

SANDSTONE MILL SUBDIVISION NO. 2 PLAT

SITUATED IN THE TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL AMHERST TOWNSHIP LOT NUMBERS 47 & 54.

APPROVALS:

APPROVED THIS 5 DAY OF DECEMBER, 2025

Kenneth P. Carney
LORAIN COUNTY ENGINEER
KENNETH P. CARNEY, SR.

APPROVED THIS 5 DAY OF DECEMBER, 2025

Kenneth P. Carney
LORAIN COUNTY SANITARY ENGINEER
KENNETH P. CARNEY, SR.

APPROVED THIS 4th DAY OF December, 2025

Joseph Waldner
LORAIN RURAL WATER

APPROVED THIS 12 DAY OF November, 2025

Jack Fisher
LORAIN COUNTY SOIL AND WATER
CONSERVATION DISTRICT - JACK FISHER

APPROVED THIS 28th DAY OF October, 2025

Neil Lynch
CHAIRPERSON-AMHERST TWP. TRUSTEES
NEIL LYNCH

APPROVED THIS 4th DAY OF December, 2025

Robert Duncan
DIRECTOR-LORAIN CO. PLANNING COMMISSION
ROBERT DUNCAN

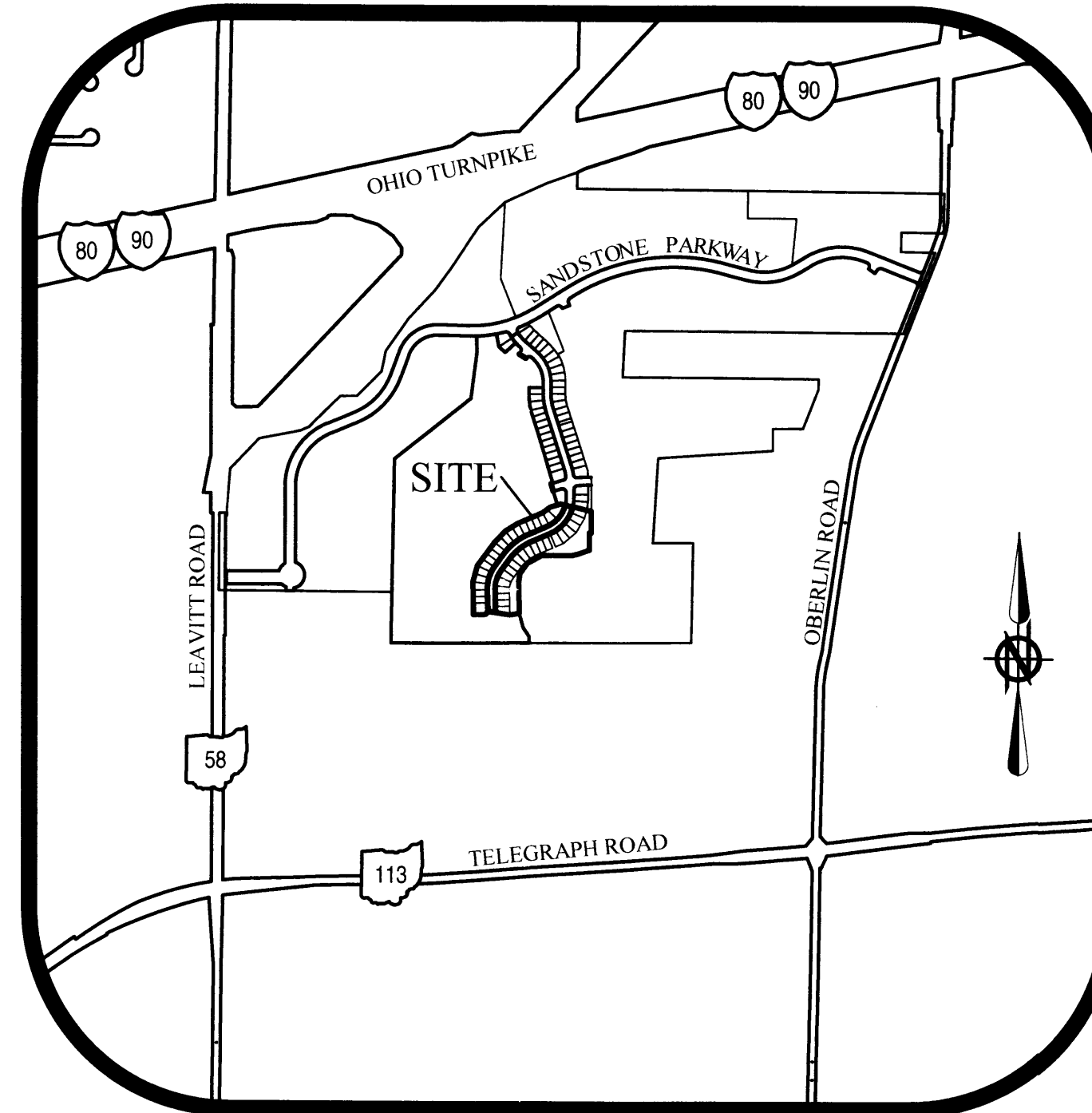
APPROVED THIS 8th DAY OF December, 2025

LEIGH prugh
LORAIN CO. PROSECUTOR'S OFFICE
DAVID PETTICORD

APPROVED THIS 8 DAY OF December, 2025

RECORDED THIS 9th DAY OF December, 2025
IN PLAT BOOK 119, PAGES 5-6-7-8-9

Mike Doran
LORAIN COUNTY RECORDER
MIKE DORAN



LOCATION MAP
NOT TO SCALE

ACREAGE SUMMARY

5.5976 ACRES IN SUBLOTS 44-83
1.5175 ACRES IN PROPOSED RIGHT-OF-WAY
1.8155 ACRES IN BLOCK "D"
8.9306 AC. TOTAL IN SUBDIVISION

