

EMERALD WOODS SUBDIVISION NO. 8


BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOTS 17 & 18 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. 7.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "EMERALD WOODS SUBDIVISION NO. 8" AS SHOWN HEREON AND CONTAINING 2,5390 ACRES OF LAND IN ORIGINAL LOT 17 AND 17.4145 ACRES OF LAND IN ORIGINAL LOT 18 OF COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED, 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.

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 LOTS 17 & 18 OF SAID TOWNSHIP CONTAINING 19.9535 ACRES.

THE UNDERSIGNED EWGC DEVELOPMENT GROUP, LLC HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS EMERALD WOODS SUBDIVISION NO. 8, A SUBDIVISION OF LOTS 360-384, 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.

EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 16th DAY OF October, 2023

SIGNED *[Signature]*
SAM PETROS - EWGC DEVELOPMENT GROUP, LLC

WITNESS
Luke Petros Luke Petros

[Signature] Brian S. Pickering

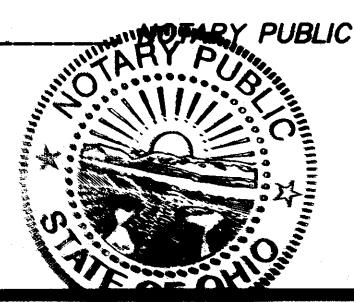
NOTARIAL SEAL

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 HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS 16th DAY OF October, 2023

BY: *[Signature]*
CARLA M. SANTORA
Notary Public, State of Ohio
Recorded in Cuyahoga County
My Commission Expires
December 2, 2027



APPROVALS OF SUBDIVISION ENDORSEMENTS

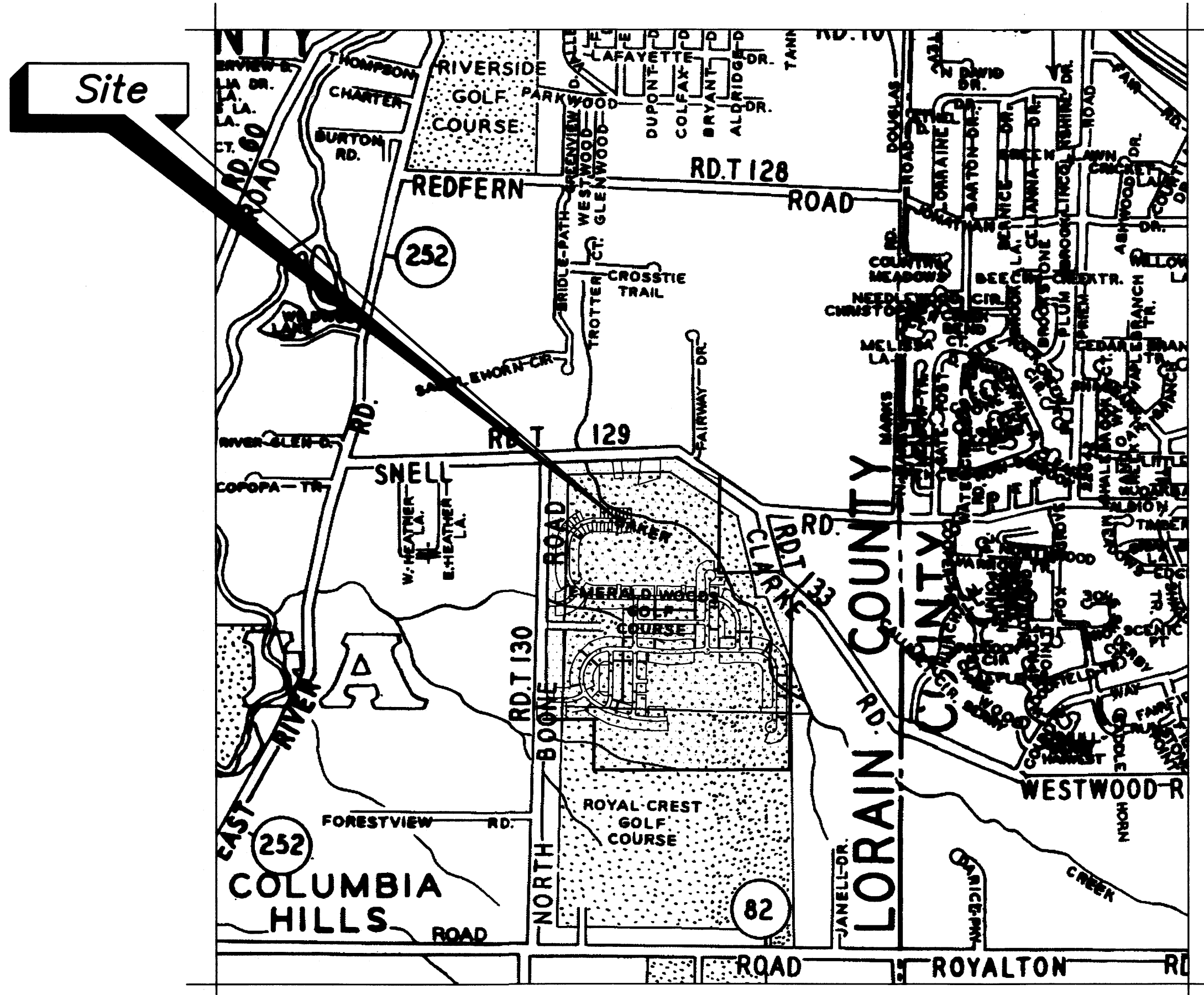
APPROVED THIS 29th DAY OF JANUARY 2024
[Signature]
LORAIN COUNTY ENGINEER

