

EMERALD WOODS SUBDIVISION NO. 10

BEING BLOCK "G" IN THE EMERALD WOODS SUBDIVISION NO. 8 PLAT OF ORIGINAL COLUMBIA TOWNSHIP LOTS 17 & 18 NOW IN THE TOWNSHIP OF COLUMBIA, LORAIN COUNTY, OHIO PLAT VOLUME 116 PAGES 3 THROUGH 7
 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. 8.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "EMERALD WOODS SUBDIVISION NO. 10" AS SHOWN HEREON AND CONTAINING 2.5390 ACRES OF LAND IN ORIGINAL LOT 17 AND 10.3129 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 12.8519 ACRES.

THE UNDERSIGNED EWGC DEVELOPMENT GROUP, LLC HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS EMERALD WOODS SUBDIVISION NO. 10, A SUBDIVISION OF LOTS 428-472, 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 26th DAY OF June 2024

SIGNED *Sam Petros*
 SAM PETROS - EWGC DEVELOPMENT GROUP, LLC

WITNESS
Virginia Roberts
 Virginia Roberts
Brian S. Pickering
 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 26th DAY OF June 2024

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

APPROVALS OF SUBDIVISION ENDORSEMENTS

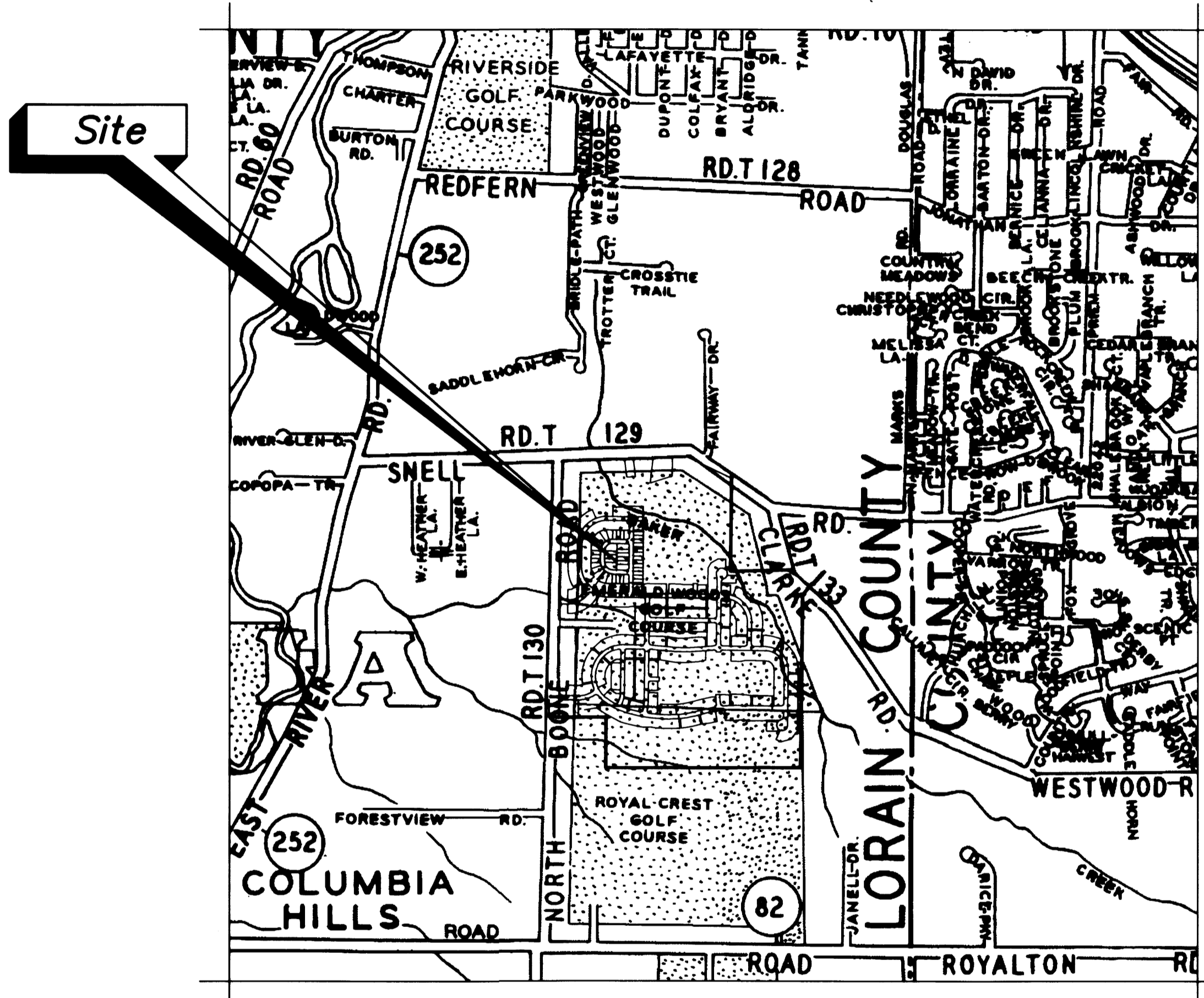
APPROVED THIS 26th DAY OF JULY 2024
Joe Conway
 LORAIN COUNTY ENGINEER

