

BAKER CREEK ESTATES SUBDIVISION NO. 3

BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOT 19 NOW IN THE TOWNSHIP OF COLUMBIA, LORAIN COUNTY, OHIO

THE PERIMETER BOUNDARY AND PARCEL CONFIGURATION IS BASED UPON THE "MAP OF SURVEY" DATED JULY, 2020 BY DONALD G. BOHNING & ASSOCIATES INC. SEE BAKER CREEK ESTATES SUBDIVISION NO. 2.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "BAKER CREEK ESTATES SUBDIVISION NO. 3" AS SHOWN HEREON AND CONTAINING 15.8620 ACRES OF LAND IN ORIGINAL LOT 19 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) 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.



BY: 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 LOT 19, OF SAID TOWNSHIP CONTAINING 15.8620 ACRES.

THE UNDERSIGNED MLM DEVELOPMENT, LLC HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS BAKER CREEK ESTATES SUBDIVISION NO. 3, A SUBDIVISION OF LOTS 51 TO 73 AND BLOCKS L THRU N INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, CUL-DE-SACS, 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 22nd DAY OF December, 2022

SIGNED: Mark Powers
MARK POWERS - MLM DEVELOPMENT, LLC

WITNESS

Donald G. Bohning
Bohning

NOTARIAL SEAL

STATE OF OHIO
COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Mark Powers, 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 22nd DAY OF December, 2022

BY: Donald G. Bohning NOTARY PUBLIC

BOGDANA R ALBA
Notary Public, State of Ohio
My Commission Expires
November 28, 2026

APPROVALS OF SUBDIVISION ENDORSEMENTS

APPROVED THIS 27th DAY OF JANUARY, 2023
Mark C. Cunningham
LORAIN COUNTY ENGINEER

APPROVED THIS 27th DAY OF JANUARY, 2023
Mark C. Cunningham
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 24 DAY OF FEBRUARY, 2023
Mark C. Cunningham
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS 2 DAY OF MARCH, 2023
Mark Powers
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 24th DAY OF FEBRUARY, 2023
Mark Powers
LORAIN COUNTY PLANNING COMMISSION

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT Joseph P. Hester as Senior Vice President AND First Federal Savings & Loan Association of Lakewood FIRST MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF BAKER CREEK ESTATES NO. 3 TO BE CORRECT AND DEDICATED TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AND SIDEWALKS SHOWN HEREON.

SIGNED: Joseph P. Hester, SVP

WITNESS

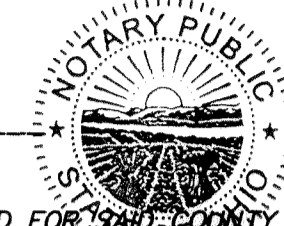
Joseph P. Hester

WITNESS

Jennifer Paige Bechtel

NOTARIAL SEAL

STATE OF OHIO
COUNTY OF Cuyahoga



JENNIFER PAIGE BECHTEL
Notary Public, State of Ohio
My Commission Expires
February 09, 2025

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 14 DAY OF December, 2022

BY: Jennifer Paige Bechtel NOTARY PUBLIC

CREEK MAINTENANCE, SCM, AND STORM SEWER EASEMENTS

THE UNDERSIGNED OWNER HEREBY GRANTS STORM SEWER EASEMENTS AND STORM WATER MANAGEMENT EASEMENTS IDENTIFIED HEREON WITHIN BLOCK "L", BLOCK "M", & BLOCK "N" TO THE HOMEOWNERS ASSOCIATION. STORM SEWER EASEMENTS LOCATED WITHIN THE DEVELOPMENT ARE GRANTED TO THE HOMEOWNERS ASSOCIATION.

THE SCM AND CREEK MAINTENANCE EASEMENTS AS SHOWN ON PLAT SHEETS 2 & 3 ARE GRANTED TO THE LORAIN COUNTY COMMISSIONERS FOR ACCESS PURPOSES AND TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE PURPOSES. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ANNUAL AND REGULAR MAINTENANCE WITHIN THE EASEMENTS AS STATED IN THE "INSPECTION AND MAINTENANCE AGREEMENT FOR STORM WATER CONTROL MEASURES" AND RECORDED AT INSTRUMENT FILE 2022-097075 OF LORAIN COUNTY RECORDS.

