

OWNERS CERTIFICATION AND ACCEPTANCE:

I, THE UNDERSIGNED OWNER, SANDY SPRINGS DEVELOPMENT, LLC, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE SANDY SPRINGS SUBDIVISION No. 3 AND HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON...

SANDY SPRINGS DEVELOPMENT, LLC
Kore J. Ester
PRESIDENT

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 THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 1st DAY OF Dec, 2022.

Sanchia M Weinstein
Notary Public, State of Ohio
My Commission Expires: 06-21-2026

Sanchia M Weinstein
Notary Public, State of Ohio
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

BY: Joseph P. Hester
TITLE: SUP

NOTARY:

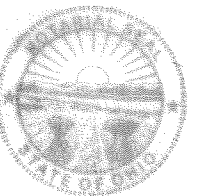
STATE OF OHIO
COUNTY OF Lorain

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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Notary Public, State of Ohio
My Commission Expires: 06-21-2026

Sanchia M Weinstein
Notary Public, State of Ohio
My Commission Expires: 06-21-2026



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 I.N.C
MORTGAGEE

BY: Thomas Sear
TITLE: DIVISION MANAGER / via president

NOTARY:

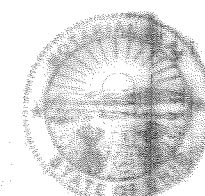
STATE OF OHIO
COUNTY OF Lorain

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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Notary Public, State of Ohio
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, P.S.
REGISTERED PROFESSIONAL SURVEYOR NO. 8452