APPROVED THIS 26th DAY OF JULY 2024
Joe Conway
 LORAIN COUNTY SANITARY ENGINEER

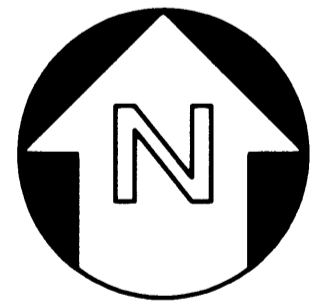
APPROVED THIS 27th DAY OF JUNE 2024
Mark C. Cunningham
 CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS 27th DAY OF JULY 2024
Joe Conway
 LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 27th DAY OF JUNE 2024
Joe Conway
 LORAIN COUNTY PLANNING COMMISSION



LOCATION MAP



2024-0021386
 PLAT Fee: \$349.60 Page 1 of 5
 Recorded: 7/31/2024 at 10:20 AM
 Receipt: T20240015384
 Lorain County Recorder Mike Doran

Plat Vol. 116
 Pages 36-37-38-39

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 JUL 31 2024
 I. CRAIG SNOODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

SUBDIVISION AREA CHART

Description	O.L. 4	O.L. 17	O.L. 18	TOTAL
SUBLOTS (11) AT PARCEL A	0.0000	0.5251	1.4890	2.0141
SUBLOTS (34) AT PARCEL B	0.0000	1.5007	6.1267	7.6274
BLOCKS QQ & TT AT PARCEL A	0.0000	0.0000	0.1453	0.1453
BLOCKS PP, SS, RR, & UU AT PARCEL B	0.0000	0.0816	0.4489	0.5305
PROP. R/W AT PARCEL A	0.0000	0.2143	0.6533	0.8676
PROP. R/W AT PARCEL B	0.0000	0.2173	1.4497	1.6670
TOTAL SUBDIVISION AC. (PARCEL A)	0.0000	0.7394	2.2876	3.0270
TOTAL SUBDIVISION AC. (PARCEL B)	0.0000	1.7996	8.0253	9.8249
TOTAL SUBDIVISION AC.	0.0000	2.5390	10.3129	12.8519

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT STAN PIROU AS VP Land Acq AND FOR FUTURE HOMES OF OHIO, LLC AS MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF EMERALD WOODS SUBDIVISION NO. 10 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AND SIDEWALKS SHOWN HEREON.

SIGNED *Stan Pirou*
 STAN PIROU

WITNESS *Brian S. Pickering*
 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 1st DAY OF JULY 2024

BY: *Carla M. Santora*
 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 AND Farmers National Bank AS MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF EMERALD WOODS SUBDIVISION NO. 10 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS SHOWN HEREON.

