

CREEKRIDGE SUBDIVISION NO. 1

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOTS 2 AND 19

OWNERS CERTIFICATION AND ACCEPTANCE:

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL LOTS 2 & 19 OF SAID TOWNSHIP CONTAINING 60.0326 ACRES IN ORIGINAL LOT 2 AND 16.9824 ACRES IN ORIGINAL LOT 19 AND BEING PART OF A 76.9950 ACRE PARCEL CONVEYED TO COLUMBIA CREEKSIDE, LLC AND DESCRIBED IN INSTRUMENT 2018-0665858 OF THE LORAIN COUNTY RECORDS.

THE UNDERSIGNED COLUMBIA CREEKSIDE, LLC (SET FORTH ALL PARTIES HAVING LEGAL TITLE OR INTEREST OF RECORD IN THE PARCEL) HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS CREEKRIDGE SUBDIVISION NO. 1, A SUBDIVISION OF LOTS 1 TO 39, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS, SIDEWALKS, AND IMPROVEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES 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 SUBLOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE HEREBY GRANTED WHERE INDICATED ON THE PLAT FOR PUBLIC DRAINAGE AND SIDEWALK PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

COLUMBIA CREEKSIDE, LLC

BY [Signature]

TITLE Michael Levanduski

NOTARY:

STATE OF OHIO
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF, COLUMBIA CREEKSIDE, LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

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

THIS 26th DAY OF APRIL, 2021

[Signature]
NOTARY PUBLIC

LINDA L LIS
Notary Public
State of Ohio
My Comm. Expires
April 23, 2026

MY COMMISSION EXPIRES: _____

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT INDEPENDENCE BANK MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "CREEKRIDGE SUBDIVISION NO. 1" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD, SIDEWALK, AND DRAINAGE PURPOSES AS SHOWN HEREON.

BY [Signature]
TITLE SENDERA BOLE PRESIDENT

NOTARY:

STATE OF OHIO
COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID AFOREMENTIONED, AND BY AUTHORITY OF SUCH ENTITY, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER THE FREE ACT AND DEED OF SUCH ENTITY.

