

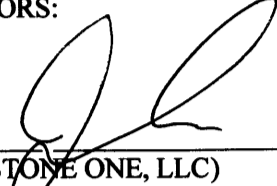
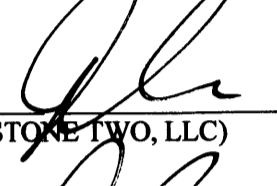
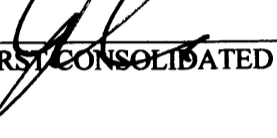
SANDSTONE PARKWAY EASEMENT PLAT

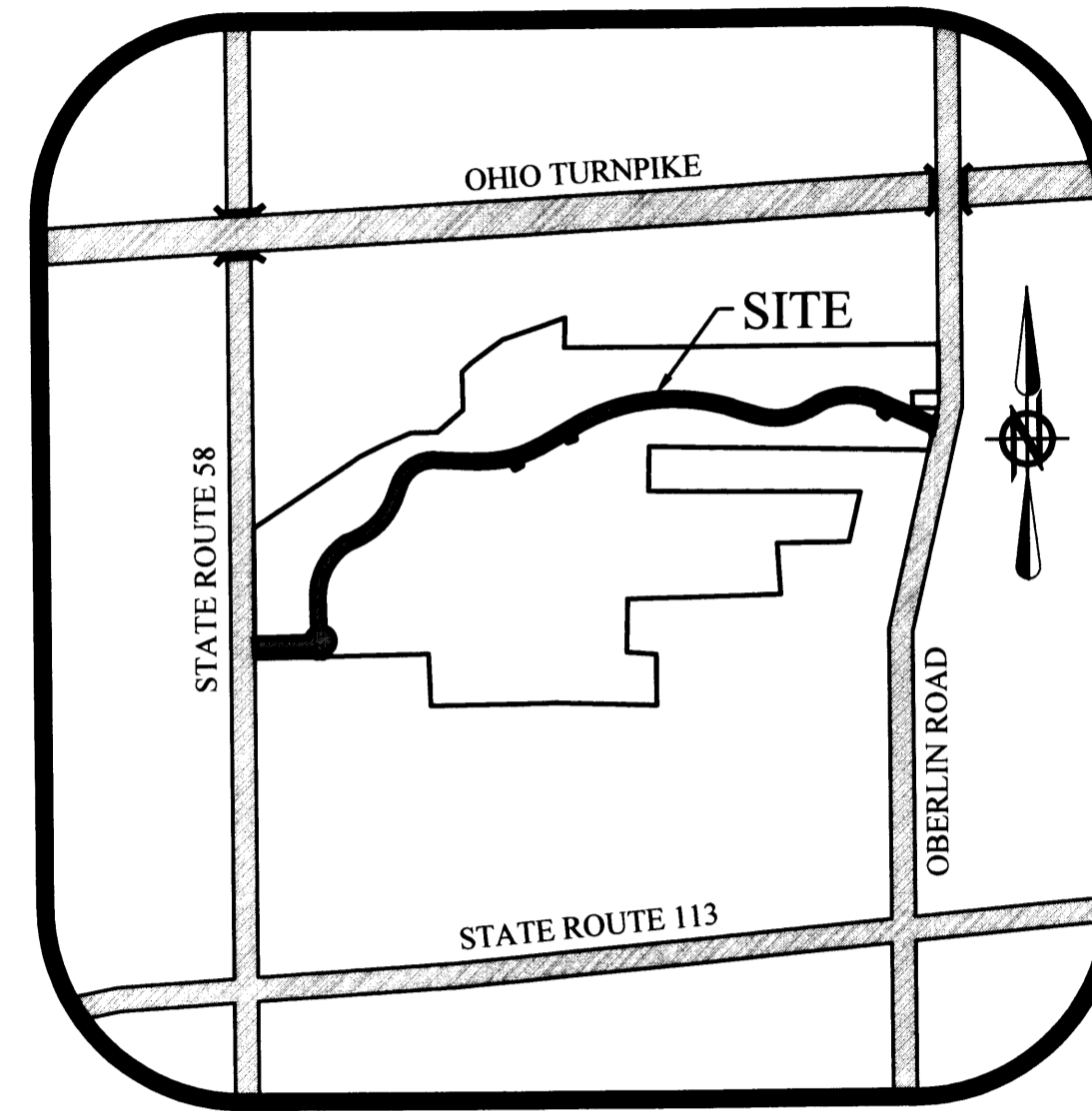
SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NUMBERS 46, 47, 54, & 55

12' WIDE UTILITY EASEMENT

WE, THE UNDERSIGNED OWNERS OF THE PLATTED LAND, DO HEREBY GRANT UNTO COLUMBIA GAS OF OHIO, FIRST ENERGY, WIDE OPEN WEST, AT&T, CENTURYLINK, AND CHARTER COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT AS SHOWN 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 GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, 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 OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

GRANTORS:

 3/18/24 JOHN EAVENSON - MANAGING MEMBER
 (SANDSTONE ONE, LLC) DATE PRINTED NAME & TITLE
 3/18/24 JOHN EAVENSON - MANAGING MEMBER
 (SANDSTONE TWO, LLC) DATE PRINTED NAME & TITLE
 3/18/24 JOHN EAVENSON - MANAGING MEMBER
 (AMHERST CONSOLIDATED PROPERTIES, LLC) DATE PRINTED NAME & TITLE



LOCATION MAP

NOT TO SCALE

ALL LAND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SANDSTONE MASTER ASSOCIATIONS, INC., RECORD INSTRUMENT #2023-0910726.

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT JOHN EAVENSON, REPRESENTING SANDSTONE ONE, LLC, OWNER OF THE LAND CONTAINED WITHIN THIS SANDSTONE PARKWAY EASEMENT PLAT, HAVING EXAMINED THE SAME DOES HEREBY ACCEPT THE SAME TO BE CORRECT.

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 OF THE UNDERSIGNED.

