

EMERALD WOODS SUBDIVISION NO. 11

BEING PART OF BLOCKS "NW" & "OO" IN THE EMERALD WOODS SUBDIVISION NO. 9 PLAT OF ORIGINAL COLUMBIA TOWNSHIP LOTS 4 & 17 NOW IN THE TOWNSHIP OF COLUMBIA, LORAIN COUNTY, OHIO

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. 9.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "EMERALD WOODS SUBDIVISION NO. 11" AS SHOWN HEREON AND CONTAINING 7.2485 ACRES OF LAND IN ORIGINAL LOT 4 AND 5.6565 ACRES OF LAND IN ORIGINAL LOT 17 OF COLUMBIA TOWNSHIP, 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 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
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 4 & 17 OF SAID TOWNSHIP CONTAINING 12.9050 ACRES.

THE UNDERSIGNED EWGC DEVELOPMENT GROUP, LLC HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS EMERALD WOODS SUBDIVISION NO. 11, A SUBDIVISION OF LOTS 473-507, 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 THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 7th DAY OF JANUARY, 2025.

SIGNED _____
SAM PETROS - EWGC DEVELOPMENT GROUP, LLC

WITNESS
GREGORY S. MADON
LUKE N. PETROS

NOTARIAL SEAL
STATE OF OHIO
COUNTY OF Summit

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR _____ WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS 7th DAY OF JANUARY, 2025.

BY: _____ NOTARY PUBLIC
CARLA M. SANTORA
Notary Public, State of Ohio
Recorded in Cuyahoga County
My Commission Expires December 2, 2027

APPROVALS OF SUBDIVISION ENDORSEMENTS

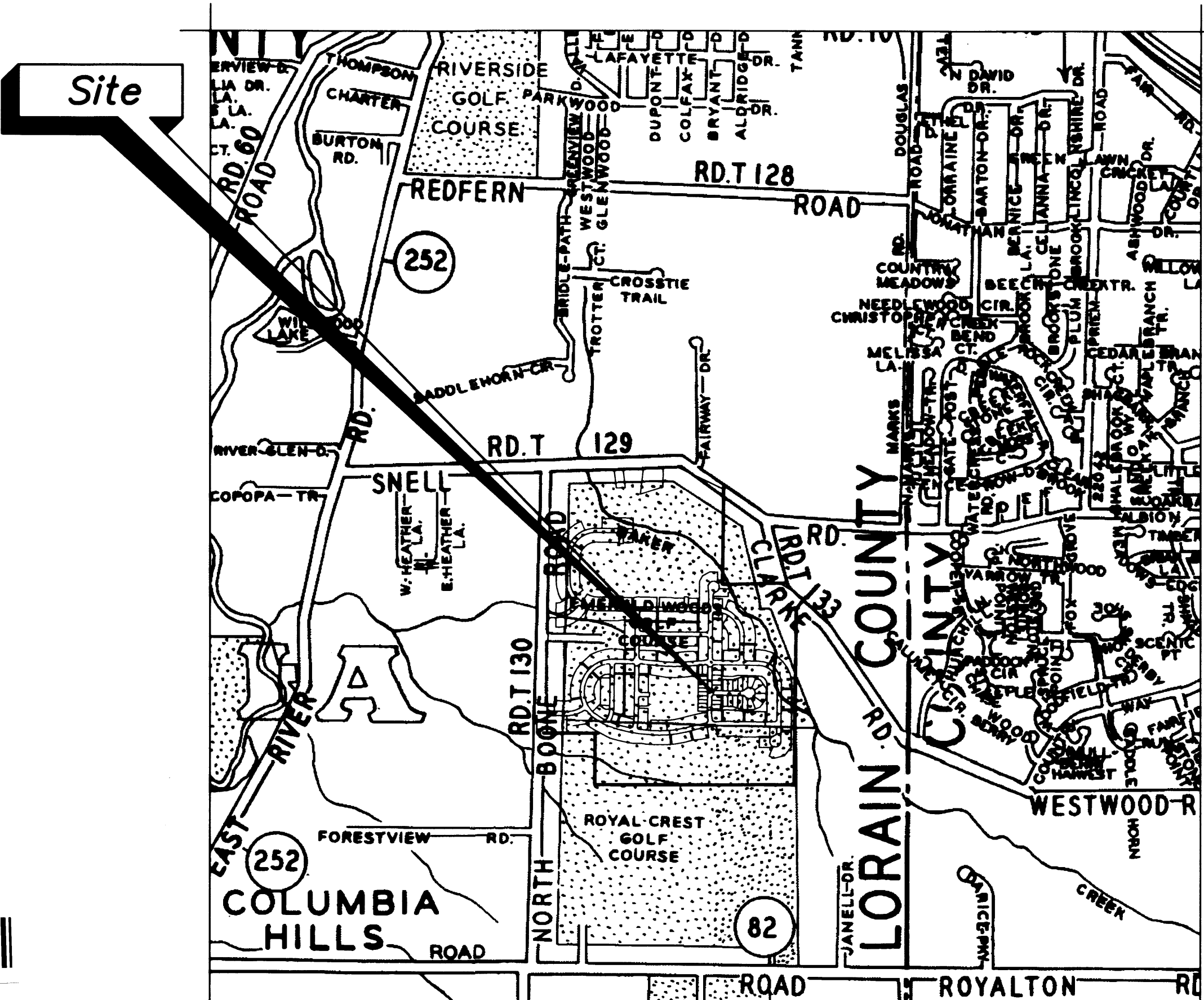
APPROVED THIS 5th DAY OF FEBRUARY 2025
LORAIN COUNTY ENGINEER