REMAINDER ACREAGE SUMMARY

TOTAL REMAINDER IN O.L. 47	43.2746 ACRES
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2025-0078264
PLAT Fee: \$432.00 Page 1 of 6
Recorded: 12/9/2025 at 02:40 PM
Receipt: T20250028982
Lorain County Recorder Mike Doran

Plat Vol 119
Pgs. 5-6-7-8-9

TRANSFERRED
IN COMPLIANCE WITH ORC 153.202
OHIO RECYCLING CODE
DEC - 9 2025 NM
1 CRAIG SHODGRASS, CPA, CCFM
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: SANDSTONE TWO LLC

BY: Thomas J. Oster 10-29-25
DATE
Thomas J. OSTER, Manager

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED AS SHOWN HEREON AND CONTAINING 8.9306 ACRES OF LAND, OF WHICH 7.6267 ACRES LIE WITHIN ORIGINAL AMHERST TOWNSHIP LOT NO. 47, AND 1.3039 ACRES LIE WITHIN ORIGINAL AMHERST TOWNSHIP LOT NO. 54, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED O 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 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
9/30/2025
DATE

MORTGAGOR'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. 2 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: Thomas J. Oster Manager
(PRINTED NAME) (TITLE)
Thomas J. Oster
(SIGNATURE)

NOTARY PUBLIC:

STATE OF OHIO

COUNTY OF

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 29th DAY OF OCTOBER, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES:



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. 2 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)
Matthew S. Bright
(SIGNATURE)

NOTARY PUBLIC:

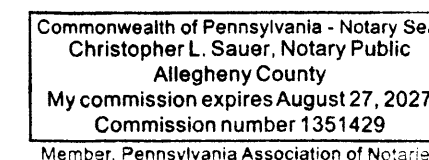
STATE OF OHIO

COUNTY OF

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 30th DAY OF October, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES:



MORTGAGOR'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. 2 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 10/28/2025
(PRINTED NAME) (DATE)
Emilie Katcher
(SIGNATURE)

NOTARY PUBLIC:

STATE OF OHIO

COUNTY OF

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 October, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES:



REVISION	DATE	BY	DESCRIPTION
	03-15-2024	AMK	ISSUE TO COUNTY
	06-07-2024	AMK	ISSUE TO COUNTY
	07-21-2025	AMK	REVISED REAR SETBACK
	09-30-2025	AMK	FINAL PLAT TO COUNTY

DRAWN BY:
SIM
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. 2 PLAT
TITLE SHEET
TOWNSHIP OF AMHERST, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 5
JOB NO.
19-5052G-2

NOTES:

1. SEE SHEET 3 FOR LEGEND AND PROPERTY OWNERSHIP TABLE.
2. SEE SHEETS 4 - 5 FOR MORE DETAIL AND PROPERTY PIN PLACEMENT.
3. STORM WATER MANAGEMENT EASEMENTS AND ACCESS

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. 2024-0012200 AND THE INSPECTION & MAINTENANCE AGREEMENT, AS IT MAY BE AMENDED FROM TIME TO TIME, FILES AS INSTRUMENT NO. 2024-0013190 AND AS AMENDED IN INSTRUMENT NO. 2025-0044940. 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.

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 DATED MARCH 14, 2023.
- SANDSTONE MILL SUBDIVISION NO. 1 PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY DATED APRIL 22, 2024 RECORDED IN PLAT VOLUME 115, PAGES 81-86.