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

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 18 DAY OF MARCH, 2024

SANDSTONE ONE, LLC

BY:  3/18/2024 JOHN EAVENSON - MANAGING MEMBER
 (SIGNATURE) DATE (PRINTED NAME & TITLE)

WITNESS



NOTARY PUBLIC:

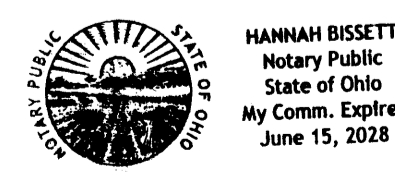
STATE OF OHIO

COUNTY OF Lorain SS
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED REPRESENTATIVE OF SANDSTONE ONE, LLC WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS

18 DAY OF MARCH, 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES:



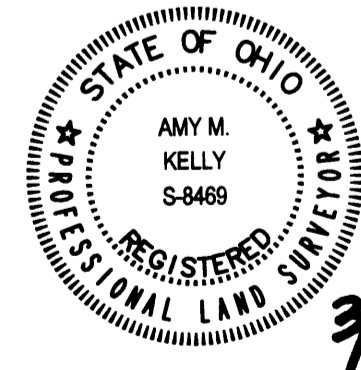
2024-0007782


PLAT Rec:5518.40 Page 1 of 7
 Recorded: 3/25/2024 at 02:35 PM
 Receipt: T20240005584



NO TRANSFER NECESSARY
 J. CRAIG SNOODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

3/25/2024 KJ
 DEPUTY




 AMY M. KELLY, P.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8869

3/15/2024
 DATE

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT JOHN EAVENSON, REPRESENTING AMHERST CONSOLIDATED PROPERTIES, LLC, OWNER OF THE LAND CONTAINED WITHIN THIS SANDSTONE PARKWAY EASEMENT PLAT, HAVING EXAMINED THE SAME DOES HEREBY ACCEPT THE SAME TO BE CORRECT.

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 OF THE UNDERSIGNED.

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

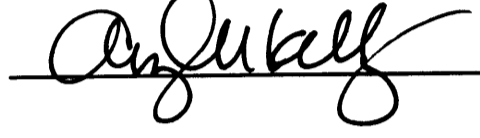
IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 18 DAY OF MARCH, 2024

AMHERST CONSOLIDATED PROPERTIES, LLC

BY:  3/18/2024 MANAGING MEMBER MEMBER
 (SIGNATURE) DATE (PRINTED NAME & TITLE)

WITNESS



NOTARY PUBLIC:

STATE OF OHIO

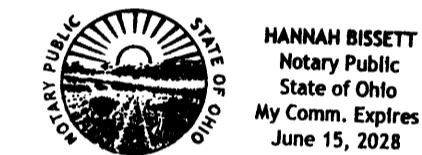
COUNTY OF Lorain SS
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED REPRESENTATIVE OF AMHERST CONSOLIDATED PROPERTIES, LLC WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS

18 DAY OF MARCH, 2024

NOTARY PUBLIC



MY COMMISSION EXPIRES:



OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT JOHN EAVENSON, REPRESENTING SANDSTONE TWO, LLC, OWNER OF THE LAND CONTAINED WITHIN THIS SANDSTONE PARKWAY EASEMENT PLAT, HAVING EXAMINED THE SAME DOES HEREBY ACCEPT THE SAME TO BE CORRECT.

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 OF THE UNDERSIGNED.

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

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 18 DAY OF MARCH, 2024

SANDSTONE TWO, LLC

BY:  3/18/2024 JOHN EAVENSON MANAGING MEMBER
 (SIGNATURE) DATE (PRINTED NAME & TITLE)

WITNESS



NOTARY PUBLIC:

STATE OF OHIO

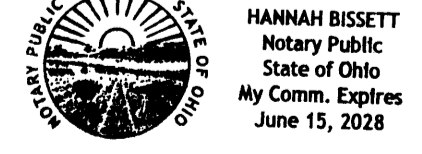
COUNTY OF Lorain SS
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED REPRESENTATIVE OF SANDSTONE TWO, LLC WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS

18 DAY OF MARCH, 2024

NOTARY PUBLIC



MY COMMISSION EXPIRES:



REVISION	DATE	BY	DESCRIPTION
	07-19-2023	CLH	ISSUE FOR REVIEW
	10-05-2023	CLH	REVISED PER COUNTY COMMENTS
	01-15-2024	CLH	REVISED PER COUNTY COMMENTS
	03-08-2024	CLH	REVISED PER COUNTY COMMENTS
	03-15-2024	CLH	ADDED EASEMENT RECORDING INFORMATION

DRAWN BY:

SJM

CHECKED BY:

AMK

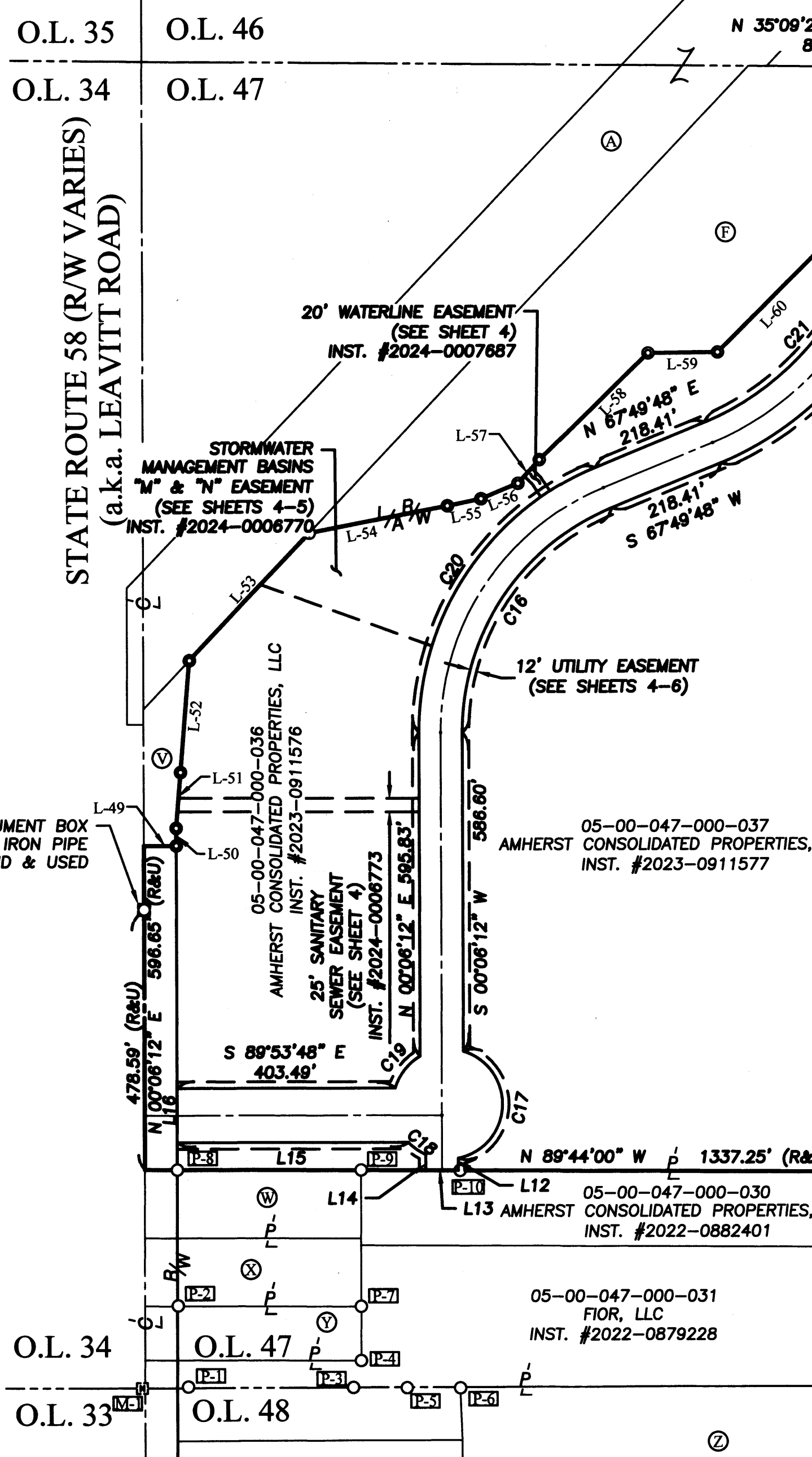
BRAMHALL
 ENGINEERING AND SURVEYING COMPANY
 801 MOORE ROAD AVON, OHIO 44011
 (440) 934 - 7878 (440) 934 - 7879 FAX

