

SANDSTONE PARKWAY DEDICATION PLAT

SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NUMBERS 46, 47, 54, & 55

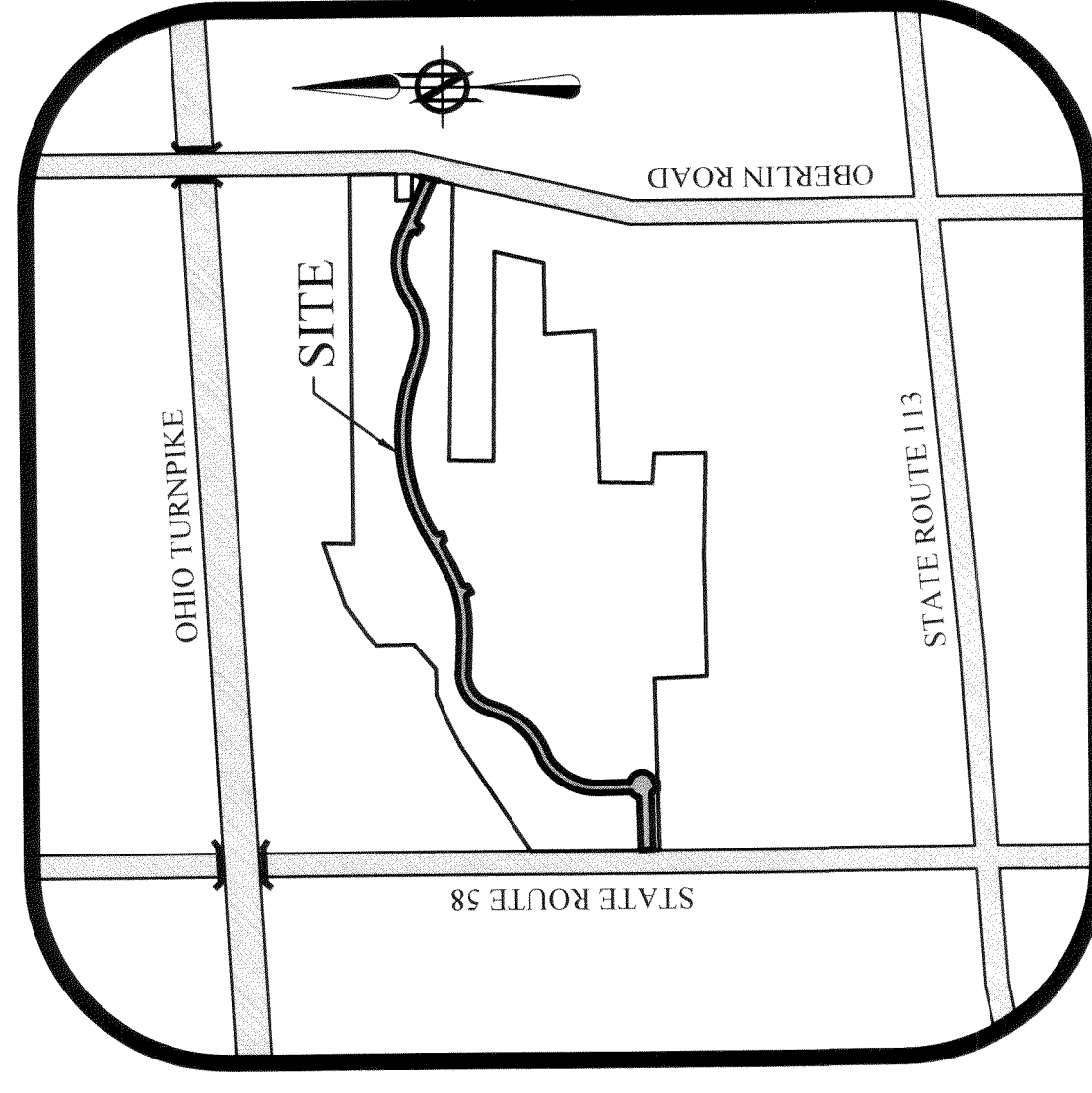
COUNTY COMMISSIONERS ACCEPTANCE:

DEDICATION OF LANDS FOR PUBLIC STREET OR ROAD PURPOSES IS HEREBY APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, COUNTY OF LORAIN, STATE OF OHIO, AND THE SAME SHALL BE A COUNTY ROAD.

DAVID J. MOORE, PRESIDENT
 JEFF RIDDELL, VICE-PRESIDENT
 MICHELLE HUNG, MEMBER
 APPROVED THIS 16th DAY OF March, 2023

APPROVALS:

APPROVED THIS 27th DAY OF FEBRUARY, 2023
 LORAIN COUNTY ENGINEER
 KENNETH P. CARNEY, SR., P.E., P.S.
 APPROVED THIS 16th DAY OF March, 2023
 COMMISSIONERS' RESOLUTION (ACCEPT LAND)



LOCATION MAP
NOT TO SCALE

ORIGINAL LOT	OWNER OF RECORD	AREA
O.L. 46	AMHERST CONSOLIDATED PROPERTIES, LLC	1.6134 AC.
O.L. 47	AMHERST CONSOLIDATED PROPERTIES, LLC	6.6445 AC.
O.L. 55	AMHERST CONSOLIDATED PROPERTIES, LLC	5.2339 AC.
TOTAL		13.4918 AC.

DEDICATION AREA SUMMARY

OWNER'S CERTIFICATE:
 THIS IS TO CERTIFY THAT Thomas J. Oster, REPRESENTING AMHERST CONSOLIDATED PROPERTIES, LLC, OWNER OF THE LAND CONTAINED WITHIN THIS STREET DEDICATION PLAT OF SANDSTONE PARKWAY, HAVING EXAMINED THE SAME DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES TO LORAIN COUNTY, STATE OF OHIO FOREVER, TO PUBLIC USE, THE LAND SHOWN HEREON.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN ACCORDANCE WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWS, ORDINANCES, REGULATIONS, INCLUDING THE APPLICABLE OFF-STREET LOADING AND UNLOADING REQUIREMENTS OF LORAIN COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF (THE UNDERSIGNED) AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH OF THE UNDERSIGNED.

