

EMERALD WOODS SUBDIVISION NO. 4

BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOTS 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. 3.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "EMERALD WOODS SUBDIVISION NO. 4" AS SHOWN HEREON AND CONTAINING 2.7175 ACRES OF LAND IN ORIGINAL LOT 17, 6.3236 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
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 17, & 18 OF SAID TOWNSHIP CONTAINING 9.0411 ACRES.

THE UNDERSIGNED EWGC DEVELOPMENT GROUP, LLC HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS EMERALD WOODS SUBDIVISION NO. 4, A SUBDIVISION OF LOTS 181-205, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, 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 14th DAY OF JUNE, 2022.

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

WITNESS

Gregory S. Modic
GREGORY S. MODIC

Brian S. Pickering
BRIAN S. PICKERING

NOTARIAL SEAL

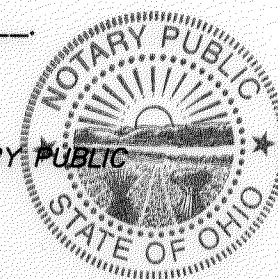
STATE OF OHIO
COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR *Sam Petros, Member* 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 14th DAY OF JUNE, 2022.

BY: *Darcy M MacGregor* NOTARY PUBLIC

DARCY M MACGREGOR
Notary Public - State of Ohio
Recorded in Cuyahoga County
My Commission Expires 6-27-2025



APPROVALS OF SUBDIVISION ENDORSEMENTS

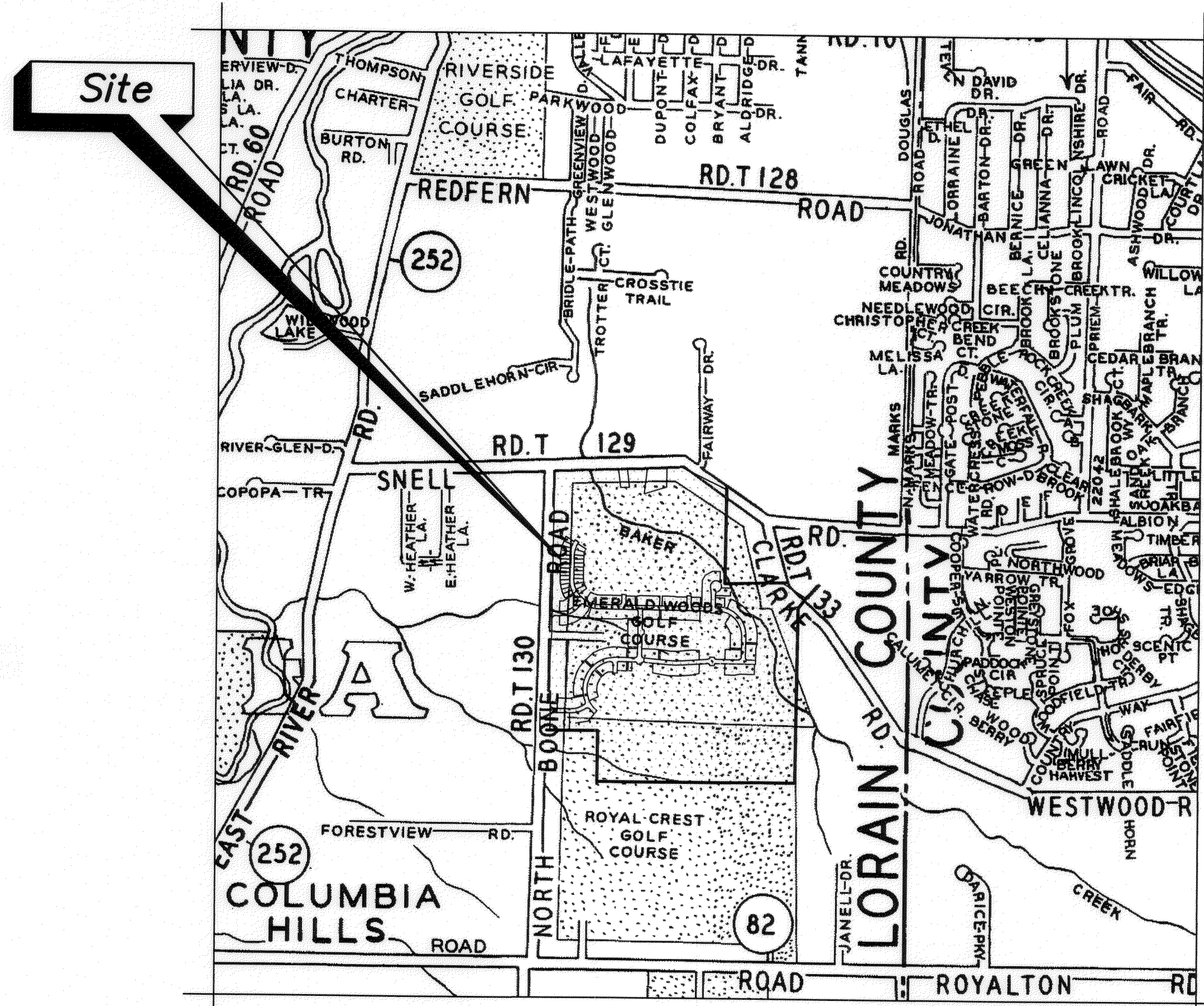
APPROVED THIS 30th DAY OF JUNE, 2022
John Carney P.E.
LORAIN COUNTY ENGINEER

