

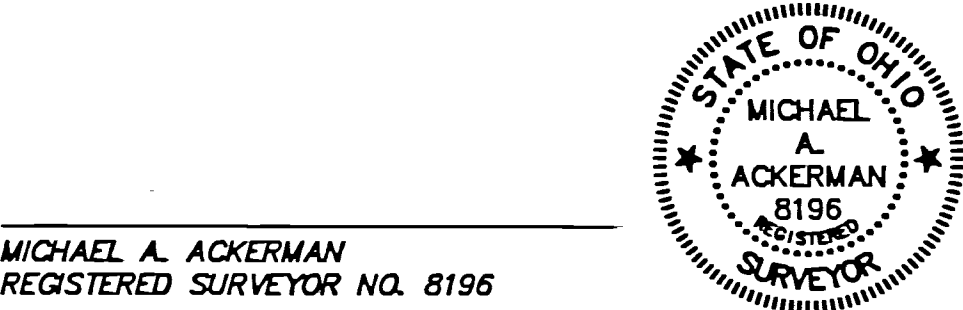
EMERALD WOODS SUBDIVISION NO. 14

BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOTS 3, 4, 17, & 18 AND BLOCK "GGG" IN THE EMERALD WOODS SUBDIVISION NO. 13 RECORDED IN PLAT VOL. 118, PG. 63-67 NOW IN THE TOWNSHIP OF COLUMBIA, LORAIN COUNTY, OHIO

THE PERIMETER BOUNDARY AND PARCEL CONFIGURATION IS BASED UPON THE "LOT SPLIT AND CONSOLIDATION" DATED APRIL, 2021 BY DONALD G. BOHNING & ASSOCIATES INC. SEE EMERALD WOODS SUBDIVISION NO. 8.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "EMERALD WOODS SUBDIVISION NO. 14" AS SHOWN HEREON AND CONTAINING 0.5857 ACRES OF LAND IN ORIGINAL LOT 3, 11.0973 ACRES OF LAND IN ORIGINAL LOT 4, 22.7490 ACRES OF LAND IN ORIGINAL LOT 17, AND 0.2681 ACRES OF LAND IN ORIGINAL LOT 18 OF COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED BY DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE 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 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.



MICHAEL A. ACKERMAN
REGISTERED SURVEYOR NO. 8196

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL LOTS 3, 4, 17, & 18 OF SAID TOWNSHIP CONTAINING 34.7132 ACRES.

THE UNDERSIGNED EWGC DEVELOPMENT GROUP, LLC HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS EMERALD WOODS SUBDIVISION NO. 14, A SUBDIVISION OF LOTS 584-633, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, SIDEWALKS, AND EASEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS. INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF (THEMSELVES) AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 11th DAY OF August, 2021.

SIGNED _____
SAM PETROS - EWGC DEVELOPMENT GROUP, LLC

WITNESS

L. L. Petros
Luke Petros
George S. Modic

NOTARIAL SEAL

STATE OF OHIO
COUNTY OF Summit

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Sam Petros, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS 11th DAY OF August, 2021.

BY: _____, NOTARY PUBLIC



CARLA M. SANTORA
Notary Public, State of Ohio
Recorded in Cuyahoga County
My Commission Expires
December 2, 2027

