

**COLUMBIA RESERVE SUBDIVISION NO. 4
BEING A RE-PLAT OF LOTS 92-108 OF
COLUMBIA RESERVE SUBDIVISION 2
RECORDED IN PLAT VOL. 99, PG. 68
OF LORAIN COUNTY RECORDS
TO A SUBDIVISION OF
LOTS 135-150, INCLUSIVE
TOWNSHIP OF COLUMBIA, PART OF ORIGINAL LOT 4
COUNTY OF LORAIN, STATE OF OHIO**

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A RE-PLAT OF LOTS 92-108 OF COLUMBIA RESERVE SUBDIVISION 2 AS RECORDED IN PLAT VOLUME 99, PAGES 68-69 OF THE LORAIN COUNTY RECORDS.

THE UNDERSIGNED COLUMBIA RESERVE, LTD. (SET FORTH ALL PARTIES HAVING LEGAL TITLE OR INTEREST OF RECORD IN THE PARCEL) HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS A RE-PLAT OF LOTS 92-108 OF COLUMBIA RESERVE SUBDIVISION 2, TO A SUBDIVISION OF LOTS 135 TO 150, INCLUSIVE, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME.

THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR 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.

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

Richard Beran MEMBER
OWNER RICHARD BERAN, MEMBER

STATE OF OHIO, COUNTY OF LORAIN, S.S.;

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 19th DAY OF MARCH, 2015.

Linda L Lis
NOTARY PUBLIC

MY COMMISSION EXPIRES April 23, 2016



LINDA L LIS
Notary Public
In and for the State of Ohio
My Commission Expires
April 23, 2016

APPROVAL & ACCEPTANCE SIGNATURES

ACCEPTED THIS 19 DAY OF MARCH, 2015

Jim Cooney P.E., P.S.
LORAIN COUNTY ENGINEER

ACCEPTED THIS 19 DAY OF MARCH, 2015

Jim Cooney P.E., P.S.
LORAIN COUNTY SANITARY ENGINEER

ACCEPTED THIS 20 DAY OF MARCH, 2015

Bill Board
DIRECTOR, LORAIN COUNTY PLANNING COMMISSION

ACCEPTED THIS 16 DAY OF MARCH, 2015

Michael Syme
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

ACCEPTED THIS 19th DAY OF MARCH, 2015

Ronald A. Innis ADA
LORAIN COUNTY PROSECUTOR'S OFFICE

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT HUNTINGTON BANK AS FIRST MORTGAGEE MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS "RE-PLAT OF LOTS 92-108 OF COLUMBIA RESERVE SUBDIVISION 2" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

Maria Nagy, Vice President

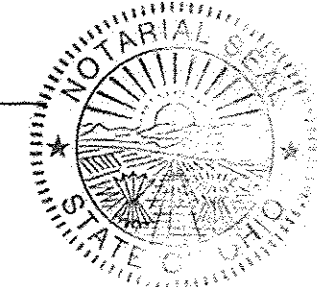
STATE OF OHIO, COUNTY OF LORAIN, S.S.;

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME

MARIA NAGY, V.P.
WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 19th DAY OF MARCH, 2015.

Claudia Daugirdas
NOTARY PUBLIC

MY COMMISSION EXPIRES 10-27-2019



Claudia Daugirdas
Notary Public
In and for the State of Ohio
My Commission Expires
October 27, 2019

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT GIA INVESTMENTS AS 2ND MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS "RE-PLAT OF LOTS 92-108 OF COLUMBIA RESERVE SUBDIVISION 2" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

George Hrabik

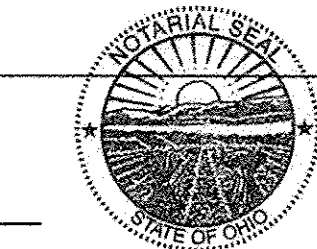
STATE OF OHIO, COUNTY OF LORAIN, S.S.;

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME

George Hrabik
WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 19th DAY OF MARCH, 2015.