APPROVED THIS 30th DAY OF JUNE, 2022
John Carney P.E.
LORAIN COUNTY SANITARY ENGINEER

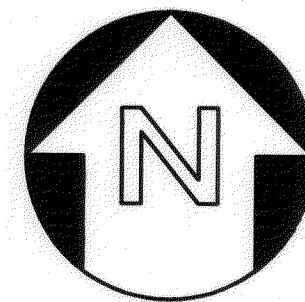
APPROVED THIS June 30 DAY OF 2022
Marie C. Cunningham
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS 30th DAY OF JUNE, 2022
Christy Ryan
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 30th DAY OF JUNE, 2022
Robert D. Dwyer
LORAIN COUNTY PLANNING COMMISSION



LOCATION MAP



SUBDIVISION AREA CHART

Description	O.L. 4	O.L. 17	O.L. 18	TOTAL
SUBLOTS (25)	0.0000	0.9384	3.6358	4.5742
BLOCKS G & H	0.0000	1.5990	1.8327	3.4317
PROP. RIGHT OF WAY	0.0000	0.1801	0.8551	1.0352
TOTAL SUBDIVISION AC.	0.0000	2.7175	6.3236	9.0411
TOTAL REMAINDER AC.	51.7736	72.1027	60.1202	183.9965

COVENANTS & RESTRICTIONS DOC. # 2021-0806066

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT BRAD PIROLI AS VP LAND ACQ AND FOR PULTE HOMES OF OHIO, LLC AS MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF EMERALD WOODS SUBDIVISION NO. 4 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AND SIDEWALKS SHOWN HEREON.

SIGNED *Brad Piroli*

WITNESS

Gregory S. Modic
GREGORY S. MODIC

NOTARIAL SEAL
STATE OF OHIO
COUNTY OF MEDINA

WITNESS

Kent M. Filipowich
KENT M. FILIPOWICH

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 21 DAY OF JUNE, 2022.

BY: *James J. Lawrence* NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT David Benavides AS Market President AND Farmers National Bank AS MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF EMERALD WOODS SUBDIVISION NO. 4 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS SHOWN HEREON.

SIGNED *Carlisa Stephens*

WITNESS

Carlisa Stephens
CARLISA STEPHENS

NOTARIAL SEAL
STATE OF OHIO
COUNTY OF Cuyahoga

WITNESS

Brian S. Pickering
BRIAN S. PICKERING

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 23 DAY OF June, 2022.

