

Jayna Reserve Subdivision No. 1

P.P.N. 12-00-100-000-006 & 015
 Known as Being a part of Lot 100 of
 Original Columbia Township 5 North, Range XV West
 of the Connecticut Western Reserve
 Township of Columbia - County of Lorain - State of Ohio
 February 2021 Scale 1"=50'

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL LOT 100, OF SAID TOWNSHIP CONTAINING 20.1845 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO GARLAND NEW HOMES INC., AND DESCRIBED IN THE DEED RECORDED IN INSTRUMENT NUMBER 2018-0663172, IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED **MATT GARLAND, PRESIDENT, GARLAND NEW HOMES, INC.** HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS **JAYNA RESERVE SUBDIVISION NO. 1**, A SUBDIVISION OF LOTS 1 TO 17, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS SHOWN HEREIN SHADED AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED HEREBY GRANTS UNTO **THE JAYNA RESERVE HOMEOWNER'S ASSOCIATION**, ITS SUCCESSORS AND ASSIGNS, "20' DRAINAGE EASEMENT (SEWER)", "20' DRAINAGE EASEMENT (ACCESS)", & "10' DRAINAGE EASEMENTS (SWALE)" AS SHOWN HEREON TO LAY, REPLACE, OR REMOVE STORM DRAINS, INLETS, DITCHES, SWALES, EARTH MOUNDS, PLANTINGS AND/OR OTHER APPURTENANCES, AND TO ACCESS, MAINTAIN AND REGRADE STORM WATER DETENTION BASINS TO DESIGN GRADES. THE GRANTEES SHALL BE RESPONSIBLE TO RESTORE LAWNS, WALKS, DRIVES AND PAVEMENT WITHIN THE EASEMENT AREA TO AS REASONABLE A CONDITION AS POSSIBLE TO THE CONDITION PRIOR TO ANY OPERATION CONTEMPLATED WITHIN THIS EASEMENT.

THE UNDERSIGNED HEREBY GRANTS UNTO **COLUMBIA TOWNSHIP**, ITS AGENCIES AND ASSIGNS ("GRANTEE") A "5' STORM SEWER EASEMENT" TO FULLY USE AND ENJOY THE SAID PREMISES AND PROVIDED THE SAID GRANTOR(S) SHALL NOT CONSTRUCT NOR PERMIT TO BE CONSTRUCTED ANY STRUCTURES, OR OBSTRUCTIONS ON OR OVER, OR THAT WILL INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR OPERATION OF THE SEWERS OR APPURTENANCES CONSTRUCTED HEREUNDER, AND WILL NOT CHANGE THE GRADE OVER SUCH SEWERS OR APPURTENANCES.

THE UNDERSIGNED HEREBY GRANTS UNTO THE **LORAIN COUNTY COMMISSIONERS** ITS AGENCIES AND ASSIGNS ("GRANTEE") A "SANITARY SEWAGE PUMP STATION EASEMENT", TO FULLY USE AND ENJOY THE SAID PREMISES AND PROVIDED THE SAID GRANTOR(S) SHALL NOT CONSTRUCT NOR PERMIT TO BE CONSTRUCTED ANY STRUCTURES, OR OBSTRUCTIONS ON OR OVER, OR THAT WILL INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR OPERATION OF THE SEWERS, PUMP STATION, OR APPURTENANCES CONSTRUCTED HEREUNDER, AND WILL NOT CHANGE THE GRADE OVER SUCH SEWERS, PUMP STATION, OR APPURTENANCES.

THE UNDERSIGNED HEREBY GRANTS UNTO **OHIO EDISON, CHARTER COMMUNICATIONS (SPECTRUM), ASPIRE ENERGY OF OHIO, LLC, COLUMBIA GAS OF OHIO, AND WINDSTREAM COMMUNICATIONS**, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH UNDERGROUND NATURAL GAS, 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 GRANTEES FOR DISTRIBUTING NATURAL GAS, ELECTRICITY, AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID NATURAL GAS, ELECTRIC, AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF 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 PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THERE HANDS THIS 19 DAY OF March 2021
 2021

SIGNED Matt Garland
 MATT GARLAND, PRESIDENT, GARLAND NEW HOMES, INC.

