

THE ESTATES OF COLUMBIA RIDGE SUBDIVISION NO. 1 BEING PART OF ORIGINAL COLUMBIA TWP. LOT 22 COLUMBIA TOWNSHIP, LORAIN COUNTY STATE OF OHIO

LEGAL DESCRIPTION

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO, BEING A PART OF ORIGINAL TOWNSHIP LOT 22 AND BEING A PORTION OF LANDS CONVEYED TO RIVERSIDE DEVELOPMENT, INC. AND CMK, LTD BY INSTRUMENT NO. 2014-0511080 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" IRON PIN FOUND IN THE NORTHEASTERLY CORNER OF LOT 22, SAID IRON PIN ALSO BEING IN THE CENTERLINE OF REDFERN ROAD - (60' R/W); THENCE NORTH 89°51'59" WEST, 279.97 FEET ALONG THE NORTHERLY LINE OF SAID LOT 22 AND THE CENTERLINE OF REDFERN ROAD TO A RAILROAD SPIKE SET IN THE NORTHWEST CORNER OF A PARCEL CONVEYED TO JESSICA MONNOLLY AND MARC PESCATRICE AS TENANTS-IN-COMMON BY INSTRUMENT 2014-0511078, SAID SPIKE BEING THE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE FOLLOWING ELEVEN COURSES:

1. SOUTH 00 DEGREES 54 MINUTES 43 SECONDS WEST, 347.26 FEET ALONG A WEST LINE OF SAID MONNOLLY AND PESCATRICE PARCEL TO AN IRON PIN FOUND IN AN EXISTING INTERIOR CORNER OF SAID PARCEL, AND PASSING FOR REFERENCE A IRON PIN SET 30.00 FEET;
2. NORTH 89 DEGREES 49 MINUTES 52 SECONDS WEST, 169.99 FEET ALONG A SOUTH LINE OF SAID MONNOLLY AND PESCATRICE PARCEL TO AN IRON PIN FOUND IN A NORTHWEST CORNER OF SAID PARCEL;
3. SOUTH 00 DEGREES 54 MINUTES 43 SECONDS WEST, 499.83 FEET ALONG A WEST LINE OF SAID MONNOLLY AND PESCATRICE PARCEL, AND THE SOUTHERLY PROLONGATION THEREOF, TO AN IRON PIN SET;
4. NORTH 89 DEGREES 49 MINUTES 32 SECONDS WEST, 42.05 FEET TO AN IRON PIN SET;
5. SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, 150.00 FEET TO AN IRON PIN SET;
6. NORTH 89 DEGREES 49 MINUTES 32 SECONDS WEST, 573.69 FEET TO AN IRON PIN SET;
7. ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS 245.00, WITH A DELTA ANGLE OF 18 DEGREES 54 MINUTES 09 SECONDS, HAVING AN ARC LENGTH 80.83 FEET, A TANGENT LENGTH OF 40.78 FEET, A CHORD BEARING OF NORTH 08 DEGREES 32 MINUTES 25 SECONDS WEST, AND A CHORD LENGTH OF 80.46 FEET, TO AN IRON PIN SET;
8. NORTH 00 DEGREES 54 MINUTES 40 SECONDS EAST, 32.08 FEET TO AN IRON PIN SET;
9. NORTH 89 DEGREES 05 MINUTES 20 SECONDS WEST, 210.73 FEET TO AN IRON PIN SET;
10. NORTH 00 DEGREES 54 MINUTES 39 SECONDS EAST, 882.80 FEET TO A RAILROAD SPIKE SET IN THE CENTERLINE OF REDFERN ROAD AND PASSING FOR REFERENCE AN IRON PIN SET ON SAID NORTHERLY LINE OF LOT 22, AND THE SAME ALSO BEING AT 852.80 FEET ;
11. SOUTH 89 DEGREES 49 MINUTES 30 SECONDS EAST, 1007.78 FEET ALONG SAID CENTERLINE TO THE PLACE OF BEGINNING, CONTAINING 19.8350 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, AND USE RESTRICTIONS OF RECORD.