BY: *Carlisa Stephens* NOTARY PUBLIC

STORM SEWER EASEMENTS

THE UNDERSIGNED OWNER HEREBY GRANTS THE NEW STORM SEWER EASEMENT IDENTIFIED HEREON WITHIN BLOCK "G" TO THE HOMEOWNERS ASSOCIATION.

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*
SAM PETROS

Jeffrey B. Hall
JEFFREY B. HALL

Geoff Hamm
GEOFF HAMM

Dan Suren
DAN SUREN

Timothy M. Buchanan
TIMOTHY M. BUCHANAN

TRANSFERRED

IN COMPLIANCE WITH SEC. 319-207
OHIO REV. CODE
JUN 30 2022
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Doc ID: 02358730006 Type: OFF
Kind: PLAT
Recorded: 06/09/2022 at 04:05:11 PM
Fee Amt: \$432.00 Page 1 of 6
Lorain County, Ohio
Mike Doran County Recorder
File #: 2022-0881601

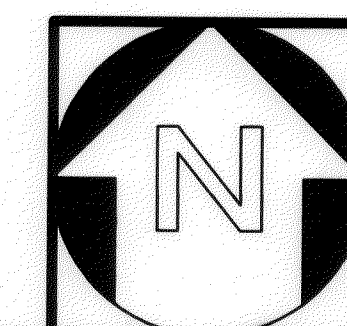
BRIAN PICKERING
310 BUCKNELL CT
BROADVIEW HEIGHTS, OH 44147
Plat Vol 112
Pgs 26, 27, 28, 29, 30

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-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: 20'



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

HORIZ. SCALE: ---
VERT. SCALE: ---
DATE: MAR., 2022
FILE NO.: 472004 Plat 01
ORDER NO.: 4720-4

BOONE ROAD 60'

BOONE ROAD 75'

SNELL ROAD 60'

FAIRWAY DRIVE 60'

CLARK ROAD 60'

R/W

R/W

R/W

R/W

R/W

R/W

R/W

R/W

R/W

R/W

R/W

O.L. 23

O.L. 18

O.L. 18

O.L. 17

O.L. 3

O.L. 3

O.L. 4

O.L. 23

O.L. 24

O.L. 18

O.L. 17

O.L. 3

O.L. 4

PROP. BLOCK "G"

PROP. BLOCK "H"

EXTG. BLOCK "A"

EXTG. BLOCK "B"

EXTG. BLOCK "D"

HEATHERSTONE TRAIL 60'

WILLYS DRIVE 60'

O.L. 17

O.L. 16

P.P.N. 12-00-016-000-039

CHERYL BOGDAN

INSTR. #2005-0079914

P.P.N. 12-00-016-000-032

THOMAS

VOL. 293, PAGE 699

P.P.N. 12-00-016-000-032

ROYAL CREST GOLF CLUB INC.

P.P.N. 12-00-005-101-025

ROYAL CREST GOLF CLUB INC.

P.P.N. 12-00-005-101-025

ROYAL CREST GOLF CLUB INC.

P.P.N. 12-00-005-101-028

ROYAL CREST GOLF CLUB INC.

P.P.N. 12-00-005-102-001

ROYAL CREST GOLF CLUB INC.

