

EMERALD WOODS SUBDIVISION NO. 5

BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOTS 4 & 17 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. 4.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "EMERALD WOODS SUBDIVISION NO. 5" AS SHOWN HEREON AND CONTAINING 12.2232 ACRES OF LAND IN ORIGINAL LOT 4, 13.6752 ACRES OF LAND IN ORIGINAL LOT 17 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 11/2/2022
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 OF SAID TOWNSHIP CONTAINING 25.8984 ACRES.

THE UNDERSIGNED EWGC DEVELOPMENT GROUP, LLC HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS EMERALD WOODS SUBDIVISION NO. 5, A SUBDIVISION OF LOTS 206-286, 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 WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 2nd DAY OF November 20, 22.

SIGNED: [Signature]
SAM PETROS - EWGC DEVELOPMENT GROUP, LLC

WITNESS: [Signature] CARLA M. SANTORA
[Signature] Brian S. Pickering

NOTARIAL SEAL
STATE OF OHIO
COUNTY OF SUMMIT

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Sam Petros 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 2nd DAY OF November 20, 22.

BY: [Signature] NOTARY PUBLIC
CARLA M. SANTORA
Notary Public, State of Ohio
Recorded in Cuyahoga County
My Commission Expires
December 2, 2022



APPROVALS OF SUBDIVISION ENDORSEMENTS

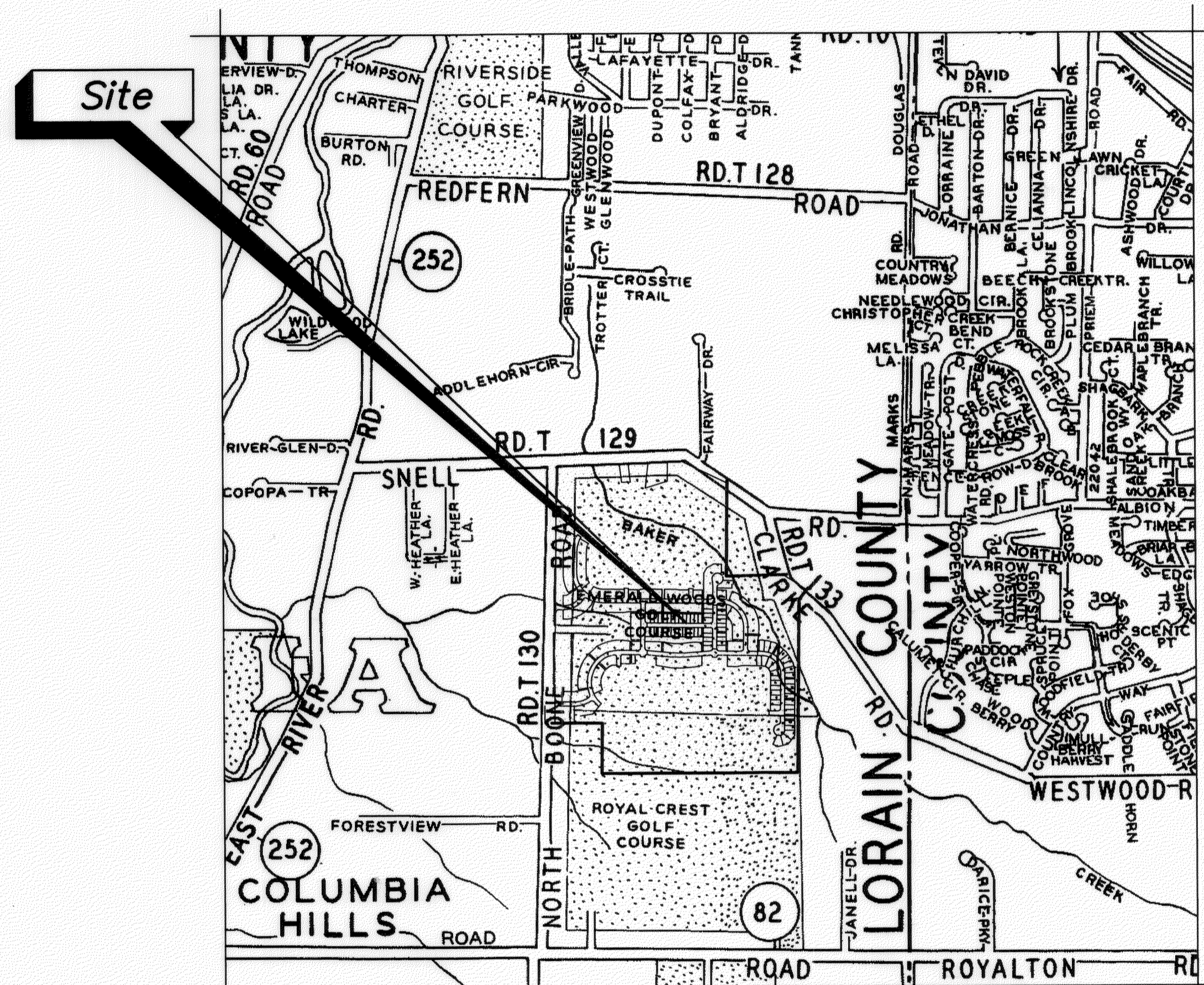
APPROVED THIS 16th DAY OF NOVEMBER 20, 22
[Signature]
LORAIN COUNTY ENGINEER

