

EMERALD WOODS SUBDIVISION NO. 6

BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOT 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. 5.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "EMERALD WOODS SUBDIVISION NO. 6" AS SHOWN HEREON AND CONTAINING 7.8254 ACRES OF LAND IN ORIGINAL LOT 17 OF COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED BY 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 LOT 17 OF SAID TOWNSHIP CONTAINING 7.8254 ACRES.

THE UNDERSIGNED EWGC DEVELOPMENT GROUP, LLC HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS EMERALD WOODS SUBDIVISION NO. 6, A SUBDIVISION OF LOTS 287-314, 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 2nd DAY OF NOVEMBER 2022

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

WITNESS

Calla Santora
 Calla Santora
Brian S. Pickering
 Brian S. Pickering

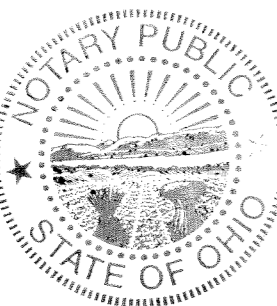
NOTARIAL SEAL

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 THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS 2nd DAY OF NOVEMBER 2022

BY: *Calla Santora* NOTARY PUBLIC
 Calla Santora
 Notary Public, State of Ohio
 Recorded in Cuyahoga County
 My Commission Expires
 December 2, 2022



APPROVALS OF SUBDIVISION ENDORSEMENTS

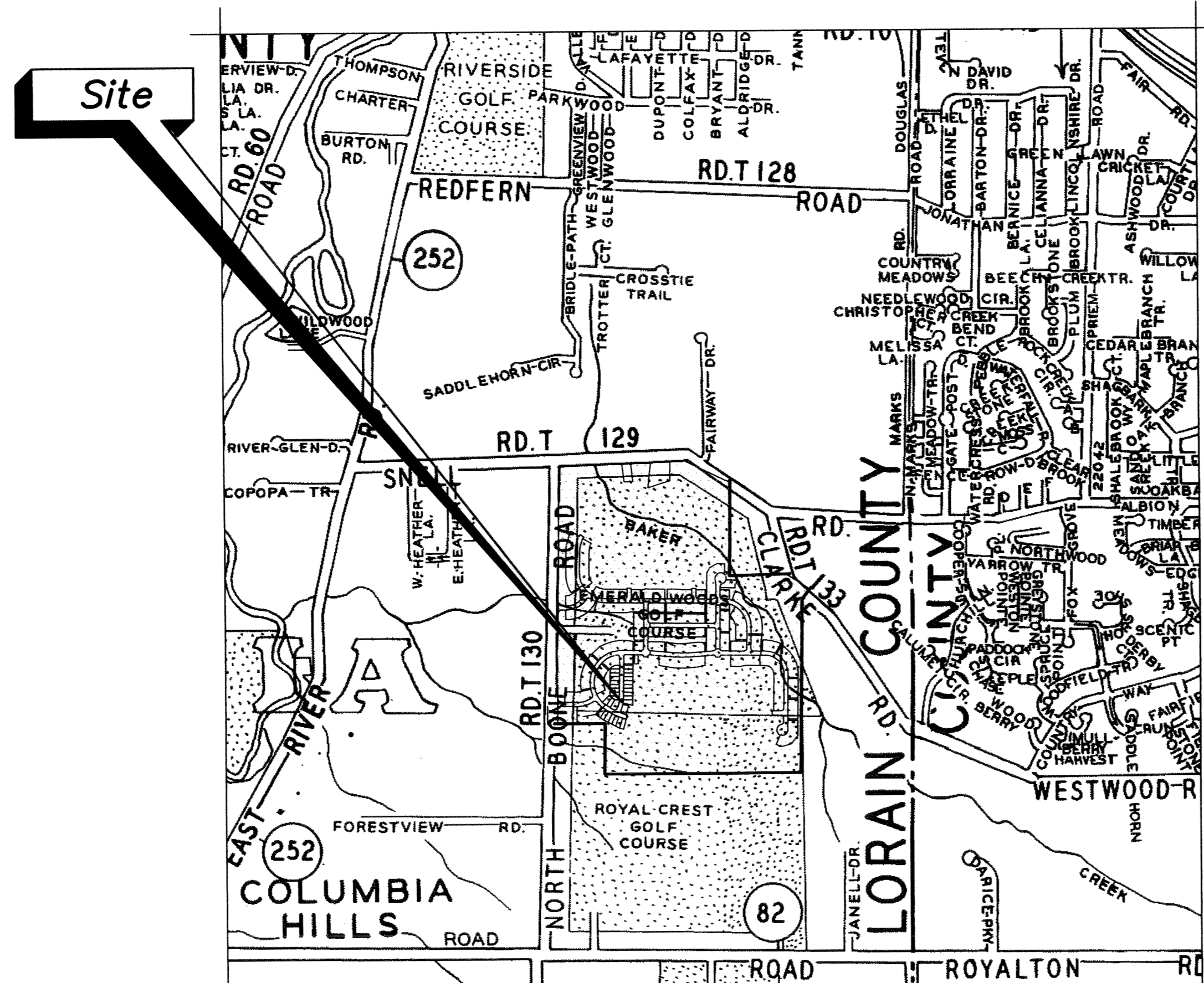
APPROVED THIS 13TH DAY OF DECEMBER 2022
Ken Carney
 LORAIN COUNTY ENGINEER
 KEN CARNEY