ALL DIMENSIONS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS
 THIS 20th DAY OF February, 2023

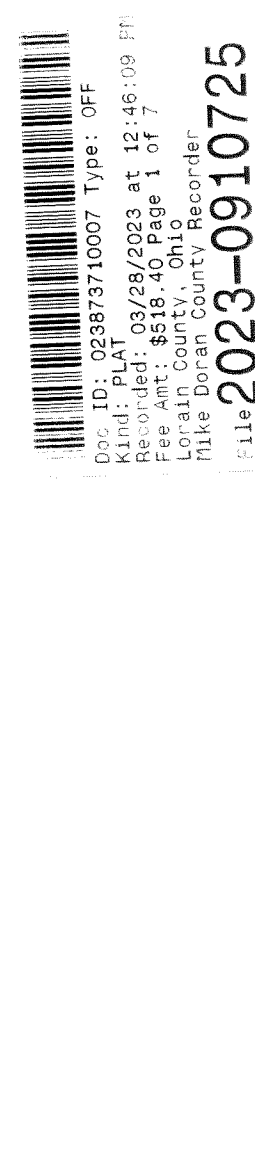
AMHERST CONSOLIDATED PROPERTIES, LLC
 BY: Thomas J. Oster DATE: 2/20/23
 (SIGNATURE) Thomas J. Oster (PRINTED NAME & TITLE)
 WITNESS _____

NOTARY PUBLIC:
 STATE OF OHIO _____
 COUNTY OF Lorain SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED REPRESENTATIVE OF AMHERST CONSOLIDATED PROPERTIES, LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT FOR THE PURPOSES THEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 20th DAY OF FEBRUARY, 2023.

NOTARY PUBLIC Sarahia M. Weinstein
 Sarahia M. Weinstein
 Notary Public, State of Ohio
 My Commission Expires: 09-21-2026

THIS IS AN ACKNOWLEDGMENT CERTIFICATE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.



TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202, OHIO REV. CODE
 MAR 28 2023
 L. CRAIG SHOGHASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED "SANDSTONE PARKWAY DEDICATION PLAT OF SANDSTONE PARKWAY, SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO, AND BEING A PART OF THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO, AND BEING A PART OF THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN AND STATE OF OHIO, CONTAINING 13.4918 ACRES OF LAND, DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY FOR WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS ON 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.

AMY M. KELLER, P.S.
 REGISTERED OHIO SURVEYOR #469
 DATE: 2/7/2023
 STATE OF OHIO
 AMY M. KELLER, P.S.
 S-8469
 REGISTERED PROFESSIONAL SURVEYOR

DRAWN BY: SIM
 CHECKED BY: AMK
BRAMHALL
 ENGINEERING AND SURVEYING COMPANY
 801 MOORE ROAD AVON, OHIO 44011
 (440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 6
 JOB NO. 19-5052E

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICER OF CONSOLIDATED INVESTORS GROUP, LLC, MORTGAGEE OF THE LANDS EMBRACED WITHIN THIS PLAT OF SANDSTONE PARKWAY DEDICATION HEREBY ACCEPTS THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE, STREETS AND EASEMENTS AS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

CONSOLIDATED INVESTORS GROUP, LLC
 BY: Robert P. Ellis, Jr. (TITLE)
Robert P. Ellis, Jr. (SIGNATURE)

NOTARY PUBLIC:
 STATE OF OHIO _____
 COUNTY OF Lorain SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF THE MORTGAGEE, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 19th DAY OF February, 2023.

NOTARY PUBLIC Sarahia M. Weinstein
 Sarahia M. Weinstein
 Notary Public, State of Ohio
 My Commission Expires: 09-21-2026

THIS IS AN ACKNOWLEDGMENT CERTIFICATE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICER OF CONSOLIDATED INVESTORS GROUP, LLC, MORTGAGEE OF THE LANDS EMBRACED WITHIN THIS PLAT OF SANDSTONE PARKWAY DEDICATION HEREBY ACCEPTS THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE, STREETS AND EASEMENTS AS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

CONSOLIDATED INVESTORS GROUP, LLC
 BY: Robert P. Ellis, Jr. (TITLE)
Robert P. Ellis, Jr. (SIGNATURE)

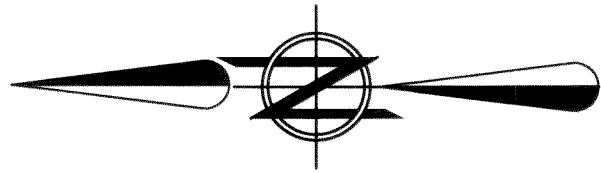
NOTARY PUBLIC:
 STATE OF OHIO _____
 COUNTY OF Lorain SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF THE MORTGAGEE, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 19th DAY OF February, 2023.

NOTARY PUBLIC Sarahia M. Weinstein
 Sarahia M. Weinstein
 Notary Public, State of Ohio
 My Commission Expires: 09-21-2026

THIS IS AN ACKNOWLEDGMENT CERTIFICATE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

DATE	BY	DESCRIPTION
05-24-2022	CLH	ISSUE FOR REVIEW
07-27-2022	CLH	ADDED MORTGAGEE'S CERTIFICATES
08-01-2022	CLH	ADDED LEGAL DESCRIPTION OF DEDICATION
10-24-2022	CLH	REVISED PER COUNTY COMMENTS
12-07-2022	CLH	REVISED PER COUNTY COMMENTS
02-07-2023	CLH	REVISED NAMES FOR COUNTY COMMISSIONERS ACCEPTANCE



GRAPHIC SCALE
0 100 200 400
(IN FEET)
SCALE: 1" = 200'

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF STATE ROUTE 58 WHICH WAS ASSUMED TO BE NORTH 00° 06' 12" EAST.