WITNESS Richard Beatty
Michelle L. Leub

NOTARY SEAL

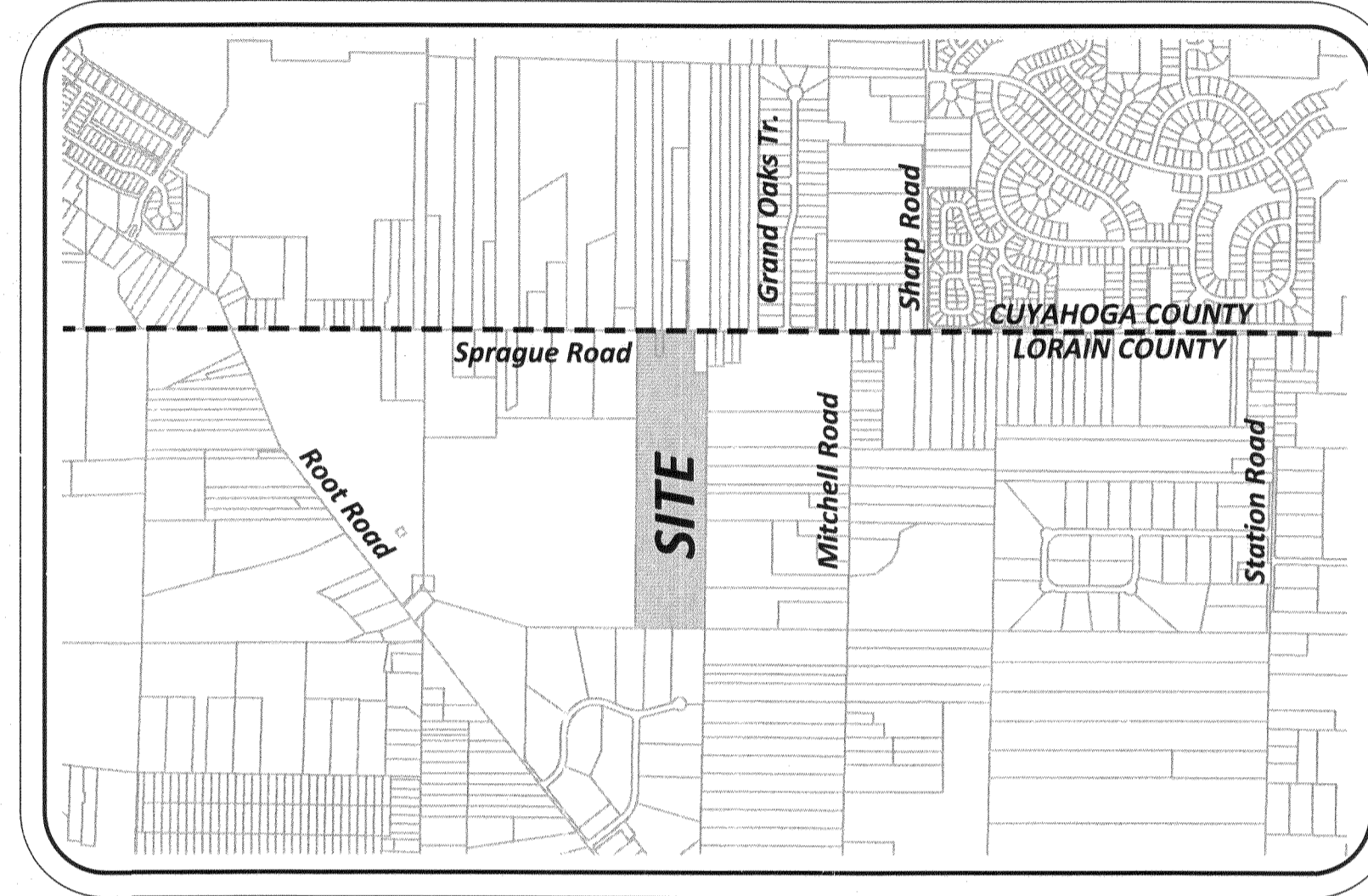
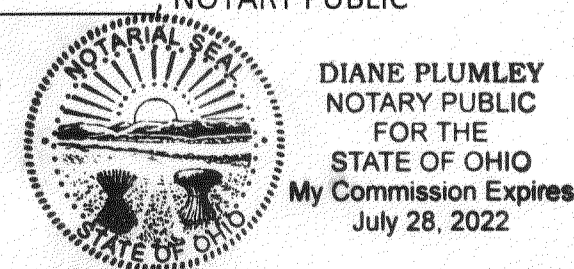
STATE OF OHIO
 COUNTY OF

