

LEGAL DESCRIPTION

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN STATE OF OHIO, BEING A PART OF ORIGINAL TOWNSHIP LOTS 22, 23 AND 39, AND BEING A PORTION OF LANDS CONVEYED TO COLUMBIA NORTHWEST PROPERTIES, LLC BY INSTRUMENT NO. 2007-0185114 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

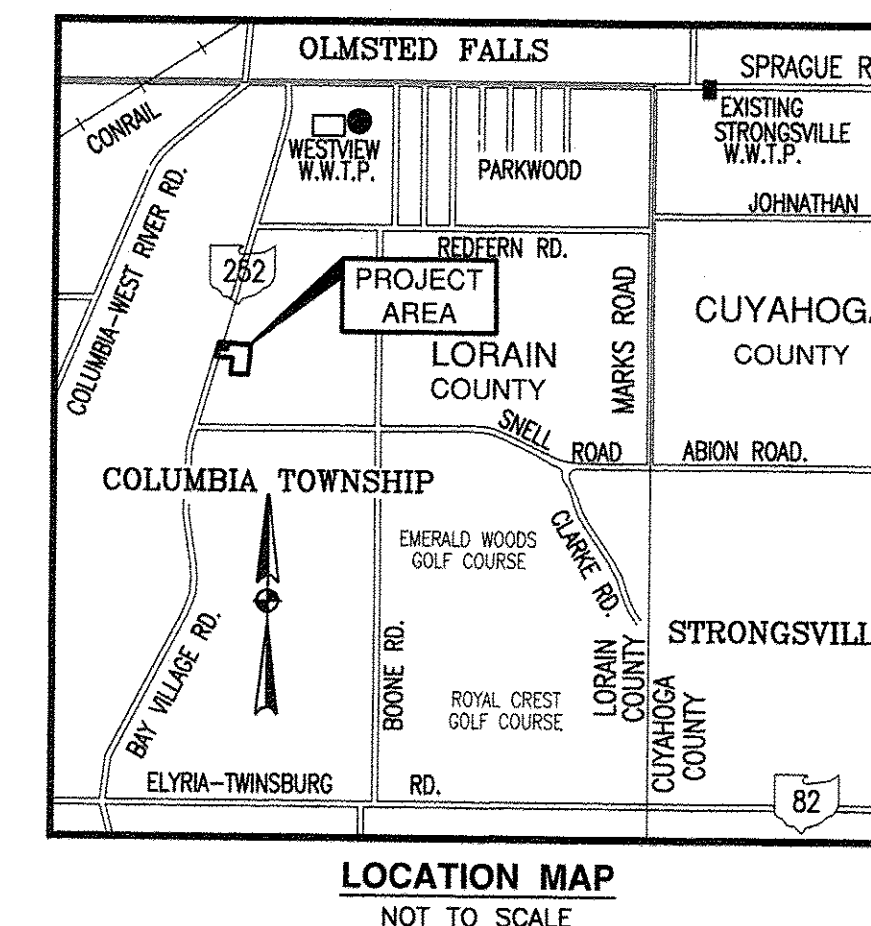
BEGINNING FOR THE SAME AT AN IRON PIN FOUND IN THE NORTHEAST CORNER OF LOT 31 OF HUNTING MEADOWS SUBDIVISION NO. 1;

THENCE, THE FOLLOWING SIXTEEN COURSES:

