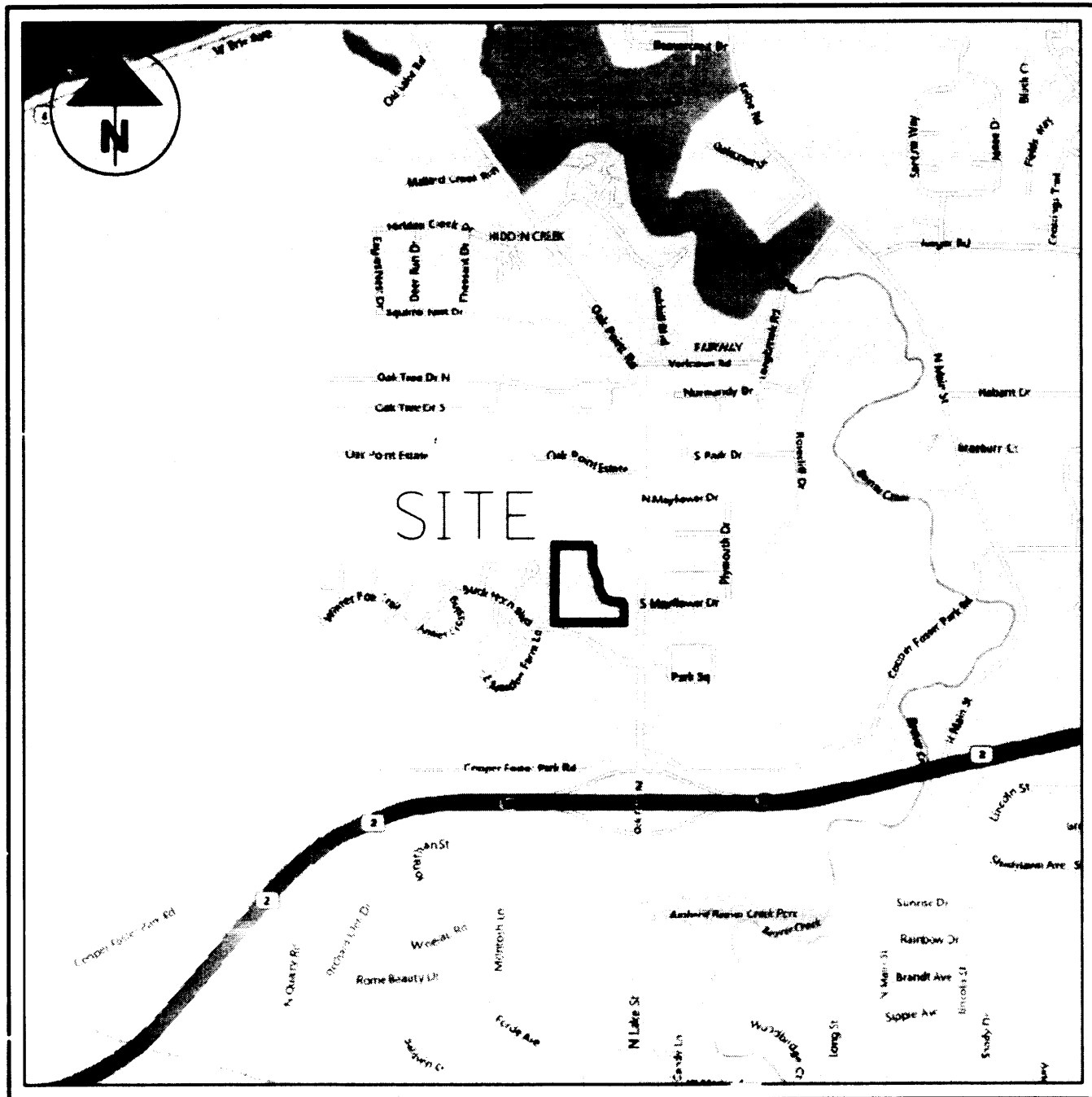


Sandy Springs Subdivision No. 5

Creating Sublot Lot Nos. 131 through 160, Block 'K', Block 'L', Block 'M', Block 'N', Block 'O' and Dedicating a portion of Audriana Way

Situated in the City of Lorain, County of Lorain and State of Ohio and known as being part of Original Amherst Township Lot. No. 1, further known as being a replat of all of Block 'H' as shown on Sandy Springs Subdivision No. 3, recorded in Instrument No. 2023-0903238 of the Lorain County Recorder's Records, a replat of Block 'H' as shown on Deerfield Estates Subdivision No. 1, recorded in Plat Volume 84, Page 60 of the Lorain County Recorder's Records.



