

FOUR SEASONS AT SANDSTONE 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 & 55.

(TO SHOW THE ACTUAL LOCATION OF THE CENTERLINE MONUMENTS ON MERRIMENT DRIVE AND MYLA WAY)

APPROVALS:

APPROVED THIS 9TH DAY OF MAY, 2024

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

APPROVED THIS 9TH DAY OF MAY, 2024

Kenneth P. Carney Jr.
LORAIN COUNTY SANITARY ENGINEER
KENNETH P. CARNEY, JR.

APPROVED THIS 5TH DAY OF MAY, 2024

Jack Fisher
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

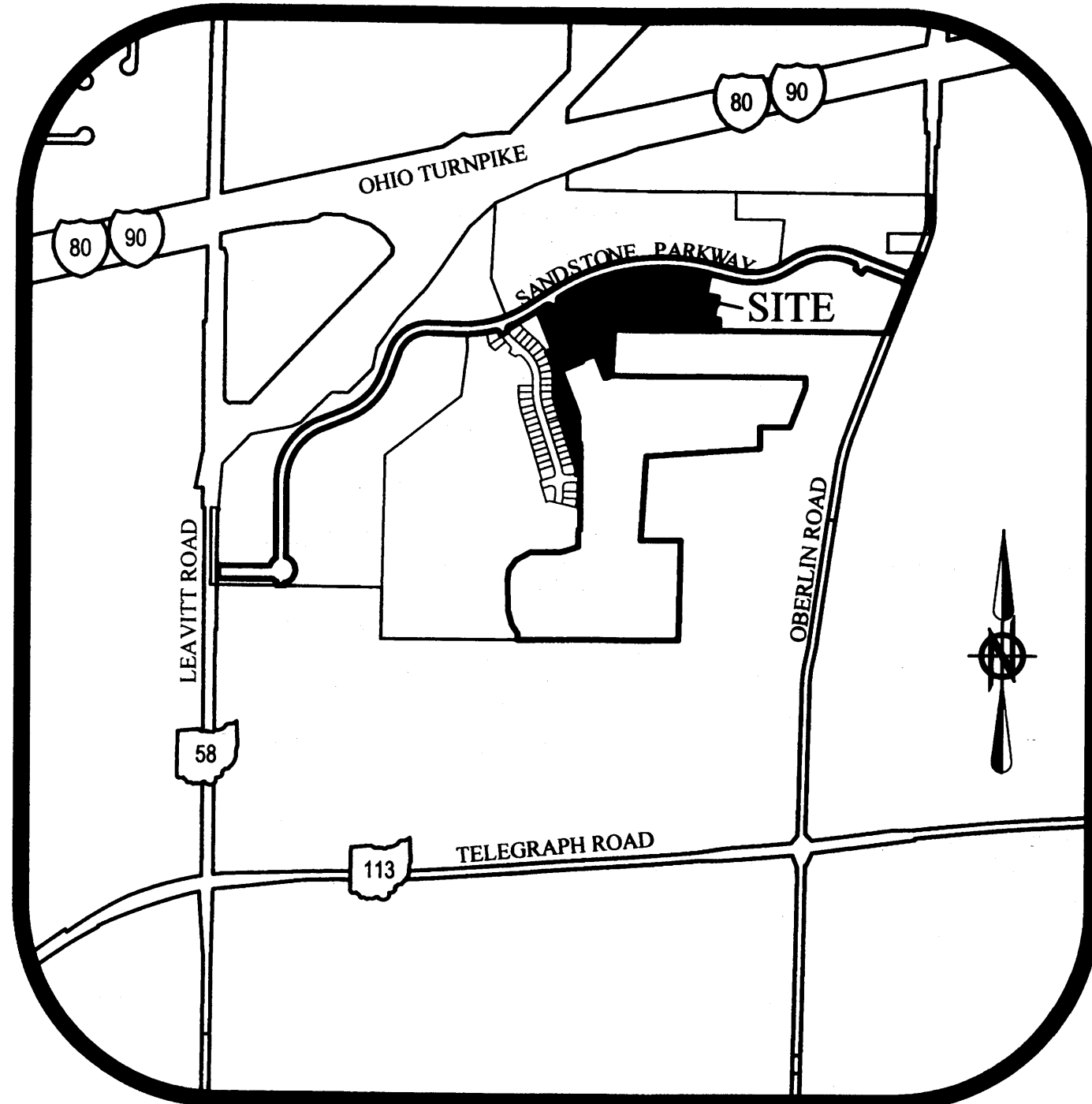
APPROVED THIS 16TH DAY OF May, 2024

Dan Pettigord
LORAIN CO PROSECUTOR'S OFFICE
DAN PETTIGORD

APPROVED THIS 16TH DAY OF May, 2024

RECORDED THIS ___ DAY OF ___, 20__
IN PLAT BOOK ___, PAGES ___

LORAIN COUNTY RECORDER
MIKE DORAN



LOCATION MAP
NOT TO SCALE

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT JOHN EAVENSON REPRESENTING SANDSTONE ONE, 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 "MYLA WAY (60') AND MERRIMENT DRIVE (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 FOUR SEASONS AT SANDSTONE 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 23RD DAY OF April, 2024

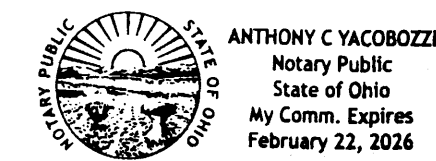
SANDSTONE ONE, LLC
BY: *John Eavenson* 4/23/2024 JOHN EAVENSON MANAGING MEMBER
(SIGNATURE) DATE (PRINTED NAME & TITLE)

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 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 23RD DAY OF April, 2024

NOTARY PUBLIC *Anthony C. Yacobozzi*
MY COMMISSION EXPIRES: February 22, 2026



TRANSFERRED
MAY 23 2024
I. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

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.

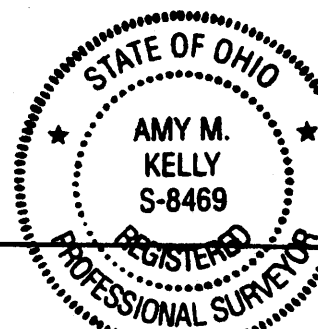
GRANTOR:

John 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 17,337.6 ACRES OF LAND, OF WHICH 0.7499 ACRES LIE WITHIN ORIGINAL AMHERST TOWNSHIP LOT NO. 46, 1.0289 ACRES LIE WITHIN ORIGINAL AMHERST TOWNSHIP LOT NO. 47, 3.8745 ACRES LIE WITHIN ORIGINAL AMHERST TOWNSHIP LOT NO. 54 & 11.6843 ACRES LIE WITHIN ORIGINAL AMHERST TOWNSHIP LOT NO. 55, 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 PLAT REPRESENTS A SURVEY WHICH TRAVERSES 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



4/22/2024
DATE

2025-0039525
PLAT Fee: \$608.80 Page 1 of 9
Recorded: 1/15/2025 at 11:58 AM
Receipt: T2025001046
Lorain County Recorder Mike Doran

Plat vol. 117
pgs 13-19

ACREAGE SUMMARY	
6.9300 ACRES IN SUBLOTS 1-48	
2.3496 ACRES IN PROPOSED RIGHT-OF-WAY	
0.0742 ACRES IN BLOCK "A"	
1.6844 ACRES IN BLOCK "B"	
1.8809 ACRES IN BLOCK "C"	
1.8118 ACRES IN BLOCK "D"	
1.9711 ACRES IN BLOCK "E"	
0.6356 ACRES IN BLOCK "F"	
8.0580 TOTAL ACRES IN BLOCKS "A", "B", "C", "D", "E", "F"	
17.3376 AC. TOTAL IN SUBDIVISION	

REMAINDER PARCELS "1 & 2" ACREAGE SUMMARY	
TOTAL REMAINDER IN O.L. 47	5.4216 ACRES
TOTAL REMAINDER IN O.L. 54	47.5627 ACRES
TOTAL REMAINDER IN O.L. 55	15.7579 ACRES
TOTAL REMAINDER ACREAGE	68.7422 ACRES

NO TRANSFER NECESSARY
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
1-15-2025

MORTGAGEE'S RELEASE:

