

CREEKRIDGE SUBDIVISION NO. 2

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 7.7128 ACRES IN ORIGINAL LOT 2 AND 8.1575 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. 2, A SUBDIVISION OF LOTS 40 TO 76, 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: Manager

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 11th DAY OF August, 2021.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 23, 2026

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT Robert C. Winkler, Sr. MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "CREEKRIDGE SUBDIVISION NO. 2" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD, SIDEWALK, AND DRAINAGE PURPOSES AS SHOWN HEREON.

BY: [Signature]
TITLE: Senior Vice 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 11th DAY OF August, 2021.

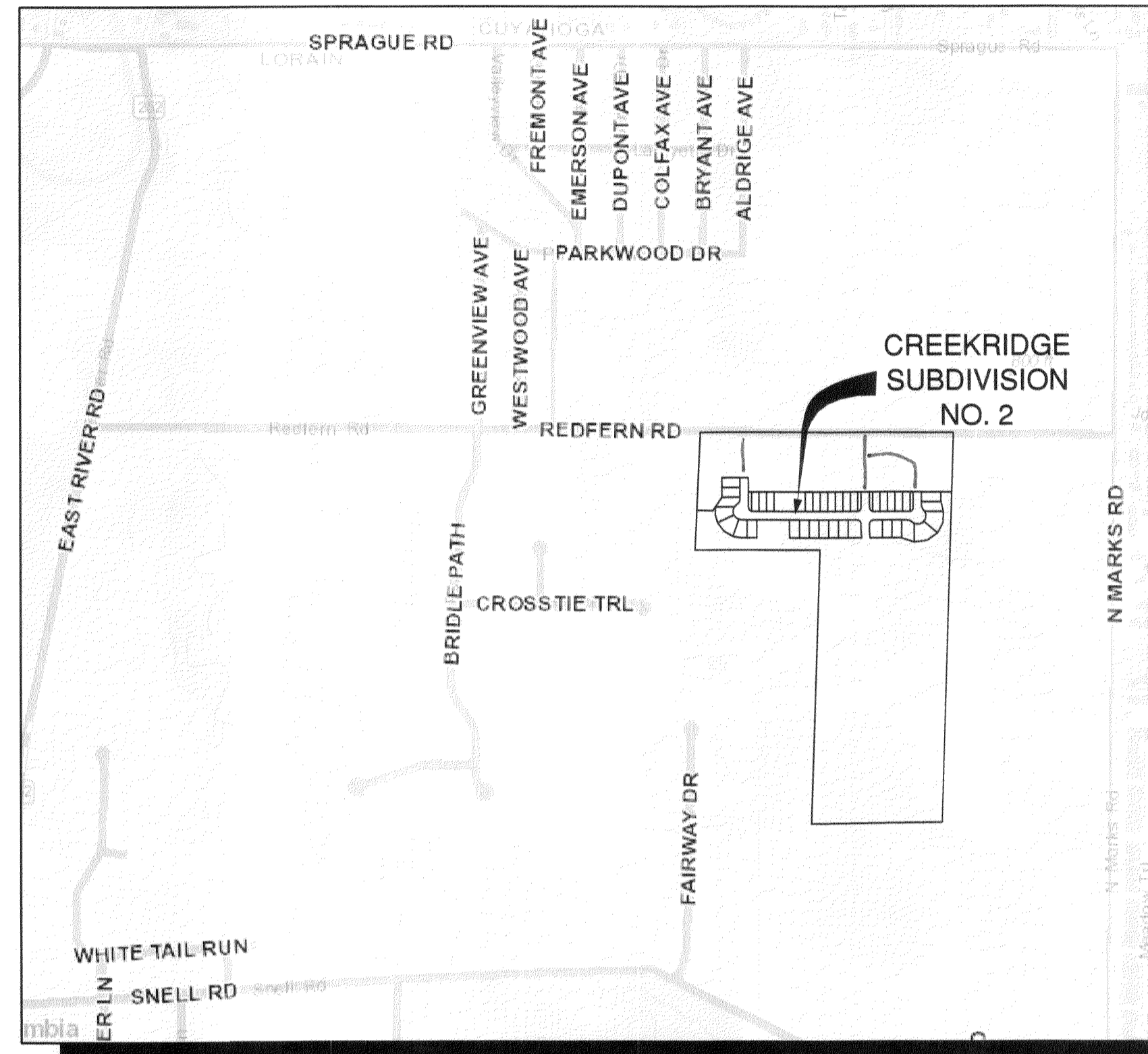
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: My commission expires Nov. 12, 2022

HOA NOTES:

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

UNAPPROVED
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 40 TO 44
- 4 SUBLOTS 67 TO 76
- 4 SUBLOTS 45 TO 66

LOT NUMBERS:

