

OWNER'S CERTIFICATE

SITUATED IN THE VILLAGE OF LAGRANGE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NUMBER 66, CONTAINING 13.7605 ACRES OF LAND (0.2756 ACRES WITHIN RIGHT OF WAY) AND BEING THE SAME TRACT AS CONVEYED TO ELYRIA CONCRETE INC. AND DESCRIBED IN THE DEED RECORDED IN INSTRUMENT NOS. 20230939052, 2025-0064156, 2025-0050912 AND 2025-0067148 OF THE LORAIN COUNTY RECORDS.

THE UNDERSIGNED ELYRIA CONCRETE INC. DOES HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS "COMMERCE DRIVE INDUSTRIAL PARK EAST NO. 5" A SUBDIVISION OF SUBLT NUMBERS 17, 18 AND 19, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., 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 THE MUNICIPALITY OF LAGRANGE FOR THE BENEFIT OF HIMSELF (THEMSELVES) AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND THIS 1st DAY OF OCTOBER, 2026.

ELYRIA CONCRETE INC.
DAVID S. WALLS

NOTARIAL SEAL:

STATE OF OHIO
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR DAVID S. WALLS, REPRESENTING ELYRIA CONCRETE INC. WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID ELYRIA CONCRETE INC., FOR THE USE AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 1st DAY OF October, 2026.

BY: Kelly M Stiner, NOTARY PUBLIC
MY COMMISSION EXPIRES 1/17/27

VILLAGE COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF "COMMERCE DRIVE INDUSTRIAL PARK EAST NO. 5" IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY ORDINANCE NO. 2026-2606

DATE October 1, 2026

COUNCIL OF THE
VILLAGE OF LAGRANGE
LORAIN COUNTY, OHIO
MAYOR JARY KINCANNON

COUNCIL PRESIDENT CURT KARPINSKI

PLANNING COMMISSION

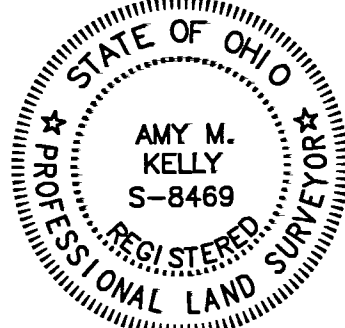
WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE VILLAGE OF LAGRANGE, OHIO THIS 13th DAY OF April, 2026.

CHAIRMAN BARRY PRICE

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS WE HAVE SURVEYED AND PLATTED THE "COMMERCE DRIVE INDUSTRIAL PARK EAST NO. 5" AS SHOWN HEREON, SITUATED IN THE VILLAGE OF LAGRANGE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN DEEDS TO ELYRIA CONCRETE, INC., AN OHIO LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NOS. 20230939052, 2025-0064156, 2025-0050912 AND 2025-0067148 OF THE LORAIN COUNTY RECORDS, CONTAINING 13.7605 ACRES OF LAND (0.2756 ACRE WITHIN RIGHT OF WAY) IN ORIGINAL LAGRANGE TOWNSHIP LOT NUMBER 66, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. 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 IN 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, P.S.
REGISTERED OHIO SURVEYOR NO. 8469



