

# RED FERN TRAILS SUBDIVISION NO. 2

OF PART OF

COLUMBIA TOWNSHIP ORIGINAL LOT NO. 1  
TWP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT First Federal Savings & Loan Association of Lakewood AS FIRST MORTGAGEE OF LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF RED FERN TRAILS SUBDIVISION NO 2, TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

Jim P. Lester VP REPRESENTATIVE      9-3-2020 DATE

## NOTARY CERTIFICATE

STATE OF OHIO SS  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Joseph P. Lester REPRESENTING First Federal Savings & Loan Association 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 3rd DAY OF September 2020.

Leatrice D. Gee NOTARY PUBLIC  
Notary Public, State of Ohio  
My Commission Expires April 18, 2024  
Recorded in Cuyahoga County  
MY COMMISSION EXPIRES 4/18/2024

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT First Federal Savings & Loan Association of Lakewood AS SECOND MORTGAGEE OF LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF RED FERN TRAILS SUBDIVISION NO 2, TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

Jim C. Lester VP REPRESENTATIVE      9-3-2020 DATE

## NOTARY CERTIFICATE

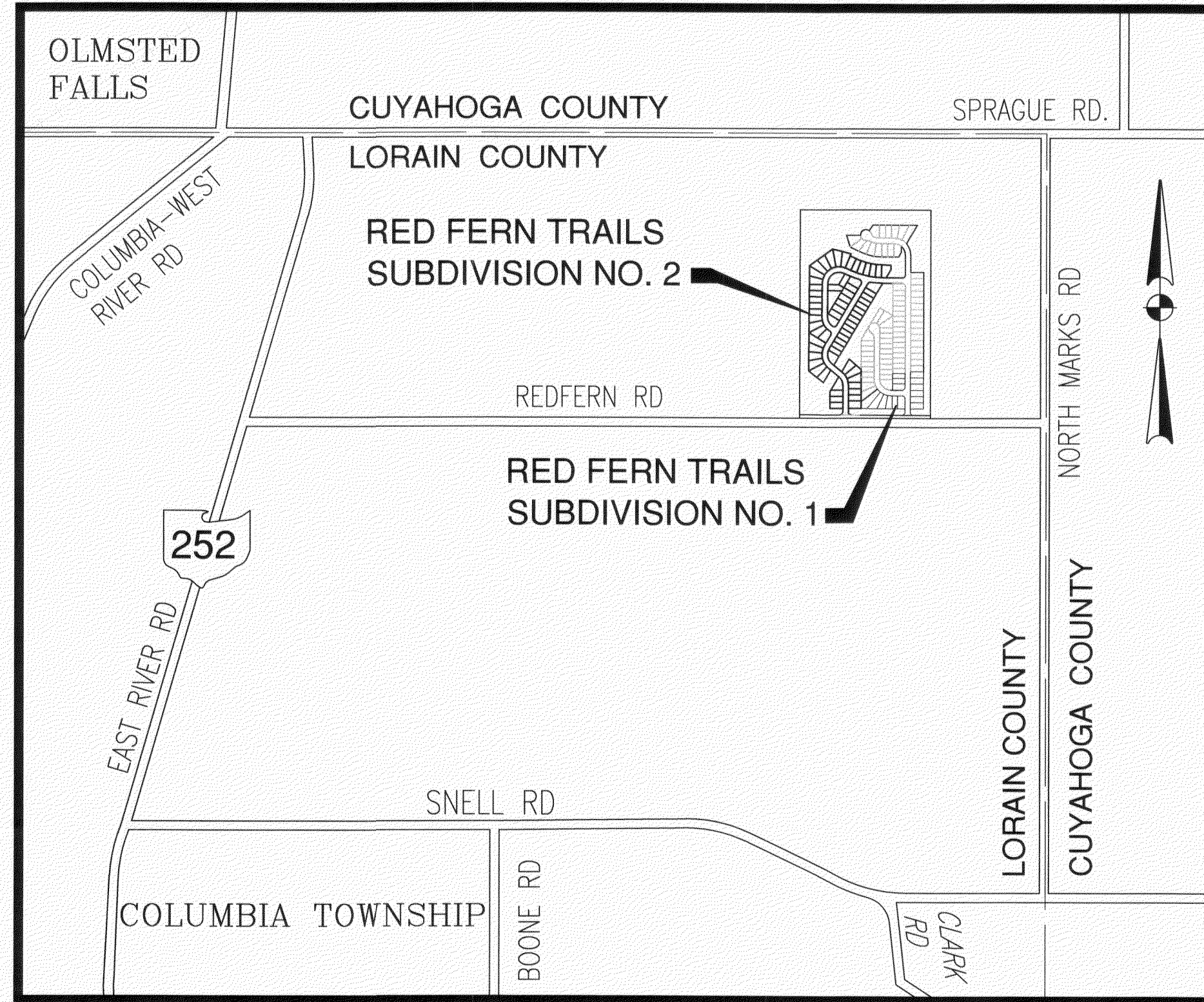
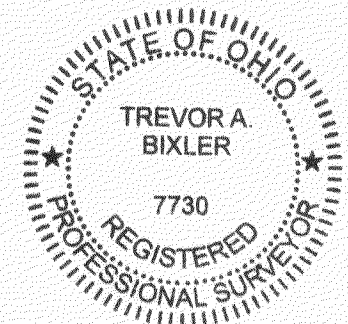
STATE OF OHIO SS  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Joseph P. Lester REPRESENTING First Federal Savings & Loan Association WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 3rd DAY OF September 2020.