APPROVED THIS 25 DAY OF JANUARY 2024
[Signature]
LORAIN COUNTY PROSECUTOR'S OFFICE

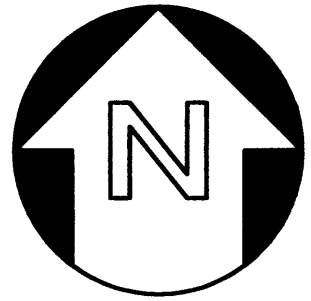
APPROVED THIS 29th DAY OF JANUARY 2024
[Signature]
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 25 DAY OF JANUARY 2024
[Signature]
LORAIN COUNTY PLANNING COMMISSION

APPROVED THIS 1/25 DAY OF 2024
[Signature]
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES



LOCATION MAP



SUBDIVISION AREA CHART

Description	O.L. 4	O.L. 17	O.L. 18	TOTAL
SUBLOTS (25)	0.0000	0.0000	4.7484	4.7484
BLOCK P & Q	0.0000	2.5390	11.1955	13.7345
PROP. RIGHT OF WAY	0.0000	0.0000	1.4706	1.4706
TOTAL SUBDIVISION AC.	0.0000	2.5390	17.4145	19.9535
TOTAL REMAINDER AC.	40.4809	46.4848	42.7057	129.6714

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JAN 30 2024 *Fee Exempt*
I. CRAIG SMOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2024-0002390
PLAT Fee: \$432.00 Page 1 of 6
Recorded: 1/30/2024 at 09:19 AM
Receipt: T20240001695
Lorain County Recorder Mike Doran



Plat Vol 115
pgs 3,4,5,6,7

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT BRAD PIROLI AS VP LAURE ACQUISITION MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF EMERALD WOODS SUBDIVISION NO. 8 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AND SIDEWALKS SHOWN HEREON.

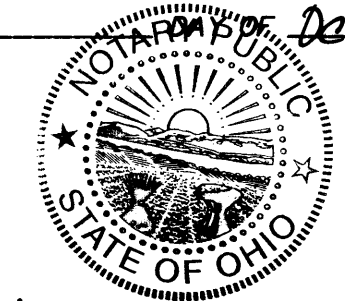
SIGNED *[Signature]*
WITNESS
Luke Petros Luke Petros *[Signature]* Brian S. Pickering

NOTARIAL SEAL
STATE OF OHIO
COUNTY OF Summit

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 16th DAY OF October, 2023

BY: *[Signature]* NOTARY PUBLIC
CARLA M. SANTORA
Notary Public, State of Ohio
Recorded in Cuyahoga County
My Commission Expires
December 2, 2027



MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT Michael Mudrak AS Market President MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF EMERALD WOODS SUBDIVISION NO. 8 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS SHOWN HEREON.

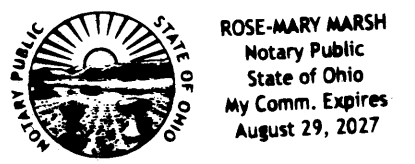
SIGNED *Michael Mudrak Michael Mudrak*
WITNESS
Luke Petros Luke Petros *[Signature]* Brian Pickering

NOTARIAL SEAL
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 HIS OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 12th DAY OF October, 2023

BY: *[Signature]* NOTARY PUBLIC
ROSE-MARY MARSH
Notary Public
State of Ohio
My Comm. Expires
August 29, 2027



STORM SEWER EASEMENTS

THE UNDERSIGNED OWNER HEREBY GRANTS TO THE HOMEOWNERS ASSOCIATION NEW STORM SEWER EASEMENTS IDENTIFIED HEREON WITHIN BLOCK "E", BLOCK "P" AND BLOCK "Q", WITHIN SUBLOTS 360-369 AND 376-379, AND WITHIN THE REMAINDER BLOCK.

PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENTS

THE UNDERSIGNED OWNER HEREBY GRANTS TO THE HOMEOWNERS ASSOCIATION ONE "PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENT" IDENTIFIED HEREON WITHIN BLOCK "P" FOR THE COMMON USE OF ALL FOR MAIL DELIVERY PURPOSES, PUBLIC PARKING, AND PUBLIC WALKWAY. REFER TO COVENANTS AND RESTRICTIONS DOCUMENT #2021-0806066.

CONSERVATION EASEMENTS

THE UNDERSIGNED OWNER HEREBY GRANTS THE "CONSERVATION EASEMENT" LOCATED WITHIN BLOCK "P" TO THE HOMEOWNERS ASSOCIATION FOR ACCESS AND MAINTENANCE PURPOSES. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ANNUAL AND REGULAR MAINTENANCE WITHIN THE EASEMENT.

UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY, 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 THROUGHFARES, 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.

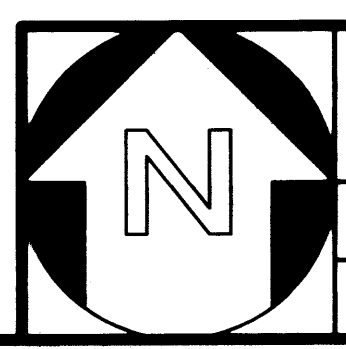
GRANTOR:
EWGC DEVELOPMENT GROUP, LLC *[Signature]* *[Signature]* Chad W. Thompson
OHIO EDISON COMPANY *[Signature]* DAN SOREN
COLUMBIA GAS *[Signature]* James Brown
THE WARNER CABLE

