

RECEIVED

NOV 12 2025

LORAIN SWCI

APPROVALS:

APPROVED THIS 5 DAY OF DECEMBER, 2025

LORAIN COUNTY ENGINEER
KENNETH P. CARNEY, SR.

APPROVED THIS 5 DAY OF DECEMBER, 2025

LORAIN COUNTY SANITARY ENGINEER
KENNETH P. CARNEY, SR.

APPROVED THIS 4th DAY OF December, 2025

LORAIN RURAL WATER

APPROVED THIS 12 DAY OF October November, 2025

LORAIN COUNTY SOIL AND WATER
CONSERVATION DISTRICT - JACK FISHER

APPROVED THIS 28th DAY OF October, 2025

CHAIRPERSON-AMHERST TWP. TRUSTEES
NEIL LYNCH

APPROVED THIS 4th DAY OF December, 2025

DIRECTOR-LORAIN CO. PLANNING COMMISSION
ROBERT DUNCAN

APPROVED THIS 8th DAY OF December, 2025

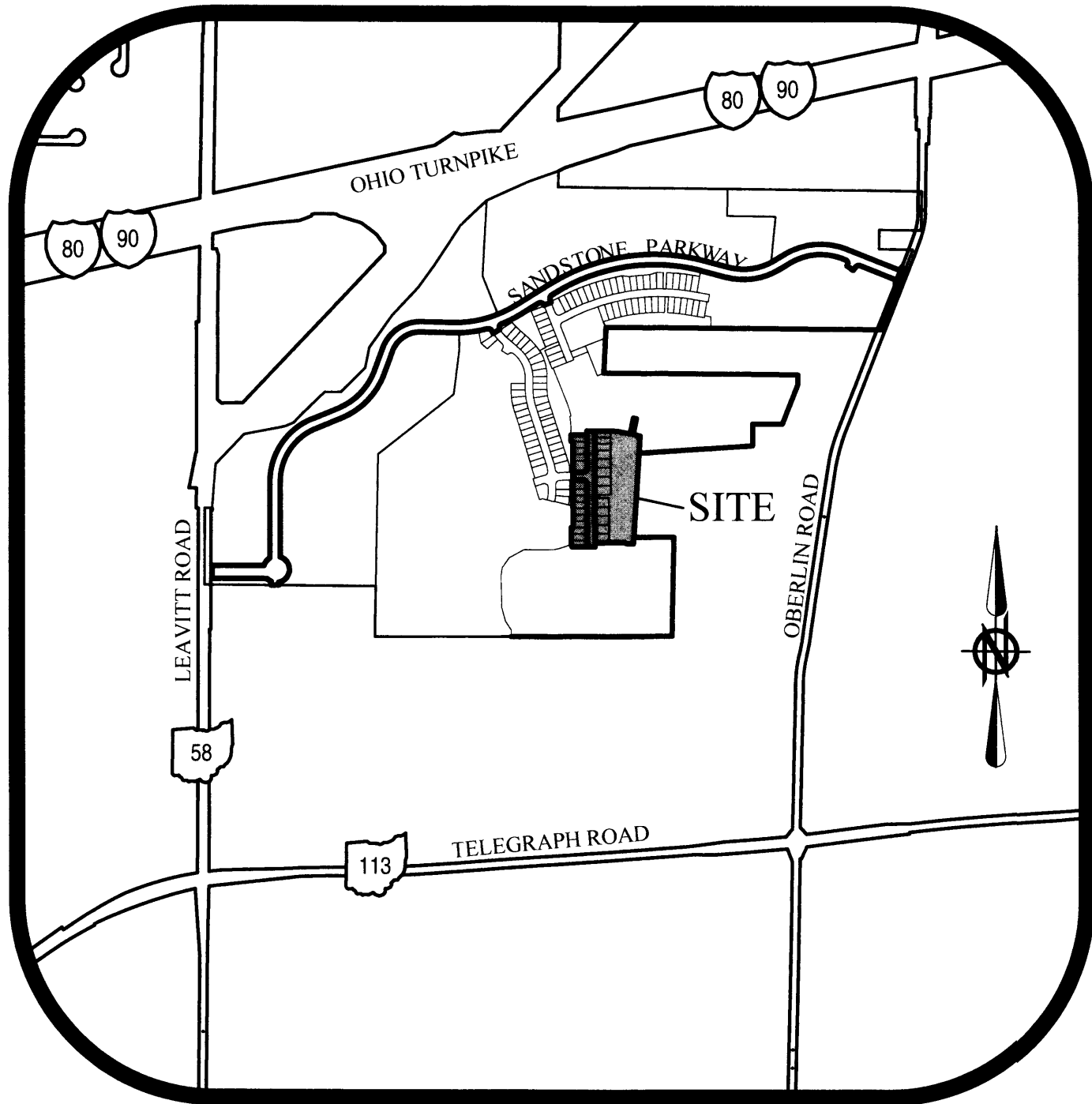
LORAIN CO. PROSECUTOR'S OFFICE
DAVID L. LORAIN Leigh Prugh