REFERENCES:
• LORAIN COUNTY TAX MAP RECORDS.
• LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
• BOUNDARY SURVEY FOR CONSOLIDATED INVESTORS GROUP PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY, INC. DATED FEBRUARY 2012.
• LOT CONSOLIDATION FOR AMHERST CONSOLIDATED PROPERTIES, LLC PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY, INC. DATED MARCH 2022.

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD
AVON, OHIO 44011
(440) 934 - 7878
(440) 934 - 7878 FAX

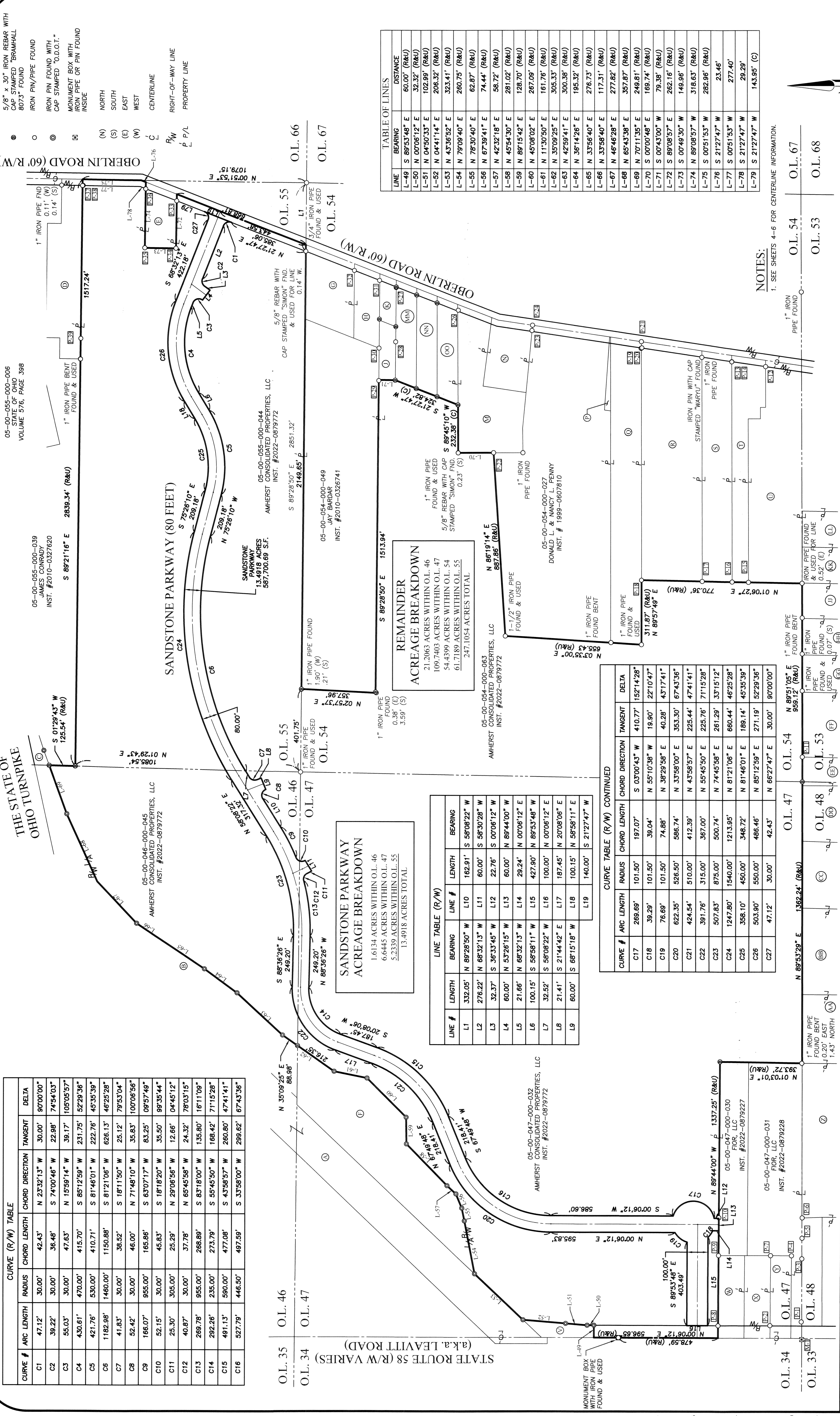
DATE:	05-24-2023
BY:	SM
DESCRIPTION:	ADDED MORTGAGEE'S CERTIFICATES
REVISION:	ADDED LEGAL DESCRIPTION OF DEDICATION
DATE:	08-01-2023
BY:	SM
DESCRIPTION:	REVISED PER COUNTY COMMENTS
REVISION:	REVISED DISTANCE ON L-25
DATE:	10-24-2023
BY:	SM
DESCRIPTION:	REVISED NAMES FOR COUNTY COMMISSIONERS ACCEPTANCE
REVISION:	
DATE:	02-07-2023
BY:	AMK
DESCRIPTION:	
REVISION:	

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	47.12'	30.00'	42.43'	N 23°32'13" W	30.00'	90°00'00"
C2	39.22'	30.00'	36.48'	S 74°00'46" W	22.98'	74°54'03"
C3	55.03'	30.00'	47.63'	N 15°59'14" W	39.17'	105°05'57"
C4	430.61'	470.00'	415.70'	S 85°12'59" W	231.75'	52°29'36"
C5	421.76'	530.00'	410.71'	S 81°46'01" W	222.76'	45°35'39"
C6	1182.98'	1460.00'	1150.88'	S 81°21'06" W	626.13'	46°25'28"
C7	41.83'	30.00'	38.52'	S 18°11'50" W	25.12'	79°53'04"
C8	52.42'	30.00'	46.00'	N 71°48'10" W	35.63'	100°06'56"
C9	166.07'	955.00'	165.86'	S 63°07'17" W	83.25'	09°57'49"
C10	52.15'	30.00'	45.83'	S 18°18'20" W	35.50'	99°35'44"
C11	25.30'	305.00'	25.29'	N 29°06'56" W	12.66'	04°45'12"
C12	40.87'	30.00'	37.78'	N 65°45'58" W	24.32'	78°03'15"
C13	268.78'	955.00'	268.89'	S 83°18'00" W	135.80'	16°11'09"
C14	292.26'	235.00'	273.79'	S 55°45'50" W	168.42'	71°15'28"
C15	491.13'	590.00'	477.08'	S 43°58'57" W	260.80'	47°41'41"
C16	527.79'	446.50'	497.59'	S 33°58'00" W	298.62'	67°43'36"