Linda L Lis
NOTARY PUBLIC

MY COMMISSION EXPIRES April 23, 2016



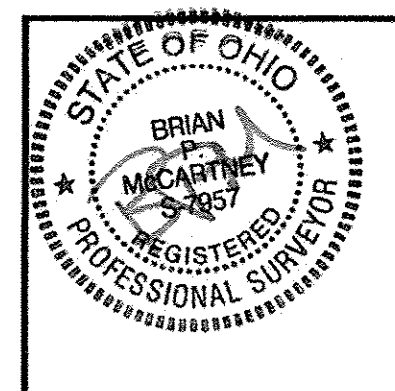
LINDA L LIS
Notary Public
In and for the State of Ohio
My Commission Expires
April 23, 2016

CERTIFICATE OF SURVEYOR

KEM HEREBY CERTIFIES THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND IN OUR PROFESSIONAL OPINION AND BASED ON OUR OBSERVATIONS THAT SAID PLAT IS CORRECT; THAT ALL REQUIRED SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON; THAT THOSE WHICH ARE NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE ON THE SITE AND THAT ANY REMAINING SURVEY MONUMENTS WILL BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION. THE ERROR OF CLOSURE IS WITHIN THE LIMITS OF ONE IN TWENTY-FIVE THOUSAND. DIMENSIONS ON CURVES ARE ARC MEASUREMENTS.

B.P.M. IA 3-10-15
BRIAN P. MCCARTNEY, P.E., P.S. DATE

REGISTERED SURVEYOR NO. S-7957



Doc ID: 01871000001 Type: OFF
Kind: PLAT
Recorded: 04/15/2015 at 09:42:54 AM
Fee Amt: \$176.80 Page 1 of 1
Lorain County, Ohio
Judith H Nedwick County Recorder
File **2015-0541138**