SHEET

1 OF 6

JOB NO.
 19-5052E

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'	48.00'	N 71°48'10" W	35.83'	100°06'56"
C9	186.07'	955.00'	185.86'	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	269.78'	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'	448.50'	497.59'	S 33°58'00" W	299.62'	67°43'36"



LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
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	21.66'	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	269.69'	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	189.14'	45°35'39"
C26	503.90'	550.00'	488.46'	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"

●	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

LINE	BEARING	DISTANCE
L-49	S 89°53'48" E	60.00' (R&U)
L-50	N 00°06'12" E	32.32' (R&U)
L-51	N 04°50'33" E	102.99' (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°56'40" E	278.73' (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	189.74' (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°48'30" W	149.96' (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)

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

- 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 DATED FEBRUARY 2012.
 - SANDSTONE PARKWAY DEDICATION PLAT PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY RECORDED IN PLAT VOLUME 113, PAGES 54-59.
 - LOT CONSOLIDATION SURVEY PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY DATED MARCH 11, 2022.
 - LOT SPLIT SURVEY FOR AMHERST CONSOLIDATED PROPERTIES, LLC PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY DATE MARCH 14, 2023.

DATE	BY	DESCRIPTION
07-19-2023	CLH	ISSUE FOR REVIEW
10-05-2023	CLH	REVISED PER COUNTY COMMENTS
01-15-2024	CLH	REVISED PER COUNTY COMMENTS
03-08-2024	CLH	REVISED PER COUNTY COMMENTS
03-24-2024	CLH	ADDED EASEMENT AND I&M RECORDING INFORMATION