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

THIS 23rd DAY OF April, 2021

[Signature]
NOTARY PUBLIC

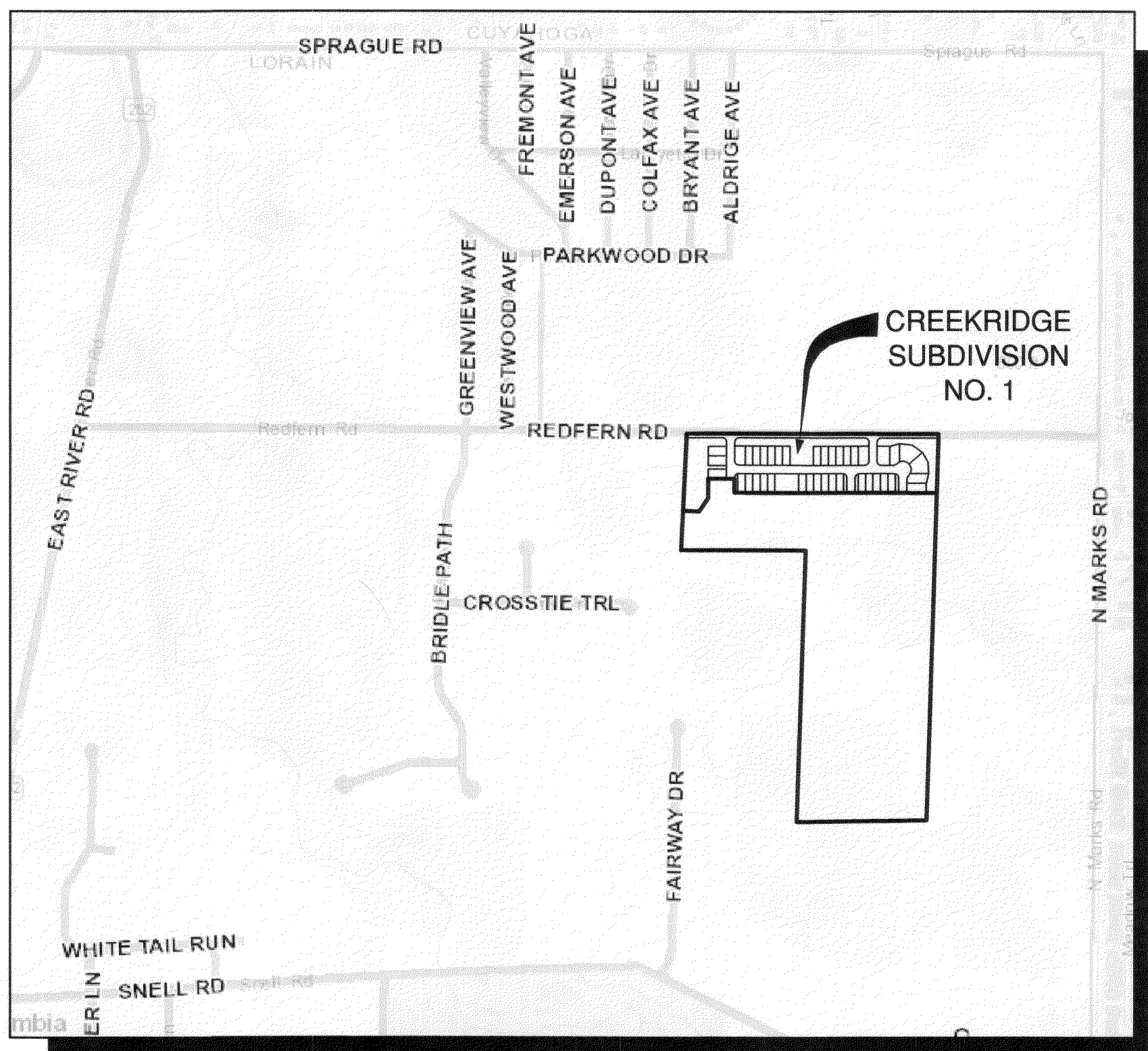
MICHAEL LEVANDUSKI
Notary Public, State of Ohio, Cuy. Cty.
My Commission Expires Nov. 12, 2022

MY COMMISSION EXPIRES: _____

HOA NOTE:

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE STORMWATER MANAGEMENT MEASURES AND ALL PUBLIC SIDEWALKS.

THE TRIBUTARY OF THE WEST BRANCH OF THE ROCKY RIVER AND STORMWATER MEASURES IN DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS:

- 1 COVER SHEET
- 2 OVERALL
- 3 SUBLOTS 1 TO 7
SUBLOTS 30 TO 39
- 4 SUBLOTS 8 TO 29

LOT NUMBERS:

CREEKRIDGE SUBDIVISION NO. 1
CONTAINS 39 LOTS NUMBERED 1 TO 39 INCLUSIVE

UTILITY EASEMENTS:

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE UTILITY COMPANIES, (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE FEET IN WIDTH AND LENGTH AS SHOWN ON THIS PLAT UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREETS TO CONSTRUCT, PLACE, OPERATE MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, PIPELINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, AND DISTRIBUTING NATURAL GAS INCLUDING OTHER UTILITIES, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID SERVICES, 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 WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

GRANTOR / OWNER / DEVELOPER:

COLUMBIA CREEKSIDE, LLC
27201 ROYALTON RD.
COLUMBIA STATION, OH 44028
PHONE: 440.236.8666
CONTACT: RICH BERAN

APPROVALS AND ACCEPTANCE SIGNATURES:

APPROVED THIS 27 DAY OF APRIL, 2021 ACCEPTED THIS 26 DAY OF APRIL, 2021

[Signature]
LORAIN COUNTY ENGINEER

[Signature]
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS 27 DAY OF APRIL, 2021 APPROVED THIS 28th DAY OF April, 2021

[Signature]
LORAIN COUNTY SANITARY ENGINEER

[Signature]
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 28 DAY OF April, 2021 APPROVED THIS 27th DAY OF April, 2021

[Signature]
DIRECTOR, LORAIN COUNTY PLANNING COMMISSION

[Signature]
GRANTOR, COLUMBIA CREEKSIDE, LLC

ACREAGE SUMMARY:

RECORD AREA

PARCEL ID# 12-00-002-000-001 (ALL IN O.L. 2).....	16.9623 Ac.
PARCEL ID# 12-00-019-000-004 (ALL IN O.L. 19).....	60.0327 Ac.
TOTAL	76.9950 Ac.