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 GRANTEE) 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 GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION 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 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:

MLM DEVELOPMENT, LLC

BY: Mark Powers
MARK POWERS
David S Zentkovich

JB Hall
OHIO EDISON COMPANY

PRINT NAME: JEFFREY B. HALL

WINDSTREAM COMMUNICATIONS

PRINT NAME: _____

Dan Suren
COLUMBIA GAS

PRINT NAME: DAN SUREN

Ron Stack
TIME WARNER CABLE

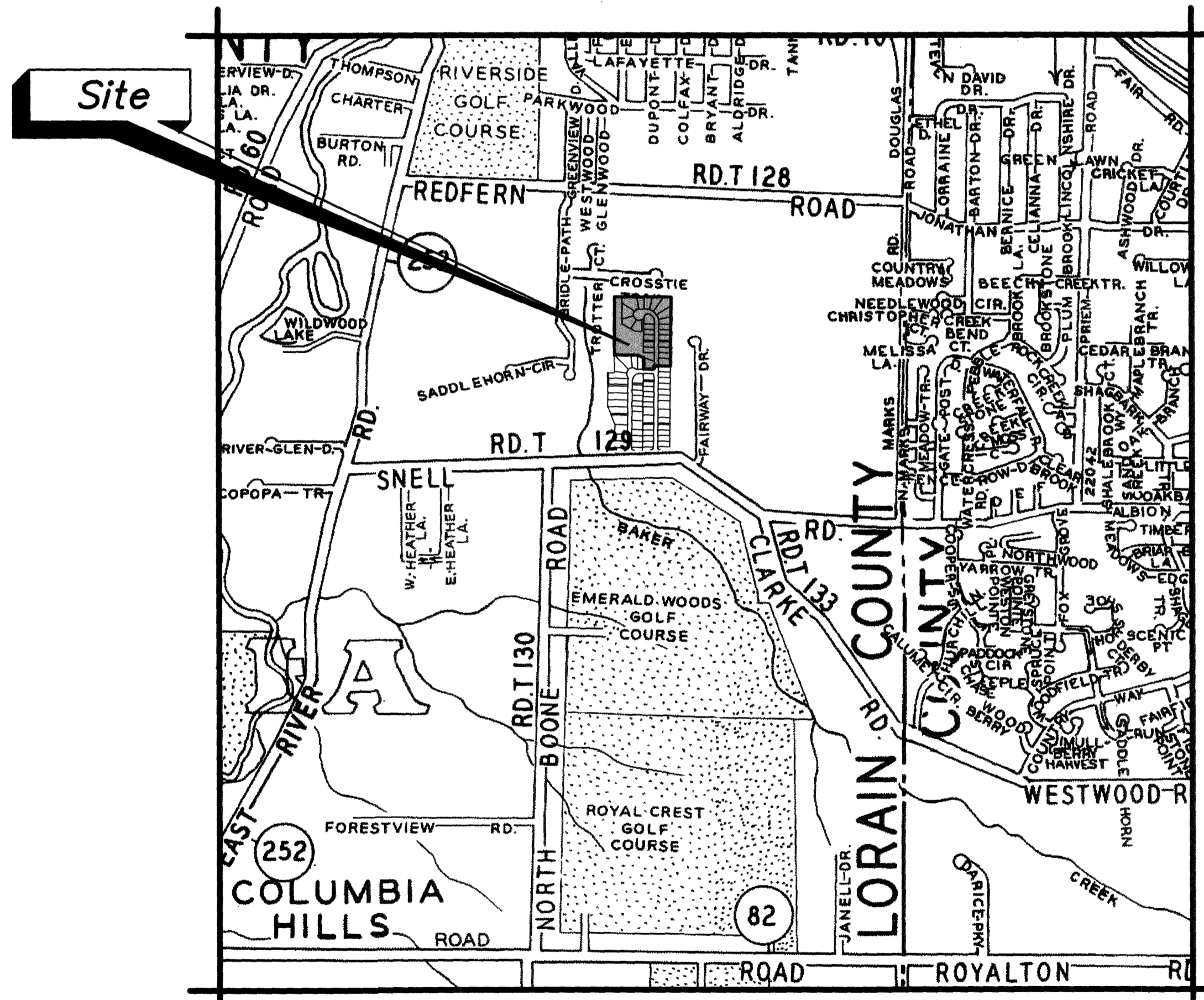
PRINT NAME: Ron Stack

BUILDING SETBACKS

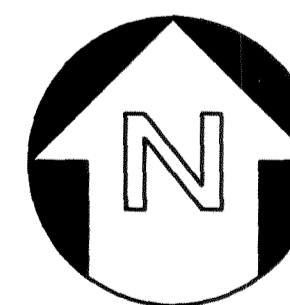
FRONT B.L. (SUBLOTS 52-57, 68-73): 30'
FRONT B.L. (SUBLOTS 61-63, 67): 35'
FRONT B.L. (SUBLOTS 58-60, 64-66): 40'
SIDE YARD: 7.5' (OR AS NOTED)