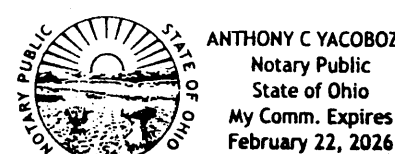
THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICER OF AMHERST CONSOLIDATED PROPERTIES, LLC, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF FOUR SEASONS AT SANDSTONE SUBDIVISION NO. 1 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE STREETS AND EASEMENTS AS SHOWN HEREIN AND NOT HERETOFORE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

AMHERST CONSOLIDATED PROPERTIES, LLC
BY: *John Eavenson* MANAGING MEMBER
(PRINTED NAME) (TITLE)
(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. Yacobozzi*
MY COMMISSION EXPIRES: February 22, 2026



MORTGAGEE'S RELEASE:

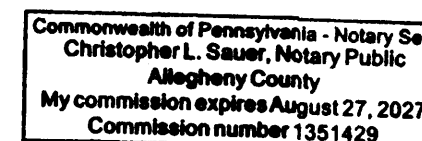
THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICER OF DOLLAR BANK, FEDERAL SAVINGS BANK, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF FOUR SEASONS AT SANDSTONE SUBDIVISION NO. 1 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE STREETS AND EASEMENTS AS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

DOLLAR BANK, FEDERAL SAVINGS BANK
BY: *Matthew S. Bright* Vice President
(PRINTED NAME) (TITLE)
(SIGNATURE)

NOTARY PUBLIC:

STATE OF OHIO
COUNTY OF Pennsylvania 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*
MY COMMISSION EXPIRES: August 27, 2027



MORTGAGEE'S RELEASE:

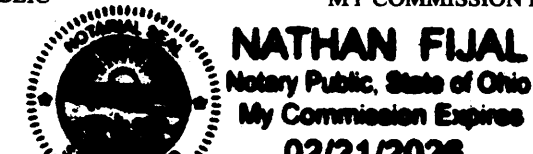
THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICER OF K. HOVNANIAN OHIO OPERATIONS, LLC, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF FOUR SEASONS AT SANDSTONE SUBDIVISION NO. 1 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE STREETS AND EASEMENTS AS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

K. HOVNANIAN OHIO OPERATIONS, LLC
BY: *Tim King* Area President
(PRINTED NAME) (TITLE)
(SIGNATURE)

NOTARY PUBLIC:

STATE OF OHIO
COUNTY OF Summit 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 28TH DAY OF April, 2024

NOTARY PUBLIC *Nathan Fjajl*
MY COMMISSION EXPIRES: 02/21/2026



DATE	BY	DESCRIPTION
09-26-2022	AMK	ISSUE TO TOWNSHIP FOR REVIEW
09-13-2023	AMK	ISSUE TO COUNTY
07-21-2023	AMK	REVISED PER COUNTY SKETCH REVIEW COMMENTS
10-05-2023	AMK	REVISED PER COUNTY COMMENTS
04-11-2024	AMK	ADDED EASEMENT RECORDING INFORMATION
04-16-2024	AMK	REVISED MORTGAGEE'S CERTIFICATIONS
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 ONE, LLC
6150 PARK SQUARE DRIVE
LORAIN, OH 44053

AFFIDAVIT # 20240014116

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

SHEET	1 OF 7
JOB NO.	19-5052F

NOTES:

- SEE SHEET 3 FOR LEGEND AND PROPERTY OWNERSHIP TABLE.
- SEE SHEETS 4 - 7 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 FOUR SEASONS AT SANDSTONE HOMEOWNERS' ASSOCIATION, INC. PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR FOUR SEASONS AT SANDSTONE FILED AS INSTRUMENT NO. 2024-0006772 AND THE INSPECTION & MAINTENANCE AGREEMENT, AS IT MAY BE AMENDED FROM TIME TO TIME, FILES AS INSTRUMENT NO. 2024-0006772. 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 OPEA ENVIRONMENTAL AGENCY, AND THE UNITED STATES ARMY CORPS OF ENGINEERS.

SURVEY PARAMETERS

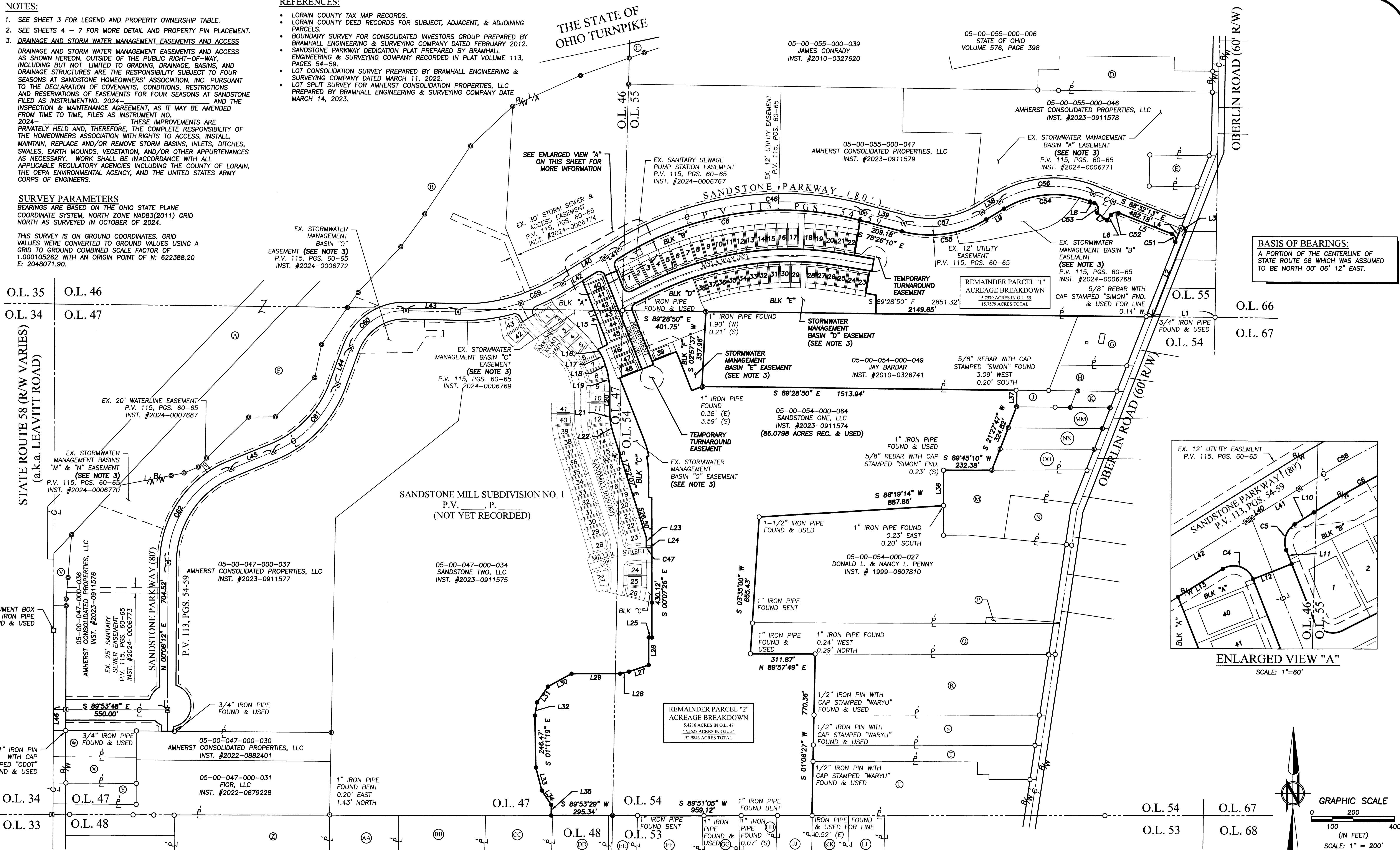
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83(2011) GRID NORTH AS SURVEYED IN OCTOBER OF 2024.

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.