CREEKRIDGE SUBDIVISION NO. 1

SUBLOTS	7.6714 Ac.
RIGHT-OF-WAY	4.1640 Ac.
BLOCK "A"	2.2735 Ac.
BLOCK "B"	1.8501 Ac.
BLOCK "C"	1.2133 Ac.
BLOCK "D"	0.0695 Ac.
BLOCK "E"	0.0695 Ac.
BLOCK "F"	0.0695 Ac.
BLOCK "G"	0.5541 Ac.
BLOCK "H"	0.0695 Ac.
TOTAL	18.0044 Ac.

TOTALS

SUBDIVISION NO. 1.....	18.0044 Ac.
9.1995 IN O.L. 02	
8.8049 IN O.L. 19	
REMAINDER "1A".....	58.9906 Ac.
50.8331 IN O.L. 02	
8.1575 IN O.L. 19	
TOTAL	76.9950 Ac.

SURVEYOR'S CERTIFICATION:

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION. ALL DISTANCES GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS SHOWN ARE BASED ON STATE PLANE, OHIO NORTH AND ARE SHOWN TO DENOTE ANGLES ONLY. ALL MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature]
ALEX E. MARKS, P.S. 8616

04/22/2021
DATE



ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OHIO 44131
440.349.2000

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
MAY 13 2021
J. CRAIG SHOBGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

JLD REPUBLIC NATIONAL TITLE
INSURANCE CO.
160 CLEVELAND STREET
ELYRIA, OH 44035
Doc ID: 022878070005 Type: OFF
Kind: PLAT
Recorded: 05/13/2021 at 02:02:53 PM
Fee Amt: \$345.60 Page 1 of 5
Lorain County, Ohio
Mike Doran County Recorder
File # 2021-0817735
Plat. Vol. 110 Pg. 1, 2, 3, 4

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OHIO 44131

PPN 12-00-019-000-004 & 12-00-002-000-001
ORIGINAL COLUMBIA TOWNSHIP LOTS 2 & 19
COLUMBIA TOWNSHIP
LORAIN COUNTY, OHIO

COLUMBIA CREEKSIDE, LLC
CREEKRIDGE SUBDIVISION NO. 1
COVER SHEET

CLIENT

DATE 06/07/2019

DATE COMMENT
8.28.2019
11.22.2020
CITY COMMENTS
03.04.2020
COUNTY COMMENTS
06.07.2020
COUNTY COMMENTS
11.20.2020
CHANGE TO PHASE LINE
01.27.2021
ACREAGE ADJUSTMENT
04.08.2021
COUNTY COMMENTS
04.11.2021
COUNTY COMMENTS

REVISIONS

DR. MS/ZM CH. AM
P.M. ERAK
BOOK
JOB 17003561
SHEET NO.
1 OF 4

CAD FILE: 17003561-SU-01-PLAT PHASE 1.DWG



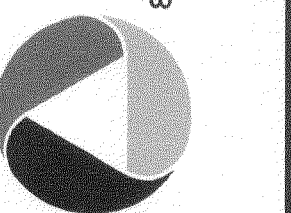
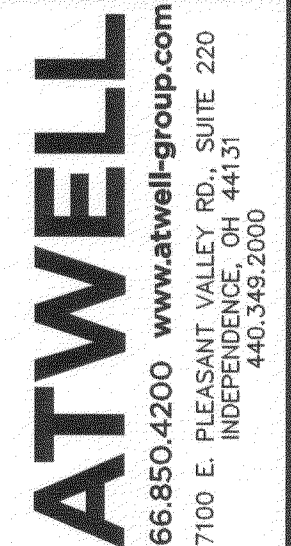
Know what's below.

Call before you dig.