APPROVED THIS 5th DAY OF FEBRUARY 2025
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 14th DAY OF FEBRUARY 2025
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS 18th DAY OF February 2025
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 18th DAY OF February 2025
LORAIN COUNTY PLANNING COMMISSION



LOCATION MAP

SUBDIVISION AREA CHART

Description	O.L. 4	O.L. 17	O.L. 18	TOTAL
SUBLOTS (35)	4.7640	3.6829	0.0000	8.4469
BLOCKS VV-YY AT PARCEL A	1.5937	0.9340	0.0000	2.5277
PROP. R/W AT PARCEL A	0.8908	1.0396	0.0000	1.9304
TOTAL SUBDIVISION AC.	7.2485	5.6565	0.0000	12.9050

AREA CHART
LOT SPLIT PARCELS (TO Q)

PARCEL A (33.8463 AC.)

Description	O.L. 4	O.L. 17	O.L. 18
ORIGINAL AC.	11.0973	22.7490	0.0000
SUBD. A AC.	0.0000	0.0000	0.0000
REMAINDER AC.	11.0973	22.7490	0.0000

PARCEL B (0.0000 AC.)

Description	O.L. 4	O.L. 17	O.L. 18
ORIGINAL AC.	0.0000	0.0000	0.0000
SUBD. B AC.	0.0000	0.0000	0.0000
REMAINDER AC.	0.0000	0.0000	0.0000

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT BRAD P. KOLI AS VP LAND ACQ AND FOR PULTE HOME S & F AS OHIO, LLC MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF EMERALD WOODS SUBDIVISION NO. 11 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AND SIDEWALKS SHOWN HEREON.

SIGNED _____

WITNESS
GREGORY S. MADON
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 20th DAY OF JANUARY, 2025.

BY: _____ NOTARY PUBLIC

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

PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENTS

THE UNDERSIGNED OWNER HEREBY GRANTS TO THE HOMEOWNERS ASSOCIATION ONE "PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENT" IDENTIFIED HEREON WITHIN SUBLOT 488, BLOCK "VV", & BLOCK "WW" FOR THE COMMON USE OF ALL FOR MAIL DELIVERY PURPOSES, PUBLIC PARKING, AND PUBLIC WALKWAY. REFER TO COVENANTS AND RESTRICTIONS DOCUMENT #2021-0806066.