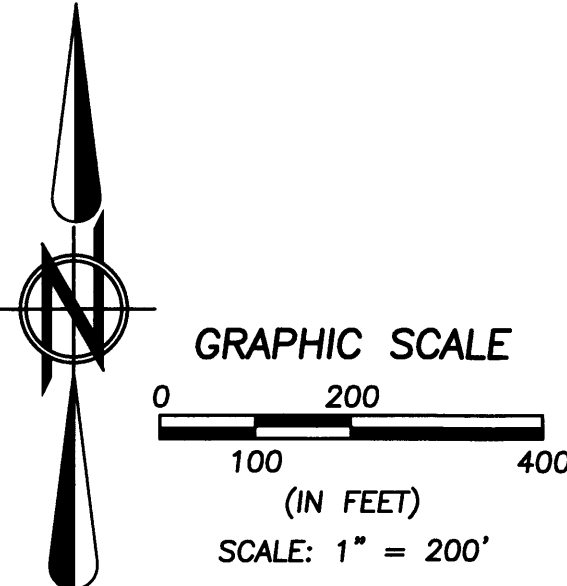
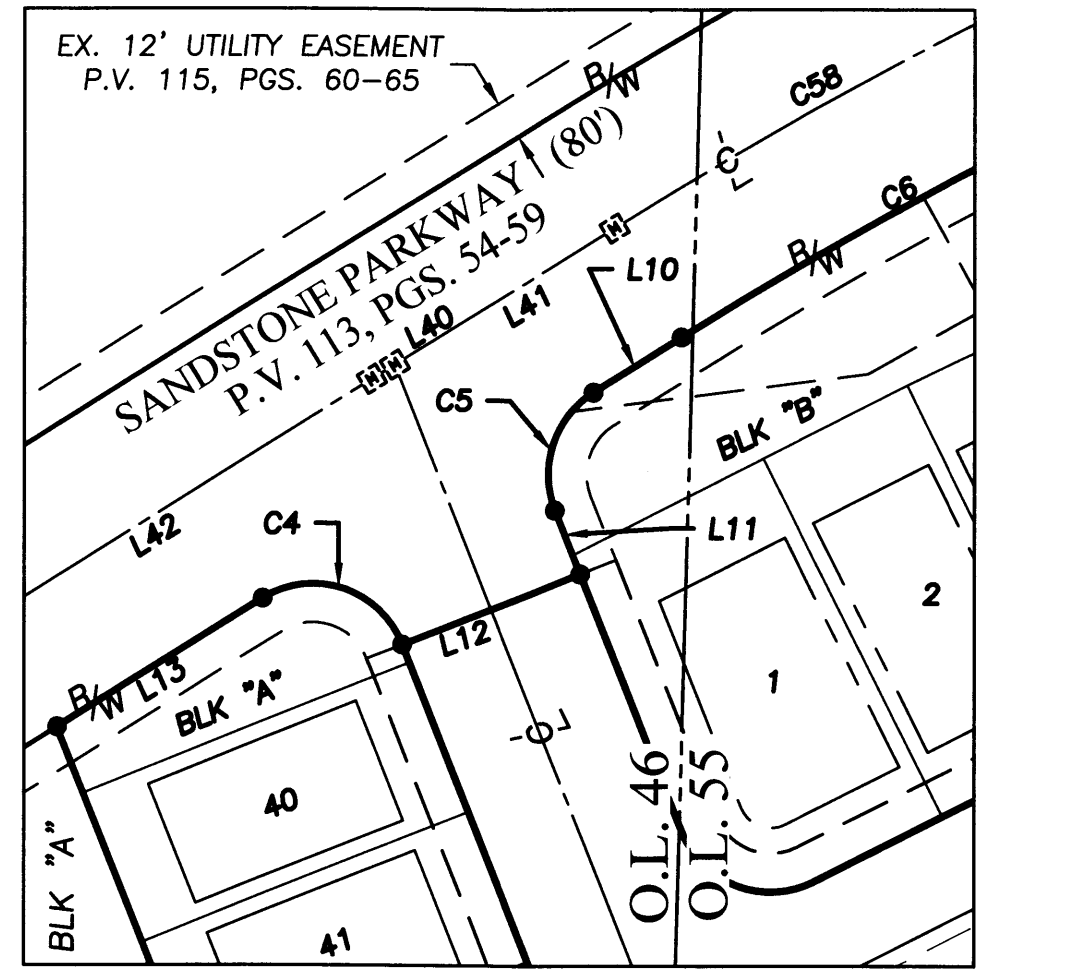
REFERENCES:

- 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 PLAN 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.

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.



J:\195025\Four Seasons At Sandstone Ph 1 Plat\02-03 Overall Plat.dwg, Plotted: Nov 12, 2024, 11:40am

DATE	BY	DESCRIPTION
09-06-2022	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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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 AND PIN 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 ONE, LLC
6150 PARK SQUARE DRIVE
LORAIN, OH 44053

FOUR SEASONS AT SANDSTONE
SUBDIVISION NO. 1 PLAT
OVERALL PLAT
TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET
2 OF 7

JOB NO.
19-5052F

TABLE OF OWNERSHIP			
(A)	05-00-046-000-023 OHIO TURNPIKE COMMISSION O.R. VOLUME 842, PAGE 90	(1)	05-00-054-000-046 COMMUNITY IMPROVEMENT RIGHT OF WAY, LLC INST. #2024-0004766
(B)	05-00-046-000-036 OHIO TURNPIKE COMMISSION INST. #2005-0063113	(1)	05-00-054-000-039 AARON R. TAYLOR, ET AL O.R. VOLUME 1482, PAGE 859
(C)	05-00-055-000-038 OHIO TURNPIKE COMMISSION INST. #2003-0946342	(V)	05-00-047-000-024 OHIO TURNPIKE COMMISSION INST. #2005-0063113
(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. KRZEMIEWSKI 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

LINE TABLE		
LINE #	LENGTH	BEARING
L1	299.92'	N 89°28'50" W
L2	443.58'	N 21°27'47" E
L3	30.00'	N 68°32'13" W
L4	70.00'	N 21°27'47" E
L5	276.22'	S 68°32'13" E
L6	32.37'	N 36°33'45" E
L7	60.00'	S 53°26'15" E
L8	21.66'	S 68°32'13" E
L9	100.15'	N 58°58'11" E
L10	32.52'	N 58°08'22" E
L11	21.41'	N 21°44'42" W
L12	80.00'	N 68°15'18" E
L13	75.91'	N 58°08'22" E
L14	327.21'	S 21°44'42" E
L15	53.60'	S 63°06'05" W
L16	19.68'	S 36°46'20" E
L17	35.65'	S 26°53'55" E
L18	63.97'	S 18°05'01" E
L19	65.60'	S 09°16'08" E
L20	131.08'	S 00°00'28" E
L21	46.68'	S 04°15'02" E
L22	46.97'	S 14°22'23" E
L23	47.83'	S 00°07'26" E
L24	21.21'	N 89°52'34" E
L25	15.00'	S 89°52'34" W
L26	131.34'	S 00°03'51" E
L27	100.00'	S 71°11'24" W
L28	43.31'	S 76°34'17" W
L29	234.46'	S 89°48'49" W
L30	128.55'	S 61°17'49" W
L31	92.50'	S 35°15'12" W
L32	64.45'	S 09°12'35" W
L33	113.06'	S 14°48'21" E
L34	82.20'	S 33°26'58" E
L35	50.17'	S 00°06'31" E
L36	189.74'	S 00°00'48" E
L37	79.38'	S 00°43'00" W
L38	100.15'	N 58°58'11" E
L39	209.18'	N 75°26'10" W
L40	317.32'	S 58°08'22" W
L41	80.98'	N 58°08'22" E
L42	236.34'	N 58°08'22" E
L43	249.20'	S 88°36'26" E
L44	187.45'	N 20°08'06" E
L45	218.41'	N 67°49'48" E
L46	100.00'	N 00°06'12" E