REAR YARD (SUBLOTS 52-56, 58-60): 35'
REAR YARD (SUBLOT 57): 45'
REAR YARD (SUBLOTS 61-73): 50'

EASEMENT DESCRIPTIONS

---U-E-L--- UTILITY EASEMENT LINE
---S.W.M.-E-L--- STORMWATER MANAGEMENT EASEMENT LINE
---S-F-E-L--- STORM SEWER EASEMENT LINE
---G.M.-E-L--- CREEK MAINTENANCE EASEMENT LINE



LOCATION MAP



SUBDIVISION AREA CHART

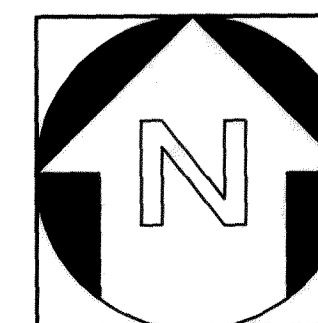
Description	ACREAGE	O.L. 18	O.L. 19
SUBLOTS (23)	8.7170	---	8.7170
BLOCKS (L-N)	5.2979	---	5.2979
PROP R/W	1.8471	---	1.8471
TOTAL AREA	15.8620	---	15.8620



Doc ID: 02385395004 Type: OFF
Kind: PLAT
Recorded: 03/08/2023 at 01:28:44 PM
Fee Amt: \$259.20 Page 3 of 4
Lorain County, Ohio
Mike Boran County Recorder
File 2023-0908817
EXAMS AND FILINGS LLC
140 W LORAIN ST
OBERLIN, OH 44074
PLAT Vol 113
Pgs 51, 52, 53