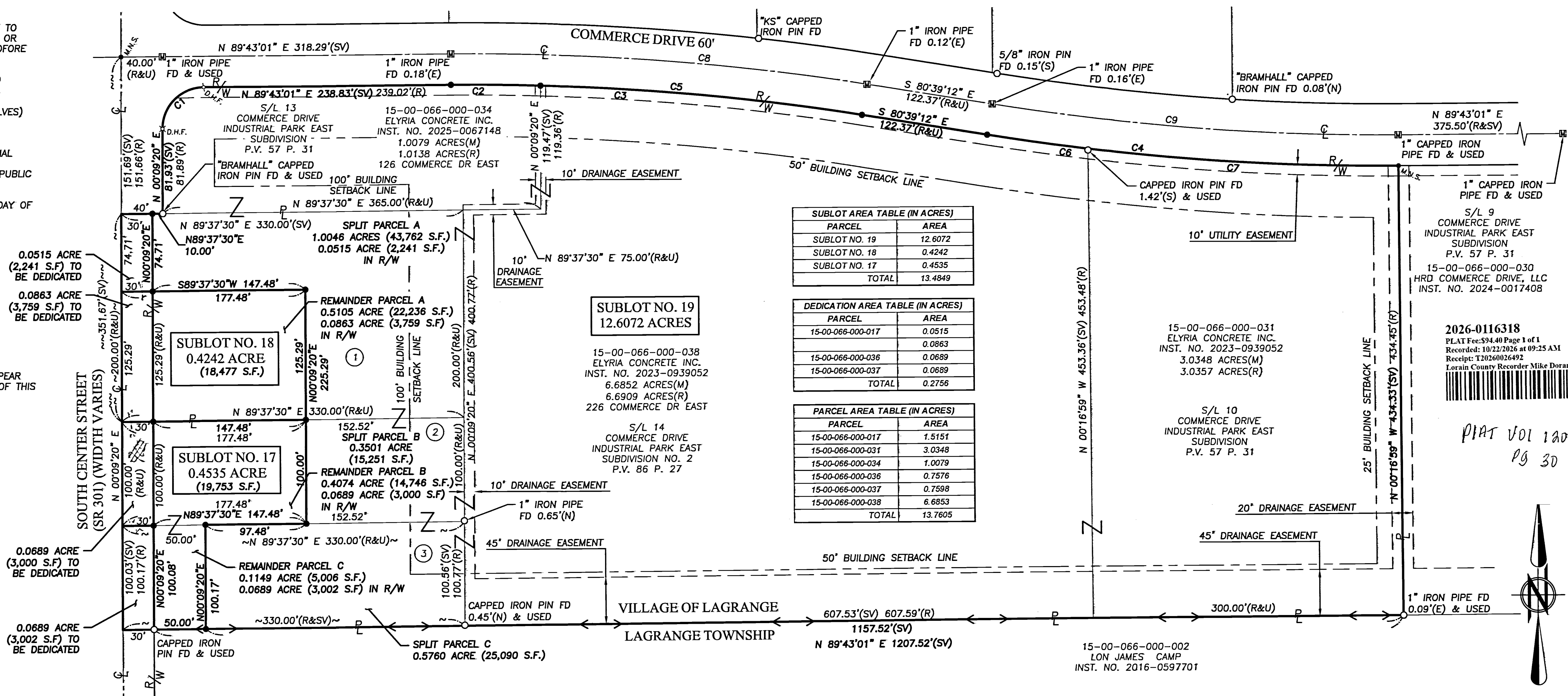
COMMERCE DRIVE INDUSTRIAL PARK EAST SUBDIVISION NO. 5

BEING ALL OF SUBLT NO. 14 IN COMMERCE DRIVE INDUSTRIAL PARK EAST SUBDIVISION NO. 2 RECORDED IN PLAT VOLUME 81, PAGE 36 OF THE LORAIN COUNTY RECORDS, ALL OF S/L 10 IN COMMERCE DRIVE INDUSTRIAL PARK EAST SUBDIVISION RECORDED IN PLAT VOLUME 57, PAGE 31 OF THE LORAIN COUNTY RECORDS, AND PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NO. 66 VILLAGE OF LAGRANGE, COUNTY OF LORAIN, STATE OF OHIO

15-00-066-000-017
ELYRIA CONCRETE, INC.
INST. NO. 2025-0064156
1.5151 ACRES(R&M)

15-00-066-000-036
ELYRIA CONCRETE, INC.
INST. NO. 2025-0050912
0.7575 ACRE(R&M)
0.0689 ACRE IN R/W

15-00-066-000-037
ELYRIA CONCRETE, INC.
INST. NO. 2025-0067148
0.7598 ACRES (33,096 S.F.)(M)
0.7611 ACRE(R)
0.0689 ACRE IN R/W



SUBLOT AREA TABLE (IN ACRES)

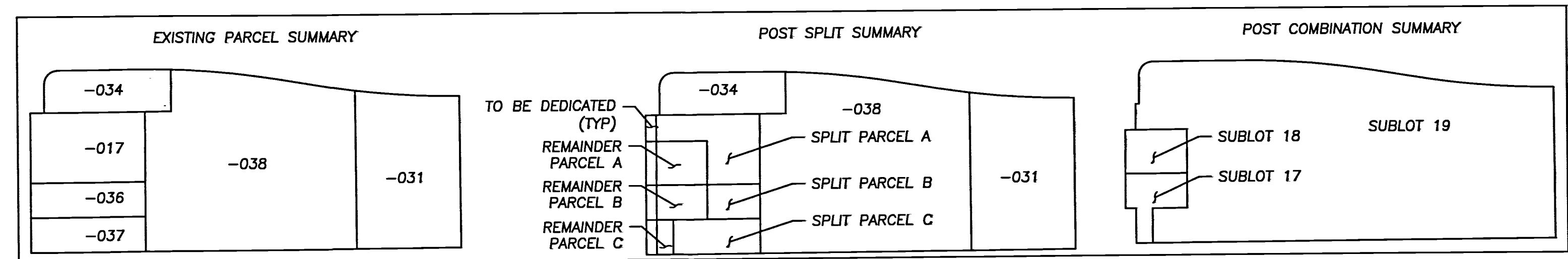
PARCEL	AREA
SUBLOT NO. 19	12.6072
SUBLOT NO. 18	0.4242
SUBLOT NO. 17	0.4535
TOTAL	13.4849