CURVE TABLE													
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA	CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	945.81'	1500.00'	930.22'	N 81°19'06" E	489.22'	36°07'37"	C32	53.07'	1470.00'	53.07'	N 74°19'02" E	26.54'	02°04'06"
C2	964.72'	1530.00'	948.82'	N 81°19'06" E	499.00'	36°07'37"	C33	53.07'	1470.00'	53.07'	N 76°23'09" E	26.54'	02°04'06"
C3	926.89'	1470.00'	911.61'	N 81°19'06" E	479.44'	36°07'37"	C34	53.07'	1470.00'	53.07'	N 78°27'15" E	26.54'	02°04'06"
C4	52.42'	30.00'	46.00'	S 71°48'10" E	35.83'	100°06'56"	C35	53.07'	1470.00'	53.07'	N 80°31'22" E	26.54'	02°04'06"
C5	41.83'	30.00'	38.52'	N 18°11'50" E	25.12'	79°53'04"	C36	53.07'	1470.00'	53.07'	N 82°35'28" E	26.54'	02°04'06"
C6	1182.98'	1460.00'	1150.88'	N 81°21'06" E	626.13'	46°25'28"	C37	53.07'	1470.00'	53.07'	N 84°39'34" E	26.54'	02°04'06"
C7	49.74'	30.00'	44.24'	N 69°14'42" W	32.74'	95°00'00"	C38	53.07'	1470.00'	53.07'	N 86°43'41" E	26.54'	02°04'06"
C8	44.51'	30.00'	40.54'	S 20°45'18" W	27.49'	85°00'00"	C39	53.07'	1470.00'	53.07'	N 88°47'47" E	26.54'	02°04'06"
C9	7.12'	1530.00'	7.12'	N 63°23'17" E	3.56'	00°16'00"	C40	53.07'	1470.00'	53.07'	S 89°08'06" E	26.54'	02°04'06"
C10	49.35'	1530.00'	49.35'	N 64°26'44" E	24.68'	01°50'54"	C41	27.32'	1470.00'	27.32'	S 87°34'06" E	13.66'	01°03'54"
C11	49.35'	1530.00'	49.35'	N 66°17'38" E	24.68'	01°50'54"	C42	50.69'	1470.00'	50.69'	S 86°02'53" E	25.35'	01°58'33"
C12	49.35'	1530.00'	49.35'	N 68°08'32" E	24.68'	01°50'54"	C43	50.69'	1470.00'	50.69'	S 84°04'20" E	25.35'	01°58'33"
C13	49.35'	1530.00'	49.35'	N 69°59'25" E	24.68'	01°50'54"	C44	50.69'	1470.00'	50.69'	S 82°05'48" E	25.35'	01°58'33"
C14	49.35'	1530.00'	49.35'	N 71°50'19" E	24.68'	01°50'54"	C45	12.59'	1470.00'	12.59'	S 80°51'48" E	6.30'	00°29'27"
C15	49.35'	1530.00'	49.35'	N 73°41'13" E	24.68'	01°50'54"	C46	1215.39'	1500.00'	1182.42'	N 81°21'06" E	643.28'	46°25'28"
C16	49.35'	1530.00'	49.35'	N 75°32'06" E	24.68'	01°50'54"	C47	5.15'	830.00'	5.15'	N 89°41'54" E	2.57'	00°21'19"
C17	49.35'	1530.00'	49.35'	N 77°23'00" E	24.68'	01°50'54"	C48	54.95'	50.00'	52.22'	S 67°53'59" W	30.62'	62°57'52"
C18	49.35'	1530.00'	49.35'	N 79°13'54" E	24.68'	01°50'54"	C49	5.15'	830.00'	5.15'	N 89°41'54" E	2.57'	00°21'19"
C19	49.35'	1530.00'	49.35'	N 81°04'48" E	24.68'	01°50'54"	C50	1215.39'	1500.00'	1182.42'	N 81°21'06" E	643.28'	46°25'28"
C20	49.35'	1530.00'	49.35'	N 82°55'41" E	24.68'	01°50'54"	C51	47.12'	30.00'	42.43'	S 23°32'13" E	30.00'	90°00'00"
C21	49.35'	1530.00'	49.35'	N 84°46'35" E	24.68'	01°50'54"	C52	39.22'	30.00'	36.48'	N 74°00'46" E	22.98'	74°54'03"
C22	49.35'	1530.00'	49.35'	N 86°37'29" E	24.68'	01°50'54"	C53	55.03'	30.00'	47.63'	S 15°59'14" E	39.17'	105°05'57"
C23	49.35'	1530.00'	49.35'	N 88°28'22" E	24.68'	01°50'54"	C54	430.61'	470.00'	415.70'	N 85°12'59" E	231.75'	52°29'36"
C24	49.35'	1530.00'	49.35'	S 89°40'44" E	24.68'	01°50'54"	C55	421.76'	530.00'	410.71'	N 81°46'01" E	222.76'	45°35'39"
C25	25.00'	1530.00'	25.00'	S 88°17'12" E	12.50'	00°56'10"	C56	467.25'	510.00'	451.08'	N 85°12'59" E	251.47'	52°29'36"
C26	49.35'	1530.00'	49.35'	S 86°53'40" E	24.68'	01°50'54"	C57	389.93'	490.00'	379.72'	N 81°46'01" E	205.95'	45°35'39"
C27	49.35'	1530.00'	49.35'	S 85°02'46" E	24.68'	01°50'54"	C58	1215.39'	1500.00'	1182.42'	N 81°21'06" E	643.28'	46°25'28"
C28	49.35'	1530.00'	49.35'	S 83°11'53" E	24.68'	01°50'54"	C59	531.05'	915.00'	623.63'	S 74°45'58" W	273.24'	33°15'12"
C29	44.21'	1530.00'	44.21'	S 81°26'45" E	22.11'	01°39'21"	C60	342.01'	275.00'	320.39'	N 55°45'50" E	197.09'	71°15'28"
C30	204.22'	1470.00'	204.06'	N 67°14'05" E	102.27'	07°57'35"	C61	457.84'	550.00'	444.73'	N 43°58'57" E	243.12'	47°41'41"
C31	53.07'	1470.00'	53.07'	N 72°14'56" E	26.54'	02°04'06"	C62	575.07'	486.50'	542.17'	N 33°58'00" E	326.46'	67°43'36"

- 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
 - C CENTERLINE
 - B/W RIGHT-OF-WAY LINE
 - P/L PROPERTY LINE

TABLE OF MONUMENTS	
PIN	DESCRIPTION
M-1	MONUMENT BOX WITH 5/8" REBAR W/ CAP STAMPED "BRAMHALL 8073" FOUND 0.40' EAST N: 623842.96 E: 2050747.63
M-2	MONUMENT BOX WITH 5/8" REBAR W/ CAP STAMPED "BRAMHALL 8073" FOUND 0.40' EAST N: 623911.98 E: 2050884.52
M-3	MONUMENT BOX WITH 5/8" REBAR W/ CAP STAMPED "BRAMHALL 8073" FOUND 0.32' NORTH 0.37' EAST N: 624052.45 E: 2051804.14

J:\1950525\K\Korvnanan Phase 1\Drawings\Plan\Revised Four Stations At Sandstone Ph. 1 Plat(05-03) Overall Plan (Rev. 12-2024) - 11.dwg

DATE	BY	DESCRIPTION
09-06-2022	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
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:
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 ONE, LLC
6150 PARK SQUARE DRIVE
LORAIN, OH 44053

FOUR SEASONS AT SANDSTONE
SUBDIVISION NO. 1 PLAT
TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET
3 OF 7
JOB NO.
19-5052F

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	945.81'	1500.00'	930.22'	N 81°19'06" E	489.22'	36°07'37"
C2	964.72'	1530.00'	948.82'	N 81°19'06" E	499.00'	36°07'37"
C3	926.89'	1470.00'	911.61'	N 81°19'06" E	479.44'	36°07'37"
C4	52.42'	30.00'	46.00'	S 71°48'10" E	35.83'	100°06'56"
C5	41.83'	30.00'	38.52'	N 18°11'50" E	25.12'	79°53'04"
C6	1182.98'	1460.00'	1150.88'	N 81°21'06" E	626.13'	46°25'28"
C7	49.74'	30.00'	44.24'	N 69°14'42" W	32.74'	95°00'00"
C8	44.51'	30.00'	40.54'	S 20°45'18" W	27.49'	85°00'00"
C9	7.12'	1530.00'	7.12'	N 63°23'17" E	3.56'	00°16'00"
C10	49.35'	1530.00'	49.35'	N 64°26'44" E	24.68'	01°50'54"
C11	49.35'	1530.00'	49.35'	N 66°17'38" E	24.68'	01°50'54"
C12	49.35'	1530.00'	49.35'	N 68°08'32" E	24.68'	01°50'54"
C13	49.35'	1530.00'	49.35'	N 69°59'25" E	24.68'	01°50'54"
C14	49.35'	1530.00'	49.35'	N 71°50'19" E	24.68'	01°50'54"
C15	49.35'	1530.00'	49.35'	N 73°41'13" E	24.68'	01°50'54"
C16	49.35'	1530.00'	49.35'	N 75°32'06" E	24.68'	01°50'54"
C17	49.35'	1530.00'	49.35'	N 77°23'00" E	24.68'	01°50'54"
C18	49.35'	1530.00'	49.35'	N 79°13'54" E	24.68'	01°50'54"
C30	204.22'	1470.00'	204.06'	N 67°14'05" E	102.27'	07°57'35"
C31	53.07'	1470.00'	53.07'	N 72°14'56" E	26.54'	02°04'06"
C32	53.07'	1470.00'	53.07'	N 74°19'02" E	26.54'	02°04'06"
C33	53.07'	1470.00'	53.07'	N 76°23'09" E	26.54'	02°04'06"
C34	53.07'	1470.00'	53.07'	N 78°27'15" E	26.54'	02°04'06"
C35	53.07'	1470.00'	53.07'	N 80°31'22" E	26.54'	02°04'06"
C46	1215.39'	1500.00'	1182.42'	N 81°21'06" E	643.28'	46°25'28"

