

SANDSTONE MILL SUBDIVISION NO. 1 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.

APPROVALS:

APPROVED THIS 7th DAY OF MAY, 2024

Kenneth P. Carney Sr.
LORAIN COUNTY ENGINEER
KENNETH P. CARNEY, SR.

APPROVED THIS 7th DAY OF MAY, 2024

Kenneth P. Carney Sr.
LORAIN COUNTY SANITARY ENGINEER
KENNETH P. CARNEY, SR.

APPROVED THIS 15th DAY OF MAY, 2024

Jason Walden
LORAIN RURAL WATER

APPROVED THIS 15th DAY OF MAY, 2024

Jack Fisher
LORAIN COUNTY SOIL AND WATER
CONSERVATION DISTRICT - JACK FISHER

APPROVED THIS 30th DAY OF April, 2024

Neil Lynch
CHAIRPERSON AMHERST TWP. TRUSTEES
NEIL LYNCH

APPROVED THIS 14th DAY OF MAY, 2024

Robert Duncan
DIRECTOR-LORAIN CO. PLANNING COMMISSION
ROBERT DUNCAN

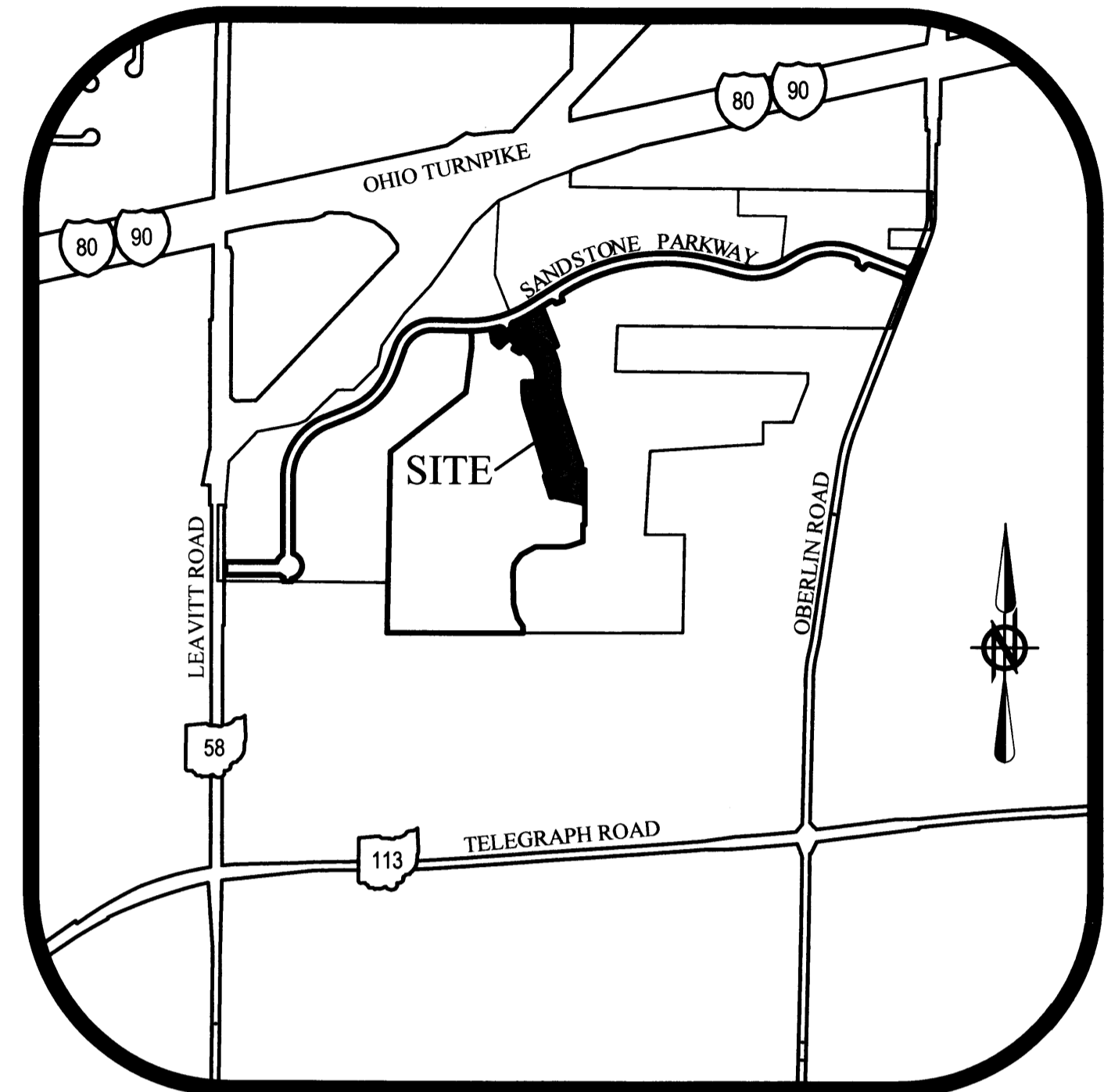
APPROVED THIS 16th DAY OF MAY, 2024

Dan Fettigord
LORAIN CO PROSECUTOR'S OFFICE
DAN FETTIGORD

APPROVED THIS 14th DAY OF MAY, 2024

RECORDED THIS _____ DAY OF _____, 20____
IN PLAT BOOK _____, PAGES _____

LORAIN COUNTY RECORDER
MIKE DORAN



LOCATION MAP
NOT TO SCALE

ACREAGE SUMMARY	
6.0465 ACRES IN SUBLOTS 1-43	
2.4074 ACRES IN PROPOSED RIGHT-OF-WAY	
0.9101 ACRES IN BLOCK "A"	
0.0631 ACRES IN BLOCK "B"	
0.1238 ACRES IN BLOCK "C"	
1.0970 TOTAL ACRES IN BLOCKS "A", "B" & "C"	
9.5509 AC. TOTAL IN SUBDIVISION	

REMAINDER ACREAGE SUMMARY	
TOTAL REMAINDER IN O.L. 47	50.9013 ACRES
TOTAL REMAINDER IN O.L. 54	1.3039 ACRES
TOTAL REMAINDER ACREAGE	52.2052 ACRES

12' UTILITY EASEMENTS

WE, THE UNDERSIGNED OWNERS OF THE PLATTED LAND, DO HEREBY GRANT UNTO COLUMBIA GAS OF OHIO, FIRST ENERGY, WIDE OPEN WEST, A.T.&T. CENTURYLINK, AND CHARTER COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) 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 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 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.

