

SANDSTONE MILL SUBDIVISION NO. 1 PLAT (REFILE)

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.

(TO SHOW THE ACTUAL LOCATION OF THE CENTERLINE MONUMENTS ON SANDSTONE MILL AND MILLER STREET) SANDMILL RUN

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

John Walker
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 G. Lynch
CHAIRPERSON AMHERST TWP. TRUSTEES
NEIL LYNCH

APPROVED THIS 14th DAY OF MAY, 2024

Robert Duncan
DIRECTOR-LORAIN CO. PLANNING COMMISSION
ROBERT DUNCAN

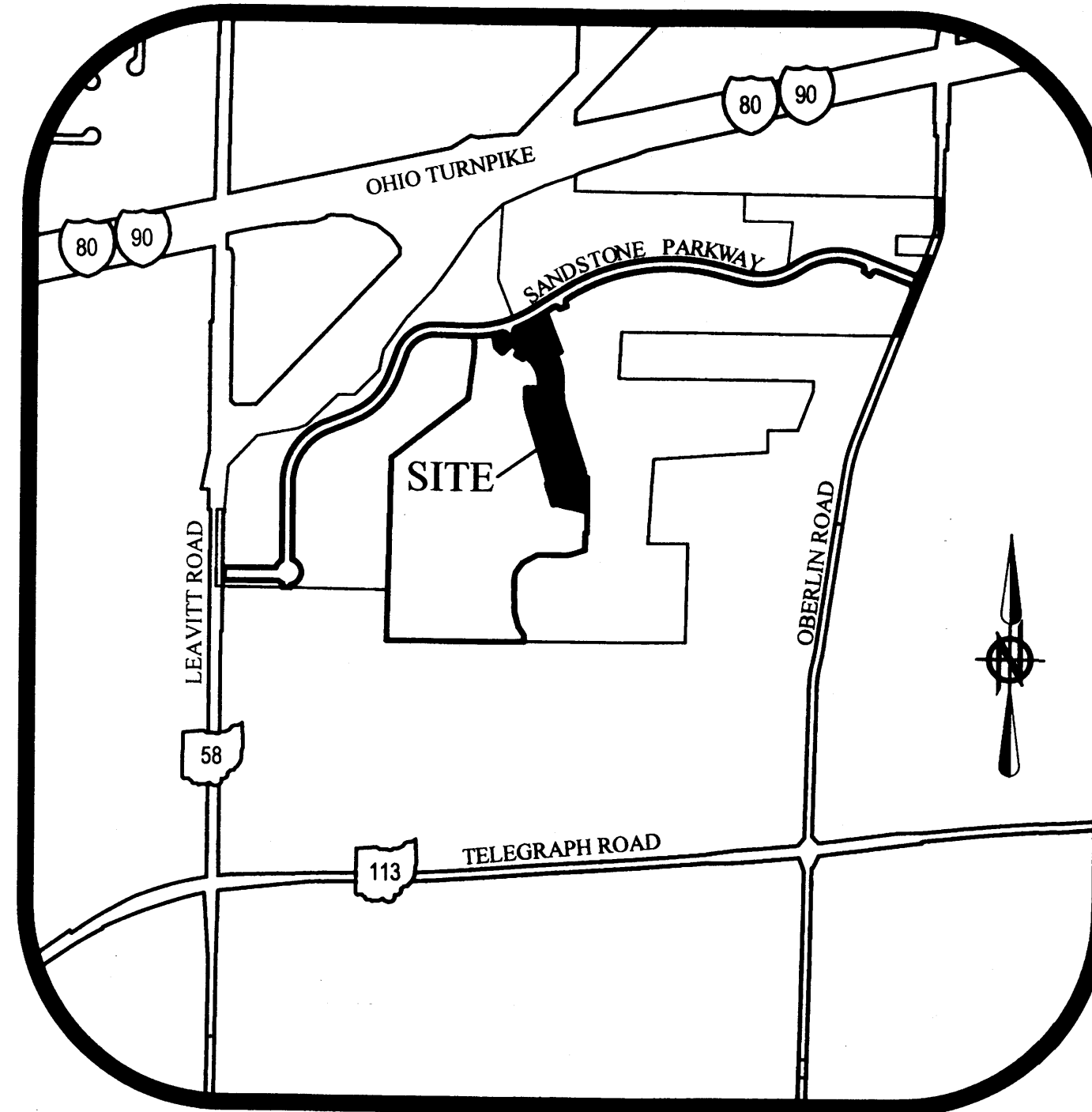
APPROVED THIS 16th DAY OF MAY, 2024

Dan Pettigord
LORAIN CO PROSECUTOR'S OFFICE
DAN PETTIGORD

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

Plat no. 117
pgs 7-12.

2025-0039524
PLAT Fee: \$522.40 Page 1 of 8
Recorded: 1/15/2025 at 11:58 AM
Receipt: T2025001046
Lorain County Recorder Mike Doran

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 E. Evenson (PRINTED NAME) MANAGING MEMBER (TITLE)
John E. Evenson (SIGNATURE)

NOTARY PUBLIC:

STATE OF OHIO
SS
COUNTY OF Lorain
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. Vaccobozzi

MY COMMISSION EXPIRES:
ANTHONY C. VACCOBOZZI
Notary Public
State of Ohio
My Comm. Expires
February 22, 2026

NO TRANSFER NECESSARY
JUDITH M. HODGRASS, CPA, CFM
LORAIN COUNTY AUDITOR

1-15-2025 NH
DEPUTY

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 (PRINTED NAME) VICE PRESIDENT (TITLE)
Matthew S. Bright (SIGNATURE)