APPROVED THIS 16th DAY OF NOVEMBER 20, 22
[Signature]
LORAIN COUNTY SANITARY ENGINEER

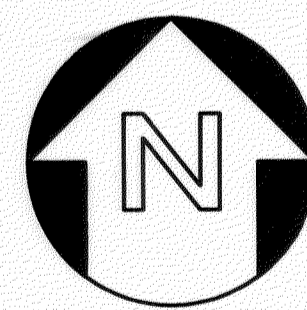
APPROVED THIS 21st DAY OF NOVEMBER 20, 22
[Signature]
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS 21st DAY OF NOVEMBER 20, 22
[Signature]
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 21st DAY OF NOVEMBER 20, 22
[Signature]
LORAIN COUNTY PLANNING COMMISSION



LOCATION MAP



SUBDIVISION AREA CHART

Description	O.L. 4	O.L. 17	O.L. 18	TOTAL
SUBLOTS (81)	8.8343	8.8706	0.0000	17.7049
BLOCKS I, J, K, & L	0.9305	2.6318	0.0000	3.5623
PROP. RIGHT OF WAY	2.4584	2.1728	0.0000	4.6312
TOTAL SUBDIVISION AC.	12.2232	13.6752	0.0000	25.8984
TOTAL REMAINDER AC.	40.4809	72.1027	60.1202	172.7038

Doc ID: 023753090007 Type: OFF
Kind: PLAT
Recorded: 11/23/2022 at 12:28:02 PM
Fee Amt: \$516.40 Page 1 of 7
Lorain County, Ohio
Mike Doran County Recorder
File: 2022-0899423

REINHARDT & ASSOCIATES
4365 E. LAKE ROAD
SHEFFIELD LAKE, OH 44054
Plat Vol 112
Pgs 86, 87, 88, 89, 90, 91

TRANSFERRED
NOV 23 2022

J. BRIG SHIMM GRASS, CPA, CGMA
LORAIN COUNTY AUDITOR

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. 5 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AND SIDEWALKS SHOWN HEREON.

SIGNED: [Signature]
BRAD PIROLI
WITNESS: [Signature] GREGORY S. MOJIC

WITNESS: [Signature] Brian S. Pickering

NOTARIAL SEAL
STATE OF OHIO
COUNTY OF MEDINA

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 2nd DAY OF NOVEMBER 20, 22.

BY: [Signature] NOTARY PUBLIC
DAVID FRANCESCONI

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT Mike Mudrak AS MARKET President AND Farmers National Bank AS MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF EMERALD WOODS SUBDIVISION NO. 5 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS SHOWN HEREON.

SIGNED: [Signature]
MIKE MUDRAK
WITNESS: [Signature] GREGORY S. MOJIC
STATE OF OHIO
COUNTY OF SUMMIT

WITNESS: [Signature] 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 4th DAY OF November 20, 22.

BY: [Signature] NOTARY PUBLIC
ROSE-MARY MARSH



STORM SEWER EASEMENTS

THE UNDERSIGNED OWNER HEREBY GRANTS THE NEW STORM SEWER EASEMENT IDENTIFIED HEREON WITHIN BLOCK "I", BLOCK "J", BLOCK "K", AND BLOCK "L" TO THE HOMEOWNERS ASSOCIATION.

PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENTS

THE UNDERSIGNED OWNER HEREBY GRANTS ONE "PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENT" IDENTIFIED HEREON WITHIN "SUBLOT 275" 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 # 2021-0806066.

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 LAWN, 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: [Signature] SAM PETROS

[Signature]
OHIO EDISON COMPANY
JEFF HILL
[Signature]
WINDSTREAM COMMUNICATIONS
GEOFF HAMM

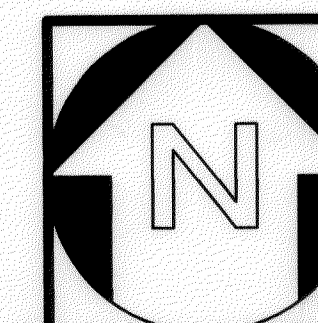
[Signature]
COLUMBIA GAS
DAN SUREN
[Signature]
TIME WARNER CABLE
TIM BUCHANAN

BUILDING SETBACKS

FRONT BUILDING LINE:	30'
SIDE YARD:	7.5'
REAR YARD (SUBLOTS 206-252):	20'
REAR YARD (SUBLOTS 253-255):	55'
REAR YARD (SUBLOTS 256-286):	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
- C-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

