

OWNERS CERTIFICATION AND ACCEPTANCE:

I, THE UNDERSIGNED OWNER, SANDY SPRINGS DEVELOPMENT, LLC, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE SANDY SPRINGS SUBDIVISION No. 4 AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON...

SANDY SPRINGS DEVELOPMENT, LLC
PRESIDENT: [Signature]

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 08 DAY OF January, 2024.

[Signature]
NOTARY PUBLIC
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: [Signature]
TITLE: Senior Vice President

NOTARY:

STATE OF OHIO
COUNTY OF Cuyahoga

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 28 DAY OF December, 2023.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/13/2025



Robert J. Beveridge Jr.
Notary Public, State of Ohio
My Commission Expires: July 13, 2025

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, Inc.

MORTGAGEE
BY: [Signature]
TITLE: Vice President

NOTARY:

STATE OF OHIO
COUNTY OF Lorain

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[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 06-21-2026



Sanchia M Weinstein
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.

[Signature]
DANIEL P. ENGLE, PS
REGISTERED PROFESSIONAL SURVEYOR NO. 8452

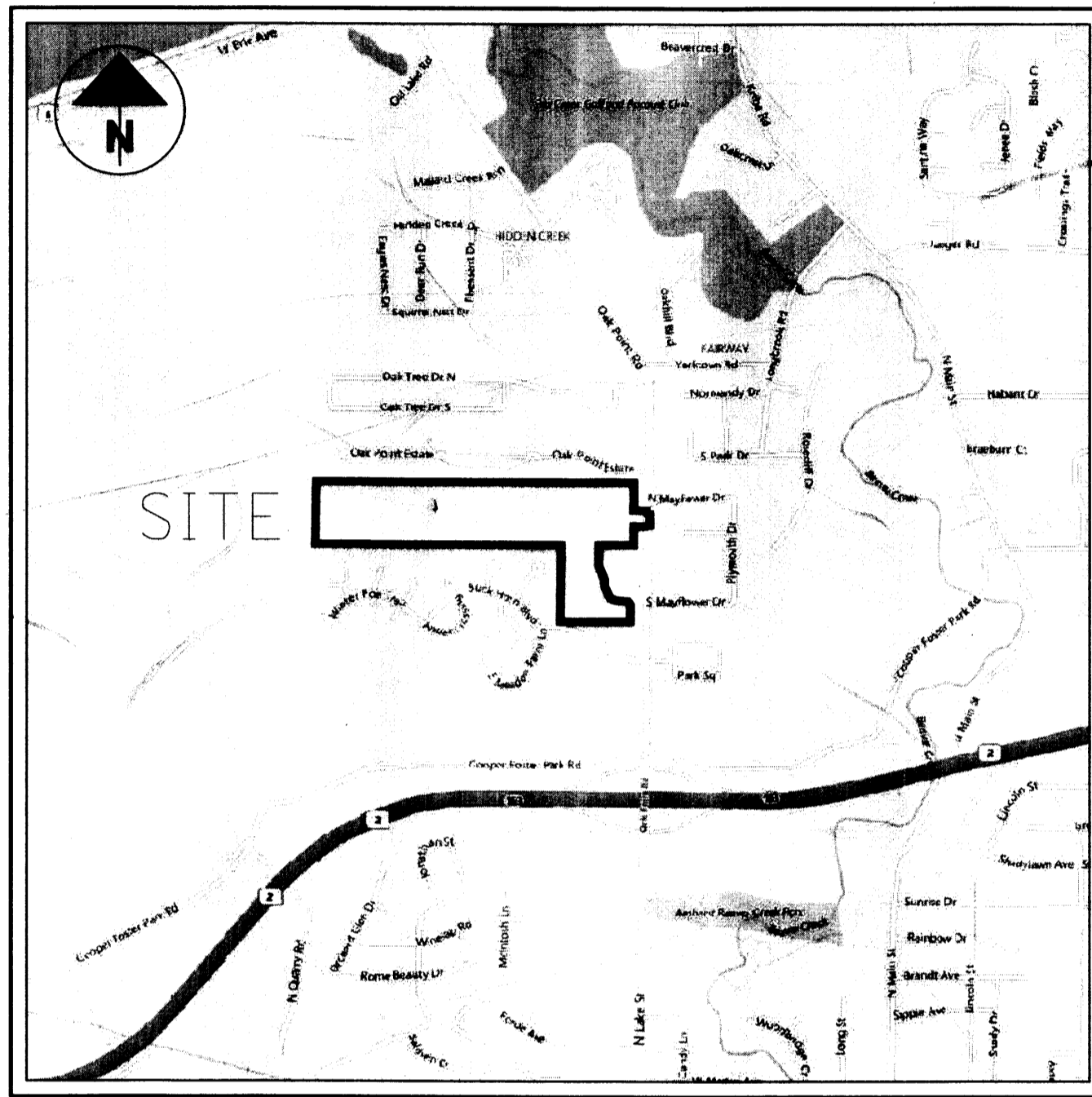
12/14/2023
DATE



Sandy Springs Subdivision No. 4

Creating Sublot Lot Nos. 86 through 130, Block J and dedicating a portion of James Drive and Krystina Run

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, further known as being a replat of Block 'G' as shown on Sandy Springs Subdivision No. 3, recorded in Instrument No. 2023-0903238 of the Lorain County Recorder's Records.