- NORTH 88 DEGREES 06 MINUTES 03 SECONDS WEST, 160.00 FEET ALONG THE NORTH LINE OF SAID LOT 31 TO AN IRON PIN FOUND IN THE NORTHWEST CORNER THEREOF, SAID IRON PIN ALSO BEING ON THE EAST RIGHT OF WAY LINE OF WHITE TAIL RUN-(60' R/W);
- NORTH 01 DEGREE 54 MINUTES 19 SECONDS EAST, 15.24 FEET ALONG THE SAID EAST RIGHT OF WAY LINE TO AN IRON PIN FOUND;
- NORTH 88 DEGREES 05 MINUTES 41 SECONDS WEST, 239.94 FEET, TRAVERSING SAID RIGHT OF WAY OF WHITE TAIL RUN, AND ALONG THE NORTH LINE OF LOT 30 OF HUNTING MEADOWS SUBDIVISION NO. 1, AND THE WESTERLY PROLONGATION THEREOF TO AN IRON PIN FOUND ON THE EAST LINE OF A PARCEL CONVEYED TO MICHAEL A. KEEP & LAURIE J. KEEP BY INSTR. NO. 2015-0562714;
- NORTH 01 DEGREE 53 MINUTES 57 SECONDS EAST, 418.92 FEET ALONG THE EAST LINE OF SAID KEEP PARCEL TO AN IRON PIN FOUND IN THE NORTHEAST CORNER THEREOF;
- SOUTH 89 DEGREES 58 MINUTES 18 SECONDS WEST, 389.00 FEET ALONG THE NORTH LINE OF SAID KEEP PARCEL TO A POINT ON THE CENTERLINE OF STATE ROUTE 252-(60' R/W) AND PASSING THROUGH AN IRON PIN FOUND FOR REFERENCE AT 359.13 FEET;
- NORTH 04 DEGREES 16 MINUTES 11 SECONDS EAST, 114.88 FEET ALONG SAID CENTERLINE TO A POINT REFERENCED BY AN IRON PIN SET SOUTH 85 DEGREES 43 MINUTES 49 SECONDS EAST, 30.00 FEET FROM SAID POINT;
- CONTINUING ALONG SAID CENTERLINE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 72.84 FEET, A DELTA ANGLE OF 03 DEGREES 38 MINUTES 32 SECONDS, A RADIUS OF 1145.82 FEET, A CHORD BEARING OF NORTH 06 DEGREES 05 MINUTES 27 SECONDS EAST, AND A CHORD LENGTH OF 72.83 FEET, TO A POINT IN THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO JOHN & LESLIE M. MARTINIC BY OFFICIAL RECORD VOLUME 807, PAGE 801;
- NORTH 89 DEGREES 12 MINUTES 42 SECONDS EAST, 220.16 FEET ALONG THE SOUTH LINE OF SAID MARTINIC PARCEL TO AN IRON PIN FOUND, AND PASSING THROUGH AN IRON PIN FOUND FOR REFERENCE AT 28.03 FEET;
- NORTH 11 DEGREES 37 MINUTES 12 SECONDS EAST, 99.99 FEET ALONG THE EAST LINE OF SAID MARTINIC PARCEL TO AN IRON PIN FOUND IN THE NORTHEAST CORNER THEREOF;
- NORTH 89 DEGREES 19 MINUTES 25 SECONDS WEST, 221.42 FEET ALONG THE NORTH LINE OF SAID MARTINIC 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 191.05 FEET;
- NORTH 11 DEGREES 40 MINUTES 11 SECONDS EAST, 75.42 FEET ALONG SAID CENTERLINE TO A POINT IN THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO FREDERICK GILLILAND AND MARY JANE GILLILAND BY OFFICIAL RECORD VOLUME 1020, PAGE 187;
- NORTH 89 DEGREES 37 MINUTES 31 SECONDS EAST, 734.52 FEET ALONG SAID SOUTH LINE TO AN IRON PIN SET, AND PASSING THROUGH AN IRON PIN FOUND FOR REFERENCE AT 29.94 FEET;
- SOUTH 00 DEGREES 22 MINUTES 29 SECONDS EAST, 155.32 FEET TO AN IRON PIN SET;
- ALONG A NON TANGENTIAL CURVE TO THE RIGHT WITH AN ARC LENGTH OF 142.28 FEET, A DELTA ANGLE OF 37 DEGREES 03 MINUTES 19 SECONDS, A RADIUS OF 220.00 FEET, A CHORD BEARING OF SOUTH 04 DEGREES 25 MINUTES 46 SECONDS EAST, AND A CHORD LENGTH OF 139.81 FEET TO AN IRON PIN SET;
- SOUTH 04 DEGREES 54 MINUTES 58 SECONDS WEST, 96.12 FEET TO AN IRON PIN SET;
- SOUTH 01 DEGREE 54 MINUTES 19 SECONDS WEST, 426.00 FEET TO THE PLACE OF BEGINNING, CONTAINING A TOTAL OF 9.9544 ACRES, MORE OR LESS, OF WHICH 7.9239 ACRES IS IN ORIGINAL LOT 22, 0.8389 ACRE IN ORIGINAL LOT 23 AND 1.1916 ACRES IS IN ORIGINAL LOT 39, AND SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, AND USE RESTRICTIONS OF RECORD.