GRANTOR:

John Eavenson 4/23/2024
DATE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED AS SHOWN HEREON AND CONTAINING 9.5509 ACRES OF LAND, OF WHICH 0.4709 ACRES LIE WITHIN ORIGINAL AMHERST TOWNSHIP LOT NO. 46, 7.3812 ACRES LIE WITHIN ORIGINAL AMHERST TOWNSHIP LOT NO. 47, AND 1.6988 ACRES LIE WITHIN ORIGINAL AMHERST TOWNSHIP LOT NO. 54, 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 WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF 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. Kelly
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NO. 8469



MORTGAGEE'S RELEASE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICER OF AMHERST CONSOLIDATED PROPERTIES, LLC, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF SANDSTONE MILL SUBDIVISION NO. 1 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE STREETS AND EASEMENTS AS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

AMHERST CONSOLIDATED PROPERTIES, LLC
BY: John Eavenson MANAGING MEMBER
(PRINTED NAME) (TITLE)
John Eavenson
(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 THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF April, 2024

NOTARY PUBLIC
Anthony C. Vaccarozzi
ANTHONY C. VACCAROZZI
Notary Public
State of Ohio
My Comm. Expires
February 22, 2026

MORTGAGEE'S RELEASE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICER OF DOLLAR BANK, FEDERAL SAVINGS BANK, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF SANDSTONE MILL SUBDIVISION NO. 1 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE STREETS AND EASEMENTS AS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

DOLLAR BANK, FEDERAL SAVINGS BANK
BY: Matthew S. Bright VICE PRESIDENT
(PRINTED NAME) (TITLE)
Matthew S. Bright
(SIGNATURE)

NOTARY PUBLIC:

STATE OF Pennsylvania
COUNTY OF _____
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 THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 24th DAY OF April, 2024

NOTARY PUBLIC
Christopher L. Sauer
Commonwealth of Pennsylvania - Notary Seal
Christopher L. Sauer, Notary Public
Allegheny County
My commission expires August 27, 2027
Commission number 1351429
Member, Pennsylvania Association of Notaries

MORTGAGEE'S RELEASE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICER OF NVR, INC., MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF SANDSTONE MILL SUBDIVISION NO. 1 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE STREETS AND EASEMENTS AS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

NVR, INC.
BY: Emilie Katcher Vice President/Assistant Manager
(PRINTED NAME) (TITLE)
Emilie Katcher
(SIGNATURE)

NOTARY PUBLIC:

STATE OF OHIO
COUNTY OF _____
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 THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF April, 2024

NOTARY PUBLIC
David Bly
David Bly
Notary Public - Ohio
My Commission Expires 06-26-28

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT JOHN EAVENSON, REPRESENTING SANDSTONE TWO, LLC, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, HAVING EXAMINED THE SAME DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES FOREVER, TO PUBLIC USE, THE ROADWAYS "ARKOSE ROAD (60'), SANDMILL RUN (60') AND MILLER STREET (60') AS SHOWN HEREON.

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.

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE SANDSTONE MILL SUBDIVISION NO. 1 HOMEOWNERS ASSOCIATION RESPONSIBILITY FOR "DRAINAGE EASEMENTS" AS SHOWN HEREON, OUTSIDE OF THE PUBLIC RIGHT OF WAY, INCLUDING, BUT NOT LIMITED TO, GRADING, DRAINAGE, DRAINAGE PIPING AND DRAINAGE STRUCTURES."

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

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 23 DAY OF APRIL, 2024

SANDSTONE TWO, LLC

BY: John Eavenson 4/23/2024 JOHN EAVENSON MANAGING MEMBER
(SIGNATURE) (DATE) (PRINTED NAME & TITLE)

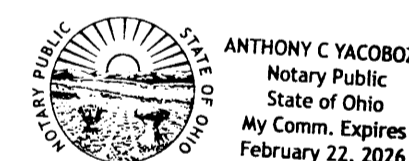
WITNESS

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 23rd DAY OF April, 2024

NOTARY PUBLIC
Anthony C. Vaccarozzi

MY COMMISSION EXPIRES:



2024-0014117

PLAT Fee: \$530.40 Page 1 of 7
Recorded: 5/23/2024 at 02:56 PM
Receipt #: 220240010165
Lorain County Recorder Mike Doran



Plat Vol 115
Pgs 81, 82, 83, 84
85, 86

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

MAY 23 2024
1 CRAIG SMODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

DATE	BY	DESCRIPTION
06-06-2022	AMK	ISSUE TO TOWNSHIP FOR REVIEW
03-13-2023	AMK	ISSUE TO COUNTY
07-21-2023	AMK	REVISED PER COUNTY SKETCH REVIEW COMMENTS
10-05-2023	AMK	REVISED PER COUNTY COMMENTS
10-09-2023	AMK	ADDED MORTGAGEE'S CERTIFICATIONS
04-11-2024	AMK	ADDED EASEMENT RECORDING INFORMATION
04-16-2024	AMK	REVISED MORTGAGEE'S CERTIFICATIONS

DRAWN BY:
CAT

CHECKED BY:
AMK

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

PREPARED FOR:

SANDSTONE TWO, LLC
6150 PARK SQUARE DRIVE
LORAIN, OH 44053

AFFIDAVIT # 20240014116

SANDSTONE MILL SUBDIVISION NO. 1 PLAT
TITLE SHEET
TOWNSHIP OF AMHERST, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 6
JOB NO.
19-5052G

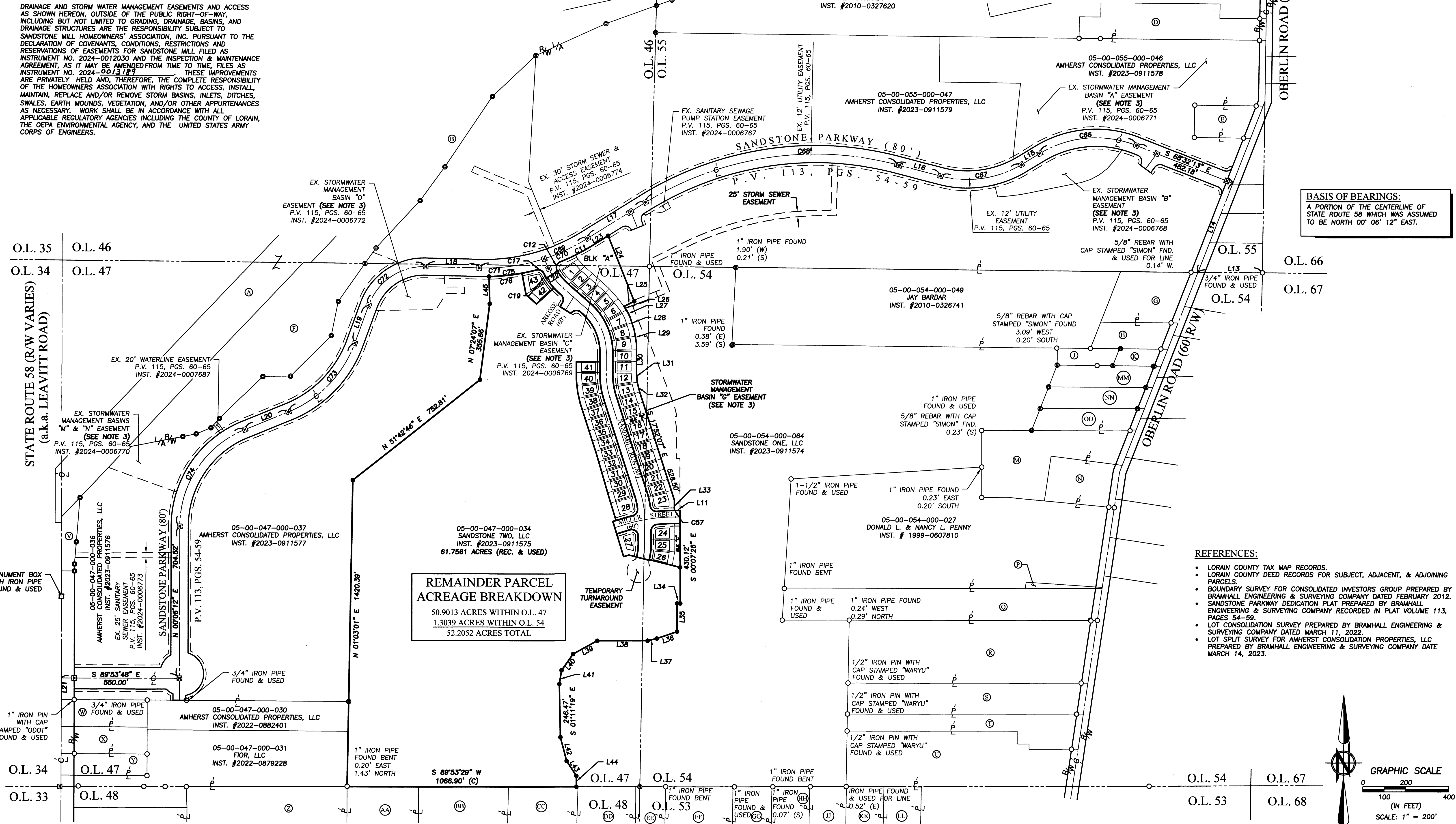
NOTES:

