

**COLUMBIA RESERVE SUBDIVISION NO. 5
BEING A RE-PLAT OF LOTS 135-142 AND
LOTS 144-150 OF COLUMBIA RESERVE
SUBDIVISION NO. 4 RECORDED IN
PLAT VOL. 100, PG. 97
OF LORAIN COUNTY RECORDS
TO A SUBDIVISION OF LOTS 151-166, INCLUSIVE
TOWNSHIP OF COLUMBIA, PART OF ORIGINAL LOT 4
COUNTY OF LORAIN, STATE OF OHIO**

OWNER'S CERTIFICATE

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 135-142 AND LOTS 144-150 OF COLUMBIA RESERVE SUBDIVISION NO. 4 RECORDED IN PLAT VOL. 100, PG. 97 OF LORAIN COUNTY RECORDS TO A SUBDIVISION OF LOTS 151-166, INCLUSIVE, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME.

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A RE-PLAT OF LOTS 135-142 AND LOTS 144-150 OF COLUMBIA RESERVE SUBDIVISION NO. 4 RECORDED IN PLAT VOL. 100, PG. 97 OF LORAIN COUNTY RECORDS.

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.

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

Richard J. Beran
OWNER

APPROVAL & ACCEPTANCE SIGNATURES

ACCEPTED THIS 3RD DAY OF MARCH, 2017

Jon Campy P.E., P.S.
LORAIN COUNTY ENGINEER

ACCEPTED THIS 3RD DAY OF MARCH, 2017

Jon Campy P.E., P.S.
LORAIN COUNTY SANITARY ENGINEER

ACCEPTED THIS 27 DAY OF April, 2017

Dan Reed
DIRECTOR, LORAIN COUNTY PLANNING COMMISSION

ACCEPTED THIS 5TH DAY OF May, 2017

Dan Haskel
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

ACCEPTED THIS 31ST DAY OF MARCH, 2017

David A. Jones
LORAIN COUNTY PROSECUTOR'S OFFICE

MORTGAGEE'S CERTIFICATE

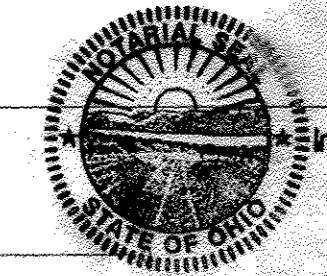
THIS IS TO CERTIFY THAT George Hrabik AS FIRST MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS "RE-PLAT OF LOTS 135-142 AND LOTS 144-150 OF COLUMBIA RESERVE SUBDIVISION NO. 4" TO BE CORRECT.

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 3RD DAY OF April, 2017.

Linda L. LUS
NOTARY PUBLIC
IN and for the State of Ohio
My Commission Expires April 23, 2021



MORTGAGEE'S CERTIFICATE

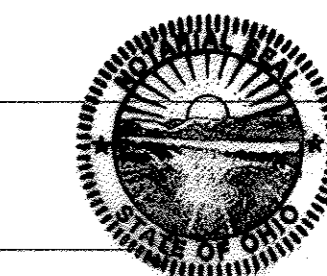
THIS IS TO CERTIFY THAT George Hrabik AS SECOND MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS "RE-PLAT OF LOTS 135-142 AND LOTS 144-150 OF COLUMBIA RESERVE SUBDIVISION NO. 4" TO BE CORRECT.

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 3RD DAY OF April, 2017.

Linda L. LUS
NOTARY PUBLIC
IN and for the State of Ohio
My Commission Expires April 23, 2021



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

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME Richard Beran 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 22ND DAY OF MARCH, 2017.

Linda L. LUS
NOTARY PUBLIC
IN and for the State of Ohio
My Commission Expires April 23, 2021

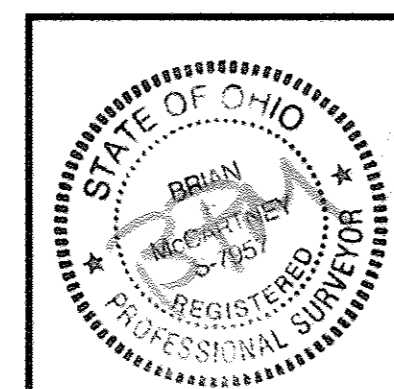


CERTIFICATE OF SURVEYOR

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. THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PART THEREOF. DIMENSIONS ON CURVES ARE ARC MEASUREMENTS.