NOTARY PUBLIC:

STATE OF OHIO
SS
COUNTY OF Pennsylvania
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
Commonwealth of Pennsylvania - Notary Seal
Christopher L. Swartz, Notary Public
Allegheny County
My commission expires August 27, 2027
Commission number: 1351429
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES:
August 27, 2027

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 (PRINTED NAME) Vice President/Personnel Manager (TITLE)
Emilie Katcher (SIGNATURE)

NOTARY PUBLIC:

STATE OF OHIO
SS
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
Hans By
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 08-28-20

TRANSFERRED
IN COMPLIANCE WITH RC 315.202
MAY 23 2024
J. CRAIG SMOODGRASS, CPA, CFM
LORAIN COUNTY AUDITOR

2024-0014117
PLAT Fee: \$38.40 Page 1 of 7
Recorded: 5/23/2024 at 02:56 PM
Receipt: T20240010165
Lorain County Recorder Mike Doran

12' UTILITY EASEMENTS

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 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 E. Evenson 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 BY IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED BY 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



4/23/2024
DATE

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 CERTIFICATIONS
04-11-2024	AMK	ADDED EASEMENT RECORDING INFORMATION
04-16-2024	AMK	REVISED MORTGAGEE CERTIFICATIONS
11-12-2024	AMK	REVISED MONUMENT BOX LOCATIONS