EASEMENT DESCRIPTIONS

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

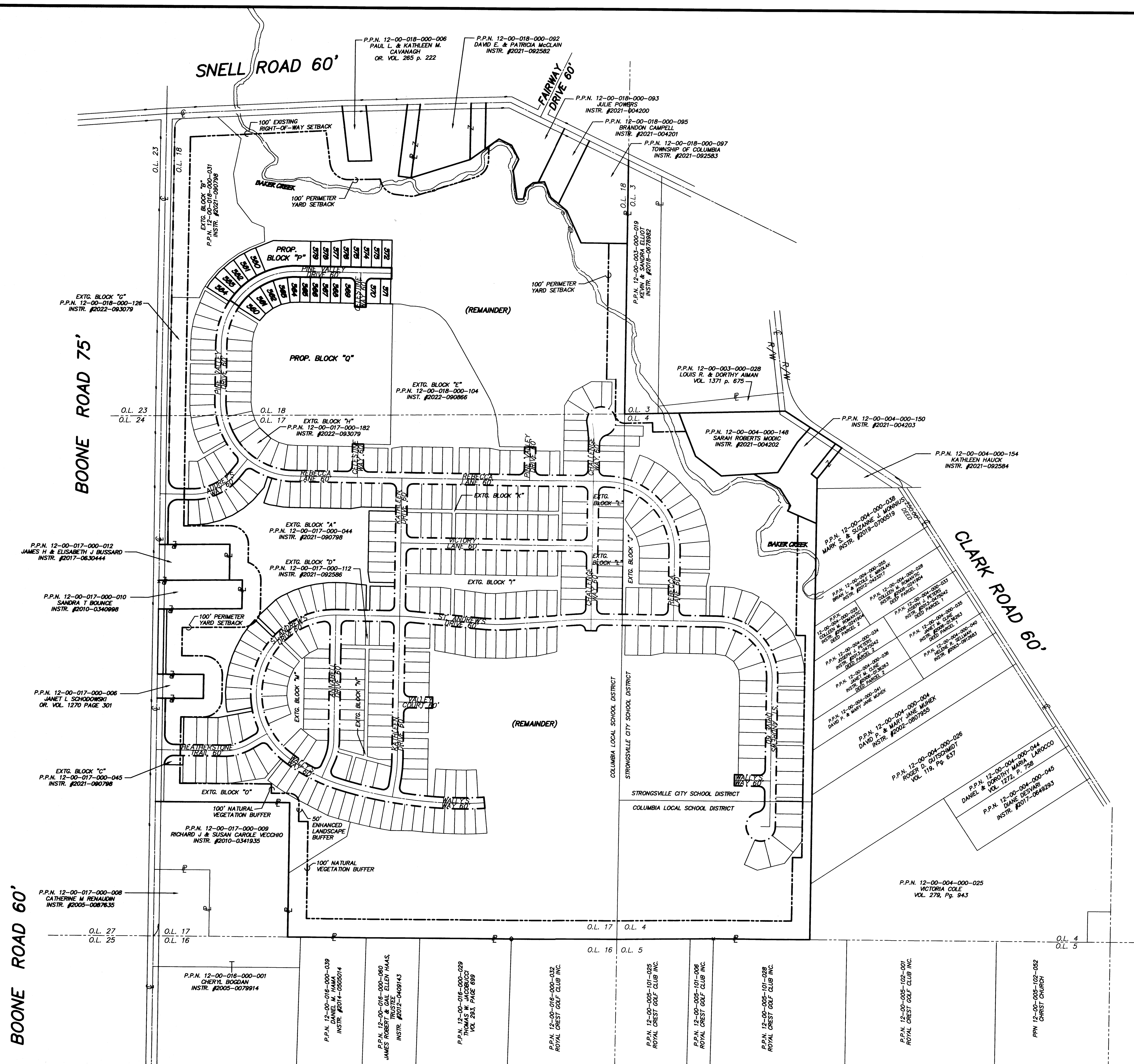
BUILDING SETBACKS

FRONT BUILDING LINE: 30'
SIDE YARD: 7.5'
REAR YARD: 20'



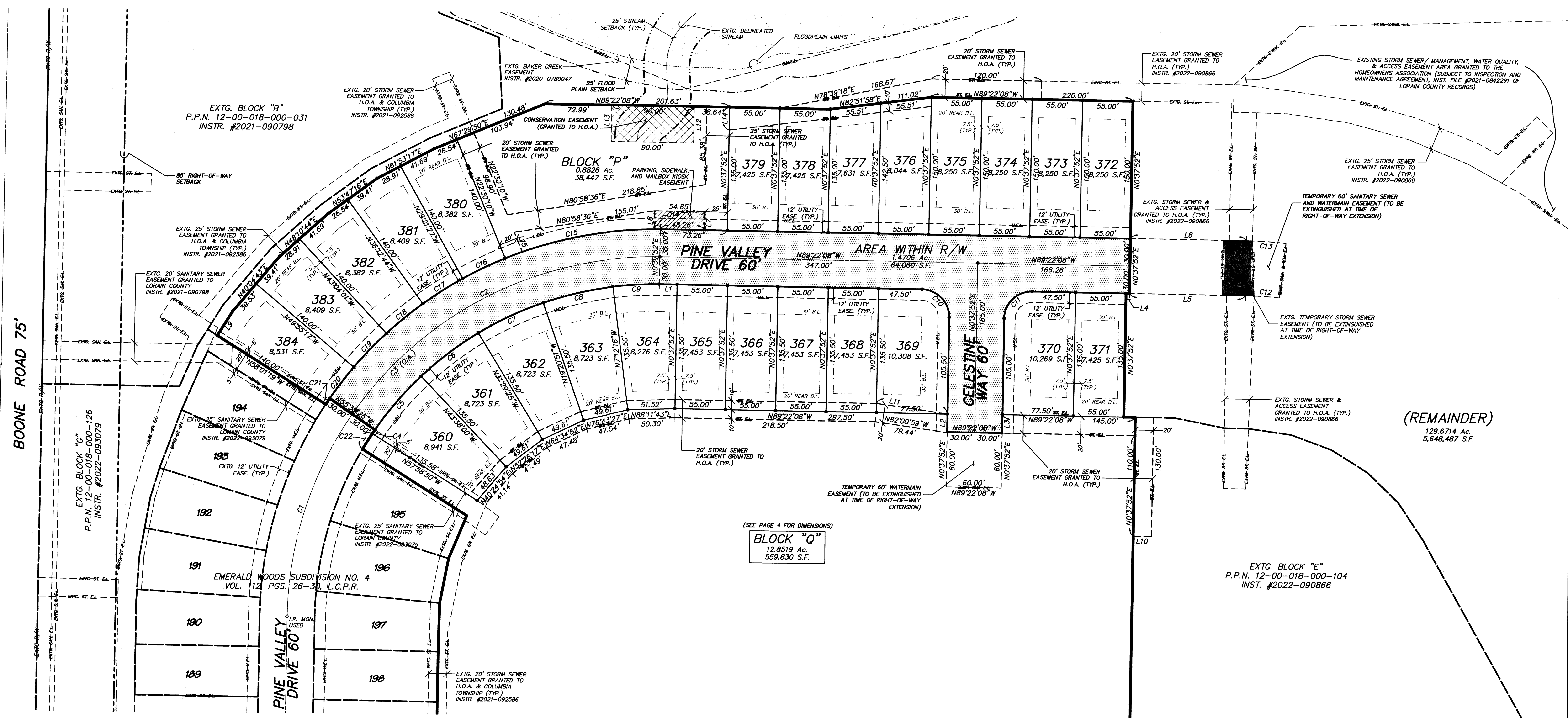
DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 842-1130 FAX: (216) 842-1132

HORIZ. SCALE	DATE	1
---	K.C. T.C. JUL., 2023	1
VERT. SCALE	FILE NO.	472008 Plat 01
---	ORDER NO.	4720-8



BOONE ROAD 60'

		DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7878 HARB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132		
		HORIZ. SCALE 1"=250'	DATE JUL., 2023	SHEET NO. 2
PROJECT NO. 472008 Plat 02		ORDER NO. 4720-8		



(SEE PAGE 4 FOR DIMENSIONS)
BLOCK "Q"
 12,851 Ac.
 559,830 S.F.