APPROVED THIS 8 DAY OF December, 2025

RECORDED THIS 9th DAY OF Dec., 2025

IN PLAT BOOK 119, PAGES 10, 11, 12, 13, 14, 15

LORAIN COUNTY RECORDER
MIKE DORAN



LOCATION MAP
NOT TO SCALE

ACREAGE SUMMARY

4.4095 ACRES IN SUBLOTS 49-76

1.4018 ACRES IN PROPOSED RIGHT-OF-WAY

4.6868 ACRES IN BLOCKS "G"

10.4981 AC. TOTAL IN SUBDIVISION

REMAINDER ACREAGE SUMMARY

TOTAL REMAINDER IN O.L. 47

5.4216 ACRES

TOTAL REMAINDER IN O.L. 54

37.0646 ACRES

TOTAL REMAINDER ACREAGE

42.4862 ACRES

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-302
OHIO REV. CODE

DEC - 9 2025

J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2025-0078265
PLAT Fee \$518.40 Page 1 of 7
Recorded: 12/9/2025 at 02:40 PM
Receipt: T20250028982
Lorain County Recorder Mike Doran

PLAT 001 119
PGS 10, 11, 12,
13, 14, 15

MORTGAGOR'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. 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)
(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

Sanchia M. Weinstein

MY COMMISSION EXPIRES:

Sanchia M. Weinstein
Notary Public, State of Ohio
My Commission Expires:
06-21-2026

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. 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)
(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

Sanchia M. Weinstein

MY COMMISSION EXPIRES:

Commonwealth of Pennsylvania - Notary Seal
Christopher L. Sauer, Notary Public
Allegheny County
My Commission Expires August 27, 2027
Commission number 1351429
Member: Pennsylvania Association of Notaries

MORTGAGOR'S RELEASE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICER OF K. HOVNANIAN'S FOUR SEASONS AT SANDSTONE, LLC, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF FOUR SEASONS AT SANDSTONE 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.

K. HOVNANIAN'S FOUR SEASONS AT SANDSTONE, LLC

BY: Tim King, Division President
(PRINTED NAME)
(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

Sanchia M. Weinstein

MY COMMISSION EXPIRES:

Sanchia M. Weinstein
Notary Public, State of Ohio
My Commission Expires:
06-21-2026



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.

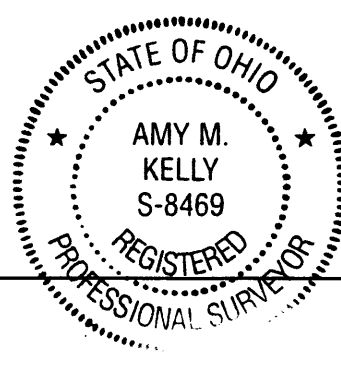
GRANTOR: SANDSTONE ONE, LLC

BY: Thomas J. OSTER, Manager
10-29-25
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 10.4981 ACRES OF LAND IN 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, S-8469
REGISTERED OHIO SURVEYOR NO. 8469



9/30/2025
DATE

REVISION	DATE	BY	DESCRIPTION
	03-15-2024	AMK	ISSUE TO COUNTY FOR REVIEW
	06-07-2024	AMK	ISSUE TO COUNTY FOR REVIEW
	03-13-2025	AMK	REVISED PER COUNTY COMMENTS
	03-28-2025	AMK	REVISED PER COUNTY COMMENTS
	07-21-2025	AMK	REVISED REAR SETBACK
	08-06-2025	AMK	REVISED PER COUNTY COMMENTS
	09-30-2025	AMK	FINAL PLAT TO COUNTY

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, OHIO 44053

FOUR SEASONS AT SANDSTONE
SUBDIVISION NO. 2 PLAT
TITLE SHEET
TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

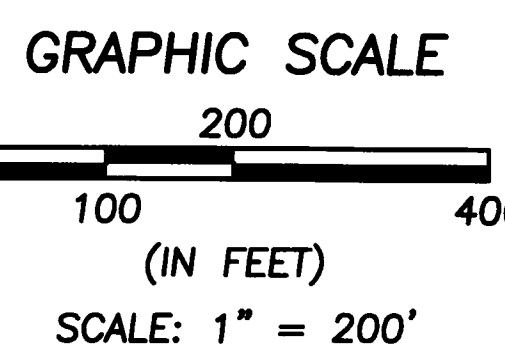
SHEET
1 OF 6
JOB NO.
19-5052F-2

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 SUBDIVISION FOR AMHERST CONSOLIDATION PROPERTIES, LLC PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY DATE MARCH 14, 2023.