Leatrice D. Gee NOTARY PUBLIC  
Notary Public, State of Ohio  
My Commission Expires April 18, 2024  
Recorded in Cuyahoga County  
MY COMMISSION EXPIRES 4/18/2024

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "RED FERN TRAILS SUBDIVISION NO 2" AS SHOWN HEREON AND CONTAINING 20.5498 ACRES OF LAND IN THE TOWNSHIP OF COLUMBIA ORIGINAL LOT NO. 1, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED 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 CORRECT.

Trevor A. Bixler 9-2-20 DATE  
TREVOR A. BIXLER  
PROFESSIONAL SURVEYOR OHIO REG. NO. 7730



LOCATION MAP SCALE: 1" = 1500'

## AREA SUMMARY

AREA IN SUBLOTS	15.3610 ACRES
AREA IN RIGHT-OF-WAY	4.8096 ACRES
AREA IN BLOCKS	0.3792 ACRES
TOTAL AREA IN SUBDIVISION	20.5498 ACRES

## APPROVALS

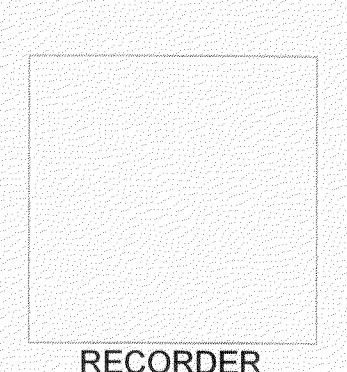
John J. Carney, PE, Rd. 9/28/20 DATE  
LORAIN COUNTY ENGINEER

John J. Carney, PE, Rd. 9/28/20 DATE  
LORAIN COUNTY SANITARY ENGINEER

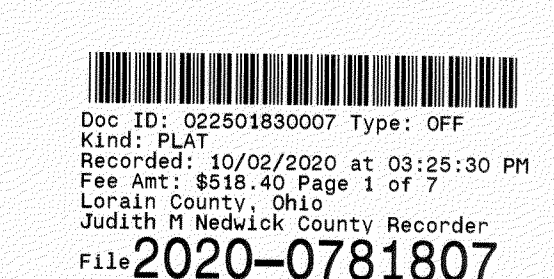
David P. ... 7/30/20 DATE  
DIRECTOR, LORAIN COUNTY PLANNING COMMISSION