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR **MATT GARLAND, PRESIDENT, GARLAND NEW HOMES INC.** WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

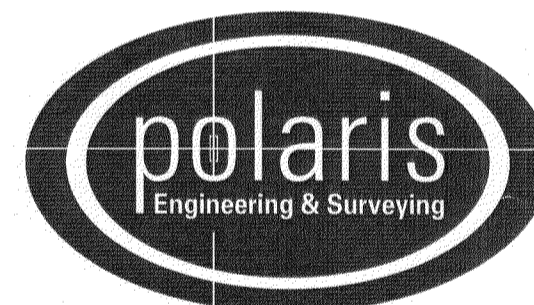
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 19 DAY OF MARCH, 2021.

BY: Diane Plumley NOTARY PUBLIC

DATE: 3/17/21
 SCALE: HOR. 1"=100'
 VERT. 1"=00'
 FOLDER: Survey
 FILENAME: Survey Base
 TAB: 01 - Plat of Survey



Vicinity Map - Scale 1" = 1500'



POLARIS ENGINEERING and SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com

CHICAGO TITLE
 5056 WATERFORD DR
 SHEFFIELD, OH 44035

Plat Vol 104
 Pg 86-88

Doc ID: 022812550004 Type: OFF
 Kind: PLAT
 Recorded: 04/08/2021 at 11:27:07 AM
 Fee Amt: \$259.20 Page 1 of 4
 Lorain County, Ohio
 Mike Doran County Recorder
 File # **2021-0811466**

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-207
 OHIO REV. CODE
 APR - 8 2021
 J. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

RESTRICTED COVENANTS AREA (PRESERVATION OF WETLANDS)

ALL LANDS SHOWN HEREIN AS "RESTRICTED COVENANTS AREAS" ARE SUBJECT TO **THE DECLARATION OF RESTRICTIONS** AS SHOWN RECORDED IN THE LORAIN COUNTY OFFICIAL RECORDS AS INSTRUMENT # 2021-0811466. SAID PROPERTIES SHALL BE KEPT IN THEIR NATURAL STATE. AS HEREIN USED, THE TERM NATURAL STATE MEANS THAT NO CONSTRUCTION OR PLACING OF BUILDINGS, CAMPING ACCOMMODATIONS OR MOBILE HOMES, BILLBOARDS, FENCES, SIGNS, OR OTHER ADVERTISING MATERIAL OR STRUCTURES OF ANY KIND, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED OR ERRECTED ON THE RESTRICTED PRIORITIES, UNLESS OTHERWISE EXPRESSLY PROVIDED HEREUNDER OR APPROVED BY THE OHIO EPA. THERE SHALL BE ON OR IN THE RESTRICTED PROPERTIES NO FILLINGS, DRILLING, EXCAVATING, REMOVAL OF TOPSOIL, SAND, GRAVEL, ROCK MINERALS OR OTHER MATERIALS NOR ANY BUILDINGS OF ROADS OR CHANGE IN TOPOGRAPHY OF THE LAND IN ANY MANNER (WITH THE EXCEPTION OF THE MAINTENANCE OF SMALL FOOT TRAILS), OTHER THAN THAT CAUSED BY THE FORCES OF NATURE OR AS RESERVED HEREUNDER. THERE SHALL BE NO REMOVAL, DESTRUCTION, OR CUTTING OF VEGETATION, SPRAYING OF HERBICIDES, GRAZING OF DOMESTIC ANIMALS, OR DISTURBANCE OR MANIPULATION OF THE PROPERTIES WITHOUT FIRST OBTAINING DEPARTMENT OF THE ARMY (CORPS OF ENGINEERS) AUTHORIZATION. CONTROL OF NUISANCE VEGETATION, OR ANY OTHER MANIPULATION WITHIN THE RESTRICTED PROPERTIES, SHALL ONLY OCCUR AFTER CORPS OF ENGINEERS CONCURRENCE THAT SUCH MANAGEMENT PRACTICES ARE NECESSARY TO ENSURE LONG-TERM PROTECTION OF THE RESTRICTED PROPERTIES. EACH AND EVERY ACTIVITY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION ACTIVITY THAT MIGHT ENDANGER THE NATURAL INTEGRITY OR STATE OF THE RESTRICTED PROPERTIES IS FORBIDDEN.