- SEE SHEET 3 FOR LEGEND AND PROPERTY OWNERSHIP TABLE.
- SEE SHEETS 4 - 6 FOR MORE DETAIL AND PROPERTY PIN PLACEMENT.
- DRAINAGE AND STORM WATER MANAGEMENT EASEMENTS AND ACCESS**

DRAINAGE AND STORM WATER MANAGEMENT EASEMENTS AND ACCESS AS SHOWN HEREON, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO GRADING, DRAINAGE, BASINS, AND DRAINAGE STRUCTURES ARE THE RESPONSIBILITY SUBJECT TO SANDSTONE MILL HOMEOWNERS' ASSOCIATION, INC. PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR SANDSTONE MILL FILED AS INSTRUMENT NO. 2024-0012030 AND THE INSPECTION & MAINTENANCE AGREEMENT, AS IT MAY BE AMENDED FROM TIME TO TIME, FILES AS INSTRUMENT NO. 2024-0013181. THESE IMPROVEMENTS ARE PRIVATELY HELD AND, THEREFORE, THE COMPLETE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH RIGHTS TO ACCESS, INSTALL, MAINTAIN, REPLACE AND/OR REMOVE STORM BASINS, INLETS, DITCHES, SWALES, EARTH MOUNDS, VEGETATION, AND/OR OTHER APPURTENANCES AS NECESSARY. WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES INCLUDING THE COUNTY OF LORAIN, THE OEPA ENVIRONMENTAL AGENCY, AND THE UNITED STATES ARMY CORPS OF ENGINEERS.

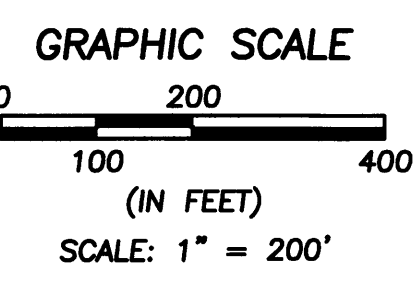
THE STATE OF OHIO TURNPIKE

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



REMAINDER PARCEL ACREAGE BREAKDOWN
50.9013 ACRES WITHIN O.L. 47
1.3039 ACRES WITHIN O.L. 54
52.2052 ACRES TOTAL

- 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
06-06-2022	AMK	ISSUE TO TOWNSHIP FOR REVIEW
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04-16-2024	AMK	REVISED MORTGAGEE'S CERTIFICATIONS
05-08-2024	AMK	REVISED PER COUNTY COMMENTS

DRAWN BY:
CAT

CHECKED BY:
AMK

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

PREPARED FOR:

SANDSTONE TWO, LLC
6150 PARK SQUARE DRIVE
LORAIN, OH 44053

SANDSTONE MILL SUBDIVISION NO. 1 PLAT
OVERALL SHEET
TOWNSHIP OF AMHERST, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
2 OF 6

JOB NO.
19-5052G

TABLE OF OWNERSHIP

(A)	05-00-046-000-023 OHIO TURNPIKE COMMISSION O.R. VOLUME 842, PAGE 90	(T)	05-00-054-000-046 COMMUNITY IMPROVEMENT RIGHT OF WAY, LLC INST. #2024-0004766	(MM)	05-00-054-000-060 RONALD PATRICK SHONK INST. #2023-0904889
(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 859	(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 BENJAMIN ADAM LANGFORD & ASHLEY LANGFORD INST. #2023-0918643
(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 SWANZER FAMILY, LLC INST. #2022-0879248		
(G)	05-00-054-000-052 DAVID S. STACKNICK INST. #2016-0603815	(Z)	05-00-048-000-015 BARBARA J. SLIMAN, TRUSTEE INST. #2015-0559900		
(H)	05-00-054-000-051 MICHAEL D. BRYDA INST. #2013-0463139	(AA)	05-00-048-000-040 ALYSSA RUSNAK & RYAN RUSNAK INST. #2023-0911643		
(I)	NOT USED	(BB)	05-00-048-000-063 PETE A. DESKINS INST. #2012-0406628		
(J)	05-00-054-000-016 JAY BARDAR INST. #2010-0326577	(CC)	05-00-048-000-052 JANET K. WYATT INST. #2018-0690857		
(K)	05-00-054-000-006 JAY BARDAR INST. #2010-0326577	(DD)	05-00-048-000-053 HELEN J. BARNARD INST. #2023-0916706		
(L)	NOT USED	(EE)	05-00-053-000-043 HELEN J. BARNARD INST. #2023-0916706		
(M)	05-00-054-000-037 NEIL J. LYNCH & GEORGIANNE LYNCH INST. #2015-0565302	(FF)	05-00-053-000-049 JANE L. SMITH INST. #2023-0938052		
(N)	05-00-054-000-038 DENISE M. BOWERS & TIMOTHY BOWERS INST. #2015-0560457	(GG)	05-00-053-000-050 MAX & SHARON L. KRZEMENIEWSKI VOL. 1302, PG. 392		
(O)	NOT USED	(HH)	05-00-053-000-041 FAITH M. FEDERSPIEL & MARLAYNA JACINTO INST. #2023-0907447		
(P)	05-00-054-000-026 JODI KENNICUTT & ELIZABETH C. WRIGHT INST. #2024-0004576	(II)	NOT USED		
(Q)	05-00-054-000-018 JODI KENNICUTT & ELIZABETH C. WRIGHT INST. #2024-0004576	(JJ)	05-00-053-000-047 TERRENCE A. LINDNER INST. #2019-0712966		
(R)	05-00-054-000-044 DEWEY F. & ELLEN M. HEMBREE INST. #1998-0523703	(KK)	05-00-053-000-045 DUSTIN J. NIEMIEC KATHRYN S. NIEMIEC INST. #2020-0782966		
(S)	05-00-054-000-045 JEFFREY P. & JANET L. ECKENRODE INST. #2000-0689455	(LL)	05-00-053-000-057 RICHARD K. BAKOS INST. #2012-0430872		

LEGEND

- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- IRON PIN/PIPE FOUND
- ⊙ IRON PIN FOUND WITH CAP STAMPED "O.D.O.T."
- ⊞ MONUMENT BOX WITH IRON PIPE OR PIN FOUND INSIDE
- ⊞ MONUMENT BOX SET WITH 5/8" REBAR WITH CAP STAMPED "BRAMHALL 8073"
- (N) NORTH
- (S) SOUTH
- (E) EAST
- (W) WEST
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION
- (CALC.REC.) CALCULATED FROM RECORD INFORMATION
- CL CENTERLINE
- R/W RIGHT-OF-WAY LINE
- P/L PROPERTY LINE