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**

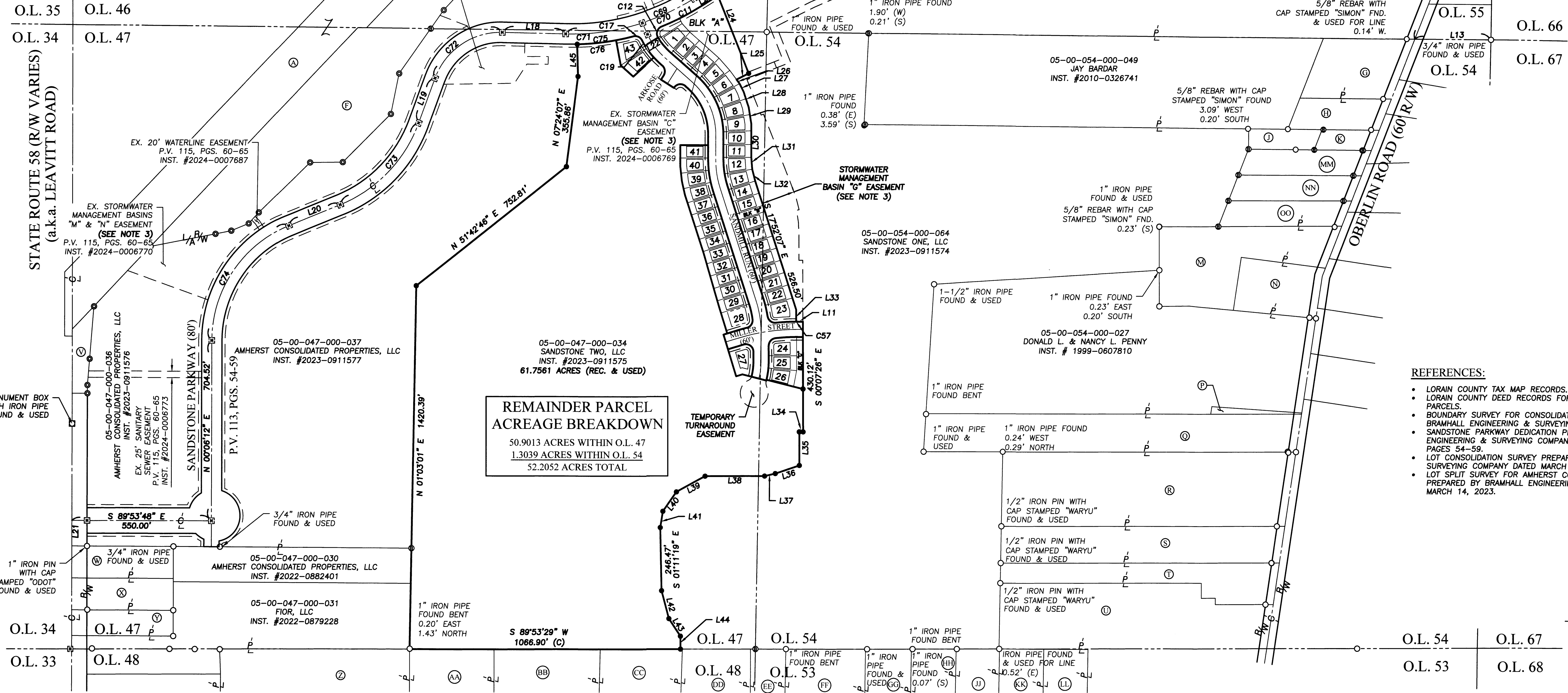
DRAINAGE AND STORM WATER MANAGEMENT EASEMENTS AND ACCESS AS SHOWN HEREON, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO GRADING, DRAINAGE, BASINS, AND DRAINAGE STRUCTURES ARE THE RESPONSIBILITY SUBJECT TO SANDSTONE MILL HOMEOWNERS' ASSOCIATION, INC. PURSUANT TO THE DECLARATION OF COVENANTS, 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. 2024-0012030. 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.

SURVEY PARAMETERS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83(2011) GRID NORTH AS SURVEYED IN OCTOBER OF 2024.

THIS SURVEY IS ON GROUND COORDINATES. GRID VALUES WERE CONVERTED TO GROUND VALUES USING A GRID TO GROUND COMBINED SCALE FACTOR OF 1.000105262 WITH AN ORIGIN POINT OF N: 622388.20 E: 2048071.90.

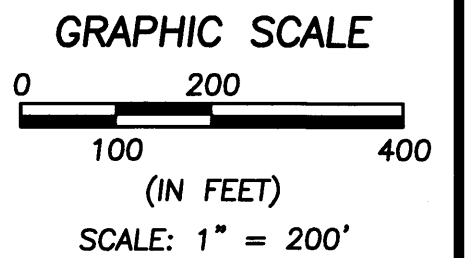
THE STATE OF OHIO TURNPIKE



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

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.



J:\195052G Ryan Homes Phase 1 Drawings\Site\Revised\Sandstone Mill Subdivision No. 1 Plat\02-03 Overall Plat.dwg, Plotter: Nov 12, 2024 - 10:18am

DATE	BY	DESCRIPTION
06-06-2022	AMK	ISSUE TO TOWNSHIP FOR REVIEW
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BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

DRAWN BY: CAT
CHECKED BY: AMK

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

Table with columns for owner ID, owner name, and instrument details. Includes entries for Ohio Turnpike Commission, Aaron R. Taylor, Benjamen Adam Langford, etc.

