

FOUR SEASONS AT SANDSTONE SUBDIVISION NO. 3 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 Walden
LORAIN RURAL WATER

APPROVED THIS 10 DAY OF November, 2025

Adam Eisker
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

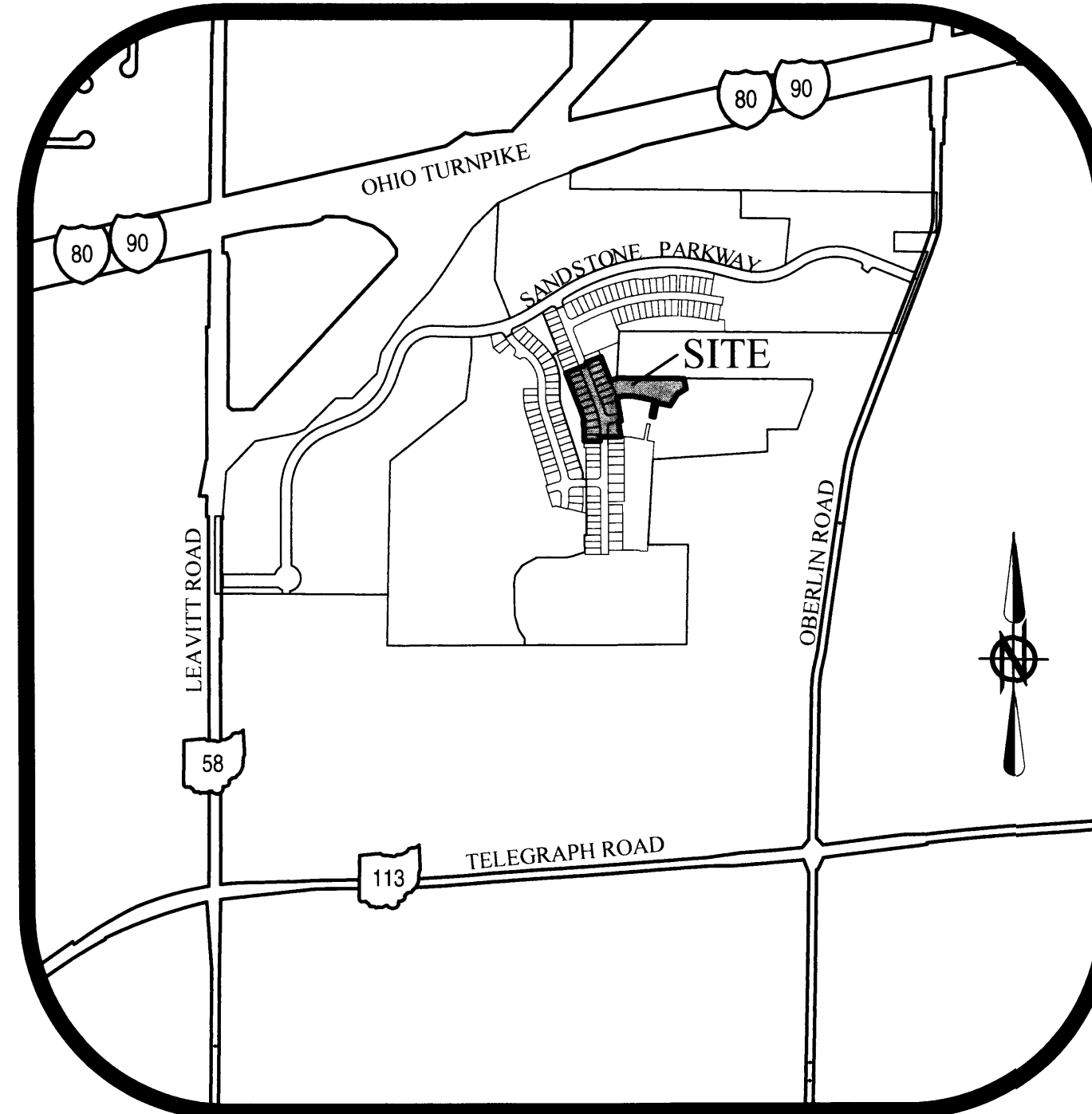
APPROVED THIS 8th DAY OF December, 2025

Laigh Prugh
LORAIN CO. PROSECUTOR'S OFFICE
LAIGH PRUGH

APPROVED THIS 8 DAY OF December, 2025

RECORDED THIS 9th DAY OF December, 2025
IN PLAT BOOK 119, PAGES 16, 17, 18, 19, 20