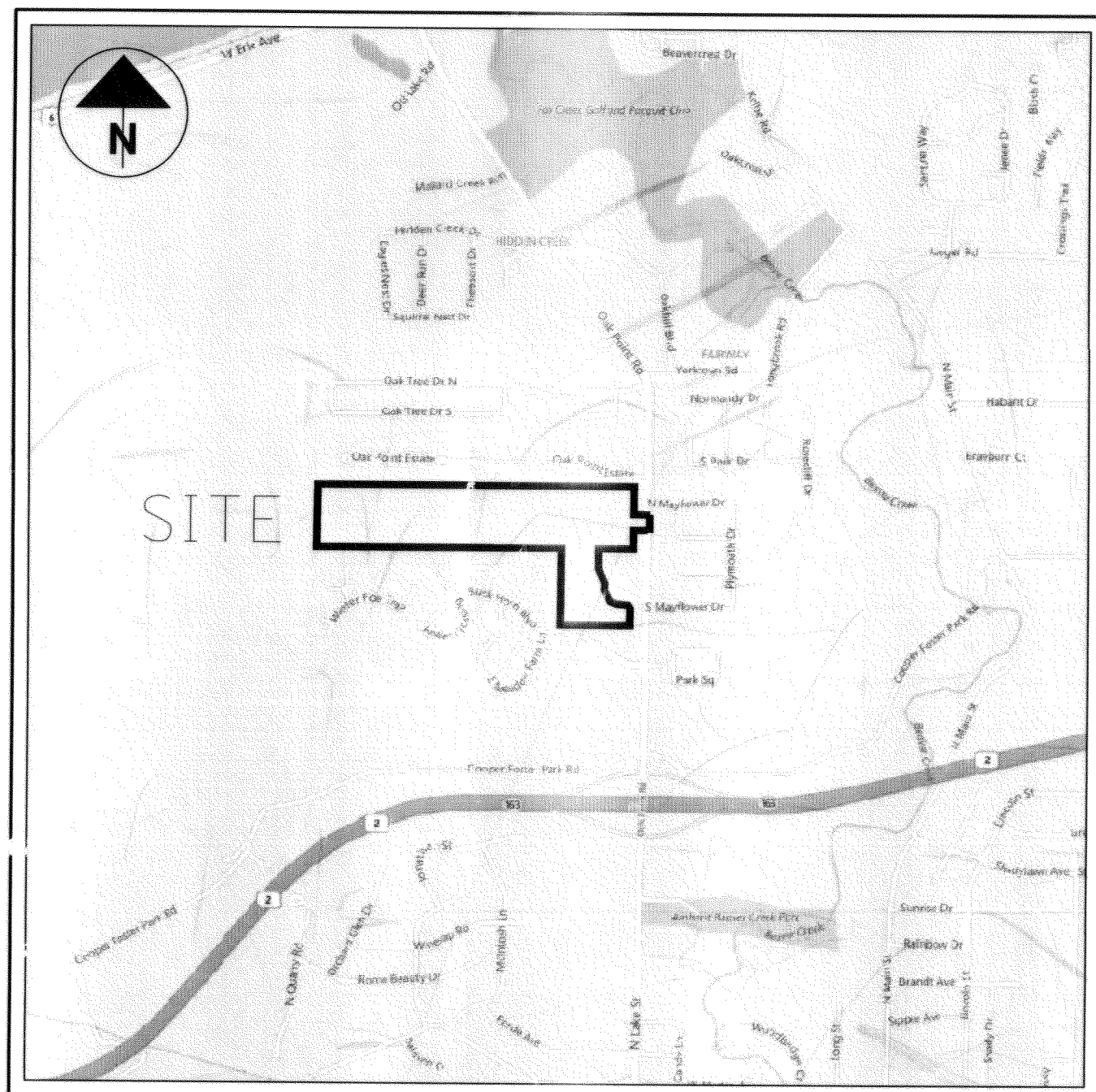
11/24/2022
DATE



Sandy Springs Subdivision No. 3

Creating Sublot Lot Nos. 41-85 and dedicating Audriana Way and Krystina Run and Blocks E, F, G, H and I

Situated in the City of Lorain, County of Lorain and State of Ohio and known as being part of Black River Township Tract 3, Original Lot 1 and Original Lot 7 & Amherst Township Original Lot 1



LOCATION MAP
N.T.S.

LATITUDE: 41°25'10"
LONGITUDE: -82°14'25"



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(S) 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(S) 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 THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE(S) BY THESE EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANTI-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

Kore J. Ester
PRESIDENT

INDEX OF SHEETS:

- 1 - COVER SHEET
2 - OVERALL
3 - SUBLOTS 41 TO 85 INCLUSIVE

LOT NUMBERS:

SANDY SPRINGS SUBDIVISION No. 3
CONTAINS 45 LOTS, NUMBERED 41 TO 85 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.

ACREAGE SUMMARY:

Table with 2 columns: Description (Sublots, Right-of-Way, Blocks, Grand Total) and Acres (5.6562, 1.7513, 43.4358, 50.8433)

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 Hoag, P.S.
LORAIN CITY SURVEYOR
JAN. 4, 2022
DATE

COUNCIL CERTIFICATE:

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

BY ORDINANCE NO. 222-22

APPROVED THIS 21 DAY OF November, 2022

Breanna Dull
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.

BY ORDINANCE NO. 222-22

Bradley
CHAIRMAN, CITY OF LORAIN
PLANNING COMMISSION
1/4/2023
DATE

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.

DR Hoag
LAW DIRECTOR, CITY OF LORAIN
12/29/2022
DATE

PARK DEPARTMENT CERTIFICATE:

THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 191.05 AS APPROVED BY ORDINANCE NO. 86-85 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.

Michael Robinson
DIRECTOR OF PUBLIC SAFETY/SERVICE
12/28/2022
DATE

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 STE 8
LORAIN, OH 44053

Plat vol. 113
Pgs. 12, 13, 14.

Doc ID: 023795250004 Type: OFF
KLRID: PLAT
Recorded: 01/12/2023 at 11:45:00 AM
Ohio Rev. Code
Fee Amt: \$250.00 Page 1 of 4
Lorain County, Ohio recorder
Mike Doran County
File 2023-0903238

TRANSFERRED
COMPLIANCE WITH SEC. 315-202
OHIO REV. CODE
JAN 12 2023
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

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

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.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 1st DAY OF Dec, 2022.