LORAIN COUNTY APPROVALS

APPROVED THIS 23 DAY OF MARCH, 2021

[Signature]
 LORAIN COUNTY ENGINEER

APPROVED THIS 23 DAY OF MARCH, 2021

[Signature]
 LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 1 DAY OF April, 2021

[Signature]
 LORAIN COUNTY SOIL AND WATER CONSERVATION DISTRICT

APPROVED THIS 1 DAY OF April, 2021

[Signature]
 LORAIN COUNTY SOIL AND WATER CONSERVATION DISTRICT

APPROVED THIS 1 DAY OF April, 2021

[Signature]
 LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 26 DAY OF MARCH, 2021

[Signature]
 DIRECTOR, LORAIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

BOARD OF COMMISSIONERS RESOLUTION ACCEPTANCE _____

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____, M. RECORDED THIS _____ DAY OF _____, 20____, IN PLAT BOOK _____, PAGE NO. _____

COLUMBIA TOWNSHIP APPROVALS

APPROVED THIS 5 DAY OF April, 2021

[Signature]
 CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

STORM WATER AGREEMENT

INSPECTION AND MAINTENANCE AGREEMENT FOR STORM WATER AND CONTROL MEASURES RECORDED AUGUST 8, 2019, INSTRUMENT #2019-0725305

AREA TABULATION

BLOCKS AREA (A-B) = 4.6691 AC.
 R/W AREA = 2.8131 AC.
 AREA IN SUBLOTS = 12.6663 AC.
 SUBDIVISION NO. 1 = 20.1845 AC.