Theresa R. ... 9/18/20 DATE  
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

Osvaldo A. ... 9-20-20 DATE  
LORAIN COUNTY PROSECUTOR'S OFFICE



TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE 485 EX  
OCT 02 2020  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR



OLD REPUBLIC NATIONAL TITLE INSURANCE CO  
160 CLEVELAND STREET  
ELYRIA, OH 44035  
Plat Vol 108  
Pgs 61, 62, 63, 64, 65, 66

## OWNER'S CERTIFICATE

SITUATED IN COLUMBIA TOWNSHIP, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL COLUMBIA TOWNSHIP LOT NO. 1 CONTAINING 20.5498 ACRES.  
THE UNDERSIGNED \_\_\_\_\_, REPRESENTING WILKINSON FARM LLC HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS RED FERN TRAILS SUBDIVISION NO. 2, A SUBDIVISION OF LOTS 16 TO 76, INCLUSIVE, AND BLOCKS D AND E, INCLUSIVE, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE LEATHERLEAF DRIVE (65 FEET WIDE), BOTTLE BRUSH DRIVE (60 AND 65 FEET WIDE), REDFERN ROAD (60 FEET WIDE) AND PUBLIC SIDEWALK EASEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

RED FERN TRAILS HOMEOWNERS ASSOCIATION SHALL MAINTAIN SIDEWALKS WITHIN SIDEWALK EASEMENT AREAS AS SHOWN HEREON.

John J. Carney OWNER      9/3/2020 DATE  
Manager TITLE

## 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 GAS, 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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING GAS, ELECTRICITY, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEEES 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.

John J. Carney OWNER      9/3/2020 DATE  
Manager TITLE

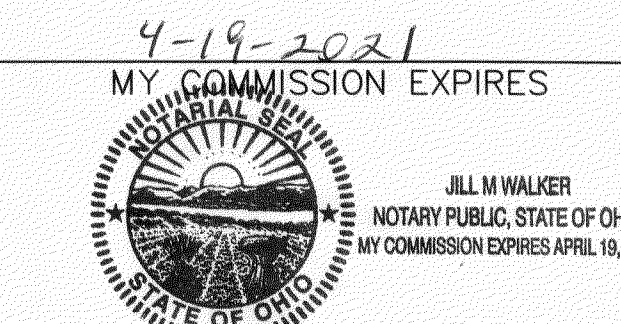
## NOTARY CERTIFICATE

BEFORE ME, A NOTARY PUBLIC IN AND FOR CUYAHOGA COUNTY AND STATE OF OHIO, PERSONALLY APPEARED THE ABOVE NAMED John J. Carney, REPRESENTING WILKINSON FARM LLC WHO ACKNOWLEDGED THAT THE SIGNING OF THIS PLAT WAS HIS OWN FREE ACT AND DEED FOR THE PURPOSES HEREON EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

AT Rocky River OHIO THIS 3rd DAY OF September, 2020.