APPROVED THIS 13TH DAY OF DECEMBER 2022
Ken Carney
 LORAIN COUNTY SANITARY ENGINEER
 KEN CARNEY

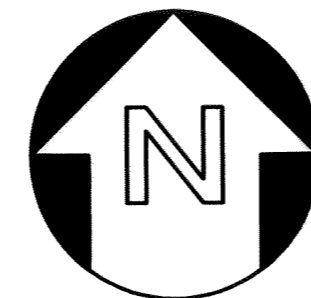
APPROVED THIS 15 DAY OF DECEMBER 2022
Mack C. Cunningham
 CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES
 MACK C. CUNNINGHAM

APPROVED THIS 15TH DAY OF DECEMBER 2022
Robert Duncan
 LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 19TH DAY OF DECEMBER 2022
Robert Duncan
 LORAIN COUNTY PLANNING COMMISSION
 ROBERT DUNCAN



LOCATION MAP



SUBDIVISION AREA CHART

Description	O.L. 4	O.L. 17	O.L. 18	TOTAL
SUBLOTS (28)	0.0000	5.1149	0.0000	5.1149
BLOCK M	0.0000	1.2889	0.0000	1.2889
PROP. RIGHT OF WAY	0.0000	1.4216	0.0000	1.4216
TOTAL SUBDIVISION AC.	0.0000	7.8254	0.0000	7.8254
TOTAL REMAINDER AC.	40.4809	64.2773	60.1202	164.8784

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT *Brad Piroli* AS VP Land Acq. AND *For Palte Homes of Ohio LLC* AS MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF EMERALD WOODS SUBDIVISION NO. 6 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AND SIDEWALKS SHOWN HEREON.

SIGNED *Brad Piroli*
 BRAD PIROLI

WITNESS

Gregory S. Modic
 GREGORY S. MODIC

STATE OF OHIO
 COUNTY OF Summit

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 2 DAY OF NOVEMBER 2022

BY: *David Francesconi* NOTARY PUBLIC
 DAVID FRANCESCIONI

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT *Mike Mudrak* AS Market President AND *Barons National Bank* AS MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF EMERALD WOODS SUBDIVISION NO. 6 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS SHOWN HEREON.

SIGNED *Mike Mudrak*
 MIKE MUDRAK

WITNESS

Gregory S. Modic
 GREGORY S. MODIC

STATE OF OHIO
 COUNTY OF Summit

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 14th DAY OF November 2022

BY: *Rose-Mary Marsh* NOTARY PUBLIC
 ROSE-MARY MARSH

STORM SEWER EASEMENTS

THE UNDERSIGNED OWNER HEREBY GRANTS NEW STORM SEWER EASEMENTS IDENTIFIED HEREON WITHIN BLOCK "M", WITHIN SUBLOTS, AND THE REMAINDER BLOCK 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 BLOCK "M" 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 # 2021-08060606.