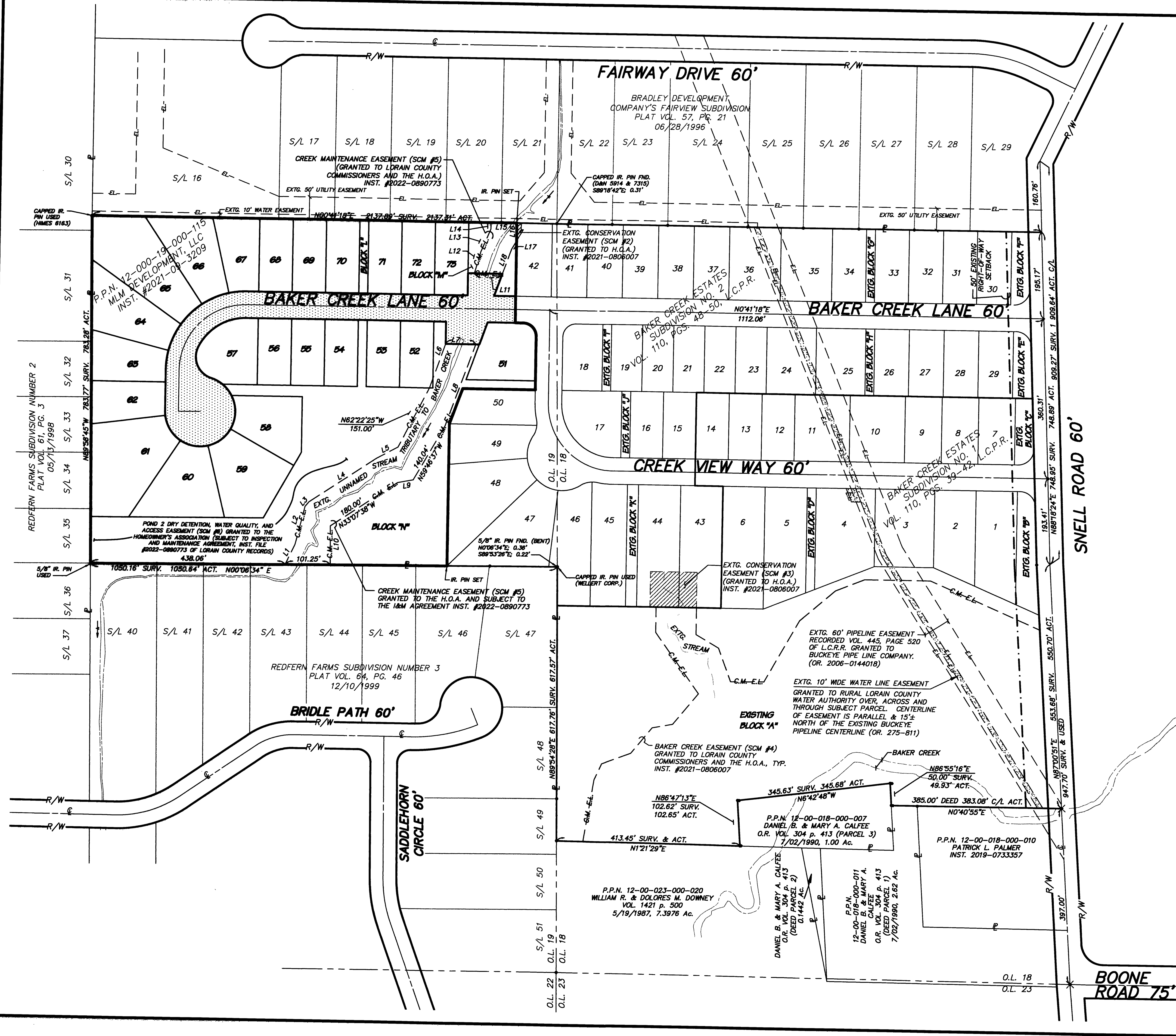
TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202, OHIO REV. CODE
MAR 08 2023
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR



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: _____ DATE: MAR., 2022
K.C. T.C.
VERT. SCALE: _____ ORDER NO.: _____
4720MLM-3 Plat 4720MLM-3

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N64°03'54"W
L2	89.00'	N75°26'35"W
L3	14.37'	N49°27'00"W
L4	180.00'	N33°08'46"W
L5	55.00'	N27°53'00"W
L6	105.92'	N70°04'12"W
L7	67.75'	N0°41'18"E
L8	197.23'	N89°36'03"W
L9	36.00'	N10°40'53"W
L10	88.00'	N89°53'26"W
L11	63.00'	N0°41'18"E
L12	50.00'	N73°32'33"W
L13	56.32'	N66°25'12"W
L14	15.00'	N89°18'42"W
L15	58.18'	N0°41'18"E
L16	40.75'	N89°18'42"W
L17	21.44'	N59°18'42"W
L18	59.15'	N89°36'03"W



LEGEND:
 - G.M. E.L. - CREEK MAINTENANCE EASEMENT LINE
 [Symbol] - DEDICATED ROAD RIGHT OF WAY

DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7878 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 842-1130 FAX: (216) 842-1132