LINE TABLE

Table with columns for line number, length, and bearing. Lists lines L1 through L47 with their respective measurements.

CURVE TABLE

Table with columns for curve number, arc length, radius, chord length, chord direction, tangent, and delta. Lists curves C1 through C76 with their geometric data.

LEGEND

- List of symbols and their meanings: 5/8" x 30" iron rebar with cap, 5/8" x 30" iron rebar with set, iron pin/pipe found, monument box with cap, monument box with iron pipe or pin found, monument box set with 5/8" rebar, north, south, east, west, record information, measured information, calculated information, used information, calculated from record information, centerline, right-of-way line, property line.

TABLE OF MONUMENTS

Table with columns for pin number, description, and monument details. Lists monuments M-1 through M-12 with their locations and descriptions.

Vertical text on the left margin: J:\1850524\Drawings\Plan\Revised\Sandstone Mill Subdivision No. 1 Plat\02-03 Overall Plan.dwg, Printed: Nov 12, 2024, 10:18am

REVISION table with columns for date, by, and description. Lists various revision dates and descriptions.

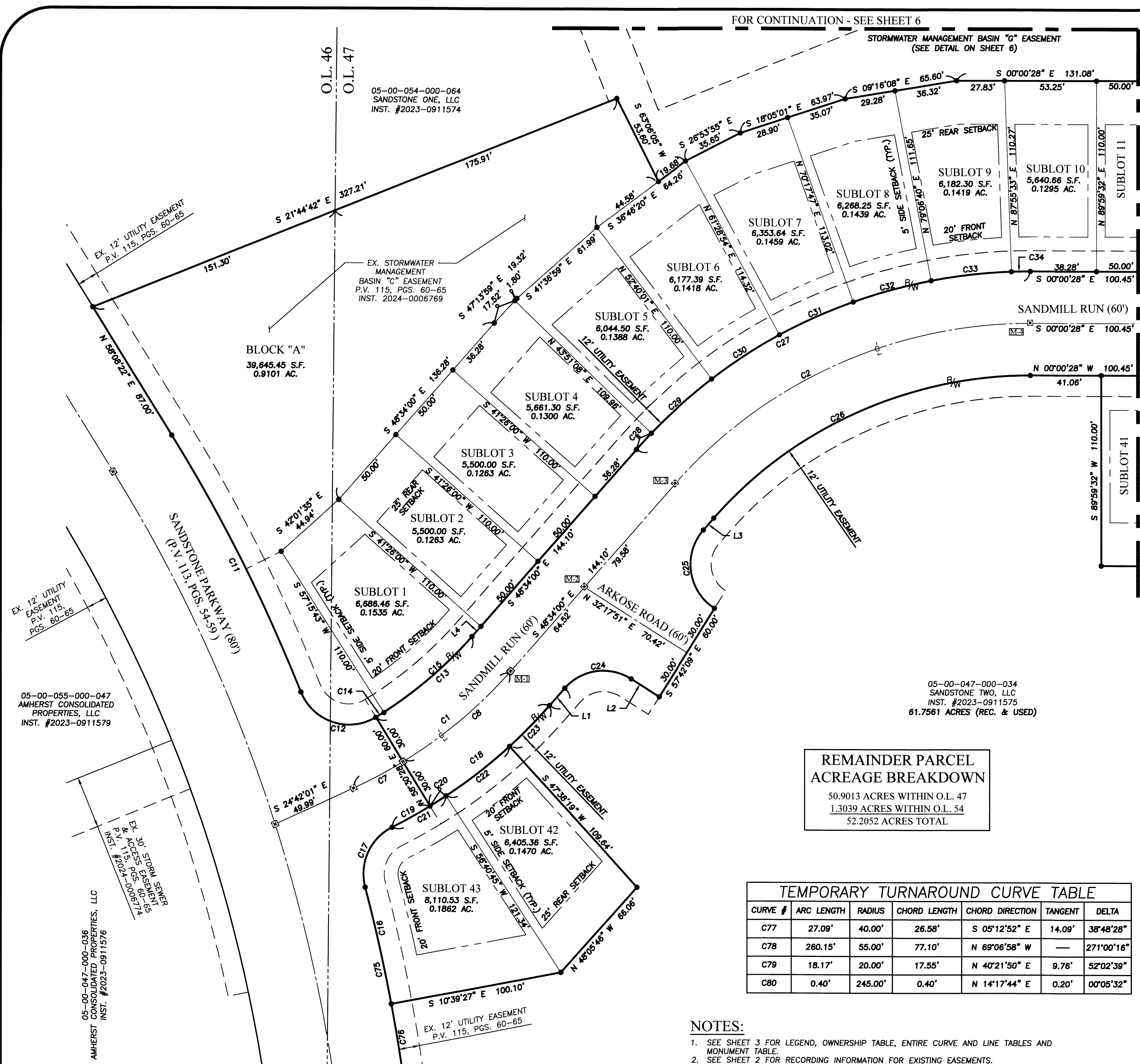
DRAWN BY: CAT, CHECKED BY: AMK, and the BRAMHALL ENGINEERING AND SURVEYING COMPANY logo and contact information.