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 GRANTEES) 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 GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEES 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

OHIO EDISON COMPANY
CHAD W. HAMPSON

TIME WARNER CABLE
Ron Stark

BUILDING SETBACKS

FRONT BUILDING LINE:	30'
SIDE YARD:	7.5'
REAR YARD (473-488, 505-507):	20'
REAR YARD (489-504):	40'

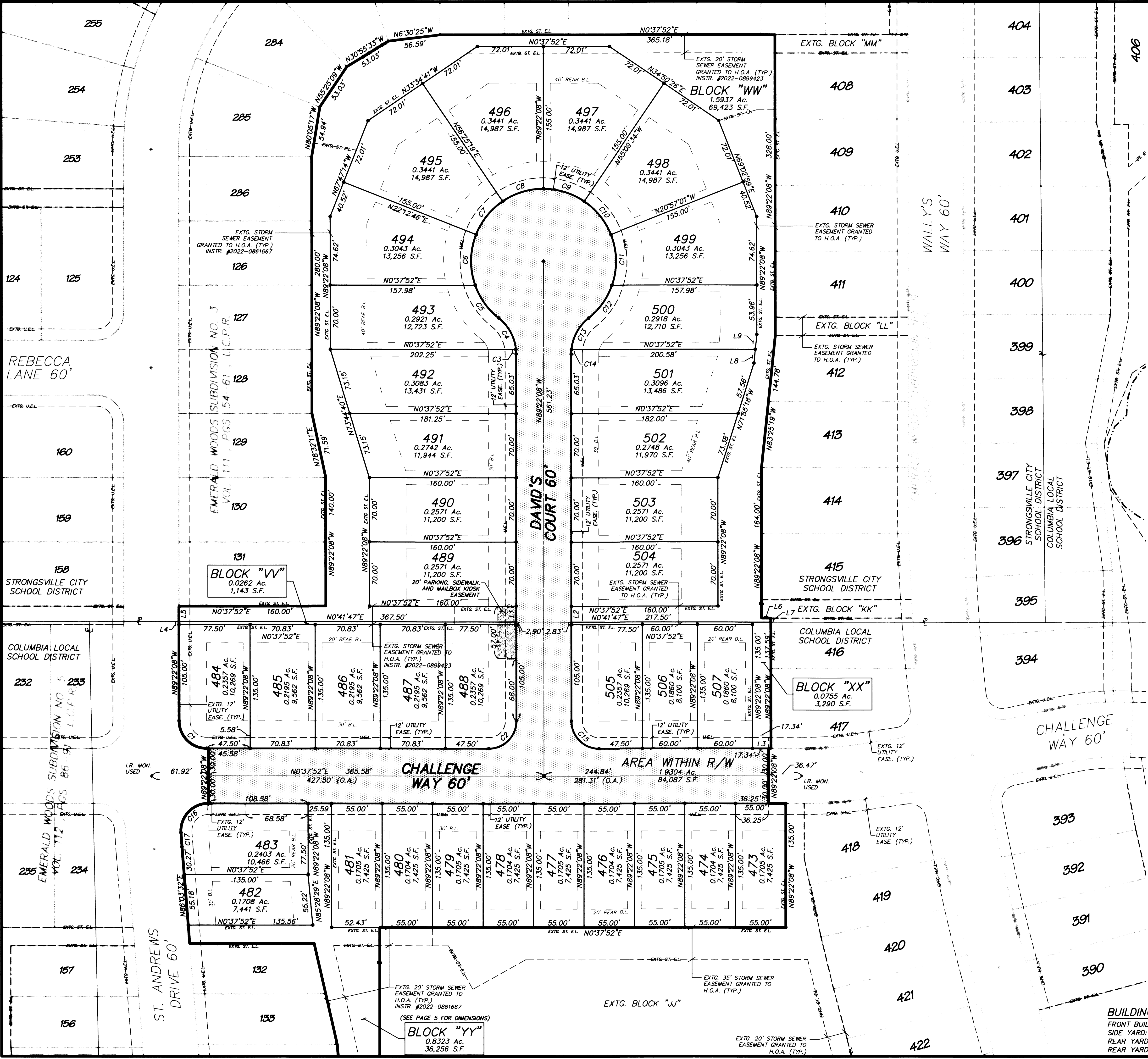
EASEMENT DESCRIPTIONS

--S.W.-E.L.--	PUBLIC SIDEWALK EASEMENT LINE
--U.E.L.--	UTILITY EASEMENT LINE
--S.F.-E.L.--	STORM SEWER EASEMENT LINE
--S.A.-E.L.--	SANITARY SEWER EASEMENT LINE
--C.M.-E.L.--	CREEK MAINTENANCE EASEMENT LINE

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7579 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