Mike Doran
LORAIN COUNTY RECORDER
MIKE DORAN



LOCATION MAP
NOT TO SCALE

ACREAGE SUMMARY

3.0235 ACRES IN SUBLOTS 77-96
0.9422 ACRES IN PROPOSED RIGHT-OF-WAY
2.0307 ACRES IN BLOCK "H"
5.9964 AC. TOTAL IN SUBDIVISION

REMAINDER ACREAGE SUMMARY

TOTAL REMAINDER ACREAGE IN O.L. 54 14.9830 ACRES

2025-0078266
PLAT Fee: \$432.00 Page 1 of 6
Recorded: 12/9/2025 at 02:40 PM
Receipt: T20250028982
Lorain County Recorder Mike Doran

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

DEC - 9 2025
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
Plat Vol 119
Pg 16, 17, 18, 19, 20

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. 3 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:

Sanchia M Weinstein



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. 3 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

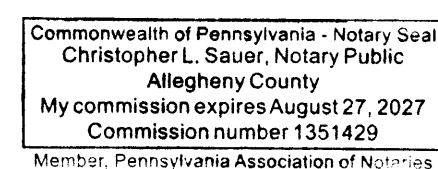
BY: Matthew S. Bright Vice President
(PRINTED NAME) (TITLE)
Matthew S. Bright
(SIGNATURE)

NOTARY PUBLIC:

STATE OF Pennsylvania
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:

Christopher L. Sauer



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. 3 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) (TITLE)
Tim King
(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:

Sanchia M Weinstein



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

Thomas J. Oster 10-29-25
Thomas J. Oster, Manager 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 5.9964 ACRES OF LAND, OF WHICH 0.0017 ACRES LIE WITHIN ORIGINAL AMHERST TOWNSHIP LOT NO. 47 & 5.9947 ACRES LIE WITHIN ORIGINAL AMHERST TOWNSHIP LOT NO. 54, 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 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, F.S.
REGISTERED OHIO SURVEYOR NO. 8469



9/30/2025
DATE

REVISION	DATE	BY	DESCRIPTION
	10-04-2024	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
	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. 3 PLAT
TITLE SHEET
TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET

1 OF 5

JOB NO.

19-5052F-3

NOTES:

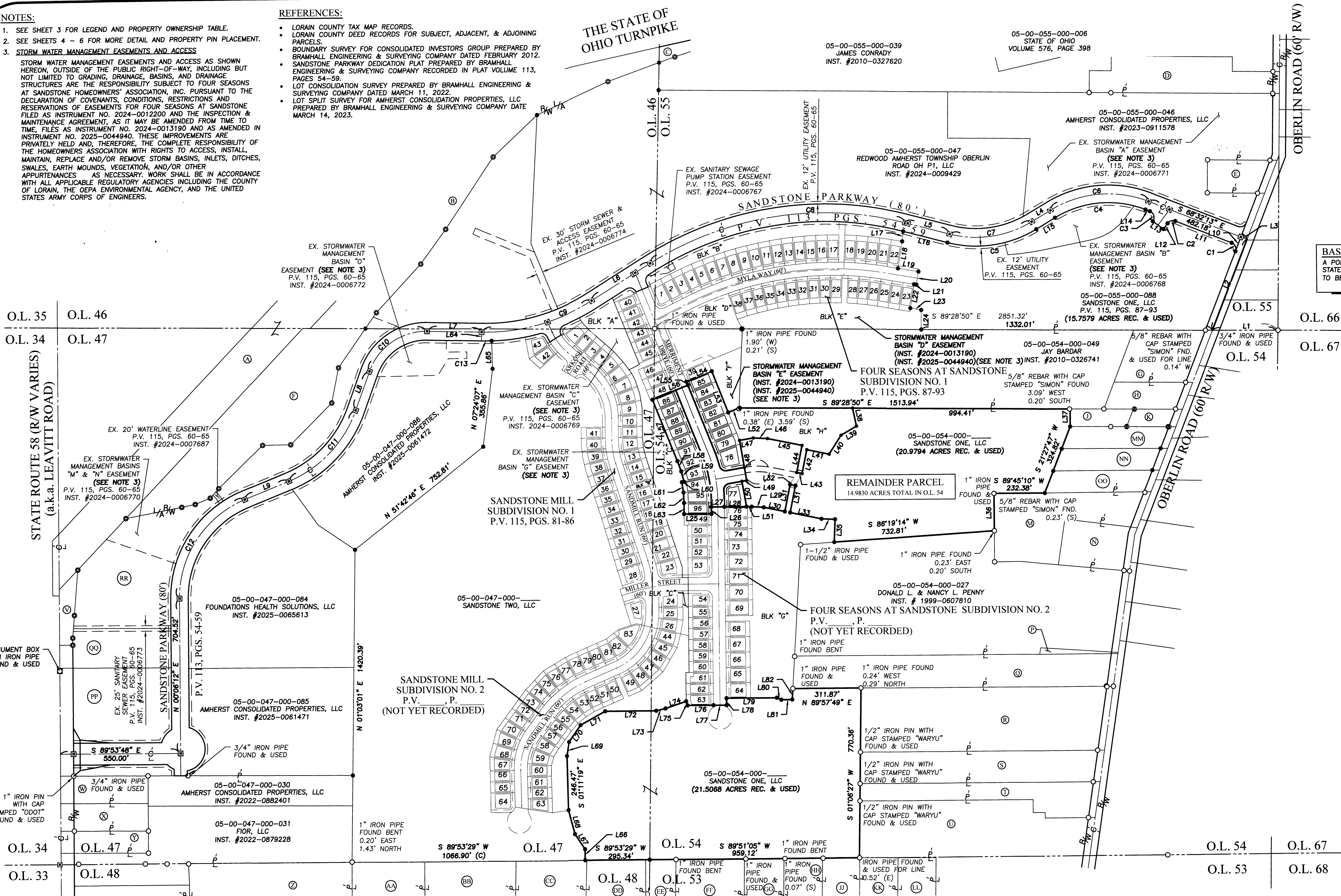
- SEE SHEET 3 FOR LEGEND AND PROPERTY OWNERSHIP TABLE.
- SEE SHEETS 4 - 6 FOR MORE DETAIL AND PROPERTY PIN PLACEMENT.
- STORM WATER MANAGEMENT EASEMENTS AND ACCESS**

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 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.

REVISION	DATE	BY	DESCRIPTION
1	04-11-2024	AMK	ISSUE TO COUNTY FOR REVIEW
2	10-04-2024	AMK	ISSUE TO COUNTY FOR REVIEW
3	03-13-2025	AMK	REVISED PER COUNTY COMMENTS
4	03-28-2025	AMK	REVISED PER COUNTY COMMENTS
5	07-21-2025	AMK	REVISED REAR SETBACK
6	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. 3 PLAT
OVERALL PLAT**
TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET
2 OF 5
JOB NO.
19-5052F-3