Brian P. McCartney
BRIAN P. MCCARTNEY, P.E., P.S. DATE 3-21-17

REGISTERED SURVEYOR NO. S-7957

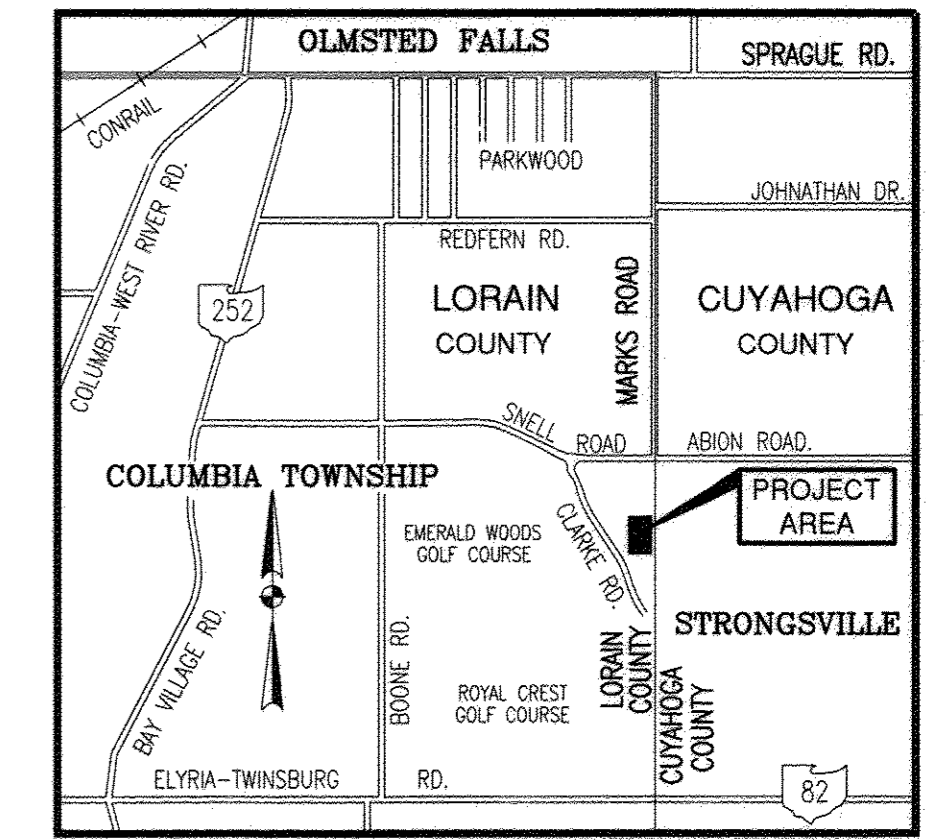


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Kind: PLAT
Recorded: 05/25/2017 at 11:26:15 AM
Fee Amt: \$176.80 Page 1 of 1
Lorain County, Ohio
Judith M. NewLick County Recorder
File #2017-0630769

RICHARD BERAN
27201 ROYALTON RD
COLUMBIA STATION, OH 44028
Plat Vol 103
Page 54,55

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
MAY 25 2017
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

COLUMBIA RESERVE SUBDIVISION NO. 5 BEING A RE-PLAT OF LOTS 135-142 AND LOTS 144-150 OF COLUMBIA RESERVE SUBDIVISION NO. 4 RECORDED IN PLAT VOL. 100, PG. 97 OF LORAIN COUNTY RECORDS TO A SUBDIVISION OF LOTS 151-166, INCLUSIVE TOWNSHIP OF COLUMBIA, PART OF ORIGINAL LOT 4 COUNTY OF LORAIN, STATE OF OHIO