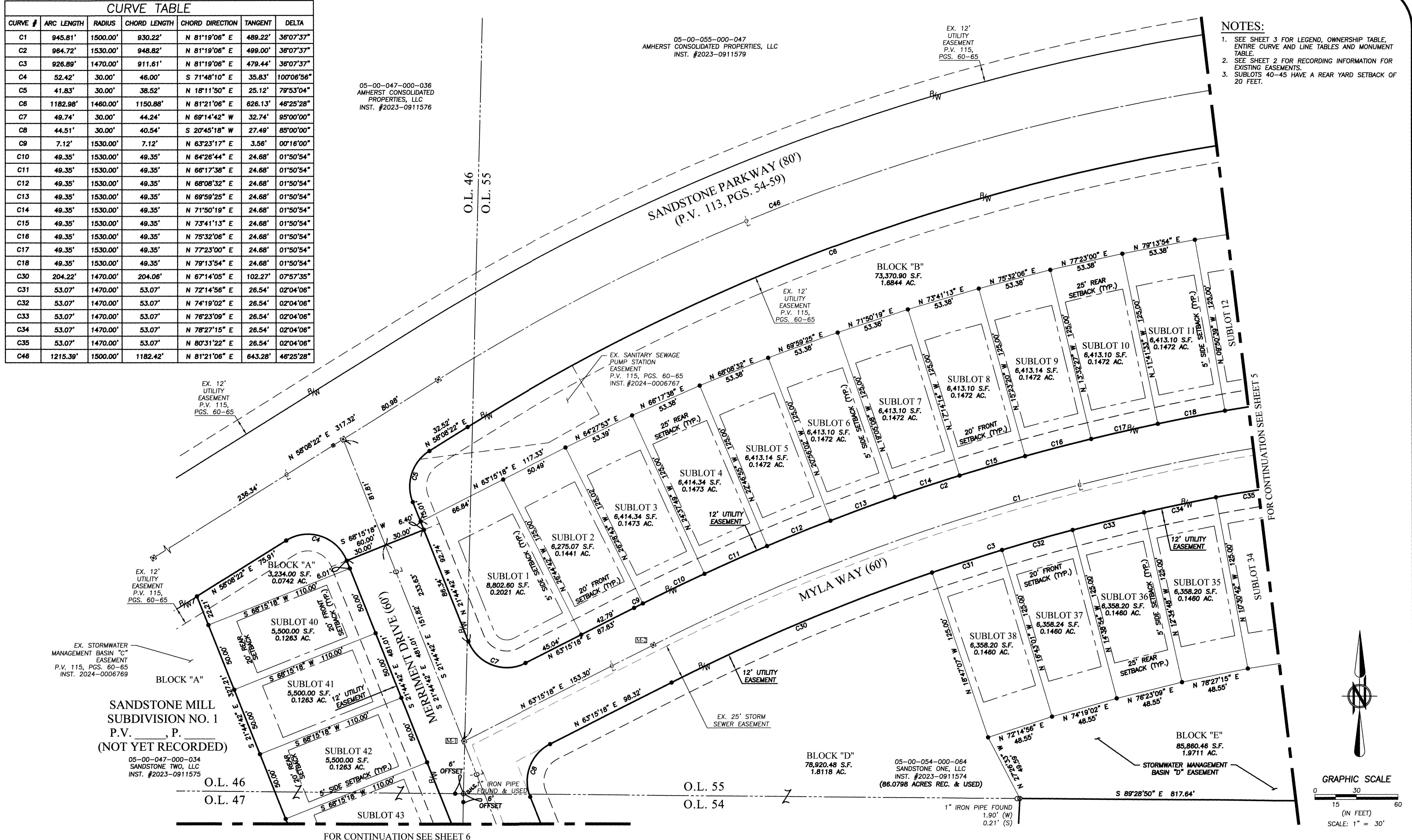
05-00-047-000-036
AMHERST CONSOLIDATED
PROPERTIES, LLC
INST. #2023-0911576

05-00-055-000-047
AMHERST CONSOLIDATED PROPERTIES, LLC
INST. #2023-0911579

EX. 12'
UTILITY
EASEMENT
P.V. 115,
PGS. 60-65

NOTES:

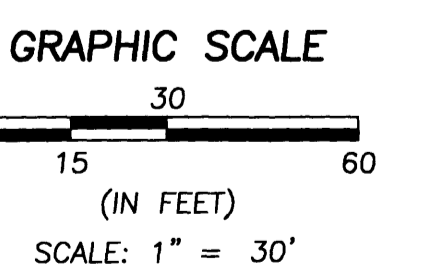
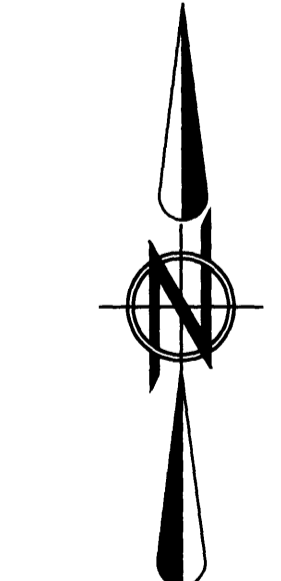
- SEE SHEET 3 FOR LEGEND, OWNERSHIP TABLE, ENTIRE CURVE AND LINE TABLES AND MONUMENT TABLE.
- SEE SHEET 2 FOR RECORDING INFORMATION FOR EXISTING EASEMENTS.
- SUBLOTS 40-45 HAVE A REAR YARD SETBACK OF 20 FEET.



SANDSTONE MILL
SUBDIVISION NO. 1
P.V. _____, P.
(NOT YET RECORDED)

05-00-047-000-034
SANDSTONE TWO, LLC
INST. #2023-0911575

05-00-054-000-064
SANDSTONE ONE, LLC
INST. #2023-0911574
(86.0798 ACRES REC. & USED)



FOR CONTINUATION SEE SHEET 6

DATE	BY	DESCRIPTION
09-06-2022	AMK	ISSUE TO TOWNSHIP FOR REVIEW
09-13-2023	AMK	ISSUE TO COUNTY
07-21-2023	AMK	REVISED PER COUNTY SKETCH REVIEW COMMENTS
10-05-2023	AMK	REVISED PER COUNTY COMMENTS
04-11-2024	AMK	ADDED EASEMENT RECORDING INFORMATION
04-16-2024	AMK	REVISED MORTGAGEES CERTIFICATIONS
05-08-2024	AMK	REVISED PER COUNTY COMMENTS
11-12-2024	AMK	REVISED MONUMENT BOX LOCATIONS

