S24°02'46"E	24.75'
L9	S30°19'45"W	36.82'
L10	S47°53'45"W	17.79'
L11	S23°28'40"W	28.00'
L13	S27°43'03"W	12.00'
L12	S12°10'43"W	12.14'

LEGEND:			
○ S	5/8" BY 30" IRON PIN WITH CAP "ENGLE", TO BE SET	VOL	VOLUME
✕ S	SET MAG NAIL	PG	PAGE
○ F	FOUND MONUMENTATION AS SHOWN	(C)	CALCULATED
Ⓜ	CENTERLINE	(D)	DEED
R/W	RIGHT OF WAY	(U)	USED
P.N.	PARCEL NUMBER	(R)	RECORDED
n/f	NOW OR FORMALLY OWNER BY	(M)	MEASURED
		SQ. FT.	SQUARE FEET
		P.R.O.	PRESENT ROAD OCCUPIED

*PINS TO BE SET UPON COMPLETION OF CONSTRUCTION

SANDY SPRINGS SUBDIVISION No. 2

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO
BEING PART OF BLACK RIVER TOWNSHIP TRACT 3, ORIGINAL LOT 7



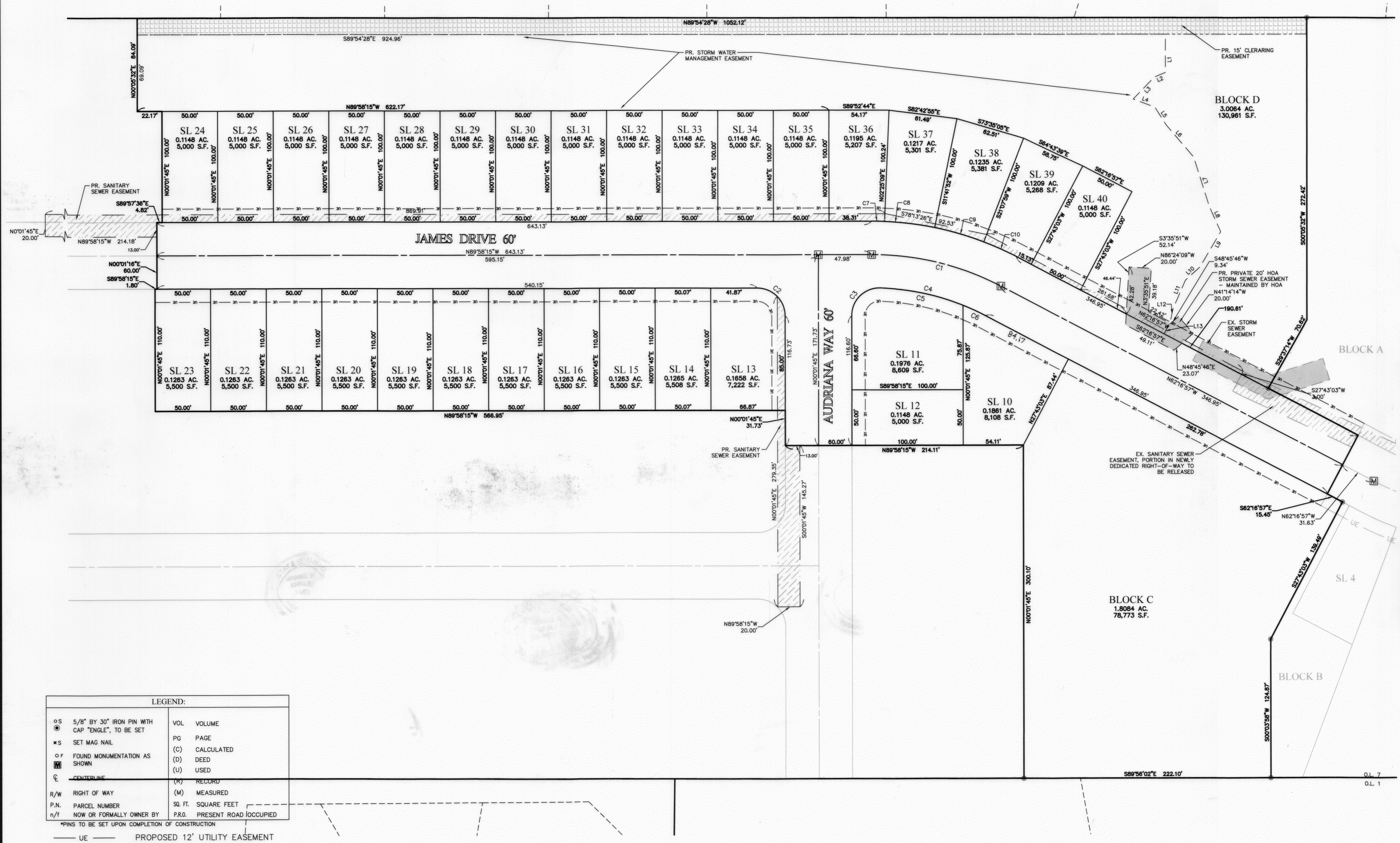
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ENGLE TROTTER & ASSOCIATES
5473 RIVER SUMMIT
NORTH ROYALTON, OHIO 44133
(216) 235-4322



SANDY SPRINGS SUBDIVISION No. 2
SUBLOTS 10-40

REVISIONS
REV #1: 2021.12.20
COUNTY COMMENTS

SCALE: 0 20 40
1" = 40 FEET

CLIENT NAME:
SANDY SPRINGS DEVELOPMENT, LLC
PROJECT NUMBER:
2021076e
PROJECT ADDRESS:
CITY OF LORAIN LORAIN COUNTY, OHIO
DATE:
SEPTEMBER 01, 2021
SHEET NUMBER:
3 OF 3

LEGEND:	
○ S 5/8" BY 30" IRON PIN WITH CAP "ENGLE", TO BE SET	VOL VOLUME
⊙ S SET MAG NAIL	PG PAGE
○ F FOUND MONUMENTATION AS SHOWN	(C) CALCULATED
⊕ CENTERLINE	(D) DEED
R/W RIGHT OF WAY	(U) USED
P.N. PARCEL NUMBER	(R) RECORD
n/f NOW OR FORMALLY OWNER BY	(M) MEASURED
*PINS TO BE SET UPON COMPLETION OF CONSTRUCTION	SQ FT. SQUARE FEET
— UE — PROPOSED 12' UTILITY EASEMENT	P.R.O. PRESENT ROAD OCCUPIED