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. #2023-0904869
Ⓑ	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. KRZEMIENIEWSKI 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	LINE #	LENGTH	BEARING
L1	299.92'	N 89°28'50" W	L44	125.00'	N 11°42'13" E
L2	443.58'	N 21°27'47" E	L45	161.10'	N 78°17'47" W
L3	30.00'	N 68°32'13" W	L46	65.39'	N 87°21'08" W
L4	100.15'	N 58°58'11" E	L47	63.50'	S 80°21'19" W
L5	209.18'	N 75°26'10" W	L48	125.00'	S 09°38'41" E
L6	317.32'	S 58°08'22" W	L49	22.24'	S 80°21'19" W
L7	249.20'	S 88°36'26" E	L50	117.48'	S 09°38'41" E
L8	187.45'	N 20°08'06" E	L51	23.81'	N 89°52'34" E
L9	218.41'	N 67°49'48" E	L52	53.22'	N 68°15'18" E
L10	70.00'	N 21°27'47" E	L53	200.03'	N 21°44'42" W
L11	276.22'	S 68°32'13" E	L54	125.00'	S 68°15'18" W
L12	32.37'	N 36°33'45" E	L55	16.96'	S 21°44'42" E
L13	60.00'	S 53°26'15" E	L56	175.00'	S 68°15'18" W
L14	21.66'	S 68°32'13" E	L57	300.12'	N 21°44'42" W
L15	100.15'	N 58°58'11" E	L58	49.14'	N 20°22'25" W
L16	209.18'	S 75°26'10" E	L59	48.90'	N 14°31'36" W
L17	45.77'	N 06°14'10" E	L60	10.01'	N 78°33'25" E
L18	125.00'	N 09°28'57" E	L61	47.83'	N 08°21'46" W
L19	94.93'	S 80°37'05" E	L62	48.18'	N 02°16'04" W
L20	60.00'	N 09°22'55" E	L63	50.00'	N 00°07'26" W
L21	10.91'	S 80°37'05" E	L64	40.00'	S 01°23'34" W
L22	110.00'	N 09°22'55" E	L65	126.25'	S 01°24'25" E
L23	50.00'	N 80°37'05" W	L66	50.17'	S 00°06'31" E
L24	89.08'	N 00°31'10" E	L67	82.20'	S 33°26'58" E
L25	125.00'	N 89°52'34" E	L68	113.06'	S 14°48'21" E
L26	31.36'	N 00°07'26" W	L69	64.45'	S 09°12'35" W
L27	60.00'	N 90°00'00" W	L70	92.50'	S 35°15'12" W
L28	101.20'	N 89°52'34" E	L71	128.55'	S 61°17'49" W
L29	55.28'	S 86°58'54" E	L72	234.46'	S 89°48'49" W
L30	98.32'	S 78°17'47" E	L73	43.31'	S 76°34'17" W
L31	125.00'	N 11°42'13" E	L74	100.00'	S 71°11'24" W
L32	25.00'	S 78°17'47" E	L75	19.70'	N 18°48'36" W
L33	145.82'	S 78°17'47" E	L76	118.83'	N 89°52'34" E
L34	62.45'	S 87°32'14" E	L77	60.00'	N 90°00'00" W
L35	104.55'	S 02°27'46" W	L78	31.48'	N 00°07'26" W
L36	169.74'	S 00°00'48" E	L79	229.97'	S 89°51'48" W
L37	79.38'	S 00°43'00" W	L80	22.63'	N 66°23'25" W
L38	82.96'	S 11°57'23" E	L81	50.24'	S 89°57'49" W
L39	82.02'	S 60°03'21" W	L82	50.10'	S 03°35'00" W
L40	101.98'	S 32°40'08" W	L83	26.84'	N 00°07'26" W
L41	104.45'	N 78°17'47" W	L84	26.90'	N 00°07'26" W
L42	110.00'	S 11°42'13" W	L85	26.77'	N 00°07'26" W
L43	25.00'	N 78°17'47" W	L86	6.01'	N 80°21'19" E

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	47.12'	30.00'	42.43'	S 23°32'13" E	30.00'	90°00'00"
C2	39.22'	30.00'	36.48'	N 74°00'46" E	22.98'	74°54'03"
C3	55.03'	30.00'	47.63'	S 15°59'14" E	39.17'	105°05'57"
C4	430.61'	470.00'	415.70'	N 85°12'59" E	231.75'	52°29'36"
C5	421.78'	530.00'	410.71'	N 81°46'01" E	222.76'	45°35'39"
C6	467.25'	510.00'	451.08'	N 85°12'59" E	251.47'	52°29'36"
C7	389.93'	490.00'	379.72'	N 81°46'01" E	205.95'	45°35'39"
C8	1215.39'	1500.00'	1182.42'	N 81°21'06" E	643.28'	46°25'28"
C9	531.05'	915.00'	623.63'	S 74°45'58" W	273.24'	33°15'12"
C10	342.01'	275.00'	320.39'	N 55°45'50" E	197.09'	71°15'28"
C11	457.84'	550.00'	444.73'	N 43°58'57" E	243.12'	47°41'41"
C12	575.07'	486.50'	542.17'	N 33°58'00" E	326.46'	67°43'36"
C13	46.67'	955.00'	46.66'	N 89°59'35" E	23.34'	02°48'00"
C14	226.41'	600.00'	225.08'	S 10°56'04" E	114.57'	21°37'16"
C15	126.71'	600.00'	126.48'	S 15°41'42" E	63.59'	12°06'01"
C16	99.70'	600.00'	99.59'	S 04°53'04" E	49.97'	09°31'15"
C17	75.70'	630.00'	75.65'	S 18°18'10" E	37.89'	06°53'04"
C18	44.39'	30.00'	40.45'	S 57°15'10" E	27.39'	84°47'03"
C19	44.39'	30.00'	40.45'	S 37°57'47" W	27.39'	84°47'03"
C20	47.34'	630.00'	47.32'	S 02°16'35" E	23.68'	04°18'18"
C21	215.10'	570.00'	213.82'	N 10°56'04" W	108.84'	21°37'16"
C22	16.69'	630.00'	16.69'	S 20°59'11" E	8.34'	01°31'03"
C23	59.01'	630.00'	58.99'	S 17°32'39" E	29.53'	05°22'01"
C24	41.20'	570.00'	41.19'	S 19°40'28" E	20.61'	04°08'28"
C25	61.29'	570.00'	61.26'	S 14°31'25" E	30.68'	06°09'39"
C26	61.29'	570.00'	61.26'	S 08°21'46" E	30.68'	06°09'39"
C27	51.32'	570.00'	51.30'	S 02°42'11" E	25.68'	05°09'30"
C28	62.20'	330.00'	122.25'	S 88°58'14" E	122.96'	21°20'55"
C29	113.64'	305.00'	112.99'	S 88°58'14" E	57.49'	21°20'55"