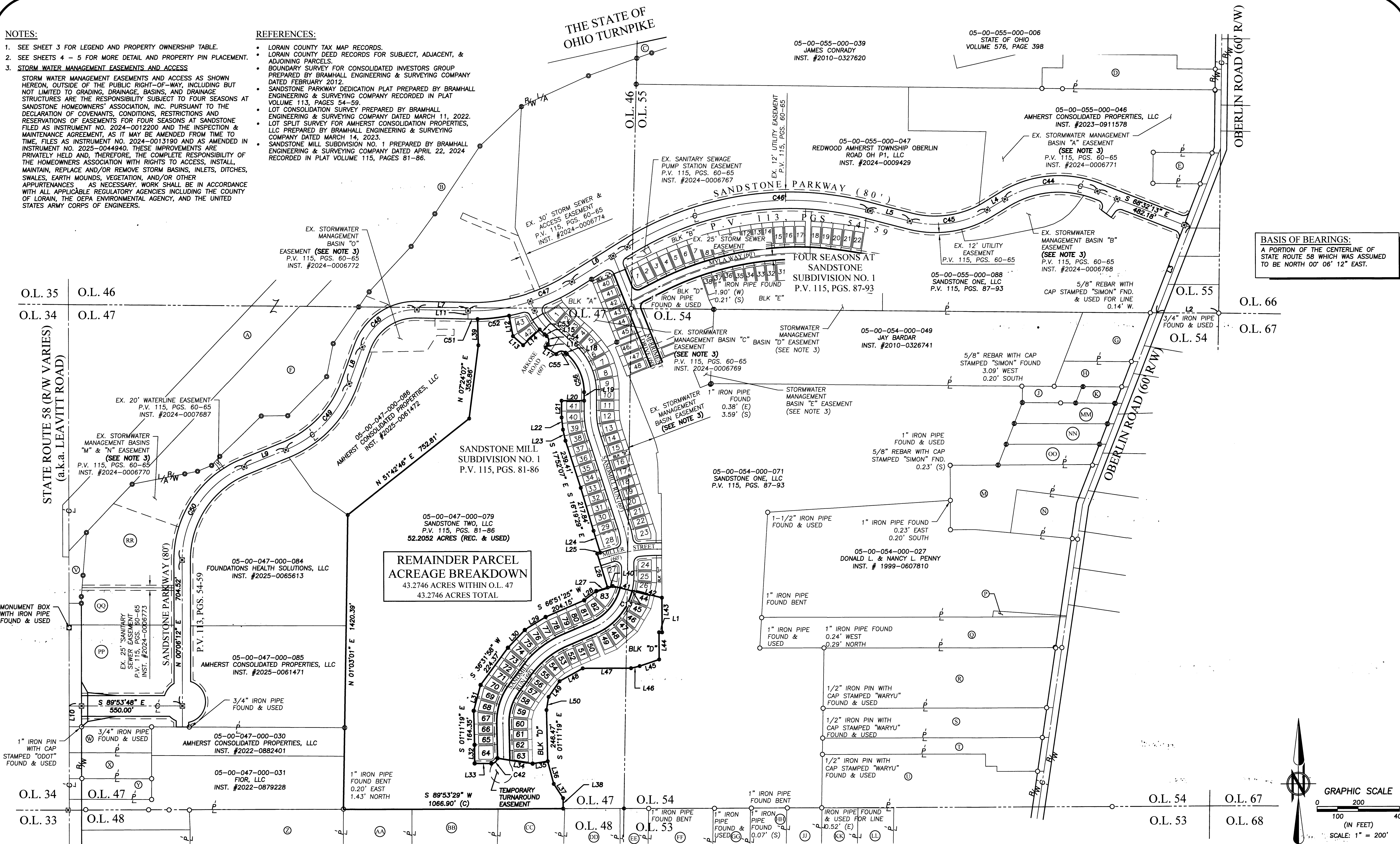


TABLE OF OWNERSHIP					
(A)	05-00-046-000-023 OHIO TURNPIKE COMMISSION O.R. VOLUME 842, PAGE 90	(T)	05-00-054-000-046 COMMUNITY IMPROVEMENT RIGHT WAY, LLC INST. #2024-0004766	(NM)	05-00-054-000-060 RONALD PATRICK SHONK INST. #2023-0904889
(B)	05-00-046-000-036 OHIO TURNPIKE COMMISSION INST. # 2005-0063113	(U)	05-00-054-000-039 AARON R. TAYLOR, ET AL O.R. VOLUME 1482, PAGE 859	(NN)	05-00-054-000-061 HALLE PARIS INST. #2024-0008663
(C)	05-00-055-000-038 OHIO TURNPIKE COMMISSION INST. # 2003-0946342	(V)	05-00-047-000-024 OHIO TURNPIKE COMMISSION INST. # 2005-0063113	(OO)	05-00-054-000-062 BENJAMIN ADAM LANGFORD & ASHLEY LANGFORD INST. #2023-0918643
(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	(PP)	05-00-047-000-080 AMHERST CONSOLIDATED PROPERTIES, LLC INST. #2025-0042987
(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	(QQ)	05-00-047-000-081 AMHERST CONSOLIDATED PROPERTIES, LLC INST. #2025-0042988
(F)	05-00-047-000-025 OHIO TURNPIKE COMMISSION INST. # 2005-0063113	(Y)	05-00-047-000-014 SWANER FAMILY, LLC INST. # 2022-0879248	(RR)	05-00-047-000-083 AMHERST CONSOLIDATED PROPERTIES, LLC INST. #2025-0042989
(G)	05-00-054-000-052 DAVID S. STACKNICK INST. #2016-0603815	(Z)	05-00-048-000-015 BARBARA J. SLUMAN, 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. KRZEWIENIESWKI 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 ELIZABETH C. WRIGHT & JODI KENNICUTT INST. #2024-0004576	(II)	NOT USED		
(Q)	05-00-054-000-018 ELIZABETH C. WRIGHT & JODI KENNICUTT 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		

LEGEND

⊙

5/8" x 30" IRON
STAMPED "BRAMHALL

●

5/8" x 30" IRON
STAMPED "BRAMHALL
SET

○

IRON PIN/PIPE FOUND

⊗

IRON PIN FOUND WITH
CAP STAMPED "O.D."

⊞

MONUMENT BOX FOUND
(AS INDICATED)

⊞

MONUMENT BOX SET
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
INFORMATION