DATE: **MAR., 2022**
 DRAWN BY: **K.C. T.C.**
 CHECKED BY: **T.C.**

PROJECT: **4720MLM-3 Plat1**
 SHEET: **4720MLM-3**

LEGEND:

- DEDICATED ROAD RIGHT OF WAY
- STORMWATER MANAGEMENT EASEMENT
- UTILITY EASEMENT LINE
- STORMWATER MANAGEMENT EASEMENT LINE
- STORM SEWER EASEMENT LINE
- CREEK MAINTENANCE EASEMENT LINE

NOTE: HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE GRAVEL ACCESS DRIVE AND STORMWATER MANAGEMENT BASIN LOCATED AT BLOCK "M". HOA IS ALSO RESPONSIBLE FOR MAINTENANCE OF ALL PUBLIC SIDEWALKS LOCATED AT HOA OWNED BLOCKS.

LINE TABLE

LINE	LENGTH	BEARING
L19	14.37'	N49°27'00"W
L20	50.00'	N89°18'42"W
L21	75.72'	N0°41'18"E
L22	27.43'	N0°41'18"E
L23	50.00'	N89°18'42"W
L24	77.50'	N0°41'18"E
L25	53.11'	N69°36'03"W

CURVE TABLE

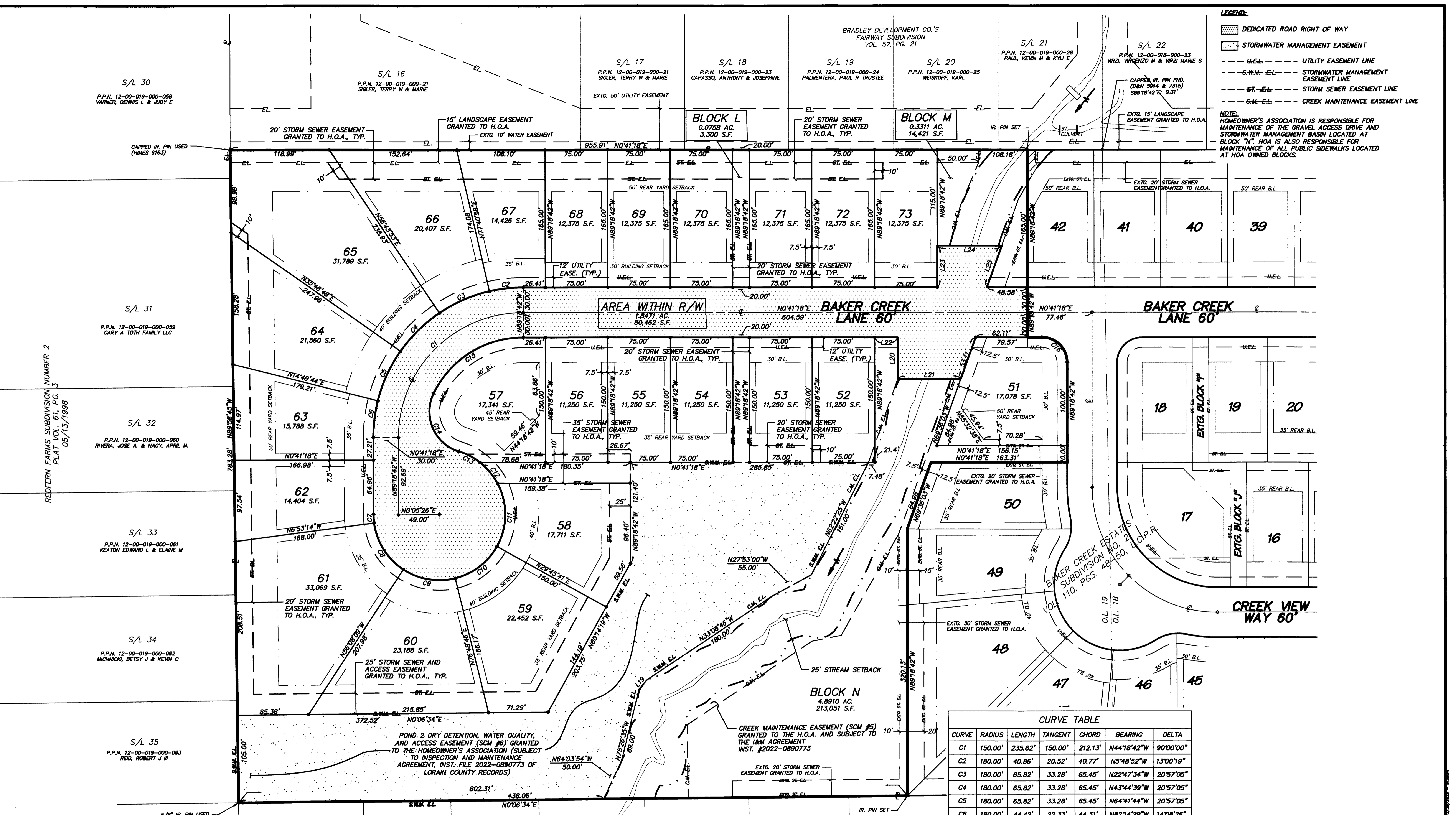
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00'	235.62'	150.00'	212.13'	N44°18'42"W	90°00'00"
C2	180.00'	40.86'	20.52'	40.77'	N5°48'52"W	13°00'19"
C3	180.00'	65.82'	33.28'	65.45'	N22°47'34"W	20°57'05"
C4	180.00'	65.82'	33.28'	65.45'	N43°44'39"W	20°57'05"
C5	180.00'	65.82'	33.28'	65.45'	N64°41'44"W	20°57'05"
C6	180.00'	44.42'	22.33'	44.31'	N82°14'29"W	14°08'26"
C7	79.00'	10.45'	5.23'	10.44'	N86°54'02"E	7°34'32"
C8	79.00'	67.90'	36.21'	65.83'	N58°29'18"E	49°14'55"