PPN 12-00-005-102-052

CHRIST CHURCH

P.P.N. 12-00-018-000-006

PAUL L. & KATHLEEN M. CAVANAGH

OR. VOL. 285 p. 222

P.P.N. 12-00-018-000-092

DAVID E. & PATRICIA McCLAIN

INSTR. #2021-092582

P.P.N. 12-00-018-000-093

JULIE POWERS

INSTR. #2021-004200

P.P.N. 12-00-018-000-095

BRANDON CAMPBELL

INSTR. #2021-004201

P.P.N. 12-00-018-000-097

TOWNSHIP OF COLUMBIA

INSTR. #2021-092583

P.P.N. 12-00-018-000-019

KEVIN & SUZANNE

INSTR. #2018-067892

P.P.N. 12-00-003-000-028

LOUIS R. & DORTHY AAMAN

VOL. 1371 p. 675

P.P.N. 12-00-004-000-148

SARAH ROBERTS MOORE

INSTR. #2021-004202

P.P.N. 12-00-004-000-150

INSTR. #2021-004203

P.P.N. 12-00-004-000-154

KATHLEEN HAUCK

INSTR. #2021-092584

P.P.N. 12-00-004-000-038

MARK S. & SUZANNE J. MONNIUS

INSTR. #2019-0700219

P.P.N. 12-00-004-000-036

BRANDON & SUZANNE J. MONNIUS

INSTR. #2019-0700219

P.P.N. 12-00-004-000-037

BRANDON & SUZANNE J. MONNIUS

INSTR. #2019-0700219

P.P.N. 12-00-004-000-039

BRANDON & SUZANNE J. MONNIUS