LOCATION MAP
NOT TO SCALE

EASEMENT

DRAINAGE AND SEWER 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, AND ALL OF BLOCKS J AND K 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 AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE TREES, FENCES AND LANDSCAPING, INCLUDING LAWN, WITHIN THE SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE 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
- ⊙ 1/2" REBAR FOUND
- STAMPED "MCCARTNEY"
- ⊗ 1" IRON PIPE FOUND
- S-7921" (5/8" DIA. x 30" LONG)
- IRON PIN FOUND
- ▣ EXISTING MONUMENT BOX
- EXISTING LOT LINES
- ⊕ EXISTING GAS WELL

RE-PLAT SUMMARY

TOTAL AREA PLATTED	2.8361 AC.
AREA DEDICATED AS PUBLIC STREETS	0.0000 AC.
AREA OF EXISTING STREETS	0.0000 AC.
AREA PLATTED AS BLOCKS	0.1694 AC.
NET AREA PLATTED AS LOTS	2.6667 AC.
TOTAL NUMBER OF LOTS	16
AVERAGE AREA OF LOTS	0.1667 AC.

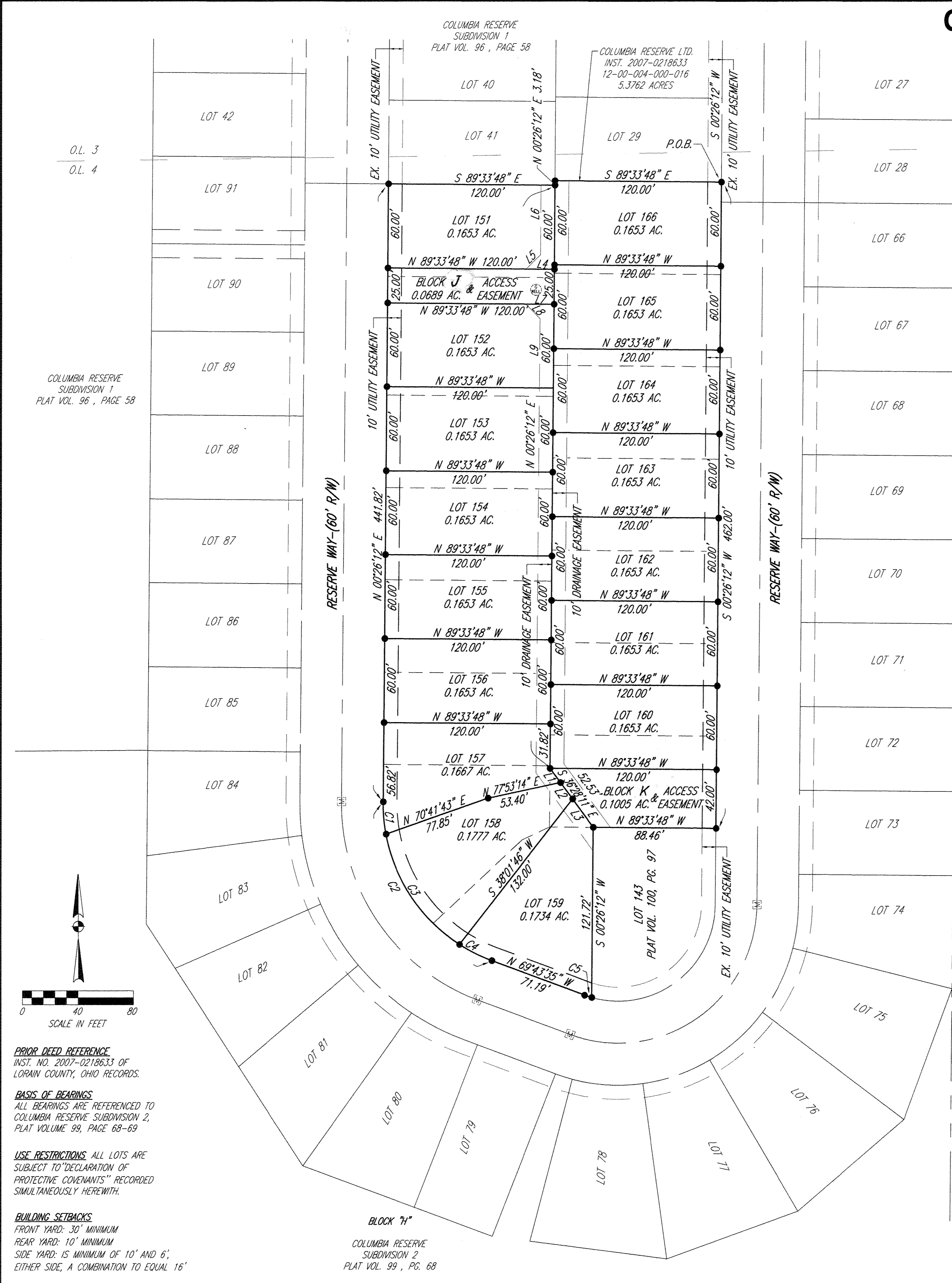
LEGAL DESCRIPTION

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 TEN COURSES:

- SOUTH 00°26'12" WEST, 462.00 FEET ALONG SAID WEST LINE OF RESERVE WAY TO AN IRON PIN SET MARKING THE NORTHEAST CORNER OF LOT 143 OF THE COLUMBIA RESERVE SUBDIVISION NO. 4 AS RECORDED IN PLAT VOLUME 100, PAGE 97;
- NORTH 89°33'48" WEST, 88.46 FEET ALONG THE NORTH LINE OF SAID LOT 143 TO AN IRON PIN SET IN THE NORTHWEST CORNER THEREOF;
- SOUTH 00°26'12" WEST, 121.72 FEET ALONG THE WEST LINE OF SAID LOT 143 TO AN IRON PIN SET IN THE SOUTHWEST CORNER OF SAID LOT AND BEING ON THE NORTH RIGHT OF WAY LINE OF RESERVE WAY;