FILE NO. K.C. T.C. JUL., 2024
ORDER NO. 472011 Plot 01 4720-11

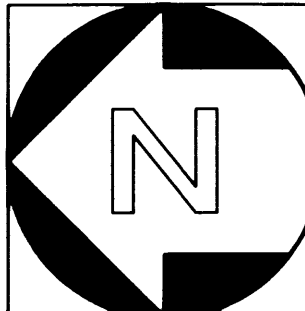
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LINE TABLE		
LINE	LENGTH	BEARING
L1	17.10'	N89°22'08"W
L2	17.17'	N89°22'08"W
L3	20.00'	N0°37'52"E
L4	3.32'	N89°22'08"W
L5	16.68'	N89°22'08"W
L6	10.00'	N0°37'52"E
L7	4.41'	N89°22'08"W
L8	15.17'	N83°25'19"W
L9	16.13'	N83°25'19"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C2	30.00'	47.12'	30.00'	42.43'	N44°22'08"W	90°00'00"
C3	50.00'	4.98'	2.49'	4.98'	N87°46'46"E	5°42'12"
C4	50.00'	40.12'	21.21'	39.05'	N61°56'36"E	45°58'09"
C5	79.00'	44.51'	22.86'	43.92'	N55°05'58"E	32°16'54"
C6	79.00'	56.49'	29.52'	55.30'	N88°16'25"W	40°58'21"
C7	79.00'	47.17'	24.31'	46.47'	N50°40'58"W	34°12'33"
C8	79.00'	47.17'	24.31'	46.47'	N16°28'24"W	34°12'33"
C9	79.00'	47.17'	24.31'	46.47'	N17°44'09"E	34°12'33"
C10	79.00'	47.17'	24.31'	46.47'	N51°56'42"E	34°12'33"
C11	79.00'	56.49'	29.52'	55.30'	N89°32'10"E	40°58'21"
C12	79.00'	44.51'	22.86'	43.92'	N53°50'13"W	32°16'54"
C13	50.00'	40.12'	21.21'	39.05'	N60°40'51"W	45°58'09"
C14	50.00'	4.98'	2.49'	4.98'	N86°31'02"W	5°42'12"
C15	30.00'	47.12'	30.00'	42.43'	N45°37'52"E	90°00'00"
C16	30.00'	49.04'	31.98'	43.76'	N46°11'55"W	93°39'35"
C17	970.00'	15.45'	7.73'	15.45'	N86°30'55"E	0°54'45"

- LEGEND:**
- DEDICATED RIGHT OF WAY
 - PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENT
 - PUBLIC SIDEWALK EASEMENT LINE
 - UTILITY EASEMENT LINE
 - STORM SEWER EASEMENT LINE