HORIZ. SCALE	DATE	1
--- K.C. T.C. ---	MAY, 2022	
VERT. SCALE	FILE NO.	472005 Plat 01
---	BOOK NO.	4720-5

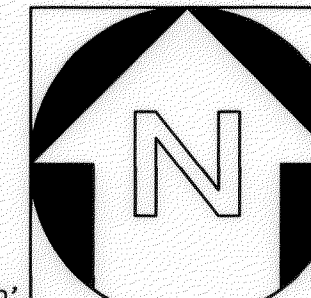
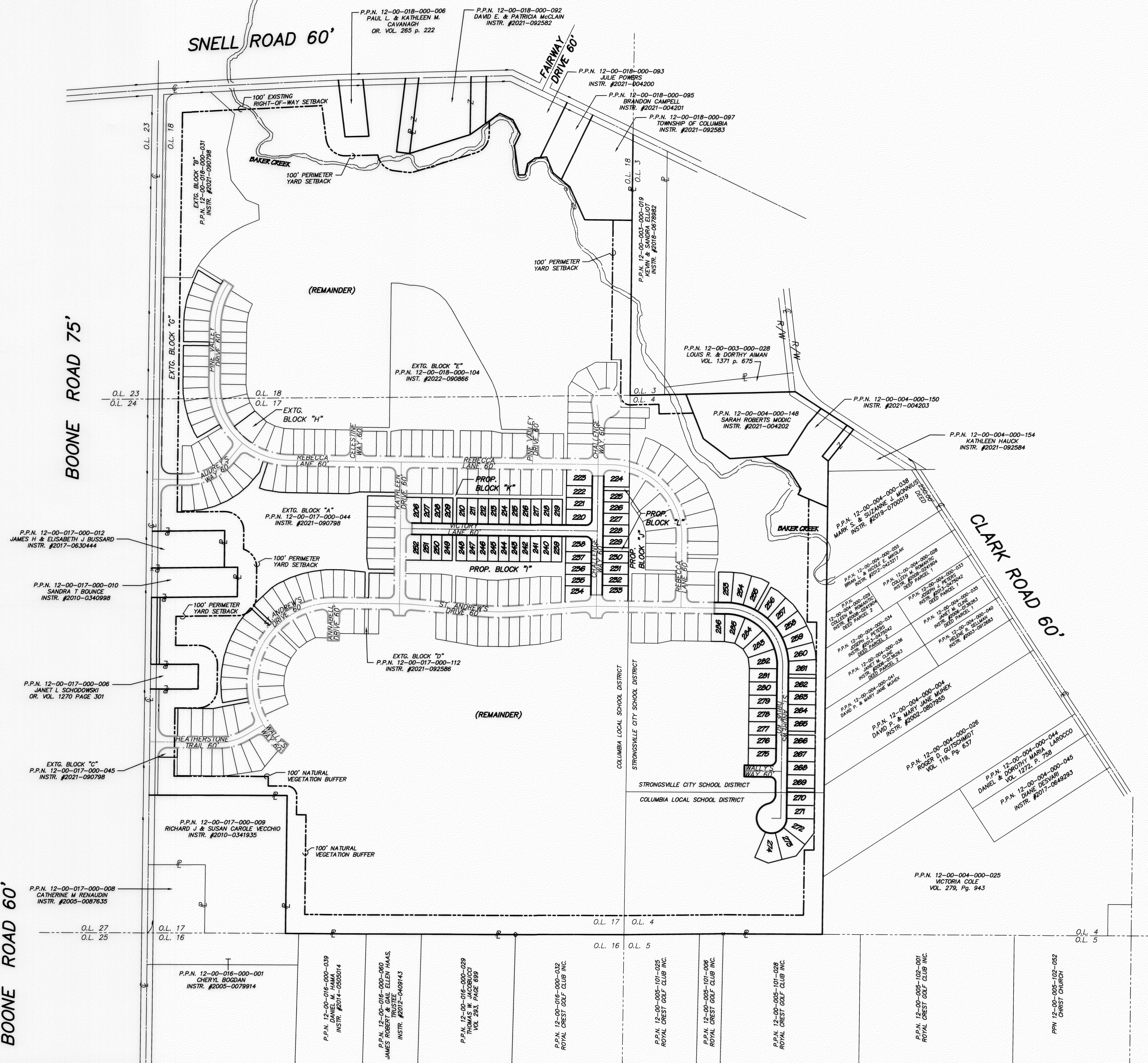
BOONE ROAD 60'

BOONE ROAD 75'

SNELL ROAD 60'

FAIRWAY DRIVE 60'

CLARK ROAD 60'