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PPN 12-00-019-000-004 & 12-00-002-000-001 ORIGINAL COLUMBIA TOWNSHIP LOT 2 & 19 COLUMBIA TOWNSHIP COLUMBIA TOWNSHIP, OHIO

COLUMBIA CREEKSIDE, LLC CREEKRIDGE SUBDIVISION NO. 1 OVERALL

CLIENT

DATE 06/07/2019

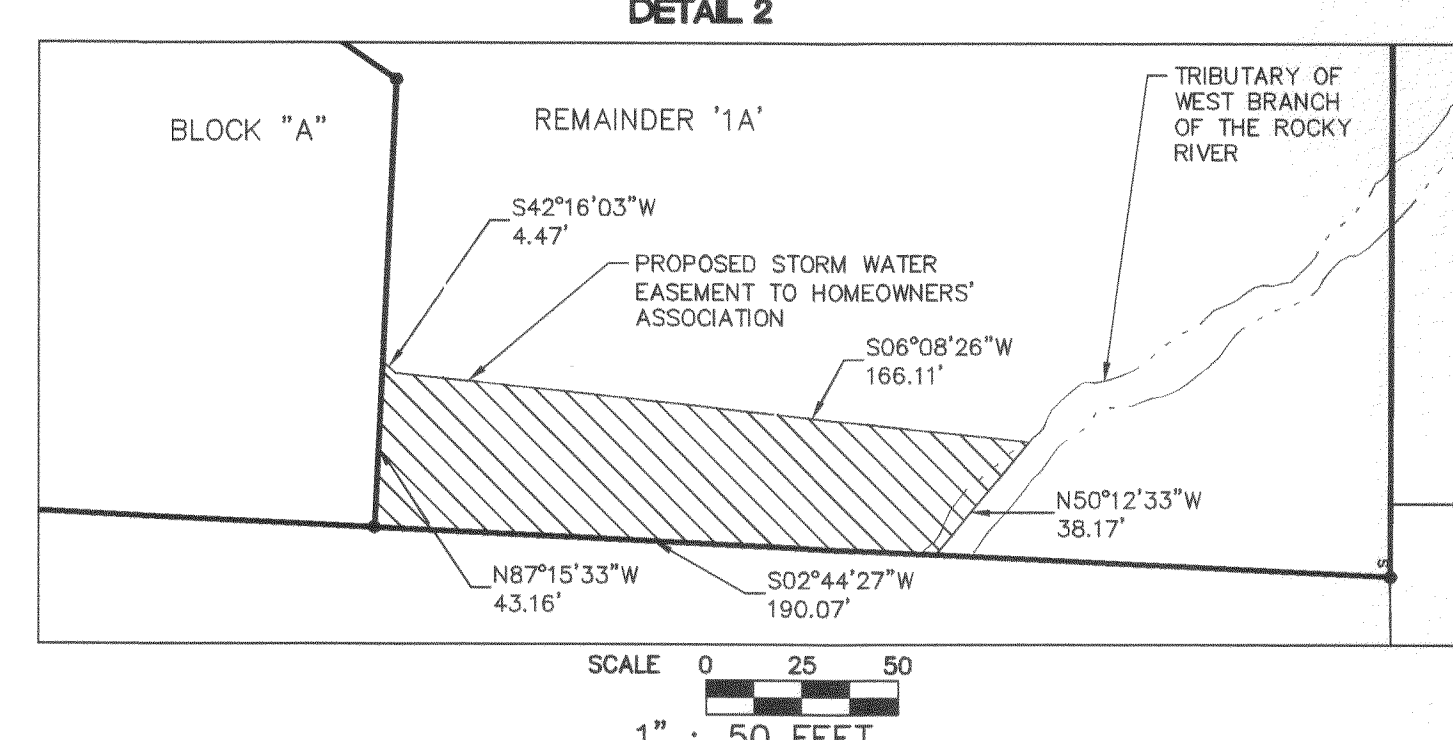