SIGNED *Michael Mudrak*
 Michael Mudrak

WITNESS *Brian S. Pickering*
 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 26 DAY OF June 2024

BY: *Rosemary Marsh*
 ROSEMARY 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 "RR", BLOCK "TT", BLOCK "UU", AND SUBLOT 442.

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 GRANTEEES) 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 THOROUGHFARES, 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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEEES 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 GRANTEEES 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

BY: *Sam Petros*
 SAM PETROS

Bob McIntosh
 BOB MCINTOSH
 OHIO EDISON COMPANY

Dansuren
 DANSUREN
 COLUMBIA GAS

Paul Stack
 PAUL STACK
 TIME WARNER CABLE

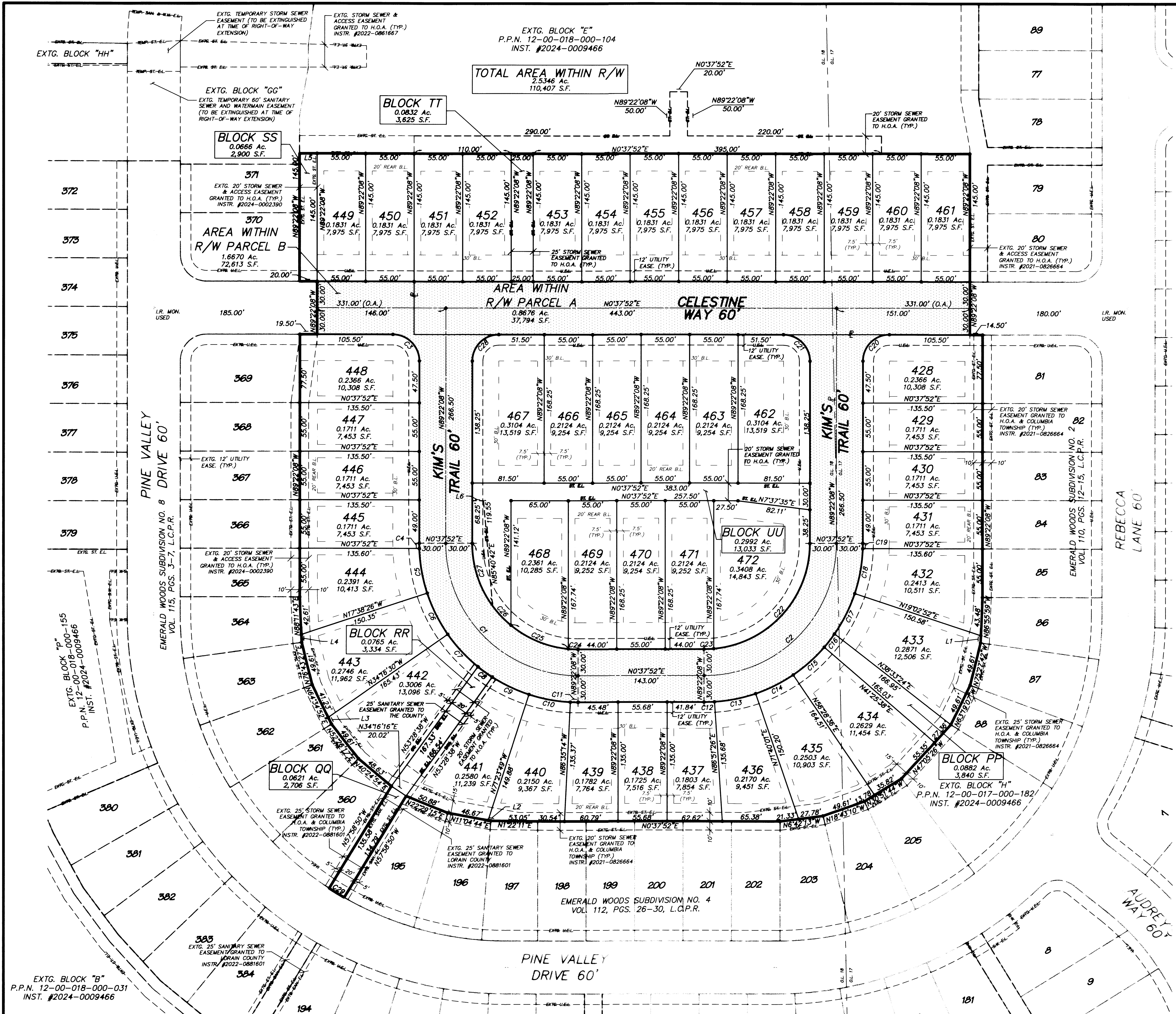
EASEMENT DESCRIPTIONS

- U-E-L--- UTILITY EASEMENT LINE
- S-T-E-L--- STORM SEWER EASEMENT LINE
- S-A-N-E-L--- SANITARY SEWER 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: FEB, 2024
 FILE NO.: 472010 Plat 01
 ORDER NO.: 4720-10



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00'	235.62'	150.00'	212.13'	N45°37'52"E	90°00'00"
C2	150.00'	235.62'	150.00'	212.13'	N44°22'08"W	90°00'00"
C3	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C4	180.00'	6.00'	3.00'	6.00'	N89°40'34"E	154°37'
C5	180.00'	51.40'	25.88'	51.23'	N80°32'25"E	162°14'2"
C6	180.00'	52.26'	26.31'	52.08'	N64°02'32"E	163°04'
C7	180.00'	50.32'	25.32'	50.16'	N47°42'58"E	161°02'
C8	180.00'	20.01'	10.02'	20.00'	N36°31'22"E	6°22'10"