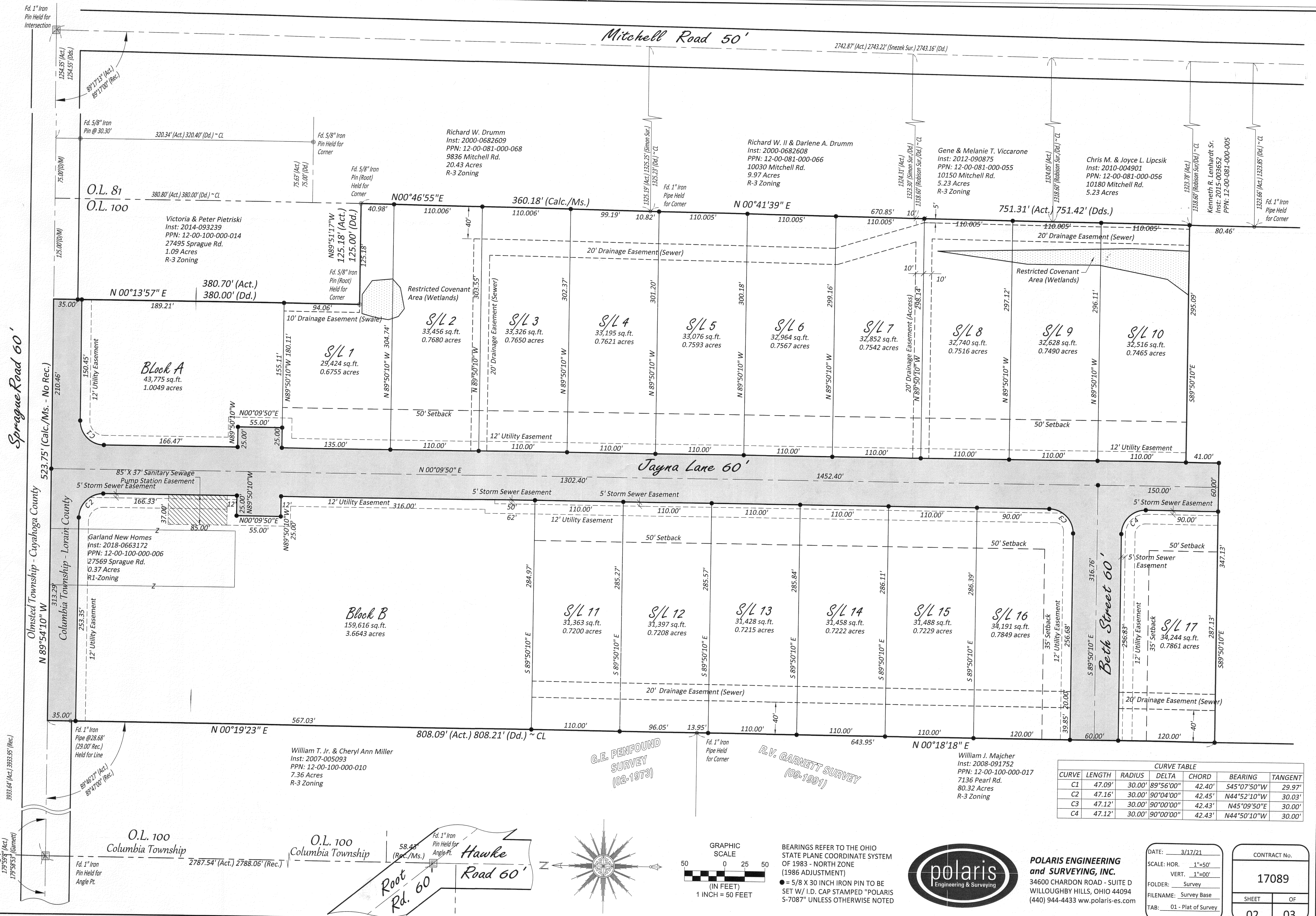
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "JAYNA RESERVE SUBDIVISION NO. 1" AS SHOWN HEREON AND CONTAINING **20.1845 ACRES** OF LAND IN ORIGINAL LOT 100 OF COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED [Symbol], IRON PIN MONUMENTS WERE SET UNDER MY DIRECT SUPERVISION. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLAN COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT. THE PLAN 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, ALL OF WHICH I CERTIFY TO BE CORRECT.

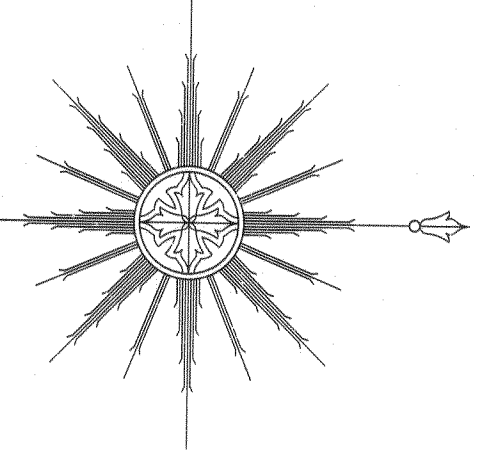
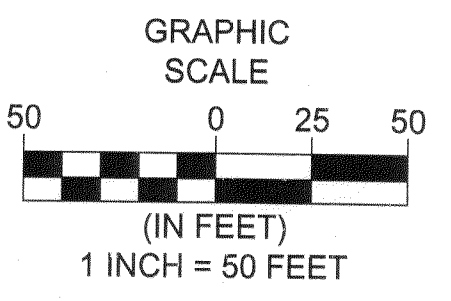
[Signature] 3-17-21
 BY: RICHARD A. THOMPSON, JR. P.S. #7388