Sanchia M Weinstein
NOTARY PUBLIC
MY COMMISSION EXPIRES: 06-21-2026

Sanchia M Weinstein
Notary Public, State of Ohio
My Commission Expires: 06-21-2026



Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.580.0004 (FAX) 330.580.0023

SANDY SPRINGS SUBDIVISION #3
COVER

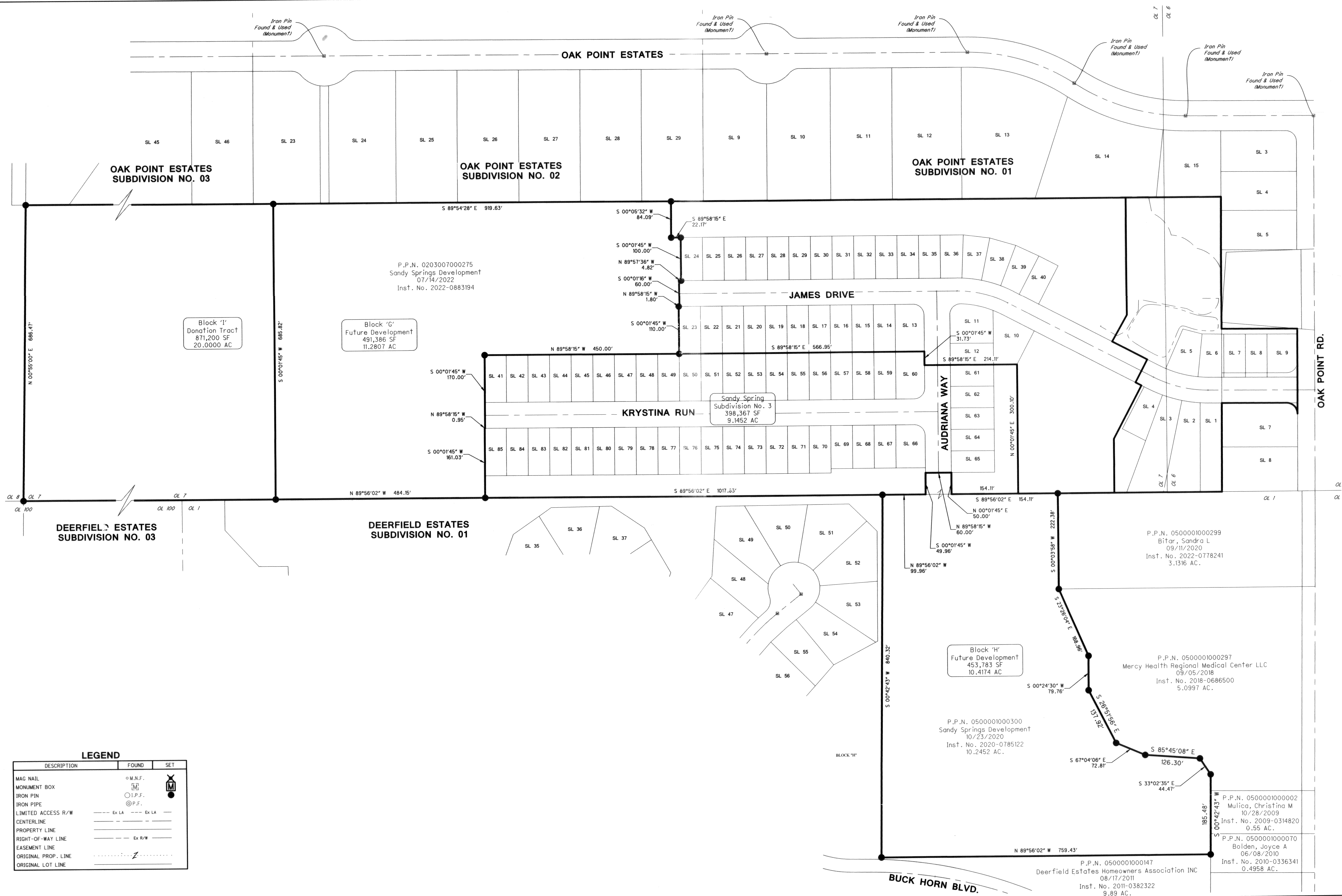
PROJECT NUMBER

2307

DATE

2022-05-23

1
3



OAK POINT ESTATES  
SUBDIVISION NO. 03

OAK POINT ESTATES  
SUBDIVISION NO. 02

OAK POINT ESTATES  
SUBDIVISION NO. 01

P.P.N. 0203007000275  
Sandy Springs Development  
07/14/2022  
Inst. No. 2022-0883194

Block 'I'  
Donation Tract  
871,200 SF  
20.0000 AC

Block 'G'  
Future Development  
491,386 SF  
11.2807 AC

Sandy Spring  
Subdivision No. 3  
398,367 SF  
9.1452 AC

Block 'H'  
Future Development  
453,783 SF  
10.4174 AC

P.P.N. 0500001000300  
Sandy Springs Development  
10/23/2020  
Inst. No. 2020-0785122  
