

COUNTY AUDITOR'S CERTIFICATE
 STATE OF OHIO }
 SS }
 COUNTY OF LORAIN }

I, J. CRAIG SNODGRASS, THE DULY ELECTED AND QUALIFIED COUNTY AUDITOR OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE MADE, THIS FOREGOING PLAT OF PART OF COMMERCE DRIVE INDUSTRIAL PARK EAST AS RECORDED IN VOLUME 57, PAGE 31 OF THE LORAIN COUNTY PLAT RECORDS IN THE VILLAGE OF LAGRANGE, COUNTY OF LORAIN, AND STATE OF OHIO IN ACCORDANCE WITH THE PROVISIONS OF REVISED SECTION 711, OF THE OHIO REVISED CODE. SAID PLAT TO BE KNOWN AS AND DESIGNATED AS REVISED SUBLOTS 4, 5 & 6 IN COMMERCE DRIVE INDUSTRIAL PARK EAST.

J. CRAIG SNODGRASS DATE
 LORAIN COUNTY AUDITOR

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WRS MANAGEMENT GROUP, LLC OWNER OF LAND CONTAINED WITHIN THIS AUDITORS REVISED PLAT OF SUBLOTS 4, 5 & 6 IN COMMERCE DRIVE INDUSTRIAL PARK EAST AS RECORDED IN VOLUME 57, PAGE 31 OF THE LORAIN COUNTY PLAT RECORDS. DO HEREBY ACCEPT IT TO BE CORRECT & CONSENT TO ITS RECORDING.


 WRS MANAGEMENT GROUP, LLC - OWNER

NOTARIAL SEAL

STATE OF OHIO }
 SS }
 COUNTY OF LORAIN }
 ON THIS 16th DAY OF February, 2026 BEFORE ME PERSONALLY APPEARED WRS MANAGEMENT GROUP, LLC AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS (THEIR) FREE ACT AND DEED FOR THE PURPOSES HEREON MENTIONED.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



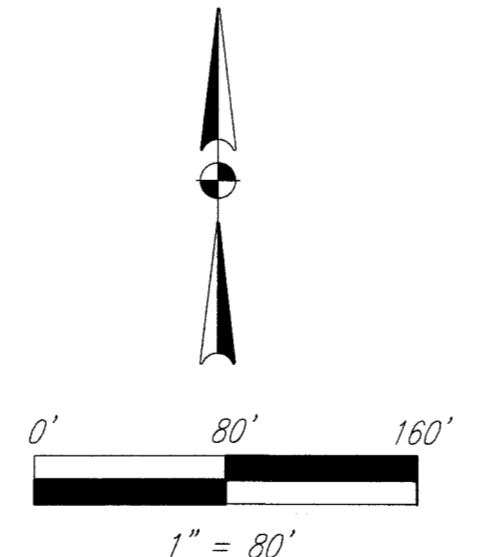
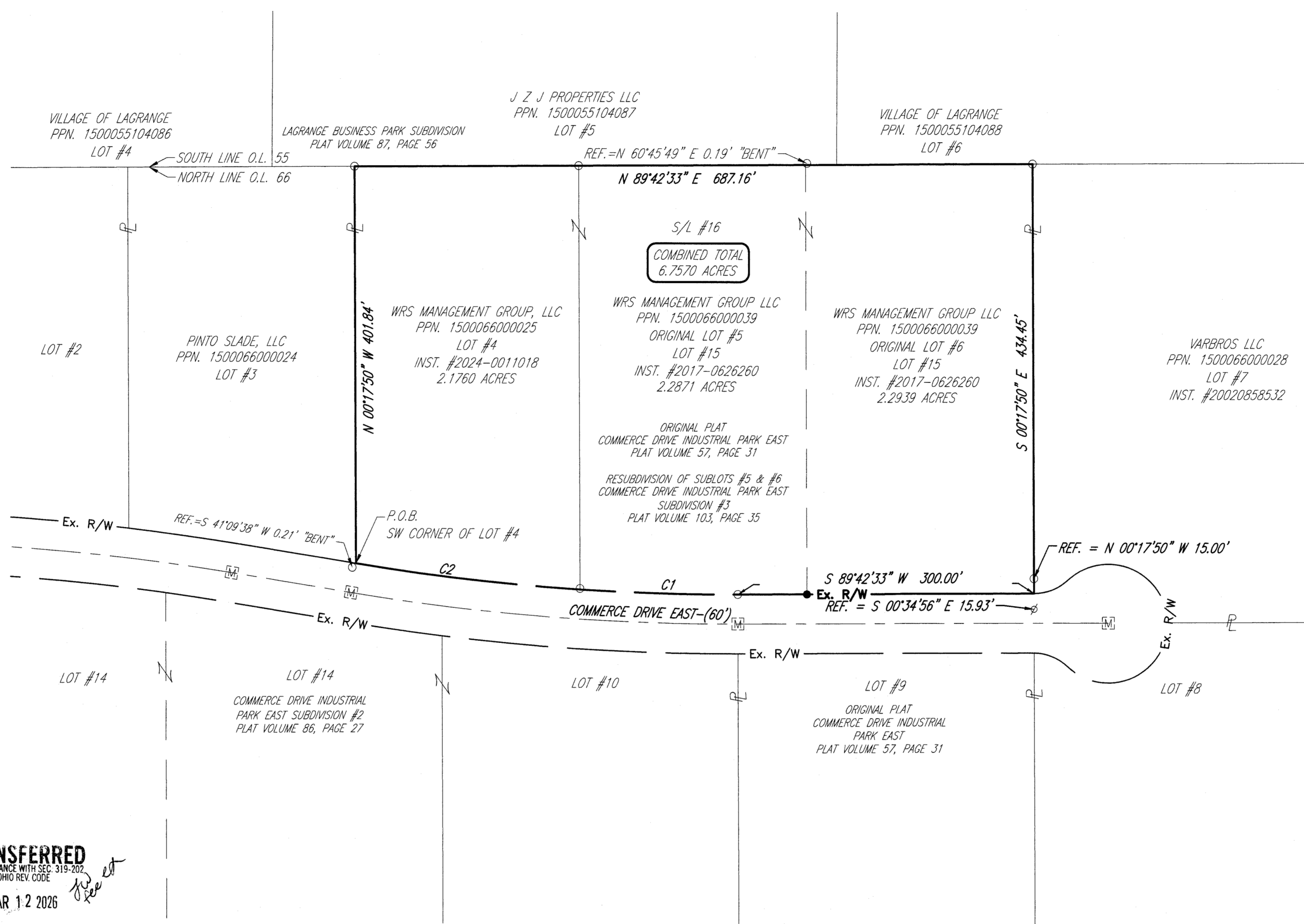