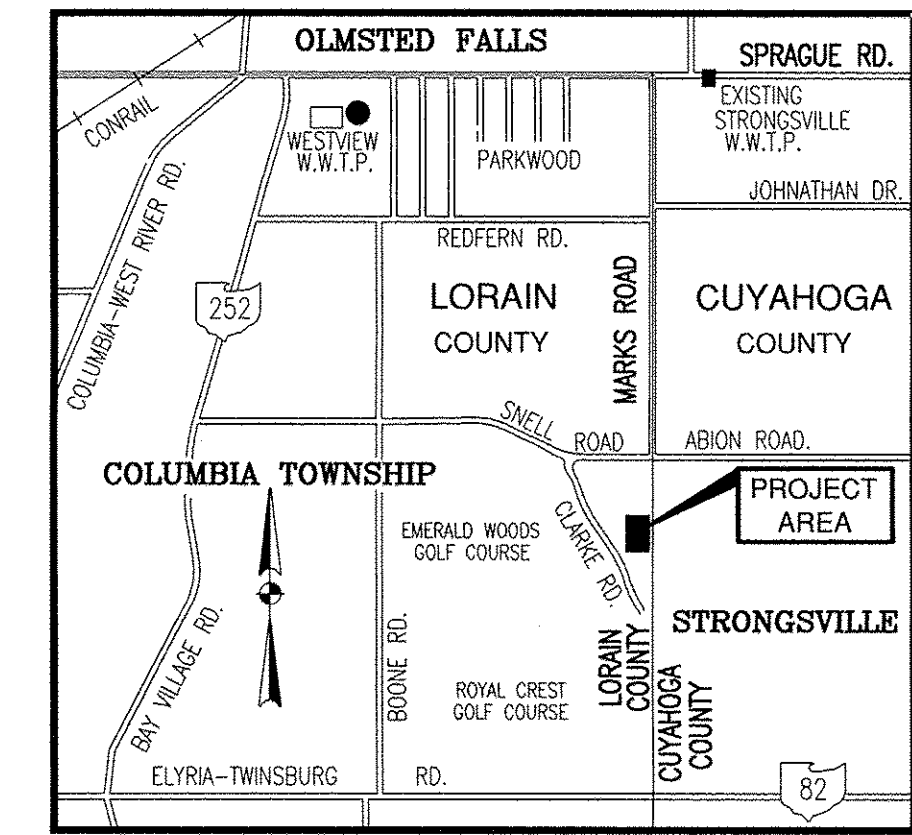
OLD REPUBLIC NATIONAL TITLE
INSURANCE CO
160 CLEVELAND STREET
ELYRIA, OH 44035

Plat vol. 100
Pgs 97,98

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
APR 15 2015
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

COLUMBIA RESERVE SUBDIVISION NO. 4

BEING A RE-PLAT OF LOTS 92-108 OF COLUMBIA RESERVE SUBDIVISION 2 RECORDED IN PLAT VOL. 99, PG. 68 OF LORAIN COUNTY RECORDS TO A SUBDIVISION OF LOTS 135-150, INCLUSIVE TOWNSHIP OF COLUMBIA, PART OF ORIGINAL LOT 4 COUNTY OF LORAIN, STATE OF OHIO



LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOT 4 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT AN IRON PIN FOUND IN THE SOUTHEASTERLY CORNER OF LOT 29 OF THE COLUMBIA RESERVE SUBDIVISION 1 RECORDED IN PLAT VOLUME 96, PAGE 58, SAID IRON PIN ALSO BEING LOCATED ON THE WEST LINE OF RESERVE WAY-(60' R/W);

THENCE, THE FOLLOWING EIGHT COURSES:

- SOUTH 00°26'12" WEST, 516.20 FEET ALONG SAID WEST LINE OF RESERVE WAY TO AN IRON PIN SET AT A POINT OF CURVATURE;
- SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 109°50'12", HAVING AN ARC LENGTH OF 134.19 FEET, A TANGENT LENGTH OF 99.67 FEET, A CHORD BEARING SOUTH 55°21'19" WEST, AND A CHORD DISTANCE OF 114.57 FEET TO AN IRON PIN SET AT THE POINT OF TANGENCY OF SAID CURVE;
- NORTH 69°43'35" WEST, 71.19 FEET ALONG THE NORTHERLY LINE OF RESERVE WAY TO AN IRON PIN SET AT A POINT OF CURVATURE;
- NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 70°09'47", HAVING AN ARC LENGTH OF 146.95 FEET, A TANGENT LENGTH OF 84.28 FEET, A CHORD BEARING NORTH 34° 38' 42" WEST, AND A CHORD DISTANCE OF 137.94 FEET TO AN IRON PIN SET AT A POINT OF TANGENCY;
- NORTH 00°26'12" EAST, 441.82 FEET ALONG THE EAST LINE OF RESERVE WAY TO AN IRON PIN FOUND IN THE SOUTHWEST CORNER OF LOT 41 OF COLUMBIA RESERVE SUBDIVISION 1;
- SOUTH 89°33'48" EAST, 120.00 FEET ALONG THE SOUTH LINE OF SAID LOT 41 TO AN IRON PIN FOUND IN THE SOUTHEAST CORNER THEREOF;
- NORTH 00°26'12" EAST, 3.18 FEET ALONG THE EAST LINE OF SAID LOT 41 TO AN IRON PIN FOUND IN THE SOUTHWEST CORNER OF LOT 29;
- SOUTH 89°33'48" EAST, 120.00 FEET ALONG THE SOUTH LINE OF SAID LOT 29 TO THE PLACE OF BEGINNING AND ENCLOSING AN AREA OF 3.0635 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL EASEMENTS, USE RESTRICTIONS AND PUBLIC RIGHT OF WAY NOW ON RECORD. ALL DEED AND PLATS REFERENCED RECORDED IN LORAIN COUNTY RECORDER'S OFFICE.