DRAWN BY:
JLT

CHECKED BY:
AMK

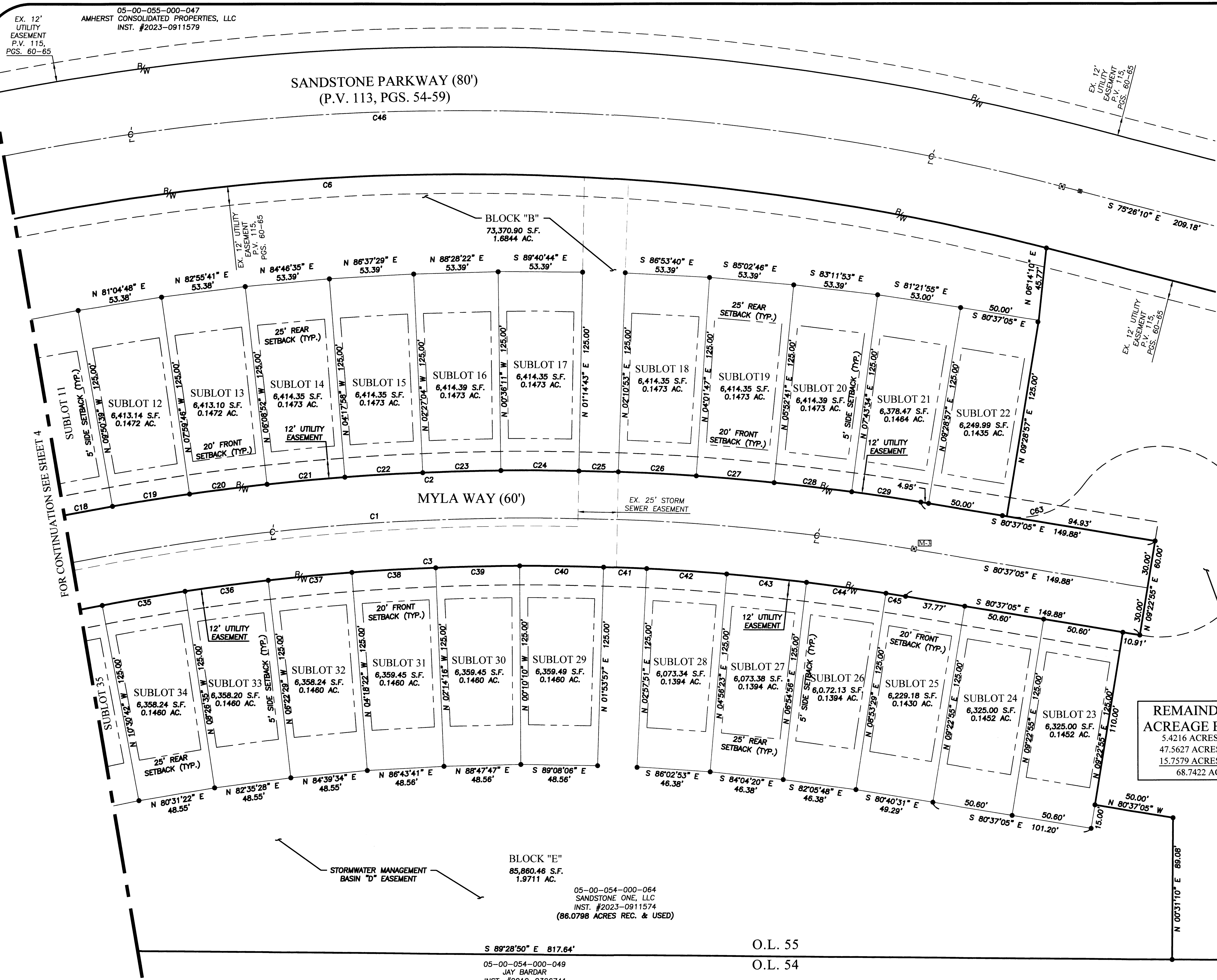
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934-7878 (440) 934-7879 FAX

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

FOUR SEASONS AT SANDSTONE
SUBDIVISION NO. 1 PLAT
TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

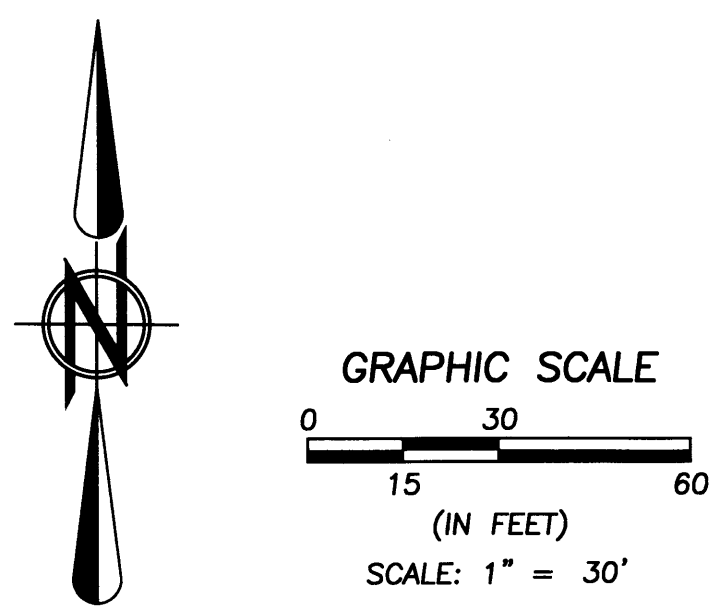
SHEET
4 OF 7
JOB NO.
19-5052F

J:\195002F\K\Hovnanian\Phase 1\Drawings\Plan\Revised Four Seasons At Sandstone Pl 1 Plat\04-05\Enlarged Plan.dwg, Plotted: Nov 12, 2024 - 11:40am



CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	945.81'	1500.00'	930.22'	N 81°19'06" E	489.22'	36°07'37"
C2	964.72'	1530.00'	948.82'	N 81°19'06" E	499.00'	36°07'37"
C3	926.89'	1470.00'	911.61'	N 81°19'06" E	479.44'	36°07'37"
C6	1182.98'	1460.00'	1150.88'	N 81°21'06" E	626.13'	46°25'28"
C18	49.35'	1530.00'	49.35'	N 79°13'54" E	24.68'	01°50'54"
C19	49.35'	1530.00'	49.35'	N 81°04'48" E	24.68'	01°50'54"
C20	49.35'	1530.00'	49.35'	N 82°55'41" E	24.68'	01°50'54"
C21	49.35'	1530.00'	49.35'	N 84°46'35" E	24.68'	01°50'54"
C22	49.35'	1530.00'	49.35'	N 86°37'29" E	24.68'	01°50'54"
C23	49.35'	1530.00'	49.35'	N 88°28'22" E	24.68'	01°50'54"
C24	49.35'	1530.00'	49.35'	S 89°40'44" E	24.68'	01°50'54"
C25	25.00'	1530.00'	25.00'	S 88°17'12" E	12.50'	00°56'10"
C26	49.35'	1530.00'	49.35'	S 86°53'40" E	24.68'	01°50'54"
C27	49.35'	1530.00'	49.35'	S 85°02'46" E	24.68'	01°50'54"
C28	49.35'	1530.00'	49.35'	S 83°11'53" E	24.68'	01°50'54"
C29	44.21'	1530.00'	44.21'	S 81°26'45" E	22.11'	01°39'21"
C35	53.07'	1470.00'	53.07'	N 80°31'22" E	26.54'	02°04'06"
C36	53.07'	1470.00'	53.07'	N 82°35'28" E	26.54'	02°04'06"
C37	53.07'	1470.00'	53.07'	N 84°39'34" E	26.54'	02°04'06"
C38	53.07'	1470.00'	53.07'	N 86°43'41" E	26.54'	02°04'06"
C39	53.07'	1470.00'	53.07'	N 88°47'47" E	26.54'	02°04'06"
C40	53.07'	1470.00'	53.07'	S 89°08'06" E	26.54'	02°04'06"
C41	27.32'	1470.00'	27.32'	S 87°34'06" E	13.66'	01°03'54"
C42	50.69'	1470.00'	50.69'	S 86°02'53" E	25.35'	01°58'33"
C43	50.69'	1470.00'	50.69'	S 84°04'20" E	25.35'	01°58'33"
C44	50.69'	1470.00'	50.69'	S 82°05'48" E	25.35'	01°58'33"
C45	12.59'	1470.00'	12.59'	S 80°51'48" E	6.30'	00°29'27"
C46	1215.39'	1500.00'	1182.42'	N 81°21'06" E	643.28'	46°25'28"

- 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.



TEMPORARY TURNAROUND CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C63	54.95'	50.00'	52.22'	N 67°53'59" E	30.62'	62°57'52"
C64	257.48'	60.00'	100.71'	S 20°38'34" E	—	245°52'45"

J:\1950525\Four Seasons at Sandstone\Drawings\Plat\Revised Four Seasons at Sandstone Pl. 1 Plat(04-09) Enlarged Plat.dwg, Printed: Nov 12, 2024, 11:40am

DATE	BY	DESCRIPTION
09-06-2022	AMK	ISSUE TO TOWNSHIP FOR REVIEW
09-13-2023	AMK	ISSUE TO COUNTY
07-21-2023	AMK	REVISED PER COUNTY SKETCH REVIEW COMMENTS
10-05-2023	AMK	REVISED PER COUNTY 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