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	332.05'	N 89°28'50" W	L10	162.91'	S 58°08'22" W
L2	276.22'	N 68°32'13" W	L11	60.00'	S 58°30'28" W
L3	32.37'	S 36°33'45" W	L12	22.76'	S 00°06'12" W
L4	60.00'	N 53°26'15" W	L13	60.00'	N 89°44'00" W
L5	21.86'	N 68°32'13" W	L14	29.24'	N 00°06'12" E
L6	100.15'	S 58°58'11" W	L15	427.90'	N 89°53'48" W
L7	32.52'	S 58°08'22" W	L16	100.00'	N 00°06'12" E
L8	21.41'	S 21°44'42" E	L17	187.45'	N 20°08'06" E
L9	60.00'	S 68°15'18" W	L18	100.15'	N 58°58'11" E
			L19	140.00'	S 21°27'47" W

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C17	289.69'	101.50'	197.07'	S 03°00'43" W	410.77'	152°14'28"
C18	39.29'	101.50'	39.04'	N 55°10'38" W	19.90'	22°10'47"
C19	76.69'	101.50'	74.88'	N 38°29'58" E	40.28'	43°17'41"
C20	622.35'	526.50'	586.74'	N 33°58'00" E	353.30'	67°43'36"
C21	424.54'	510.00'	412.39'	N 43°58'57" E	225.44'	47°41'41"
C22	391.76'	315.00'	367.00'	N 55°45'50" E	225.76'	71°15'28"
C23	507.83'	875.00'	500.74'	N 74°45'58" E	261.29'	33°15'12"
C24	1247.80'	1540.00'	1213.95'	N 81°21'06" E	660.44'	46°25'28"
C25	358.10'	450.00'	348.72'	N 81°46'01" E	188.14'	45°35'39"
C26	503.90'	550.00'	486.46'	N 85°12'59" E	271.19'	52°29'36"
C27	47.12'	30.00'	42.43'	N 66°27'47" E	30.00'	90°00'00"

LINE	BEARING	DISTANCE
L-49	S 89°53'48" E	60.00' (R&U)
L-50	N 00°06'12" E	32.37' (R&U)
L-51	N 04°50'33" E	102.89' (R&U)
L-52	N 04°41'14" E	206.32' (R&U)
L-53	N 43°36'52" E	323.41' (R&U)
L-54	N 79°09'40" E	260.75' (R&U)
L-55	N 78°30'40" E	62.87' (R&U)
L-56	N 67°39'41" E	74.44' (R&U)
L-57	N 42°32'18" E	58.72' (R&U)
L-58	N 45°54'30" E	281.02' (R&U)
L-59	N 89°15'42" E	128.70' (R&U)
L-60	N 45°08'02" E	267.09' (R&U)
L-61	N 11°30'50" E	161.76' (R&U)
L-62	N 35°09'25" E	305.33' (R&U)
L-63	N 42°59'41" E	300.38' (R&U)
L-64	N 36°14'26" E	195.32' (R&U)
L-65	N 33°58'40" E	276.73' (R&U)
L-66	N 33°58'40" E	117.31' (R&U)
L-67	N 46°46'28" E	277.82' (R&U)
L-68	N 65°43'38" E	357.87' (R&U)
L-69	N 70°11'35" E	249.81' (R&U)
L-70	S 00°00'48" E	169.74' (R&U)
L-71	S 00°43'00" W	79.38' (R&U)
L-72	S 89°08'57" E	262.16' (R&U)
L-73	S 00°49'30" W	149.86' (R&U)
L-74	N 89°08'57" W	318.63' (R&U)
L-75	S 00°51'53" W	282.96' (R&U)
L-76	S 21°27'47" W	23.46'
L-77	S 00°51'53" W	277.40'
L-78	S 21°27'47" W	29.29'
L-79	S 21°27'47" W	143.95' (C)



**REMAINDER
ACREAGE BREAKDOWN**
21.2063 ACRES WITHIN O.L. 46
109.7403 ACRES WITHIN O.L. 47
54.4399 ACRES WITHIN O.L. 54
61.7189 ACRES WITHIN O.L. 55
247.1054 ACRES TOTAL

**SANDSTONE PARKWAY
ACREAGE BREAKDOWN**
1.6134 ACRES WITHIN O.L. 46
6.6445 ACRES WITHIN O.L. 47
5.2339 ACRES WITHIN O.L. 55
13.4918 ACRES TOTAL

NOTES:
1. SEE SHEETS 4-6 FOR CENTERLINE INFORMATION.

05-00-055-000-006
STATE OF OHIO
VOLUME 576, PAGE 398

05-00-055-000-039
JAMES CONRADY
INST. #2010-0327620

05-00-046-000-045
AMHERST CONSOLIDATED PROPERTIES, LLC
INST. #2022-0879772

05-00-055-000-044
AMHERST CONSOLIDATED PROPERTIES, LLC
INST. #2022-0879772

05-00-054-000-049
JAY BARDAR
INST. #2010-0326741

05-00-054-000-063
AMHERST CONSOLIDATED PROPERTIES, LLC
INST. #2022-0879772

05-00-047-000-032
AMHERST CONSOLIDATED PROPERTIES, LLC
INST. #2022-0879772

05-00-047-000-030
FLORE, LLC
INST. #2022-0879227

05-00-047-000-031
FLORE, LLC
INST. #2022-0879228

LEGEND
5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
IRON PIN/PIPE FOUND
IRON PIN FOUND WITH CAP STAMPED "O.D.O.T."
MONUMENT BOX WITH IRON PIPE OR PIN FOUND INSIDE
(N) NORTH
(S) SOUTH
(E) EAST
(W) WEST
C CENTERLINE
R/W RIGHT-OF-WAY LINE
P/L PROPERTY LINE