$\frac{1}{2}$

CENTERLINE

R_W

RIGHT-OF-WAY LINE

$\frac{1}{2}$ P/L

PROPERTY LINE

LINE TABLE		
LINE #	LENGTH	BEARING
L1	15.00'	S 89°52'34" W
L2	299.92'	N 89°28'50" W
L3	443.58'	N 21°27'47" E
L4	100.15'	N 58°58'11" E
L5	209.18'	N 75°26'10" W
L6	317.32'	S 58°08'22" W
L7	249.20'	S 88°36'26" E
L8	187.45'	N 20°08'06" E
L9	218.41'	N 67°49'48" E
L10	100.00'	N 00°06'12" E
L11	40.00'	S 01°23'34" W
L12	100.10'	S 10°39'27" E
L13	66.08'	S 48°05'46" E
L14	109.64'	N 47°38'19" E
L15	13.40'	S 48°34'00" E
L16	19.30'	S 32°17'51" W
L17	60.00'	S 57°42'09" E
L18	9.16'	S 48°34'00" E
L19	41.06'	S 00°00'28" E
L20	110.00'	S 89°59'32" W
L21	80.64'	S 00°00'28" E
L22	59.14'	S 06°10'44" E
L23	55.14'	S 12°32'43" E
L24	110.00'	S 17°01'44" E
L25	15.35'	S 72°58'16" W
L26	170.00'	S 17°01'44" E
L27	57.44'	S 72°58'16" W
L28	73.77'	S 53°03'12" W
L29	118.49'	S 58°59'54" W
L30	118.47'	S 43°55'04" W
L31	129.24'	S 15°02'03" W
L32	89.18'	S 00°07'26" E
L33	81.11'	N 89°52'33" E
L34	173.35'	S 80°46'17" E
L35	74.17'	N 81°16'06" E
L36	113.06'	S 14°48'21" E
L37	82.20'	S 33°26'58" E
L38	50.17'	S 00°06'31" E
L39	126.25'	N 01°24'25" W
L40	25.75'	N 72°58'16" E
L41	97.09'	S 75°45'02" E
L42	148.16'	S 76°16'58" E
L43	167.06'	S 00°07'26" E
L44	131.34'	S 00°03'51" E
L45	100.00'	S 71°11'24" W
L46	43.31'	S 76°34'17" W
L47	234.46'	S 89°48'49" W
L48	128.55'	S 61°17'49" W
L49	92.50'	S 35°15'12" W
L50	64.45'	S 09°12'35" W

LEGEND

- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL ENG & SURV" SET
- IRON PIN/PIPE FOUND
- IRON PIN FOUND WITH CAP STAMPED "O.D.O.T."
- MONUMENT BOX FOUND (AS INDICATED)
- 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
- R/W RIGHT-OF-WAY LINE
- P/L PROPERTY LINE

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	252.50'	275.00'	243.72'	S 40°33'11" W	135.94'	52°36'27"
C2	238.17'	450.00'	235.40'	S 51°41'41" W	121.94'	30°19'27"
C3	181.05'	275.00'	177.80'	S 17°40'19" W	93.94'	37°43'18"
C4	10.91'	60.00'	10.89'	S 04°01'12" W	5.47'	10°25'03"
C5	280.04'	305.00'	270.31'	S 40°33'11" W	150.76'	52°36'27"
C6	224.95'	245.00'	217.13'	N 40°33'11" E	121.11'	52°36'27"
C7	222.29'	420.00'	219.70'	S 51°41'41" W	113.81'	30°19'27"
C8	254.04'	480.00'	251.09'	N 51°41'41" E	130.07'	30°19'27"
C9	161.30'	245.00'	158.40'	S 17°40'19" W	83.70'	37°43'18"
C10	200.80'	305.00'	197.19'	N 17°40'19" E	104.19'	37°43'18"
C11	16.36'	90.00'	16.34'	S 04°01'12" W	8.20'	10°25'03"
C12	5.46'	30.00'	5.45'	N 04°01'12" E	2.74'	10°25'03"
C13	2.83'	305.00'	2.83'	N 13°59'00" E	1.42'	00°31'56"
C14	47.15'	305.00'	47.10'	N 18°08'45" E	23.62'	08°51'26"
C15	47.15'	305.00'	47.10'	N 27°00'09" E	23.62'	08°51'23"
C16	47.15'	305.00'	47.10'	N 35°51'33" E	23.62'	08°51'23"
C17	47.15'	305.00'	47.10'	N 44°42'56" E	23.62'	08°51'23"
C18	47.15'	305.00'	47.10'	N 53°34'20" E	23.62'	08°51'23"
C19	47.15'	305.00'	47.10'	N 62°25'43" E	23.62'	08°51'23"
C20	25.44'	420.00'	25.43'	N 65°07'19" E	12.72'	03°28'12"
C21	61.98'	420.00'	61.93'	N 59°09'33" E	31.05'	08°27'20"
C22	61.98'	420.00'	61.93'	N 50°42'14" E	31.05'	08°27'20"
C23	61.98'	420.00'	61.93'	N 42°14'54" E	31.05'	08°27'20"
C24	10.91'	420.00'	10.91'	N 37°16'36" E	5.45'	01°16'36"
C25	55.16'	245.00'	55.04'	N 30°05'00" E	27.70'	12°53'55"
C26	76.56'	245.00'	76.25'	N 14°40'54" E	38.80'	17°54'18"
C27	29.58'	245.00'	29.56'	N 02°16'13" E	14.81'	06°55'05"
C28	126.71'	245.00'	125.30'	S 29°03'57" W	64.81'	29°37'58"
C29	78.63'	245.00'	78.29'	S 53°04'35" W	39.66'	18°23'19"
C30	19.61'	245.00'	19.61'	S 64°33'50" W	9.81'	04°35'10"
C31	32.52'	480.00'	32.52'	S 64°54'57" W	16.27'	03°52'55"
C32	48.00'	480.00'	47.98'	S 60°06'36" W	24.02'	05°43'46"
C33	48.00'	480.00'	47.98'	S 54°22'50" W	24.02'	05°43'46"
C34	48.00'	480.00'	47.98'	S 48°39'03" W	24.02'	05°43'46"
C35	48.00'	480.00'	47.98'	S 42°55'17" W	24.02'	05°43'46"
C36	29.52'	480.00'	29.52'	S 38°17'41" W	14.77'	03°31'26"
C37	13.11'	305.00'	13.11'	S 35°18'05" W	6.56'	02°27'45"
C38	46.92'	305.00'	46.88'	S 29°39'46" W	23.51'	08°48'53"
C39	46.92'	305.00'	46.88'	S 20°50'53" W	23.51'	08°48'53"
C40	46.92'	305.00'	46.88'	S 12°02'00" W	23.51'	08°48'53"
C41	46.92'	305.00'	46.88'	S 03°13'07" W	23.51'	08°48'53"
C42	42.23'	30.00'	38.83'	S 49°33'08" W	25.46'	80°38'50"
C43	47.68'	30.00'	42.82'	S 44°20'37" W	30.56'	91°03'52"
C44	467.25'	510.00'	451.08'	N 85°12'59" E	251.47'	52°29'36"
C45	389.93'	490.00'	379.72'	N 81°46'01" E	205.95'	45°35'39"
C46	1215.39'	1500.00'	1182.42'	N 81°21'06" E	643.28'	46°25'28"
C47	531.05'	915.00'	623.63'	S 74°45'58" W	273.24'	33°15'12"
C48	342.01'	275.00'	320.39'	N 55°45'50" E	197.09'	71°15'28"
C49	457.84'	550.00'	444.73'	N 43°58'57" E	243.12'	47°41'41"
C50	575.07'	486.50'	542.17'	N 33°58'00" E	326.46'	67°43'36"
C51	46.67'	955.00'	46.66'	N 89°59'35" E	23.34'	02°48'00"
C52	154.19'	955.00'	154.02'	N 83°58'04" E	77.26'	09°15'02"
C53	33.03'	305.00'	33.02'	S 45°27'51" E	16.53'	06°12'19"
C54	42.34'	30.00'	38.91'	S 08°08'04" E	25.56'	80°51'51"
C55	51.91'	30.00'	45.67'	N 81°51'56" E	35.21'	99°08'09"
C56	207.64'	245.00'	201.48'	S 24°17'14" E	110.51'	48°33'32"

