

**LEGAL DESCRIPTION**

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN STATE OF OHIO, BEING A PART OF ORIGINAL TOWNSHIP LOT 23 AND ORIGINAL TOWNSHIP LOT 38, AND BEING A PORTION OF LANDS CONVEYED TO COLUMBIA NORTHWEST PROPERTIES, LLC BY INSTRUMENT NO. 2007-0185114 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT AN IRON PIN SET MARKING THE INTERSECTION OF THE CENTERLINE OF SNELL ROAD-(T.H. 129)(60' R/W) WITH THE CENTERLINE OF EAST RIVER ROAD-(STATE ROUTE 252)(60' R/W);

THENCE, THE FOLLOWING 27 COURSES:

1. NORTH 18 DEGREES 12 MINUTES 10 SECONDS EAST, 218.40 FEET ALONG THE CENTERLINE OF SAID STATE ROUTE 252 TO A POINT IN THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO J.C. HERSHEY & W. W. HEIDINGER BY DEED VOLUME 1137, PAGE 740;
2. SOUTH 77 DEGREES 58 MINUTES 45 SECONDS EAST, 213.63 FEET ALONG THE SOUTH LINE OF SAID HERSHEY & HEIDINGER PARCEL TO AN IRON PIN FOUND IN THE SOUTHEAST CORNER THEREOF, AND PASSING THROUGH AN IRON PIN FOUND FOR REFERENCE AT 29.98 FEET;
3. NORTH 13 DEGREES 13 MINUTES 48 SECONDS EAST, 211.47 FEET ALONG THE EAST LINE OF SAID HERSHEY & HEIDINGER PARCEL TO AN IRON PIN FOUND IN THE NORTHEAST CORNER THEREOF;
4. NORTH 78 DEGREES 08 MINUTES 39 SECONDS WEST, 195.26 FEET ALONG THE NORTH LINE OF SAID HERSHEY & HEIDINGER PARCEL TO A POINT IN THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE AFOREMENTIONED CENTERLINE OF STATE ROUTE 252, AND PASSING THROUGH AN IRON PIN FOUND FOR REFERENCE AT 185.08 FEET;
5. NORTH 18 DEGREES 12 MINUTES 10 SECONDS EAST, 168.58 FEET ALONG SAID CENTERLINE OF STATE ROUTE 252 TO A POINT IN THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO RUSSELL DEMAGALL BY INSTRUMENT NO. 2002-0831470;
6. SOUTH 73 DEGREES 26 MINUTES 20 SECONDS EAST, 191.38 FEET ALONG A SOUTHERLY LINE OF SAID DEMAGALL PARCEL TO AN IRON PIN FOUND IN AN EXISTING SOUTHERLY CORNER THEREOF, AND PASSING THROUGH AN IRON PIN FOUND FOR REFERENCE AT 29.45 FEET;
7. NORTH 89 DEGREES 38 MINUTES 51 SECONDS EAST, 189.31 FEET ALONG A SOUTHERLY LINE OF SAID DEMAGALL PARCEL TO AN IRON PIN FOUND IN THE SOUTHEAST CORNER THEREOF;
8. NORTH 00 DEGREES 18 MINUTES 43 SECONDS EAST, 161.38 FEET ALONG THE EAST LINE OF SAID DEMAGALL PARCEL TO AN IRON PIN FOUND IN THE NORTHEAST CORNER THEREOF;
9. NORTH 89 DEGREES 35 MINUTES 08 SECONDS WEST, 337.32 FEET ALONG THE NORTH LINE OF SAID DEMAGALL PARCEL TO A POINT IN THE NORTHWEST CORNER THEREOF, AND PASSING THROUGH AN IRON PIN FOUND FOR REFERENCE AT 306.71 FEET;
10. NORTH 18 DEGREES 12 MINUTES 10 SECONDS EAST, 12.24 FEET ALONG THE AFOREMENTIONED CENTERLINE OF STATE ROUTE 252 TO A POINT OF CURVATURE, SAID POINT BEING REFERENCED BY AN IRON PIN SET SOUTH 66 DEGREES 11 MINUTES 38 SECONDS EAST, 29.28 FEET FROM SAID POINT;