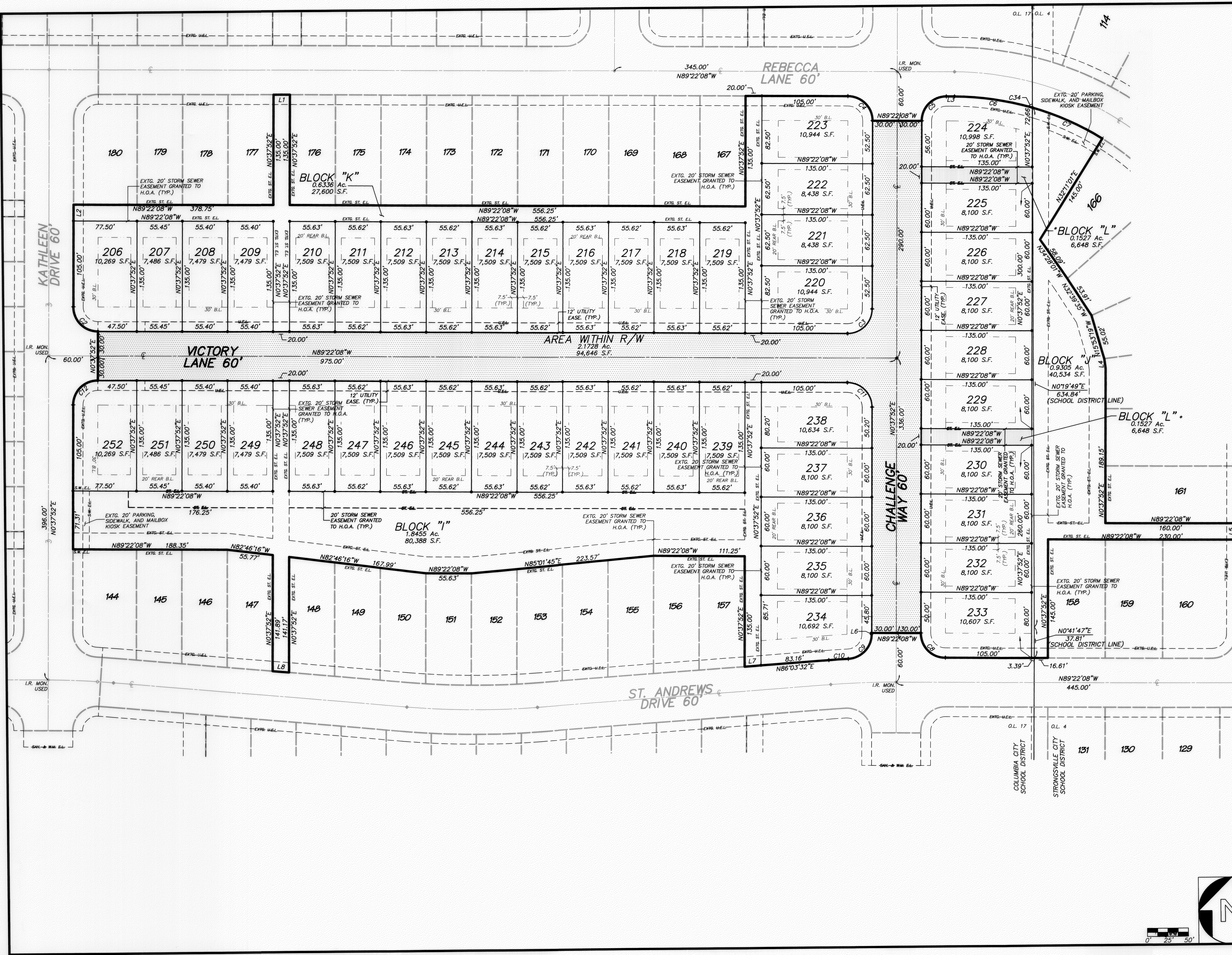
		DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7879 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132	
HORIZ. SCALE	DATE	DRW.	2
1"=250'	MAY, 2022	T.C.	6
OR. SCALE	FILE NO.	ORDER NO.	
	472005 Plat 02	4720-5	

- LEGEND:**
- DEDICATED RIGHT OF WAY
 - PROPOSED BLOCK "L"
 - 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 206-252): 20'
 REAR YARD (SUBLOTS 253-255): 55'
 REAR YARD (SUBLOTS 256-286): 40'

* BLOCK "L" IS LOCATED WITHIN COLUMBIA LOCAL SCHOOL DISTRICT, TOTAL AREA: 0.1527 Ac. (6,648 S.F.)