LINE TABLE

LINE #	LENGTH	BEARING
L1	13.40'	N 48°34'00" W
L2	19.30'	N 32°17'51" E
L3	9.16'	N 48°34'00" W
L4	7.82'	S 48°34'00" E
L5	12.17'	S 00°00'28" E
L6	9.39'	N 00°00'28" W
L7	16.26'	S 17°52'07" E
L8	16.05'	N 17°52'07" W
L9	6.12'	N 17°52'07" W
L10	5.41'	S 00°07'26" E
L11	21.21'	N 89°52'34" E
L12	25.75'	N 72°58'16" E
L13	299.92'	N 89°28'50" W
L14	443.58'	N 21°27'47" E
L15	100.15'	N 58°58'11" E
L16	209.18'	N 75°26'10" W
L17	317.32'	S 58°08'22" W
L18	249.20'	S 88°36'26" E
L19	187.45'	N 20°08'06" E
L20	218.41'	N 89°28'50" E
L21	100.00'	N 00°06'12" E
L22	60.00'	N 58°30'28" E
L23	87.00'	N 58°08'22" E
L24	327.21'	S 21°44'42" E
L25	53.60'	S 63°06'05" W
L26	19.68'	S 36°46'20" E
L27	35.65'	S 26°53'55" E
L28	63.97'	S 18°05'01" E
L29	65.60'	S 09°16'08" E
L30	131.08'	S 00°00'28" E
L31	46.68'	S 04°15'02" E
L32	46.97'	S 14°22'23" E
L33	47.83'	S 00°07'26" E
L34	15.00'	S 89°52'34" W
L35	131.34'	S 00°03'51" E
L36	100.00'	S 71°11'24" W
L37	43.31'	S 76°34'17" W
L38	234.46'	S 89°48'49" W
L39	128.55'	S 61°17'49" W
L40	92.50'	S 35°15'12" W
L41	64.45'	S 09°12'35" W
L42	113.06'	S 14°48'21" E
L43	82.20'	S 33°26'58" E
L44	50.17'	S 00°06'31" E
L45	126.25'	N 01°24'25" W
L46	35.00'	N 65°15'18" E
L47	25.00'	S 21°44'42" E

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	114.55'	275.00'	113.72'	S 36°38'01" E	58.12'	2°51'59"
C2	233.07'	275.00'	226.15'	S 24°17'14" E	124.05'	48°33'32"
C3	109.11'	350.00'	108.66'	S 08°56'18" E	55.00'	17°51'39"
C4	117.69'	380.00'	117.22'	S 08°59'47" E	59.32'	17°44'41"
C5	68.99'	275.00'	68.81'	S 07°03'46" W	34.68'	14°22'24"
C6	236.04'	800.00'	235.18'	N 81°25'25" E	118.88'	16°54'18"
C7	32.60'	275.00'	32.58'	S 28°05'47" E	16.32'	06°47'31"
C8	81.95'	275.00'	81.65'	S 40°01'46" E	41.28'	17°04'28"
C9	144.57'	800.00'	144.37'	N 84°41'56" E	72.48'	10°21'15"
C10	91.47'	800.00'	91.42'	N 76°14'47" E	45.78'	06°33'03"
C11	166.07'	955.00'	165.87'	N 63°07'17" E	83.25'	09°57'49"
C12	52.15'	30.00'	45.83'	S 18°18'20" W	35.50'	99°35'44"
C13	73.01'	245.00'	72.74'	S 40°01'46" E	36.78'	17°04'28"
C14	5.33'	245.00'	5.33'	S 32°08'55" E	2.66'	01°14'44"
C15	67.68'	245.00'	67.47'	S 40°39'08" E	34.06'	15°49'43"
C16	68.93'	955.00'	68.91'	N 77°16'29" E	34.48'	04°08'07"
C17	40.87'	30.00'	37.78'	N 85°45'58" W	24.32'	78°03'15"
C18	90.89'	305.00'	90.56'	N 40°01'46" W	45.79'	17°04'28"
C19	25.30'	305.00'	25.30'	S 29°06'56" E	12.66'	04°45'12"
C20	11.01'	305.00'	11.01'	N 32°31'37" W	5.51'	02°04'09"
C21	36.32'	305.00'	36.30'	S 30°09'01" E	18.18'	06°49'21"
C22	46.84'	305.00'	46.80'	N 37°57'41" W	23.47'	08°48'00"
C23	33.03'	305.00'	33.02'	N 45°27'51" W	16.53'	06°12'19"
C24	42.34'	30.00'	38.91'	N 08°08'04" W	25.56'	80°51'51"
C25	51.91'	30.00'	45.67'	S 81°51'56" W	35.21'	99°08'09"
C26	207.64'	245.00'	201.48'	N 24°17'14" W	110.51'	48°33'32"
C27	258.49'	305.00'	250.82'	S 24°17'14" E	137.58'	48°33'32"
C28	12.88'	305.00'	12.88'	S 47°21'26" E	6.44'	02°25'08"
C29	46.92'	305.00'	46.88'	S 41°44'26" E	23.51'	08°48'53"
C30	46.92'	305.00'	46.88'	S 32°55'33" E	23.51'	08°48'53"
C31	46.92'	305.00'	46.88'	S 24°06'40" E	23.51'	08°48'53"
C32	46.92'	305.00'	46.88'	S 15°17'47" E	23.51'	08°48'53"
C33	46.92'	305.00'	46.88'	S 06°28'54" E	23.51'	08°48'53"
C34	11.00'	305.00'	11.00'	S 01°02'28" E	5.50'	02°03'59"
C35	99.75'	320.00'	99.35'	S 08°56'18" E	50.28'	17°51'39"
C36	52.78'	320.00'	52.72'	S 04°43'57" E	26.45'	09°26'58"
C37	46.98'	320.00'	46.94'	S 13°39'47" E	23.53'	08°24'41"
C38	118.46'	380.00'	117.98'	N 08°56'18" W	59.71'	17°51'39"
C39	38.70'	380.00'	38.68'	N 02°55'32" W	19.37'	05°50'07"
C40	47.50'	380.00'	47.47'	N 09°25'27" W	23.78'	07°09'43"
C41	32.26'	380.00'	32.25'	N 15°26'13" W	16.14'	04°51'49"
C42	61.85'	350.00'	61.77'	N 12°48'21" W	31.01'	10°07'31"
C43	43.83'	30.00'	40.04'	N 34°06'57" E	26.88'	83°43'06"
C44	43.52'	830.00'	43.51'	N 74°28'23" E	21.76'	03°00'14"
C45	12.36'	770.00'	12.36'	S 73°25'52" W	6.18'	00°55'12"
C46	55.49'	30.00'	47.91'	N 53°06'59" W	39.80'	105°59'06"

J:\1166026 Ryan Home Phase 1\DRM\DWG\Sheet(02-03) Overall Plan.dwg, Plotter: May 09, 2024, 9:42am

DATE	BY	DESCRIPTION
06-06-2022	AMK	ISSUE TO TOWNSHIP FOR REVIEW
03-13-2023	AMK	ISSUE TO COUNTY
07-21-2023	AMK	REVISED PER COUNTY SKETCH REVIEW COMMENTS
10-05-2023	AMK	REVISED PER COUNTY COMMENTS
10-09-2023	AMK	ADDED MORTGAGEES CERTIFICATIONS
04-11-2024	AMK	ADDED EASEMENT RECORDING INFORMATION
04-16-2024	AMK	REVISED MORTGAGEES CERTIFICATIONS
05-08-2024	AMK	REVISED PER COUNTY COMMENTS