EX. STORMWATER
MANAGEMENT
BASIN "O"
EASEMENT (**SEE NOTE 3**)
P.V. 115, PGS. 60-65
INST. #2024-0006772

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



DRAWN BY:
JLT

CHECKED BY:
AMK



SANDSTONE ONE, LLC
6150 PARK SQUARE DRIVE
LORAIN, OHIO 44053

SHEET
2 OF 6
JOB NO.
19-5052F-2

TABLE OF OWNERSHIP					
Ⓐ	05-00-046-000-023 OHIO TURNPIKE COMMISSION O.R. VOLUME 842, PAGE 90	Ⓣ	05-00-054-000-046 LARRY ESPER & CHRIS ROSE INST. #2025-0039092	ⓂⓂ	05-00-054-000-060 RONALD PATRICK SHONK INST. #2023-0904889
Ⓑ	05-00-046-000-036 OHIO TURNPIKE COMMISSION INST. # 2005-0063113	Ⓤ	05-00-054-000-039 AARON R. TAYLOR, ET AL O.R. VOLUME 1482, PAGE 859	ⓃⓃ	05-00-054-000-061 HALLE PARIS INST. #2024-0008663
Ⓒ	05-00-055-000-038 OHIO TURNPIKE COMMISSION INST. # 2003-0946342	Ⓥ	05-00-047-000-024 OHIO TURNPIKE COMMISSION INST. # 2005-0063113	ⓄⓄ	05-00-054-000-062 BENJAMIN ADAM LANGFORD & ASHLEY LANGFORD INST. #2023-0918643
Ⓓ	05-00-055-000-037 7836 OBERLIN, LTD INST. # 2008-0271282	Ⓦ	05-00-047-000-016 LORAIN COUNTY VISITORS BUREAU INST. # 2001-0767278	ⓅⓅ	05-00-047-000-080 AMHERST CONSOLIDATED PROPERTIES, LLC INST. #2025-0042987
Ⓔ	05-00-055-000-028 JEFFERY PILARSH INST. # 2002-0812694	Ⓧ	05-00-047-000-017 ESP BREWING AND CONSULTING, LLC INST. #2019-0719139	ⓆⓆ	05-00-047-000-081 AMHERST CONSOLIDATED PROPERTIES, LLC INST. #2025-0042988
Ⓕ	05-00-047-000-025 OHIO TURNPIKE COMMISSION INST. # 2005-0063113	Ⓨ	05-00-047-000-014 SWANER FAMILY, LLC INST. # 2022-0879248	ⓇⓇ	05-00-047-000-083 AMHERST CONSOLIDATED PROPERTIES, LLC INST. #2025-0042989
Ⓖ	05-00-054-000-052 DAVID S. STACKNICK INST. #2016-0603815	Ⓩ	05-00-048-000-015 BARBARA J. SLIMAN, TRUSTEE INST. # 2015-0559900		
Ⓗ	05-00-054-000-051 MICHAEL D. BRYDA INST. #2013-0463139	ⒶⒶ	05-00-048-000-040 ALYSSA RUSNAK & RYAN RUSNAK INST. # 2023-0911643		
Ⓘ	NOT USED	ⒷⒷ	05-00-048-000-063 PETE A. DESKINS INST. # 2012-0406628		
Ⓡ	05-00-054-000-016 JAY BARDAR INST. # 2010-0326577	ⒸⒸ	05-00-048-000-052 JANET K. WYATT INST. #2018-0690857		
Ⓚ	05-00-054-000-006 JAY BARDAR INST. # 2010-0326577	ⒹⒹ	05-00-048-000-053 HELEN J. BARNARD INST. #2023-0916706		
Ⓛ	NOT USED	ⒺⒺ	05-00-053-000-043 HELEN J. BARNARD INST. # 2023-0916706		
Ⓜ	05-00-054-000-037 NEIL J. LYNCH & GEORGIANNE LYNCH INST. # 2015-0565302	ⒻⒻ	05-00-053-000-049 JANE L. SMITH INST. # 2023-0938052		
Ⓝ	05-00-054-000-038 DENISE M. BOWERS & TIMOTHY BOWERS INST. # 2015-0560457	ⒼⒼ	05-00-053-000-050 MAX & SHARON L. KRZEMIENIESWKI VOL. 1302, PG. 392		
Ⓞ	NOT USED	ⒽⒽ	05-00-053-000-041 FAITH M. FEDERSPIEL & MARLAYNA JACINTO INST. #2023-0907447		
Ⓟ	05-00-054-000-026 ELIZABETH C. WRIGHT & JODI KENNICUTT INST. #2024-0004576	ⒾⒾ	NOT USED		
Ⓠ	05-00-054-000-018 ELIZABETH C. WRIGHT & JODI KENNICUTT INST. #2024-0004576	ⓇⓇ	05-00-053-000-047 TERRENCE A. LINDNER INST. #2019-0712966		
Ⓡ	05-00-054-000-044 DEWEY F. & ELLEN M. HEMBREE INST. # 1998-0523703	ⓀⓀ	05-00-053-000-045 DUSTIN J. NIEMIEC KATHRYN S. NIEMIEC INST. #2020-0782966		
Ⓢ	05-00-054-000-045 JEFFREY P. & JANET L. ECKENRODE INST. # 2000-0689455	ⓁⓁ	05-00-053-000-057 RICHARD K. BAKOS INST. #2012-0430872		