L:\195052G-2 Byr: Home: Phase 2024\AMKS\Plan\02-03 Overall Plat.dwg, Plotted: Sep 30, 2025, 1:16pm

REVISION	DATE	BY	DESCRIPTION
	03-15-2024	AMK	ISSUE TO COUNTY
	06-07-2024	AMK	ISSUE TO COUNTY
	07-21-2025	AMK	REVISED REAR SETBACK
	09-30-2025	AMK	FINAL PLAT TO COUNTY

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. 2 PLAT

TOWNSHIP OF AMHERST, COUNTY OF LORAIN,
STATE OF OHIO

SHEET

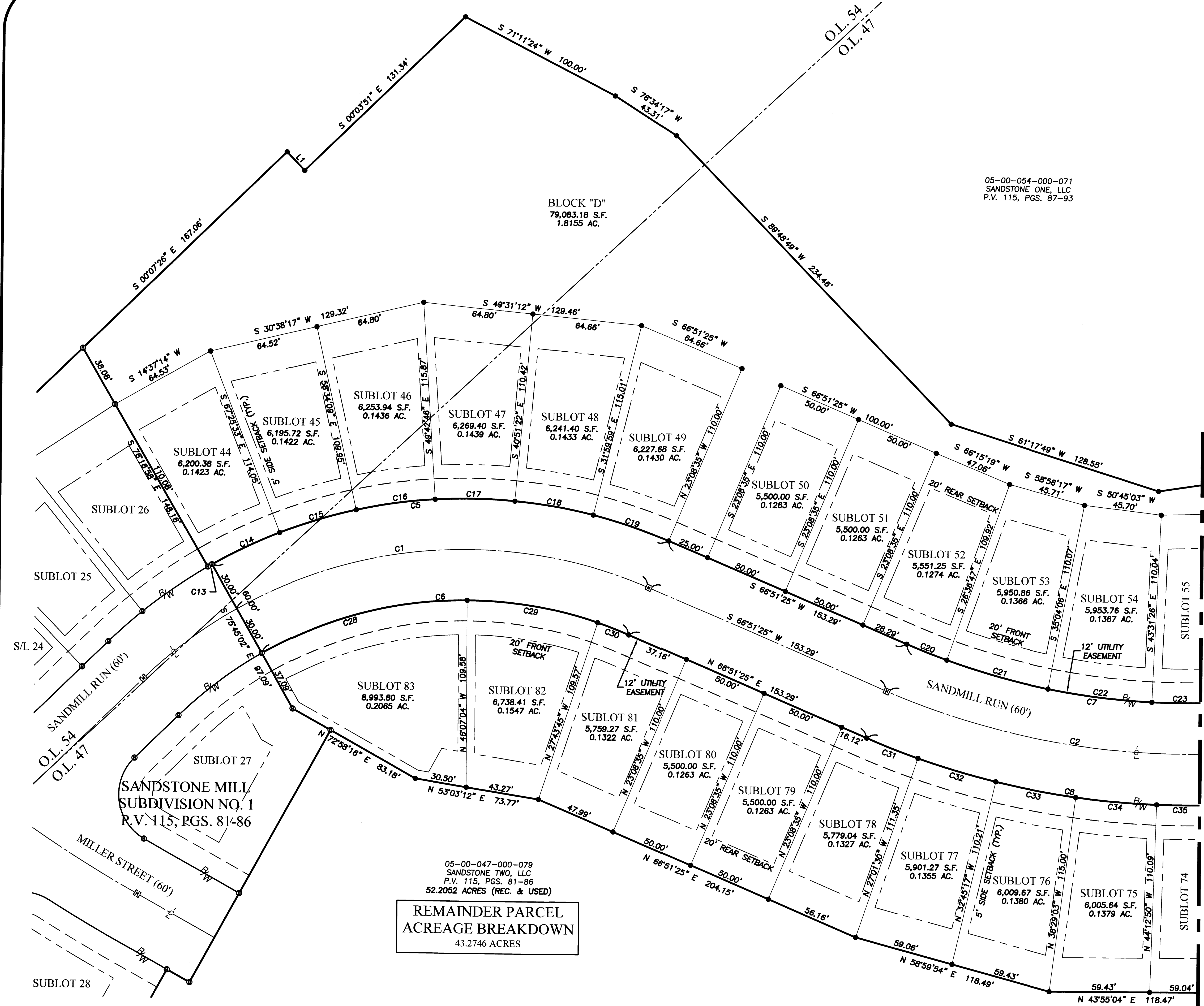
3 OF 5

JOB NO.