DRAWN BY: CAT
CHECKED BY: AMK



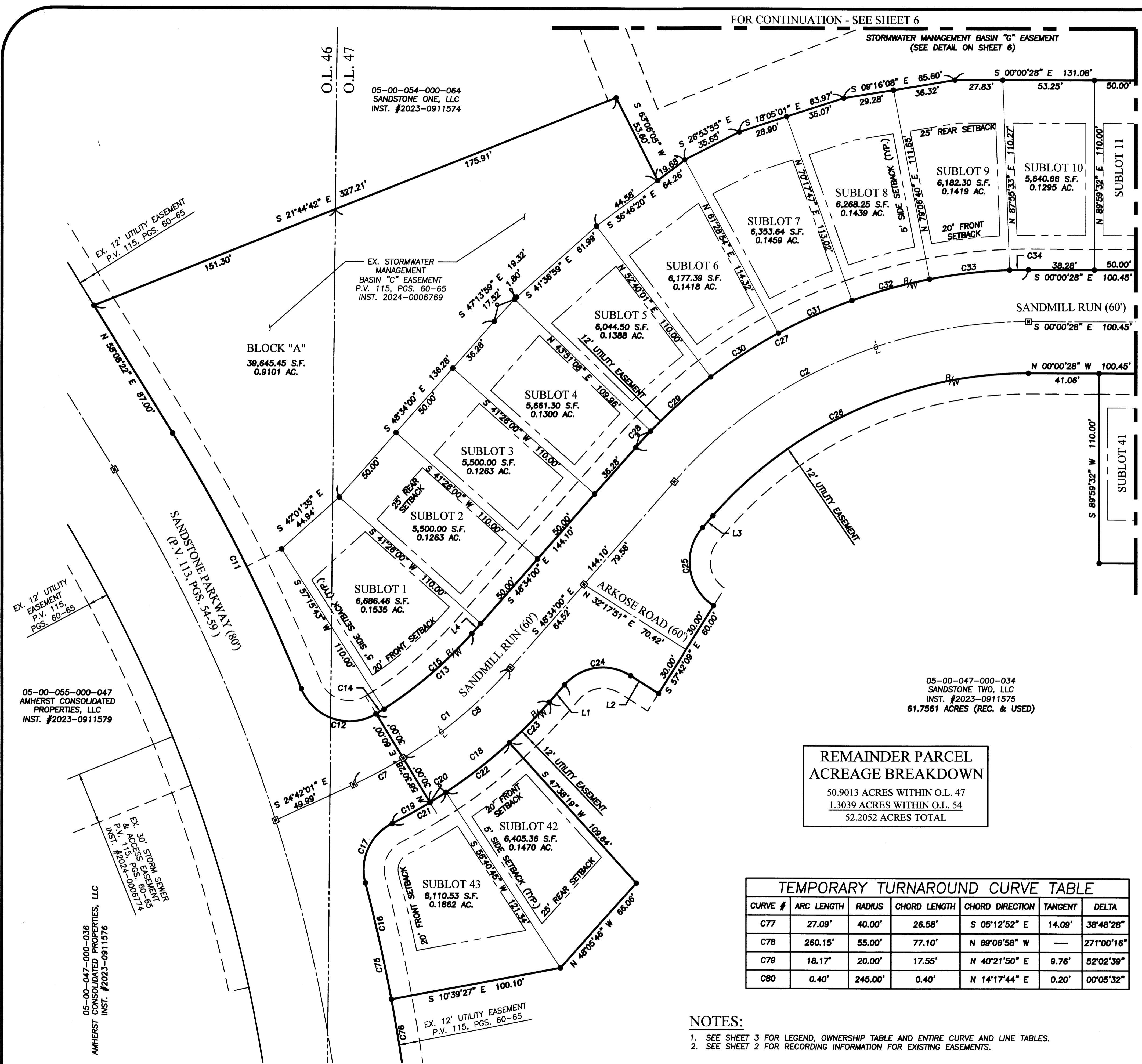
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
SANDSTONE TWO, LLC
6150 PARK SQUARE DRIVE
LORAIN, OH 44053

SANDSTONE MILL SUBDIVISION NO. 1 PLAT
TOWNSHIP OF AMHERST, COUNTY OF LORAIN,
STATE OF OHIO

SHEET 3 OF 6
JOB NO. 19-5052G

FOR CONTINUATION - SEE SHEET 6



CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	114.55'	275.00'	113.72'	S 36°38'01" E	58.12'	23°51'59"
C2	233.07'	275.00'	226.15'	S 24°17'14" E	124.05'	48°33'32"
C7	32.60'	275.00'	32.58'	S 28°05'47" E	16.32'	06°47'31"
C8	81.95'	275.00'	81.65'	S 40°01'46" E	41.28'	17°04'28"
C11	166.07'	955.00'	165.87'	N 63°07'17" E	83.25'	09°57'49"
C12	52.15'	30.00'	45.83'	S 18°18'20" W	35.50'	99°35'44"
C13	73.01'	245.00'	72.74'	S 40°01'46" E	36.78'	17°04'28"
C14	5.33'	245.00'	5.33'	S 32°06'55" E	2.66'	01°14'44"
C15	67.68'	245.00'	67.47'	S 40°39'08" E	34.06'	15°49'43"
C16	68.93'	955.00'	68.91'	N 77°16'29" E	34.48'	04°08'07"
C17	40.87'	30.00'	37.78'	N 65°45'58" W	24.32'	78°03'15"
C18	90.89'	305.00'	90.56'	N 40°01'46" W	45.79'	17°04'28"
C19	25.30'	305.00'	25.30'	S 29°06'56" E	12.66'	04°45'12"
C20	11.01'	305.00'	11.01'	N 32°31'37" W	5.51'	02°04'09"
C21	36.32'	305.00'	36.30'	S 30°09'01" E	18.18'	06°49'21"
C22	46.84'	305.00'	46.80'	N 37°57'41" W	23.47'	08°48'00"
C23	33.03'	305.00'	33.02'	N 45°27'51" W	16.53'	06°12'19"
C24	42.34'	30.00'	38.91'	N 08°08'04" W	25.56'	80°51'51"
C25	51.91'	30.00'	45.67'	S 81°51'56" W	35.21'	99°08'09"
C26	207.64'	245.00'	201.48'	N 24°17'14" W	110.51'	48°33'32"
C27	258.49'	305.00'	250.82'	S 24°17'14" E	137.58'	48°33'32"
C28	12.88'	305.00'	12.88'	S 47°21'26" E	6.44'	02°25'08"
C29	46.92'	305.00'	46.88'	S 41°44'26" E	23.51'	08°48'53"
C30	46.92'	305.00'	46.88'	S 32°55'33" E	23.51'	08°48'53"
C31	46.92'	305.00'	46.88'	S 24°06'40" E	23.51'	08°48'53"
C32	46.92'	305.00'	46.88'	S 15°17'47" E	23.51'	08°48'53"
C33	46.92'	305.00'	46.88'	S 06°28'54" E	23.51'	08°48'53"
C34	11.00'	305.00'	11.00'	S 01°02'28" E	5.50'	02°03'59"
C75	223.12'	955.00'	222.61'	N 81°54'00" E	112.07'	13°23'10"
C76	154.19'	955.00'	154.02'	N 83°58'04" E	77.26'	09°15'02"

LINE TABLE

LINE #	LENGTH	BEARING
L1	13.40'	N 48°34'00" W
L2	19.30'	N 32°17'51" E
L3	9.16'	N 48°34'00" W
L4	7.82'	S 48°34'00" E

FOR CONTINUATION SEE SHEET 5

05-00-047-000-034
SANDSTONE TWO, LLC
INST. #2023-0911575
61.7561 ACRES (REC. & USED)