C9	180.00'	46.29'	23.27'	46.16'	N25°58'14"E	14°44'06"
C10	180.00'	47.72'	24.00'	47.58'	N11°00'28"E	15°11'25"
C11	180.00'	8.74'	4.37'	8.74'	N2°01'19"E	2°46'53"
C12	180.00'	11.86'	5.93'	11.85'	N1°15'21"W	3°46'26"
C13	180.00'	47.72'	24.00'	47.58'	N10°44'16"W	15°11'25"
C14	180.00'	47.72'	24.00'	47.58'	N25°55'42"W	15°11'25"
C15	180.00'	47.28'	23.78'	47.14'	N41°02'53"W	15°02'57"
C16	180.00'	19.02'	9.52'	19.01'	N51°36'01"W	6°03'19"
C17	180.00'	51.28'	25.82'	51.11'	N62°47'24"W	16°19'27"
C18	180.00'	51.86'	26.11'	51.68'	N79°12'19"W	16°30'23"
C19	180.00'	6.00'	3.00'	6.00'	N88°24'49"W	15°43'37"
C20	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C21	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C22	120.00'	177.48'	109.46'	161.74'	N46°59'55"W	84°44'26"
C23	120.00'	11.02'	5.51'	11.01'	N1°59'55"W	5°15'34"
C24	120.00'	11.02'	5.51'	11.01'	N3°15'39"E	5°15'34"
C25	120.00'	71.29'	36.73'	70.24'	N22°54'33"E	34°02'13"
C26	120.00'	30.40'	15.28'	30.32'	N47°11'07"E	14°30'55"
C27	120.00'	75.79'	39.21'	74.54'	N72°32'13"E	36°11'18"
C28	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C29	370.00'	20.00'	10.00'	20.00'	N32°01'10"E	3°05'51"

LINE TABLE

LINE	LENGTH	BEARING
L1	8.04'	N86°55'59"W
L2	2.94'	N11°04'44"E
L3	8.37'	N64°34'52"E
L4	8.91'	N88°11'43"E
L5	20.00'	N0°37'52"E
L6	12.83'	N0°37'52"E

LEGEND:

- PROPOSED SANITARY SEWER EASEMENT
- DEDICATED RIGHT OF WAY
- UTILITY EASEMENT LINE
- STORM SEWER EASEMENT LINE
- SANITARY SEWER 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: FEB, 2024
 SHEET NO: 2 OF 4
 PROJECT: 472010 Plat 02
 DRAWING NO: 4720-10