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 INTO 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) 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 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 BY THESE EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMA 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

[Signature]
PRESIDENT

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.

Table with 3 columns: Description, Area, and Acres. Rows include Sublots (45), Block 'J', Right of Way, and Total.

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:

[Signature]
LORAIN CITY SURVEYOR
DATE: Feb 5, 2024

COUNCIL CERTIFICATE:

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

BY ORDINANCE NO. 7-24
APPROVED THIS 23rd DAY OF January, 2024

[Signature]
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.

[Signature]
CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION
DATE: 1/9/2024

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.

[Signature]
LAW DIRECTOR, CITY OF LORAIN
DATE: 01/11/2024

PARK DEPARTMENT CERTIFICATE:

THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 111.05 AS APPROVED BY ORDINANCE NO. 186-85 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.

[Signature]
DIRECTOR OF PUBLIC SAFETY/SERVICE
DATE: 1/9/2024

Plat Vol 115
Pag 19, 20, 21

2024-0003352
PLAT Fee: \$263.20 Page 1 of 4
Recorded: 2/7/2024 at 12:34 PM
Receipt: T20240002380
Lorain County Recorder Mike Doran

TRANSFERRED
IN COMPLIANCE WITH SEC. 315-302
OHIO REV. CODE
FEB 07 2024
I CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

MORTGAGE RELEASE:

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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.

N/A
MORTGAGEE

BY:
TITLE:

NOTARY:

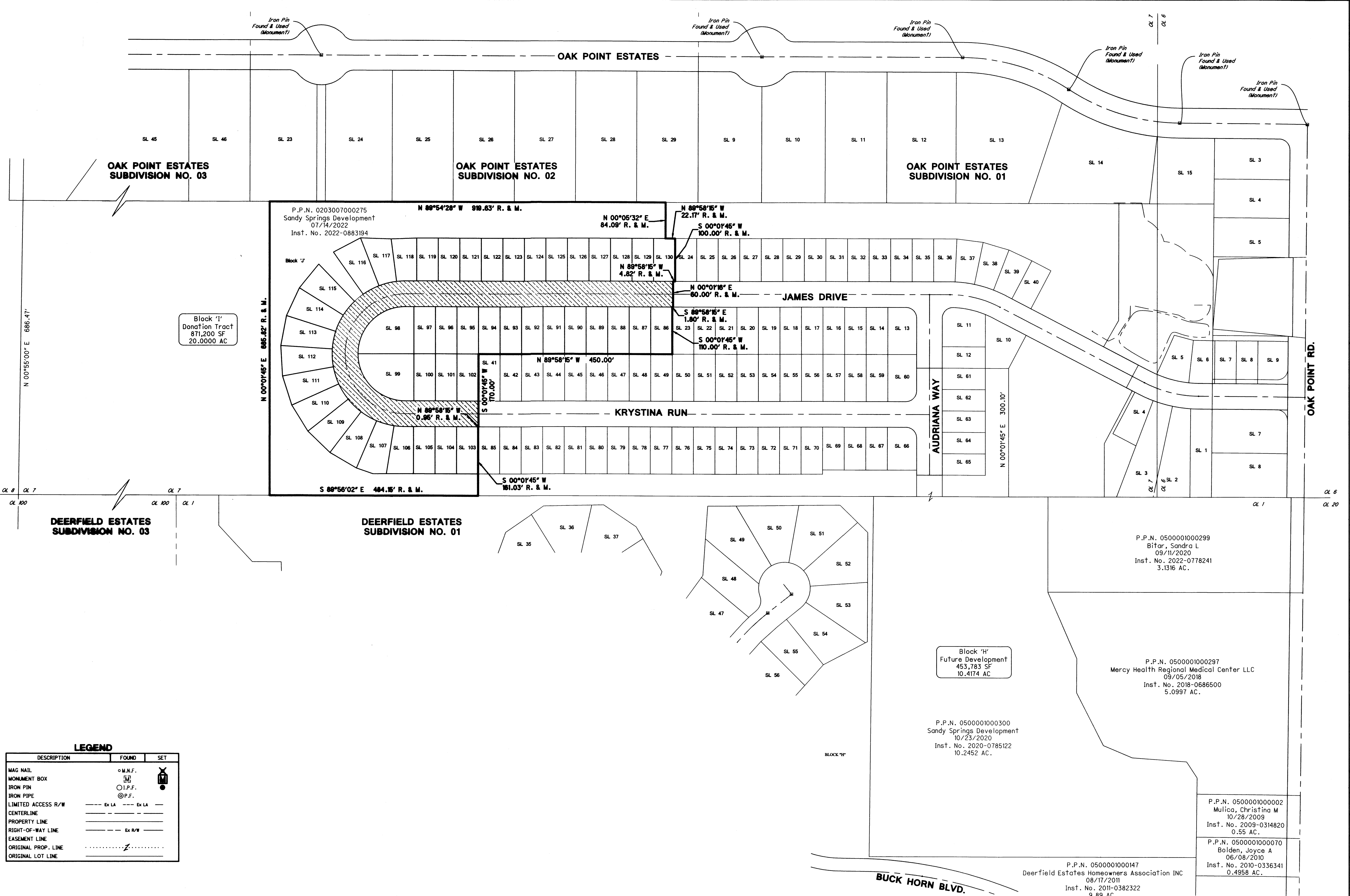
STATE OF OHIO
COUNTY OF

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IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS DAY OF

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Vertical sidebar containing logos for Davey Resource Group, SANDY SPRINGS SUBDIVISION #4 COVER, PROJECT NUMBER 2307, DATE 10-03-2023, and a circular icon with numbers 1 and 3.



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

Block 'H'  
Future Development  
453,783 SF  
10.4174 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. 0500001000300  
Sandy Springs Development  
10/23/2020  
Inst. No. 2020-0785122  
10.2452 AC.

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

P.P.N. 0500001000002  
Molica, 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.

**LEGEND**

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

**Davey Resource Group**  
1310 SHARON COPLEY ROAD, P.O. BOX 37  
SHARON-CENTER, OHIO 44274  
(PHONE) 330.950.0001 (FAX) 330.950.0023