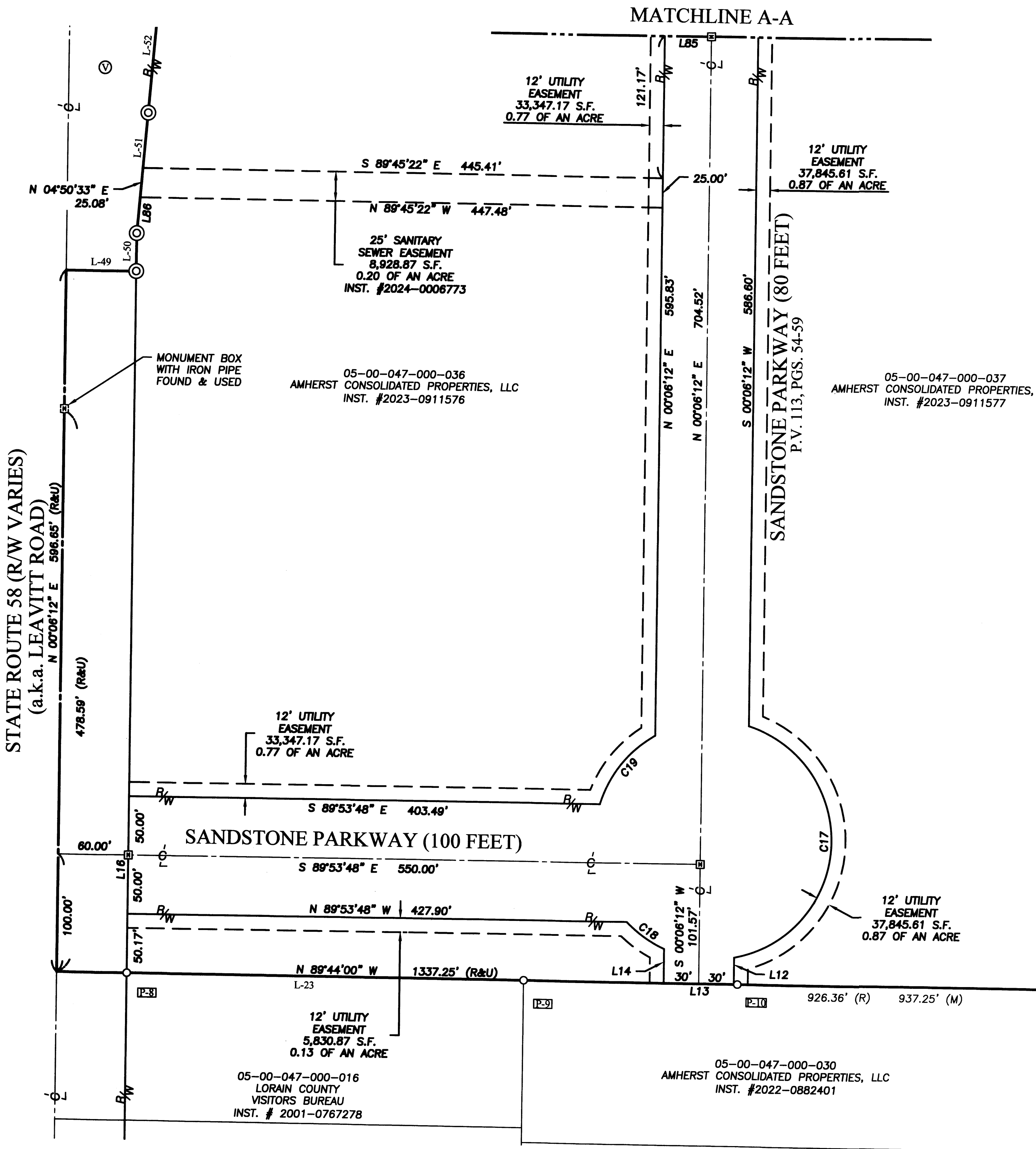
DRAWN BY: SJM
CHECKED BY: AMK

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

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

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

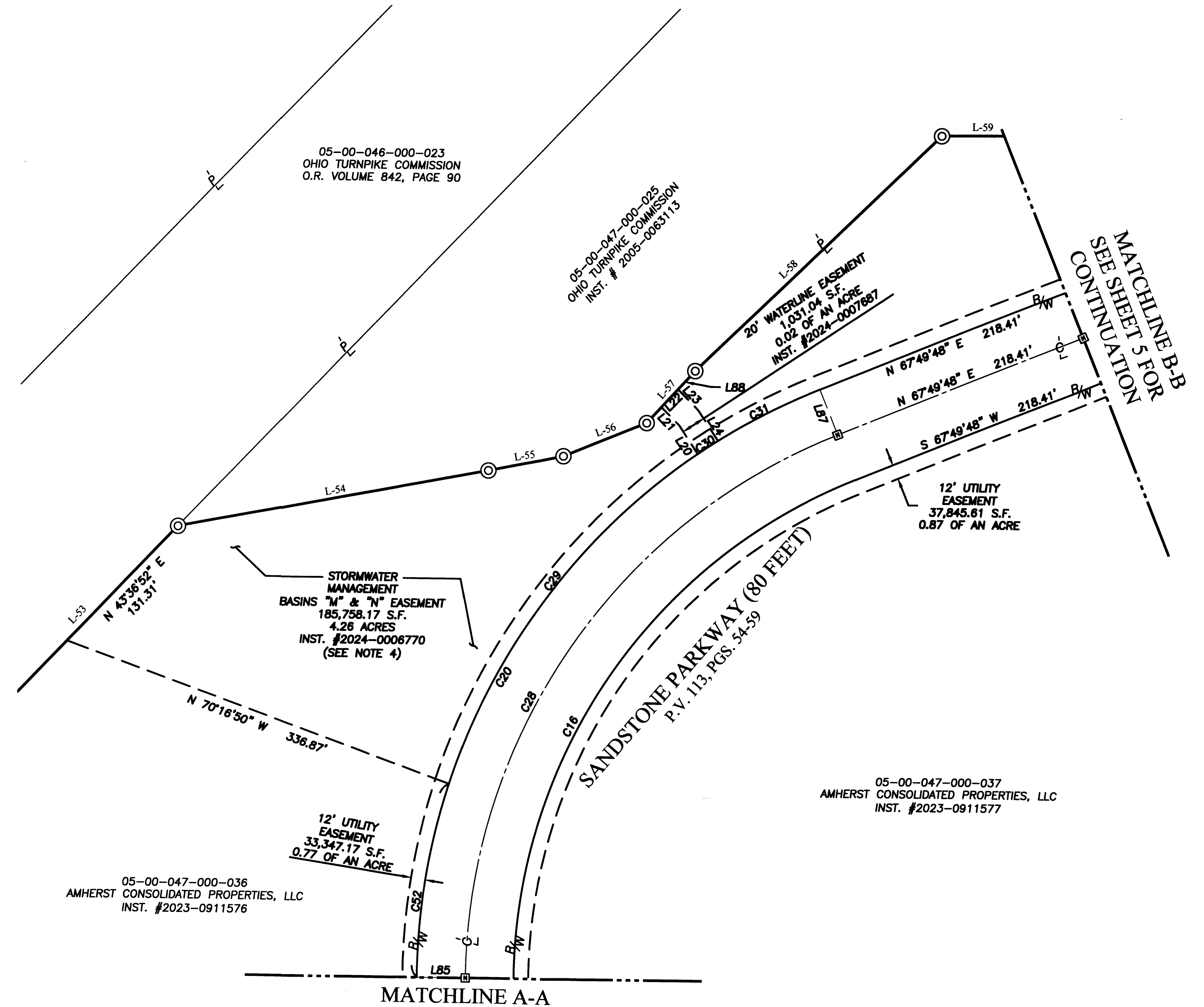
SHEET
2 OF 6
JOB NO.
19-5052E



EASEMENT CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C29	346.53'	526.50'	340.31'	S 36°31'59" W	179.80'	37°42'38"
C30	20.00'	526.50'	20.00'	S 56°28'36" W	10.00'	02°10'36"
C31	94.33'	526.50'	94.20'	S 82°41'51" W	47.29'	10°15'53"
C52	161.50'	526.50'	160.86'	N 08°53'26" E	81.39'	17°34'28"

CENTERLINE CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C28	575.07'	486.50'	542.17'	N 33°58'00" E	326.46'	67°43'36"

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L20	28.22'	N 33°45'14" W
L21	20.96'	N 45°00'14" W
L22	20.02'	N 42°32'18" E
L23	23.78'	S 45°00'14" E
L24	30.27'	S 33°45'14" E
L85	40.00'	N 89°53'48" W
L86	30.58'	N 04°50'33" E
L87	40.00'	N 22°10'12" W
L88	20.87'	S 42°32'18" W

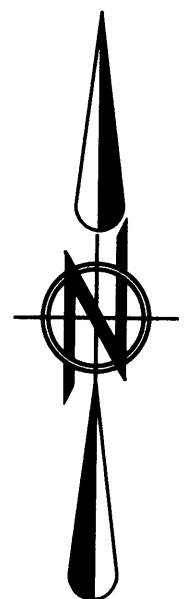
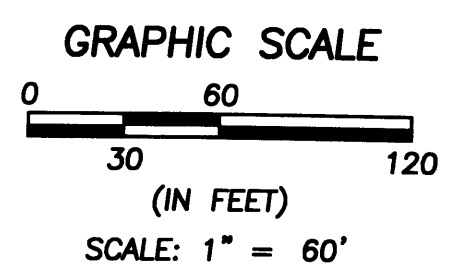


- NOTES:**
- SEE SHEET 2 FOR CURVE AND LINE (R/W) TABLES.
 - SEE SHEET 2 FOR LEGEND.
 - SEE SHEET 3 FOR OWNERSHIP TABLE AND MONUMENT TABLES.
 - SEE INSPECTION AND MAINTENANCE AGREEMENT AS RECORDED IN INSTRUMENT #2024-0007346 FOR STORMWATER MANAGEMENT.