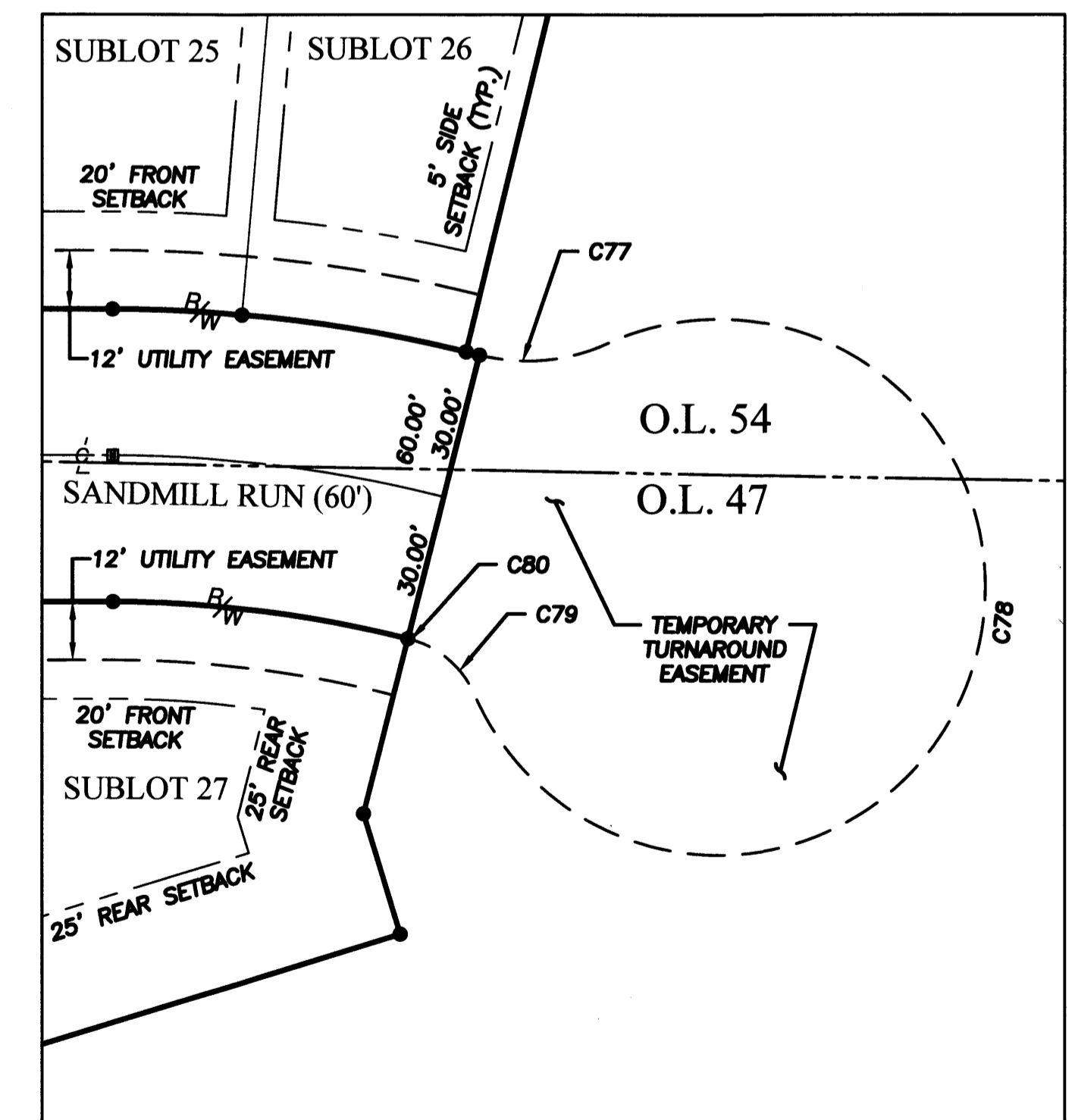
**REMAINDER PARCEL
ACREAGE BREAKDOWN**

50.9013 ACRES WITHIN O.L. 47
1.3039 ACRES WITHIN O.L. 54
52.2052 ACRES TOTAL

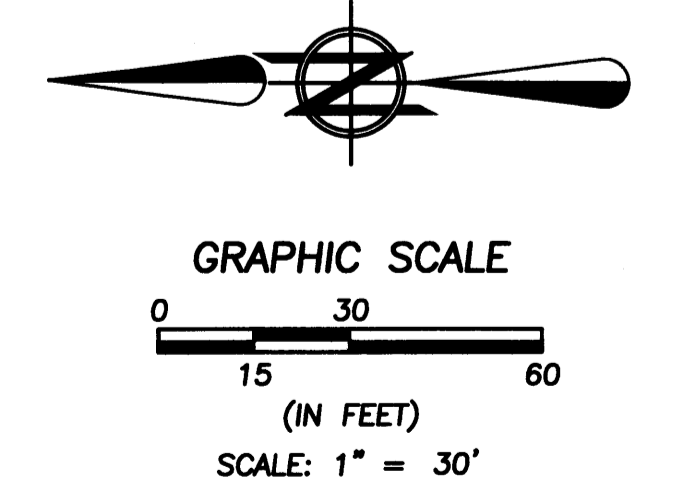
TEMPORARY TURNAROUND CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C77	27.09'	40.00'	26.58'	S 05°12'52" E	14.09'	38°48'28"
C78	260.15'	55.00'	77.10'	N 69°06'58" W	—	271°00'16"
C79	18.17'	20.00'	17.55'	N 40°21'50" E	9.76'	52°02'39"
C80	0.40'	245.00'	0.40'	N 14°17'44" E	0.20'	00°05'32"

NOTES:
1. SEE SHEET 3 FOR LEGEND, OWNERSHIP TABLE AND ENTIRE CURVE AND LINE TABLES.
2. SEE SHEET 2 FOR RECORDING INFORMATION FOR EXISTING EASEMENTS.



TEMPORARY TURNAROUND EASEMENT DETAIL
SCALE: 1"=30'



DATE	BY	DESCRIPTION
06-06-2022	AMK	ISSUE TO TOWNSHIP FOR REVIEW
03-13-2023	AMK	ISSUE TO COUNTY
07-21-2023	AMK	REVISED PER COUNTY SKETCH REVIEW COMMENTS
10-05-2023	AMK	REVISED PER COUNTY COMMENTS
10-09-2023	AMK	ADDED MORTGAGEE'S CERTIFICATIONS
04-11-2024	AMK	ADDED EASEMENT RECORDING INFORMATION
04-16-2024	AMK	REVISED MORTGAGEE'S CERTIFICATIONS
05-08-2024	AMK	REVISED PER COUNTY COMMENTS

DRAWN BY:
CAT

CHECKED BY:
AMK

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

PREPARED FOR:

SANDSTONE TWO, LLC
6150 PARK SQUARE DRIVE
LORAIN, OH 44053

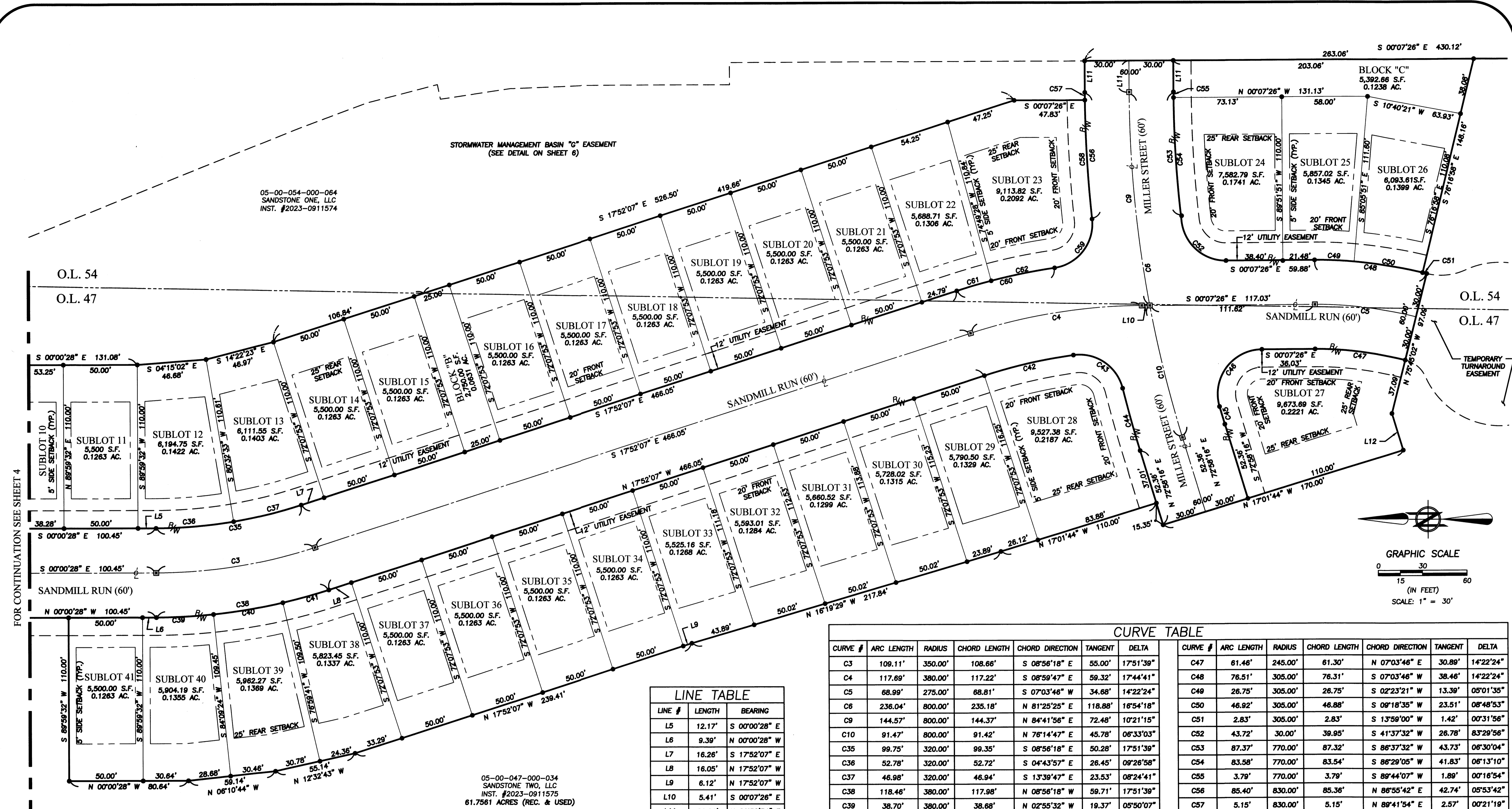
SANDSTONE MILL SUBDIVISION NO. 1 PLAT

TOWNSHIP OF AMHERST, COUNTY OF LORAIN,
STATE OF OHIO

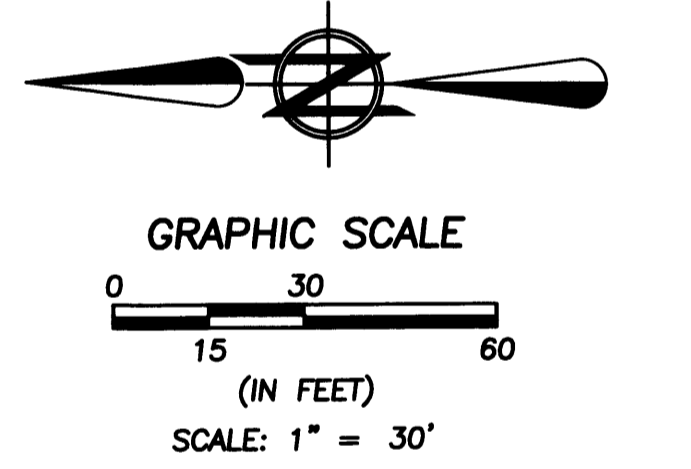
SHEET
4 OF 6

JOB NO.
19-5052G

L1165620 Ryan Thomas Phares (UDAWKNSP) (04-03) Enlarged Plot Only, Printed: May 20, 2024, 9:51am



FOR CONTINUATION SEE SHEET 4



LINE TABLE

LINE #	LENGTH	BEARING
L5	12.17'	S 00°00'28" E
L6	9.39'	N 00°00'28" W
L7	16.26'	S 17°52'07" E
L8	16.05'	N 17°52'07" W
L9	6.12'	N 17°52'07" W
L10	5.41'	S 00°07'26" E
L11	21.21'	N 89°52'34" E
L12	25.75'	N 72°58'16" E

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C3	109.11'	350.00'	108.66'	S 08°56'18" E	55.00'	175°13'39"
C4	117.69'	380.00'	117.22'	S 08°59'47" E	59.32'	174°44'41"
C5	68.99'	275.00'	68.81'	S 07°03'46" W	34.68'	14°22'24"
C6	236.04'	800.00'	235.18'	N 81°25'25" E	118.88'	16°54'18"
C9	144.57'	800.00'	144.37'	N 84°41'56" E	72.48'	10°21'15"
C10	91.47'	800.00'	91.42'	N 76°14'47" E	45.78'	06°33'03"
C35	99.75'	320.00'	99.35'	S 08°56'18" E	50.28'	175°13'39"
C36	52.78'	320.00'	52.72'	S 04°43'57" E	26.45'	09°26'58"
C37	46.98'	320.00'	46.94'	S 13°39'47" E	23.53'	08°24'41"
C38	118.46'	380.00'	117.98'	N 08°56'18" W	59.71'	175°13'39"
C39	38.70'	380.00'	38.68'	N 02°55'32" W	19.37'	05°50'07"
C40	47.50'	380.00'	47.47'	N 09°25'27" W	23.78'	07°09'43"
C41	32.26'	380.00'	32.25'	N 15°26'13" W	16.14'	04°51'49"
C42	61.85'	350.00'	61.77'	N 12°48'21" W	31.01'	10°07'31"
C43	43.83'	30.00'	40.04'	N 34°06'57" E	26.88'	83°43'06"
C44	43.52'	830.00'	43.51'	N 74°28'23" E	21.76'	03°00'14"
C45	12.36'	770.00'	12.36'	S 73°25'52" W	6.18'	00°55'12"
C46	55.49'	30.00'	47.91'	N 53°06'59" W	39.80'	105°59'06"
C47	61.46'	245.00'	61.30'	N 07°03'46" E	30.89'	14°22'24"
C48	76.51'	305.00'	76.31'	S 07°03'46" W	38.46'	14°22'24"
C49	26.75'	305.00'	26.75'	S 02°23'21" W	13.39'	05°01'35"
C50	46.92'	305.00'	46.88'	S 09°18'35" W	23.51'	08°48'53"
C51	2.83'	305.00'	2.83'	S 13°59'00" W	1.42'	00°31'56"
C52	43.72'	30.00'	39.95'	S 41°37'32" W	26.78'	83°29'56"
C53	87.37'	770.00'	87.32'	S 86°37'32" W	43.73'	06°30'04"
C54	83.58'	770.00'	83.54'	S 86°29'05" W	41.83'	06°13'10"
C55	3.79'	770.00'	3.79'	S 89°44'07" W	1.89'	00°16'54"
C56	85.40'	830.00'	85.36'	N 86°55'42" E	42.74'	05°53'42"
C57	5.15'	830.00'	5.15'	N 89°41'54" E	2.57'	00°21'19"
C58	80.25'	830.00'	80.22'	N 86°45'03" E	40.16'	05°32'23"
C59	45.90'	30.00'	41.55'	S 52°11'31" E	28.80'	87°39'15"
C60	68.01'	410.00'	67.93'	S 13°07'00" E	34.08'	09°30'13"
C61	24.27'	410.00'	24.27'	S 16°10'22" E	12.14'	03°23'31"
C62	43.74'	410.00'	43.71'	S 11°25'15" E	21.89'	06°06'43"

NOTE:
1. SEE SHEET 3 FOR LEGEND, OWNERSHIP TABLE AND ENTIRE CURVE AND LINE TABLES.