HUNTING MEADOWS SUBDIVISION NO. 2 CLUSTER HOMES DEVELOPMENT

TOWNSHIP OF COLUMBIA, PART OF ORIGINAL LOTS 22, 23 & 39
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. 22, 23 AND 39 OF SAID TOWNSHIP CONTAINING 7.9239 ACRES IN ORIGINAL LOT 22, 0.8389 ACRES IN ORIGINAL LOT 23 AND 1.1916 ACRES IN ORIGINAL LOT 39 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, LTD. (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. 2 CLUSTER HOMES DEVELOPMENT" OF LOTS 32 TO 49 & BLOCK "D" INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS AND CUL-DE-SACS 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.

[Signature]
OWNER

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 26th DAY OF OCTOBER, 2017

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES



LINDA L. LIS
Notary Public
In and for the State of Ohio
My Commission Expires
April 23, 2021

APPROVAL & ACCEPTANCE SIGNATURES

APPROVED THIS 1st DAY OF NOVEMBER, 2017

ACCEPTED THIS 6 DAY OF NOVEMBER, 2017

[Signature]
LORAIN COUNTY ENGINEER

[Signature]
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS 1st DAY OF NOVEMBER, 2017

APPROVED AS TO FORM THIS 7th DAY OF NOVEMBER, 2017

[Signature]
LORAIN COUNTY SANITARY ENGINEER

[Signature]
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 7th DAY OF NOVEMBER

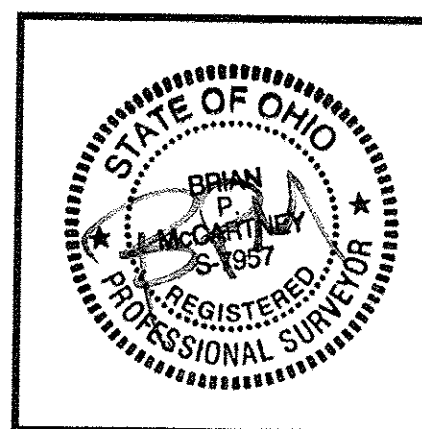
APPROVED THIS 8th DAY OF NOVEMBER 2017

[Signature]
DIRECTOR, LORAIN COUNTY PLANNING COMMISSION

[Signature]
LORAIN GOIL 3 LETTER

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.



[Signature]
BRIAN P. MCCARTNEY, P.E., P.S.
REGISTERED SURVEYOR NO. S-7957

DATE 10/24/17

DATE

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT Meadows Lending LLC as first MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "HUNTING MEADOWS SUBDIVISION NO. 2 CLUSTER HOMES DEVELOPMENT" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

[Signature] President

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

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME Keith A. Vanderburg 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 26 DAY OF October, 2017

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES

Thea Caroloppo
Notary Public - State of Ohio
My commission expires 12-26-17

OLD REPUBLIC NATIONAL TITLE
INSURANCE CO
160 CLEVELAND STREET
ELYRIA, OH 44035
Plat vol. 104
Pages 13-14

Doc ID: 020247130002 Type: OFF
Kind: PLAT
Recorded: 11/15/2017 at 12:49:48 PM
Fee Amt: \$172.80 Page 1 of 2
Lorain County, Ohio
Judith H. Hedwick County Recorder
File 2017-0651817

TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
NOV 15 2017

J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	305.00'	12.68'	12.68'	S 00°42'51" W	2°22'56"	6.34'
C2	305.00'	32.19'	32.18'	S 03°30'03" E	6°02'53"	16.11'
C3	275.00'	40.46'	40.43'	S 02°18'35" E	8°25'48"	20.27'
C4	245.00'	36.05'	36.02'	N 02°18'35" W	8°25'48"	18.06'
C5	50.00'	15.15'	15.09'	S 02°09'19" W	17°21'36"	7.63'
C6	50.00'	22.67'	22.48'	S 23°49'34" W	29°58'55"	11.54'
C7	50.00'	37.82'	36.93'	S 28°11'44" E	43°20'30"	19.87'
C8	60.00'	59.38'	56.99'	S 21°30'52" E	56°42'16"	32.38'
C9	60.00'	52.57'	50.91'	S 31°56'23" W	50°12'13"	28.11'
C10	60.00'	52.37'	50.72'	S 82°02'40" W	50°00'21"	27.98'
C11	60.00'	52.36'	50.71'	S 47°57'17" E	49°59'45"	27.98'
C12	60.00'	62.60'	59.79'	S 06°55'48" W	59°46'26"	34.48'
C13	220.00'	134.39'	132.31'	N 10°39'43" W	34°59'59"	69.37'
C14	220.00'	192.77'	186.66'	S 31°56'23" W	50°12'13"	103.06'
C15	220.00'	192.01'	185.97'	S 82°02'40" W	50°00'21"	102.60'
C16	220.00'	191.97'	185.94'	S 47°57'17" E	49°59'45"	102.58'
C17	220.00'	142.28'	139.81'	S 04°25'46" E	37°03'19"	73.73'
C18	1145.82'	72.84'	72.83'	N 06°05'27" E	3°38'32"	36.43'
C19	1115.82'	75.52'	75.51'	N 06°12'32" E	3°52'41"	37.78'

LINE	BEARING	DISTANCE
REF-1	N 89°58'18" E	29.87'
REF-2	S 85°43'49" E	30.00'
REF-3	N 89°12'42" E	28.03'
REF-4	S 89°19'25" E	30.37'
REF-5	S 89°36'32" E	29.94'

- MONUMENT LEGEND**
- SURVEY MARKER SET WITH CAP STAMPED "MCCARTNEY S-7921" (5/8" DIA. x 30' LONG)
 - IRON PIPE FOUND
 - IRON PIN FOUND
 - ⊠ PROPOSED ADJUSTABLE CENTERLINE MONUMENT
 - ⊗ SURVEY POINT

UTILITY EASEMENT

THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT A PERMANENT RIGHT OF WAY AND EASEMENT 10 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.

HOMEOWNER'S ASSOCIATION SHALL MAINTAIN THE DETENTION BASIN AND STORM SEWERS AND DRAINAGE FACILITIES IN BLOCKS AND IN EASEMENTS.

SANITARY SEWER EASEMENT

THE 20' WIDE SANITARY SEWER EASEMENT CONVEYED HEREIN FROM COLUMBIA NORTHWEST PROPERTIES, LLC., AN OHIO LIMITED LIABILITY COMPANY, DO HEREBY GRANT UNTO THE BOARD OF COMMISSIONERS OF LORAIN COUNTY, OHIO A RIGHT OF WAY EASEMENT AS SET FORTH: SAID EASEMENT SHALL BE FOR THE OPERATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF A SINGLE LINE GRAVITY SANITARY SEWER AND ALL NECESSARY MANHOLES, UNDER DRAINS AND APPURTENANCES UNDER, ACROSS AND THROUGH THE EASEMENT AREA AS SHOWN HEREON. THE EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF GRANTOR AND GRANTEE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

DEED REFERENCE

INST. NO. 2007-0185114 OF INST. 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