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
- $\frac{1}{C}$ CENTERLINE
- $\frac{R}{W}$ RIGHT-OF-WAY LINE
- $\frac{1}{P/L}$ PROPERTY LINE

J:\1195052F-3\Drawings\SP\part02-03\Overall Plan.dwg, Printed: Sep 30, 2025 - 10:22am

DATE	BY	DESCRIPTION
04-11-2024	AMK	ISSUE TO COUNTY FOR REVIEW
10-04-2024	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
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

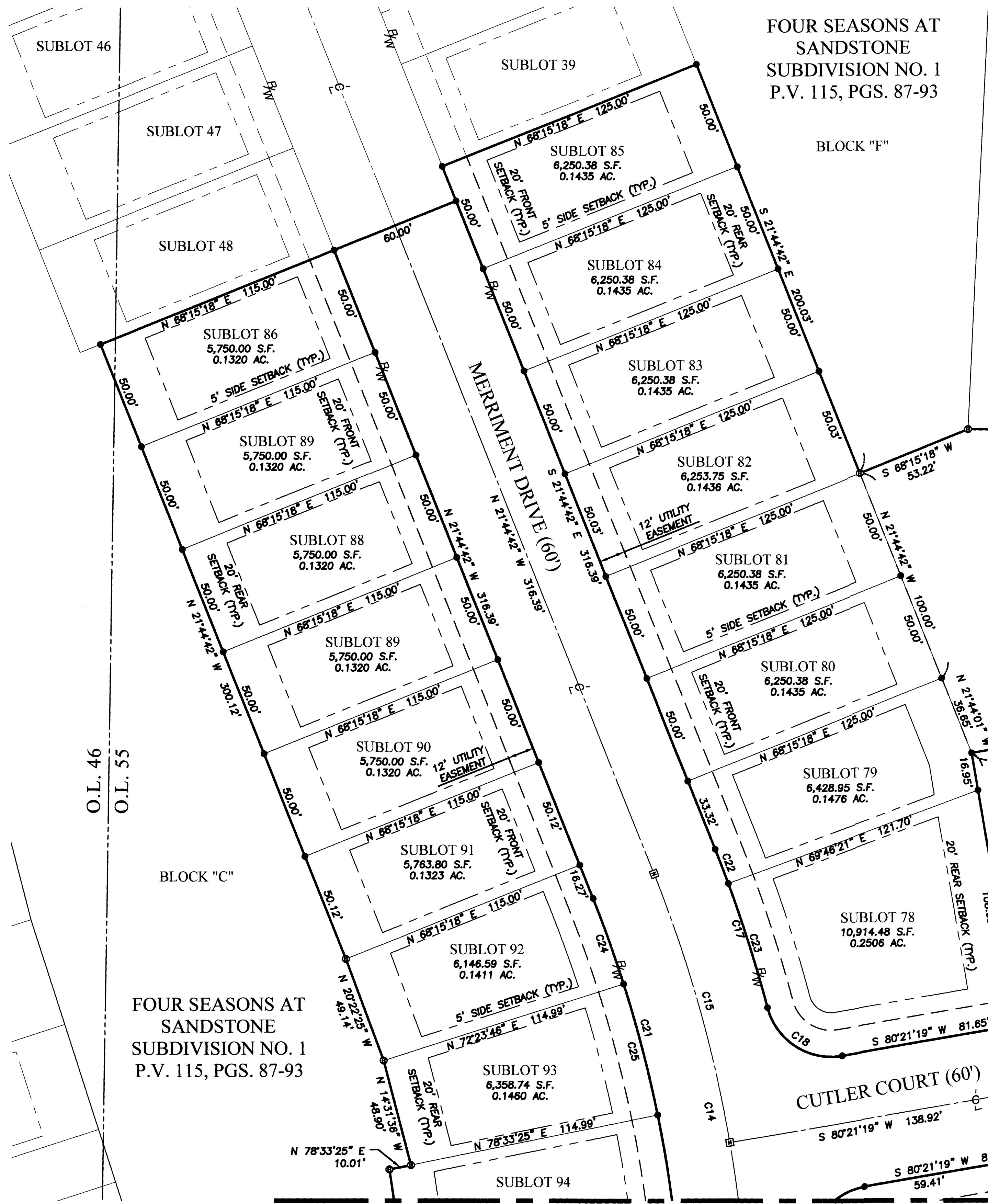
PREPARED FOR:

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

FOUR SEASONS AT SANDSTONE
SUBDIVISION NO. 3 PLAT

TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET
3 OF 5
JOB NO.
19-5052F-3



LINE TABLE		
LINE #	LENGTH	BEARING
L43	25.00'	N 78°17'47" W
L86	6.01'	N 80°21'19" E

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C14	226.41'	600.00'	225.08'	S 10°56'04" E	114.57'	21°37'16"
C15	126.71'	600.00'	126.48'	S 15°41'42" E	63.59'	12°06'01"
C17	75.70'	630.00'	75.65'	S 18°18'10" E	37.89'	06°53'04"
C18	44.39'	30.00'	40.45'	S 57°15'10" E	27.39'	84°47'03"
C21	215.10'	570.00'	213.82'	N 10°56'04" W	108.84'	21°37'16"
C22	16.69'	630.00'	16.69'	S 20°59'11" E	8.34'	01°31'03"
C23	59.01'	630.00'	58.99'	S 17°32'39" E	29.53'	05°22'01"
C24	41.20'	570.00'	41.19'	S 19°40'28" E	20.61'	04°08'28"
C25	61.29'	570.00'	61.26'	S 14°31'25" E	30.68'	06°09'39"
C28	122.96'	330.00'	122.25'	S 88°58'14" E	62.20'	21°20'55"
C29	113.64'	305.00'	112.99'	S 88°58'14" E	57.49'	21°20'55"

TEMPORARY TURNAROUND CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C30	15.40'	18.00'	14.93'	S 55°58'30" W	8.21'	49°00'58"
C31	266.65'	55.00'	72.33'	S 09°38'42" E	48.00'	277°46'33"
C32	15.40'	18.00'	14.93'	S 75°15'55" E	8.21'	49°01'00"

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

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

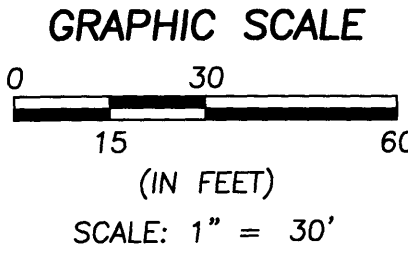
S 89°28'50" E 519.53'

STORMWATER
MANAGEMENT
BASIN "F" EASEMENT

Block "H"
88,457.29 S.F.
2.0307 AC.

05-00-054-000-
SANDSTONE ONE, LLC
INST. #
(20.9794 ACRES REC. & USED)

REMAINDER PARCEL
14.9830 ACRES TOTAL IN O.L. 54



FOR CONTINUATION SEE SHEET 5

DATE	BY	DESCRIPTION
04-11-2024	AMK	ISSUE TO COUNTY FOR REVIEW
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03-28-2025	AMK	REVISED PER COUNTY COMMENTS
07-21-2025	AMK	REVISED REAR SETBACK
09-30-2025	AMK	FINAL PLAT TO COUNTY

DRAWN BY:
JLT

CHECKED BY:
AMK

BRAMHALL
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PREPARED FOR:

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6150 PARK SQUARE DRIVE
LORAIN, OHIO 44053