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 GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT 20 FEET IN WIDTH UNDER, OVER AND THROUGH ALL LOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE REAR LINES OF SAID LOTS AND ALSO BETWEEN LOTS 17 & 18 TO CONSTRUCT, PLACE OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE DRAINAGE FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE. 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.

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL TOWNSHIP LOT NO. 22, CONTAINING 19.8350 ACRES IN ORIGINAL LOT 22, AND BEING PART OF A 96.6884 ACRE PARCEL CONVEYED TO RIVERSIDE DEVELOPMENT, INC. AND CMK, LTD BY INSTRUMENT NO. 2014-0511080 OF THE LORAIN COUNTY RECORDS.

THE UNDERSIGNED RIVERSIDE DEVELOPMENT, INC. AND CMK, LTD (SET FORTH ALL PARTIES HAVING LEGAL TITLE OR INTEREST OF RECORD IN THE PARCEL) HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS "THE ESTATES OF COLUMBIA RIDGE, SUBDIVISION NO. 1" OF LOTS 1 TO 28 INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, 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 GRANTED WHERE INDICATED ON THE PLAT ABOVE AND BENEATH THE SURFACE OF THE GROUND.

Riverside Development, Inc.
CMK, Ltd.
By: *Gregory Coyne* V. President, Riverside
OWNER

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

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME JOHN J. CARNEY 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 29th DAY OF September, 2020.

Jill M Walker
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-19-2021
JILL M WALKER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES APRIL 19, 2021

APPROVAL & ACCEPTANCE SIGNATURES

APPROVED THIS 22nd DAY OF OCTOBER, 2020.

ACCEPTED THIS 23rd DAY OF OCT 2020, 2020

Gregory Coyne P.E., P.A.
LORAIN COUNTY ENGINEER

Frank Healy
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS 22nd DAY OF OCTOBER, 2020

APPROVED AS TO FORM THIS 26th DAY OF October, 2020

Gregory Coyne P.E., P.A.
LORAIN COUNTY SANITARY ENGINEER

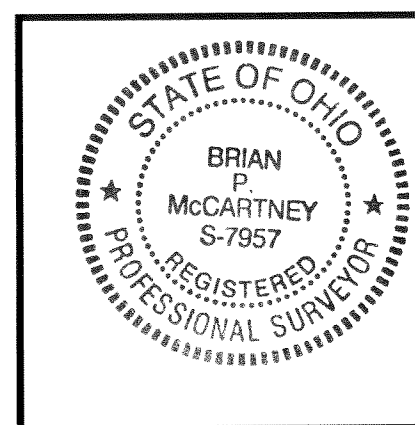
Donald James
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 26th DAY OF October, 2020

Paul M... ..
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

10/26/20
DATE

MORTGAGEE'S CERTIFICATE

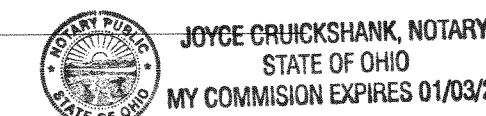
THIS IS TO CERTIFY THAT Wolverine Community Banks FIRST MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "THE ESTATES OF COLUMBIA RIDGE, SUBDIVISION NO. 1" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

Linda A. O'Malley, Jr Vice Pres

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

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME LINDA A. O'MALLEY 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 29th DAY OF SEPTEMBER, 2020.