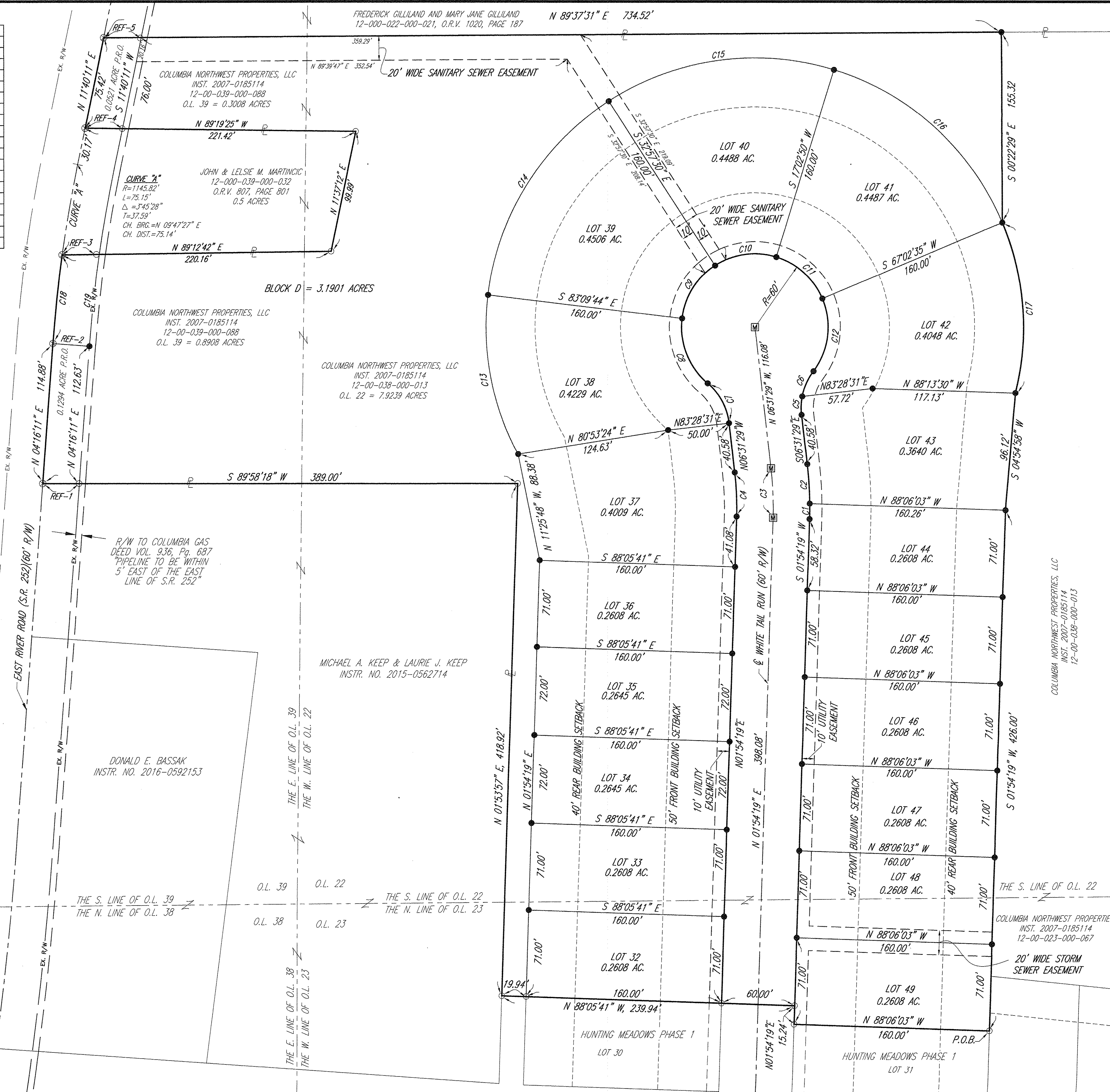
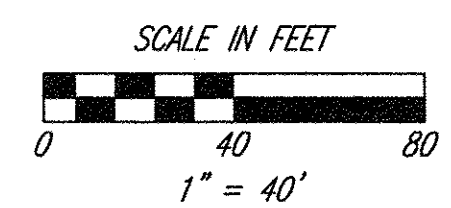
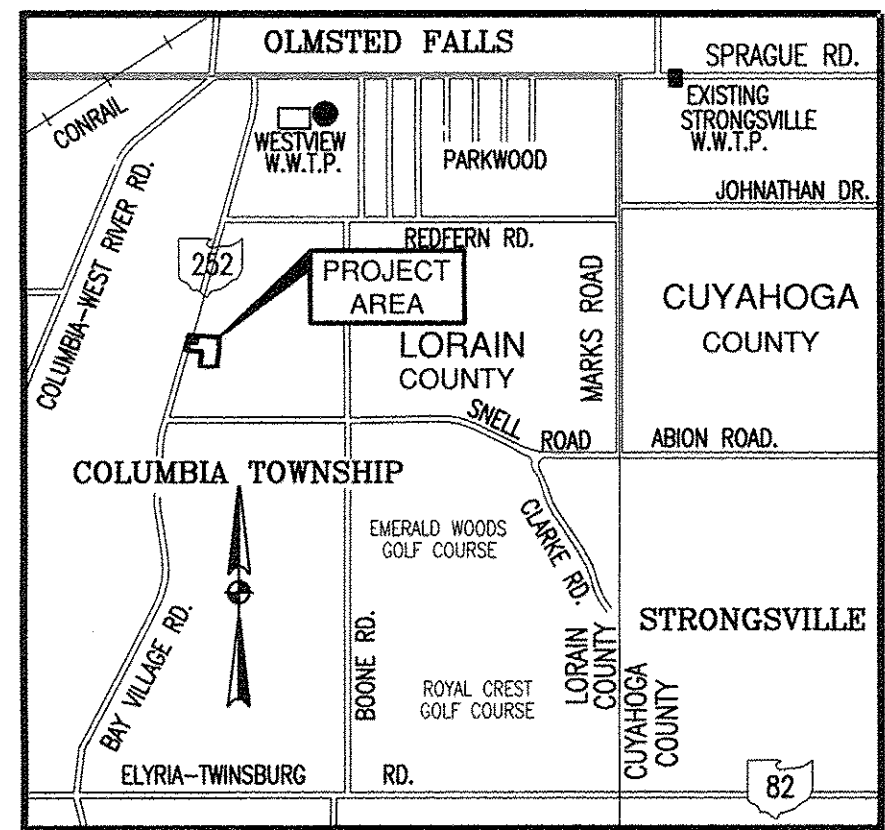
FRONT YARD: 50' MINIMUM
 REAR YARD: 40' MINIMUM
 SIDE YARD: IS MINIMUM OF 10' AND 4', EITHER SIDE, A COMBINATION TO EQUAL 14'