11. CONTINUING WITH SAID CENTERLINE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 146.65 FEET, A DELTA ANGLE OF 10 DEGREES 15 MINUTES 59 SECONDS, A RADIUS OF 818.44 FEET, A TANGENT LENGTH OF 1828.76 FEET, A CHORD BEARING OF NORTH 13 DEGREES 04 MINUTES 10 SECONDS EAST, AND A CHORD LENGTH OF 146.45 FEET TO THE POINT OF TANGENCY, SAID POINT BEING REFERENCED BY AN IRON PIN SET SOUTH 82 DEGREES 03 MINUTES 48 SECONDS EAST, 30.00 FEET FROM SAID POINT;
12. NORTH 07 DEGREES 56 MINUTES 11 SECONDS EAST, 389.66 FEET CONTINUING ALONG SAID CENTERLINE TO A POINT OF CURVATURE, SAID POINT BEING REFERENCED BY AN IRON PIN SET SOUTH 82 DEGREES 03 MINUTES 48 SECONDS EAST, 30.00 FEET FROM SAID POINT;
13. CONTINUING WITH SAID CENTERLINE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 17.41 FEET, WITH A DELTA ANGLE OF 00 DEGREES 20 MINUTES 52 SECONDS, A RADIUS OF 2864.55 FEET, A TANGENT LENGTH OF 503.20 FEET, A CHORD BEARING OF NORTH 07 DEGREES 45 MINUTES 44 SECONDS EAST, AND A CHORD LENGTH OF 17.41 FEET TO A POINT IN THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO DENNIS F. BARTTER & CAROL L. BARTTER BY OFFICIAL RECORD VOLUME 30, PAGE 832, REFERENCED BY AN IRON PIN FOUND SOUTH 86 DEGREES 03 MINUTES 02 SECONDS EAST, 29.74 FEET FROM SAID POINT;
14. SOUTH 86 DEGREES 03 MINUTES 02 SECONDS EAST, 413.00 FEET ALONG THE SOUTH LINE OF SAID BARTTER PARCEL TO AN IRON PIN FOUND IN THE SOUTHEAST CORNER THEREOF, AND PASSING THROUGH AN IRON PIPE FOUND FOR REFERENCE AT 29.74 FEET;
15. NORTH 01 DEGREE 53 MINUTES 57 SECONDS EAST, 71.54 FEET ALONG THE EAST LINE OF SAID BARTTER PARCEL TO AN IRON PIN SET;
16. SOUTH 88 DEGREES 05 MINUTES 41 SECONDS EAST, 239.94 FEET TO AN IRON PIN SET;
17. SOUTH 01 DEGREE 54 MINUTES 19 SECONDS WEST, 15.24 FEET TO AN IRON PIN SET;
18. SOUTH 88 DEGREES 06 MINUTES 03 SECONDS EAST, 160.00 FEET TO AN IRON PIN SET;
19. SOUTH 01 DEGREE 54 MINUTES 19 SECONDS WEST, 115.70 FEET TO AN IRON PIN SET;
20. NORTH 84 DEGREES 09 MINUTES 49 SECONDS WEST, 2.69 FEET TO AN IRON PIN SET;
21. SOUTH 05 DEGREES 50 MINUTES 11 SECONDS WEST, 220.00 FEET TO AN IRON PIN SET;
22. SOUTH 02 DEGREES 24 MINUTES 40 SECONDS EAST, 152.54 FEET TO AN IRON PIN SET;
23. SOUTH 13 DEGREES 29 MINUTES 51 SECONDS EAST, 175.26 FEET TO AN IRON PIN SET;
24. SOUTH 04 DEGREES 07 MINUTES 30 SECONDS EAST, 220.00 FEET TO AN IRON PIN SET;
25. SOUTH 85 DEGREES 52 MINUTES 30 SECONDS WEST, 60.02 FEET TO AN IRON PIN SET;
26. SOUTH 04 DEGREES 07 MINUTES 30 SECONDS EAST, 290.40 FEET TO A POINT ON THE AFOREMENTIONED CENTERLINE OF SNELL ROAD, AND PASSING THROUGH AN IRON PIN SET FOR REFERENCE AT 260.42 FEET;
27. SOUTH 85 DEGREES 52 MINUTES 43 SECONDS WEST, 1128.35 FEET ALONG SAID CENTERLINE OF SNELL ROAD TO THE PLACE OF BEGINNING, CONTAINING A TOTAL OF 23.510 ACRES, MORE OR LESS, OF WHICH 8.110 ACRES ARE IN ORIGINAL LOT 23 AND 15.400 ACRES ARE ORIGINAL LOT 38 AND SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, AND USE RESTRICTIONS OF RECORD.