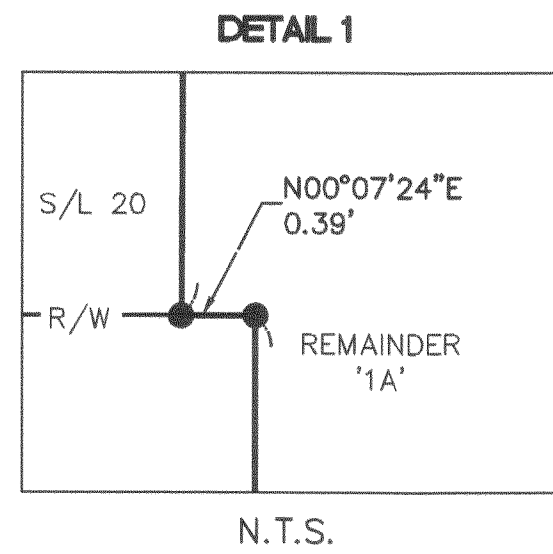
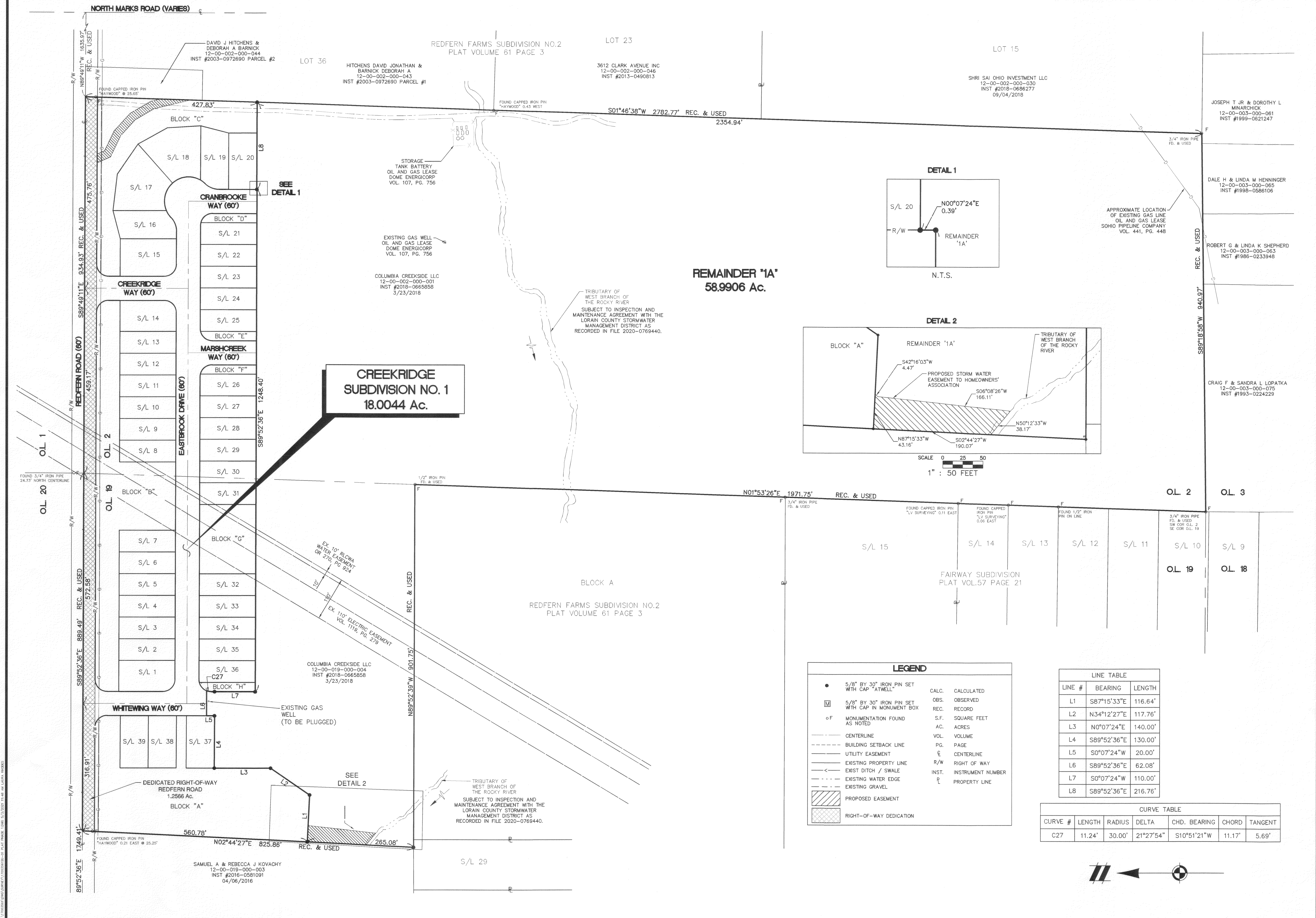
DATE COMMAND 06/07/2019 CITY COMMENTS 11/22/2019 CITY COMMENTS 03/04/2020 COUNTY COMMENTS 11/20/2020 CHANGE TO PHASE LINE 07/23/2021 AREA ADJUSTMENT 04/08/2021 COUNTY COMMENTS 04/21/2021 COUNTY COMMENTS