 KRISTY A. PETERS
 Notary Public
 State of Ohio
 My Comm. Expires
 February 13, 2027

NOTARY PUBLIC IN AND FOR LORAIN COUNTY, OHIO
 MY COMMISSION EXPIRES: 2/13/27

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202,
 OHIO REV. CODE
 MAR 12 2026
 J. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

2026-0087898
 PLAT Fee: \$94.40 Page 1 of 1
 Recorded: 3/12/2026 at 09:21 AM
 Receipt: T20260005542
 Lorain County Recorder Mike Duran

PLAT VOL 119
 PG 43



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	TANGENT	CHORD LENGTH
C1	160.12'	2314.35'	3°57'51"	N 88°18'35" W	80.09'	160.09'
C2	228.85'	2314.35'	5°39'56"	N 83°29'41" W	114.52'	228.76'

REFERENCE DOCUMENTS

- LORAIN COUNTY TAXMAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- COMMERCE DRIVE INDUSTRIAL PARK EAST, P.V. 57, PG. 31.
- COMMERCE DRIVE INDUSTRIAL PARK EAST SUBDIVISION NO. 2, P.V. 86, PG. 27.
- COMMERCE DRIVE INDUSTRIAL PARK EAST SUBDIVISION NO. 3 P.V. 103, PAGE 35.
- LAGRANGE BUSINESS PARK SUBDIVISION, P.V. 87, PG. 56.

SURVEY MADE AT THE REQUEST OF
WRS MANAGEMENT GROUP, LLC

PLAT NAME
 COMMERCE DRIVE INDUSTRIAL
 PARK EAST SUBDIVISION NO. 4

BEING A RESUBDIVISION OF LOT #4 IN
 COMMERCE DRIVE INDUSTRIAL PARK EAST
 SUBDIVISION, RECORDED IN PLAT VOL. 57, PG.
 31 OF LORAIN COUNTY RECORDS & LOT #15
 IN COMMERCE DRIVE INDUSTRIAL PARK EAST
 SUBDIVISION NO. 3 RECORDED IN PLAT VOL.
 103, PG. 35 OF LORAIN COUNTY RECORDS
 PART OF ORIGINAL LOT #66 IN
 ORIGINAL LAGRANGE TOWNSHIP,
 VILLAGE OF LAGRANGE, LORAIN COUNTY, OHIO

LEGEND

- ∅ DRILL HOLE FOUND
- IRON PIN/PIPE FOUND
- ⊞ IRON PIN FOUND IN MONUMENT BOX
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "MCCARTNEY S-7921"

DWG NO: GS0876_PG JOB NO: GS0876 LAG PG SHEET 1 OF 1


52 N. Diamond Street
 Mansfield, OH 44902
 T: (419) 525-0093

5085 Oberlin Avenue
 Lorain, OH 44053
 T: (440) 444-1022

KEM
K.E. MCCARTNEY & ASSOCIATES
 ENGINEERS · PLANNERS · SURVEYORS

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "REVISED" SUBLOTS 4 & 15 IN COMMERCE DRIVE INDUSTRIAL PARK EAST, AN AUDITOR'S REVISED PLAT PURSUANT TO REVISED SECTION 711 OF THE OHIO REVISED CODE, AS SHOWN HEREON AND CONTAINING 6.7570 ACRES OF LAND IN ORIGINAL LAGRANGE TOWNSHIP LOT NO. 66 IN THE VILLAGE OF LAGRANGE, LORAIN COUNTY, OHIO. CREATING SUBLOT 16 AS SHOWN HEREON. 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 ARE TO STATE PLANE GRID NORTH NAD83 (2011), GEOID 12A, OHIO NORTH ZONE. 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 AND IS IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. ALL OF WHICH I CERTIFY TO BE CORRECT.

BY:  12/16/25 DATE
 BRIAN P. MCCARTNEY, P.E. 61108, P.S. 7957
 FOR K.E. MCCARTNEY & ASSOCIATES, INC.

DRAFTED BY: K.E. MCCARTNEY & ASSOCIATES; Z:\GS\GS0876 LAG - Commerce Drive - Star\Basesmaps\GS0876 LAG - Commerce Dr-Lot Consolidation_PG.dwg Dec 15, 2025 - 9:11:30am