**DAVEY Resource Group**

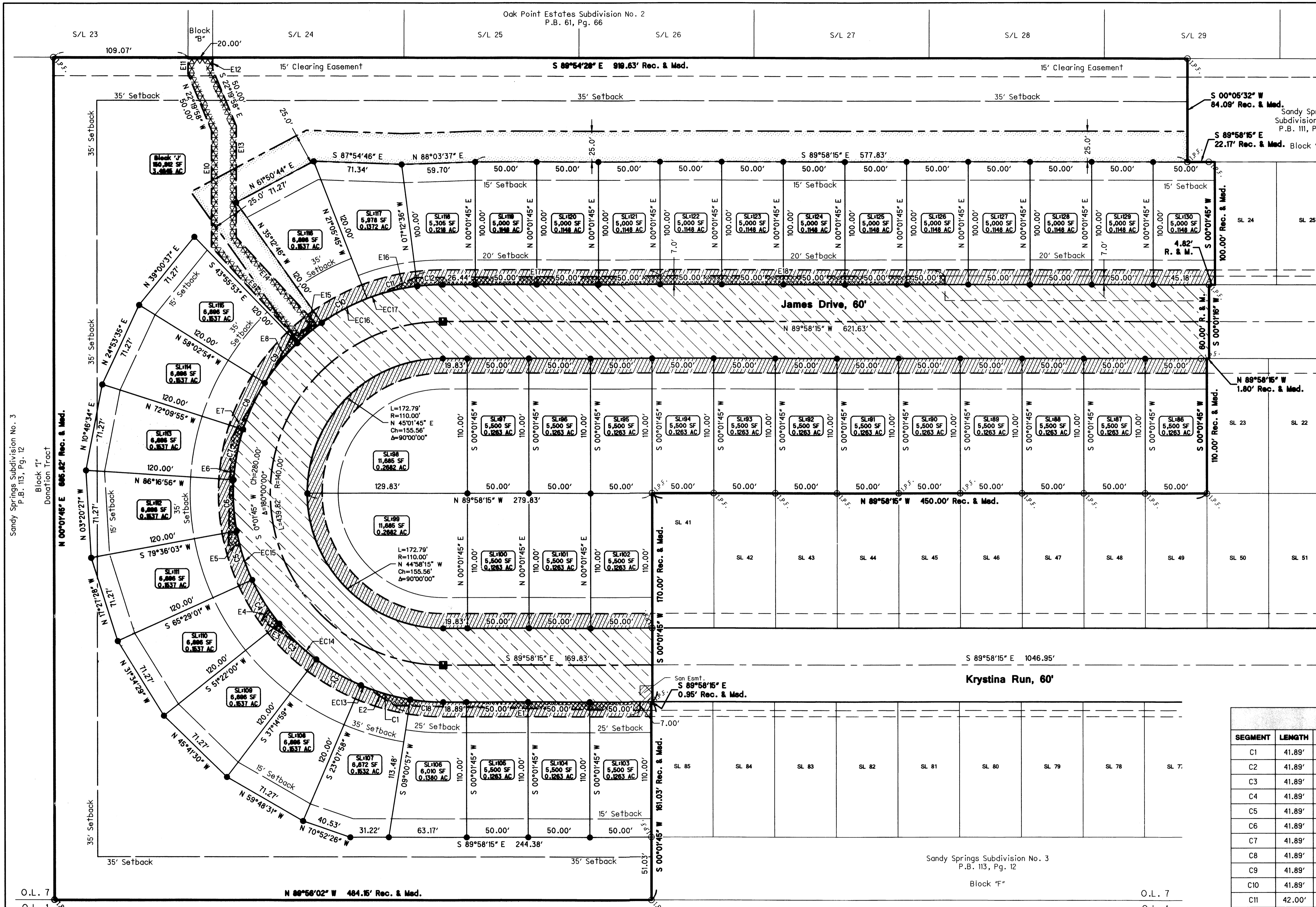
0 50 100 200  
SCALE ( IN FEET )  
1 inch = 100 ft.

**SANDY SPRINGS SUBDIVISION #4**

**OVERALL**

PROJECT NUMBER	DATE
2307	10-03-2023

2  
3



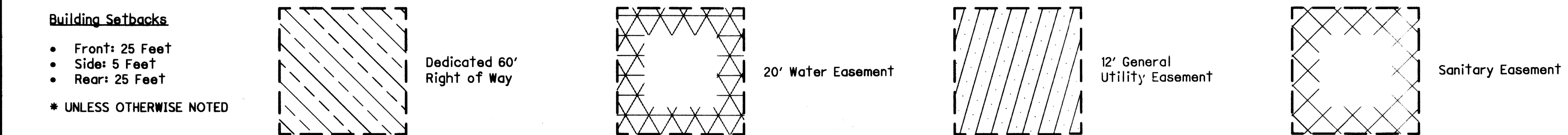
**SURVEY CONTROL NOTE:**  
 All iron pins set at property corners are 5/8 inch by 30 inch and affixed with cap "DAVEY RESOURCE GROUP"  
 All iron pins set in centerline monument boxes are 3/4 inch and affixed with cap "DAVEY RESOURCE GROUP"  
 All unlabeled iron pins found are 5/8 inch and affixed with caps "DRG ENG 7631-8557" unless otherwise noted