Jill M. Walker NOTARY PUBLIC      9-19-2021  
MY COMMISSION EXPIRES



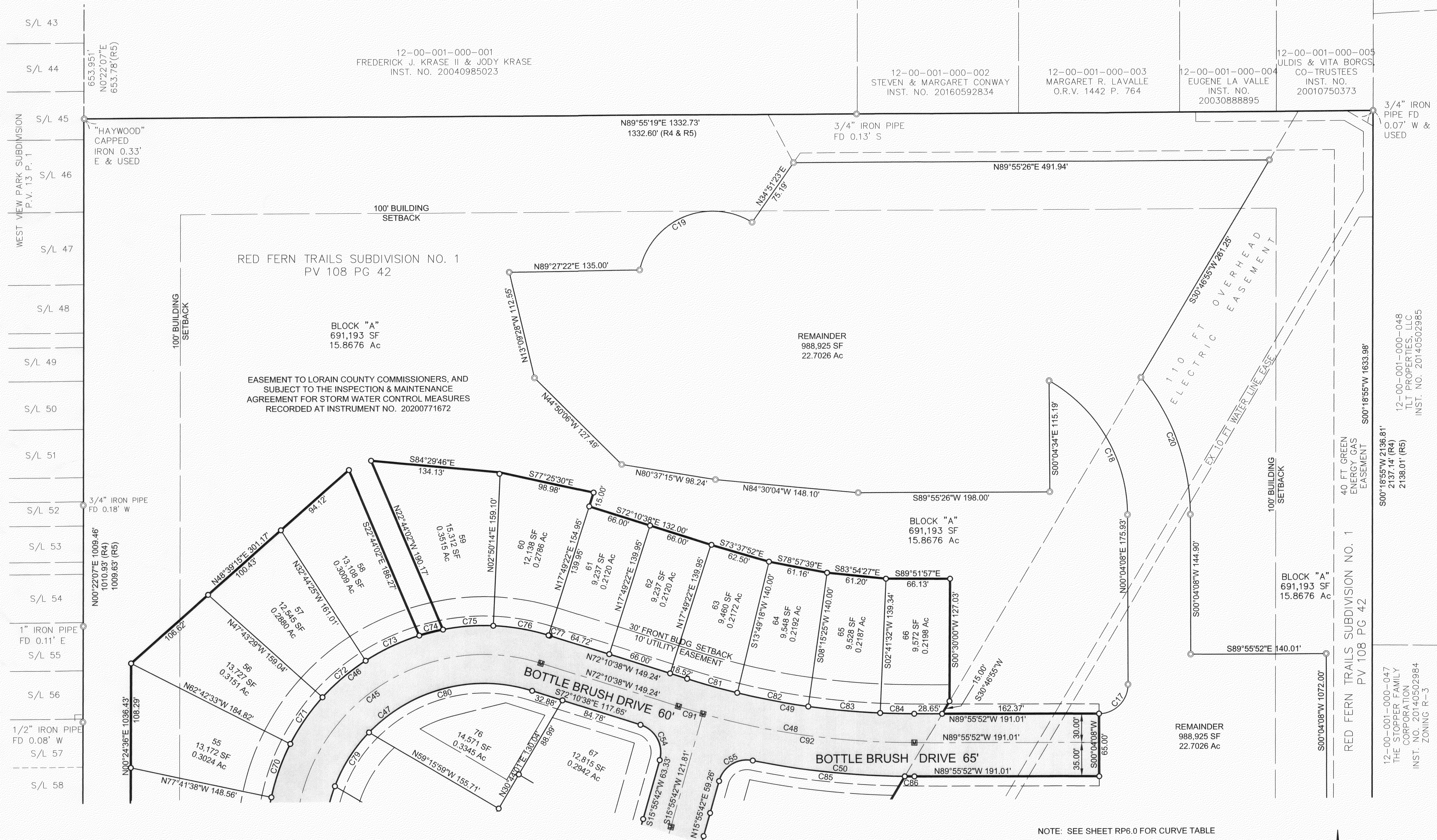
BY	
DESCRIPTION	
DATE	
REVISIONS	
DATE	4/04/2019
ISSUED TO	COUNTY ENGINEER FOR APPROVAL
DATE	09/08/2018
DRAWN BY	GCC
CHKD BY	MAM
DWG. NAME	
PATH	17100
F.B.	
KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com	
RECORD PLAT TITLE SHEET	RED FERN TRAILS SUBDIVISION NO. 2
	PART OF ORIGINAL COLUMBIA TOWNSHIP LOT NO. 1 COLUMBIA TOWNSHIP COUNTY OF LORAIN, STATE OF OHIO
SHEET RP1.0	OF 6
JOB NO.	17100

R:\17000\17100\CIVIL 3D 2019\CURRENT DRAWINGS\SHSHEETS-PHASE 2\PLAT17100-RP1.0-RECORD PLAT.dwg Last Plotted 8/6/2019 11:32:03 AM by Mark A. McNulty