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



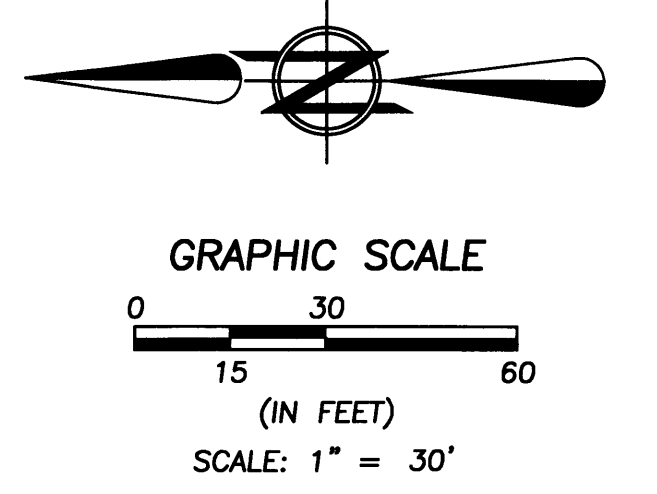
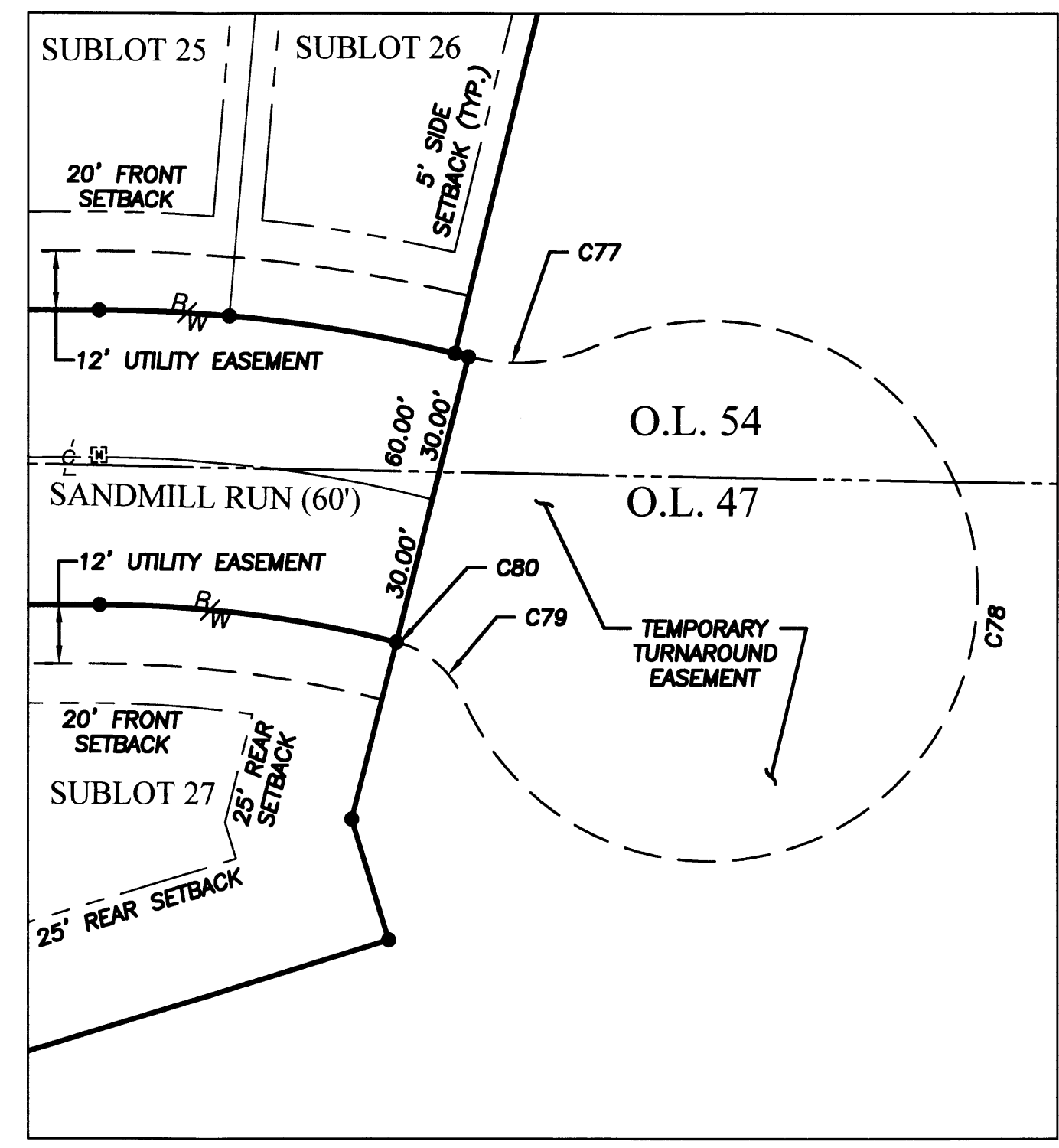
CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	114.55'	275.00'	113.72'	S 36°38'01" E	58.12'	2°35'59"
C2	233.07'	275.00'	226.15'	S 24°17'14" E	124.05'	48°33'32"
C7	32.60'	275.00'	32.58'	S 28°05'47" E	16.32'	06°47'31"
C8	81.95'	275.00'	81.65'	S 40°01'46" E	41.28'	17°04'28"
C11	166.07'	955.00'	165.87'	N 63°07'17" E	83.25'	09°57'49"
C12	52.15'	300.00'	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'	300.00'	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'	300.00'	38.91'	N 08°08'04" W	25.56'	80°51'51"
C25	51.91'	300.00'	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 08°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