Joyce Orlickshank
NOTARY PUBLIC



MY COMMISSION EXPIRES 1/3/23

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT _____ AS _____ MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "THE ESTATES OF COLUMBIA RIDGE, SUBDIVISION NO. 1" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

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 _____ DAY OF _____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Doc ID: 022541590003 Type: OFF
Kind: PLAT
Recorded: 10/27/2020 at 12:17:21 PM
Fee Amt: \$172.80 Page 1 of 3
Lorain County, Ohio
Judith R Nedick County Recorder
File 2020-0785703

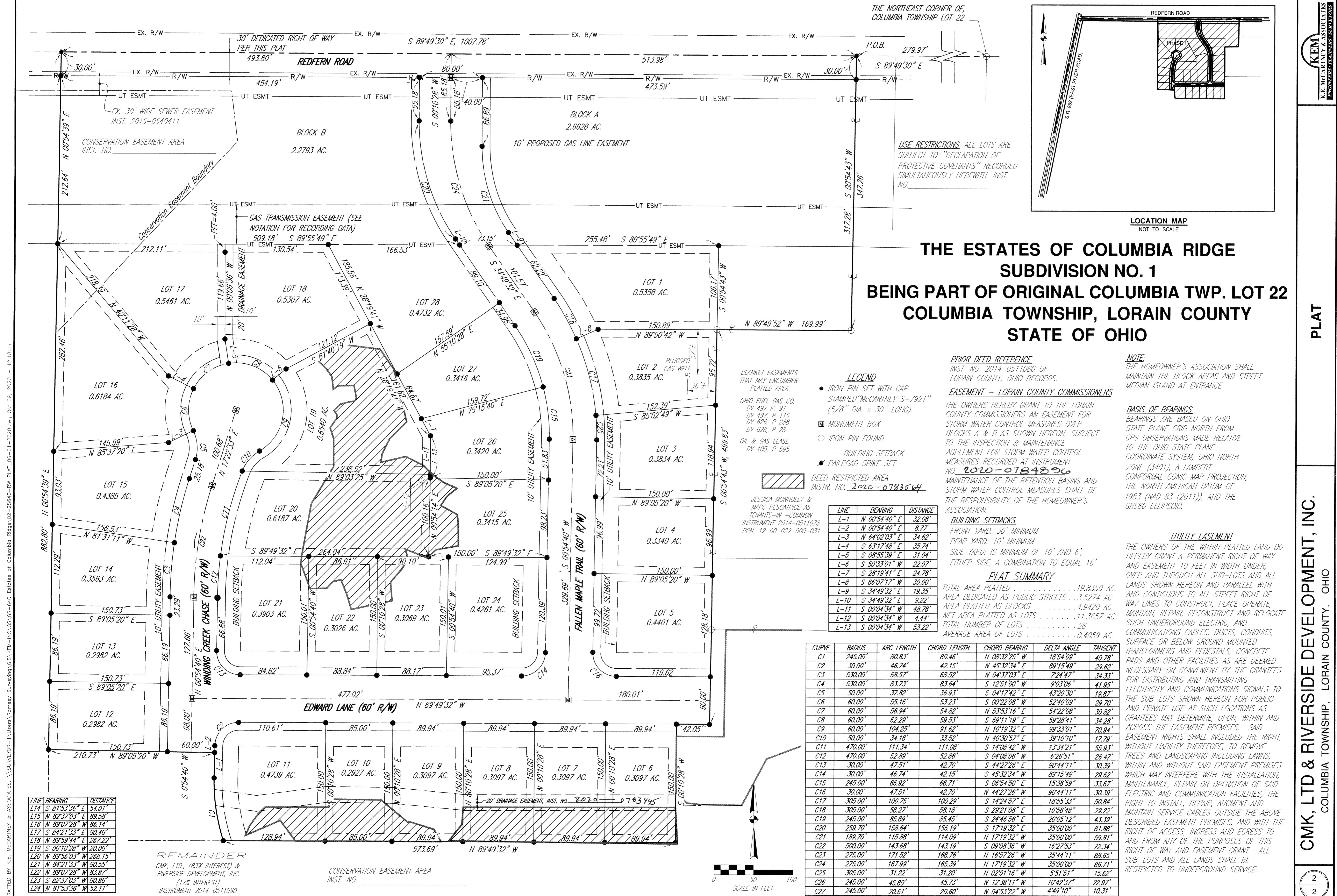
OLD REPUBLIC NATIONAL TITLE
INSURANCE CO
160 CLEVELAND STREET
ELYRIA, OH 44035
Plat vol. 108
Pages 75, 76