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 DATED FEBRUARY 2012.
- SANDSTONE PARKWAY DEDICATION PLAT PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY RECORDED IN PLAT VOLUME 113, PAGES 54-59.
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- LOT SPLIT SURVEY FOR AMHERST CONSOLIDATION PROPERTIES, LLC PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY DATE MARCH 14, 2023.

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



J:\196002E Connector Road\DRAWINGS\Easement Plat\Sandstone Parkway Easement Plat.dwg, Plotted: Mar 26, 2024 - 9:33am

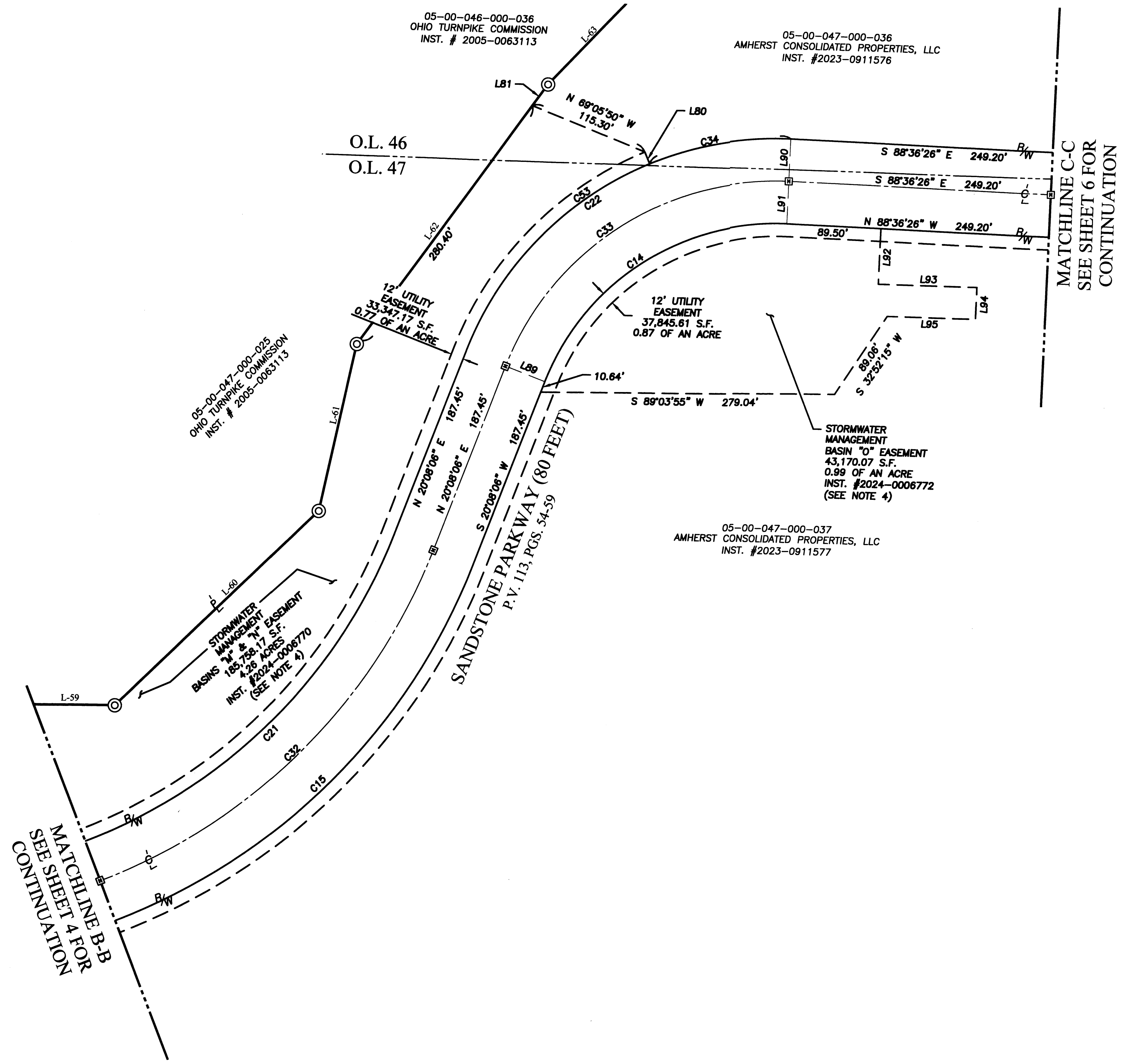
DATE	BY	DESCRIPTION
07-19-2023	CLH	ISSUE FOR REVIEW
10-05-2023	CLH	REVISED PER COUNTY COMMENTS
01-15-2024	CLH	REVISED PER COUNTY COMMENTS
01-08-2024	CLH	REVISED PER COUNTY COMMENTS
02-25-2024	CLH	ADDED EASEMENT AND I&M RECORDING INFORMATION