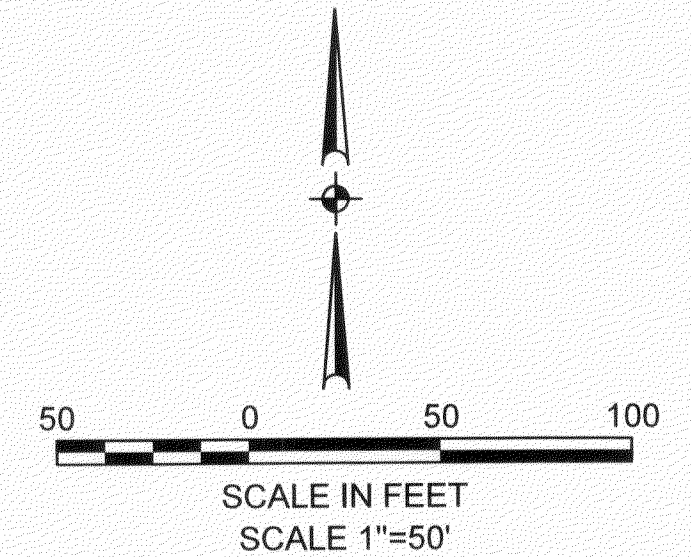




SEE SHEET RP4.0 FOR CONTINUATION

NOTE: SEE SHEET RP6.0 FOR CURVE TABLE

- LEGEND**
- Ⓜ EXISTING MONUMENT BOX
  - Ⓢ IRON PIPE/ IRON PIN FOUND AS NOTED
  - Ⓜ PROPOSED MONUMENT BOX
  - 5/8"x30" KS CAPPED PIN SET
  - LABELED "KS ASSOCS INC PROP MARKER"
  - R RECORD
  - S SURVEYED
  - FD FOUND



DATE: 06/08/2018	DATE: 9/2/2020	DATE: 4/04/2019	DATE:
DRAWN BY: CCC	REVISED PER TAX MAP COMMENTS	ISSUED TO COUNTY ENGINEER FOR APPROVAL	BY:
CHECKED BY: MAM			
DWG. NAME: 17100			
PATH:			
F.B.:			
REVISIONS			
KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com			
<b>RECORD PLAT</b> <b>RED FERN TRAILS</b> <b>SUBDIVISION NO. 2</b> PART OF ORIGINAL COLUMBIA TOWNSHIP LOT NO. 1 COLUMBIA TOWNSHIP COUNTY OF LORAIN, STATE OF OHIO			
SHEET RP5.0		OF 6	
JOB NO. 17100			