LINE TABLE

LINE	LENGTH	BEARING
L1	19.50'	N89°22'08"W
L2	19.50'	N0°37'52"E
L3	20.00'	N0°37'52"E
L4	3.76'	N89°22'08"W
L5	126.80'	N89°22'08"W
L6	126.80'	N89°22'08"W
L7	20.00'	N0°37'52"E
L8	20.05'	N0°12'26"W
L9	31.18'	N31°58'41"E
L10	20.00'	N89°22'08"W
L11	78.14'	N82°00'59"W
L12	40.00'	N0°37'52"E
L13	40.00'	N0°37'52"E
L14	25.09'	N0°37'52"E
L15	23.00'	N22°30'10"W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00'	235.35'	121.19'	231.97'	N17°29'14"E	33°42'42"
C2	400.00'	392.97'	213.98'	377.35'	N62°29'14"E	56°17'18"
C3	400.00'	628.32'	400.00'	565.69'	N45°37'52"E	90°00'00"
C4	370.00'	5.00'	2.50'	5.00'	N33°57'20"E	0°46'29"
C5	370.00'	77.65'	38.97'	77.50'	N40°21'17"E	12°01'25"
C6	370.00'	78.42'	39.36'	78.27'	N52°26'17"E	12°08'35"
C7	370.00'	78.42'	39.36'	78.27'	N64°34'52"E	12°08'35"
C8	370.00'	78.42'	39.36'	78.27'	N76°43'27"E	12°08'35"
C9	370.00'	50.60'	25.34'	50.56'	N86°42'48"E	7°50'08"
C10	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C11	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C12	370.00'	37.17'	18.60'	37.16'	N86°29'27"W	5°45'22"
C13	430.00'	43.20'	21.62'	43.19'	N86°29'25"W	5°45'24"

CURVE TABLE

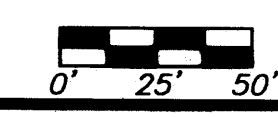
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C14	430.00'	6.29'	3.15'	6.29'	N89°47'17"W	0°50'19"
C15	430.00'	173.62'	88.01'	172.44'	N79°03'51"E	23°08'02"
C16	430.00'	51.44'	25.75'	51.41'	N64°04'11"E	6°51'17"
C17	430.00'	51.44'	25.75'	51.41'	N57°12'55"E	6°51'17"
C18	430.00'	51.44'	25.75'	51.41'	N50°21'38"E	6°51'17"
C19	430.00'	51.44'	25.75'	51.41'	N43°30'21"E	6°51'17"
C20	430.00'	43.04'	21.54'	43.03'	N37°12'39"E	5°44'08"
C21	430.00'	7.75'	3.87'	7.75'	N33°49'37"E	1°01'56"
C22	370.00'	20.00'	10.00'	20.00'	N32°01'10"E	3°05'51"