RE-PLAT SUMMARY

TOTAL AREA PLATTED	3.0635 AC.
AREA DEDICATED AS PUBLIC STREETS	0.0000 AC.
AREA OF EXISTING STREETS	0.0000 AC.
AREA PLATTED AS BLOCKS	0.0523 AC.
NET AREA PLATTED AS LOTS	3.0112 AC.
TOTAL NUMBER OF LOTS	16
AVERAGE AREA OF LOTS	0.1882 AC.

UTILITY EASEMENT

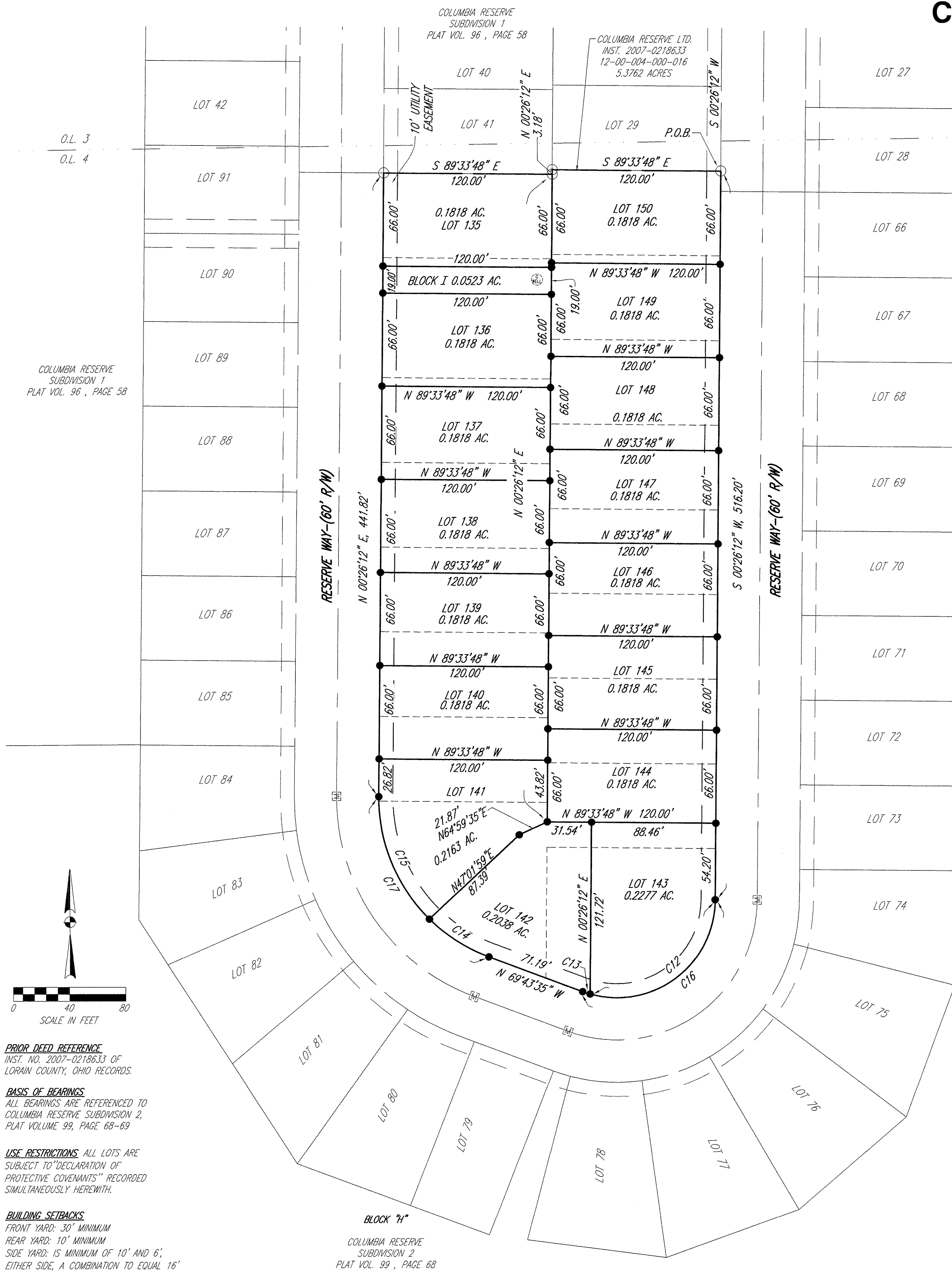
DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND AND DO GRANT UNTO THE BOARD OF TOWNSHIP TRUSTEES (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTH AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE OR BELOW GROUND AND MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN THE SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES THE RIGHT TO CLEAN, DEEPEN, WIDEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