DRAWN BY: SJM

CHECKED BY: AMK

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

SHEET
4 OF 6
JOB NO.
19-5052E



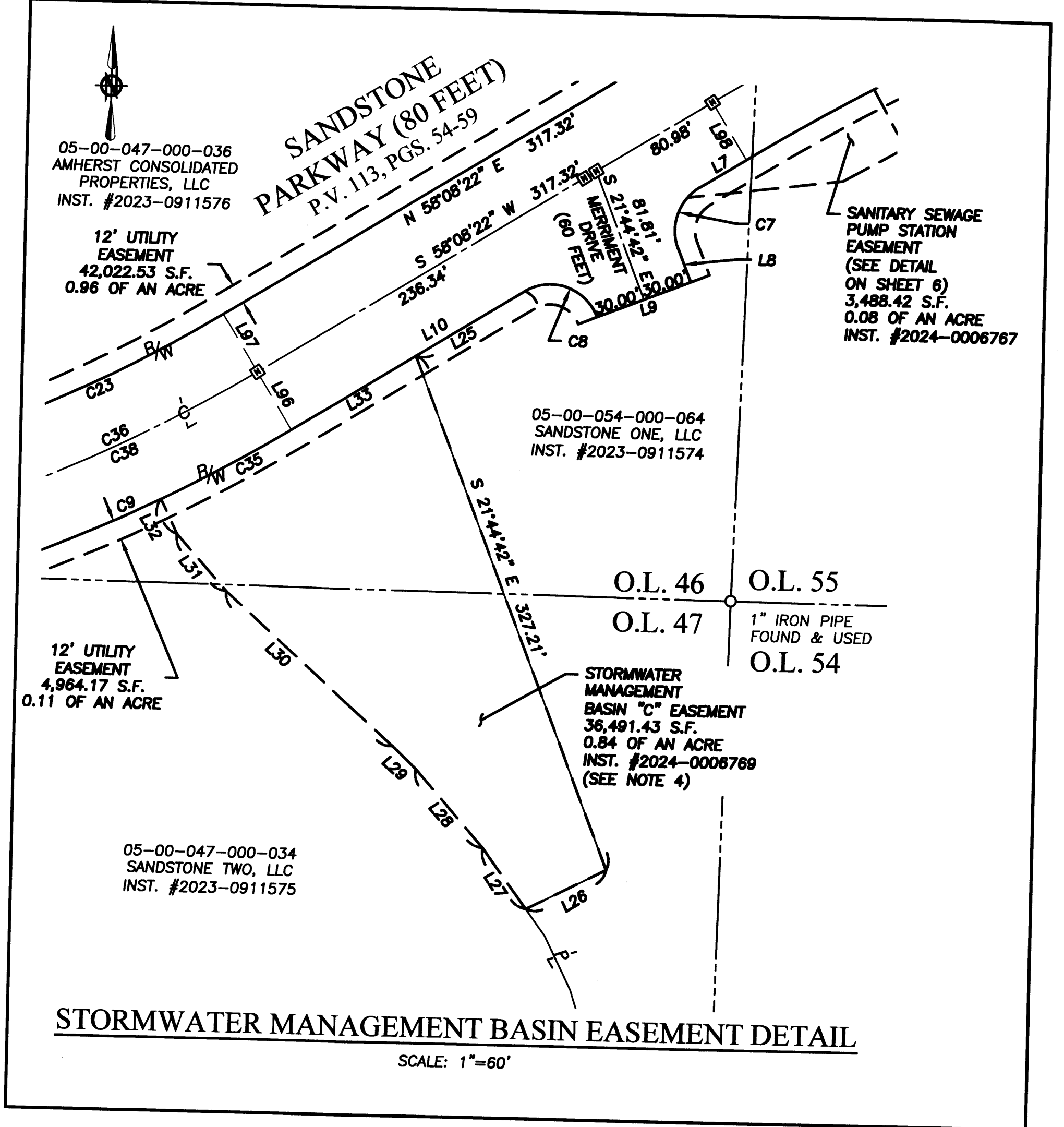
CENTERLINE CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C32	457.84'	550.00'	444.73'	N 43°58'57" E	243.12'	47°41'41"
C33	342.01'	275.00'	320.39'	N 55°45'50" E	197.09'	71°15'28"

EASEMENT CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C34	137.35'	315.00'	136.27'	S 78°54'05" W	89.78'	24°58'59"
C35	88.44'	955.00'	88.41'	N 60°47'33" E	44.25'	05°18'21"
C53	254.41'	315.00'	247.55'	S 43°16'21" W	134.60'	46°16'28"

EASEMENT LINE TABLE					
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L25	75.91'	S 58°08'22" W	L89	40.00'	S 69°51'54" E
L26	53.60'	S 63°06'05" W	L90	40.00'	N 01°23'34" E
L27	44.58'	N 36°46'20" W	L91	40.00'	S 01°23'34" W
L28	61.99'	N 41°36'59" W	L92	52.46'	S 01°23'34" W
L29	19.32'	N 47°13'59" W	L93	93.64'	S 89°40'59" E
L30	136.28'	N 48°34'00" W	L94	30.00'	S 01°23'34" W
L31	44.94'	N 42°01'35" W	L95	83.77'	N 89°40'59" W
L32	22.78'	N 26°33'17" W	L96	40.00'	S 31°51'38" E
L33	87.00'	N 58°08'22" E	L97	40.00'	N 31°51'38" W
L80	12.00'	S 23°35'25" E	L98	40.00'	S 31°01'49" E
L81	24.93'	S 35°09'25" W			

MATCHLINE C-C
SEE SHEET 6 FOR
CONTINUATION

MATCHLINE B-B
SEE SHEET 4 FOR
CONTINUATION



STORMWATER MANAGEMENT BASIN EASEMENT DETAIL
SCALE: 1"=60'

- NOTES:**
- SEE SHEET 2 FOR CURVE AND LINE (R/W) TABLES.
 - SEE SHEET 2 FOR LEGEND.
 - SEE SHEET 3 FOR OWNERSHIP TABLE AND MONUMENT TABLES.
 - SEE INSPECTION AND MAINTENANCE AGREEMENT AS RECORDED IN INSTRUMENT #2024-0007346 FOR STORMWATER MANAGEMENT.

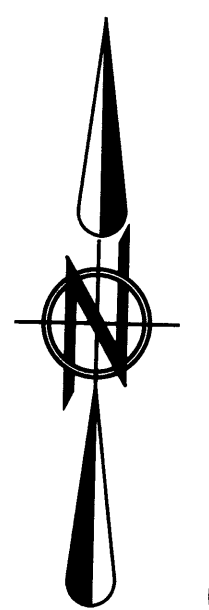
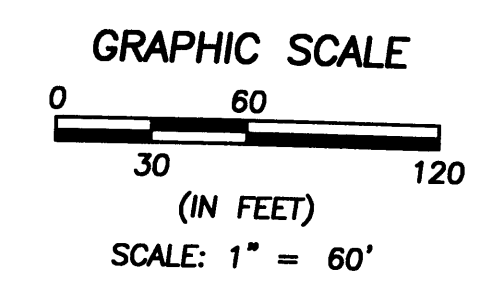
- REFERENCES:**
- LORAIN COUNTY TAX MAP RECORDS.
 - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
 - BOUNDARY SURVEY FOR CONSOLIDATED INVESTORS GROUP PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY DATED FEBRUARY 2012.
 - SANDSTONE PARKWAY DEDICATION PLAT PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY RECORDED IN PLAT VOLUME 113, PAGES 54-59.
 - LOT CONSOLIDATION SURVEY PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY DATED MARCH 11, 2022.
 - LOT SPLIT SURVEY FOR AMHERST CONSOLIDATION PROPERTIES, LLC PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY DATE MARCH 14, 2023.