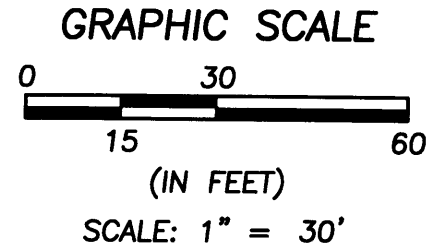
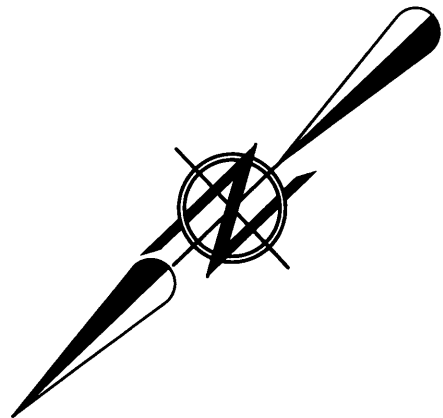
19-5052G-2

LINE TABLE		
LINE #	LENGTH	BEARING
L1	15.00'	S 89°52'34" W

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	252.50'	275.00'	243.72'	S 40°33'11" W	135.94'	52°36'27"
C2	238.17'	450.00'	235.40'	S 51°41'41" W	121.94'	30°19'27"
C5	280.04'	305.00'	270.31'	S 40°33'11" W	150.76'	52°36'27"
C6	224.95'	245.00'	217.13'	N 40°33'11" E	121.11'	52°36'27"
C7	222.29'	420.00'	219.70'	S 51°41'41" W	113.81'	30°19'27"
C8	254.04'	480.00'	251.09'	N 51°41'41" E	130.07'	30°19'27"
C13	2.83'	305.00'	2.83'	N 13°59'00" E	1.42'	00°31'56"
C14	47.15'	305.00'	47.10'	N 18°08'45" E	23.62'	08°51'26"
C15	47.15'	305.00'	47.10'	N 27°00'09" E	23.62'	08°51'23"
C16	47.15'	305.00'	47.10'	N 35°51'33" E	23.62'	08°51'23"
C17	47.15'	305.00'	47.10'	N 44°42'56" E	23.62'	08°51'23"
C18	47.15'	305.00'	47.10'	N 53°34'20" E	23.62'	08°51'23"
C19	47.15'	305.00'	47.10'	N 62°25'43" E	23.62'	08°51'23"
C20	25.44'	420.00'	25.43'	N 65°07'19" E	12.72'	03°28'12"
C21	61.98'	420.00'	61.93'	N 59°09'33" E	31.05'	08°27'20"
C22	61.98'	420.00'	61.93'	N 50°42'14" E	31.05'	08°27'20"
C23	61.98'	420.00'	61.93'	N 42°14'54" E	31.05'	08°27'20"
C28	126.71'	245.00'	125.30'	S 29°03'57" W	64.81'	29°37'58"
C29	78.63'	245.00'	78.29'	S 53°04'35" W	39.66'	18°23'19"
C30	19.61'	245.00'	19.61'	S 64°33'50" W	9.81'	04°35'10"
C31	32.52'	480.00'	32.52'	S 64°54'57" W	16.27'	03°52'55"
C32	48.00'	480.00'	47.98'	S 60°06'36" W	24.02'	05°43'46"
C33	48.00'	480.00'	47.98'	S 54°22'50" W	24.02'	05°43'46"
C34	48.00'	480.00'	47.98'	S 48°39'03" W	24.02'	05°43'46"
C35	48.00'	480.00'	47.98'	S 42°55'17" W	24.02'	05°43'46"



FOR CONTINUATION SEE SHEET 5



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

REVISION	DATE	BY	DESCRIPTION
	03-15-2024	AMK	ISSUE TO COUNTY
	06-07-2024	AMK	ISSUE TO COUNTY
	07-21-2025	AMK	REVISED REAR SETBACK
	09-30-2025	AMK	FINAL PLAT TO COUNTY