INSTR. #2019-0700219

P.P.N. 12-00-004-000-040

BRANDON & SUZANNE J. MONNIUS

INSTR. #2019-0700219

P.P.N. 12-00-004-000-041

BRANDON & SUZANNE J. MONNIUS

INSTR. #2019-0700219

P.P.N. 12-00-004-000-042

BRANDON & SUZANNE J. MONNIUS

INSTR. #2019-0700219

P.P.N. 12-00-004-000-043

BRANDON & SUZANNE J. MONNIUS

INSTR. #2019-0700219

P.P.N. 12-00-004-000-044

DAVID P. & MARY JANE MUHEK

INSTR. #2002-0807955

P.P.N. 12-00-004-000-026

DAVID P. & MARY JANE MUHEK

INSTR. #2002-0807955

P.P.N. 12-00-004-000-044

ROGER D. GUTSCHMIDT

VOL. 118, Pg. 637

P.P.N. 12-00-004-000-044

DANIEL & DOROTHY MARA LAROCCO

VOL. 1272, P. 158

P.P.N. 12-00-004-000-045

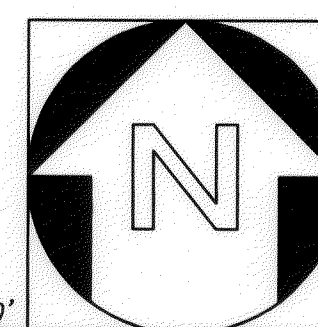
FRAN DESVARI

INSTR. #2017-0649293

P.P.N. 12-00-004-000-025

VICTORIA COLE

VOL. 279, Pg. 943

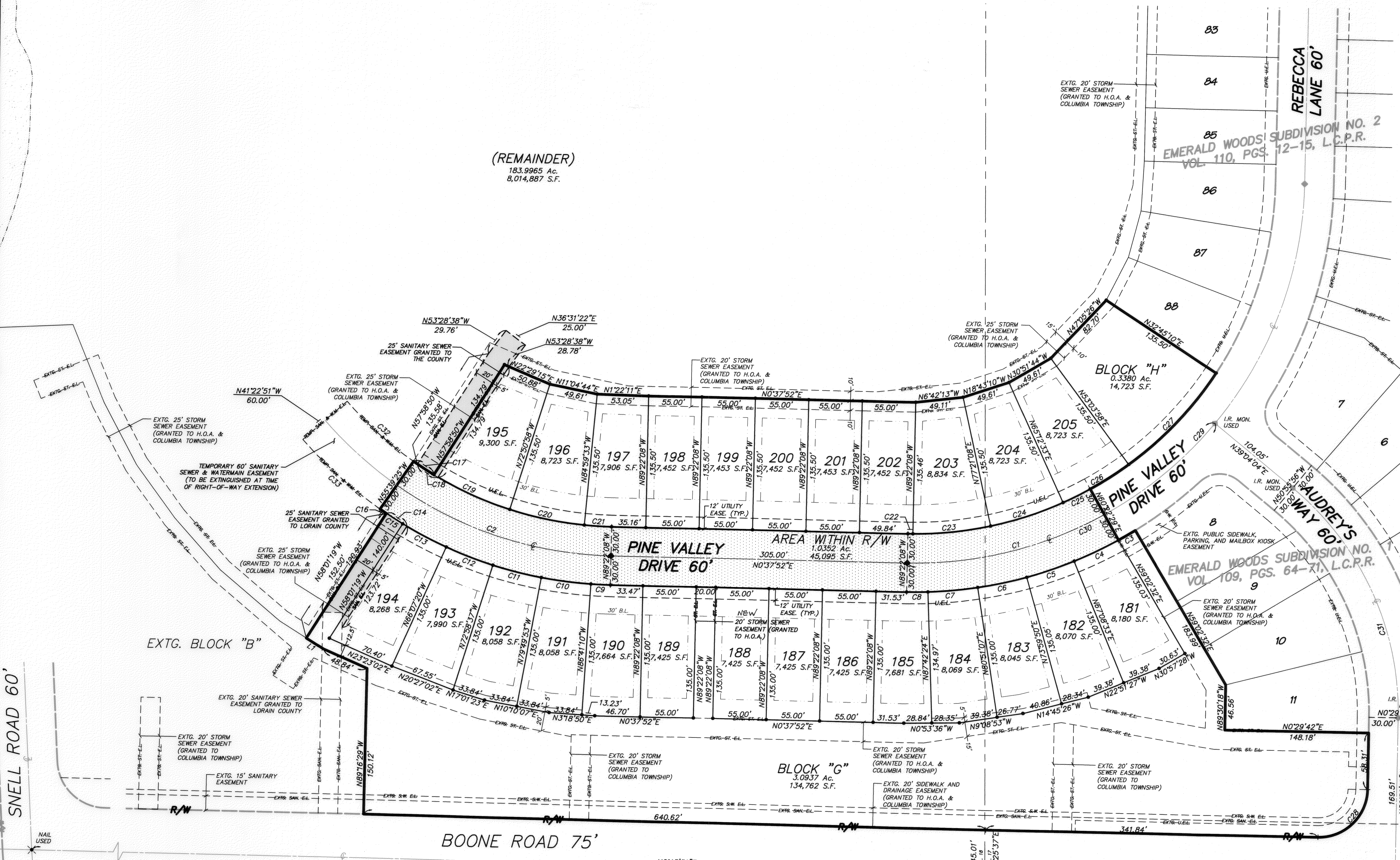


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 CIVIL ENGINEERING & SURVEYING
 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 842-1130 FAX: (216) 842-1132