- NORTHWESTERLY ALONG SAID NORTH RIGHT OF WAY AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 04°32'53", HAVING AN ARC LENGTH OF 5.56 FEET, A TANGENT LENGTH OF 2.78 FEET, A CHORD BEARING NORTH 72° 00' 02" WEST, AND A CHORD DISTANCE OF 5.56 FEET TO AN IRON PIN SET MARKING A POINT OF TANGENCY;
- NORTH 69°43'35" WEST, 71.19 FEET CONTINUING ALONG THE NORTHERLY LINE OF RESERVE WAY TO AN IRON PIN SET MARKING A POINT OF CURVATURE;
- NORTHWESTERLY AND CONTINUING ALONG SAID RIGHT OF WAY 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 MARKING A POINT OF TANGENCY;
- NORTH 00°26'12" EAST, 441.82 FEET ALONG THE EAST LINE OF RESERVE WAY TO AN IRON PIN SET IN THE SOUTHWEST CORNER OF LOT 41 OF THE COLUMBIA RESERVE SUBDIVISION NO. 1 AS RECORDED IN PLAT VOLUME 96, PAGE 58;
- 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 2.8361 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.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 36°28'11" E	12.72'
L2	S 36°28'11" E	14.60'
L3	S 36°28'11" E	25.21'
L4	N 89°33'48" W	20.29'
L5	N 45°26'12" E	14.55'
L6	N 00°26'12" E	49.71'
L7	N 89°33'48" W	20.29'
L8	S 44°33'48" E	14.55'
L9	S 00°26'12" W	49.71'

CURVE DATA

CURVE	RADIUS	Δ DELTA ANGLE	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	120.00'	11°04'48"	23.21'	11.64'	S 05°06'12" E	23.17'
C2	120.00'	70°09'47"	146.95'	84.28'	N 34°38'42" W	137.94'
C3	120.00'	46°37'14"	97.64'	51.71'	N 33°57'13" W	94.97'
C4	120.00'	12°27'45"	26.10'	13.10'	N 63°29'43" W	26.05'
C5	70.00'	04°32'53"	5.56'	2.78'	N 72°00'02" W	5.56'

DRAFTED BY K.E. MCCARTNEY & ASSOCIATES, INC. JOB TITLE: CS-644 (Columbia Reserve Subdivision) SHEET NAME: CS-644_P12 (Re-plat) SCALE: 1" = 40' DATE: 10/11/16

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, PG. 68