10.2452 AC.

P.P.N. 0500001000299  
Bitar, Sandra L  
09/11/2020  
Inst. No. 2022-0778241  
3.1316 AC.

P.P.N. 0500001000297  
Mercy Health Regional Medical Center LLC  
09/05/2018  
Inst. No. 2018-0686500  
5.0997 AC.

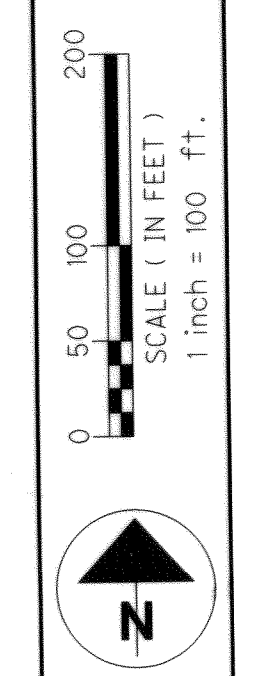
P.P.N. 0500001000002  
Mulica, Christina M  
10/28/2009  
Inst. No. 2009-0314820  
0.55 AC.

P.P.N. 0500001000070  
Bolden, Joyce A  
06/08/2010  
Inst. No. 2010-0336341  
0.4958 AC.

P.P.N. 0500001000147  
Deerfield Estates Homeowners Association INC  
08/17/2011  
Inst. No. 2011-0382322  
9.89 AC.

**LEGEND**

DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	⊗
MONUMENT BOX	□ M.B.	⊗
IRON PIN	○ I.P.F.	⊗
IRON PIPE	⊗ I.P.F.	⊗
LIMITED ACCESS R/W	--- Ex LA ---	---
CENTERLINE	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY LINE	---	---
EASEMENT LINE	---	---
ORIGINAL PROP. LINE	---	---
ORIGINAL LOT LINE	---	---