EXTG. BLOCK "B"
 P.P.N. 12-00-018-000-031
 INST. #2024-0009466

EXTG. BLOCK "P"
 P.P.N. 12-00-018-000-155
 INST. #2024-0009466

EXTG. BLOCK "RR"
 P.P.N. 12-00-018-000-155
 INST. #2024-0009466

EXTG. BLOCK "QQ"
 P.P.N. 12-00-018-000-155
 INST. #2024-0009466

EXTG. BLOCK "UU"
 P.P.N. 12-00-018-000-155
 INST. #2024-0009466

EXTG. BLOCK "PP"
 P.P.N. 12-00-017-000-182
 INST. #2024-0009466

EXTG. BLOCK "HH"
 P.P.N. 12-00-018-000-104
 INST. #2024-0009466

EXTG. BLOCK "GG"
 P.P.N. 12-00-018-000-104
 INST. #2024-0009466

EXTG. BLOCK "EE"
 P.P.N. 12-00-018-000-104
 INST. #2024-0009466

EXTG. BLOCK "BB"
 P.P.N. 12-00-018-000-104
 INST. #2024-0009466

EXTG. BLOCK "AA"
 P.P.N. 12-00-018-000-104
 INST. #2024-0009466

EXTG. TEMPORARY STORM SEWER EASEMENT (TO BE EXTINGUISHED AT TIME OF RIGHT-OF-WAY EXTENSION)

EXTG. TEMPORARY 60' SANITARY SEWER AND WATERMAIN EASEMENT (TO BE EXTINGUISHED AT TIME OF RIGHT-OF-WAY EXTENSION)

EXTG. STORM SEWER & ACCESS EASEMENT GRANTED TO H.O.A. (TYP.) INSTR. #2022-0861667

EXTG. 20' STORM SEWER & ACCESS EASEMENT GRANTED TO H.O.A. (TYP.) INSTR. #2024-0002390

EXTG. 25' SANITARY SEWER EASEMENT GRANTED TO THE COUNTY

EXTG. 25' SANITARY SEWER EASEMENT GRANTED TO H.O.A. & COLUMBIA TOWNSHIP (TYP.) INSTR. #2022-0881601

EXTG. 25' SANITARY SEWER EASEMENT GRANTED TO H.O.A. & COLUMBIA TOWNSHIP (TYP.) INSTR. #2021-0826664

EXTG. 25' STORM SEWER EASEMENT GRANTED TO H.O.A. & COLUMBIA TOWNSHIP (TYP.) INSTR. #2021-0826664

EXTG. 20' STORM SEWER & ACCESS EASEMENT GRANTED TO H.O.A. (TYP.) INSTR. #2021-0826664

EXTG. 20' STORM SEWER & ACCESS EASEMENT GRANTED TO H.O.A. (TYP.) INSTR. #2021-0826664

EXTG. 12' UTILITY EASE. (TYP.)