LOCATION MAP N.T.S.

LATITUDE: 41°25'10"
LONGITUDE: -82°14'25"

UTILITY EASEMENTS:

WE THE UNDERSIGNED, OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE COLUMBIA GAS OF OHIO, INC., OHIO EDISON COMPANY, CENTURY TELEPHONE OF OHIO, ANY OTHER LEGALLY ALLOWABLE UTILITY COMPANIES AND THE CITY OF LORAIN, OHIO, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREET LINES TO CONSTRUCT, PLACE, AND OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, PIPELINES, SURFACE OR BELOW MOUNTED TRANSFORMERS, AND PEDESTALS, CONCRETE PADS, STORM AND SANITARY SEWERS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, AND DISTRIBUTING NATURAL GAS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE, UPON WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE BY THESE EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMA 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 CABLES 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. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

GRANTOR:

SANDY SPRINGS DEVELOPMENT, LLC

Thomas J. Oster
PRESIDENT
THOMAS J. OSTER

SURVEYOR'S NOTE:

THIS SURVEY HAS BEEN PERFORMED WITHOUT A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT PROPERTY.

SUBDIVISION CONFORMS TO ORIGINAL PUD AS APPROVED IN 2021 AND APPROVED VARIANCE FOR PUD AS APPROVED IN DECEMBER OF 2023

AREA TABLE	
Sublots (41)	10.8316 acres
Block 'A'	6.3579 acres
Block 'B'	9.1231 acres
Block 'C'	0.4201 acres
Block 'D'	29.2086 acres
Right of Way (New)	0.6454 acres
Right of Way (Sugar Ridge Rd.)	0.8085 acres
Total	50.3950 acres

AREA TABLE	
Sublots (30)	3.5329 acres
Block 'K'	5.4849 acres
Block 'L'	0.1163 acres
Block 'M'	0.0575 acres
Block 'N'	2.8125 acres
Block 'O'	7.0478 acres
Right of Way (New)	1.2568 acres
Total	20.3087 acres

APPROVALS:

LORAIN CITY ENGINEER CERTIFICATE:

APPROVED BY THE ENGINEER OF THE CITY OF LORAIN, OHIO, ON THIS 25th DAY OF June, 2025

Dale Vandermolen, PE
LORAIN CITY ENGINEER

6/25/2025
DATE

COUNCIL CERTIFICATE:

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN.

BY ORDINANCE NO. 90-25

APPROVED THIS 16th DAY OF June, 2025

Brianne Dull
CLERK OF COUNCIL

PLANNING COMMISSION:

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN.

Bradley
CHAIRMAN, CITY OF LORAIN
PLANNING COMMISSION

6/24/2025
DATE

LAW DIRECTOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION PLAT IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE PLAT IS HEREBY APPROVED AS TO FORM.

AA Bray
LAW DIRECTOR, CITY OF LORAIN

6/23/2025
DATE

PARK DEPARTMENT CERTIFICATE:

THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 111.05 AS APPROVED BY ORDINANCE NO. 186-85 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN HAVE BEEN MET. WHEREIN THE PARK DEDICATION HAS BEEN MAILED AND OTHER CONSIDERATIONS ACCEPTED IN LIEU THEREOF.

R. H. H.
DIRECTOR OF PUBLIC SAFETY/SERVICE

6/24/2025
DATE

MORTGAGE RELEASE:

WE THE UNDERSIGNED, *NVR, Inc.*

HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC USE FROM THE OPERATION OF SAID MORTGAGE(S) AND/OR OTHER INTERESTS.

NVR, Inc.
MORTGAGEE

Emilie Katchor
TITLE: Division Manager/Vice President

NOTARY:

STATE OF OHIO
COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 24th DAY OF May, 2025.