REVISIONS

SCALE 0 50 100 1" : 100 FEET

DR. MS/ZW | CH. AM P.M. ERAK BOOK JOB 17003561 SHEET NO. 2 OF 4

CAD FILE: 17003561SU-01 PLAT PHASE 1.DWG

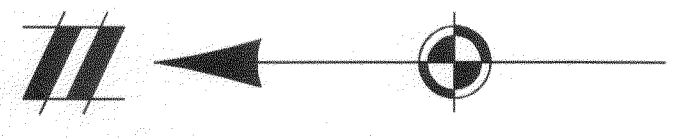


SCALE 0 25 50 1" : 50 FEET

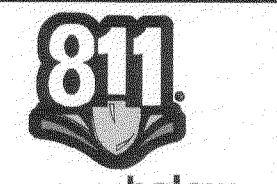
LEGEND table with symbols for iron pin sets, monumentation, centerline, utility easement, and proposed easement.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 through L8.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHD. BEARING, CHORD, TANGENT. Row C27.



Vertical text on the left edge of the page.



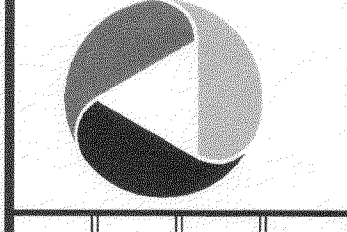
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CONSTRUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC.

ATWELL
866.850.4200 www.atwell-group.com
7100 E. PLEASANTVILLE RD., SUITE 220
INDIANAPOLIS, IN 46131
440.349.2000