BUILDING SETBACKS

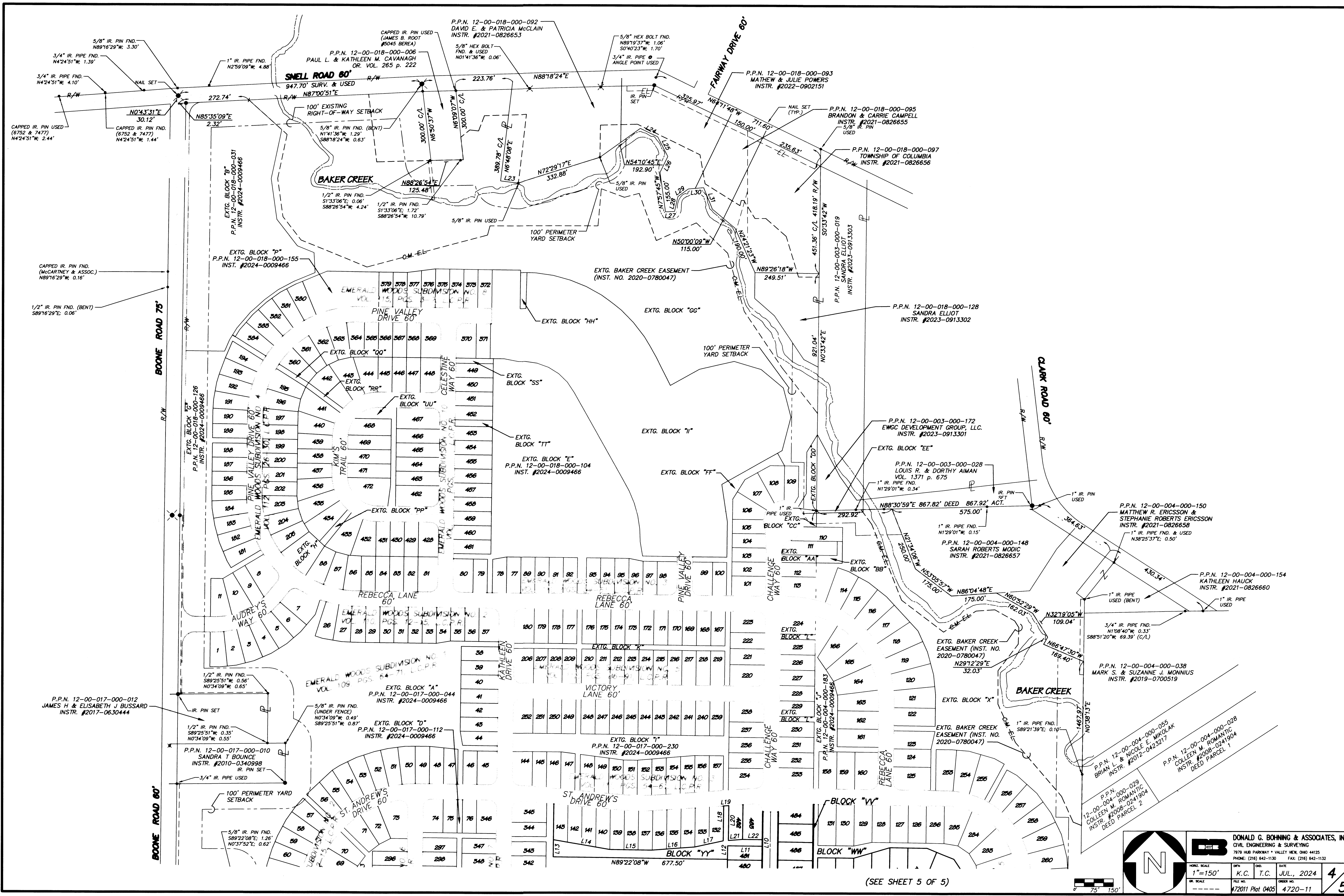
FRONT BUILDING LINE: 30'
SIDE YARD: 7.5'
REAR YARD (473-488, 505-507): 20'
REAR YARD (489-504): 40'



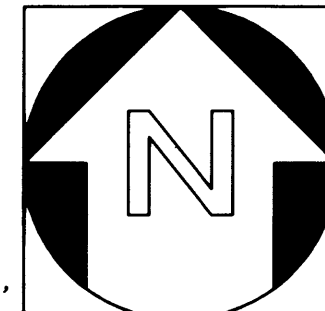
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HORIZ. SCALE	DWN	ORD.	DATE	3 5
1"=50'	K.C.	T.C.	JUL., 2024	
OR. SCALE	FILE NO.	ORDER NO.	472011 Plat 03 4720-11	

10/7/2024 10:27:28 AM 10/7/2024 10:27:28 AM



(SEE SHEET 5 OF 5)



DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132			
DATE	FILE NO.	ORDER NO.	4
JUL., 2024	472011 Plot 0405	4720-11	5

LINE TABLE		
LINE	LENGTH	BEARING
L10	25.59'	N0°37'52"E
L11	135.00'	N89°22'08"W
L12	52.43'	N0°37'52"E
L13	66.80'	N0°37'52"E
L14	22.79'	N80°17'21"W
L15	165.00'	N89°22'08"W
L16	165.66'	N85°29'45"E
L17	112.80'	N77°50'00"E
L18	135.56'	N0°37'52"E
L19	20.06'	N86°03'32"E
L20	135.56'	N0°37'52"E
L21	55.22'	N85°28'29"E
L22	77.50'	N89°22'08"W
L23	69.23'	N83°11'52"W
L24	75.00'	N64°11'48"W
L25	85.79'	N27°19'36"W
L26	68.53'	N25°48'12"E
L27	35.00'	N88°26'09"E
L28	60.00'	N12°34'44"E
L29	50.00'	N53°09'52"E
L30	60.00'	N85°19'41"E
L31	90.00'	N22°07'32"W

(SEE SHEET 4 OF 5)