DATE	BY	DESCRIPTION
06-06-2022	AMK	ISSUE TO TOWNSHIP FOR REVIEW
03-13-2023	AMK	ISSUE TO COUNTY
07-21-2023	AMK	REVISED PER COUNTY SKETCH REVIEW COMMENTS
10-05-2023	AMK	REVISED PER COUNTY COMMENTS
10-09-2023	AMK	ADDED MORTGAGEE'S CERTIFICATIONS
04-11-2024	AMK	ADDED EASEMENT RECORDING INFORMATION
04-16-2024	AMK	REVISED MORTGAGEE'S CERTIFICATIONS
05-08-2024	AMK	REVISED PER COUNTY COMMENTS

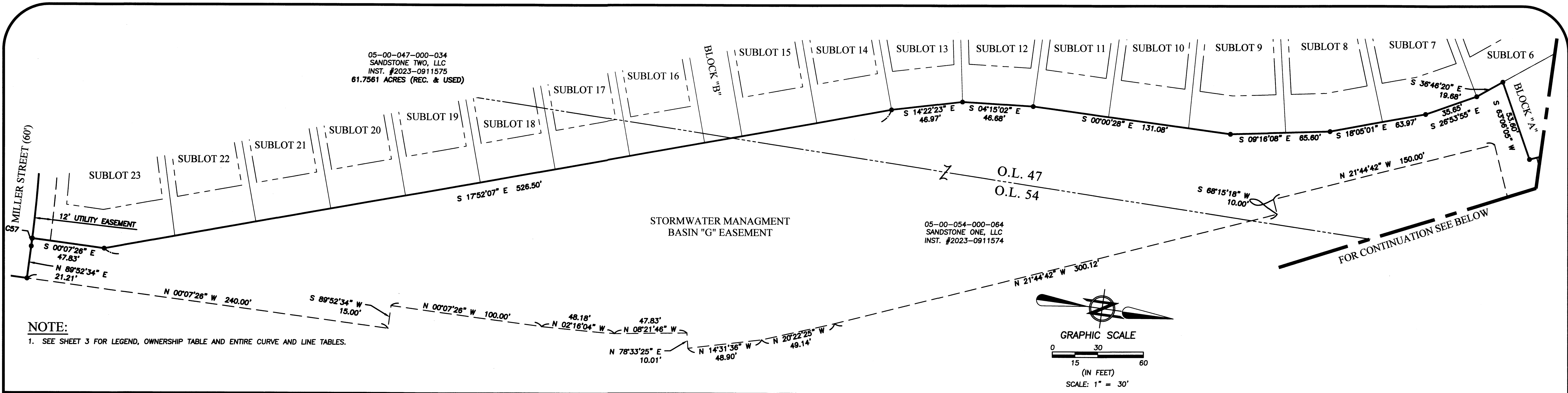
DRAWN BY: CAT
CHECKED BY: AMK

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

PREPARED FOR:
SANDSTONE TWO, LLC
6150 PARK SQUARE DRIVE
LORAIN, OH 44053

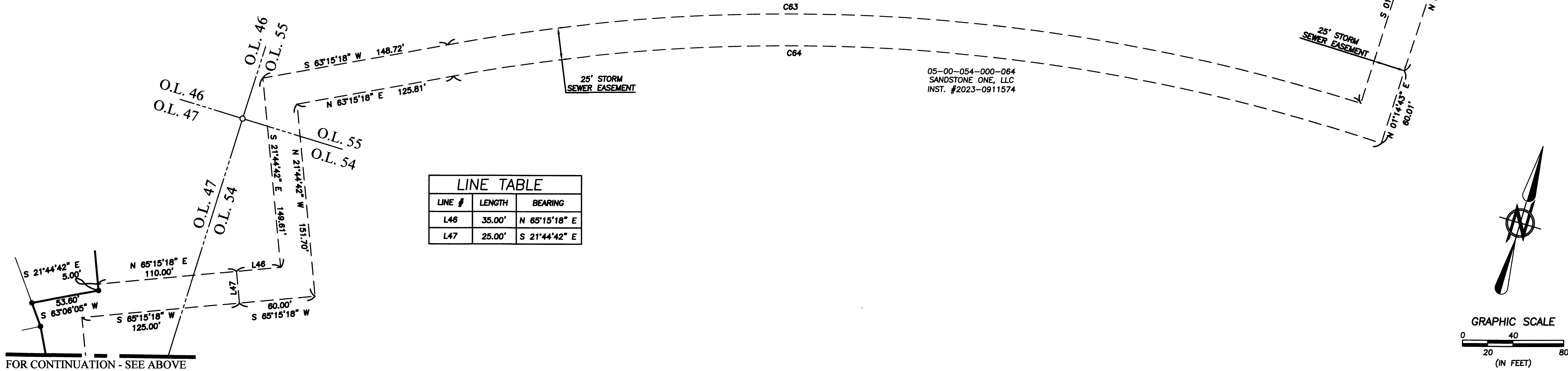
SANDSTONE MILL SUBDIVISION NO. 1 PLAT
TOWNSHIP OF AMHERST, COUNTY OF LORAIN,
STATE OF OHIO

SHEET 5 OF 6
JOB NO. 19-5052G



CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C57	5.15'	830.00'	5.15'	N 89°41'54" E	2.57'	00°21'19"
C63	730.34'	1495.00'	723.10'	S 77°15'00" W	372.61'	27°59'25"
C64	743.13'	1470.00'	735.24'	N 77°44'14" E	379.69'	28°57'53"
C65	28.02'	1480.00'	28.02'	S 86°29'51" E	14.01'	01°05'59"

LINE TABLE		
LINE #	LENGTH	BEARING
L46	35.00'	N 65°15'18" E
L47	25.00'	S 21°44'42" E



J:\195052G Ryan Homes Phase 1 Drawings\Sheet(04-06) Enlarged Plan.dwg, Plotter: May 09, 2024, 9:43am

DATE	BY	DESCRIPTION
06-06-2022	AMK	ISSUE TO TOWNSHIP FOR REVIEW
03-13-2023	AMK	ISSUE TO COUNTY
07-21-2023	AMK	REVISED PER COUNTY SKETCH REVIEW COMMENTS
10-05-2023	AMK	REVISED PER COUNTY COMMENTS
10-09-2023	AMK	ADDED MORTGAGEE'S CERTIFICATIONS
04-11-2024	AMK	ADDED EASEMENT RECORDING INFORMATION
04-16-2024	AMK	REVISED MORTGAGEE'S CERTIFICATIONS
05-08-2024	AMK	REVISED PER COUNTY COMMENTS

DRAWN BY: JLT

CHECKED BY: AMK

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PREPARED FOR:

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LORAIN, OH 44053

SANDSTONE MILL SUBDIVISION NO. 1 PLAT

TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET 6 OF 6

JOB NO. 19-5052G