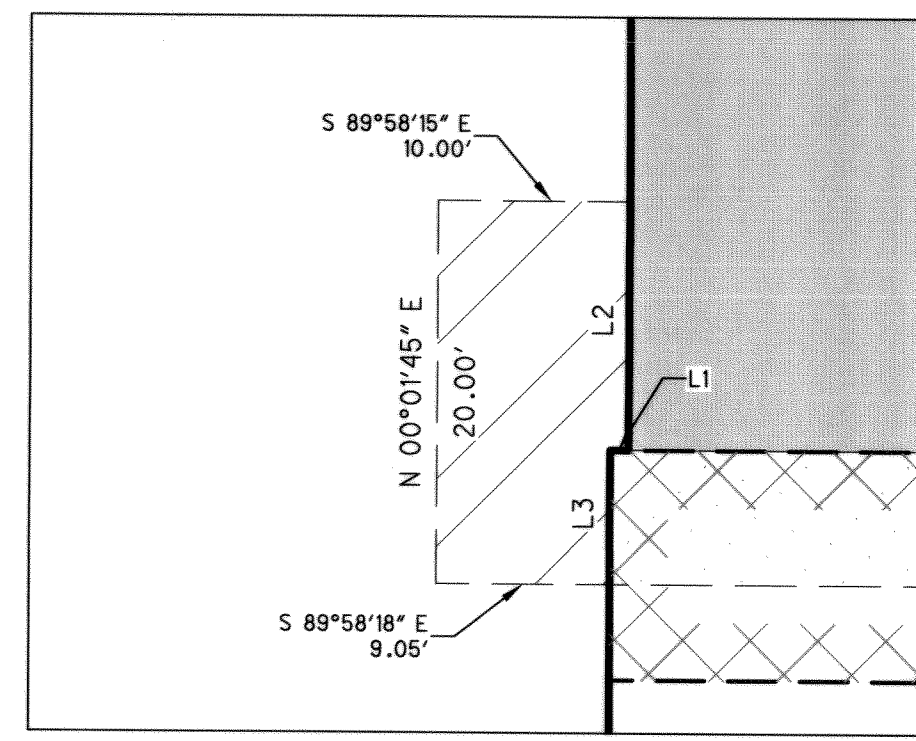
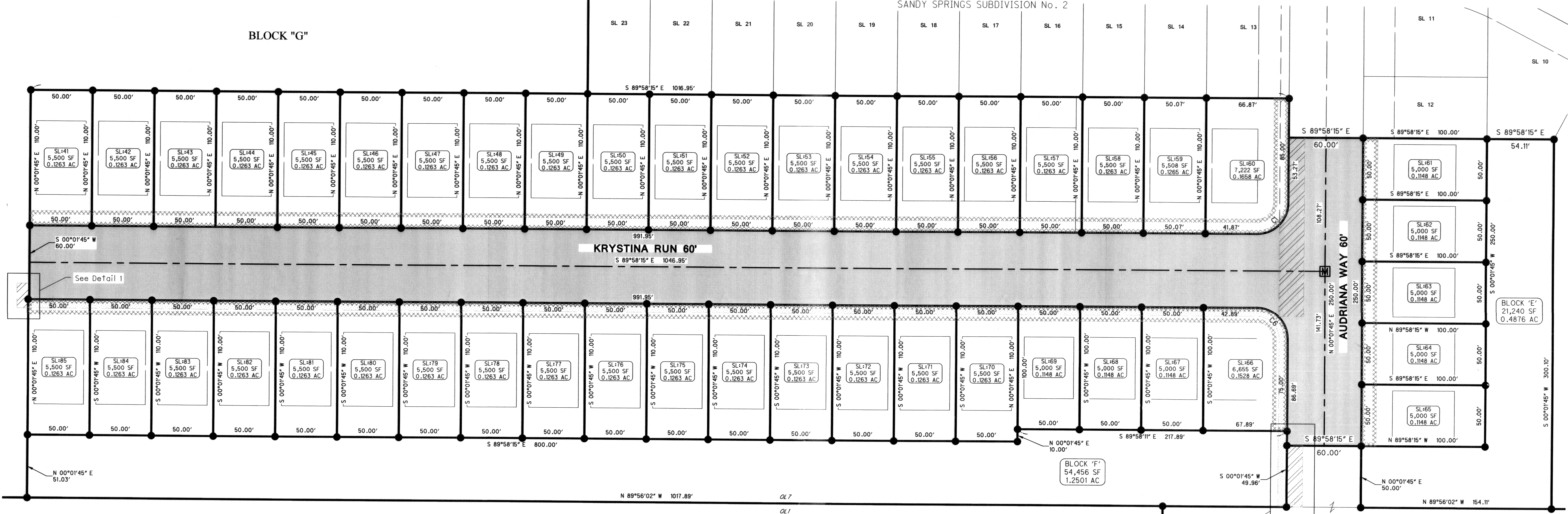