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



L:\195020 Ryan Homes Phase 1\Drawings\Plan\Revised Sandmill Run Subdivision No. 1 Plat(04-05).Enlarged Plan.dwg, Plotted, Nov 12, 2024, 10:16am

DATE	BY	DESCRIPTION
06-06-2022	AMK	ISSUE TO TOWNSHIP FOR REVIEW
03-13-2023	AMK	ISSUE TO COUNTY
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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

STORMWATER MANAGEMENT BASIN "C" EASEMENT
(SEE DETAIL ON SHEET 6)

05-00-054-000-064
SANDSTONE ONE, LLC
INST. #2023-0911574

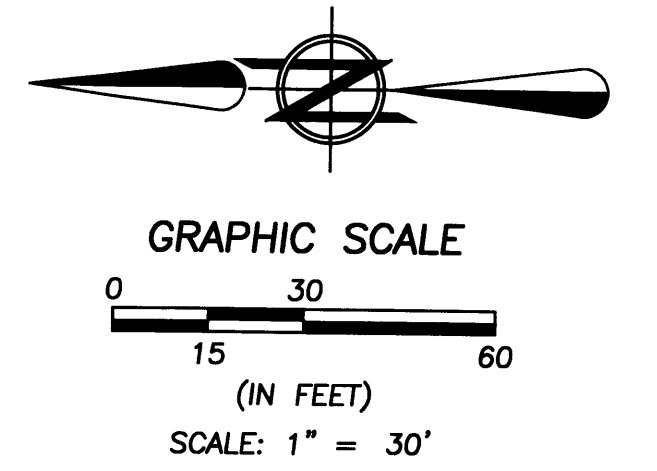
05-00-047-000-034
SANDSTONE TWO, LLC
INST. #2023-0911575
61.7561 ACRES (REC. & USED)