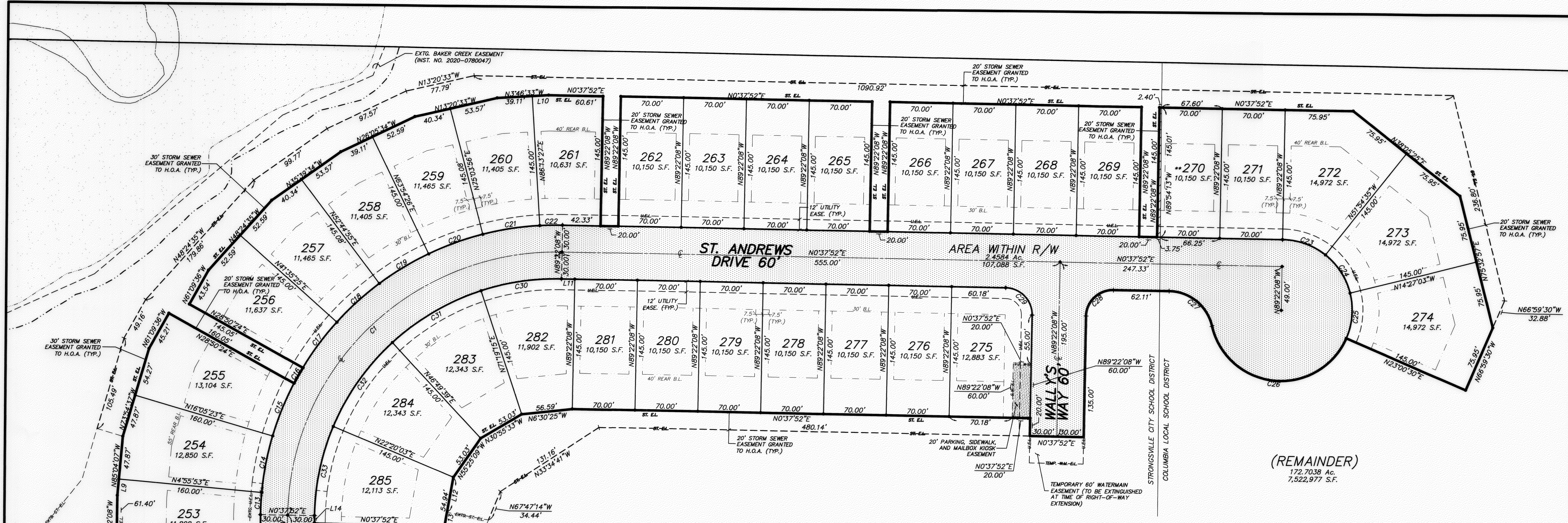


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 CIVIL ENGINEERING & SURVEYING
 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE: 1"=50'
 OR. SCALE: 472005 Plot 0304

DATE: MAY, 2022
 T.C. 4720-5

3
6



(REMAINDER)
172,7038 Ac.
7,522,977 S.F.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	471.24'	300.00'	424.26'	N44°22'08"W	90°00'00"
C2	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C3	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C4	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C5	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C6	345.00'	96.24'	48.44'	95.93'	N81°22'37"W	15°59'01"
C7	345.00'	93.65'	47.11'	93.36'	N65°35'33"W	15°33'09"
C8	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C9	30.00'	45.42'	28.35'	41.21'	N44°00'32"E	86°45'18"
C10	1030.00'	23.86'	11.93'	23.86'	N86°43'21"E	17°19'39"
C11	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C12	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C13	330.00'	24.77'	12.39'	24.76'	N87°13'08"W	4°18'00"
C14	330.00'	64.27'	32.24'	64.17'	N79°29'22"W	11°09'30"
C15	330.00'	63.43'	31.82'	63.34'	N68°24'12"W	11°00'49"
C16	330.00'	20.00'	10.00'	20.00'	N61°09'36"W	3°28'23"
C17	330.00'	63.43'	31.82'	63.34'	N53°55'00"W	11°00'49"
C18	330.00'	64.27'	32.24'	64.17'	N42°49'50"W	11°09'30"
C19	330.00'	64.27'	32.24'	64.17'	N31°40'20"W	11°09'30"
C20	330.00'	64.27'	32.24'	64.17'	N20°30'49"W	11°09'30"
C21	330.00'	64.27'	32.24'	64.17'	N9°21'19"W	11°09'30"
C22	330.00'	25.38'	12.70'	25.38'	N1°34'20"W	4°24'26"
C23	79.00'	51.65'	26.79'	50.73'	N19°21'39"E	37°27'33"
C24	79.00'	51.65'	26.79'	50.73'	N56°49'11"E	37°27'33"
C25	79.00'	51.65'	26.79'	50.73'	N85°43'16"W	37°27'33"
C26	79.00'	198.16'	241.12'	150.15'	N4°52'02"E	143°43'05"
C27	50.00'	66.41'	39.13'	61.63'	N38°40'44"E	76°05'43"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C28	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C29	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C30	270.00'	91.00'	45.93'	90.57'	N9°01'26"W	19°18'37"
C31	270.00'	115.42'	58.61'	114.55'	N30°55'33"W	24°29'36"
C32	270.00'	115.42'	58.61'	114.55'	N55°25'09"W	24°29'36"
C33	270.00'	102.27'	51.76'	101.66'	N78°31'02"W	21°42'10"
C34	345.00'	0.10'	0.05'	0.10'	N73°22'37"W	0°00'59"

LINE TABLE

LINE	LENGTH	BEARING
L1	20.00'	N89°22'08"W
L2	20.00'	N0°37'52"E
L3	10.00'	N89°22'08"W
L4	12.05'	N7°30'11"W
L5	20.00'	N0°37'52"E
L6	1.70'	N0°37'52"E
L7	20.06'	N86°03'32"E
L8	20.06'	N84°47'47"W
L9	18.40'	N85°04'07"W
L10	18.28'	N3°46'33"W
L11	14.82'	N0°37'52"E
L12	39.94'	N80°05'17"W
L13	15.00'	N80°05'17"W
L14	8.00'	N89°22'08"W
L15	15.00'	N89°22'08"W

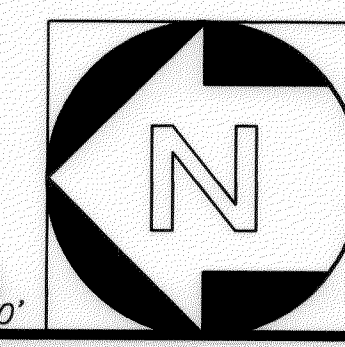
LEGEND:

- PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENT
- DEDICATED RIGHT OF WAY
- PORTION OF SUBLT NO. 270 IN STRONGSVILLE CITY SCHOOL DISTRICT (445 S.F.)
- 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 206-252): 20'
- REAR YARD (SUBLOTS 253-255): 55'
- REAR YARD (SUBLOTS 256-286): 40'
- ** (9,705 S.F. OF SUBLT NO. 270 IS IN COLUMBIA SCHOOL DISTRICT)

CHILDREN RESIDING IN THE SINGLE-FAMILY DWELLING AT SUBLT NO. 270 MAY ONLY ENROLL IN AND ATTEND COLUMBIA LOCAL SCHOOL DISTRICT

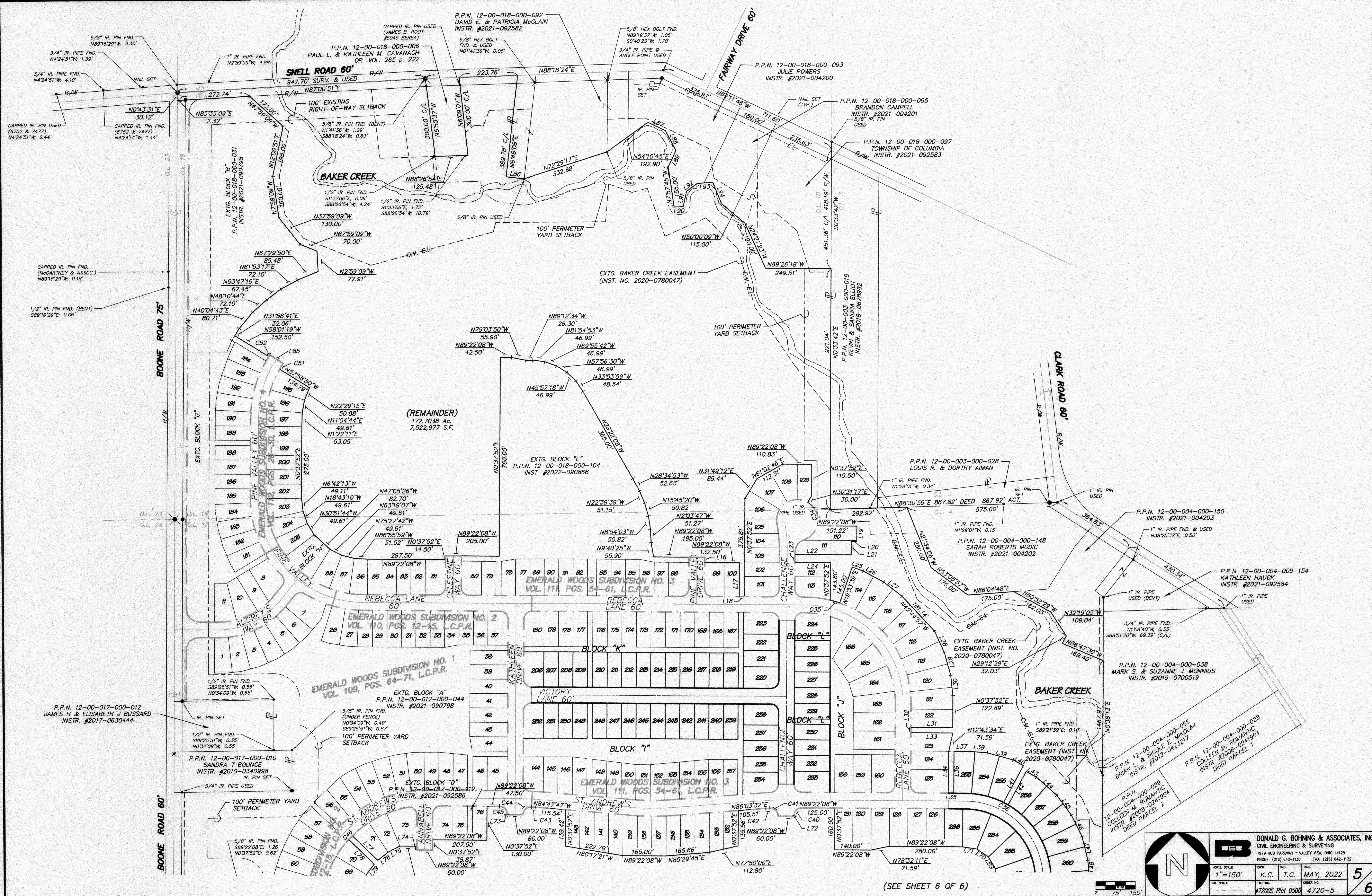


DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 842-1130 FAX: (216) 842-1132

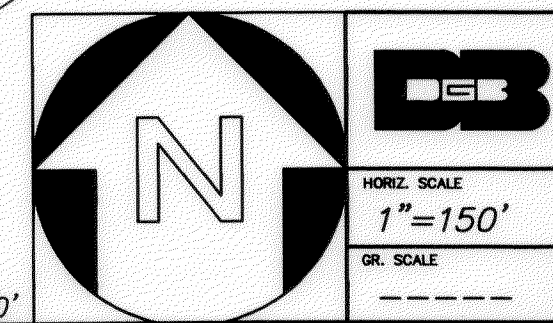
HORIZ. SCALE: 1"=50'
VERT. SCALE: 4"=20.00'