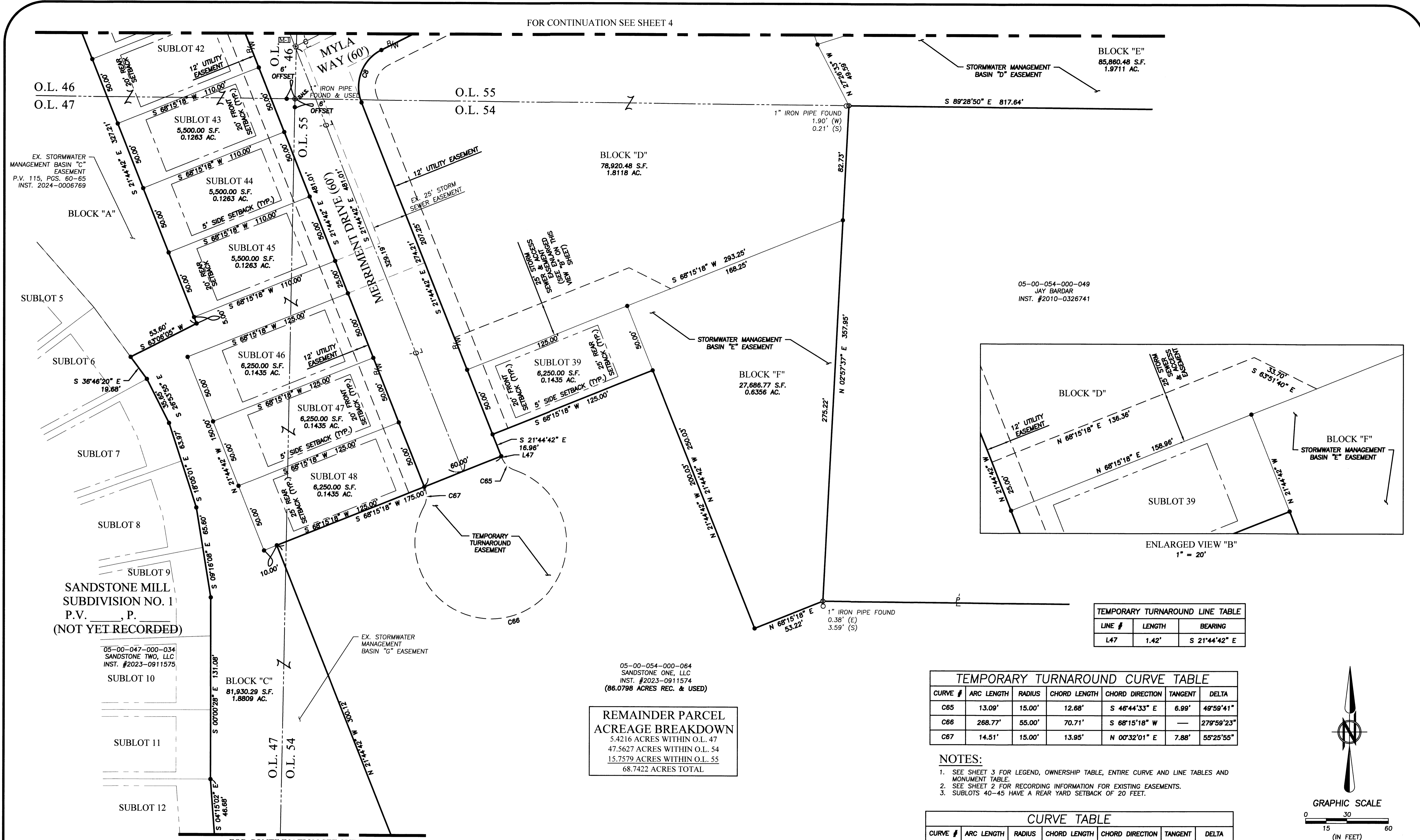
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

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

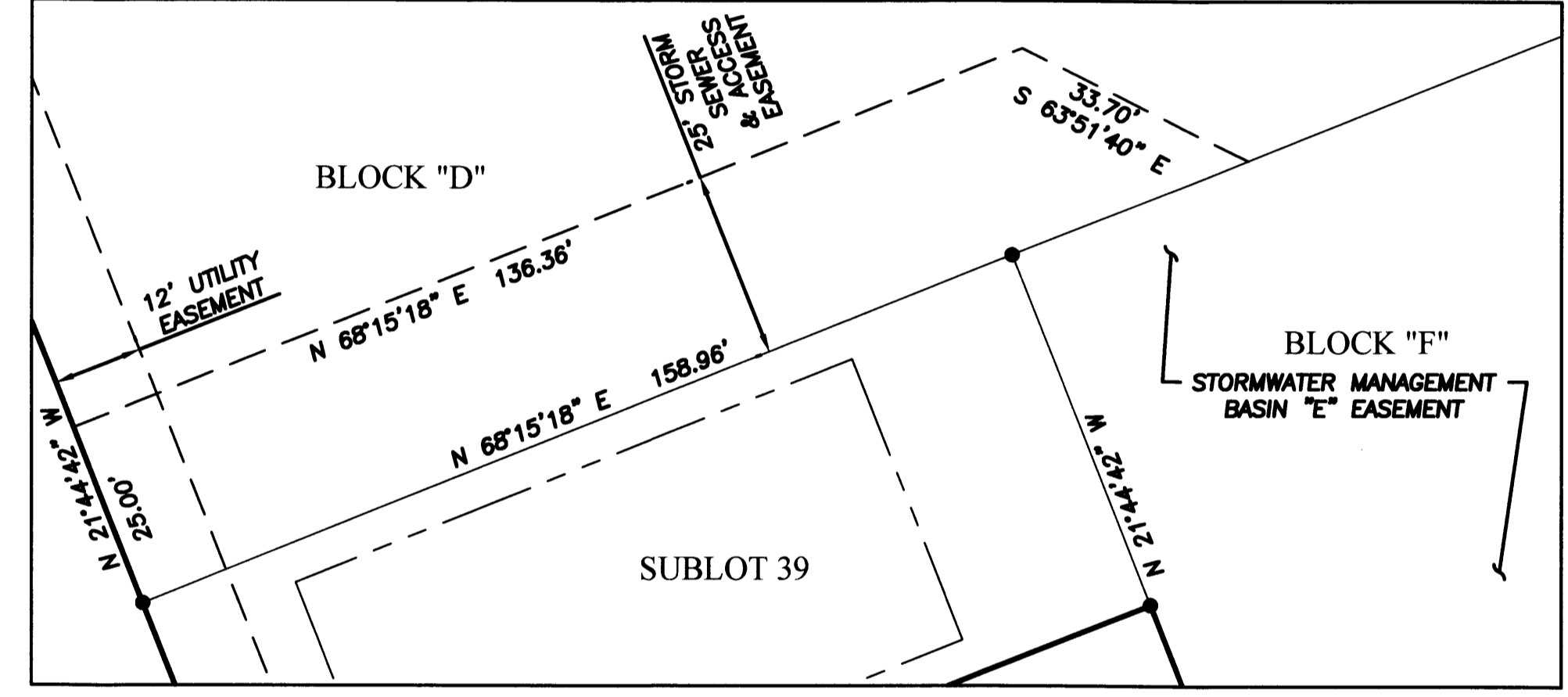
**FOUR SEASONS AT SANDSTONE
SUBDIVISION NO. 1 PLAT**
TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET 5 OF 7
JOB NO. 19-5052F

FOR CONTINUATION SEE SHEET 4



05-00-054-000-049
JAY BARDAR
INST. #2010-0326741



TEMPORARY TURNAROUND LINE TABLE

LINE #	LENGTH	BEARING
L47	1.42'	S 21°44'42" E

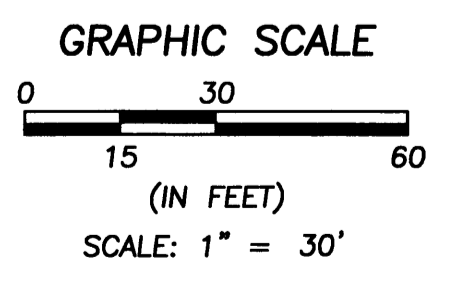
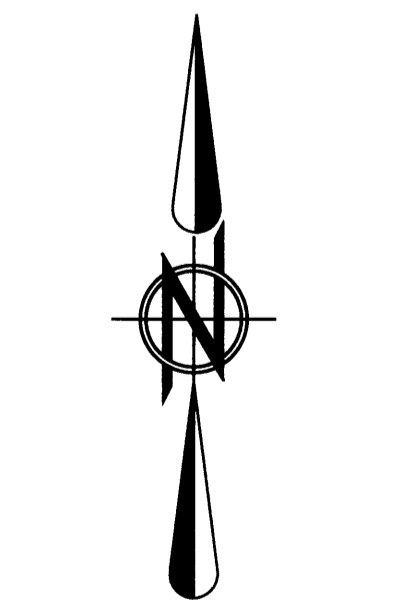
TEMPORARY TURNAROUND CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C65	13.09'	15.00'	12.68'	S 46°44'33" E	6.99'	49°59'41"
C66	288.77'	55.00'	70.71'	S 68°15'18" W	—	279°59'23"
C67	14.51'	15.00'	13.95'	N 00°32'01" E	7.88'	55°25'55"

- 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.
 - SUBLOTS 40-45 HAVE A REAR YARD SETBACK OF 20 FEET.