HORIZ. SCALE	DATE	2
1"=250'	K.C. T.C. MAR., 2022	5
GR. SCALE	ORDER NO.	
	472004 Plot 02	4720-4

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.94'	N31°58'41"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00'	211.23'	108.14'	208.78'	N14°29'49"W	30°15'23"
C2	400.00'	235.35'	121.19'	231.97'	N17°29'14"E	33°42'42"
C3	430.00'	20.00'	10.00'	20.00'	N30°57'28"W	2°39'55"
C4	430.00'	50.79'	25.43'	50.76'	N26°14'29"W	6°46'04"
C5	430.00'	51.44'	25.75'	51.41'	N19°25'48"W	6°51'17"
C6	430.00'	51.44'	25.75'	51.41'	N12°34'32"W	6°51'17"
C7	430.00'	51.44'	25.75'	51.41'	N5°43'15"W	6°51'17"
C8	430.00'	21.95'	10.98'	21.95'	N0°49'52"W	2°55'29"
C9	430.00'	20.13'	10.07'	20.13'	N1°58'21"E	2°40'57"
C10	430.00'	51.44'	25.75'	51.41'	N6°44'28"E	6°51'17"
C11	430.00'	51.44'	25.75'	51.41'	N13°35'45"E	6°51'17"
C12	430.00'	51.44'	25.75'	51.41'	N20°27'02"E	6°51'17"
C13	430.00'	50.79'	25.43'	50.76'	N27°15'42"E	6°46'04"
C14	430.00'	25.00'	12.51'	25.00'	N31°38'42"E	3°19'54"
C15	430.00'	20.00'	10.00'	20.00'	N31°58'41"E	2°39'55"
C16	430.00'	7.75'	3.87'	7.75'	N33°49'37"E	1°01'56"
C17	370.00'	25.01'	12.51'	25.01'	N32°24'25"E	3°52'20"
C18	370.00'	25.01'	12.51'	25.00'	N31°37'55"E	3°52'20"
C19	370.00'	86.02'	43.20'	85.82'	N23°48'38"E	13°19'13"
C20	370.00'	78.42'	39.36'	78.27'	N11°04'44"E	12°08'35"
C21	370.00'	28.26'	14.14'	28.25'	N2°49'10"E	4°22'35"
C22	370.00'	5.16'	2.58'	5.16'	N0°13'55"E	0°47'54"
C23	370.00'	80.60'	40.46'	80.44'	N6°24'27"W	12°28'51"
C24	370.00'	78.42'	39.36'	78.27'	N18°43'10"W	12°08'35"
C25	370.00'	31.22'	15.62'	31.21'	N27°12'29"W	4°50'04"
C26	370.00'	78.42'	39.36'	78.27'	N30°51'44"W	12°08'35"
C27	370.00'	131.18'	66.28'	130.49'	N47°05'26"W	20°18'48"
C28	50.00'	78.54'	50.00'	70.71'	N44°30'18"W	90°00'00"
C29	400.00'	148.75'	75.24'	147.90'	N40°16'43"W	21°18'25"
C30	400.00'	359.98'	193.21'	347.95'	N25°09'02"W	51°33'48"
C31	300.00'	269.27'	144.47'	260.32'	N64°46'53"E	51°25'38"
C32	370.00'	92.19'	46.34'	91.95'	N41°28'52"E	14°16'34"
C33	430.00'	107.14'	53.85'	106.86'	N41°28'52"E	14°16'34"



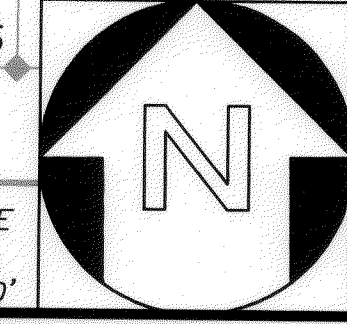
- LEGEND:**
- DEDICATED RIGHT OF WAY
 - PROP. SANITARY SEWER EASEMENT
 - PUBLIC SIDEWALK EASEMENT LINE
 - UTILITY EASEMENT LINE
 - WATERMAIN EASEMENT LINE
 - STORM SEWER EASEMENT LINE
 - SANITARY SEWER EASEMENT LINE
 - CREEK MAINTENANCE EASEMENT LINE

BUILDING SETBACKS

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

NOTES:

- HOMEOWNER'S ASSOCIATION SHALL MAINTAIN ALL PUBLIC SIDEWALKS LOCATED IN H.O.A. OWNED BLOCKS AND/OR PUBLIC SIDEWALK LOCATED ALONG BOONE ROAD AND PINE VALLEY DRIVE.
- HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN BLOCK "H".