DATE: MAY, 2022
FILE NO.: K.C. T.C.
ORDER NO.: 47205 Plat 0304

4
6



(SEE SHEET 6 OF 6)



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	1" = 150'	DATE	MAY, 2022
VERT. SCALE	1" = 150'	FILE NO.	472005 Plat 0506
		PROJECT NO.	4720-5

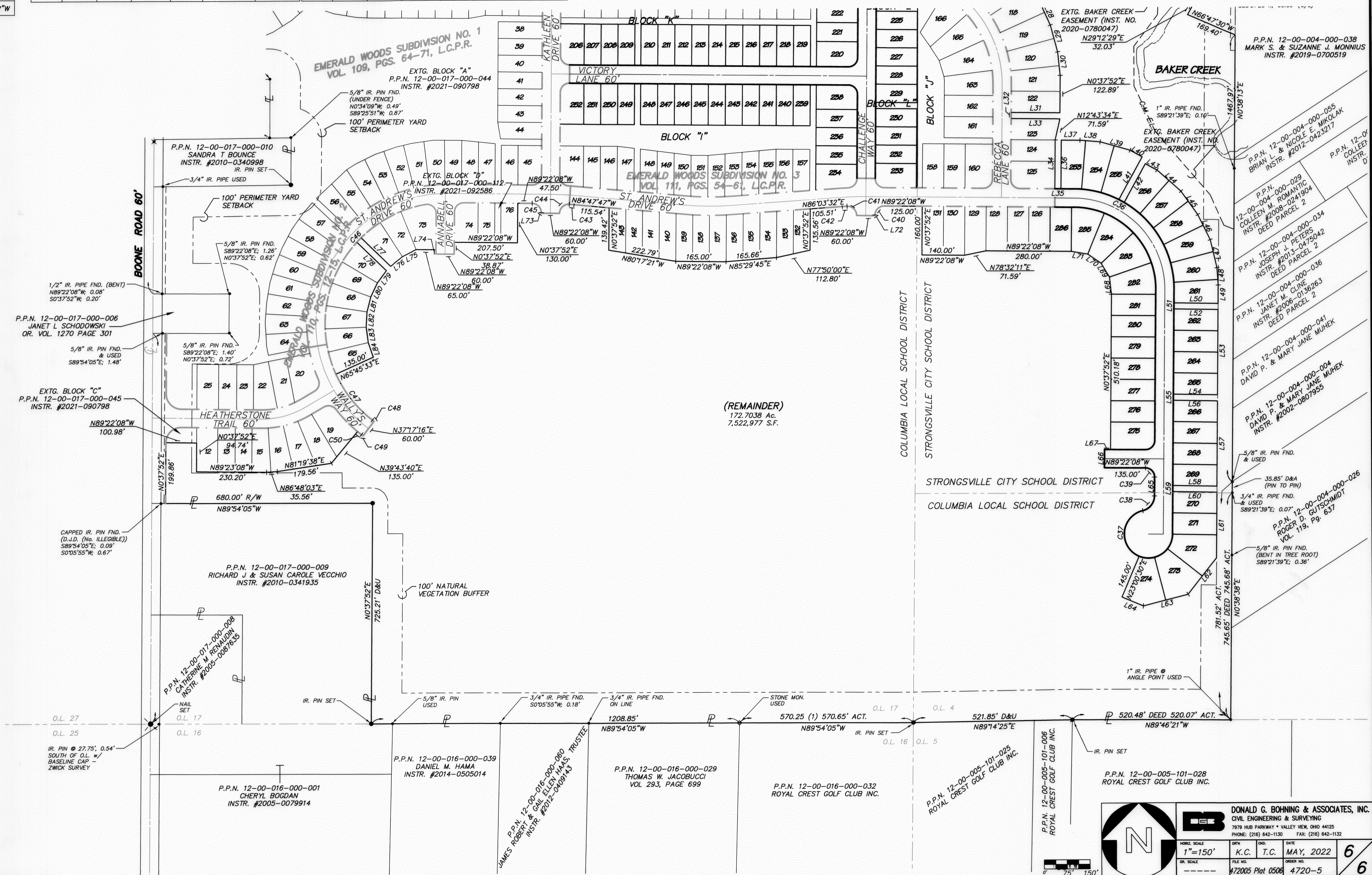
LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L16	20.00'	N0°37'52"E	L85	60.00'	N55°39'25"W
L17	130.00'	N0°37'52"E	L86	69.23'	N83°11'52"W
L18	20.00'	N89°22'08"W	L87	75.00'	N64°11'48"W
L19	55.00'	N0°37'52"E	L88	85.79'	N27°19'36"W
L20	20.05'	N89°22'08"W	L89	68.53'	N25°48'12"E
L21	55.00'	N0°37'52"E	L90	35.00'	N88°26'09"E
L22	215.24'	N89°22'08"W	L91	60.00'	N12°34'44"E
L23	30.00'	N0°37'52"E	L92	50.00'	N53°19'52"E
L24	135.00'	N89°22'08"W	L93	60.00'	N85°09'41"E
L25	44.40'	N70°26'21"W	L94	90.00'	N22°07'32"W
L26	88.79'	N61°12'33"W			
L27	88.79'	N51°58'45"W			
L28	90.05'	N24°17'21"W			
L29	91.22'	N15°03'33"W			
L30	77.50'	N5°49'45"W			
L31	160.00'	N89°22'08"W			
L32	20.00'	N0°37'52"E			
L33	160.00'	N89°22'08"W			
L34	160.00'	N0°37'52"E			
L35	20.00'	N89°22'08"W			
L36	160.00'	N0°37'52"E			
L37	61.40'	N89°22'08"W			
L38	66.26'	N85°04'07"W			
L39	102.14'	N73°54'37"W			
L40	45.21'	N61°09'36"W			
L41	160.05'	N28°50'24"E			
L42	145.05'	N28°50'24"E			
L43	43.54'	N61°09'36"W			
L44	105.19'	N48°24'35"W			
L45	93.91'	N35°39'34"W			
L46	91.71'	N26°05'34"W			
L47	93.91'	N13°20'33"W			
L48	57.39'	N3°46'33"W			
L49	60.61'	N0°37'52"E			
L50	145.00'	N89°22'08"W			
L51	20.00'	N0°37'52"E			
L52	145.00'	N89°22'08"W			
L53	280.00'	N0°37'52"E			
L54	145.00'	N89°22'08"W			
L55	20.00'	N0°37'52"E			
L56	145.00'	N89°22'08"W			
L57	280.00'	N0°37'52"E			
L58	145.00'	N89°22'08"W			
L59	20.00'	N0°37'52"E			
L60	145.00'	N89°22'08"W			
L61	215.95'	N0°37'52"E			
L62	151.90'	N38°05'25"E			
L63	151.90'	N75°32'57"E			
L64	75.95'	N66°59'30"W			
L65	62.11'	N0°37'52"E			
L66	60.00'	N0°37'52"E			
L67	20.00'	N89°22'08"W			
L68	56.59'	N6°30'25"W			
L69	53.03'	N30°55'33"W			
L70	53.03'	N55°25'09"W			
L71	54.94'	N80°05'17"W			
L72	1.92'	N0°37'52"E			
L73	1.92'	N0°37'52"E			
L74	14.29'	N0°37'52"E			
L75	50.64'	N62°49'16"E			
L76	49.90'	N51°49'53"E			
L77	135.06'	N45°48'23"W			
L78	135.06'	N45°48'23"W			
L79	49.85'	N36°33'42"E			
L80	50.64'	N25°34'39"E			
L81	50.64'	N14°30'24"E			
L82	50.64'	N3°26'10"E			
L83	50.64'	N7°38'05"W			
L84	50.64'	N18°42'20"W			