FOUR SEASONS AT SANDSTONE
SUBDIVISION NO. 3 PLAT

TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

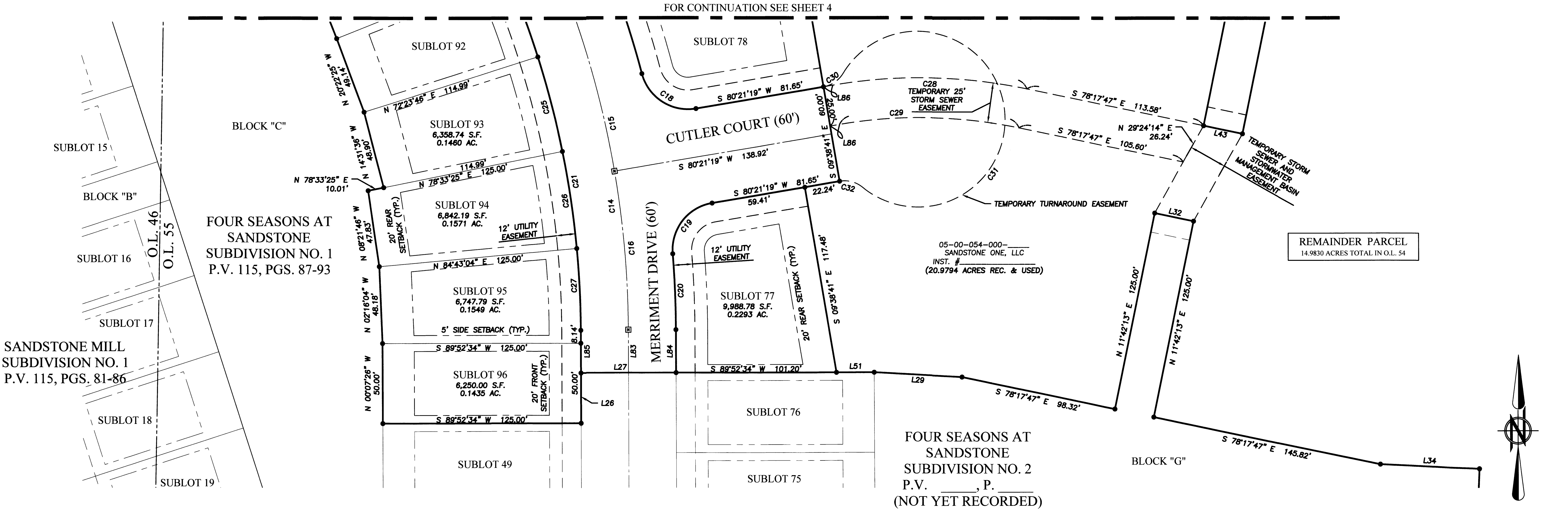
SHEET
4 OF 5
JOB NO.
19-5052F-3

TEMPORARY TURNAROUND CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C30	15.40'	18.00'	14.93'	S 55°58'30" W	8.21'	49°00'58"
C31	266.65'	55.00'	72.33'	S 09°38'42" E	48.00'	277°46'33"
C32	15.40'	18.00'	14.93'	S 75°15'55" E	8.21'	49°01'00"

CURVE TABLE						
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C20	47.34'	630.00'	47.32'	S 02°16'35" E	23.68'	04°18'18"
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C29	113.64'	305.00'	112.99'	S 88°58'14" E	57.49'	21°20'55"

LINE TABLE		
LINE #	LENGTH	BEARING
L26	31.36'	N 00°07'26" W
L27	60.00'	N 90°00'00" W
L29	55.28'	S 86°58'54" E
L32	25.00'	S 78°17'47" E
L34	62.45'	S 87°32'14" E
L43	25.00'	N 78°17'47" W
L51	23.81'	N 89°52'34" E
L83	26.84'	N 00°07'26" W
L84	26.90'	N 00°07'26" W
L85	26.77'	N 00°07'26" W
L86	6.01'	N 80°21'19" E

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



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	07-21-2025	AMK	REVISED REAR SETBACK
	09-30-2025	AMK	FINAL PLAT TO COUNTY

DRAWN BY:
JLT

CHECKED BY:
AMK

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TOWNSHIP OF AMHERST, COUNTY OF LORAIN, STATE OF OHIO

SHEET
5 OF 5

JOB NO.
19-5052F-3