TRANSFERRED

IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
OCT 27 2020
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

CLIENT: RIVERSIDE DEVELOPMENT, INC.
AND CMK, LTD.
2001 CROCKER ROAD, SUITE 420
WESTLAKE, OHIO 44145

JOB TITLE: THE ESTATES OF COLUMBIA RIDGE
SUBDIVISION NO. 1
COLUMBIA TOWNSHIP, LORAIN COUNTY, STATE OF OHIO



**THE ESTATES OF COLUMBIA RIDGE
SUBDIVISION NO. 1
BEING PART OF ORIGINAL COLUMBIA TWP. LOT 22
COLUMBIA TOWNSHIP, LORAIN COUNTY
STATE OF OHIO**

PRIOR DEED REFERENCE
INST. NO. 2014-0511080 OF LORAIN COUNTY, OHIO RECORDS.

EASEMENT - LORAIN COUNTY COMMISSIONERS

THE OWNERS HEREBY GRANT TO THE LORAIN COUNTY COMMISSIONERS AN EASEMENT FOR STORM WATER CONTROL MEASURES OVER BLOCKS A & B AS SHOWN HEREON, SUBJECT TO THE INSPECTION & MAINTENANCE AGREEMENT FOR STORM WATER CONTROL MEASURES RECORDED AT INSTRUMENT NO. 2020-0784806 MAINTENANCE OF THE RETENTION BASINS AND STORM WATER CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

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'

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 INCLUDED 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.

PLAT SUMMARY

TOTAL AREA PLATTED 19.8350 AC.
AREA DEDICATED AS PUBLIC STREETS . . . 3.5274 AC.
AREA PLATTED AS BLOCKS 4.9420 AC.
NET AREA PLATTED AS LOTS 11.3657 AC.
TOTAL NUMBER OF LOTS 28
AVERAGE AREA OF LOTS 0.4059 AC.

- LEGEND**
- IRON PIN SET WITH CAP STAMPED "MCCARTNEY S-7921" (5/8" DIA. x 30" LONG).
 - MONUMENT BOX
 - IRON PIN FOUND
 - BUILDING SETBACK
 - ✱ RAILROAD SPIKE SET

BLANKET EASEMENTS THAT MAY ENCUMBER PLATTED AREA
OHIO FUEL GAS CO. DV 497, P. 91
DV 497, P. 115
DV 626, P. 288
DV 628, P. 28
OIL & GAS LEASE, DV 105, P. 595

DEED RESTRICTED AREA
INST. NO. 2020-0783564
JESSICA MONOLLY & MARC PESCATRICE AS TENANTS-IN-COMMON
INSTRUMENT 2014-0511078
PPN. 12-00-022-000-031