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

JB Kau
 OHIO EDISON COMPANY
 JEREMY HALL
Geoffrey Ham
 WINDSTREAM COMMUNICATIONS
 GEOFFREY HAM

Dan Suren
 COLUMBIA GAS
 DAN SUREN
Tim Duchanman
 TIME WARNER CABLE
 TIM DUCHANMAN

EXAMS AND FILINGS LLC
 440 W LORAIN ST
 OBERLIN, OH 44074

Doc ID: 02381190006 Type: OFF
 Kind: PLAT
 Recorded: 01/25/2023 at 12:48:54 PM
 Fee Amt: \$432.00 Page 1 of 6
 Lorain County, Ohio
 Mike Doran County Recorder
 File # 2023-0904741

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 JAN 25 2023
 J. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

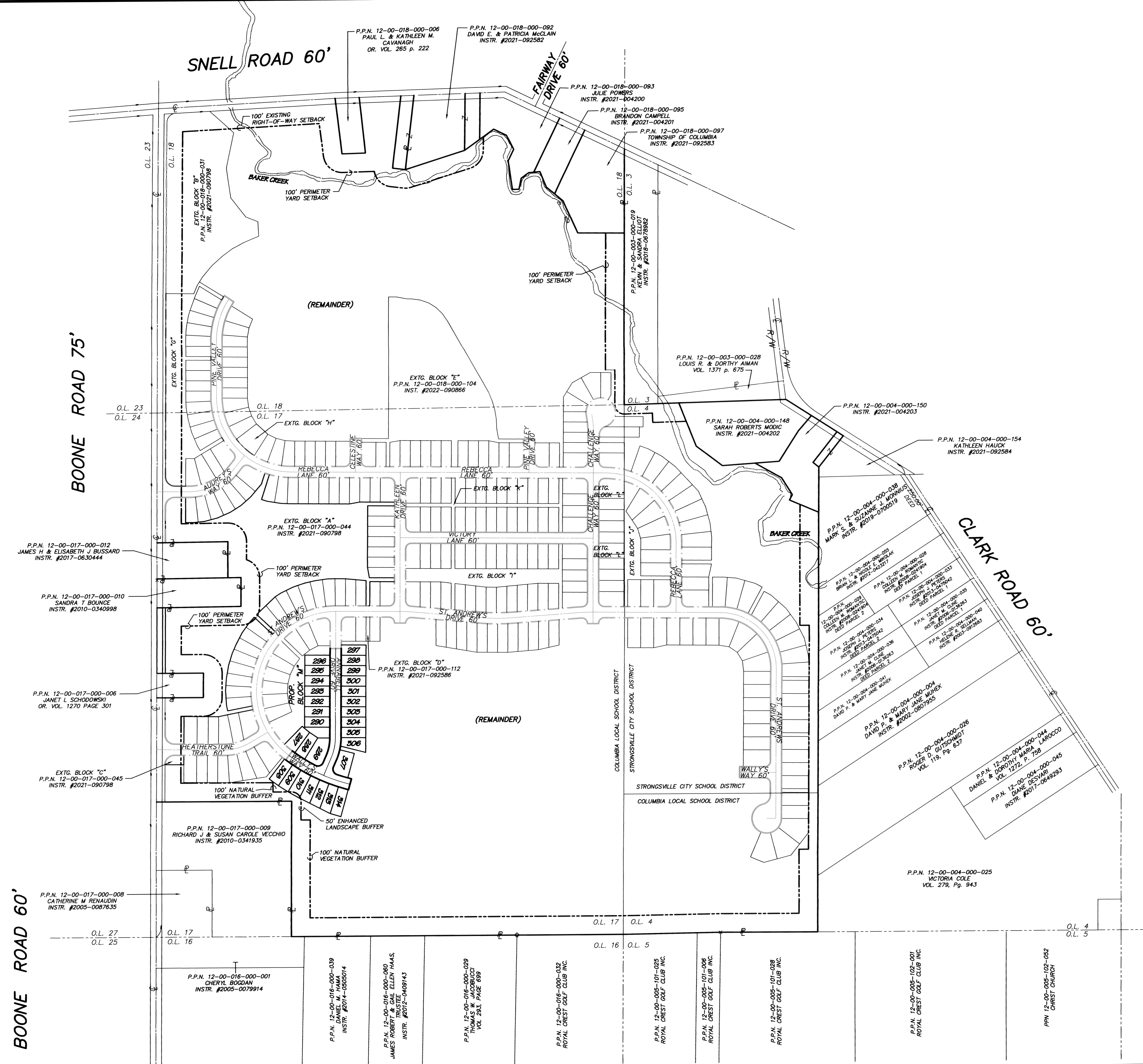
EASEMENT DESCRIPTIONS

- S-W-E-L-- PUBLIC SIDEWALK EASEMENT LINE
- U-E-L-- UTILITY EASEMENT LINE