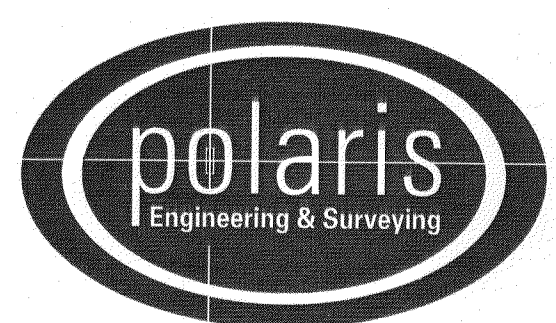
CONTRACT No.
17089
 SHEET 01 OF 03



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	47.09'	30.00'	89°56'00"	42.40'	S45°07'50"W	29.97'
C2	47.16'	30.00'	90°04'00"	42.45'	N44°52'10"W	30.03'
C3	47.12'	30.00'	90°00'00"	42.43'	N45°09'50"E	30.00'
C4	47.12'	30.00'	90°00'00"	42.43'	N44°50'10"W	30.00'



BEARINGS REFER TO THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH ZONE (1986 ADJUSTMENT)
 ● = 5/8 X 30 INCH IRON PIN TO BE SET W/ I.D. CAP STAMPED "POLARIS S-7087" UNLESS OTHERWISE NOTED

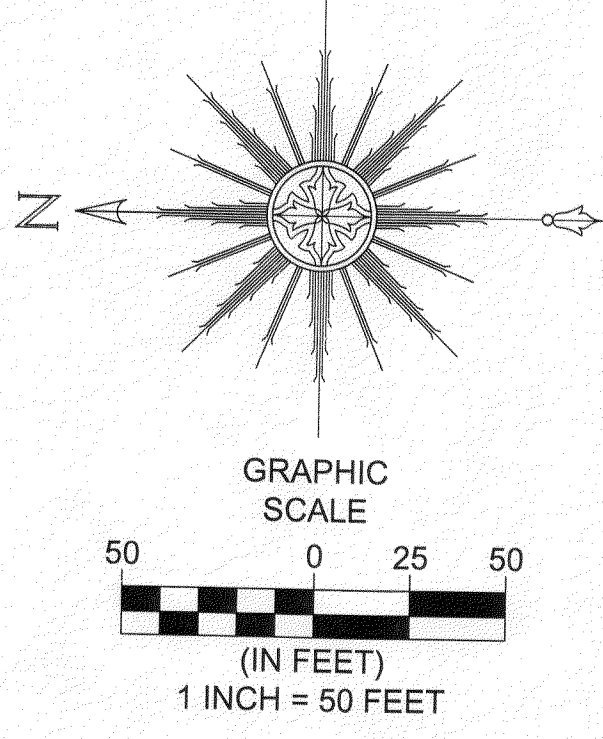
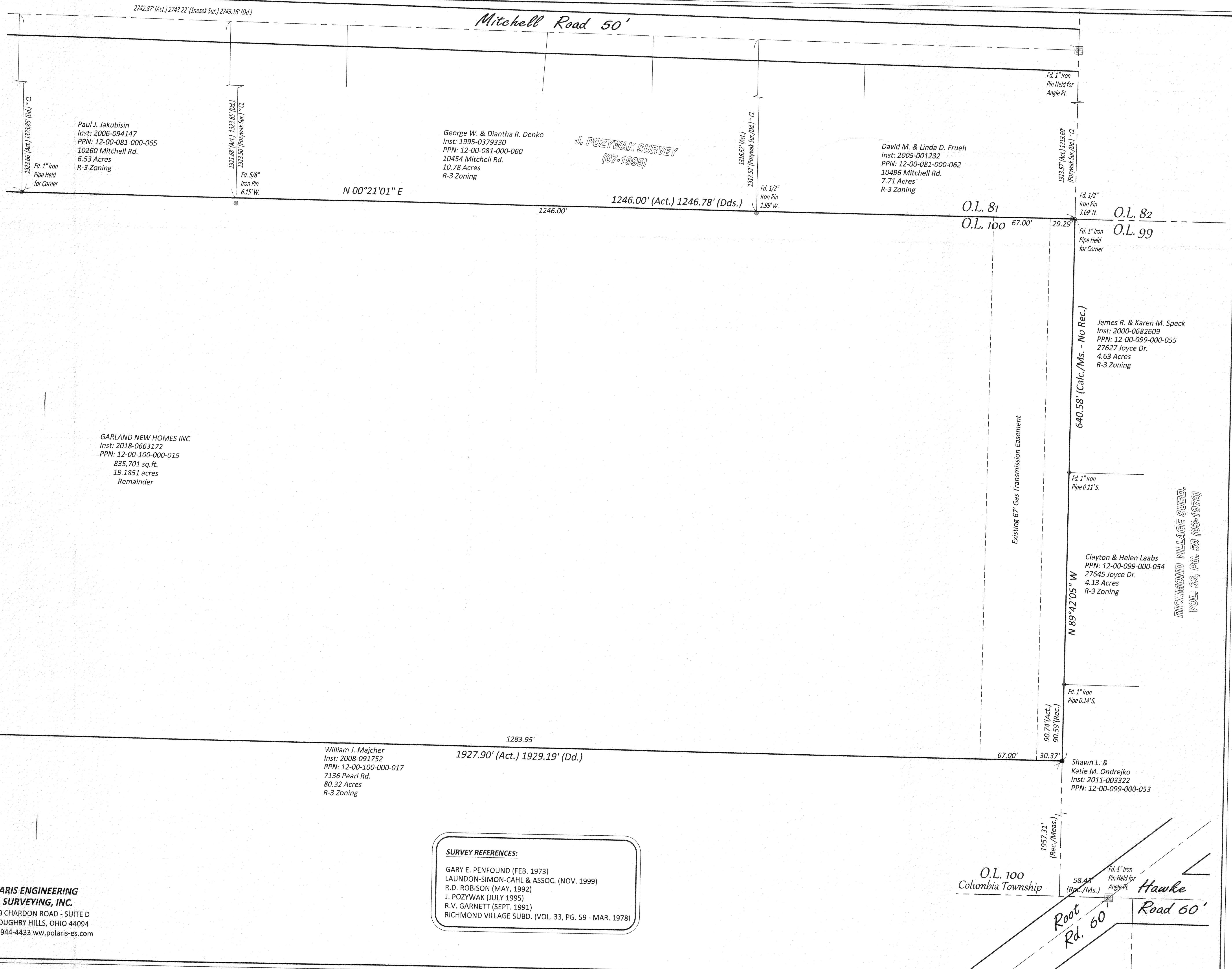