LINE TABLE		
LINE #	LENGTH	BEARING
L1	55.28'	S 86°58'54" E
L2	25.00'	S 78°17'47" E
L3	62.45'	S 87°32'14" E
L4	50.10'	S 03°35'00" W
L5	50.24'	S 89°57'49" W
L6	22.63'	N 66°23'25" W
L7	19.70'	N 18°48'36" W
L8	299.92'	N 89°28'50" W
L9	443.58'	N 21°27'47" E
L10	30.00'	N 68°32'13" W
L11	70.00'	N 21°27'47" E
L12	276.22'	S 68°32'13" E
L13	32.37'	N 36°33'45" E
L14	60.00'	S 53°26'15" E
L15	21.66'	S 68°32'13" E
L16	100.15'	N 58°58'11" E
L17	209.18'	S 75°26'10" E
L18	45.77'	N 06°14'10" E
L19	125.00'	N 09°28'57" E
L20	94.93'	S 80°37'05" E
L21	60.00'	N 09°22'55" E
L22	10.91'	S 80°37'05" E
L23	110.00'	N 09°22'55" E
L24	50.00'	N 80°37'05" W
L25	89.08'	N 00°31'10" E
L26	15.00'	S 89°52'34" W
L27	131.34'	S 00°03'51" E
L28	100.00'	S 71°11'24" W
L29	43.31'	S 76°34'17" W
L30	234.46'	S 89°48'49" W
L31	128.55'	S 61°17'49" W
L32	92.50'	S 35°15'12" W
L33	64.45'	S 09°12'35" W
L34	113.06'	S 14°48'21" E
L35	82.20'	S 33°26'58" E
L36	50.17'	S 00°06'31" E
L37	229.97'	S 89°51'48" W
L38	31.48'	N 00°07'26" W
L39	178.83'	N 89°52'34" E
L40	15.00'	S 89°52'34" W
L41	50.00'	N 00°07'26" W
L42	125.00'	N 89°52'34" E
L43	31.36'	N 00°07'26" W
L44	185.00'	N 89°52'34" E
L45	98.32'	S 78°17'47" E
L46	125.00'	N 11°42'13" E
L47	145.82'	S 78°17'47" E
L48	104.55'	S 02°27'46" W
L49	155.06'	S 86°19'14" W
L50	48.18'	N 02°16'04" W
L51	47.83'	N 08°21'46" W
L52	10.01'	N 78°33'25" E
L53	48.90'	N 14°31'36" W
L54	49.14'	N 20°22'25" W
L55	300.12'	N 21°44'42" W
L56	175.00'	S 68°15'18" W
L57	16.96'	S 21°44'42" E
L58	125.00'	S 68°15'18" W
L59	200.03'	N 21°44'42" W
L60	53.22'	N 68°15'18" E
L61	79.38'	S 00°43'00" W
L62	169.74'	S 00°00'48" E
L63	100.15'	N 58°58'11" E
L64	209.18'	N 75°26'10" W
L65	317.32'	S 58°08'22" W
L66	249.20'	S 88°36'26" E
L67	187.45'	N 20°08'06" E
L68	218.41'	N 67°49'48" E
L69	100.00'	N 00°06'12" E
L70	40.00'	S 01°23'34" W
L71	126.25'	S 01°24'25" E

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	47.12'	30.00'	42.43'	S 44°52'34" W	30.00'	90°00'00"
C2	47.12'	30.00'	42.43'	N 45°07'26" W	30.00'	90°00'00"
C3	47.12'	30.00'	42.43'	S 23°32'13" E	30.00'	90°00'00"
C4	39.22'	30.00'	36.48'	N 74°00'46" E	22.98'	74°54'03"
C5	55.03'	30.00'	47.63'	S 15°59'14" E	39.17'	105°05'57"
C6	430.61'	470.00'	415.70'	N 85°12'59" E	231.75'	52°29'36"
C7	421.78'	530.00'	410.71'	N 81°46'01" E	222.76'	45°35'39"
C8	467.25'	510.00'	451.08'	N 85°12'59" E	251.47'	52°29'36"
C9	389.93'	490.00'	379.72'	N 81°46'01" E	205.95'	45°35'39"
C10	1215.39'	1500.00'	1182.42'	N 81°21'06" E	643.28'	46°25'28"
C11	531.05'	915.00'	623.63'	S 74°45'58" W	273.24'	33°15'12"
C12	342.01'	275.00'	320.39'	N 55°45'50" E	197.09'	71°15'28"
C13	457.84'	550.00'	444.73'	N 43°58'57" E	243.12'	47°41'41"
C14	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 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
- $\dot{C}$ CENTERLINE
- R_W RIGHT-OF-WAY LINE
- $\dot{P}$ P/L PROPERTY LINE

J:\195052F-2 Homarian Phase 2\DRAWINGS\Plan\02-03 Overall Plan.dwg, Plotted Sep 30, 2025 - 9:25am

DATE:	BY:	DESCRIPTION:
03-15-2024	AMK	ISSUE TO COUNTY FOR REVIEW
06-07-2024	AMK	ISSUE TO COUNTY FOR REVIEW
03-13-2025	AMK	REVISED PER COUNTY COMMENTS
03-28-2025	AMK	REVISED PER COUNTY COMMENTS
07-21-2025	AMK	REVISED REAR SETBACK
08-06-2025	AMK	REVISED PER COUNTY COMMENTS
09-30-2025	AMK	FINAL PLAT TO COUNTY