APPROVALS OF SUBDIVISION ENDORSEMENTS

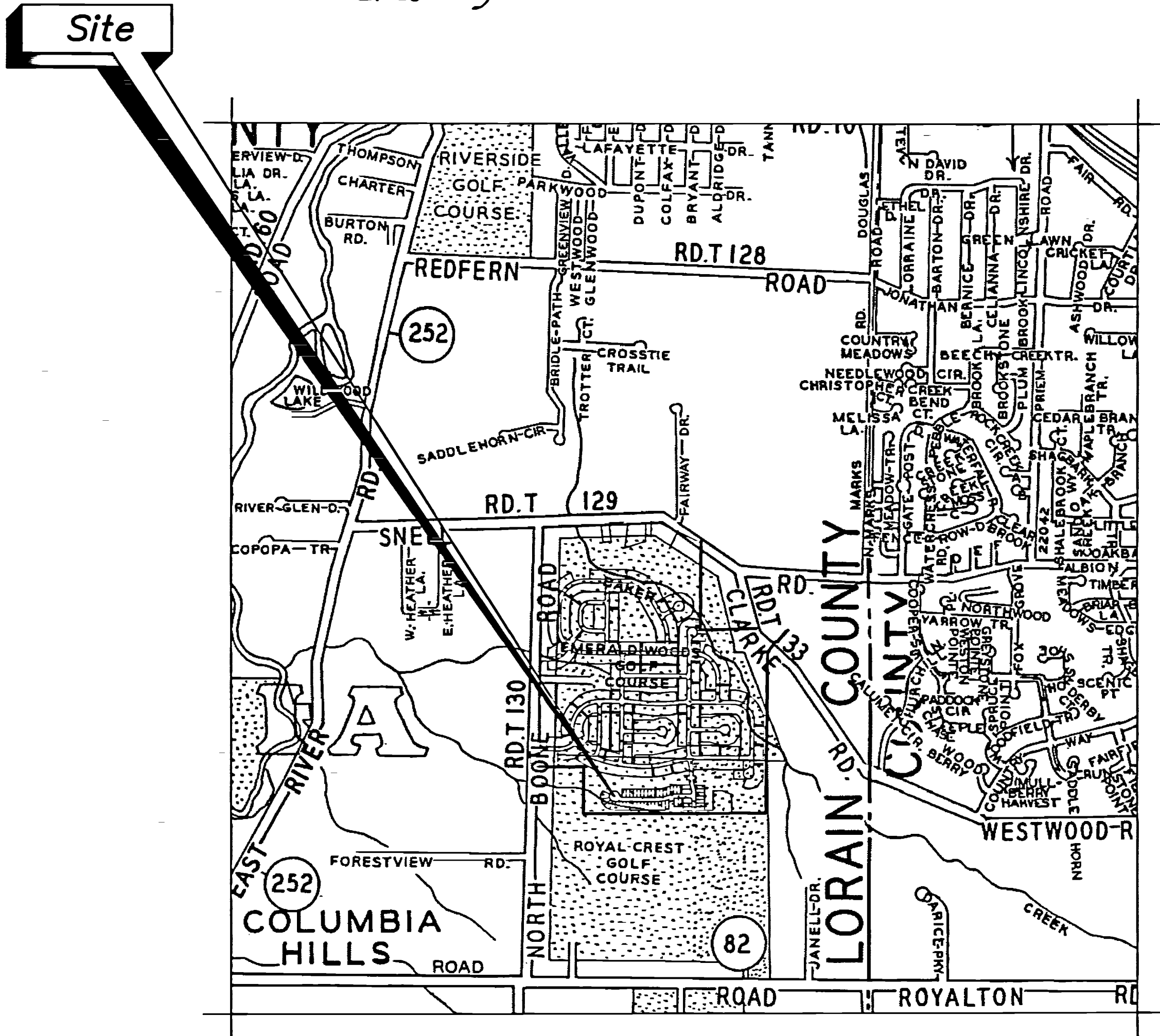
APPROVED THIS 1st DAY OF SEPTEMBER, 2021
LORAIN COUNTY ENGINEER

APPROVED THIS 1st DAY OF SEPTEMBER, 2021
LORAIN COUNTY SURVEYOR-ENGINEER

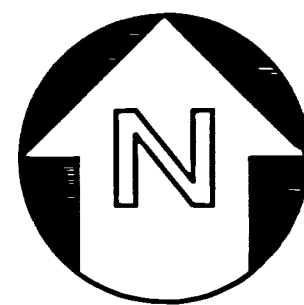
APPROVED THIS 20th DAY OF AUGUST, 2021
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES
MARK C. CUNNINGHAM

APPROVED THIS 21st DAY OF August, 2021
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 20th DAY OF August, 2021
LORAIN COUNTY PLANNING COMMISSION



LOCATION MAP



SUBDIVISION AREA CHART

Description	O.L. 3	O.L. 4	O.L. 17	O.L. 18	TOTAL
SUBLOTS (50)	0.5857	3.2845	8.0483	0.2681	12.1866
BLOCKS HHH & III	0.0000	7.8128	11.5365	0.0000	19.3493
PROP. R/W AT PARCEL A	0.0000	0.0000	3.1773	0.0000	3.1773
TOTAL SUBDIVISION AC.	0.5857	11.0973	22.7621	0.2681	34.7132

AREA CHART
LOT SPLIT PARCELS (TO 1/4)

PARCEL A (33.8463 AC.)