LINE	BEARING	DISTANCE
L-1	N 00°54'40" E	32.08'
L-2	N 00°54'40" E	8.77'
L-3	N 64°02'03" E	34.62'
L-4	S 63°17'48" E	35.74'
L-5	S 08°55'39" E	31.04'
L-6	S 50°33'01" W	22.07'
L-7	S 28°19'41" E	24.78'
L-8	S 66°07'17" W	30.00'
L-9	S 34°49'32" E	19.35'
L-10	S 34°49'32" E	9.22'
L-11	S 00°04'34" W	48.78'
L-12	S 00°04'34" W	4.44'
L-13	S 00°04'34" W	53.22'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	245.00'	80.83'	80.46'	N 08°32'25" W	18°54'09"	40.78'
C2	30.00'	46.74'	42.15'	N 45°32'34" E	89°15'49"	29.62'
C3	530.00'	68.57'	68.50'	N 04°37'03" E	72°44'47"	34.33'
C4	530.00'	83.73'	83.64'	S 12°51'00" W	90°33'06"	41.95'
C5	50.00'	37.82'	36.93'	S 04°17'42" E	43°20'30"	19.87'
C6	60.00'	55.16'	53.23'	S 00°22'08" W	52°40'09"	29.70'
C7	60.00'	56.94'	54.82'	N 53°53'16" E	54°22'08"	30.82'
C8	60.00'	62.29'	59.53'	S 69°11'19" E	59°28'41"	34.28'
C9	80.00'	104.25'	91.62'	N 10°19'32" E	99°33'01"	70.94'
C10	50.00'	34.18'	33.52'	N 40°30'57" E	39°10'10"	17.79'
C11	470.00'	111.34'	111.08'	S 14°08'42" W	13°34'21"	55.93'
C12	470.00'	52.89'	52.86'	S 04°08'06" W	6°26'51"	26.47'
C13	30.00'	47.51'	42.70'	S 44°27'26" E	90°44'11"	30.39'
C14	30.00'	46.74'	42.15'	S 45°32'34" W	89°15'49"	29.62'
C15	245.00'	66.92'	66.71'	S 06°54'50" E	15°38'59"	33.67'
C16	30.00'	47.51'	42.70'	N 44°27'26" W	90°44'11"	30.39'
C17	305.00'	100.75'	100.29'	S 14°24'57" E	18°55'33"	50.84'
C18	305.00'	58.27'	58.18'	S 29°21'08" E	10°56'48"	29.22'
C19	245.00'	85.89'	85.45'	S 24°46'56" E	20°05'12"	43.39'
C20	258.70'	158.64'	156.19'	S 17°19'32" E	35°00'00"	81.88'
C21	189.70'	115.88'	114.09'	N 17°19'32" W	35°00'00"	59.81'
C22	500.00'	143.68'	143.19'	S 09°08'36" W	16°27'53"	72.34'
C23	275.00'	171.52'	168.76'	N 16°57'26" W	35°44'11"	88.65'
C24	275.00'	167.99'	165.39'	N 17°19'32" W	35°00'00"	86.71'
C25	305.00'	31.22'	31.20'	N 02°01'16" W	5°51'51"	15.62'
C26	245.00'	45.80'	45.73'	N 12°38'11" W	10°42'37"	22.97'
C27	245.00'	20.61'	20.60'	N 04°53'22" W	4°49'10"	10.31'

LINE	BEARING	DISTANCE
L14	S 81°53'36" E	54.01'
L15	N 82°37'03" E	89.58'
L16	N 89°07'28" W	86.14'
L17	S 84°21'33" E	90.40'
L18	N 89°59'44" E	267.22'
L19	S 00°10'28" W	20.00'
L20	N 89°56'03" W	268.15'
L21	N 84°21'33" W	90.55'
L22	N 89°07'28" W	83.87'
L23	S 82°37'03" W	90.86'
L24	N 81°53'36" W	52.11'

REMAINDER
CMK, LTD., (83% INTEREST) & RIVERSIDE DEVELOPMENT, INC. (17% INTEREST)
INSTRUMENT 2014-0511080
PPN. 12-00-022-000-034

CONSERVATION EASEMENT AREA
INST. NO. _____



DRAFTED BY: K.E. MCCARTNEY & ASSOCIATES, \\SURVEYOR-1\Users\Romey, Surveying\GIS\KEM-INC\GIS-640 Estates of Columbia Ridge\02-GS640-RW Plat_05-01-2020.dwg, Oct. 09, 2020 - 12:18pm

Plat Sheet

Instrument # 2020-0785703 Film # _____

Name of Plat: Estates of Columbia Ridge Subdivision No.1

Owner: Riverside Development Inc / CMK Ltd

Description: Situated in the State of Ohio,
County of Lorain Township of Columbia
being part of original Columbia Township lot 22
19.8350 Acre
creating Sublots 1 thru 28 Blocks A and B
Easements also

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 108

Receiving Stamp

Pg. 1576

OLD REPUBLIC NATIONAL TITLE
INSURANCE CO
160 CLEVELAND STREET
ELYRIA, OH 44035

Amount: 172.80

Initials: TM