**REMAINDER PARCEL
ACREAGE BREAKDOWN**

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

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 #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
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	88.99'	275.00'	88.81'	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'	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"
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°37'20" 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	45.80'	30.00'	41.55'	S 52°11'31" E	28.80'	87°39'15"
C60	88.01'	410.00'	87.93'	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"



FOR CONTINUATION SEE SHEET 4

2/11/2025 Ryan Homes Phase 10 DRAWINGS/REVISIONS/STAMPED SANDSTONE RUN SUBDIVISION NO. 1 PLAT (04-05) Engineering Plan, Prop. Printed: Nov. 12, 2024, 10:10 AM

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 MORTGAGEE'S CERTIFICATIONS
05-08-2024	AMK	REVISED PER COUNTY COMMENTS
11-12-2024	AMK	REVISED MONUMENT BOX LOCATIONS

DRAWN BY:
CAT

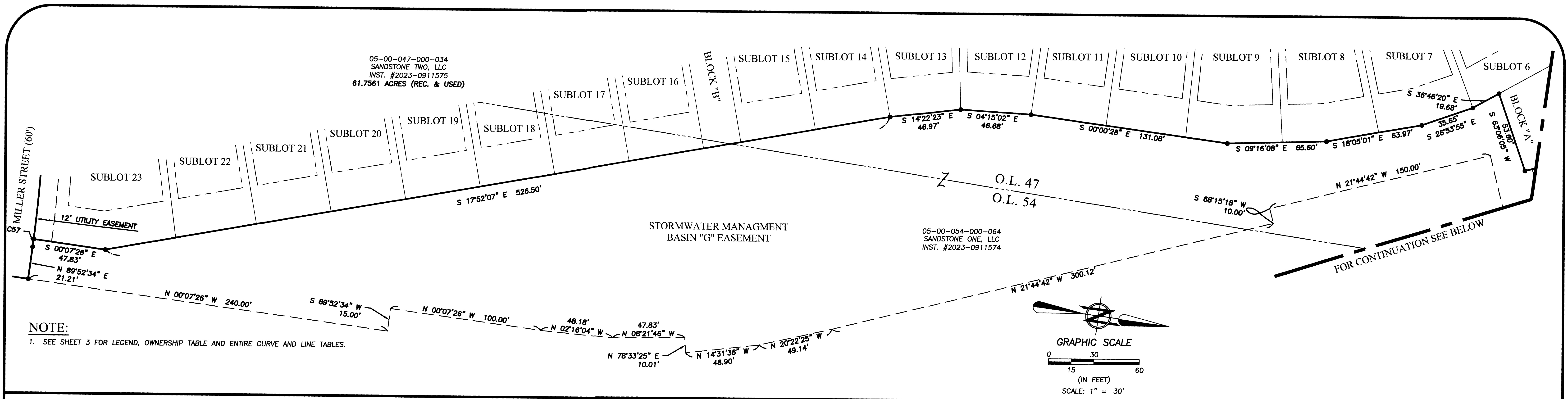
CHECKED BY:
AMK

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

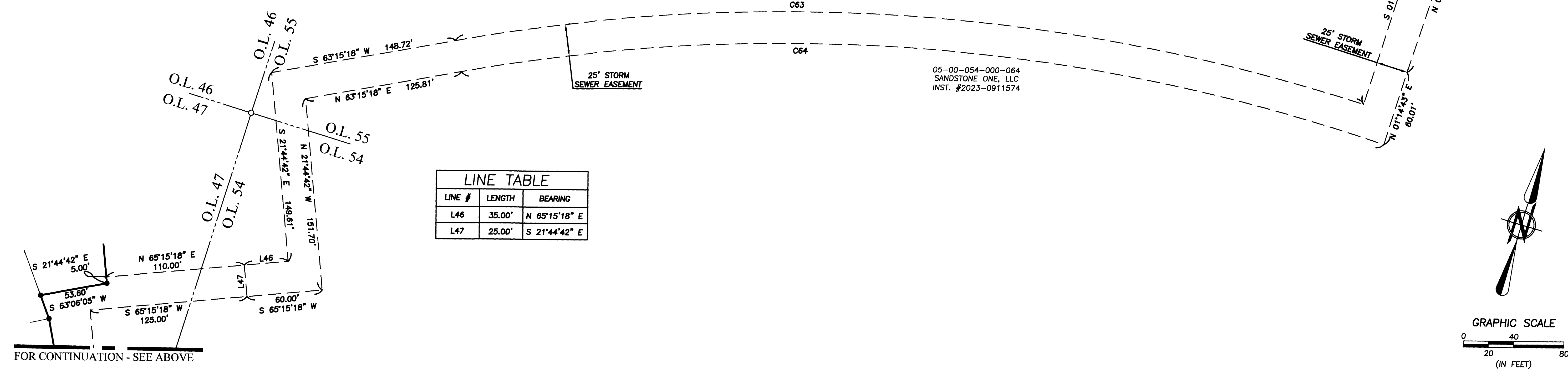
SANDSTONE MILL SUBDIVISION NO. 1 PLAT
TOWNSHIP OF AMHERST, COUNTY OF LORAIN,
STATE OF OHIO

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:\1950524\Ryan Homes Phase 1\DRAWINGS\Plan\Revised\Sandstone Mill Subdivision No. 1 Plat(04-05) Enlarged Plan.dwg, Plotted: Nov 12, 2024, 10:18am

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
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05-08-2024	AMK	REVISED PER COUNTY COMMENTS
11-12-2024	AMK	REVISED MONUMENT BOX LOCATIONS