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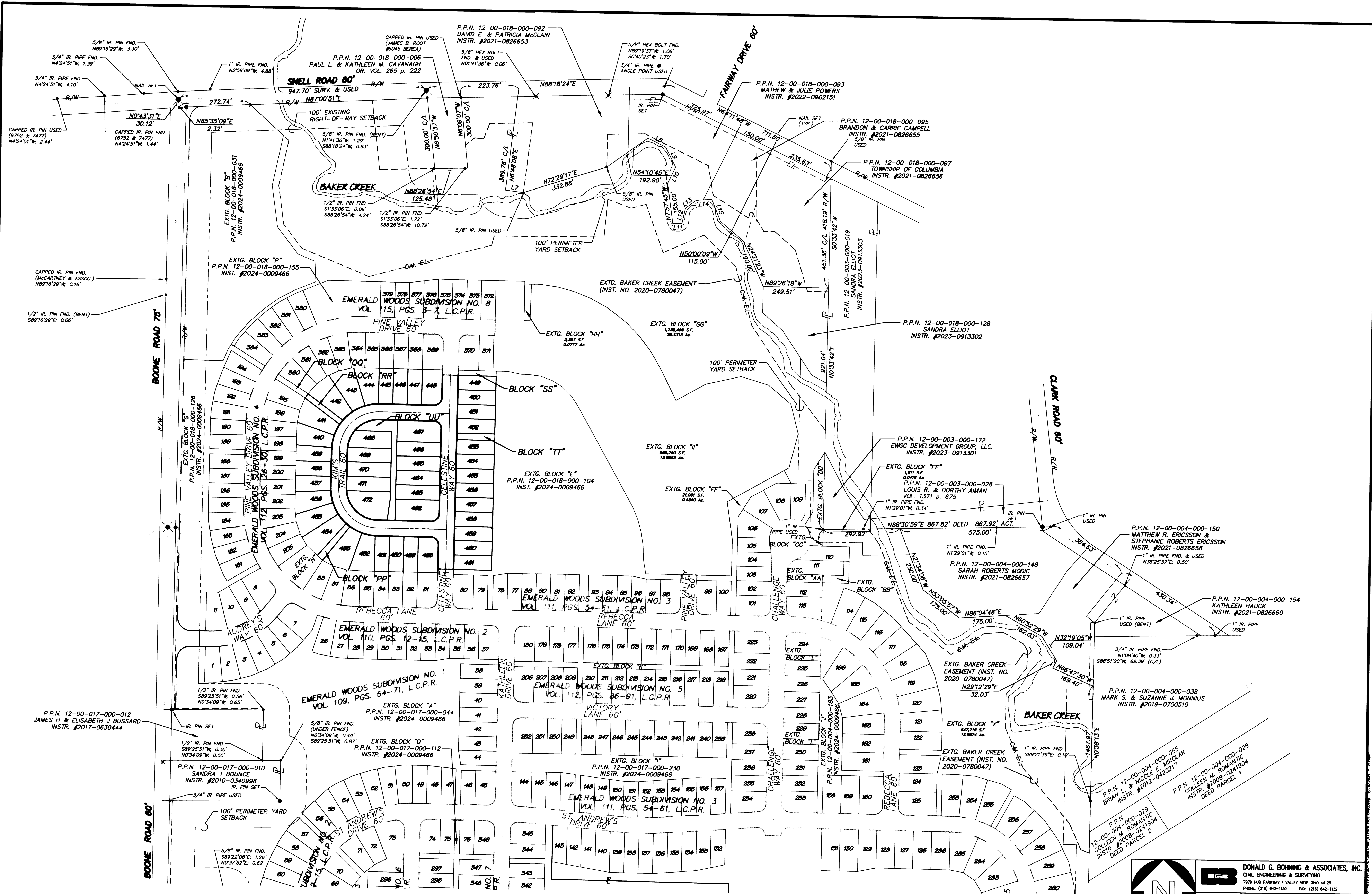
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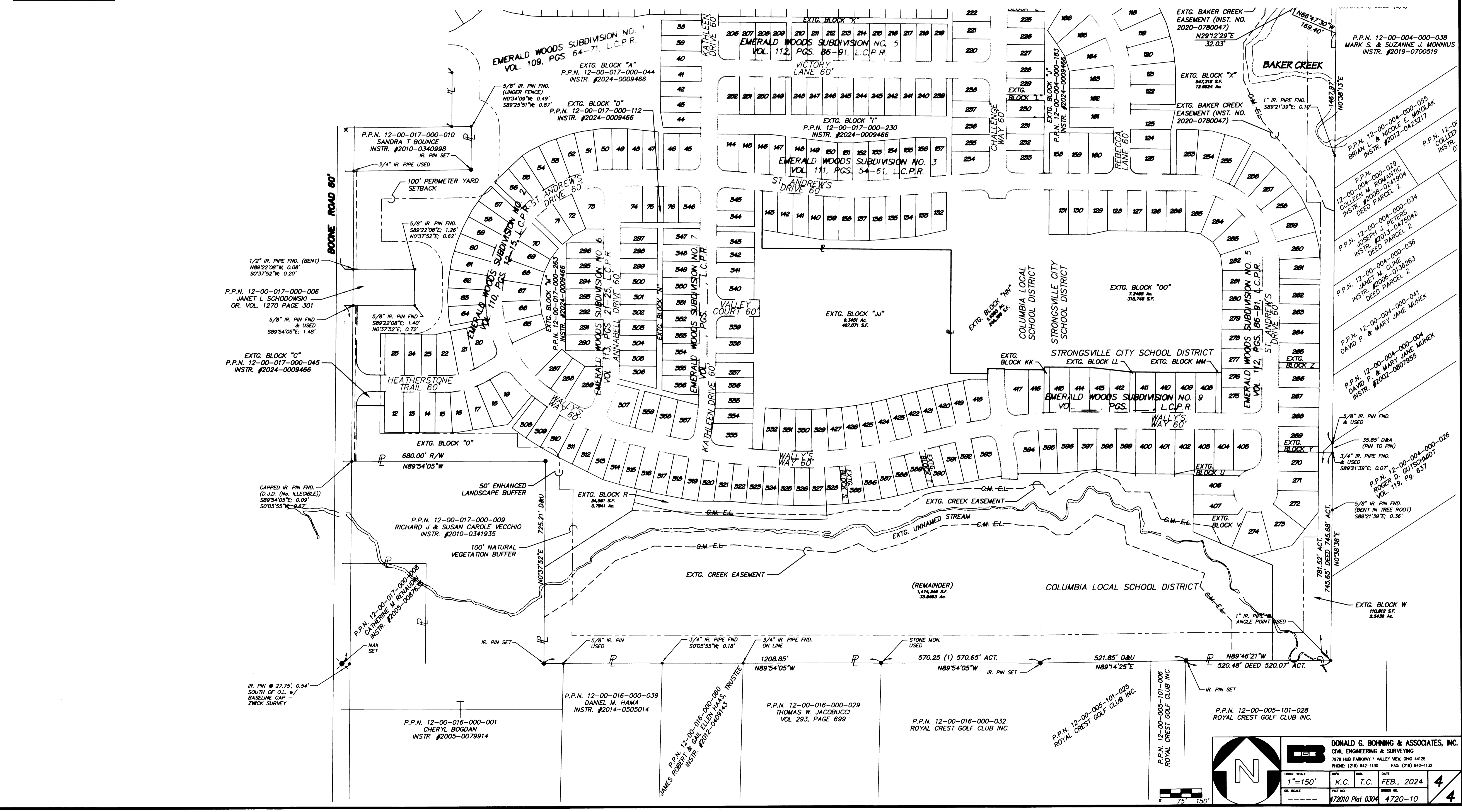


(SEE SHEET 4 OF 4)

	DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7878 HARB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132	
	DATE: FEB., 2024 DRAWN BY: K.C. T.C. CHECKED BY: T.C.	SHEET NO.: 3 OF: 4 PROJECT: 472010 Plat 0304 4720-10

LINE	LENGTH	BEARING
L7	69.23'	N83°11'52"W
L8	75.00'	N64°11'48"W
L9	85.79'	N27°19'36"W
L10	68.53'	N25°48'12"E
L11	35.00'	N88°26'09"E
L12	60.00'	N12°34'44"E
L13	50.00'	N53°19'52"E
L14	60.00'	N85°09'41"E
L15	90.00'	N22°07'32"W

(SEE SHEET 3 OF 4)



DONALD G. BOHNING & ASSOCIATES, INC.
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 7878 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 842-1130 FAX: (216) 842-1132

Scale: 1" = 150'
Date: FEB. 2024
Sheet: 4 of 4
Project: 472010 Plat 0304 4720-10