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C8	44.51'	30.00'	40.54'	S 20°45'18" W	27.49'	85°00'00"



05-00-054-000-064
SANDSTONE ONE, LLC
INST. #2023-0911574
(86.0798 ACRES REC. & USED)

REMAINDER PARCEL
ACREAGE BREAKDOWN
5.4216 ACRES WITHIN O.L. 47
47.5627 ACRES WITHIN O.L. 54
15.7579 ACRES WITHIN O.L. 55
68.7422 ACRES TOTAL

J:\1950257 K Hovanian Phase 1\DRAWINGS\Sheet\Revised Four Seasons At Sandstone Ph. 1 Plat(04-05) Enlarged Plat.dwg, Plotted: Nov 12, 2024 - 11:41am

DATE	BY	DESCRIPTION
09-06-2022	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
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 ONE, LLC
6150 PARK SQUARE DRIVE
LORAIN, OH 44053

FOUR SEASONS AT SANDSTONE
SUBDIVISION NO. 1 PLAT
TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

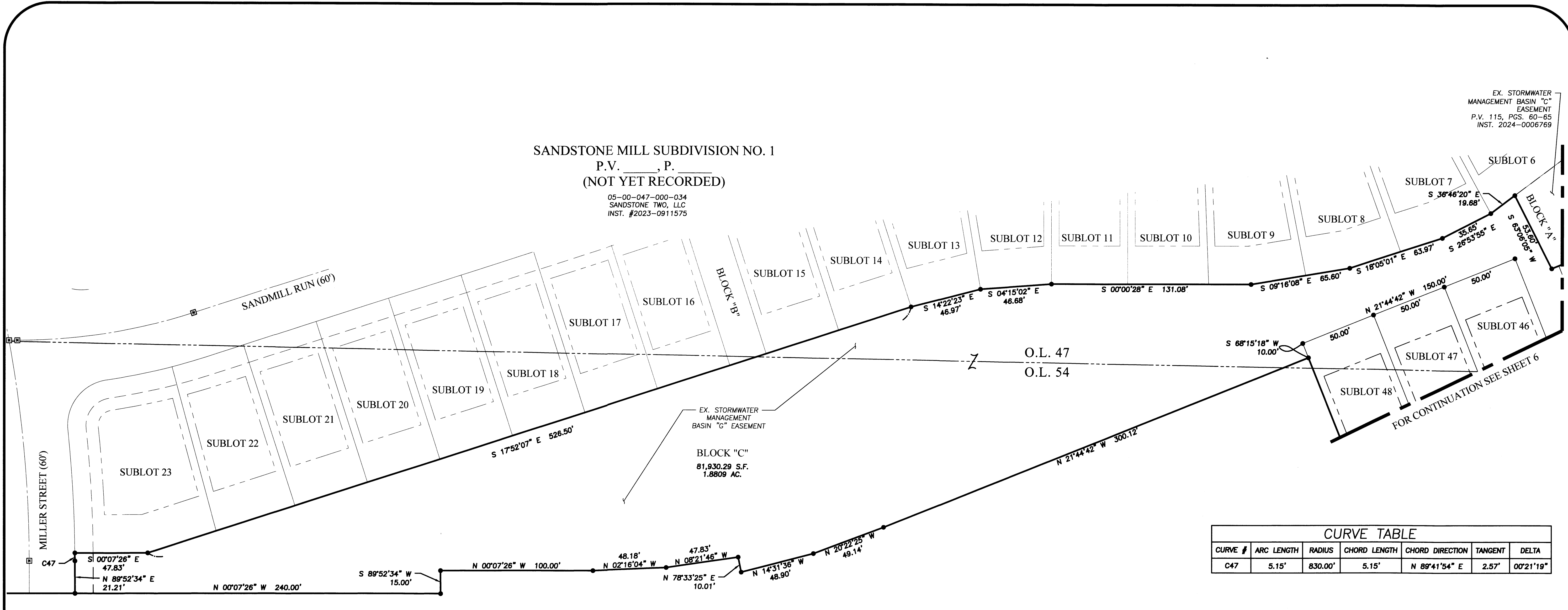
SHEET
6 OF 7
JOB NO.
19-5052F

FOR CONTINUATION SEE SHEET 7

SANDSTONE MILL SUBDIVISION NO. 1
 P.V. _____, P. _____
 (NOT YET RECORDED)

05-00-047-000-034
 SANDSTONE TWO, LLC
 INST. #2023-0911575

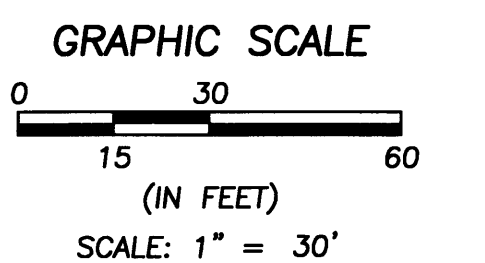
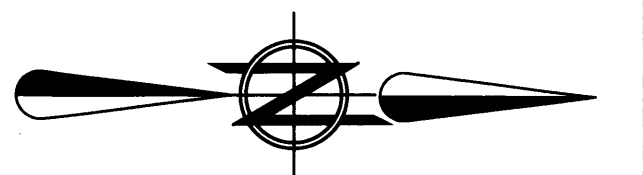
EX. STORMWATER
 MANAGEMENT BASIN "C"
 EASEMENT
 P.V. 115, PGS. 60-65
 INST. 2024-0006769



CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C47	5.15'	830.00'	5.15'	N 89°41'54" E	2.57'	00°21'19"

05-00-054-000-064
 SANDSTONE ONE, LLC
 INST. #2023-0911574
 (86.0798 ACRES REC. & USED)

**REMAINDER PARCEL
 ACREAGE BREAKDOWN**
 5.4216 ACRES WITHIN O.L. 47
 47.5627 ACRES WITHIN O.L. 54
 15.7579 ACRES WITHIN O.L. 55
 68.7422 ACRES TOTAL



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

J:\195052F K:\Drawings\195052F\195052F.dwg, Printed Nov. 12, 2024, 11:41 am

DATE	BY	DESCRIPTION
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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 ONE, LLC
 6150 PARK SQUARE DRIVE
 LORAIN, OH 44053

FOUR SEASONS AT SANDSTONE
 SUBDIVISION NO. 1 PLAT
 TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET
 7 OF 7
 JOB NO.
 19-5052F

Plat Sheet

Instrument # 2024-0014118

Film # _____

Name of Plat FOUR SEASONS AT SANDSTONE subdivision NO 1

Owner: SANDSTONE ONE LLC

Description: 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 and 55 17.3376 ACRES CREATING Sublots 1-48 CONCURRENT AND BLOCKS A, B, C, D, E, F EASEMENTS ALSO

Floor Plans: /

Related/Margin: PLAT Vol 115 pgs 81-86, #2024-0012200 #2024-0001190, 2024-0014116

Comments: _____

Vol 115

Receiving Stamp

Pg. 87, 88, 89, 90, 91, 92, 93

STATE OF OHIO vs. MIKE DORAN, COUNTY RECORDER 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 2024-0014118

OF SAID COUNTY Lorain

Amount \$620.80
Initials: ST

IN TESTIMONY WHEREOF, I HAVE HEREUNTO 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

Jan M. Culp

Plat Sheet

Instrument # 2025-0039525 Film # _____

Name of Plat Four Seasons at Sandstone Subdivision No. 1 Plat

Owner: Sandstone One Inc. refile

Description: Situated in the State of Ohio
County of Lorain Township of Amherst being
part of original Amherst Township lots
46, 47, 54 and 55 Creating Sublots 1-48
Blocks A, B, C, D, E and F. ~ 68.7422 Acres.

Floor Plans: _____

Related/Margin: #2024-0014118 Plat vol. 125 pgs.
re-record 89-93
Comments: _____

Vol. 117

Receiving Stamp
7-9-11

Pg. 13-19

Amount: 608.80
Initials: TM