DRAWN BY:
JLT

CHECKED BY:
AMK

B

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, OHIO 44053

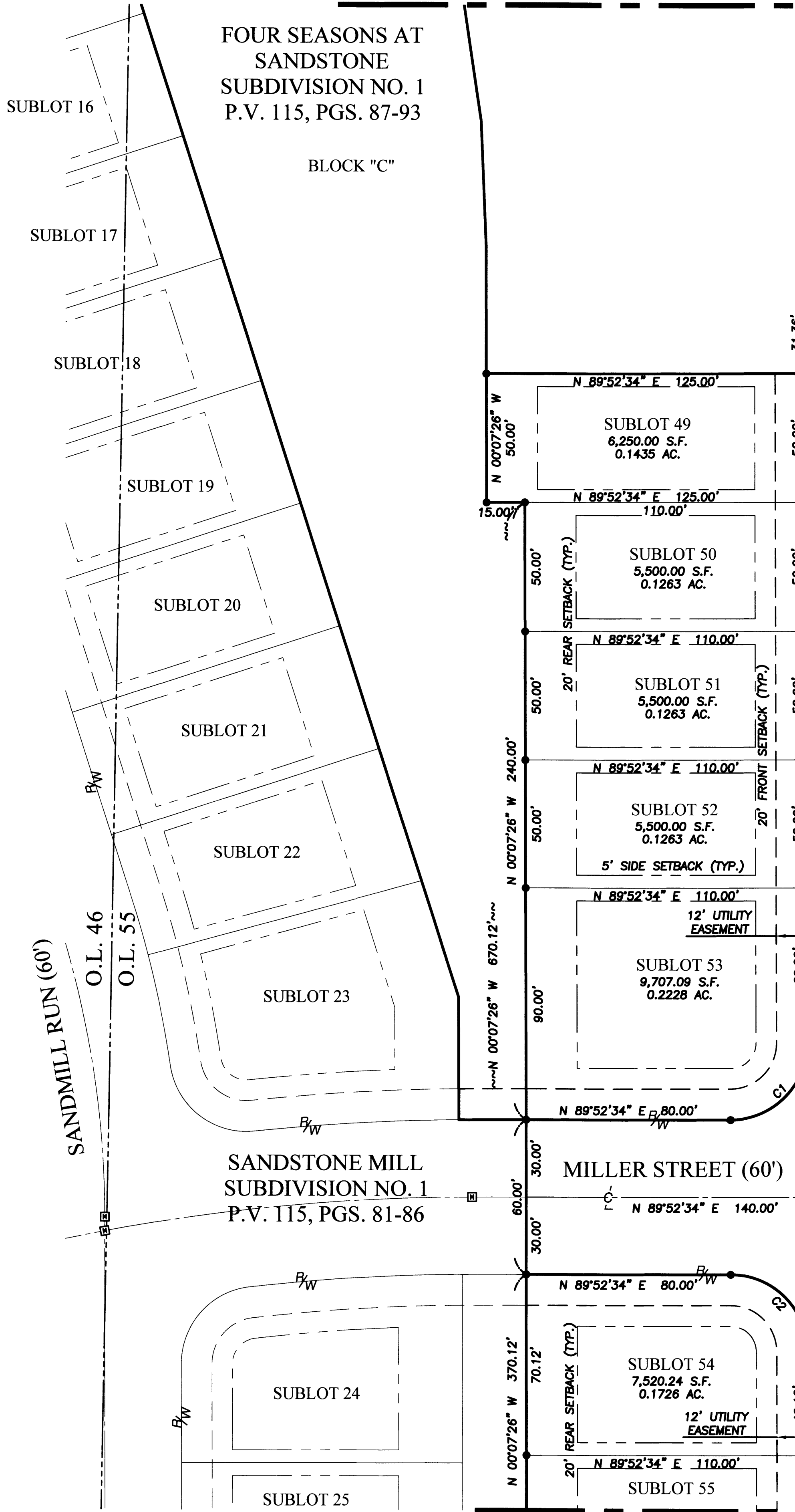
FOUR SEASONS AT SANDSTONE
SUBDIVISION NO. 2 PLAT

TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET
3 OF 6

JOB NO.
19-5052F-2

FOR CONTINUATION SEE SHEET 6



05-00-054-000-071
SANDSTONE ONE, LLC
P.V. 115, PGS. 87-93
(52.9843 ACRES REC. & USED)

REMAINDER 1 PARCEL
ACREAGE BREAKDOWN
0.0017 ACRES IN O.L. 47
20.9777 ACRES IN O.L. 54
20.9794 ACRES TOTAL

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	47.12'	30.00'	42.43'	S 44°52'34" W	30.00'	90°00'00"
C2	47.12'	30.00'	42.43'	N 45°07'26" W	30.00'	90°00'00"

NOTES:

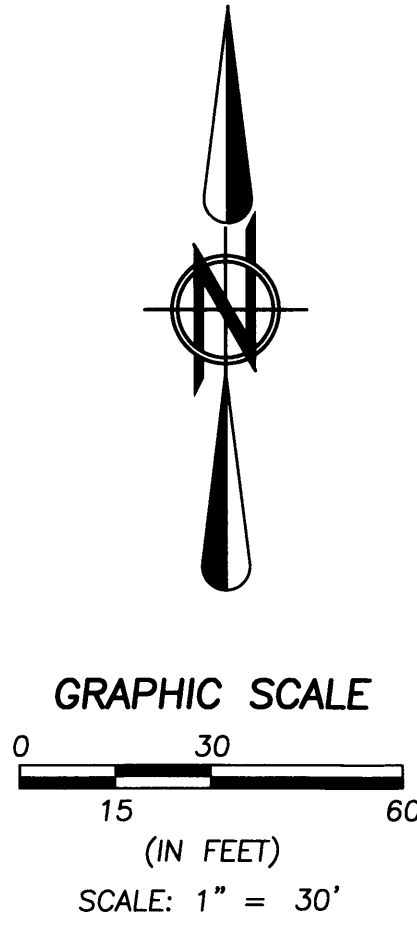
- SEE SHEET 3 FOR LEGEND, OWNERSHIP TABLE AND ENTIRE CURVE AND LINE TABLES.
- SEE SHEET 2 FOR RECORDING INFORMATION FOR EXISTING EASEMENTS.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	55.28'	S 86°58'54" E
L2	25.00'	S 78°17'47" E
L3	62.45'	S 87°32'14" E

STORMWATER
MANAGEMENT BASIN
"H" EASEMENT

BLOCK "G"
204,157.01 S.F.
4.6868 AC.

05-00-054-000-027
DONALD L. & NANCY L. PENNY
INST. # 1999-0607810



FOR CONTINUATION SEE SHEET 5

J:\1150252F-2\Drawings\Plate\04-05\Enlarged Plan.dwg, Plotted: Sep 30, 2025 - 9:25am

REVISION	DATE	BY	DESCRIPTION
	03-15-2024	AMK	ISSUE TO COUNTY FOR REVIEW
	06-07-2024	AMK	ISSUE TO COUNTY FOR REVIEW
	03-13-2025	AMK	REVISED PER COUNTY COMMENTS
	03-28-2025	AMK	REVISED PER COUNTY COMMENTS
	07-21-2025	AMK	REVISED REAR SETBACK
	08-06-2025	AMK	REVISED PER COUNTY COMMENTS
	09-30-2025	AMK	FINAL PLAT TO COUNTY