**SANDY SPRINGS SUBDIVISION #3**  
**OVERALL**

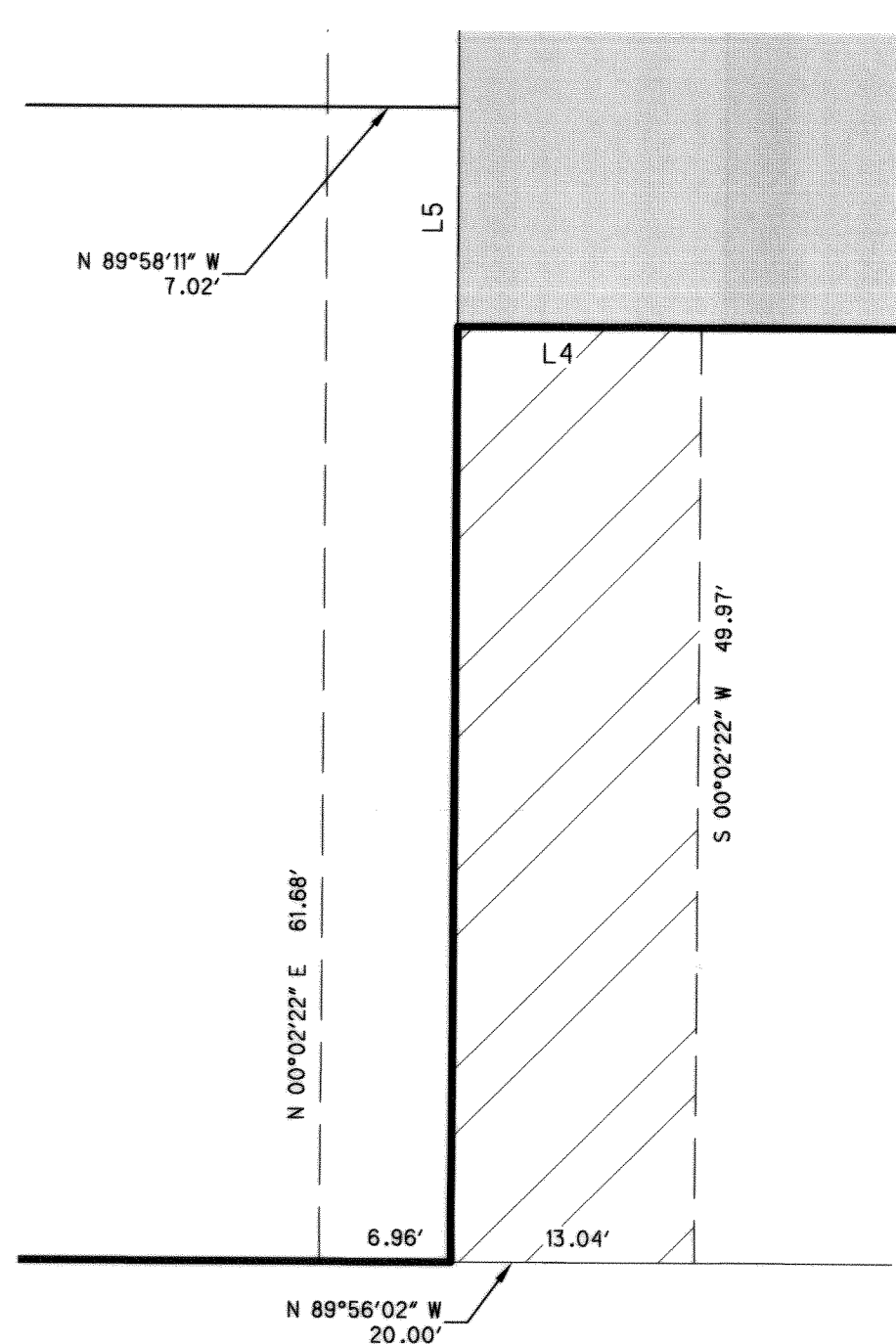
PROJECT NUMBER	DATE	REVISION
2307	2022-05-23	2
		3