PPM 12-00-019-000-004 & 12-00-002-000-001
ORIGINAL COLUMBIA TOWNSHIP LOT 1
COLUMBIA TOWNSHIP
LORAIN COUNTY, OHIO

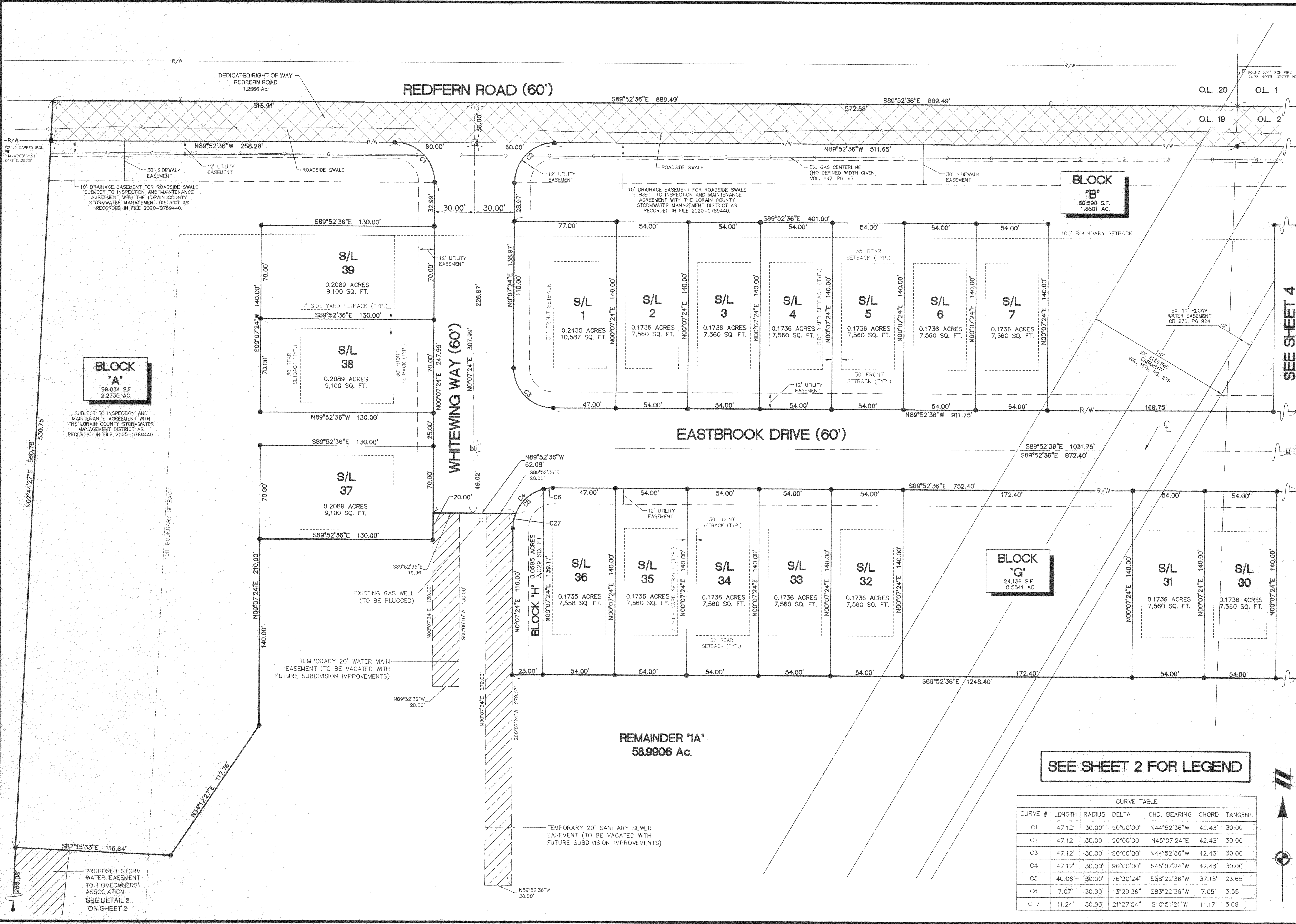
COLUMBIA CREEKSIDE, LLC
CREEKRIDGE
SUBDIVISION NO. 1
SUBLOTS 1 - 7
SUBLOTS 30 - 39

CLIENT
DATE
06/07/2019

DATE COMMENT
8.30.2019
11.22.2019
CITY COMMENTS
03.04.2020
COUNTY COMMENTS
11.20.2020
CHANGE TO PHASE LINE
07.27.2021
AREAS ADJUSTMENT
04.09.2021
COUNTY COMMENTS
04.21.2021
COUNTY COMMENTS

REVISIONS
SCALE 0 15 30
1" = 30 FEET
DR. MS/ZM CH. AM
P.M. ERAK
BOOK
JOB 17003561
SHEET NO.
3 OF 4

CAD FILE: 17003561-SUB-01 PLAT PHASE 1.DWG



SEE SHEET 2 FOR LEGEND

CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	47.12'	30.00'	90°00'00"	N44°52'36"W	42.43'	30.00'
C2	47.12'	30.00'	90°00'00"	N45°07'24"E	42.43'	30.00'
C3	47.12'	30.00'	90°00'00"	N44°52'36"W	42.43'	30.00'
C4	47.12'	30.00'	90°00'00"	S45°07'24"W	42.43'	30.00'
C5	40.06'	30.00'	76°30'24"	S38°22'36"W	37.15'	23.65'
C6	7.07'	30.00'	13°29'36"	S83°22'36"W	7.05'	3.55'
C27	11.24'	30.00'	21°27'54"	S10°51'21"W	11.17'	5.69'

SEE SHEET 4

Plat Sheet

Instrument # 2021-0817735

Film # _____

Name of Plat:

Creekridge Subdivision No. 1

Owner:

Columbia Creekside LLC

Description:

Situated in the township of Columbia, county
of Lorain, and state of Ohio and known as being
part of original Columbia Township lots 2 and
19. 18.0044 acres. Easements also.
Creating sublots 1 → 39 and blocks A → H.

Floor Plans: /

Related/Margin: /

Comments:

Declaration Follows
#2021-0817736

Vol.

110

Pg.

1, 2, 3, 4

Amount:

\$345.60

Initials:

HR

Receiving Stamp

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