# HUNTING MEADOWS SUBDIVISION NO. 1

## CLUSTER HOMES DEVELOPMENT

TOWNSHIP OF COLUMBIA, PART OF ORIGINAL LOTS 23 & 38  
COUNTY OF LORAIN, STATE OF OHIO

**OWNER'S CERTIFICATE**

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL LOTS NO. 23 AND 38 OF SAID TOWNSHIP CONTAINING 8.110 ACRES IN ORIGINAL LOT 23 AND 15.400 ACRES IN ORIGINAL LOT 38 AND BEING PART OF A 90.9049 ACRE PARCEL CONVEYED TO COLUMBIA NORTHWEST PROPERTIES, LLC AND DESCRIBED IN INSTRUMENT #2007-0185114 OF THE LORAIN COUNTY RECORDS.

THE UNDERSIGNED COLUMBIA NORTHWEST PROPERTIES, LLC. (SET FORTH ALL PARTIES HAVING LEGAL TITLE OR INTEREST OF RECORD IN THE PARCEL) HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS HUNTING MEADOWS SUBDIVISION NO. 1 CLUSTER HOMES DEVELOPMENT A SUBDIVISION OF LOTS 1 TO 31 INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, ~~PLATS OR REGISTRATION AREAS, PLANNING OR RESERVATION AREAS, ETC.~~ SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

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.

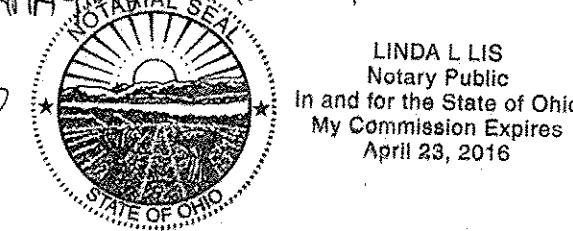
THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PART THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

*Richard J. Beran*  
OWNER MANAGING MEMBER OF COLUMBIA NORTHWEST, LLC

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

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME *Richard J. Beran* MANAGING MEMBER OF COLUMBIA NORTHWEST, LLC 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 23<sup>RD</sup> DAY OF MARCH, 2016

*John A. Glin*  
NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_



**APPROVAL & ACCEPTANCE SIGNATURES**

APPROVED THIS 14<sup>TH</sup> DAY OF APRIL ACCEPTED THIS 18 DAY OF APRIL

*Jim Conroy P.E. P.S.*  
LORAIN COUNTY ENGINEER

*Maude C. Cunningham*  
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS 14<sup>TH</sup> DAY OF APRIL

APPROVED AS TO FORM THIS 24<sup>TH</sup> DAY OF MARCH, 2016

*Jim Conroy P.E. P.S.*  
LORAIN COUNTY SANITARY ENGINEER

*Gerald A. Finnes*  
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 14 DAY OF April, 2016

*Debra A. ...*  
DIRECTOR, LORAIN COUNTY PLANNING COMMISSION

**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.



*Brian P. McCartney*  
BRIAN P. MCCARTNEY, P.E., P.S.  
REGISTERED SURVEYOR NO. S-7957 DATE 3/29/16

**MORTGAGEE'S CERTIFICATE**

THIS IS TO CERTIFY THAT EAST RIVER ONE, LLC AS FIRST MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "HUNTING MEADOWS SUBDIVISION NO. 1 CLUSTER HOMES DEVELOPMENT" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

*John D. Kedzior*

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

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME *John D. Kedzior* 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 22<sup>ND</sup> DAY OF MARCH, 2016