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 (440) 944-4433 www.polaris-es.com

DATE: 3/17/21
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02 03

DATE: 3/17/21
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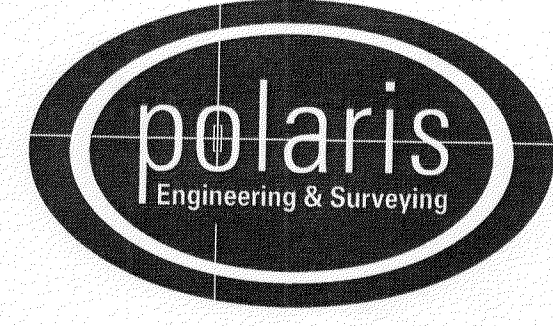


SURVEY REFERENCES:

GARY E. PENFOUND (FEB. 1973)
 LAUNDON-SIMON-CAHL & ASSOC. (NOV. 1999)
 R.D. ROBISON (MAY, 1992)
 J. POZYWAK (JULY 1995)
 R.V. GARNETT (SEPT. 1991)
 RICHMOND VILLAGE SUBD. (VOL. 33, PG. 59 - MAR. 1978)

CONTRACT No.
17089

SHEET OF
03 03



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 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 www.polaris-es.com

Plat Sheet

Instrument # 2021-0811466 Film # _____

Name of Plat: JAYA RESERVE SUBDIVISION NO 1

Owner: GIARDANO NEW HOMES INC.

Description: SITUATED IN STATE OF OHIO, COUNTY OF LORAIN
TOWNSHIP OF COLUMBIA, IN COLUMBIA TOWNSHIP LOT 5
20.1845 ACRE - CREATING Sublots 1 thru 17 AND
BLOCKS A AND B EASEMENTS ALSO

Floor Plans: _____

Related/Margin: _____

Comments: DECLARATION FOLLOWS #2021-0811467

Vol. 109

Pg. 86-88

Amount: \$259.20

Initials: ST

Receiving Stamp

CHICAGO TITLE
5056 WATERFORD DR
SHEFFIELD, OH 44035