Description	O.L. 4	O.L. 17	O.L. 18
ORIGINAL AC.	11.0973	22.7490	0.0000
SUBD. A AC.	11.0973	22.7490	0.0000
REMAINDER AC.	0.0000	0.0000	0.0000

PARCEL B (0.0000 AC.)

Description	O.L. 4	O.L. 17	O.L. 18
ORIGINAL AC.	0.0000	0.0000	0.0000
SUBD. B AC.	0.0000	0.0000	0.0000
REMAINDER AC.	0.0000	0.0000	0.0000

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT CARLA M. SANTORA AS NOTARY PUBLIC AND GEORGE S. MODIC AS MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF EMERALD WOODS SUBDIVISION NO. 14 TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AND SIDEWALKS SHOWN HEREON.

SIGNED _____

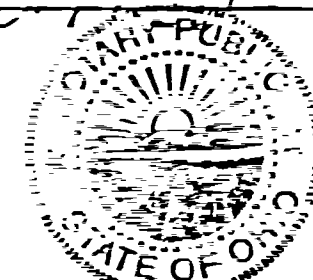
WITNESS _____

GEORGE S. MODIC
NOTARIAL SEAL
STATE OF OHIO
COUNTY OF Summit

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 11th DAY OF August, 2021.

BY: _____, NOTARY PUBLIC



CARLA M. SANTORA
Notary Public, State of Ohio
Recorded in Cuyahoga County
My Commission Expires
December 2, 2027

WATERMAIN EASEMENT

THE UNDERSIGNED OWNER HEREBY GRANTS TO RURAL LORAIN COUNTY WATER AUTHORITY (R.L.C.W.A.) THE WATERMAIN EASEMENT IDENTIFIED HEREON WITHIN SUBLOTS 595-596 AND BLOCK "III" FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC WATERMAIN.

STORM SEWER, STORM WATER CHANNEL, AND CREEK MAINTENANCE EASEMENTS

THE UNDERSIGNED OWNER HEREBY GRANTS TO THE EMERALD WOODS HOMEOWNERS ASSOCIATION NEW STORM SEWER EASEMENTS, STORM WATER MANAGEMENT EASEMENTS, AND STORM WATER CHANNEL EASEMENTS IDENTIFIED HEREON WITHIN BLOCK "HHH", BLOCK "III", AND SUBLOTS 611-614.

THE CREEK MAINTENANCE EASEMENT IS HEREBY GRANTED TO THE LORAIN COUNTY COMMISSIONERS FOR ACCESS PURPOSES AND TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE PURPOSES. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ANNUAL AND REGULAR MAINTENANCE WITHIN THE EASEMENT AS STATED IN THE "INSPECTION AND MAINTENANCE AGREEMENT FOR STORM WATER CONTROL MEASURES" AND RECORDED AT INSTRUMENT FILE 2024-0021008 OF LORAIN COUNTY RECORDS.

UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY, COLUMBIA GAS OF OHIO, AND TIME WARNER CABLE (ALL OHIO CORPORATIONS), THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH AS DEPICTED HEREON, UNDER, OVER, AND THROUGH ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES, AND ALSO UPON LANDS AS DEPICTED 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 THEREFOR, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWN, 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 COMMUNICATIONS FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES 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.

GRANTOR:
EWGC DEVELOPMENT GROUP, LLC

OHIO EDISON COMPANY

COLUMBIA GAS

BY: _____
SAM PETROS

TIME WARNER CABLE

PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENTS

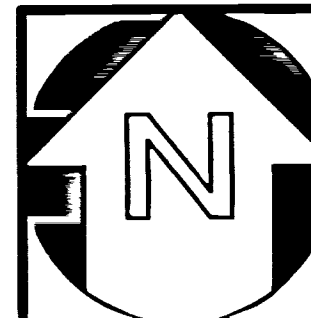
THE UNDERSIGNED OWNER HEREBY GRANTS TO THE EMERALD WOODS HOMEOWNERS ASSOCIATION ONE "PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENT" IDENTIFIED HEREON WITHIN BLOCK "HHH" AND ONE "PARKING AND SIDEWALK EASEMENT" IDENTIFIED HEREON WITHIN BLOCK "III" FOR THE COMMON USE OF ALL FOR MAIL DELIVERY PURPOSES, PUBLIC PARKING, AND PUBLIC WALKWAY. REFER TO COVENANTS AND RESTRICTIONS DOCUMENT #2021-0806065.