LEGEND

- IRON PIN SET WITH CAP STAMPED "McCARTNEY S-7921" (5/8" DIA. x 30" LONG).
- ⊗ 1" IRON PIPE FOUND
- IRON PIN FOUND
- ▣ EXISTING MONUMENT BOX
- ⊙ 1/2" REBAR FOUND
- ⊗ 1" IRON PIPE FOUND
- IRON PIN FOUND
- EXISTING LOT LINES
- ⊙ EXISTING GAS WELL

OWNER/CONTRACTOR OFFER NO GUARANTEE AS TO THE COMPACTION OF ANY SOILS WITHIN THE SUBDIVISION. ALL BUYERS ARE CAUTIONED TO USE THEIR OWN MEANS OF VERIFICATION PRIOR TO PURCHASE. ALL COST RELATED TO COMPACTION, REMOVAL, EXTENSION OF FOOTERS ARE TO BE PAID BY THE BUYER. ALL WATER TAPS ARE MARKED WITH WOODEN MARKERS. PRIOR TO LAYOUT OF ANY INDIVIDUAL SITE PLAN FOR THE HOME CONSTRUCTION, CAUTION SHOULD BE USED TO VERIFY THAT WATER VAULTS WILL NOT BE LOCATED UNDER THE DRIVEWAY. ANY COST TO MOVE THE EXISTING WATER TAP WILL BE THE RESPONSIBILITY OF THE BUYER.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C12	70.00'	105°17'20"	128.64'	91.70'	N 53°04'52" E	111.28'
C13	70.00'	04°32'53"	5.55'	2.78'	N 72°00'02" W	5.55'
C14	120.00'	24°04'58"	50.44'	25.60'	N 57°41'06" W	50.07'
C15	120.00'	46°04'50"	96.51'	51.04'	N 22°36'13" W	93.93'
C16	70.00'	109°50'12"	134.19'	99.67'	S 55°21'19" W	114.57'
C17	120.00'	70°09'47"	146.95'	84.28'	N 34°38'42" W	137.94'



PRIOR DEED REFERENCE
INST. NO. 2007-0218633 OF LORAIN COUNTY, OHIO RECORDS.

BASIS OF BEARINGS
ALL BEARINGS ARE REFERENCED TO COLUMBIA RESERVE SUBDIVISION 2, PLAT VOLUME 99, PAGE 68-69

USE RESTRICTIONS ALL LOTS ARE SUBJECT TO "DECLARATION OF PROTECTIVE COVENANTS" RECORDED SIMULTANEOUSLY HEREWITH.

BUILDING SETBACKS
FRONT YARD: 30' MINIMUM
REAR YARD: 10' MINIMUM
SIDE YARD: IS MINIMUM OF 10' AND 6', EITHER SIDE, A COMBINATION TO EQUAL 16'

BLOCK "H"
COLUMBIA RESERVE SUBDIVISION 2
PLAT VOL. 99, PAGE 68

DRAWN BY: K.E. MCCARTNEY & ASSOCIATES, INC., JOB TITLE: CS-444 (Columbia Reserve Subdivision) SHEET NAME: CS-644-PZ-BP2A.dwg SCALE: 1 = 40 DATE: 1/23/15