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, OHIO 44053

FOUR SEASONS AT SANDSTONE
SUBDIVISION NO. 2 PLAT

TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

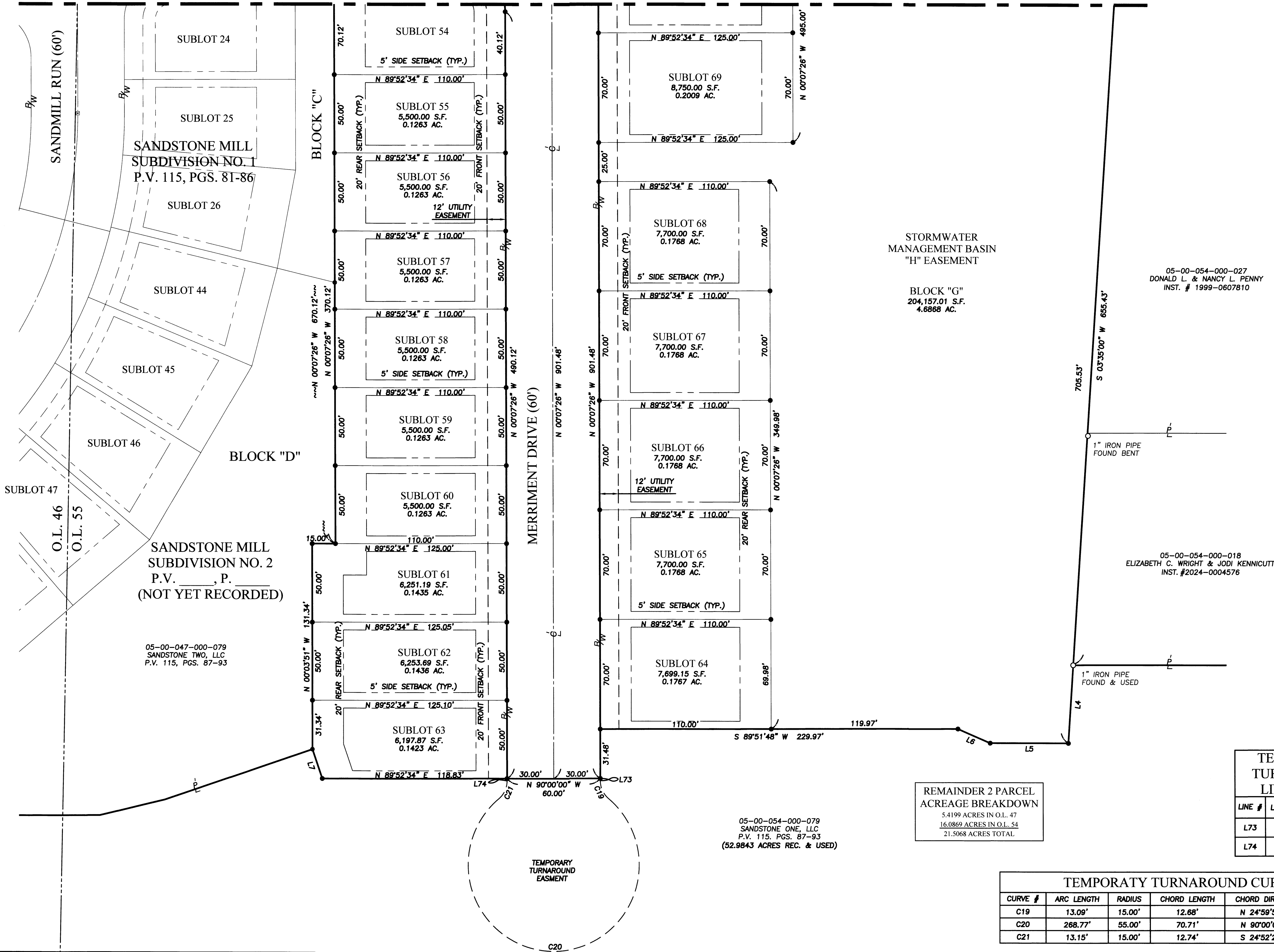
SHEET
4 OF 6

JOB NO.
19-5052F-2

FOR CONTINUATION SEE SHEET 4

LINE TABLE		
LINE #	LENGTH	BEARING
L4	50.10'	S 03°35'00" W
L5	50.24'	S 89°57'49" W
L6	22.63'	N 66°23'25" W
L7	19.70'	N 18°48'36" W

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



05-00-054-000-027
DONALD L. & NANCY L. PENNY
INST. # 1999-0607810

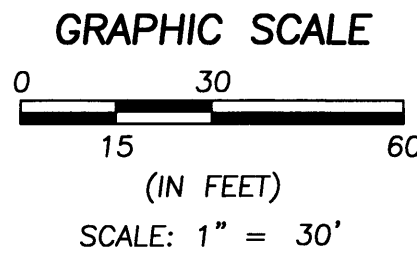
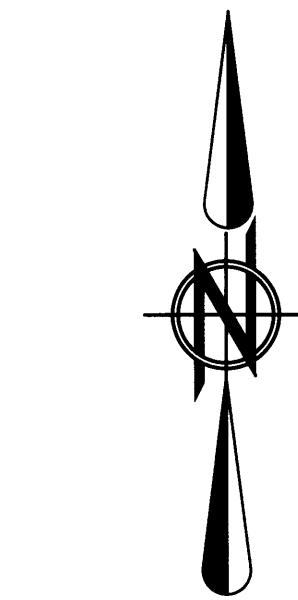
05-00-054-000-018
ELIZABETH C. WRIGHT & JODI KENNICUTT
INST. #2024-0004576

05-00-047-000-079
SANDSTONE TWO, LLC
P.V. 115, PGS. 87-93

SANDSTONE MILL
SUBDIVISION NO. 2
P.V. _____, P. _____
(NOT YET RECORDED)

TEMPORARY TURNAROUND LINE TABLE		
LINE #	LENGTH	BEARING
L73	1.42	N 00°00'00" E
L74	1.36	N 00°00'00" E

TEMPORATY TURNAROUND CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C19	13.09'	15.00'	12.68'	N 24°59'51" W	6.99'	49°59'41"
C20	268.77'	55.00'	70.71'	N 90°00'00" E	30.00'	279°59'23"
C21	13.15'	15.00'	12.74'	S 24°52'24" W	70.03'	50°14'34"



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PREPARED FOR:

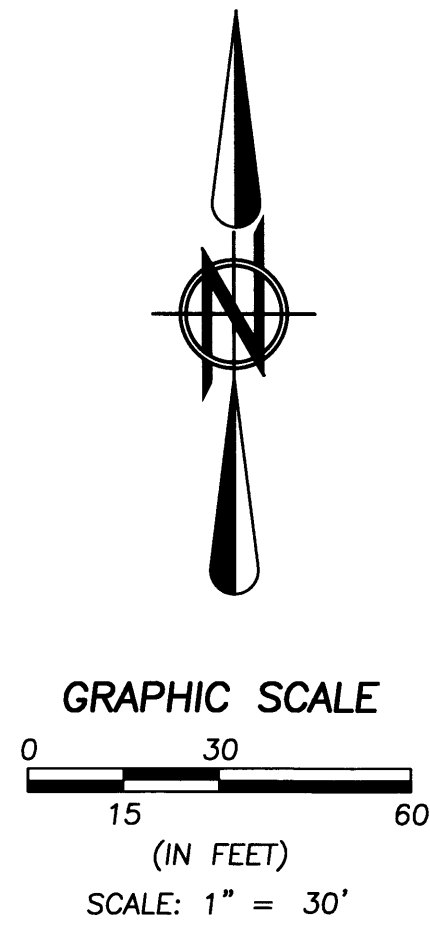
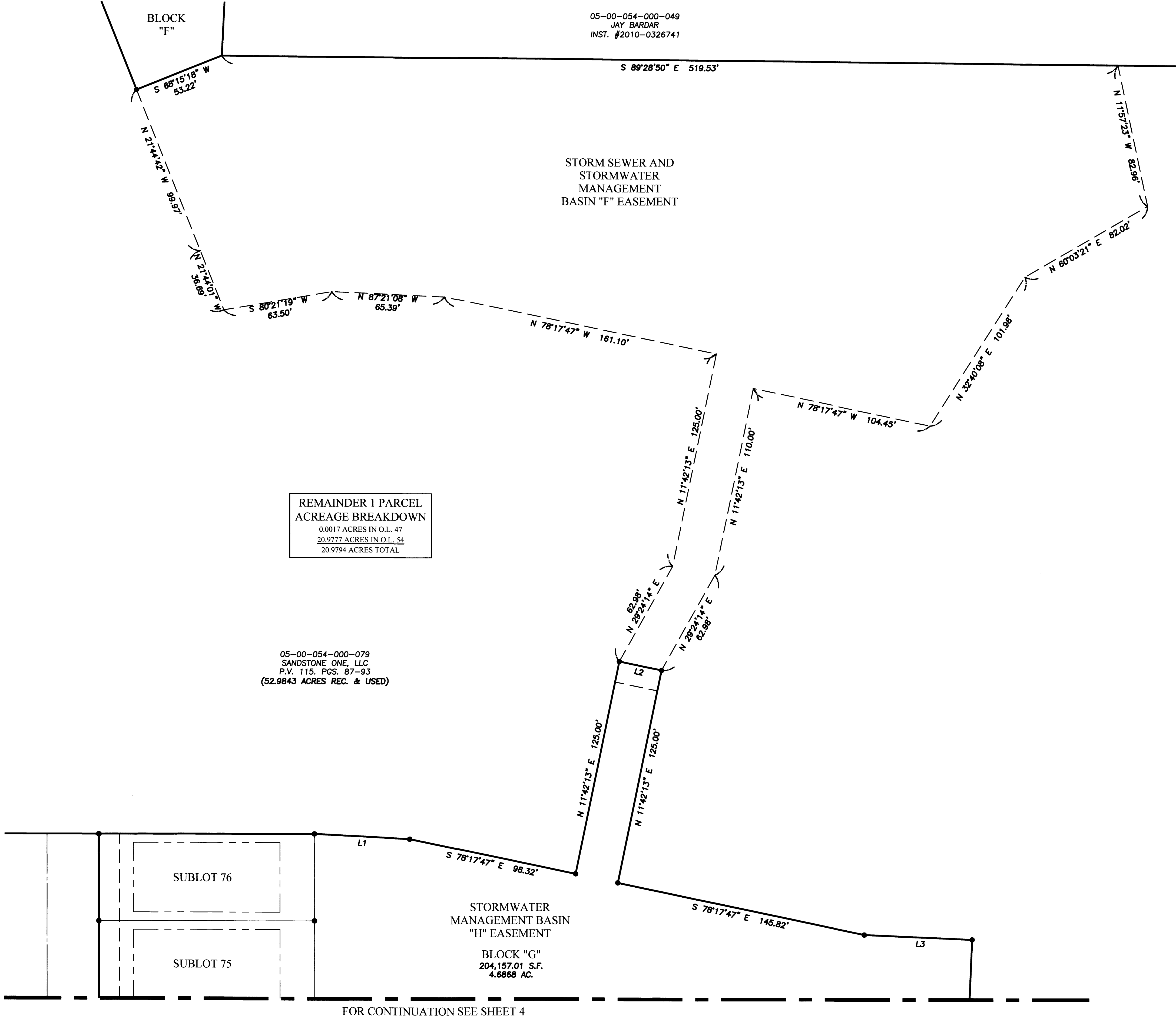
SANDSTONE ONE, LLC
6150 PARK SQUARE DRIVE
LORAIN, OHIO 44053

FOUR SEASONS AT SANDSTONE
SUBDIVISION NO. 2 PLAT

TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET 5 OF 6

JOB NO. 19-5052F-2



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FOUR SEASONS AT SANDSTONE
SUBDIVISION NO. 2 PLAT

TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET
6 OF 6

JOB NO.
19-5052F-2

J:\195052F-2\Drawings\Sheet\04-05 Enlarged Plan.dwg, Plotted: Sep 30, 2025 - 9:25am

Plat SheetInstrument # 2025-0078265Name of Plat: FOUR SEASONS AT SANDSTONE SUBDIVISION NO 2 PLATOwner: 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
47, 54 AND 55 42.4862 ACRES
CREATING SUBLOTS 49 THRU 76 CONCURRENT
AND BLOCK "G" EASEMENTS ALSO

Floor Plans: ✓Related/Margin: ✓

Comments: _____

Volume 119
Page 10, 11, 12, 13, 14, 15Receiving StampAmount \$ 259.20Initials: ST