- W-M-E-L-- WATERMAIN EASEMENT LINE
- S-T-E-L-- STORM SEWER EASEMENT LINE
- S-A-N-E-L-- SANITARY SEWER EASEMENT LINE
- G-M-E-L-- CREEK MAINTENANCE EASEMENT LINE

NOTARY PUBLIC SEAL for DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING. 7879 HUB PARKWAY • VALLEY VIEW, OHIO 44125. PHONE: (216) 842-1130 FAX: (216) 842-1132.

DATE: JUNE, 2022
 ORDER NO.: 472006 Plat 01
 FILE NO.: 4720-6

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8 p. 2 of 2



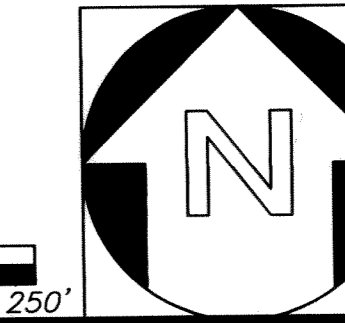
BOONE ROAD 60'

BOONE ROAD 75'

SNELL ROAD 60'

FAIRWAY DRIVE 60'

CLARK ROAD 60'



		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"=250'	DATE JUNE, 2022
DRWN K.C.		DATE JUNE, 2022	
OR. SCALE -----		ORDER NO. 4720-6	