DRAWN BY:
SJM

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. 2 PLAT

TOWNSHIP OF AMHERST, COUNTY OF LORAIN,
STATE OF OHIO

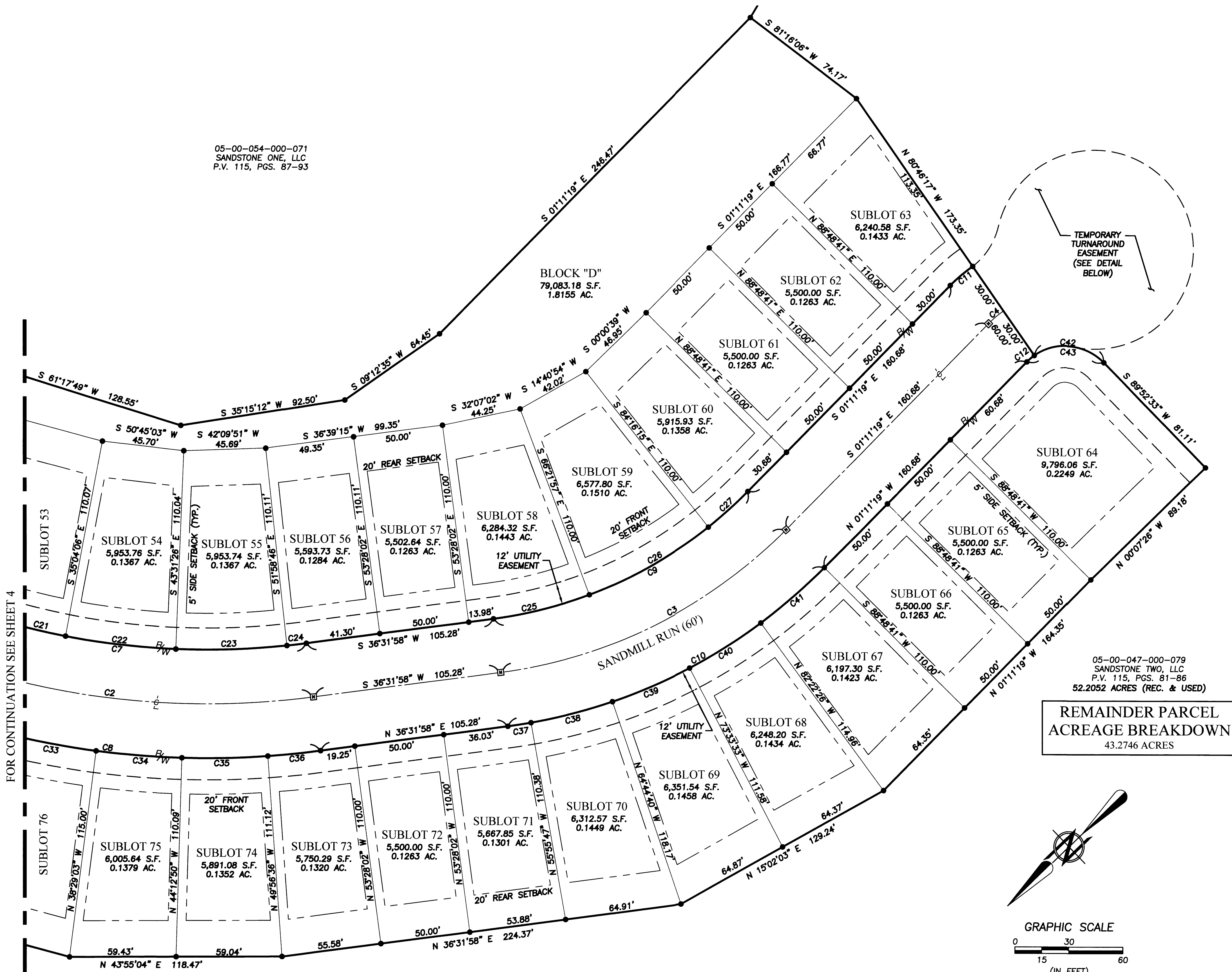
SHEET
4 OF 5

JOB NO.
19-5052G-2

NOTES:

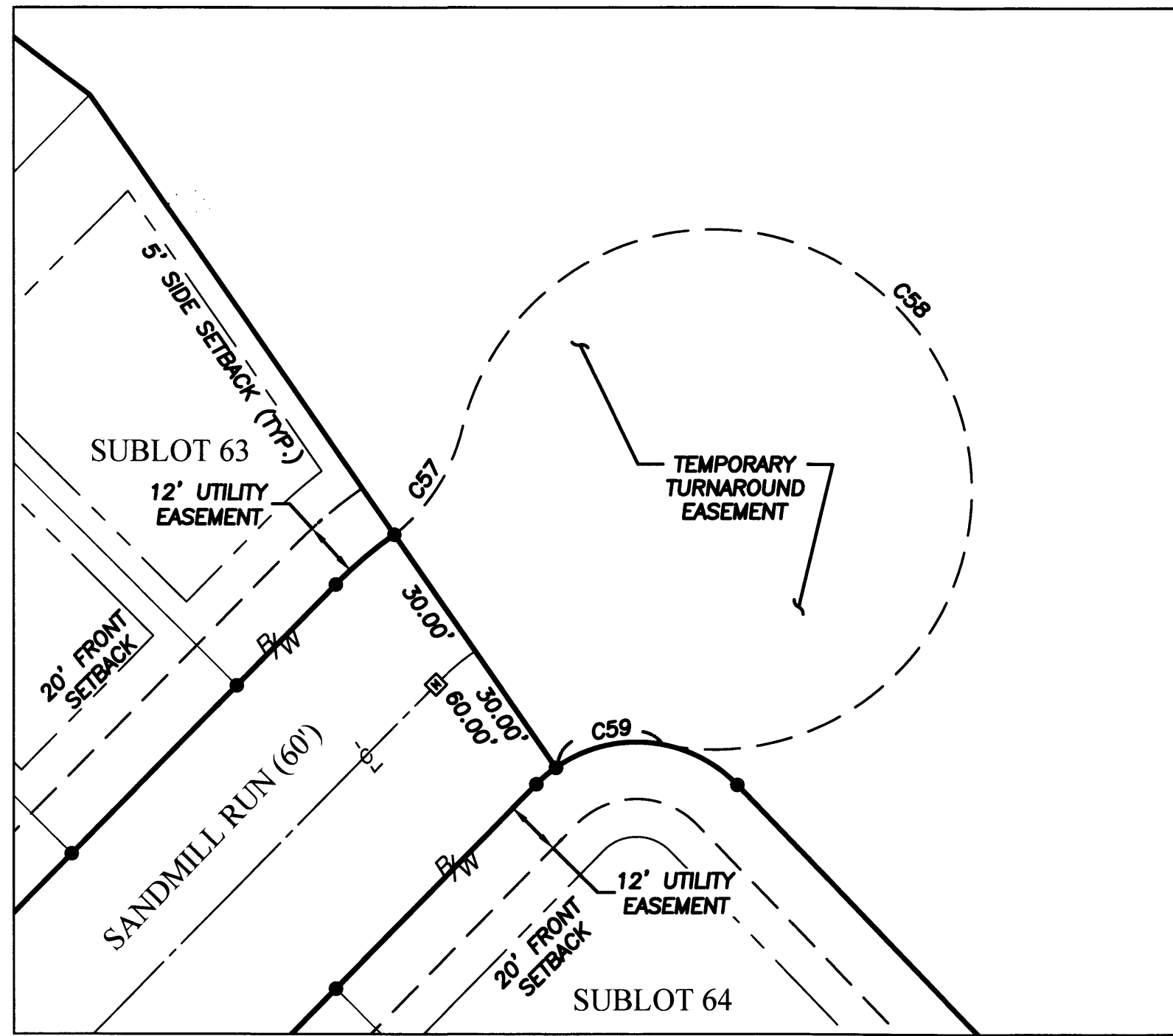
1. SEE SHEET 3 FOR LEGEND, OWNERSHIP TABLE AND ENTIRE CURVE AND LINE TABLES.
2. SEE SHEET 2 FOR RECORDING INFORMATION FOR EXISTING EASEMENTS.