DATE	BY	DESCRIPTION
07-19-2023	CLH	ISSUE FOR REVIEW
10-05-2023	CLH	REVISED PER COUNTY COMMENTS
01-15-2024	CLH	REVISED PER COUNTY COMMENTS
03-08-2024	CLH	REVISED PER COUNTY COMMENTS
03-25-2024	CLH	ADDED EASEMENT AND I&M RECORDING INFORMATION

DRAWN BY: SJM
CHECKED BY: AMK

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

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



SHEET
5 OF 6
JOB NO.
19-5052E

J:\196052E\Connecticut Road\DRAWINGS\Easement\Plan\Sandstone Parkway Easement\Plan.dwg, Plotter: Mar 25, 2024, 9:33am

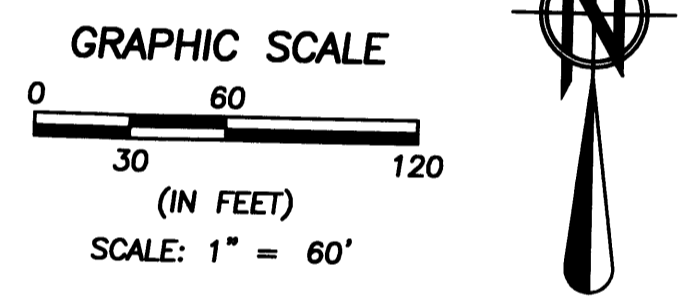
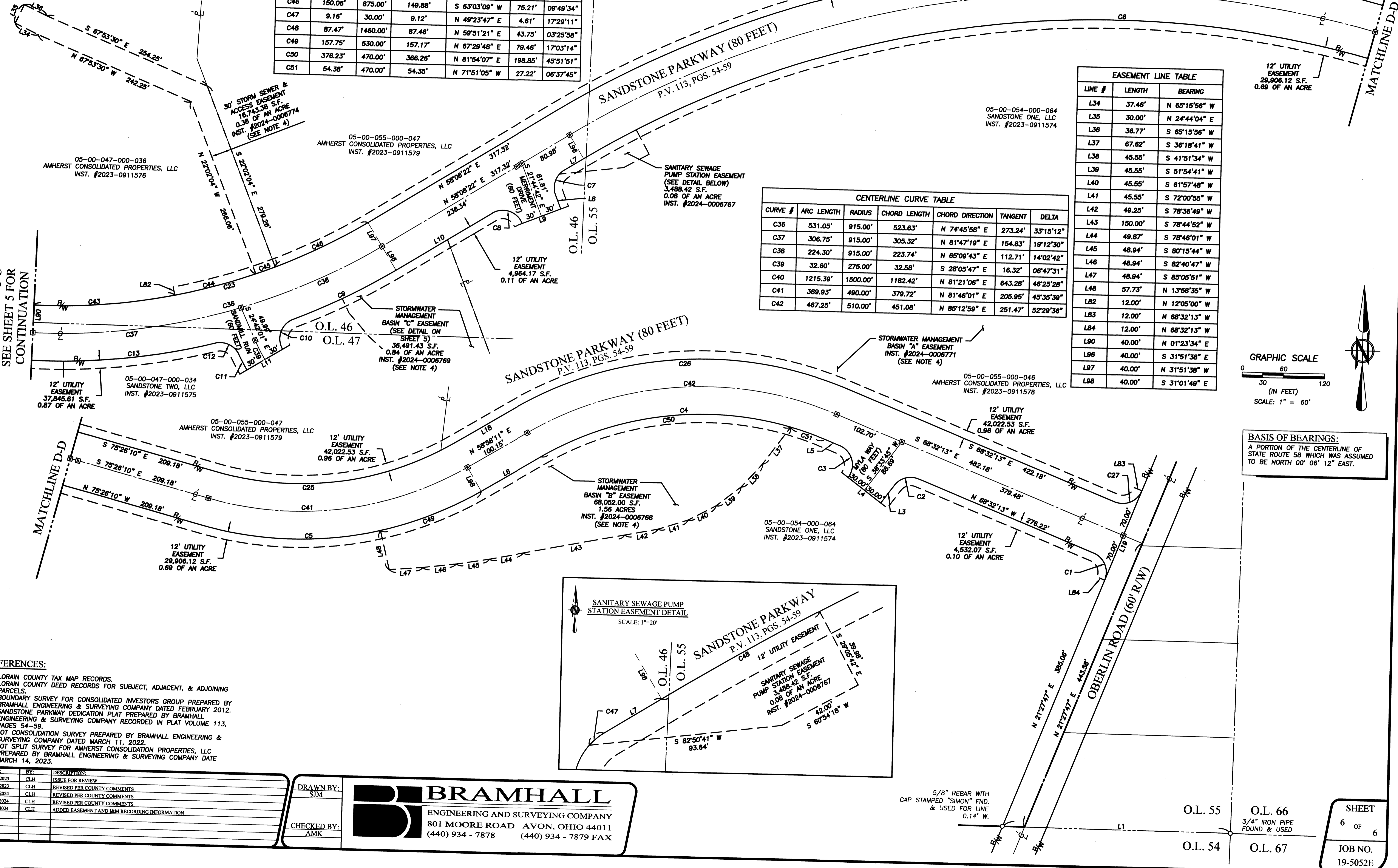
NOTES:

- SEE SHEET 2 FOR CURVE AND LINE (R/W) TABLES.
- SEE SHEET 2 FOR LEGEND.
- SEE SHEET 3 FOR OWNERSHIP TABLE AND MONUMENT TABLES.
- SEE INSPECTION AND MAINTENANCE AGREEMENT AS RECORDED IN INSTRUMENT #2024-0007346 FOR STORMWATER MANAGEMENT.