2
5

17:06:2023

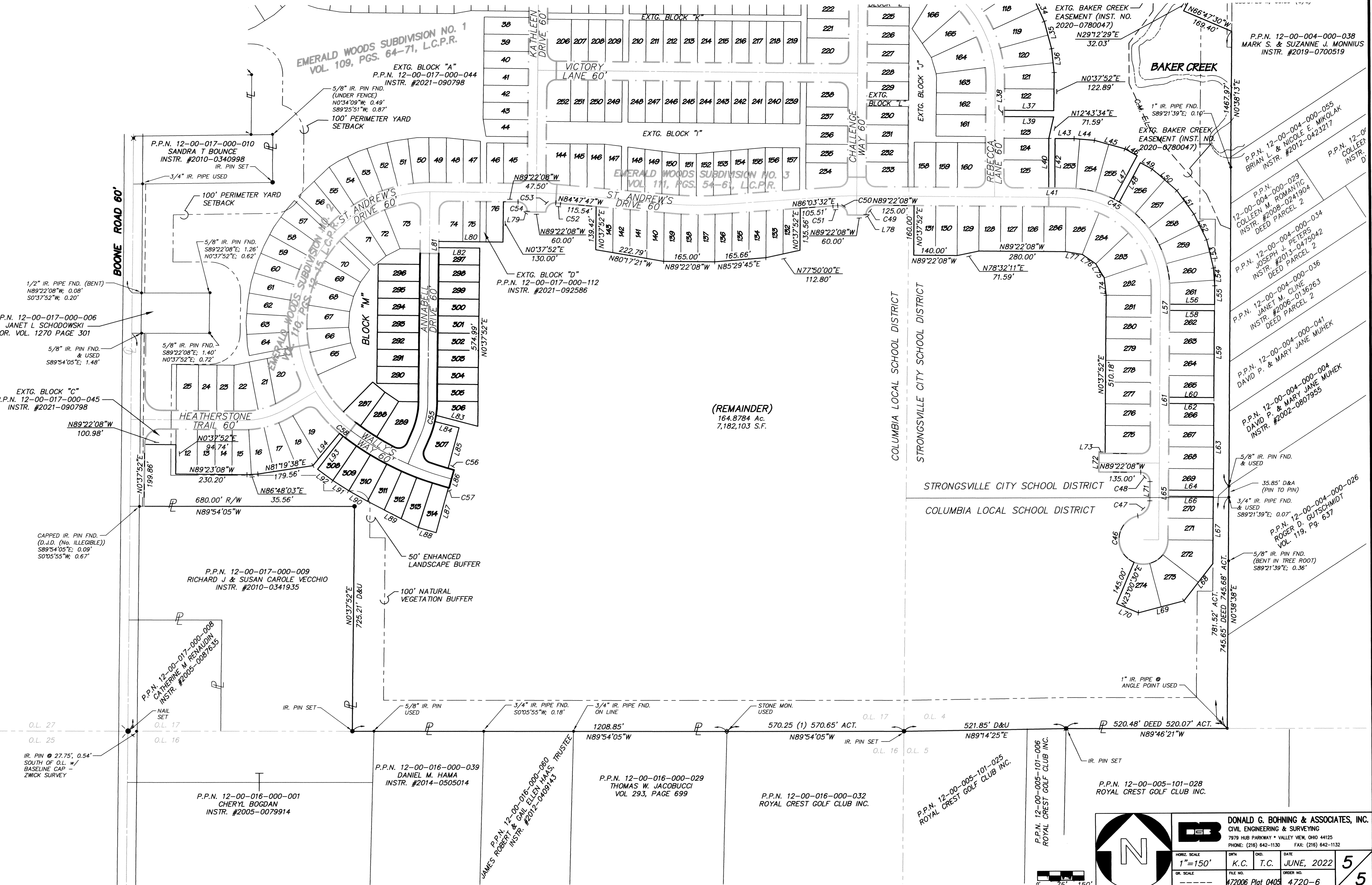
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L22	20.00'	N0°37'52"E	L91	61.02'	N57°08'52"W
L23	130.00'	N0°37'52"E	L92	61.15'	N53°50'50"W
L24	20.00'	N89°22'08"W	L93	135.00'	N37°50'57"E
L25	55.00'	N0°37'52"E	L94	135.00'	N39°43'40"E
L26	20.05'	N89°22'08"W	L95	60.00'	N55°39'25"W
L27	55.00'	N0°37'52"E	L96	69.23'	N83°11'52"W
L28	215.24'	N89°22'08"W	L97	75.00'	N64°11'48"W
L29	30.00'	N0°37'52"E	L98	85.79'	N27°19'36"W
L30	135.00'	N89°22'08"W	L99	68.53'	N25°48'12"E
L31	44.40'	N70°26'21"W	L100	35.00'	N88°26'09"E
L32	88.79'	N61°12'33"W	L101	60.00'	N12°34'44"E
L33	88.79'	N51°58'45"W	L102	50.00'	N53°19'52"E
L34	90.05'	N24°17'21"W	L103	60.00'	N85°09'41"E
L35	91.22'	N15°03'33"W	L104	90.00'	N22°07'32"W