STATE ROUTE 58 (R/W VARIES)
(a.k.a. LEAVITT ROAD)

LEGAL DESCRIPTION

SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NUMBERS 46, 47, & 55, AS DESCRIBED IN DEEDS TO AMHERST CONSOLIDATED PROPERTIES, LLC AS RECORDED IN INSTRUMENT NUMBER 2022-087972 OF THE LORAIN COUNTY DEED RECORDS, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4-INCH IRON PIPE FOUND AT THE SOUTHEASTERLY CORNER OF SAID ORIGINAL AMHERST TOWNSHIP LOT NUMBER 55. SAID POINT BEING COMMON TO ORIGINAL AMHERST TOWNSHIP LOT NUMBERS 54, 55, 56, & 57;

THENCE NORTH 88° 28' 50" WEST, ALONG THE SOUTHERLY LINE OF SAID ORIGINAL AMHERST TOWNSHIP LOT NUMBER 55; A DISTANCE OF 332.05 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF OBERLIN ROAD (60 FEET); SAID POINT BEING 0.14 FEET EASTERLY OF A 5/8-INCH REBAR WITH CAP STAMPED "SIMON" FOUND;

THENCE NORTH 21° 27' 47" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID OBERLIN ROAD, A DISTANCE OF 415.06 FEET TO A POINT OF CURVATURE AND THE TRUE PLACE OF BEGINNING OF LAND HEREIN DESCRIBED;

COURSE 1: THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, A DISTANCE OF 47.12 FEET AND HAVING A RADIUS OF 30.00 FEET, A DELTA OF 90° 00' 00", A TANGENT OF 30.00 FEET AND A CHORD OF 42.43 FEET WHICH BEARS NORTH 23° 32' 13" WEST TO A POINT OF TANGENCY;

COURSE 2: THENCE NORTH 68° 32' 13" WEST, A DISTANCE OF 276.22 FEET TO A POINT OF CURVATURE;

COURSE 3: THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, A DISTANCE OF 39.22 FEET AND HAVING A RADIUS OF 30.00 FEET, A DELTA OF 74° 54' 03", A TANGENT OF 22.98 FEET AND A CHORD OF 36.46 FEET WHICH BEARS SOUTH 74° 00' 46" WEST TO A POINT OF TANGENCY;

COURSE 4: THENCE SOUTH 36° 33' 45" WEST, A DISTANCE OF 32.37 FEET TO A POINT;

COURSE 5: THENCE NORTH 53° 26' 15" WEST, A DISTANCE OF 80.00 FEET TO A POINT;

COURSE 6: THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, A DISTANCE OF 55.03 FEET AND HAVING A RADIUS OF 30.00 FEET, A DELTA OF 105° 05' 57", A TANGENT OF 39.17 FEET AND A CHORD OF 47.63 FEET WHICH BEARS NORTH 15° 59' 14" WEST TO A POINT OF TANGENCY;

COURSE 7: THENCE NORTH 68° 32' 13" WEST, A DISTANCE OF 21.66 FEET TO POINT OF CURVATURE;

COURSE 8: THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, A DISTANCE OF 430.61 FEET AND HAVING A RADIUS OF 470.00 FEET, A DELTA OF 52° 29' 36", A TANGENT OF 231.75 FEET AND A CHORD OF 415.70 FEET WHICH BEARS SOUTH 85° 12' 59" WEST TO A POINT OF TANGENCY;

COURSE 9: THENCE SOUTH 58° 58' 11" WEST, A DISTANCE OF 100.15 FEET TO A POINT OF CURVATURE;

COURSE 10: THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, A DISTANCE OF 421.76 FEET AND HAVING A RADIUS OF 50.00 FEET, A DELTA OF 45° 35' 38", A TANGENT OF 222.76 FEET AND A CHORD OF 410.71 FEET WHICH BEARS SOUTH 81° 46' 01" WEST TO A POINT OF TANGENCY;

COURSE 11: THENCE NORTH 75° 26' 10" WEST, A DISTANCE OF 209.18 FEET TO A POINT OF CURVATURE;

COURSE 12: THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, A DISTANCE OF 1182.98 FEET AND HAVING A RADIUS OF 1460.00 FEET, A DELTA OF 46° 25' 28", A TANGENT OF 626.13 FEET AND A CHORD OF 1150.88 FEET WHICH BEARS SOUTH 81° 21' 06" WEST TO A POINT;

COURSE 13: THENCE SOUTH 58° 08' 22" WEST, A DISTANCE OF 32.52 FEET TO A POINT;

COURSE 14: THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, A DISTANCE OF 41.83 FEET AND HAVING A RADIUS OF 30.00 FEET, A DELTA OF 79° 53' 04", A TANGENT OF 25.12 FEET AND A CHORD OF 38.52 FEET WHICH BEARS SOUTH 18° 11' 50" WEST TO A POINT OF TANGENCY;

COURSE 15: THENCE SOUTH 21° 44' 42" EAST, A DISTANCE OF 21.41 FEET TO A POINT;

COURSE 16: THENCE SOUTH 68° 15' 18" WEST, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE;

COURSE 17: THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, A DISTANCE OF 52.42 FEET AND HAVING A RADIUS OF 30.00 FEET, A DELTA OF 100° 06' 58", A TANGENT OF 35.83 FEET AND A CHORD OF 46.00 FEET WHICH BEARS NORTH 71° 48' 10" WEST TO A POINT OF TANGENCY;

COURSE 18: THENCE SOUTH 58° 08' 22" WEST, A DISTANCE OF 162.91 FEET TO A POINT OF CURVATURE;