Shelley Briggs
NOTARY PUBLIC

MY COMMISSION EXPIRES:

OWNERS CERTIFICATION AND ACCEPTANCE:

I, THE UNDERSIGNED OWNER, SANDY SPRINGS DEVELOPMENT, LLC, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE SANDY SPRINGS SUBDIVISION No. 5 AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON, AS A CONDITION ON THE PART OF THE ALLOTTER AND ACCEPTANCE OF THE PART OF THE CITY OF LORAIN, THE OWNERS OF THE LOTS OF THIS PLAT ARE FOREVER PROHIBITED FROM PLANTING TREES AND SHRUBS IN ANY PART OF THE STREETS SHOWN HEREON.

SANDY SPRINGS DEVELOPMENT, LLC

Thomas J. Oster
PRESIDENT
THOMAS J. OSTER

WITNESS

NOTARY:

STATE OF OHIO
COUNTY OF Lorain

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 08th DAY OF MAY, 2025.

Sarah R. Weinstein
NOTARY PUBLIC

MY COMMISSION EXPIRES: 06-21-2026

OWNERS CERTIFICATION AND ACCEPTANCE:

I, THE UNDERSIGNED OWNER, DEERFIELD ESTATES HOMEOWNERS ASSOCIATION INC, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE SANDY SPRINGS SUBDIVISION No. 5 AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON, AS A CONDITION ON THE PART OF THE ALLOTTER AND ACCEPTANCE OF THE PART OF THE CITY OF LORAIN, THE OWNERS OF THE LOTS OF THIS PLAT ARE FOREVER PROHIBITED FROM PLANTING TREES AND SHRUBS IN ANY PART OF THE STREETS SHOWN HEREON.

DEERFIELD ESTATES HOMEOWNERS ASSOCIATION INC

Daniel Griffin
PRESIDENT
Daniel Griffin

WITNESS

NOTARY:

STATE OF OHIO
COUNTY OF Lorain

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 16th DAY OF MAY, 2025.

Sarah R. Weinstein
NOTARY PUBLIC

MY COMMISSION EXPIRES: 06-21-2026

MORTGAGE RELEASE:

WE THE UNDERSIGNED, *First Federal Savings & Loan Association of Lakewood*

HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC USE FROM THE OPERATION OF SAID MORTGAGE(S) AND/OR OTHER INTERESTS.

First Federal Savings & Loan Association of Lakewood

Joseph P. Lester
BY: Joseph P. Lester

TITLE: SVP

NOTARY:

STATE OF OHIO
COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 9th DAY OF May, 2025.

Robert J. Bancroft
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/31/2027

SURVEYOR'S CERTIFICATION:

THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND SURVEY RECORDS, AS APPLICABLE. DISTANCES ARE GIVEN IN FEET AND DECIMAL POINTS THEREOF. ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT AND THE SURVEY BALANCES AND CLOSES TO THE BEST OF MY KNOWLEDGE. ALL MONUMENTS SHOWN HEREON EXIST.

Daniel P. Engle
DANIEL P. ENGLE, P.S.
REGISTERED PROFESSIONAL SURVEYOR NO. 8452

DATE



2025-0060912

PLAT Fee: \$267.20 Page 1 of 4
Recorded: 7/24/2025 at 01:02 PM
Receipt: T20250016450

Lorain County Recorder Mike Doran



Plat vol.
118
pages 2021,22

TRANSFERRED

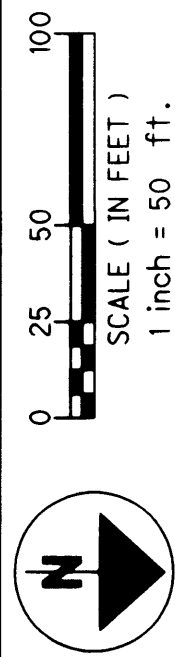
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LORAIN COUNTY AUDITOR