BUILDING SETBACKS

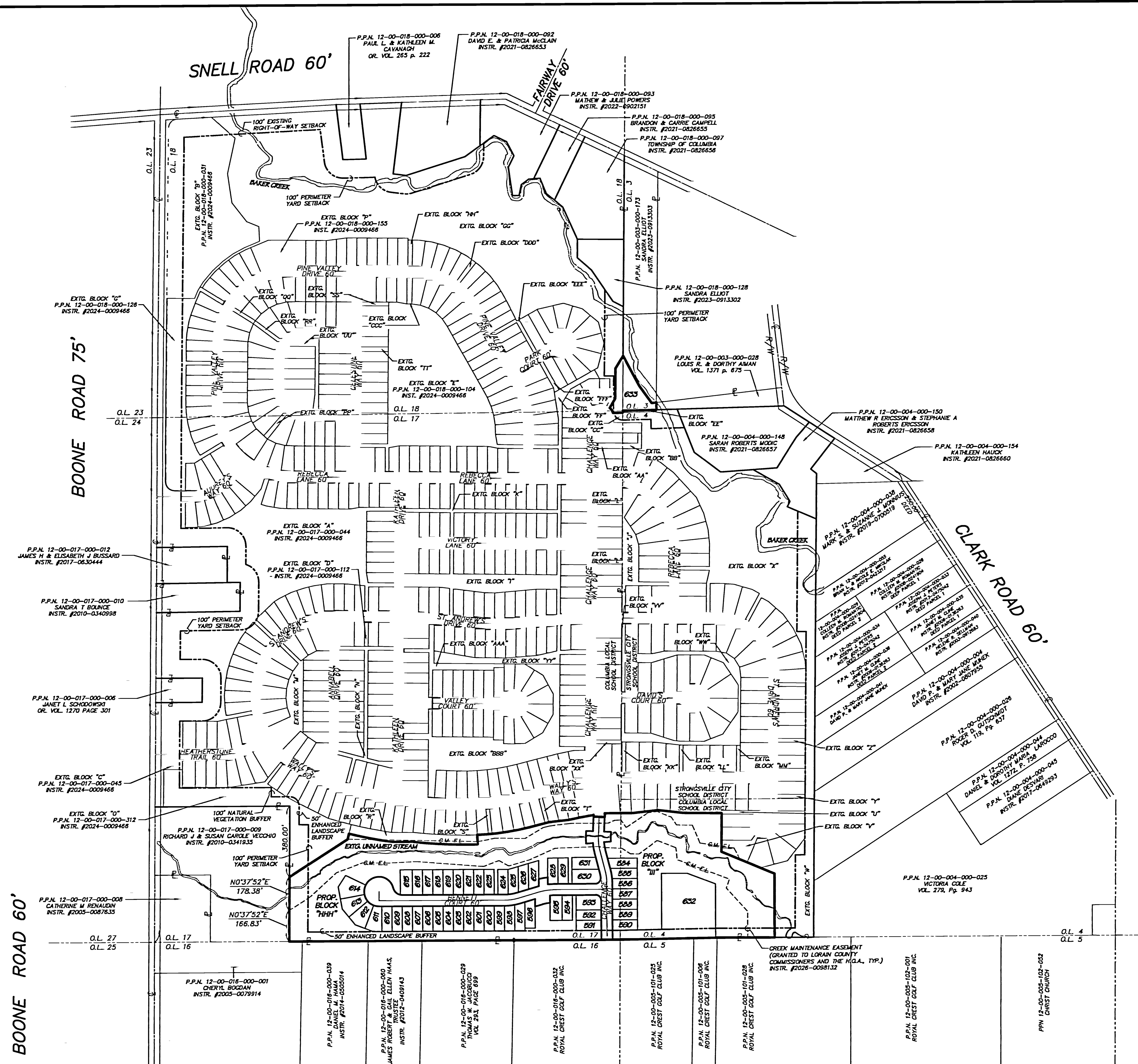
FRONT BUILDING LINE: 30'
SIDE YARD: 7.5'
REAR YARD: 20'

EASEMENT DESCRIPTIONS

---SW-EL---	PUBLIC SIDEWALK EASEMENT LINE
---W-EL---	UTILITY EASEMENT LINE
---ST-EL---	STORM SEWER EASEMENT LINE
---SWM-EL---	STORMWATER MANAGEMENT EASEMENT LINE
---SWM-EL---	SANITARY SEWER EASEMENT LINE
---G.M.-EL---	CREEK MAINTENANCE EASEMENT LINE



DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7178 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 842-1130 FAX: (216) 842-1132			
NO. SCALE	DATE	DATE	DATE
---	G.M.	T.C.	SEPT., 2025
FILE NO.	472014 Plat 01	ORDER NO.	4720-14
			16



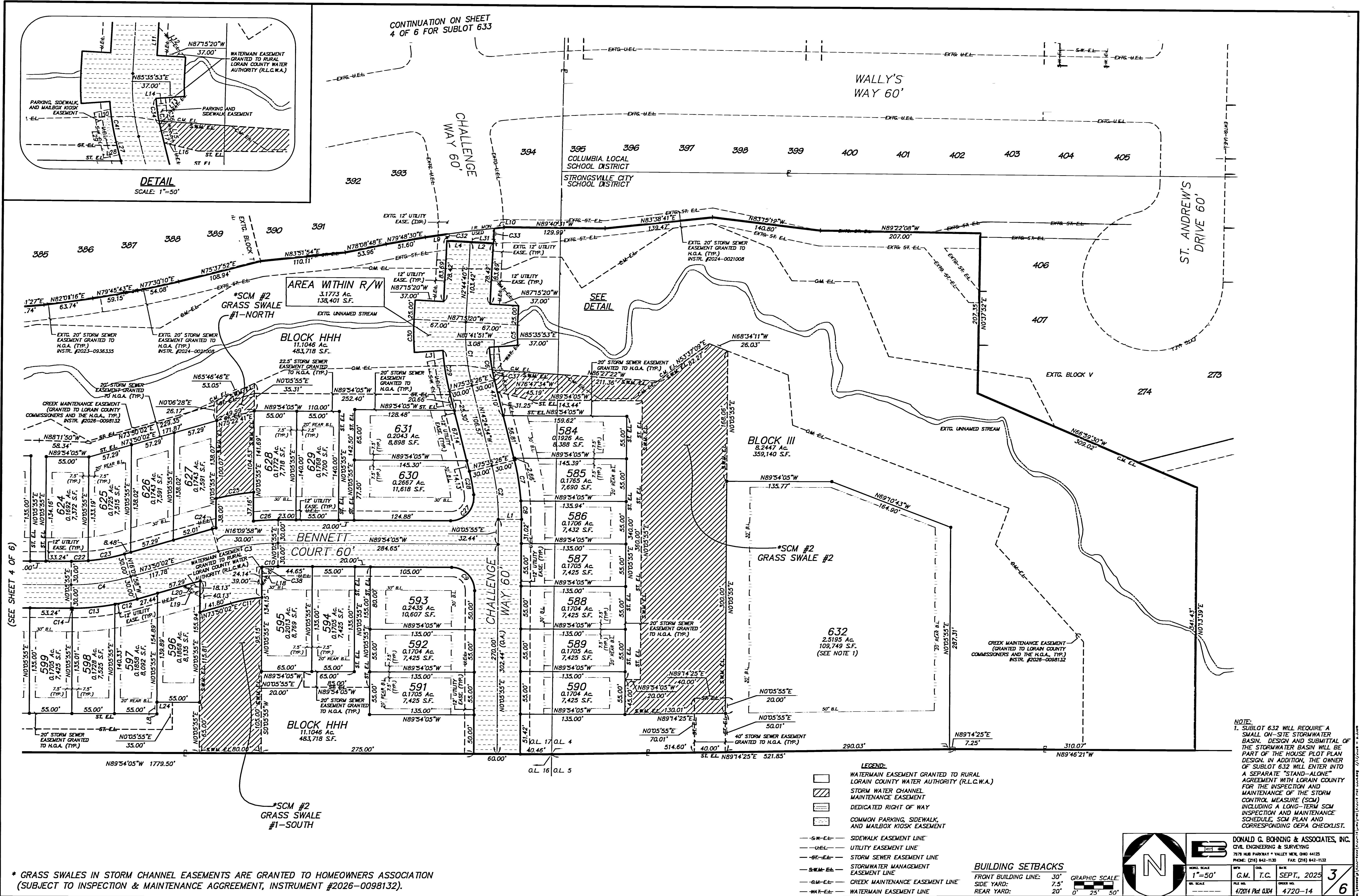
GRAPHIC SCALE
0' 125' 250'