*Tina Cacioppo*  
NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

**MORTGAGEE'S CERTIFICATE**

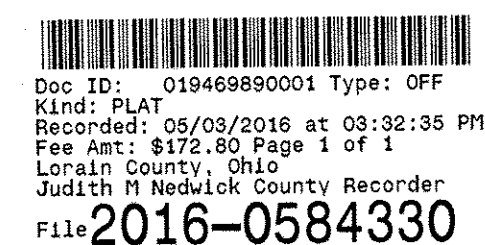
THIS IS TO CERTIFY THAT MEADOWS LENDING, LLC. AS SECOND MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "HUNTING MEADOWS SUBDIVISION NO. 1 CLUSTER HOMES DEVELOPMENT" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

*Steven E. Pryatel*

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

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME *Steven E. Pryatel* 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 22<sup>ND</sup> DAY OF MARCH, 2016

*Tina Cacioppo*  
NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_



OLD REPUBLIC NATIONAL TITLE INSURANCE CO  
160 CLEVELAND STREET  
ELYRIA, OH 44035  
Plat Vol 102  
Pages 14 + 15

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
MAY 03 2016  
J. CRAIG SHODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR



CLIENT: COLUMBIA NORTHWEST LTD.  
27201 ROYALTON ROAD  
COLUMBIA STATION, OHIO 44028

JOB TITLE: HUNTING MEADOWS SUBDIVISION NO. 1  
CLUSTER HOMES DEVELOPMENT  
COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO

DRAFTED BY K.E. MCCARTNEY & ASSOCIATES INC. JOB TITLE: CS-650 SHEET NAME: CS-650-PLAT SUBDIVISION NO. 1 JOB SCALE: 1" = 80' DATE: 03/08/2016



**UTILITY EASEMENT**

THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT A PERMANENT RIGHT OF WAY AND EASEMENT TO FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUB-LOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET RIGHT OF WAY LINES TO CONSTRUCT, PLACE OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATIONS SIGNALS TO THE SUB-LOTS SHOWN HEREON FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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 AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUB-LOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND SERVICE.

LINE	BEARING	DISTANCE
L1	N 00°07'02" E	15.41'
L2	N 00°06'54" E	15.41'
L3	N 00°07'03" E	21.69'
L4	N 30°17'04" E	21.84'
L5	N 30°17'04" E	21.84'
L6	N 30°17'04" E	23.80'
L7	N 01°54'19" E	30.42'
L8	S 01°54'19" W	15.24'
L9	N 84°09'49" W	2.69'
L10	N 30°17'04" E	8.92'
L11	N 30°17'04" E	29.69'
L12	N 00°07'02" E	27.60'
L13	N 15°47'10" E	35.18'
L14	N 00°07'03" E	42.66'
L15	N 85°52'30" E	43.08'
L16	N 00°07'02" E	22.46'
L17	S 85°52'30" W	18.06'
L18	N 18°12'10" E	2.62'

**EASEMENT - LORAIN COUNTY COMMISSIONERS**

THE OWNERS HEREBY GRANT TO THE LORAIN COUNTY COMMISSIONERS AN EASEMENT FOR STORMWATER CONTROL MEASURES OVER BLOCKS A & B AS SHOWN HEREON.

**HOMEOWNER'S ASSOCIATION SHALL MAINTAIN THE DETENTION BASIN.**

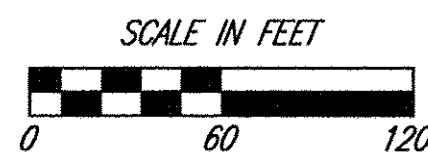
**DRAINAGE EASEMENT - COLUMBIA TOWNSHIP TRUSTEES**

THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT TO THE BOARD OF TOWNSHIP TRUSTEES (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT 20 FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUB-LOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE REAR LINES OF SAID SUB-LOTS TO CONSTRUCT, PLACE OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE DRAINAGE FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES. 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 EASEMENT RIGHTS HEREIN GRANTED. THE RIGHT OF INGRESS AND EGRESS TO SAID DRAINAGE EASEMENT FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT IS ALSO GRANTED.