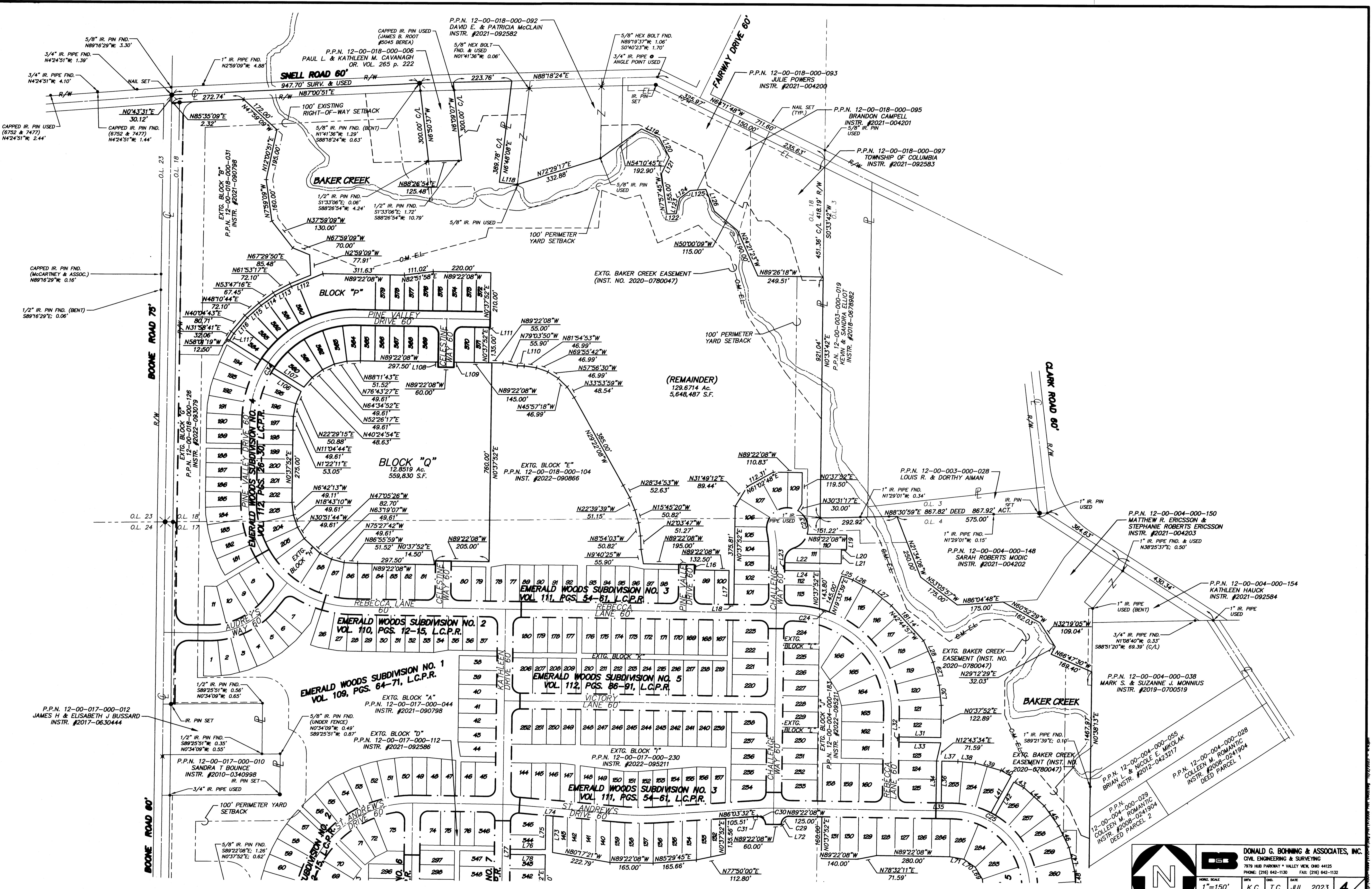
- LEGEND:**
- PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENT
 - EXTG. TEMPORARY STORM SEWER EASEMENT
 - DEDICATED RIGHT OF WAY
 - CONSERVATION EASEMENT
 - S.W.-E.L.- PUBLIC SIDEWALK EASEMENT LINE
 - U.E.L.- UTILITY EASEMENT LINE
 - W.M.-E.L.- WATERMAIN EASEMENT LINE
 - S.T.-E.L.- STORM SEWER EASEMENT LINE
 - S.S.W.-E.L.- SANITARY SEWER EASEMENT LINE
 - C.M.-E.L.- CREEK MAINTENANCE EASEMENT LINE

BUILDING SETBACKS
 FRONT BUILDING LINE: 30'
 SIDE YARD: 7.5'
 REAR YARD: 20'

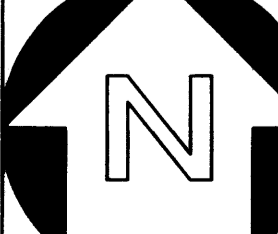

DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 642-1130 FAX: (216) 642-1132

DATE: JUL., 2023
 DRAWN BY: K.C. T.C.
 CHECKED BY: J.C.
 PROJECT NO: 472008 Plat 03
 SHEET NO: 4720-8
 TOTAL SHEETS: 5





(SEE SHEET 5 OF 5)