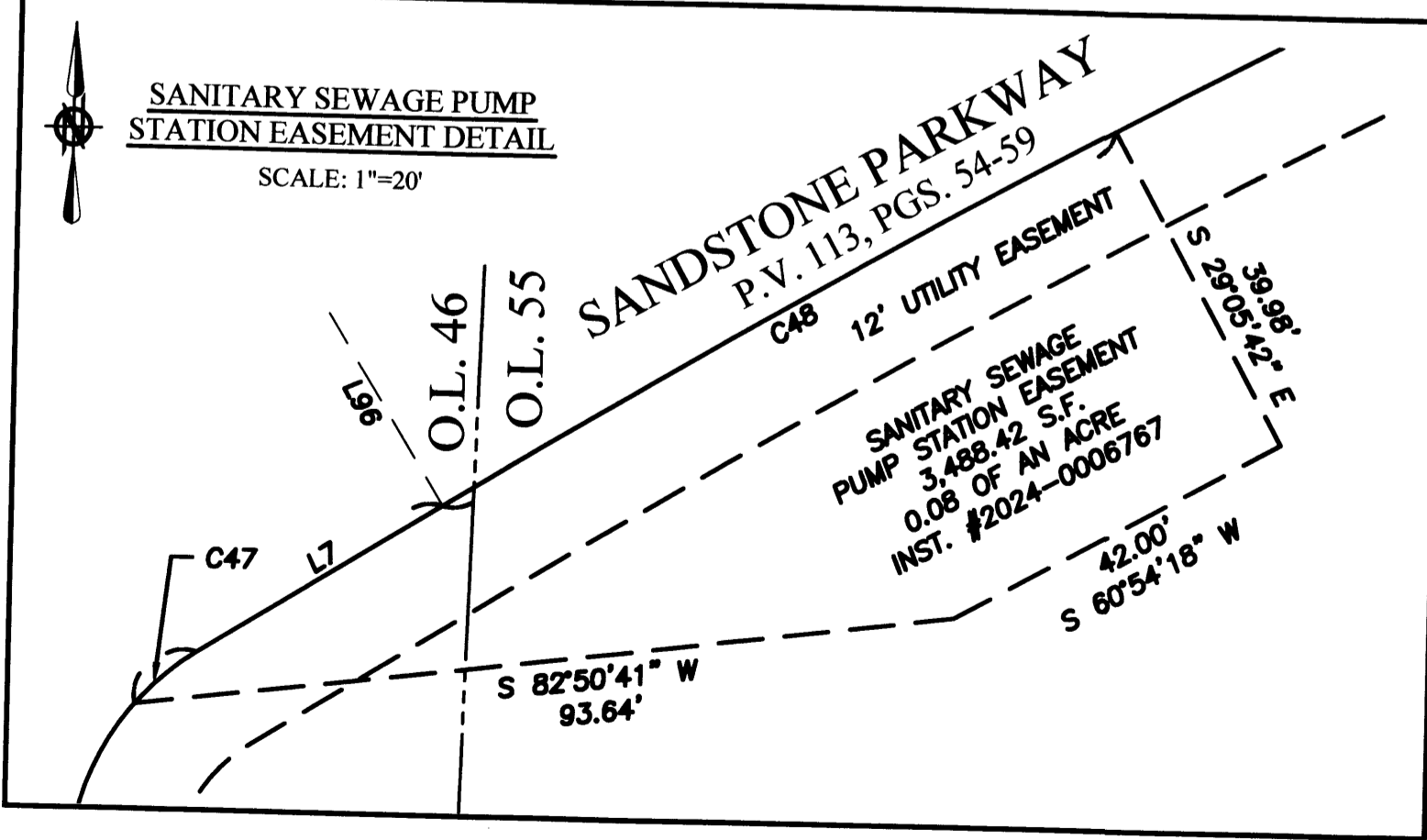
EASEMENT CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C43	205.80'	875.00'	205.33'	N 84°39'17" E	103.38'	13°28'34"
C44	121.96'	875.00'	121.87'	S 73°55'24" W	61.08'	07°59'11"
C45	30.01'	875.00'	30.00'	S 88°56'52" W	15.00'	01°57'53"
C46	150.06'	875.00'	149.88'	S 63°03'09" W	75.21'	09°49'34"
C47	9.16'	30.00'	9.12'	N 49°23'47" E	4.61'	17°29'11"
C48	87.47'	1480.00'	87.46'	N 59°51'21" E	43.75'	03°25'58"
C49	157.75'	530.00'	157.17'	N 67°29'48" E	79.46'	17°03'14"
C50	376.23'	470.00'	366.26'	N 81°54'07" E	198.85'	45°51'51"
C51	54.38'	470.00'	54.35'	N 71°51'05" W	27.22'	06°37'45"

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L34	37.46'	N 65°15'56" W
L35	30.00'	N 24°44'04" E
L36	36.77'	S 65°15'56" W
L37	67.62'	S 36°18'41" W
L38	45.55'	S 41°51'34" W
L39	45.55'	S 51°54'41" W
L40	45.55'	S 61°57'48" W
L41	45.55'	S 72°00'55" W
L42	49.25'	S 78°36'49" W
L43	150.00'	S 78°44'52" W
L44	49.87'	S 78°46'01" W
L45	48.94'	S 80°15'44" W
L46	48.94'	S 82°40'47" W
L47	48.94'	S 85°05'51" W
L48	57.73'	N 13°58'35" W
L82	12.00'	N 12°05'00" W
L83	12.00'	N 68°32'13" W
L84	12.00'	N 68°32'13" W
L90	40.00'	N 01°23'34" E
L96	40.00'	S 31°51'38" E
L97	40.00'	N 31°51'38" W
L98	40.00'	S 31°01'49" E

CENTERLINE CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C36	531.05'	915.00'	523.63'	N 74°45'58" E	273.24'	33°15'12"
C37	306.75'	915.00'	305.32'	N 81°47'19" E	154.83'	19°12'30"
C38	224.30'	915.00'	223.74'	N 65°09'43" E	112.71'	14°02'42"
C39	32.60'	275.00'	32.58'	S 28°05'47" E	16.32'	06°47'31"
C40	1215.39'	1500.00'	1182.42'	N 81°21'06" E	643.28'	46°25'28"
C41	389.93'	490.00'	379.72'	N 81°46'01" E	205.95'	45°35'39"
C42	467.25'	510.00'	451.08'	N 85°12'59" E	251.47'	52°29'36"



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



- REFERENCES:**
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CHECKED BY: AMK

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O.L. 55 O.L. 66
O.L. 54 O.L. 67

3/4" IRON PIPE FOUND & USED

SHEET 6 OF 6
JOB NO. 19-5052E

J:\195052E\Contractor Road\DRAWINGS\Easement Plat.dwg, Plotted: Mar 25, 2024, 9:33am