**EASEMENT LINE TABLE**

SEGMENT	LENGTH	DIRECTION
E1	199.06'	S 88°48'50" E
E2	27.17'	S 57°12'22" E
E3	34.34'	S 57°12'22" E
E4	10.79'	S 32°47'38" W
E5	9.48'	S 88°22'59" E
E6	86.85'	S 01°37'01" W
E7	48.90'	S 31°05'29" W
E8	49.40'	S 30°02'35" W
E9	104.56'	S 42°34'39" E
E10	94.73'	S 00°10'02" W
E11	13.38'	S 00°10'02" W
E12	9.43'	N 00°10'02" E
E13	90.88'	N 00°10'02" E
E14	97.66'	N 42°34'39" W
E15	33.83'	S 64°51'55" W
E16	32.94'	S 64°51'55" W
E17	198.92'	S 89°40'13" W
E18	231.03'	N 89°58'15" W

**GENERAL CURVE TABLE**

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT
C1	41.89'	170.00'	41.78'	S 73°55'32" E	14°07'01"	21.05
C2	41.89'	170.00'	41.78'	S 59°48'31" E	14°07'01"	21.05
C3	41.89'	170.00'	41.78'	S 45°41'30" E	14°07'01"	21.05
C4	41.89'	170.00'	41.78'	S 31°34'29" E	14°07'01"	21.05
C5	41.89'	170.00'	41.78'	S 17°27'28" E	14°07'01"	21.05
C6	41.89'	170.00'	41.78'	N 03°20'27" W	14°07'01"	21.05
C7	41.89'	170.00'	41.78'	S 10°46'34" W	14°07'01"	21.05
C8	41.89'	170.00'	41.78'	S 24°53'35" W	14°07'01"	21.05
C9	41.89'	170.00'	41.78'	S 39°00'37" W	14°07'01"	21.05
C10	41.89'	170.00'	41.78'	S 61°50'44" W	14°07'01"	21.05
C11	42.00'	170.00'	41.90'	S 75°58'56" W	14°09'23"	21.11
C12	20.68'	170.00'	20.66'	S 86°32'41" W	6°58'07"	10.35
C18	26.66'	170.00'	26.64'	S 85°28'39" E	8°59'12"	13.36
EC13	5.04'	170.00'	5.04'	S 67°42'59" E	1°41'54"	2.52
EC14	20.48'	170.00'	20.47'	S 49°17'54" E	6°54'13"	10.25
EC15	29.78'	170.00'	29.74'	N 19°29'52" W	10°02'14"	14.93
EC16	33.46'	170.00'	33.41'	N 63°15'56" E	11°16'37"	16.78
EC17	9.49'	170.00'	9.49'	N 70°30'13" E	3°11'57"	4.75



**Davey Resource Group**  
 1310 SHARON COPLEY ROAD, P.O. BOX 37  
 SHARON CENTER, OHIO 44274  
 (PHONE) 330.900.0001 FAX 330.900.0023

**DAVEY**  
 Resource Group

**SANDY SPRINGS SUBDIVISION #4**  
 SUBLOTS

**PROJECT NUMBER**  
 2307

**DATE**  
 10-03-2023

3  
 3

Plat Sheet

Instrument # 2024-0003352

Film # \_\_\_\_\_

Name of Plat: Sandy Springs Subdivision NO4

Owner: Sandy Springs Development LLC

Description: Situated in the state of Ohio, County of Lorain City of Lorain Being part of Black River Township tract 3 Original Lot 1 and Original Lot 7 and Amherst Township Original Lot 1 further known as being a replat of Block "G" Sandy Springs Subdivision NO 8 11.2807 acres Creating sublots 86-130 inclusive and Block "J"

Floor Plans: /

Related/Margin: 2023-0903238

Comments: \_\_\_\_\_

Vol 115

Receiving Stamp

Pg. 19,20,21

Amount: 263.20

Initials: Jh