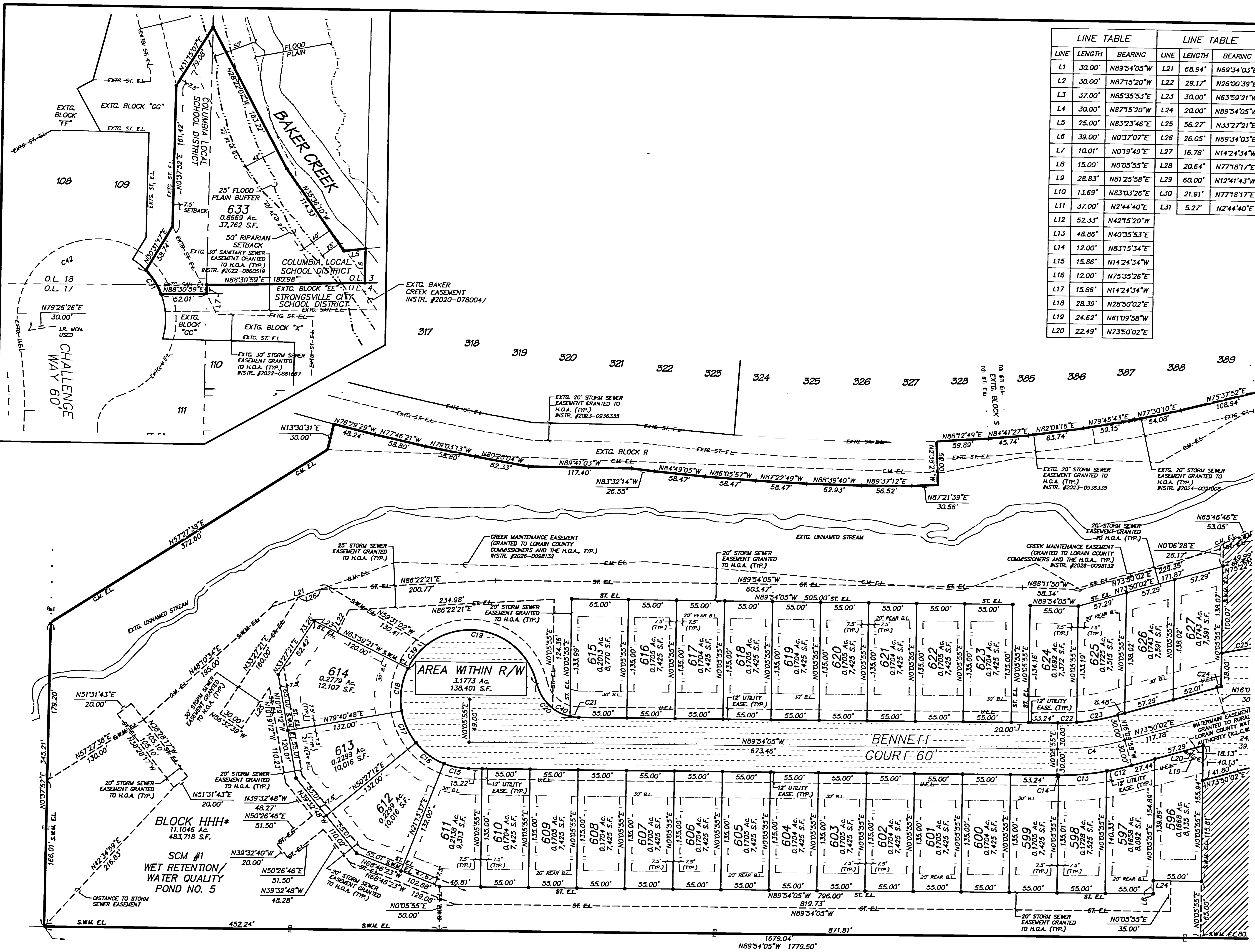
DONALD G. BOHNING & ASSOCIATES, INC.
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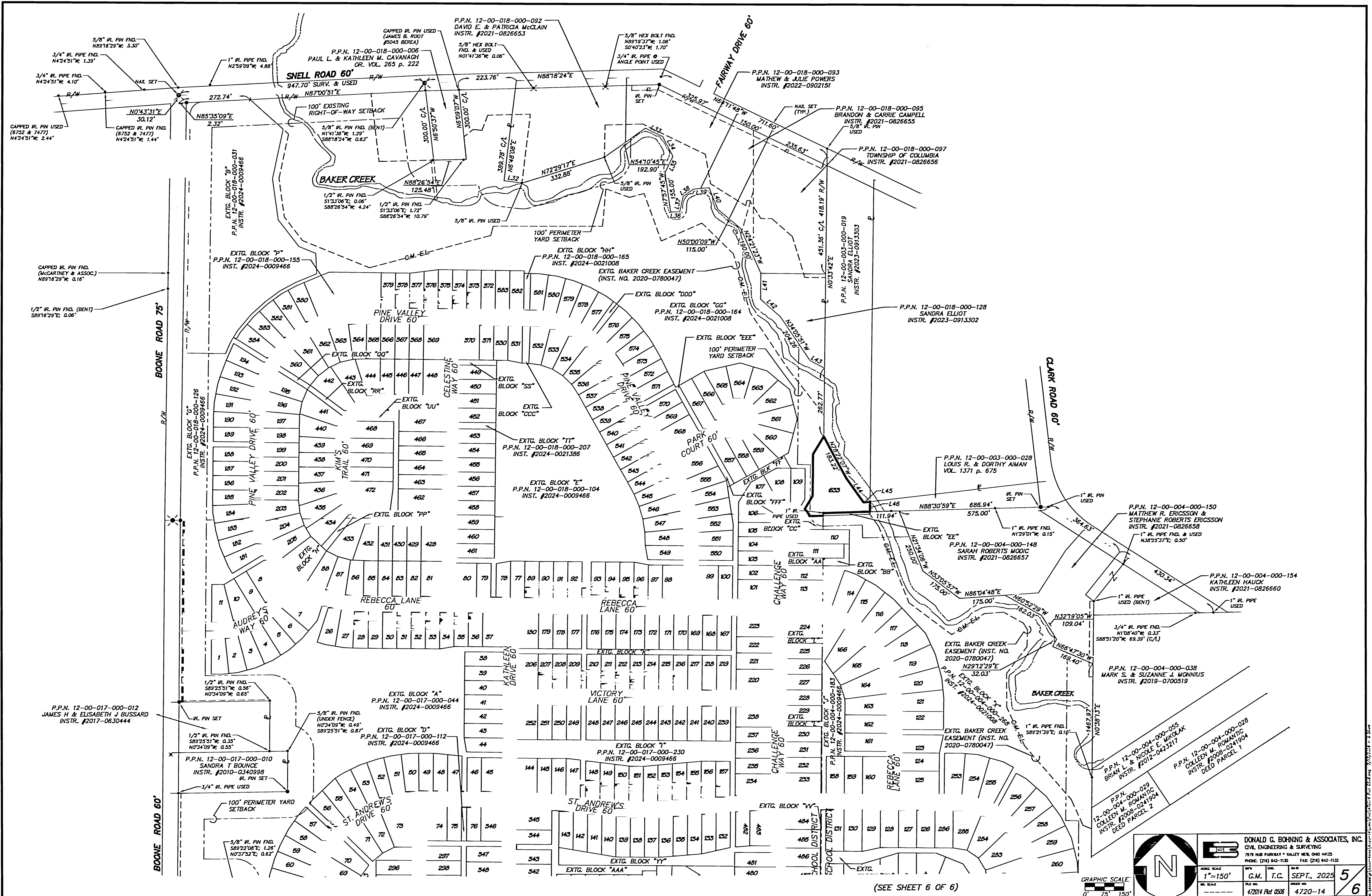
DATE	BY	CHKD.	APP'D.
SEPT., 2025	G.M.	T.C.	

472014 Plat 02 4720-14

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LINE TABLE		
LINE	LENGTH	BEARING
L32	69.23"	N83°11'52"W
L33	75.00"	N64°11'48"W
L34	85.79"	N27°19'36"W
L35	68.53"	N25°48'12"E
L36	35.00"	N88°28'09"E
L37	60.00"	N12°34'44"E
L38	50.00"	N53°19'52"E
L39	60.00"	N85°09'41"E
L40	90.00"	N22°07'32"W
L41	100.00"	N0°33'42"E
L42	102.00"	N48°39'25"W
L43	63.00"	N62°24'05"W
L44	114.33"	N35°36'10"W
L45	25.00"	N33°23'46"E
L46	39.00"	N0°37'07"E

[illegible]