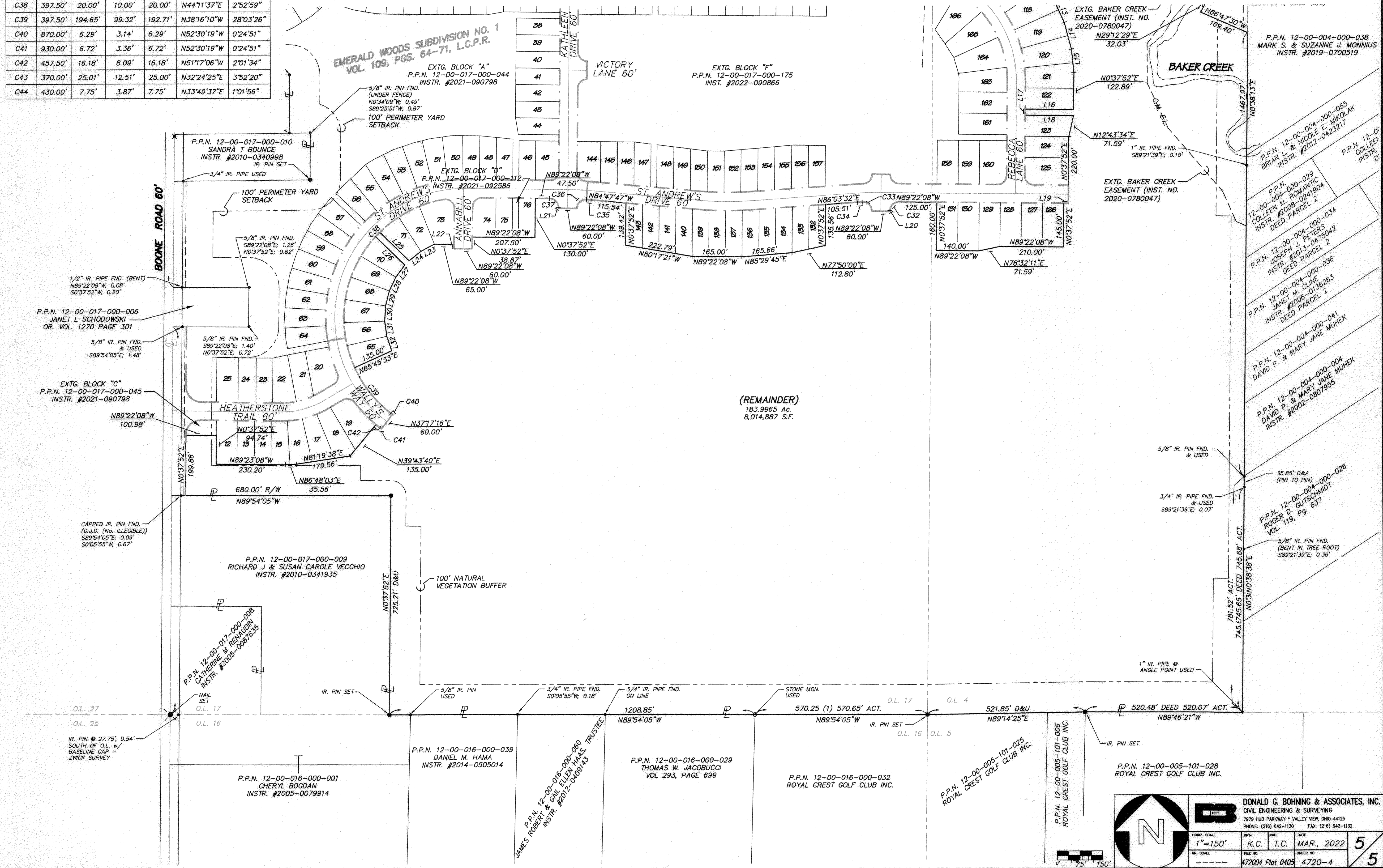
DB DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE	VERT. SCALE	DATE	3
1"=50'	1"=50'	MAR., 2022	5
FILE NO.	ORDER NO.		
472004 Plat 03	4720-4		

