HUNTING MEADOWS SUBDIVISION NO. 3

2018 OCT 18 M 11: 27

TOWNSHIP OF COLUMBIA, PART OF ORIGINAL LOT NO. 23 COUNTY OF LORAIN, STATE OF OHIO

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT EAST RIVER ONE, LLC AS FIRST MORTGAGEE OF LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF HUNTING MEADOWS SUBDIVISION NO. 3, TO BE CORRECT AND DEDICATES TO PUBLIC USE THE ROADS AND SIDEWALK EASEMENTS AS



NOTARY CERTIFICATE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR TERRY MONAULY REPRESENTING BET RIVER ON T LLC

WHO ACKNOWLEDGED THAT ____ DID SIGN THIS FOREGOING PLAT AND THAT IT WAS his OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 17 DAY OF DETOSA 2018.



MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT MEADOWS LENDING, LLC AS SECOND MORTGAGEE OF LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF HUNTING MEADOWS SUBDIVISION NO. 3, TO BE CORRECT AND DEDICATES TO PUBLIC USE THE ROADS AND SIDEWALK EASEMENTS AS SHOWN HEREON



NOTARY CERTIFICATE

STATE OF OHIO

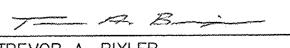
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR AND THE PRESENTING AND THAT AND THAT THE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS DAY OF OFFICIAL SEAL ON 2010.

Tina Cacioppo Notary Public, State of Ohio MY COMMISSION EXPIRES | Notary Public, State of Onlo
| My commission expires 12-26-22

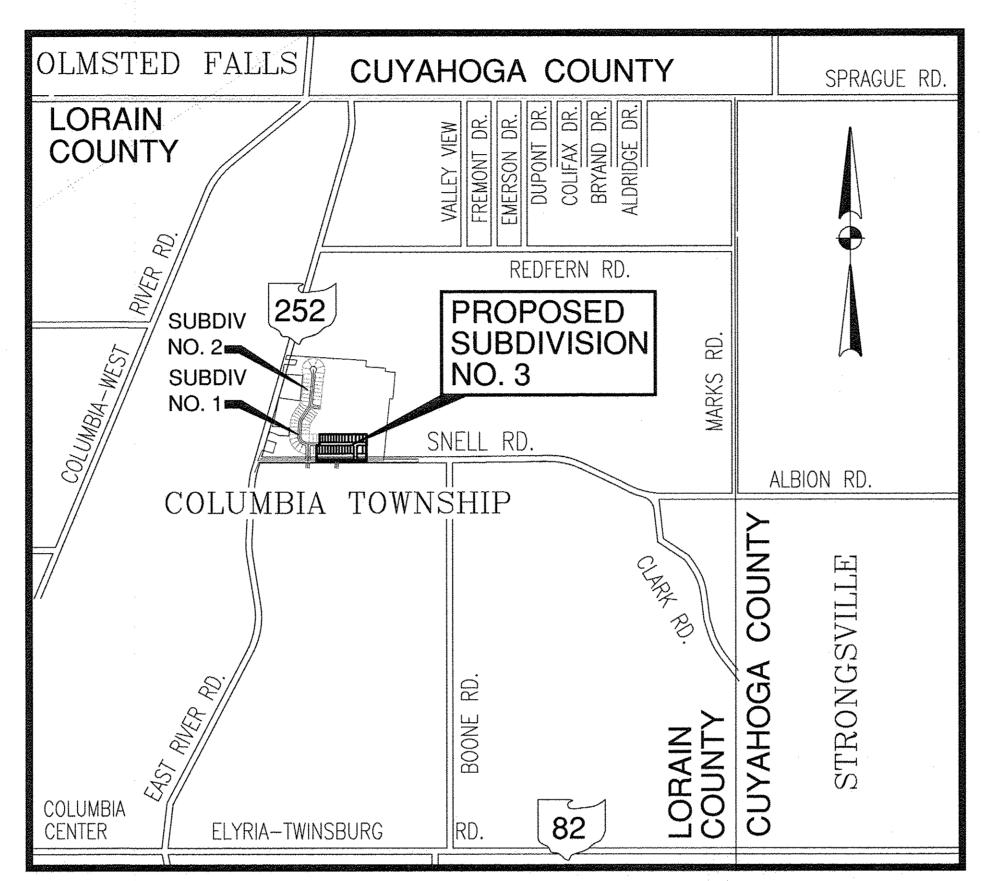
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "HUNTING MEADOWS SUBDIVISION NO. 3" AS SHOWN HEREON AND CONTAINING 10.9976 ACRES OF LAND IN COLUMBIA TOWNSHIP ORIGINAL LOT NO. 23. COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED -O, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED -O, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE



10-11-18 TREVOR A. BIXLER PROFESSIONAL SURVEYOR OHIO REG. NO. 7730





LOCATION MAP

APPROVALS

Carnes P.E. LORAIN COUNTY ENGINEER Carne P.E. LORAIN COUNTY SANITARY ENGINEER DIRECTOR, LORAIN COUNTY PLANNING COMMISSION 10/15/18 CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

m. ORAIN COUNTY PROSECUTOR'S OFFICE

PERTINENT SURVEY DOCUMENTS USED:

HUNTING MEADOWS SUBDIVISION No 1 - PV 102, PG 14-15

HUNTING MEADOWS SUBDIVISION No 2 - PV 104, PG 13-14

HEATHER LANE SUBDIVISION - PV 56, PG 31-32

LINKS SUBDIVISION - PV 57, PG 38

ALTA SURVEY PREPARED BY HAYWOOD CIVIL ENGINEERS & LAND SURVEYORS DATED 12-21-2006

PATRICK L. PALMER & KATHLEEN J. MEINDEL-PARKER - 12-00-023-000-064, 1998-0569219

COLUMBIA NORTHWEST PROPERTIES, LLC - 12-00-023-000-101, 2007-0185114

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL LOT NO. 23 OF SAID TOWNSHIP CONTAINING 10.9976 ACRES.

CERTIFIES THAT THE ATTACHED PLAT REPRESENTS HUNTING MEADOWS SUBDIVISION NO. 3, A SUBDIVISION OF LOTS 50 TO 79, INCLUSIVE, AND BLOCKS D TO E, INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS AND SIDEWALK EASEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

NOTARY CERTIFICATE

LORAIN COUNTY

Doc ID: 020705540002 Type: 0FF
Kind: PLAT
Recorded: 11/02/2018 at 03:05:46 PM
Fee Amt: \$172.80 Page 1 of 2
Lorain County, Ohio
Judith M Nedwick County Recorder

File 2018-0693717

OLD REPUBLIC NATIONAL TITLE INSURANCE CO 160 CLEVELAND STREET

RECORDER

TRANSFERRED

J. CRAIG SNODGRASS, CPA, CGFM

LORAIN COUNTY AUDITOR

AUDITOR

OHIO REV. CODE 48E

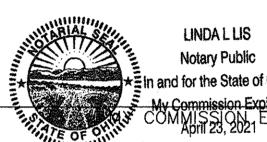
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DAS. 81-82

ELYRIA, OH 44035

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR RICHARD J. BERAN, REPRESENTING COLUMBIA NORTHWEST PROPERTIES LLC, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS DAY OF 10 DEV 20 10.



THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN STORM WATER CONTROL MEASURES LOCATED IN BLOCKS D AND E.

UTILITY EASEMENT

THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH, UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING GAS, ELECTRICITY, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID 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 GAS, ELECTRIC, AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

JOB NO.

RECORD PLAT
VTING MEADOWS SUBDIVI