**MONUMENT LEGEND**

- IRON PIN SET WITH CAP STAMPED "MCCARTNEY S-7921" (3/8" DIA. x 30" LONG).
- ▣ PROPOSED CENTERLINE MONUMENT
- ⊗ RAILROAD SPIKE FOUND
- ⊙ IRON PIPE FOUND
- IRON PIN FOUND
- ⊗ SURVEY POINT

REF	BEARING	DISTANCE
R-1	S 66°11'38" E	29.28'
R-2	S 82°03'48" E	30.00'
R-3	N 64°36'19" E	35.44'



**SUBDIVISION NO. 1 SITE DATA**

TOTAL AREA PLATTED.....	23.510 AC.
AREA DEDICATED AS PUBLIC STREETS.....	3.8699 AC.
AREA PLATTED AS BLOCKS.....	11.6346 AC.
NET AREA PLATTED AS LOTS.....	8.0055 AC.
AVERAGE AREA OF LOTS.....	0.2582 AC.

**ZONING: R-2 (PRD)**

CLUSTER LIFESTYLE.....	17
CLUSTER PREMIER.....	13
CLUSTER EXECUTIVE.....	1
TOTAL NUMBER OF LOTS.....	31

**PRIOR DEED REFERENCE**

INST. NO. 2007-0185114 OF LORAIN COUNTY, OHIO RECORDS.

**BASIS OF BEARINGS**

ALL BEARINGS ARE RELATIVE TO OHIO STATE PLANE COORDINATE SYSTEM, GRID NORTH.

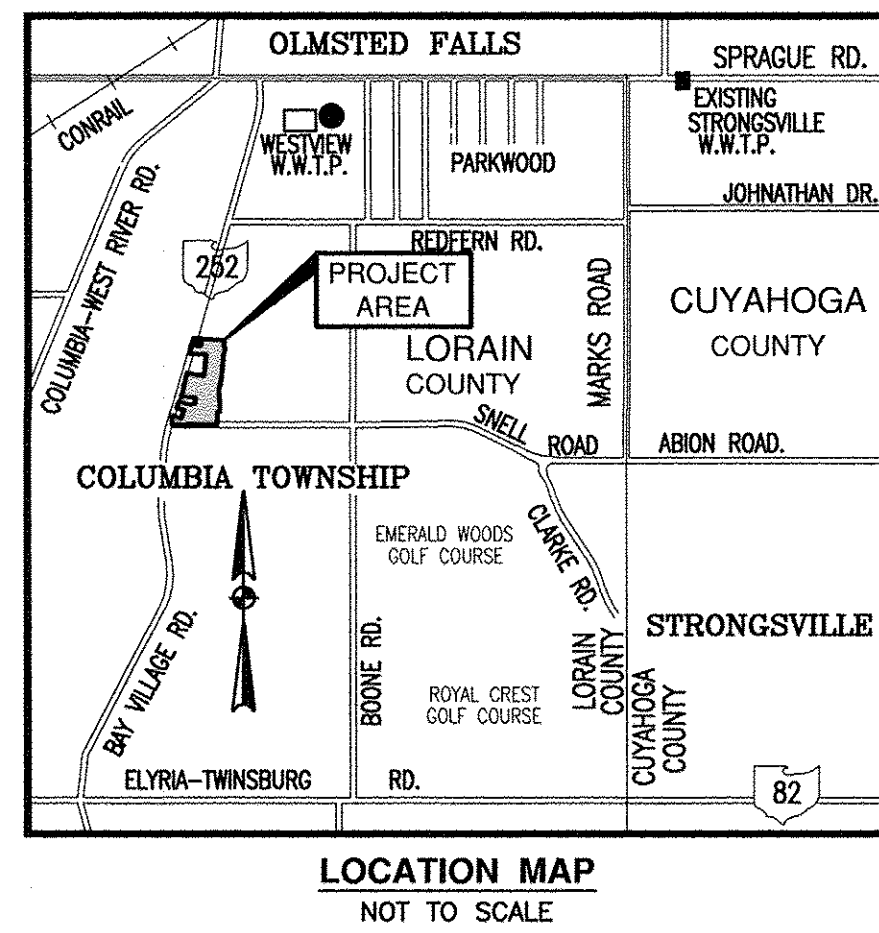
**USE RESTRICTIONS**

ALL LOTS ARE SUBJECT TO "DECLARATION OF PROTECTIVE COVENANTS" RECORDED SIMULTANEOUSLY HERewith.