LINE	LENGTH	BEARING
L2	20.00'	N0°37'52"E
L3	20.00'	N89°22'08"W
L4	55.00'	N0°37'52"E
L5	20.05'	N89°22'08"W
L6	55.00'	N0°37'52"E
L7	215.24'	N89°22'08"W
L8	30.00'	N0°37'52"E
L9	135.00'	N89°22'08"W
L10	44.40'	N70°26'21"W
L11	88.79'	N61°12'33"W
L12	88.79'	N51°58'45"W
L13	90.05'	N24°17'21"W
L14	91.22'	N15°03'33"W
L15	77.50'	N5°49'45"W
L16	160.00'	N89°22'08"W
L17	20.00'	N0°37'52"E
L18	160.00'	N89°22'08"W
L19	15.00'	N89°22'08"W
L20	1.92'	N0°37'52"E
L21	1.92'	N0°37'52"E
L22	14.29'	N0°37'52"E
L23	50.64'	N62°49'16"E
L24	49.90'	N51°49'53"E
L25	135.06'	N45°48'23"W
L26	135.06'	N45°48'23"W
L27	49.85'	N36°33'42"E
L28	50.64'	N25°34'39"E
L29	50.64'	N14°30'24"E
L30	50.64'	N3°26'10"E
L31	50.64'	N7°38'05"W
L32	50.64'	N18°42'20"W
L33	69.23'	N8°31'52"W
L34	75.00'	N64°11'48"W
L35	85.79'	N27°19'36"W
L36	68.53'	N25°48'12"E
L37	35.00'	N88°26'09"E
L38	60.00'	N12°34'44"E
L39	50.00'	N53°19'52"E
L40	60.00'	N85°09'41"E
L41	90.00'	N22°07'32"W
L42	60.00'	N55°39'25"W
L43	130.00'	N0°37'52"E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C30	79.00'	104.41'	61.42'	96.98'	N21°36'54"W	75°43'38"
C31	405.00'	37.91'	18.97'	37.90'	N73°07'15"W	5°21'48"
C32	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C33	30.00'	49.04'	31.98'	43.76'	N46°11'55"W	93°39'35"
C34	970.00'	15.45'	7.73'	15.45'	N86°30'55"E	0°54'45"
C35	970.00'	15.45'	7.73'	15.45'	N85°15'10"W	0°54'45"
C36	30.00'	49.04'	31.98'	43.76'	N47°27'40"E	93°39'35"
C37	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C38	397.50'	20.00'	10.00'	20.00'	N44°11'37"E	2°52'59"
C39	397.50'	194.65'	99.32'	192.71'	N38°16'10"W	28°03'26"
C40	870.00'	6.29'	3.14'	6.29'	N52°30'19"W	0°24'51"
C41	930.00'	6.72'	3.36'	6.72'	N52°30'19"W	0°24'51"
C42	457.50'	16.18'	8.09'	16.18'	N51°7'06"W	2°01'34"
C43	370.00'	25.01'	12.51'	25.00'	N32°24'25"E	3°52'20"
C44	430.00'	7.75'	3.87'	7.75'	N33°49'37"E	1°01'56"

(SEE SHEET 4 OF 5)



DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7979 18B PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE: 1"=150'
 DATE: MAR., 2022
 PROJ. NO.: 472004 Plot 0405
 SHEET NO.: 4720-4

5/5

Plat Sheet

Instrument # 2022-0881601 Film # _____

Name of Plat: Emerald Woods Subdivision No. 4

Owner: EWGC Development Group LLC

Description: Situated in the Township of Columbia
County of Lorain, State of Ohio; being part of
Columbia Township Lots 17 and 18 acreage;
2.7175 in lot 17
6.3236 acres in lot 18 Easements Also
Creating
Sublots 181 thru 205 inclusive.
and Blocks H and G

Floor Plans: /

Related/Margin: /

Comments: _____

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Receiving Stamp

Pg. 26, 27, 28, 29, 30

BRIAN PICKERING
310 BUCKNELL CT
BROADVIEW HEIGHTS, OH 44147

Amount: \$ 432.00

Initials: SC HR