SUBDIVISION NO. 2 SITE DATA

TOTAL AREA PLATTED	9.9544 AC.
AREA DEDICATED AS PUBLIC STREETS	0.9475 AC.
AREA OF EXISTING STREETS	0.1815 AC.
AREA PLATTED AS BLOCKS	3.1901 AC.
NET AREA PLATTED AS LOTS	5.8169 AC.
AVERAGE AREA OF LOTS	0.3232 AC.

ZONING: R-2 (PRD)

CLUSTER LIFESTYLE (54'x160')	0
CLUSTER PREMIER (71'x160')	11
CLUSTER EXECUTIVE (96'x160')	7
TOTAL NUMBER OF LOTS	18



KEM
 K.E. MCCARTNEY & ASSOCIATES
 ENGINEERS - PLANNERS - SURVEYORS
 526 N. Diamond Street
 Mansfield, OH 44902
 T. 419-625-0093
 F. 419-323-9608

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

HUNTING MEADOWS SUBDIVISION NO. 2
 CLUSTER HOMES DEVELOPMENT
 COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO

CLIENT:

DESIGNED BY: K.E. MCCARTNEY & ASSOCIATES, INC., JOB TITLE: CS-500 (Planning/Measurements/Subdivision) SHEET NAME: CS-500-Plan_Plat.dwg SCALE: 1" = 40' DATE: 09/20/2017