BLOCK "G"

SANDY SPRINGS SUBDIVISION No. 2



Detail 1



Detail 2

See Detail 2

GENERAL LINE TABLE

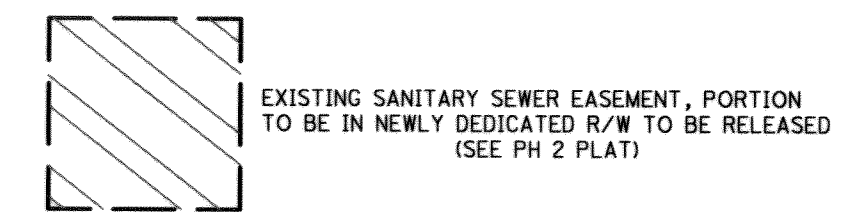
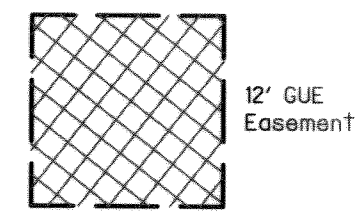
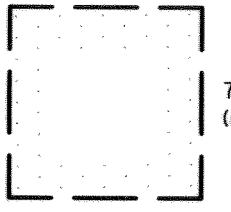
SEGMENT	LENGTH	DIRECTION
L1	0.95'	S 89°58'15" E
L2	13.00'	N 00°01'45" E
L3	7.00'	N 00°01'45" E
L4	12.98'	S 89°58'15" E
L5	11.72'	S 00°01'45" W

GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT
C1	39.27'	25.00'	35.36'	S 45°01'44.76" W	90°00'00"	25.00
C6	39.27'	25.00'	35.36'	S 44°58'15.24" E	90°00'00"	25.00

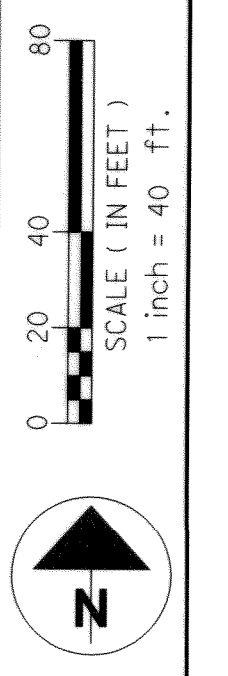
SETBACKS:

LOTS 41-85:  
25' FRONT AND REAR YARD SETBACK  
5' SIDE YARD SETBACK



**LEGEND**

DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	⊗
MONUMENT BOX	⊕	⊗
IRON PIN	○ I.P.F.	⊗
IRON PIPE	⊙ P.P.F.	⊗
LIMITED ACCESS R/W	--- Ex LA	--- Ex LA
CENTERLINE	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY LINE	---	---
EASEMENT LINE	---	---
ORIGINAL PROP. LINE	---	---
ORIGINAL LOT LINE	---	---



Plat Sheet

Instrument # 2013-0903238 Film # -

Name of Plat: Sandy Springs Subdivision No. 3

Owner: Sandy Springs Development LLC

Description: Situated in the State of Ohio  
County of Lorain City of Lorain being part  
of Stark River Township lot 1 Tract 3 and  
Original Amherst Township lot 1 and Original  
Amherst Township lot 7 50.8433 Acres.  
Creating Sublots 41-85 and Dedicating  
Audraña Way and Kristina Run  
Blocks E, F, G, H and I;

Floor Plans: \_\_\_\_\_

Related/Margin: \_\_\_\_\_

Comments: Box - Examco.

<sup>3</sup>  
Vol. 113

Pg. 12, 13, 14

Amount: 259.20  
Initials: TM.

Receiving Stamp

EXAMCO TITLE SERVICES  
6155 PARK SQUARE DRIVE  
UNIT 3 STE 8  
LORAIN, OH 44053