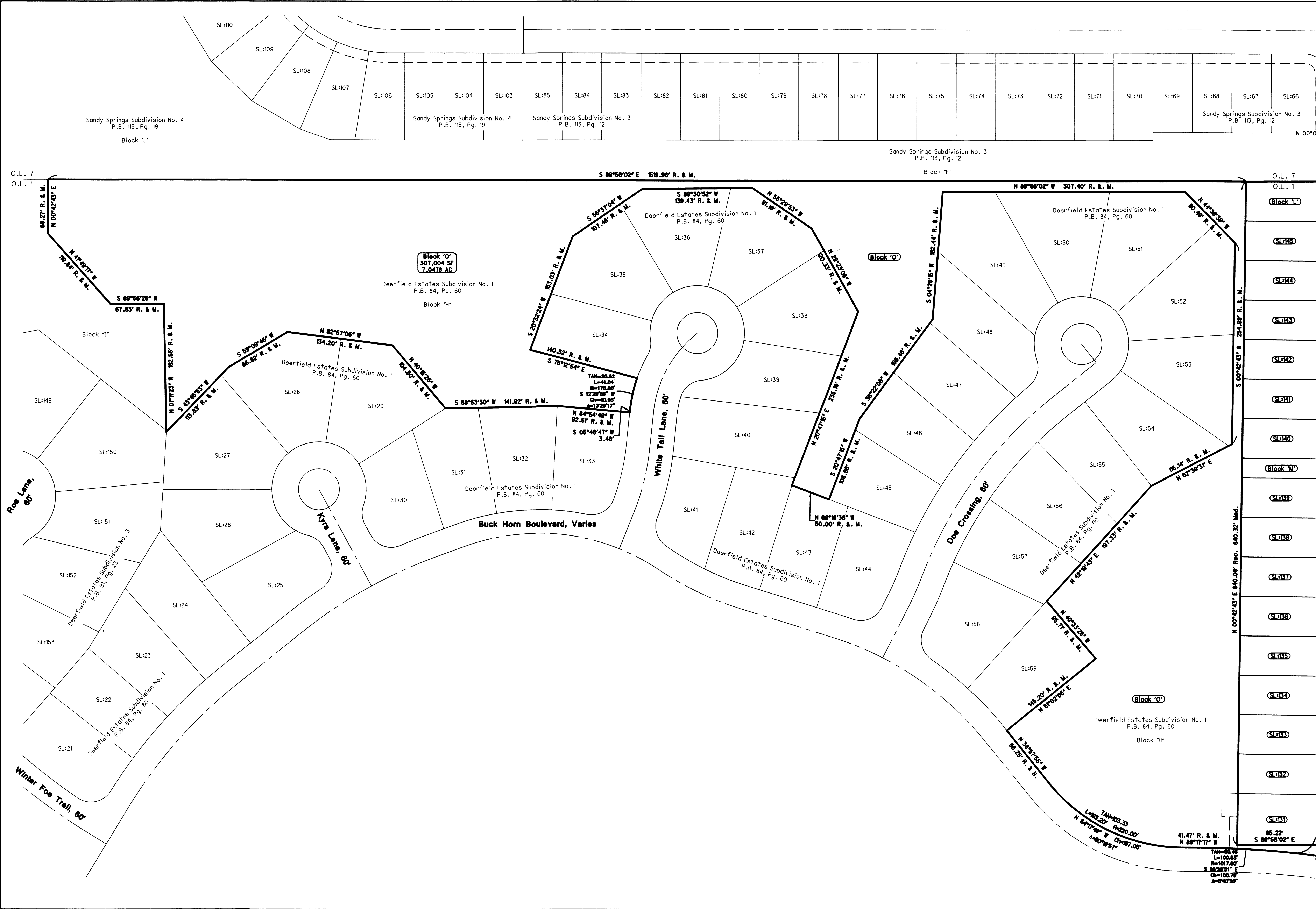
Deerfield Estates
Subdivision No. 1
P.B. 84, Pg. 60

Block "H"

Block "H"
122,514 SF
2,8125 AC

P.P.N. 0500001000147
states Homeowners Association INC
08/17/2011
Instr. No. 2011-0382322
9.89 Ac. Dd.





Plat SheetInstrument # 2025-0060912 Film # _____Name of Plat Sandy Springs Subdivision No. 5
Owner: Sandy Springs Development Deerfield Estates
Homeowner Association
Inc.Description: Situated in the State of Ohio
County of Lorain City of Lorain being
Part of Amherst Township lot 1 20.3087
AcresContaining Sublots 131 through 160 Blocks
K, L, M, N and O
being Part of Block H in Sandy Springs
Development No. 3 and Part of Block
H in Deerfield Estates Subdivision No. 1

Floor Plans: _____

Related Margin: 2023-0903238 and Plat vol.
84 Page 60Comments: EVAN PO / GayleVol 118Receiving StampPg. 20, 21, 22Amount: \$ 267.20 2 mlt
Initials: IM