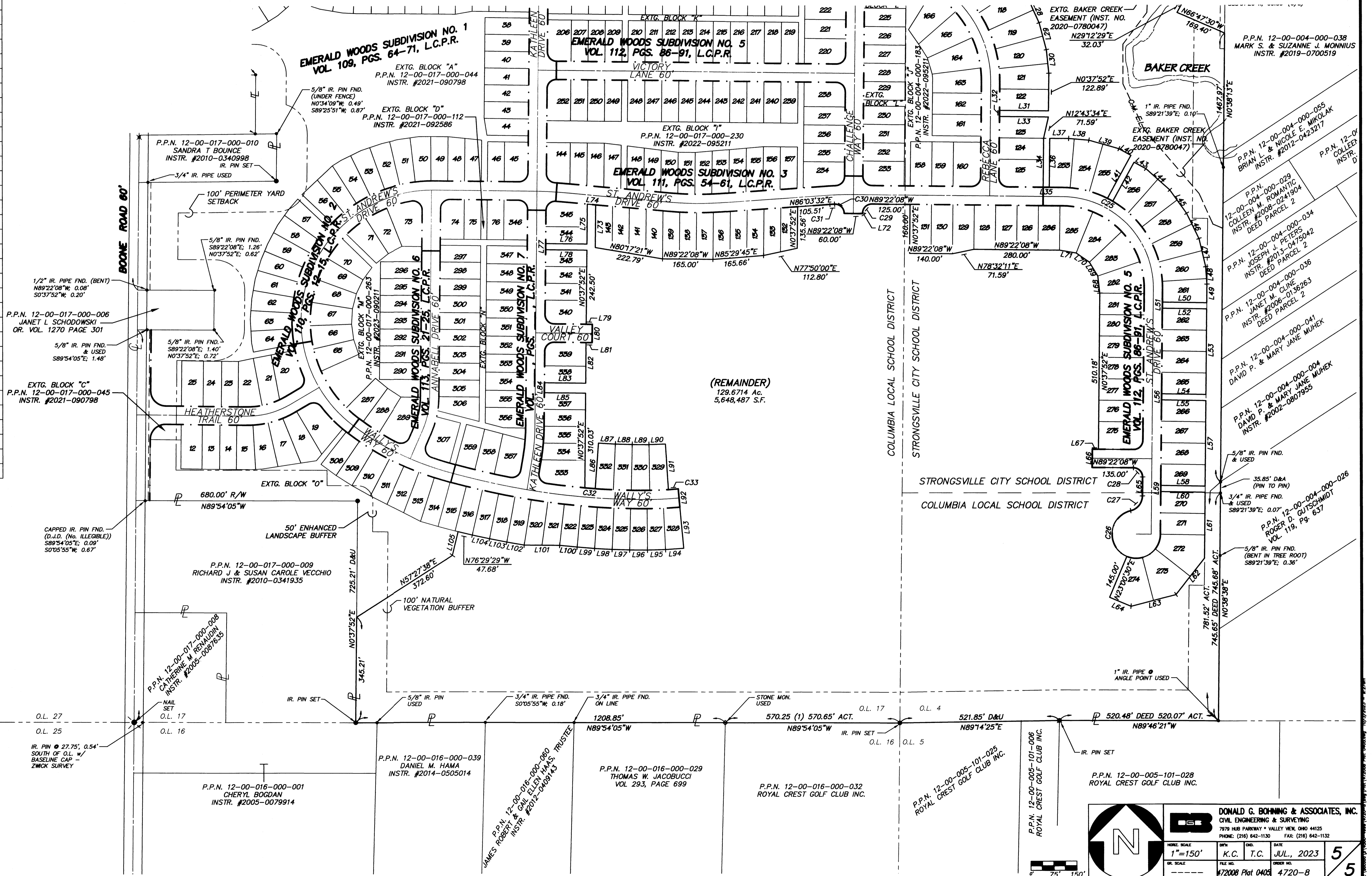
				DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 842-1130 FAX: (216) 842-1132	
	HORIZ. SCALE 1"=150'	DATE JUL., 2023	SHEET NO. 4	PROJECT NO. 472008 Plat 0405	ORDER NO. 4720-8