COURSE 19: THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, A DISTANCE OF 166.07 FEET AND HAVING A RADIUS OF 955.00 FEET, A DELTA OF 09° 57' 49", A TANGENT OF 83.25 FEET AND A CHORD OF 165.86 FEET WHICH BEARS SOUTH 63° 07' 17" WEST TO A POINT OF REVERSE CURVATURE;

COURSE 20: THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, A DISTANCE OF 52.15 FEET AND HAVING A RADIUS OF 30.00 FEET, A DELTA OF 99° 35' 44", A TANGENT OF 35.50 FEET AND A CHORD OF 45.83 FEET WHICH BEARS SOUTH 18° 18' 20" WEST TO A POINT;

COURSE 21: THENCE SOUTH 58° 30' 28" WEST, A DISTANCE OF 60.00 FEET TO A POINT;

COURSE 22: THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, A DISTANCE OF 25.30 FEET AND HAVING A RADIUS OF 305.00 FEET, A DELTA OF 04° 45' 12", A TANGENT OF 12.66 FEET AND A CHORD OF 25.29 FEET WHICH BEARS NORTH 29° 06' 56" WEST TO A POINT OF REVERSE CURVATURE;

COURSE 23: THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, A DISTANCE OF 40.87 FEET AND HAVING A RADIUS OF 30.00 FEET, A DELTA OF 78° 03' 15", A TANGENT OF 24.32 FEET AND A CHORD OF 37.78 FEET WHICH BEARS NORTH 65° 45' 58" WEST TO A POINT OF REVERSE CURVATURE;

COURSE 24: THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, A DISTANCE OF 269.78 FEET AND HAVING A RADIUS OF 955.00 FEET, A DELTA OF 16° 11' 09", A TANGENT OF 135.80 FEET AND A CHORD OF 268.89 FEET WHICH BEARS SOUTH 83° 18' 00" WEST TO A POINT OF TANGENCY;

COURSE 25: THENCE NORTH 88° 36' 28" WEST, A DISTANCE OF 249.20 FEET TO A POINT OF CURVATURE;

COURSE 26: THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, A DISTANCE OF 292.26 FEET AND HAVING A RADIUS OF 235.00 FEET, A DELTA OF 71° 15' 28", A TANGENT OF 168.42 FEET AND A CHORD OF 273.79 FEET WHICH BEARS SOUTH 55° 45' 50" WEST TO A POINT OF TANGENCY;

COURSE 27: THENCE SOUTH 20° 08' 06" WEST, A DISTANCE OF 187.45 FEET TO A POINT OF CURVATURE;

COURSE 28: THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, A DISTANCE OF 491.13 FEET AND HAVING A RADIUS OF 590.00 FEET, A DELTA OF 47° 41' 41", A TANGENT OF 260.80 FEET AND A CHORD OF 477.08 FEET WHICH BEARS SOUTH 43° 58' 57" WEST TO A POINT OF TANGENCY;

COURSE 29: THENCE SOUTH 67° 49' 48" WEST, A DISTANCE OF 218.41 FEET TO A POINT OF CURVATURE;

COURSE 30: THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, A DISTANCE OF 527.79 FEET AND HAVING A RADIUS OF 446.50 FEET, A DELTA OF 67° 43' 36", A TANGENT OF 299.62 FEET AND A CHORD OF 497.59 FEET WHICH BEARS SOUTH 33° 58' 00" WEST TO A POINT OF TANGENCY;

COURSE 31: THENCE SOUTH 00° 06' 12" WEST, A DISTANCE OF 586.60 FEET TO A POINT;

TABLE OF OWNERSHIP

(A)	05-00-046-000-023 OHIO TURNPIKE COMMISSION O.R. VOLUME 842, PAGE 90	(T)	05-00-054-000-046 WILHELM FAH, D. COFFMAN, INST. # 2009-0301051	(NN)	05-00-054-000-060 AMHERST CONSOLIDATED PROPERTIES, LLC INST. # 2021-0854748
(B)	05-00-046-000-036 OHIO TURNPIKE COMMISSION INST. # 2005-0063113	(U)	05-00-054-000-039 AARON R. TAYLOR, ET AL O.R. VOLUME 1482, PAGE 659	(NN)	05-00-054-000-061 AMHERST CONSOLIDATED PROPERTIES, LLC INST. # 2021-0854749
(C)	05-00-055-000-038 OHIO TURNPIKE COMMISSION INST. # 2003-0946342	(V)	05-00-047-000-024 OHIO TURNPIKE COMMISSION INST. # 2005-0063113	(OO)	05-00-054-000-062 AMHERST CONSOLIDATED PROPERTIES, LLC INST. # 2021-0854750
(D)	05-00-055-000-037 7836 OBERLIN, LTD INST. # 2008-0271282	(W)	05-00-047-000-016 LORAIN COUNTY VISITORS BUREAU INST. # 2001-0767278		
(E)	05-00-055-000-028 JEFFERY PILARSH INST. # 2002-0812694	(X)	05-00-047-000-017 ESP BREWING AND CONSULTING, LLC INST. # 2019-0719139		
(F)	05-00-047-000-025 OHIO TURNPIKE COMMISSION INST. # 2005-0063113	(Y)	05-00-047-000-014 CAMERA FAMILY, LLC INST. # 2009-0302533		
(G)	05-00-054-000-052 DAVID S. STACKNICK INST. # 2016-0603815	(Z)	05-00-048-000-015 BARBARA J. SLIMAN, TRUSTEE INST. # 2015-0659900		
(H)	05-00-054-000-051 MICHAEL D. BRIDY INST. # 2013-0463139	(AA)	05-00-048-000-040 JOHN A. PENTON INST. # 2004-0014327		
(I)	05-00-055-000-016 JAY BARDAR INST. # 2010-0326577	(BB)	05-00-048-000-063 PETE A. DESKINS INST. # 2012-0408628		
(J)	05-00-055-000-006 JAY BARDAR INST. # 2010-0326577	(CC)	05-00-048-000-052 JANET K. WYATT INST. # 2018-0690857		
(K)	NOT USED	(DD)	05-00-048-000-053 STANLEY O. & HELEN J. BERNARD, TRUSTEES INST. # 2003-0897243		
(L)	05-00-054-000-037 NEIL J. LYNCH, & NEORAGNNE LINGH, INST. # 2019-0585302	(EE)	05-00-053-000-041 STANLEY O. & HELEN J. BERNARD, TRUSTEE INST. # 2003-0897243		
(M)	05-00-054-000-038 DENISE M. BOWERS & TIMOTHY BOWERS	(FF)	05-00-053-000-049 ROBERT W. & JANE L. SMITH INST. # 2020-0771365		
(N)	05-00-054-000-026 JAMES A. WRIGHT O.R. VOLUME 46, PAGE 258	(GG)	05-00-053-000-050 MAX & SHARON L. KRZEMIEWSKI, VOL. 1302, PG. 392		
(O)	05-00-054-000-018 JAMES A. WRIGHT O.R. VOLUME 44, PAGE 312	(HH)	05-00-053-000-041 ETHAN H. FRAZIER & BETSY ANN FRAZIER INST. # 2019-0722231		
(P)	05-00-054-000-044 DEWEY F. & ELLEN M. HEMBREE INST. # 1998-0523703	(II)	05-00-053-000-047 TERRENCE A. LINDNER INST. # 2019-0712966		
(Q)	05-00-054-000-045 JEFFREY & JAMET L. EAKENRODE INST. # 2000-0689455	(JJ)	05-00-053-000-045 DUSTIN J. NIEMEC KATHRYN S. NIEMEC INST. # 2020-0782966		
(R)	05-00-054-000-057 RICHARD K. BAKOS INST. # 2012-0430872	(KK)	05-00-053-000-057 RICHARD K. BAKOS INST. # 2012-0430872		