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C34	79.00'	104.41'	61.42'	96.98'	N21°36'54"W	75°43'38"
C35	405.00'	37.91'	18.97'	37.90'	N73°07'15"W	5°21'48"
C36	330.00'	20.00'	10.00'	20.00'	N61°09'36"W	3°28'23"
C37	79.00'	198.16'	241.12'	150.15'	N4°52'02"E	143°43'05"
C38	50.00'	66.41'	39.13'	61.63'	N38°40'44"E	76°05'43"
C39	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C40	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C41	30.00'	49.04'	31.98'	43.76'	N46°11'55"W	93°39'35"
C42	970.00'	15.45'	7.73'	15.45'	N86°30'55"E	0°54'45"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C43	970.00'	15.45'	7.73'	15.45'	N85°15'10"W	0°54'45"
C44	30.00'	49.04'	31.98'	43.76'	N47°27'40"E	93°39'35"
C45	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C46	397.50'	20.00'	10.00'	20.00'	N44°11'37"E	2°52'59"
C47	397.50'	194.65'	99.32'	192.71'	N38°16'10"W	28°03'26"
C48	870.00'	6.29'	3.14'	6.29'	N52°30'19"W	0°24'51"
C49	930.00'	6.72'	3.36'	6.72'	N52°30'19"W	0°24'51"
C50	457.50'	16.18'	8.09'	16.18'	N51°17'06"W	2°01'34"
C51	370.00'	25.01'	12.51'	25.00'	N32°24'25"E	3°52'20"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C52	430.00'	7.75'	3.87'	7.75'	N33°49'37"E	1°01'56"

(SEE SHEET 5 OF 6)



DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7379 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 842-1130 FAX: (216) 842-1132

WORK SCALE: 1"=150'
 DATE: MAY, 2022
 SHEET NO.: 472005 Plat 0506
 ORDER NO.: 4720-5

6/6

Plat Sheet

Instrument # 20220899423 Film # _____

Name of Plat: Emerald Woods Subdivision No. 5

Owner: EWGC Development Group LLC

Description: Situated in the Township of Columbia
County of Lorain State of Ohio and being part
of original Lots 4 and 17 of said Township.
Creating sublots 206 thru 286 and
Blocks I, J, K, L 25.8984 Acres

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 112

Pg. 86, 87, 88, 89, 90, 91

Receiving Stamp

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

Amount: 518.40

Initials: PT