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L16	20.00'	N0°37'52"E	L85	135.00'	N89°22'08"W
L17	130.00'	N0°37'52"E	L86	150.00'	N4°09'26"E
L18	20.00'	N89°22'08"W	L87	55.20'	N86°33'18"W
L19	55.00'	N0°37'52"E	L88	55.20'	N87°58'48"W
L20	20.05'	N89°22'08"W	L89	54.68'	N89°34'27"W
L21	55.00'	N0°37'52"E	L90	54.21'	N87°52'28"E
L22	215.24'	N89°22'08"W	L91	150.00'	N3°28'13"W
L23	30.00'	N0°37'52"E	L92	60.00'	N4°53'22"W
L24	135.00'	N89°22'08"W	L93	135.00'	N5°18'33"W
L25	44.40'	N70°26'21"W	L94	59.89'	N86°12'49"E
L26	88.79'	N61°12'33"W	L95	59.14'	N88°29'25"E
L27	88.79'	N51°58'45"W	L96	58.15'	N89°24'23"W
L28	90.05'	N24°17'21"W	L97	57.35'	N88°01'15"W
L29	91.22'	N15°03'33"W	L98	57.35'	N86°44'23"W
L30	77.50'	N5°49'45"W	L99	57.35'	N85°27'31"W
L31	160.00'	N89°22'08"W	L100	57.35'	N84°70'39"W
L32	20.00'	N0°37'52"E	L101	116.00'	N89°41'03"W
L33	160.00'	N89°22'08"W	L102	57.68'	N80°20'04"W
L34	160.00'	N0°37'52"E	L103	57.68'	N79°03'13"W
L35	20.00'	N89°22'08"W	L104	57.68'	N77°46'21"W
L36	160.00'	N0°37'52"E	L105	80.00'	N1°33'01"E
L37	61.40'	N89°22'08"W	L106	134.79'	N57°58'50"W
L38	66.26'	N85°04'07"W	L107	135.58'	N57°58'50"W
L39	102.14'	N73°54'37"W	L108	19.50'	N0°37'52"E
L40	45.21'	N61°09'36"W	L109	20.00'	N0°37'52"E
L41	160.05'	N28°50'24"E	L110	26.30'	N89°21'34"W
L42	145.05'	N28°50'24"E	L111	3.76'	N89°22'08"W
L43	43.54'	N61°09'36"W	L112	130.48'	N67°29'50"E
L44	105.19'	N48°24'35"W	L113	70.60'	N61°53'17"E
L45	93.91'	N35°39'34"W	L114	65.95'	N53°47'16"E
L46	91.71'	N26°05'34"W	L115	70.60'	N48°10'44"E
L47	93.91'	N13°20'33"W	L116	78.94'	N40°04'43"E
L48	57.39'	N3°46'33"W	L117	31.18'	N31°58'41"E
L49	60.61'	N0°37'52"E	L118	69.23'	N83°11'52"W
L50	145.00'	N89°22'08"W	L119	75.00'	N64°11'48"W
L51	20.00'	N0°37'52"E	L120	85.79'	N27°19'36"W
L52	145.00'	N89°22'08"W	L121	68.53'	N25°48'12"E
L53	280.00'	N0°37'52"E	L122	35.00'	N88°26'09"E
L54	145.00'	N89°22'08"W	L123	60.00'	N12°34'44"E
L55	145.00'	N89°22'08"W	L124	50.00'	N5°31'95"E
L56	20.00'	N0°37'52"E	L125	60.00'	N85°09'41"E
L57	280.00'	N0°37'52"E	L126	90.00'	N22°07'32"W
L58	145.00'	N89°22'08"W			
L59	20.00'	N0°37'52"E			
L60	145.00'	N89°22'08"W			
L61	215.95'	N0°37'52"E			
L62	151.90'	N38°05'25"E			
L63	151.90'	N75°32'57"E			
L64	75.95'	N66°59'30"W			
L65	62.11'	N0°37'52"E			
L66	60.00'	N0°37'52"E			
L67	20.00'	N89°22'08"W			
L68	56.59'	N6°30'25"W			
L69	53.03'	N30°55'33"W			
L70	53.03'	N55°25'09"W			
L71	54.94'	N80°05'17"W			
L72	1.92'	N0°37'52"E			
L73	139.42'	N0°37'52"E			
L74	27.59'	N84°47'47"W			
L75	130.60'	N0°37'52"E			
L76	135.00'	N89°22'08"W			
L77	20.00'	N0°37'52"E			
L78	135.00'	N89°22'08"W			
L79	20.00'	N89°22'08"W			
L80	60.00'	N0°37'52"E			
L81	20.00'	N89°22'08"W			
L82	132.50'	N0°37'52"E			
L83	135.00'	N89°22'08"W			
L84	32.43'	N0°37'52"E			

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C23	79.00'	104.41'	61.42'	96.98'	N21°36'54"W	75°43'38"
C24	405.00'	37.91'	18.97'	37.90'	N73°07'15"W	5°21'48"
C25	330.00'	20.00'	10.00'	20.00'	N61°09'36"W	3°28'23"
C26	79.00'	198.16'	241.12'	150.15'	N4°52'02"E	143°43'05"
C27	50.00'	66.41'	39.13'	61.63'	N38°40'44"E	76°05'43"
C28	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C29	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C30	30.00'	49.04'	31.98'	43.76'	N46°11'55"W	93°39'35"
C31	970.00'	15.45'	7.73'	15.45'	N86°30'55"E	0°54'45"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C32	2370.00'	34.32'	17.16'	34.32'	N85°25'40"W	0°49'47"
C33	1305.00'	32.32'	16.16'	32.32'	N85°49'13"E	1°25'09"
C34	370.00'	20.00'	10.00'	20.00'	N32°01'10"E	3°05'51"

(SEE SHEET 4 OF 5)



DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 842-1130 FAX: (216) 842-1132

DATE	JUL., 2023
BY	K.C. T.C.
SCALE	1"=150'
PROJECT	ROYAL CREST GOLF CLUB INC.
PLAT	472008 Plat 0405
ORDER NO.	4720-8

Plat Sheet

Instrument # 2024-0002390 Film # _____

Name of Plat: Emerald woods Subdivision No. 8

Owner: EWGC Development Group LLC.

Description: Situated in Columbia Township,
County of Lorain, State of Ohio; being a part of
Original Columbia Township Lots 17 and 18 = 19.9535
Total acreage / Easements also -

Creating Sublots 360 thru 384 inclusive
and Blocks P and Q -

Floor Plans: /

Related/Margin: /

Comments: /

Vol 115

Receiving Stamp

Pg. Pgs 3,4,5,6,7

Amount: \$432.00

Initials: SC