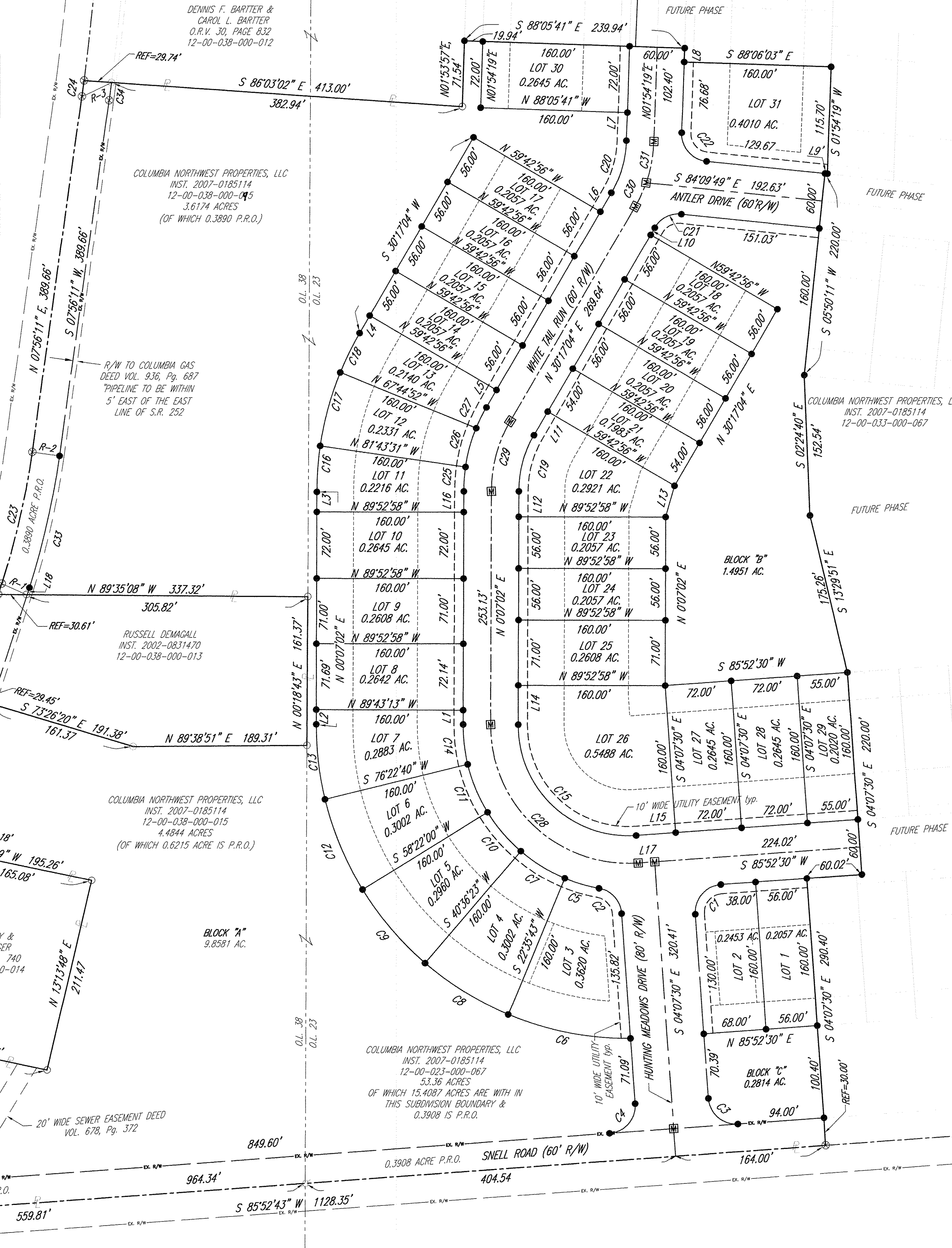
**BUILDING SETBACKS**

FRONT YARD: 50' MINIMUM  
REAR YARD: 15' MINIMUM  
SIDE YARD: IS MINIMUM OF 10' AND 4', EITHER SIDE, A COMBINATION TO EQUAL 14'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT LENGTH
C1	30.00'	47.12'	42.43'	S 40°52'30" W	90°00'00"	30.00'
C2	30.00'	39.63'	36.81'	N 41°57'56" W	75°40'52"	23.30'
C3	30.00'	47.12'	42.43'	S 49°07'26" E	89°59'53"	29.99'
C4	30.00'	47.13'	42.43'	N 40°52'57" E	90°00'13"	30.01'
C5	180.00'	38.96'	38.88'	S 73°36'19" E	12°24'05"	19.56'
C6	340.00'	136.61'	136.69'	S 78°54'55" E	23°01'15"	69.24'
C7	180.00'	56.58'	56.35'	S 58°23'57" E	18°00'40"	28.53'
C8	340.00'	106.88'	106.44'	S 58°23'57" E	18°00'40"	53.88'
C9	340.00'	105.39'	104.97'	S 40°30'49" E	17°45'38"	53.12'
C10	180.00'	55.80'	55.57'	S 40°30'49" E	17°45'38"	28.13'
C11	180.00'	56.58'	56.35'	S 22°37'40" E	18°00'40"	28.53'
C12	340.00'	106.88'	106.44'	S 22°37'40" E	18°00'40"	53.88'
C13	340.00'	82.49'	82.29'	S 06°40'16" E	13°54'07"	41.45'
C14	180.00'	43.67'	43.57'	S 06°40'16" E	13°54'07"	21.94'
C15	120.00'	197.80'	176.15'	S 46°54'16" E	94°26'28"	129.68'
C16	340.00'	50.03'	49.99'	S 04°03'33" W	8°25'52"	25.06'
C17	340.00'	82.97'	82.76'	S 15°15'56" W	13°58'55"	41.69'
C18	340.00'	47.64'	47.60'	S 26°16'14" W	8°01'40"	23.86'
C19	120.00'	63.88'	63.13'	S 15°02'00" W	30°30'09"	32.72'
C20	120.00'	59.44'	58.83'	N 16°05'41" E	28°22'45"	30.34'