C9	79.00'	64.87'	34.39'	63.07'	N10°20'19"E	47°03'05"
C10	79.00'	64.87'	34.39'	63.07'	N36°42'46"W	47°03'05"
C11	79.00'	78.79'	43.02'	75.57'	N88°48'38"W	57°08'39"
C12	79.00'	32.87'	16.67'	32.63'	N50°41'56"E	23°50'13"
C13	79.00'	28.74'	14.53'	28.58'	N28°21'31"E	20°50'37"
C14	50.00'	86.45'	58.60'	76.07'	N67°28'00"E	99°03'36"
C15	120.00'	133.40'	74.54'	126.63'	N31°09'27"W	63°41'30"
C16	30.00'	47.12'	30.00'	42.43'	N45°41'18"E	90°00'00"

BUILDING SETBACKS

FRONT B.L. (SUBLOTS 52-57, 68-73): 30'
 FRONT B.L. (SUBLOTS 61-63, 67): 35'
 FRONT B.L. (SUBLOTS 58-60, 64-66): 40'
 SIDE YARD: 7.5' (OR AS NOTED)
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DATE: MAR., 2022
 SHEET: 3 OF 3
 PROJECT: 4720MLM3 Plat 64-2022-0890773



Plat Sheet

Instrument # 2023-0908817 Film # _____

Name of Plat: BAKER CREEK ESTATES SUBDIVISION NO 3

Owner: MLM DEVELOPMENT LLC

Description: SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO AND BEING A PART OF ORIGINAL LOT 19 OF SAID TOWNSHIP CONTAINING 15.8630 ACRES

CREATING SUBLOTS 51 THRU 73 CONCURRENT AND CREATING BLOCKS "L" "M" "N" EASEMENTS ALSO

Floor Plans: /

Related/Margin: /

Comments: /

Vol. 113

Receiving Stamp

Pg. 51, 52, 53

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

Amount: \$ 259.20
Initials: ST