05-00-054-000-071
SANDSTONE ONE, LLC
P.V. 115, PGS. 87-93



CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C2	238.17'	450.00'	235.40'	S 51°41'41" W	121.94'	30°19'27"
C3	181.05'	275.00'	177.80'	S 17°40'19" W	93.94'	37°43'18"
C4	10.91'	60.00'	10.89'	S 04°01'12" W	5.47'	10°25'03"
C7	222.29'	420.00'	219.70'	S 51°41'41" W	113.81'	30°19'27"
C8	254.04'	480.00'	251.09'	N 51°41'41" E	130.07'	30°19'27"
C9	161.30'	245.00'	158.40'	S 17°40'19" W	83.70'	37°43'18"
C10	200.80'	305.00'	197.19'	N 17°40'19" E	104.19'	37°43'18"
C11	16.36'	90.00'	16.34'	S 04°01'12" W	8.20'	10°25'03"
C12	5.46'	30.00'	5.45'	N 04°01'12" E	2.74'	10°25'03"
C21	61.98'	420.00'	61.93'	N 59°09'33" E	31.05'	08°27'20"
C22	61.98'	420.00'	61.93'	N 50°42'14" E	31.05'	08°27'20"
C23	61.98'	420.00'	61.93'	N 42°14'54" E	31.05'	08°27'20"
C24	10.91'	420.00'	10.91'	N 37°16'36" E	5.45'	01°16'36"
C25	55.16'	245.00'	55.04'	N 30°05'00" E	27.70'	12°53'55"
C26	76.56'	245.00'	76.25'	N 14°40'54" E	38.60'	17°54'18"
C27	29.58'	245.00'	29.56'	N 02°16'13" E	14.81'	06°55'05"
C33	48.00'	480.00'	47.98'	S 54°22'50" W	24.02'	05°43'46"
C34	48.00'	480.00'	47.98'	S 48°39'03" W	24.02'	05°43'46"
C35	48.00'	480.00'	47.98'	S 42°55'17" W	24.02'	05°43'46"
C36	29.52'	480.00'	29.52'	S 38°17'41" W	14.77'	03°31'28"
C37	13.11'	305.00'	13.11'	S 35°18'05" W	6.56'	02°27'45"
C38	46.92'	305.00'	46.88'	S 29°39'46" W	23.51'	08°48'53"
C39	46.92'	305.00'	46.88'	S 20°50'53" W	23.51'	08°48'53"
C40	46.92'	305.00'	46.88'	S 12°02'00" W	23.51'	08°48'53"
C41	46.92'	305.00'	46.88'	S 03°13'07" W	23.51'	08°48'53"
C42	42.23'	30.00'	38.83'	S 49°33'08" W	25.46'	80°38'50"
C43	47.68'	30.00'	42.82'	S 44°20'37" W	30.56'	91°03'52"



TEMPORARY TURNAROUND EASEMENT DETAIL

SCALE: 1"=30'

TEMPORARY TURNAROUND CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C57	27.09'	40.00'	26.58'	S 13°03'42" E	14.09'	38°48'28"
C58	257.16'	55.00'	79.20'	N 78°31'01" W	—	267°53'50"
C59	23.94'	30.00'	23.31'	N 32°05'12" E	12.65'	45°42'57"

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6150 PARK SQUARE DRIVE
LORAIN, OH 44053

SANDSTONE MILL SUBDIVISION NO. 2 PLAT

TOWNSHIP OF AMHERST, COUNTY OF LORAIN,
STATE OF OHIO

SHEET

5 OF 5

JOB NO.

19-5052G-2

Plat SheetInstrument # 2025-0078264Name of Plat: Sandstone Mill Subdivision No. 2Owner: Sandstone Two LLC

Description: Situated in the Township of Amherst,
County of Lorain, State of Ohio: Known as
a part of Original Amherst Township Lot
Nos 47 and 54 with a total of 8.9306 Acres/Easements
Also -

Creating Sublots 44 thru. 83 inclusive
and Block "D"

Floor Plans: /Related/Margin: /Comments: Volume 119
Page 5-6-7-8-9Receiving StampAmount \$ 432.00Initials: SC