L36	77.50'	N5°49'45"W
L37	160.00'	N89°22'08"W
L38	20.00'	N0°37'52"E
L39	160.00'	N89°22'08"W
L40	160.00'	N0°37'52"E
L41	20.00'	N89°22'08"W
L42	160.00'	N0°37'52"E
L43	61.40'	N89°22'08"W
L44	66.26'	N85°04'07"W
L45	102.14'	N73°54'37"W
L46	45.21'	N61°09'36"W
L47	160.05'	N28°50'24"E
L48	145.05'	N28°50'24"E
L49	43.54'	N61°09'36"W
L50	105.19'	N48°24'35"W
L51	93.91'	N35°39'34"W
L52	91.71'	N26°05'34"W
L53	93.91'	N13°20'33"W
L54	57.39'	N3°46'33"W
L55	60.61'	N0°37'52"E
L56	145.00'	N89°22'08"W
L57	20.00'	N0°37'52"E
L58	145.00'	N89°22'08"W
L59	280.00'	N0°37'52"E
L60	145.00'	N89°22'08"W
L61	20.00'	N0°37'52"E
L62	145.00'	N89°22'08"W
L63	280.00'	N0°37'52"E
L64	145.00'	N89°22'08"W
L65	20.00'	N0°37'52"E
L66	145.00'	N89°22'08"W
L67	215.95'	N0°37'52"E
L68	151.90'	N38°05'25"E
L69	151.90'	N75°32'57"E
L70	75.95'	N66°59'30"W
L71	62.11'	N0°37'52"E
L72	60.00'	N0°37'52"E
L73	20.00'	N89°22'08"W
L74	56.59'	N6°30'25"W
L75	53.03'	N30°55'33"W
L76	53.03'	N55°25'09"W
L77	54.94'	N80°05'17"W
L78	1.92'	N0°37'52"E
L79	1.92'	N0°37'52"E
L80	207.50'	N89°22'08"W
L81	20.00'	N0°37'52"E
L82	132.50'	N89°22'08"W
L83	139.86'	N75°24'56"W
L84	81.00'	N75°24'56"W
L85	135.68'	N15°22'54"E
L86	60.00'	N15°22'54"E
L87	150.00'	N15°25'48"E
L88	59.60'	N73°42'00"W
L89	184.74'	N62°48'25"W
L90	69.38'	N60°39'21"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C43	79.00'	104.41'	61.42'	96.98'	N21°36'54"W	75°43'38"
C44	405.00'	37.91'	18.97'	37.90'	N73°07'15"W	5°21'48"
C45	330.00'	20.00'	10.00'	20.00'	N61°09'36"W	3°28'23"
C46	79.00'	198.16'	241.12'	150.15'	N4°52'02"E	143°43'05"
C47	50.00'	66.41'	39.13'	61.63'	N38°40'44"E	76°05'43"
C48	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C49	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C50	30.00'	49.04'	31.98'	43.76'	N46°11'55"W	93°39'35"
C51	970.00'	15.45'	7.73'	15.45'	N86°30'55"E	0°54'45"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C52	970.00'	15.45'	7.73'	15.45'	N85°15'10"W	0°54'45"
C53	30.00'	49.04'	31.98'	43.76'	N47°27'40"E	93°39'35"
C54	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C55	305.00'	20.05'	10.03'	20.04'	N10°52'12"E	3°45'56"
C56	2370.00'	20.00'	10.00'	20.00'	N74°22'36"W	0°29'01"
C57	2430.00'	2.06'	1.03'	2.06'	N74°35'39"W	0°02'55"
C58	457.50'	15.00'	7.50'	15.00'	N51°12'41"W	1°52'43"
C59	430.00'	7.75'	3.87'	7.75'	N33°49'37"E	1°01'56"
C60	370.00'	25.01'	12.51'	25.00'	N32°24'25"E	3°52'20"

(SEE SHEET 4 OF 5)



(REMAINDER)
164,878.4 AC.
7,182,103 S.F.

DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7878 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 642-1130 FAX: (216) 642-1132

DATE: JUNE, 2022
 FILE NO.: K.C. T.C.
 ORDER NO.: 472006 Plat 0405 4720-6

SCALE: 1"=150'
 0 75 150'

Plat Sheet

Instrument # 2023-0904741 Film # -

Name of Plat Emerald Woods Subdivision No. 6

Owner: E.W.G. Development Group LLC

Description: Situated in the State of
Ohio County of Lorain Township of Columbia
being part of Original Columbia Township
lot 17 7.8254 Acre
Creating Sublots 287 through 314 and
Block L
Easements

Floor Plans: -

Related/Margin: -

Comments: -

Vol. 113

Receiving Stamp

Pg. 21, 22, 23, 24, 25

EXAMS AND FILINGS LLC
440 W LORAIN ST
OBERLIN, OH 44074

Amount: 432.00

Initials: TM