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	169.23'	195.00'	49°43'29"	S65°04'07"E	163.97'	90.36'
C6	118.10'	165.00'	41°00'35"	N60°42'40"W	115.59'	61.71'
C17	47.12'	30.00'	90°00'00"	N45°04'08"E	42.43'	30.00'
C18	168.21'	160.00'	60°14'10"	N30°02'57"W	160.57'	92.82'
C19	147.88'	77.50'	109°19'42"	N67°06'33"E	126.45'	109.31'
C20	153.86'	225.00'	39°10'45"	S19°31'14"E	150.88'	80.07'
C21	61.90'	165.00'	21°29'44"	S29°27'31"E	61.54'	31.32'
C22	78.38'	225.00'	19°57'34"	S30°13'36"E	77.99'	39.59'
C23	47.19'	30.00'	90°07'16"	N45°07'46"E	42.47'	30.06'
C24	121.07'	165.00'	42°02'34"	S20°57'09"E	118.38'	63.41'
C25	24.48'	165.00'	08°30'06"	N46°13'29"W	24.46'	12.26'
C26	60.50'	230.00'	15°04'17"	N07°28'00"W	60.33'	30.43'
C27	26.35'	230.00'	06°33'55"	S18°17'06"E	26.34'	13.19'
C28	48.93'	230.00'	12°11'24"	N27°39'45"W	48.84'	24.56'
C29	52.92'	230.00'	13°10'55"	N40°20'54"W	52.80'	26.58'
C30	14.19'	230.00'	03°32'10"	S48°42'27"E	14.19'	7.10'
C31	50.41'	225.00'	12°50'12"	S44°03'26"E	50.30'	25.31'
C32	58.40'	225.00'	14°52'16"	S30°12'12"E	58.24'	29.36'
C33	58.40'	225.00'	14°52'16"	S15°19'55"E	58.24'	29.36'
C34	58.40'	225.00'	14°52'16"	S00°27'39"E	58.24'	29.36'
C35	47.06'	30.00'	89°52'44"	N44°52'14"W	42.38'	29.94'
C36	172.02'	195.00'	50°32'40"	N25°12'12"W	166.50'	92.06'
C37	145.56'	165.00'	50°32'40"	N25°12'12"W	140.88'	77.90'
C38	202.90'	230.00'	50°32'40"	N25°12'12"W	196.38'	108.58'
C39	276.39'	195.00'	81°12'33"	S09°52'15"E	253.83'	167.16'
C40	318.91'	225.00'	81°12'33"	S09°52'15"E	292.88'	192.88'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C41	226.78'	160.00'	81°12'33"	S09°52'15"E	208.27'	137.16'
C42	203.10'	195.00'	59°40'34"	S29°25'42"E	194.04'	111.85'
C43	171.86'	165.00'	59°40'34"	S29°25'42"E	164.19'	94.64'
C44	234.35'	225.00'	59°40'34"	S29°25'42"E	223.90'	129.06'
C45	365.57'	195.00'	107°24'47"	S54°06'59"W	314.34'	265.52'
C46	421.81'	225.00'	107°24'47"	S54°06'59"W	362.70'	306.37'
C47	309.33'	165.00'	107°24'47"	S54°06'59"W	265.98'	224.67'
C48	247.89'	800.00'	17°45'14"	S81°03'15"E	246.90'	124.95'
C49	238.59'	770.00'	17°45'14"	S81°03'15"E	237.64'	120.26'
C50	168.32'	835.00'	11°32'59"	S84°09'22"E	168.04'	84.45'
C51	50.39'	195.00'	14°48'19"	N23°19'52"E	50.25'	25.34'
C52	42.64'	165.00'	14°48'19"	N23°19'52"E	42.52'	21.44'
C53	59.43'	230.00'	14°48'19"	S23°19'52"W	59.27'	29.88'
C54	46.13'	30.00'	88°06'20"	S28°07'28"E	41.72'	29.02'
C55	44.87'	30.00'	85°41'26"	S58°46'25"W	40.80'	27.82'
C56	47.12'	30.00'	90°00'00"	SN75°44'01"W	42.43'	30.00'
C57	47.12'	30.00'	90°00'00"	SN14°15'59"E	42.43'	30.00'
C58	58.40'	225.00'	14°52'16"	S14°24'37"W	58.24'	29.36'
C59	34.90'	225.00'	08°53'16"	S26°17'23"W	34.87'	17.49'
C60	210.46'	160.00'	75°21'58"	N12°47'33"W	195.61'	123.59'
C61	16.32'	160.00'	05°50'35"	N27°48'44"E	16.31'	8.17'
C62	43.03'	225.00'	10°57'27"	S53°47'15"E	42.96'	21.58'
C63	58.84'	225.00'	14°59'04"	S40°48'59"E	58.68'	29.59'
C64	58.84'	225.00'	14°59'04"	S25°49'55"E	58.68'	29.59'
C65	56.87'	225.00'	14°28'54"	S11°05'56"E	56.72'	28.59'
C66	16.76'	225.00'	04°16'05"	S01°43'27"E	16.76'	8.38'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C67	72.78'	165.00'	25°16'16"	N46°37'51"W	72.19'	36.99'
C68	99.08'	165.00'	34°24'18"	N16°47'33"W	97.60'	51.08'
C69	46.72'	225.00'	11°53'47"	S06°21'29"W	46.63'	23.44'
C70	58.84'	225.00'	14°59'04"	S19°47'55"W	58.68'	29.59'
C71	58.84'	225.00'	14°59'04"	S34°46'59"W	58.68'	29.59'
C72	58.84'	225.00'	14°59'04"	S49°46'03"W	58.68'	29.59'
C73	61.46'	225.00'	15°39'01"	S65°05'06"W	61.27'	30.92'
C74	25.32'	225.00'	06°26'48"	N76°08'00"E	25.30'	12.67'
C75	52.39'	225.00'	13°20'28"	S86°01'38"W	52.27'	26.31'
C76	58.12'	225.00'	14°47'57"	N79°54'09"W	57.95'	29.22'
C77	1.28'	225.00'	00°19'33"	N72°20'24"W	1.28'	0.64'
C78	59.32'	165.00'	20°35'58"	N10°42'35"E	59.00'	29.98'
C79	66.48'	165.00'	23°05'09"	N32°33'08"E	66.03'	33.70'
C80	183.52'	165.00'	63°43'40"	N75°57'32"E	174.21'	102.56'
C81	53.77'	770.00'	04°00'04"	N74°10'40"W	53.76'	26.90'
C82	74.78'	770.00'	05°33'53"	N78°57'39"W	74.76'	37.42'
C83	74.78'	770.00'	05°33'53"	N84°31'32"W	74.76'	37.42'
C84	35.25'	770.00'	02°37'23"	S88°37'10"E	35.25'	17.63'
C85	158.39'	835.00'	10°52'05"	S83°48'55"E	158.15'	79.43'
C86	9.93'	835.00'	00°40'54"	N89°35'25"W	9.93'	4.97'
C87	25.57'	165.00'	08°52'44"	S20°22'04"W	25.54'	12.81'
C88	17.07'	165.00'	05°55'36"	S27°46'13"W	17.06'	8.54'
C89	16.78'	230.00'	04°10'46"	N28°38'38"E	16.77'	8.39'
C90	42.66'	230.00'	10°37'33"	N21°14'29"E	42.59'	21.39'
C91	26.45'	800.00'	01°53'40"	S73°07'28"E	26.45'	13.23'
C92	221.44'	800.00'	15°51'33"	S82°00'05"E	220.73'	111.43'