DRAWN BY:
JLT

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
6 OF 6
JOB NO.
19-5052G

Plat Sheet

Instrument # 2024-0014117

Film # _____

Name of Plat Sandstone Mill Subdivision NO 1 PLAT

Owner: Sandstone Two LLC

Description: Situated in the Township of Amherst
County of Lorain, State of Ohio and known as
Being part of Original Amherst Township lots
numbers 46, 47, 54 9.5509 acres
Creating Sublots 1-43: Concurrent and
Blocks A, B, & C
Easements also

Floor Plans: /

Related/Margin: # 2024-0014116, # 2024-0013189, # 2024-0012030

Comments: _____

Vol Plat Vol 115

Receiving Stamp

Pg. 81, 82, 83, 84, 85, 86

Amount: \$ 530.40
Initials: S.T.

STATE OF OHIO: MIKE DORAN, CLERK OF COURTS OF LORAIN, IN WHOSE CUSTODY THE RECORDS OF SAID COUNTY ARE KEPT, SO HEREBY CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORD AS IT APPEARS IN INSTRUMENT NUMBER 2024-0014117

OF SAID COUNTY Lorain

IN TESTIMONY WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL IN THE CITY OF ELYRIA, OHIO THIS 7th DAY OF January 2025

MIKE DORAN, LORAIN COUNTY RECORDER

BY DEPUTY RECORDER

Jean M. Culp

Plat Sheet

Instrument # #2025-0039524 Film # _____

Name of Plat: Sandstone Mill Subdivision No. 1 Plat
refile

Owner: Sandstone Two LLC

Description: Situated in the State of Ohio
County of Lorain Township of Amherst
being part of Amherst Township lots 46, 47
and 54. 52.2052 Acre.
Creating Sublots 1-43 Blocks A, B, and
C
Easements also.

Floor Plans: _____

Related/Margin: 2024-0014117 Plat vol. 115
recorded Pages 81-86

Comments: _____

Vol 117

Receiving Stamp

Pg. 7-12

6-8+1

Amount: 522.40
Initials: TM