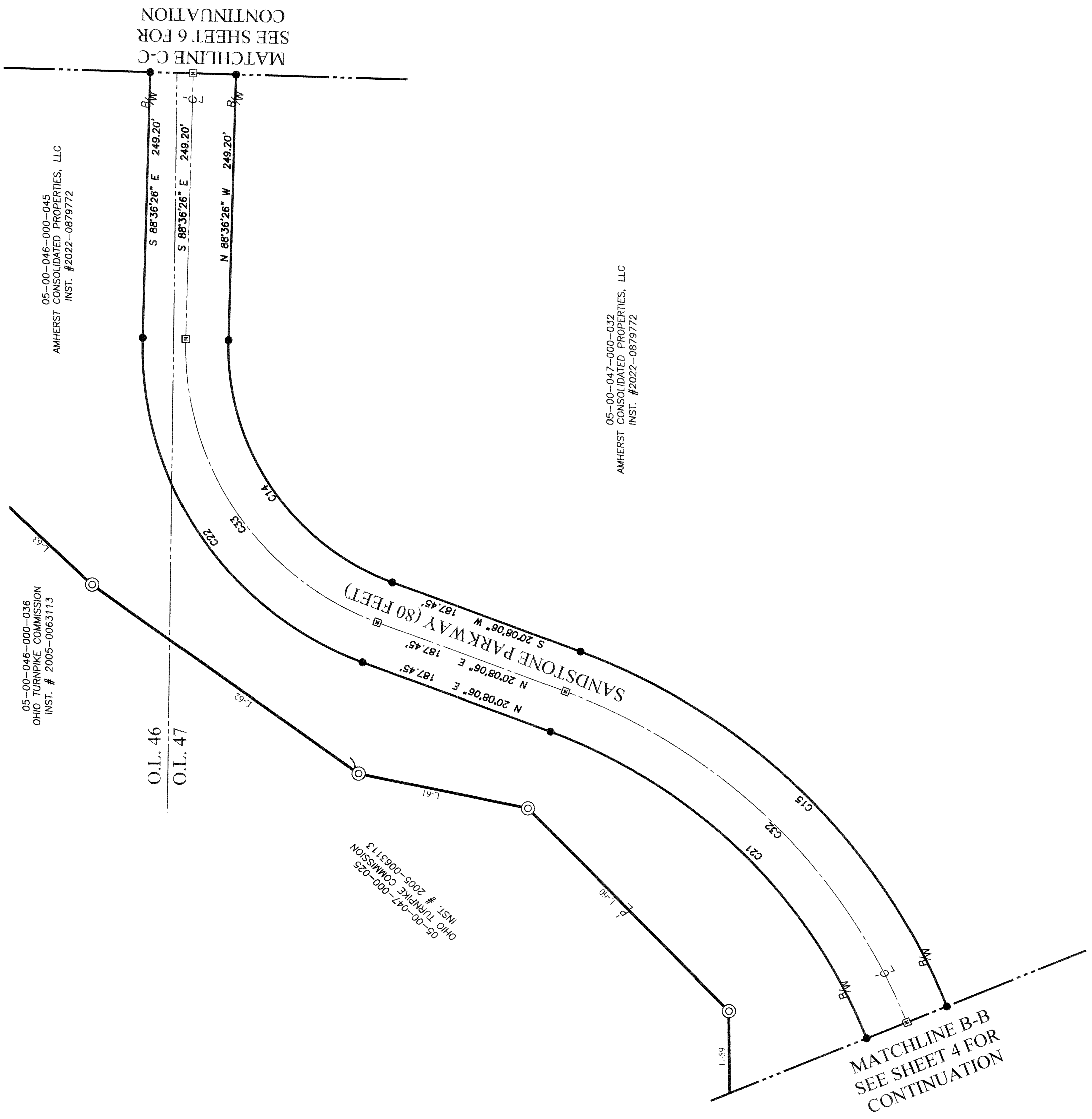
TABLE OF MONUMENTS

PIN	DESCRIPTION	PIN	DESCRIPTION
M-1	5.46" WEST 0.19" SOUTH	P-20	5/8" IRON PIN FOUND
P-1	IRON PIN FOUND	P-21	1" IRON PIPE FOUND & USED
P-2	1/2" IRON PIPE FOUND 1.22" EAST 0.82" NORTH	P-22	1" IRON PIPE FOUND 0.23" EAST 0.20" SOUTH
P-3	IRON PIN FOUND & USED	P-23	1" IRON PIPE FOUND & USED FOR LINE 4.36" EAST
P-4	3/4" IRON PIPE FOUND	P-24	1" IRON PIPE FOUND & USED
P-5	IRON PIN FOUND	P-25	NOT USED
P-6	IRON PIPE FOUND	P-26	1" IRON PIPE FOUND 3.02" SOUTH 4.05" EAST
P-7	3/4" IRON PIPE FOUND 0.31" NORTH	P-27	1" IRON PIPE FOUND & USED FOR LINE 3.38" WEST
P-8	1" IRON PIN WITH CAP STAMPED "TOOT" FOUND & USED	P-28	5/8" REBAR WITH CAP STAMPED "SIMON" FND. 0.21" SOUTH
P-9	3/4" IRON PIPE FOUND & USED	P-29	5/8" REBAR WITH CAP STAMPED "SIMON" FOUND 3.09" WEST 0.20" SOUTH
P-10	3/4" IRON PIPE FOUND & USED	P-30	5/8" REBAR WITH CAP STAMPED "SIMON" FOUND
P-11	1" IRON PIPE FOUND BENT	P-31	5/8" REBAR WITH CAP STAMPED "SIMON" FOUND & USED FOR LINE 0.54" WEST
P-12	1/2" IRON REBAR FOUND	P-32	5/8" REBAR WITH CAP STAMPED "SIMON" FOUND 0.78" NORTH
P-13	IRON PIN WITH CAP STAMPED "WARYU" FOUND	P-33	1" IRON PIPE FOUND & USED FOR E-W LINE 0.10" WEST
P-14	IRON PIN WITH CAP STAMPED "SIMON" FOUND	P-34	1" IRON PIPE FND & USED FOR LINE 0.63" EAST
P-15	1/2" IRON PIN WITH CAP STAMPED "WARYU" FOUND & USED	P-35	1" IRON PIPE FOUND & USED FOR LINE 0.45" EAST
P-16	1/2" IRON PIN WITH CAP STAMPED "WARYU" FOUND & USED	P-36	1" IRON PIPE FOUND 0.75" SOUTH 0.35" WEST
P-17	1/2" IRON PIN WITH CAP STAMPED "WARYU" FOUND & USED	P-37	1" IRON PIPE FOUND 0.98" EAST 2.60" SOUTH
P-18	1" IRON PIPE FOUND 0.24" WEST 0.29" NORTH	P-38	5/8" IRON REBAR FOUND & USED FOR LINE 0.19" WEST
P-19	3/4" IRON PIPE FOUND	P-39	1" IRON PIPE FOUND

DATE:	BY:	DESCRIPTION:
05-24-2022	CLH	ISSUE FOR REVIEW
07-27-2022	CLH	ADDED MORTGAGE CERTIFICATES
08-01-2022	CLH	ADDED LEGAL DESCRIPTION OF DEDICATION
10-24-2022	CLH	REVISED PER COUNTY COMMENTS