C21	30.00'	34.32'	32.48'	S 63°03'38" W	65°33'07"	19.31'
C22	30.00'	45.07'	40.95'	S 41°07'45" E	86°04'08"	28.01'
C23	818.44'	146.85'	146.45'	N 13°04'10" E	10°15'59"	73.52'
C24	2864.55'	17.41'	17.41'	N 07°45'44" E	0°20'52"	8.69'
C25	180.00'	26.49'	26.47'	S 04°03'33" W	8°25'52"	13.27'
C26	180.00'	43.94'	43.83'	S 15°16'03" W	13°59'08"	22.08'
C27	180.00'	25.21'	25.19'	S 26°16'20" W	8°01'27"	12.63'
C28	150.00'	247.19'	220.15'	S 46°54'54" E	94°25'13"	162.04'
C29	150.00'	79.76'	78.83'	S 15°03'03" W	30°28'01"	40.85'
C30	150.00'	28.54'	28.50'	N 24°49'58" E	10°54'11"	14.32'
C31	150.00'	45.75'	45.57'	N 10°38'36" E	17°28'34"	23.06'
C32	2864.69'	17.09'	17.09'	N 07°45'46" E	00°20'30"	8.54'
C33	848.44'	152.02'	151.82'	S 13°04'10" W	10°15'58"	76.21'
C34	2894.55'	19.50'	19.50'	S 07°44'36" W	0°23'09"	9.75'



**LOCATION MAP**  
NOT TO SCALE



508 E. Broad Street  
Elyria, OH 44025  
T: 419-525-9606

**KEM**  
**K.E. MCCARTNEY & ASSOCIATES**  
ENGINEERS - PLANNERS - SURVEYORS

**COLUMBIA NORTHWEST LTD.**  
27201 ROYALTON ROAD  
COLUMBIA STATION, OHIO 44028

**HUNTING MEADOWS SUBDIVISION NO. 1**  
CLUSTER HOMES DEVELOPMENT  
COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO

CLIENT:

JOB TITLE:

2  
2

DRAWN BY: K.E. MCCARTNEY & ASSOCIATES INC., JOB TITLE: CS-650 (Planning/Measur. Subdivision) SHEET NAME: CS-650-SUBDIVISION NO. 1 FILE: CS-650-Planning SCALE: 1" = 40' DATE: 01/08/2016