DEDICATION AREA TABLE (IN ACRES)

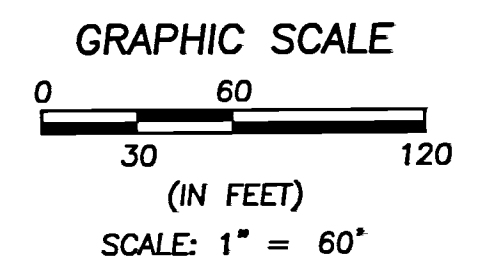
PARCEL	AREA
15-00-066-000-017	0.0515
15-00-066-000-036	0.0689
15-00-066-000-037	0.0689
TOTAL	0.2756

PARCEL AREA TABLE (IN ACRES)

PARCEL	AREA
15-00-066-000-017	1.5151
15-00-066-000-031	3.0348
15-00-066-000-034	1.0079
15-00-066-000-036	0.7576
15-00-066-000-037	0.7598
15-00-066-000-038	6.6853
TOTAL	13.7605



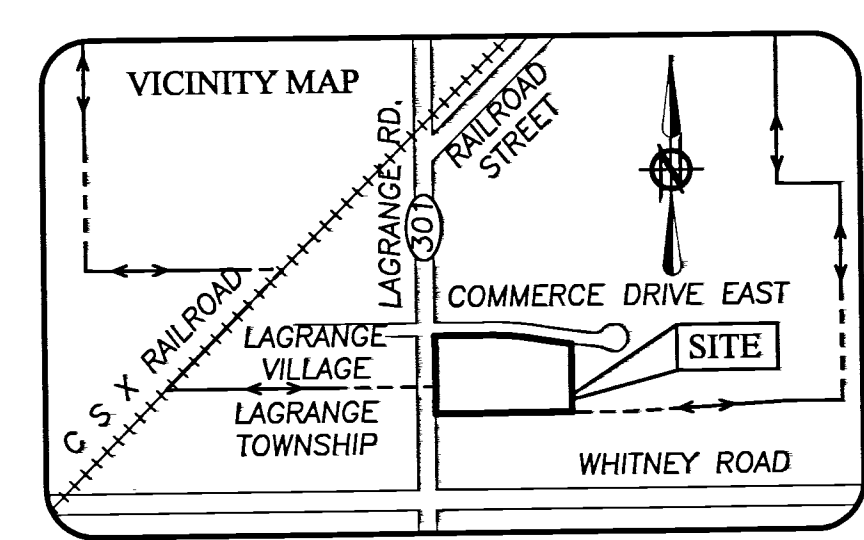
TRANSFERRED
OCT 2 2026
I. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	40.00'	62.53'(R&SV)	089°33'41"	39.69'	56.35'	N44°56'10"E
C2	2374.35'	86.48'(SV) 86.28'(R)	002°05'13"	43.25'	86.48'	S89°14'23"E
C3	2374.35'	312.58'(SV)312.78'(R)	007°32'34"	156.51'	312.35'	S84°25'29"E
C4	2374.35'	399.06'(SV)	009°37'47"	200.00'	398.59'	S85°28'06"E
C5	2374.35'	399.06'(SV)	009°37'47"	200.00'	398.59'	S85°28'06"E
C6	2374.35'	98.25'(SV) 98.26'(R)	002°22'16"	49.13'	98.25'	S81°50'20"E
C7	2374.35'	300.80'(SV) 300.30'(R)	007°15'31"	150.60'	300.60'	S86°39'14"E
C8	2404.35'	404.10'(R&U)	09°37'47"	202.53'	403.62'	S85°28'06"E
C9	2344.35'	394.02'(R&U)	09°37'47"	197.47'	393.55'	S85°28'06"E

- NOTES
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH AS SURVEYED IN FEBRUARY AND MARCH, 2025.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. A SEARCH OF EASEMENTS WAS NOT CONDUCTED BY BRAMHALL ENGINEERING AND SURVEY COMPANY.
 - PERTINENT RECORDS USED ARE AS SHOWN HEREON AND INCLUDE LORAIN COUNTY SURVEYS AND TAX MAPS.



DRAWN BY: MAM
CHECKED BY: AMK

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET
1 OF 1
JOB NO.
17-4774A

217474A ECI Lorraine SWPP Plan/DRAWINGS/17-4774A Commerce Drive Industrial Park East Sub No. 3.dwg, Plotted: Oct 01, 2026 - 1:23pm