DATE	DESCRIPTION	BY
9/2/2020	REVISED PER TAX MAP COMMENTS	TAB
4/04/2019	ISSUED TO COUNTY ENGINEER FOR APPROVAL	TAB

REVISIONS	
DATE: 08/08/2018	DESCRIPTION: _____
DRAWN BY: CCC	CHKD BY: MAM
DWG. NAME: _____	PATH: 17100
F.B.:	


**KS ASSOCIATES**  
 KS Associates, Inc.  
 260 Burns Road, Suite 100  
 Elyria, OH 44035  
 P 440 365 4730  
 F 440 365 4790  
 www.ksassociates.com

**CURVE TABLE**  
**RED FRERN TRAILS**  
**SUBDIVISION NO. 2**  
 PART OF ORIGINAL COLUMBIA TOWNSHIP LOT NO. 1  
 COLUMBIA TOWNSHIP  
 COUNTY OF LORAIN STATE OF OHIO

SHEET RP6.0	OF 6
JOB NO. 17100	

Plat Sheet

Instrument # 20200781807

Film # \_\_\_\_\_

Name of Plat: Red Fern Trails Subdivision No 2

Owner: Wilkinson Farm LLC

Description: Situated in Columbia Township, County  
of Lorain State of Ohio of part of Columbia  
Township Original Lot No 1

Sublots 16-76 Acreage 20.5498  
Blocks "D" and "E" Easements also

Floor Plans: /

Related/Margin: /

Comments: \_\_\_\_\_

Vol. 108

Receiving Stamp

Pg. 61, 62, 63, 64, 65, 66

Amount: 518.40

Initials: PT