02-07-2023	CLH	REVISED NAMES FOR COUNTY COMMISSIONERS ACCEPTANCE
REVISION		
DRAWN BY: SIM		
CHECKED BY: AMK		

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD
AVON, OHIO 44011
(440) 934 - 7878
(440) 934 - 7879 FAX

CENTERLINE CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C32	457.84'	550.00'	444.73'	N 43°58'57" E	243.12'	47°41'41"
C33	342.01'	275.00'	320.39'	N 55°45'50" E	197.09'	71°15'28"



NOTES:

1. SEE SHEET 2 FOR CURVE AND LINE (R/W) TABLES.
2. SEE SHEET 2 FOR LEGEND.
3. SEE SHEET 3 FOR OWNERSHIP TABLE AND MONUMENT TABLES.

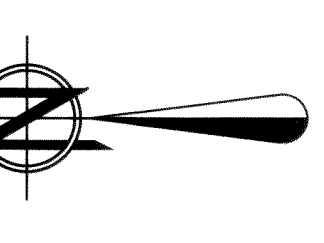
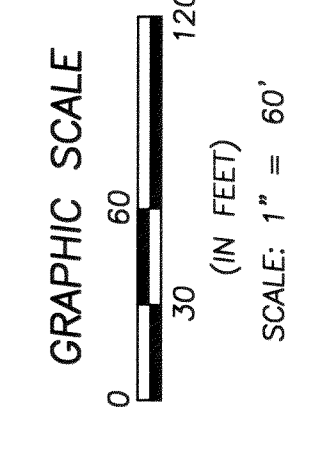
DATE	BY	DESCRIPTION
05-24-2022	CLH	ISSUE FOR REVIEW
07-27-2022	CLH	ADDED MORTGAGEE'S CERTIFICATES
08-30-2022	CLH	ADDED LEGAL DESCRIPTION OF DEDICATION
10-24-2022	CLH	REVISED PER COUNTY COMMENTS
02-07-2023	CLH	REVISED NAMES FOR COUNTY COMMISSIONERS ACCEPTANCE

DRAWN BY: SM
CHECKED BY: AMK

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD
AVON, OHIO 44011
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(440) 934 - 7879 FAX

REFERENCES:

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- BOUNDARY SURVEY FOR CONSOLIDATED INVESTORS GROUP, PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY, INC. DATED FEBRUARY 2012.
- LOT CONSOLIDATION FOR AMHERST CONSOLIDATED PROPERTIES, LLC PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY, INC. DATED MARCH 2022.



Plat Sheet

Instrument # 2023-0910725 Film # _____

Name of Plat: Sandstone Parkway Dedication Plat

Owner: Amherst Consolidated Properties LLC

Description: Situated in the State of Ohio
County of Lorain Township of Amherst
being part of Original Amherst Township lot
numbers 46, 47, 54 and 55 13.4918 Acres.

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 113

Pg. 54, 55, 56
57, 58, 59

Receiving Stamp

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

Amount: \$ 518.40

Initials: TM