CREEKRIDGE SUBDIVISION NO. 2
CONTAINS 37 LOTS NUMBERED 40 TO 76 INCLUSIVE

UTILITY EASEMENTS:

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE UTILITY COMPANIES, (HEREINAFTER REFERRED TO AS THE GRANTEEES) 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 GRANTEEES 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 GRANTEEES 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

Doc ID: 023681510005 Type: OFF
Kind: PLAT
Recorded: 09/27/2022 at 11:38:53 AM
Fee Amt: \$345.00 Page 1 of 5
Lorain County, Ohio
Mike Doran County Recorder
File: 2022-0892877

NETWORK LAND TITLE AGENCY LLC
105 CLEVELAND ST
STE 200
ELYRIA, OH 44035-6137
Plat Vol. 112
Pgs. 58, 59, 60, 61

APPROVALS AND ACCEPTANCE SIGNATURES:

APPROVED THIS 22ND DAY OF September, 2021. ACCEPTED THIS 20 DAY OF September, 2021.
[Signature] LORAIN COUNTY ENGINEER [Signature] CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES
APPROVED THIS 22ND DAY OF September, 2021. APPROVED THIS 22 DAY OF September, 2021.
[Signature] LORAIN COUNTY SANITARY ENGINEER [Signature] LORAIN COUNTY PROSECUTOR'S OFFICE
APPROVED THIS 22ND DAY OF September, 2021. APPROVED THIS 20TH DAY OF September, 2021.
[Signature] DIRECTOR, LORAIN COUNTY PLANNING COMMISSION [Signature] GRANTOR, COLUMBIA CREEKSIDE, LLC

ACREAGE SUMMARY:

RECORD AREA	
PARCEL ID# 12-00-002-000-074 (ALL IN O.L. 2)	50.8331 Ac.
PARCEL ID# 12-00-019-000-109 (ALL IN O.L. 19)	8.1575 Ac.
TOTAL	58.9906 Ac.

CREEKRIDGE SUBDIVISION NO. 2	
SUBLOTS	7.9351 Ac.
RIGHT-OF-WAY	2.9599 Ac.
BLOCK "J"	3.0077 Ac.
BLOCK "K"	0.0698 Ac.
BLOCK "L"	0.7305 Ac.
BLOCK "M"	0.0698 Ac.
BLOCK "N"	0.0698 Ac.
BLOCK "O"	0.0698 Ac.
BLOCK "P"	0.9577 Ac.
TOTAL	15.8703 Ac.

TOTALS	
SUBDIVISION NO. 2	15.8703 Ac.
7.7128 IN O.L. 02	
8.1575 IN O.L. 19	
REMAINDER "2"	43.1203 Ac.
43.1203 IN O.L. 02	
TOTAL	58.9906 Ac.

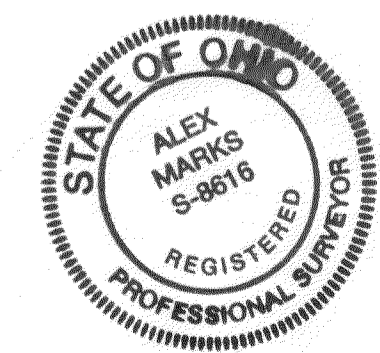
TRANSFERRED

IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
SEP 27 2022
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

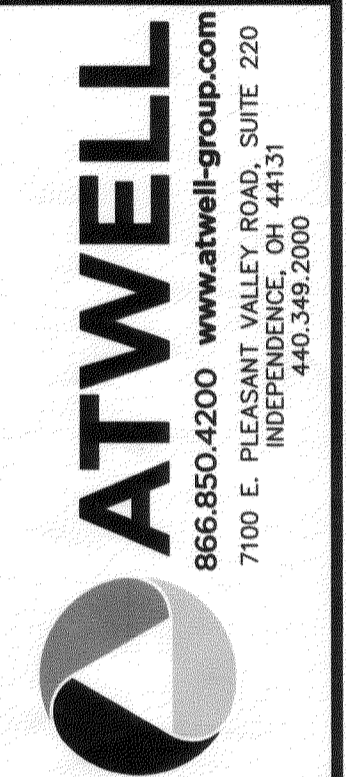
SURVEYOR'S CERTIFICATION:

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] DATE: 09/27/2022
ALEX E. MARKS, P.S. 8616



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



PART OF LOTS 2 & 19
ORIGINAL COLUMBIA TOWNSHIP
COLUMBIA TOWNSHIP
LORAIN COUNTY, OHIO

COLUMBIA CREEKSIDE, LLC
CREEKRIDGE SUBDIVISION
No. 2

CLIENT
DATE
MAY 2022

REVISIONS
DR. BH | CH. MS
P.M. PE
BOOK N/A
JOB 17003561.02
SHEET NO.
1 of 4

SEAL

SEAL

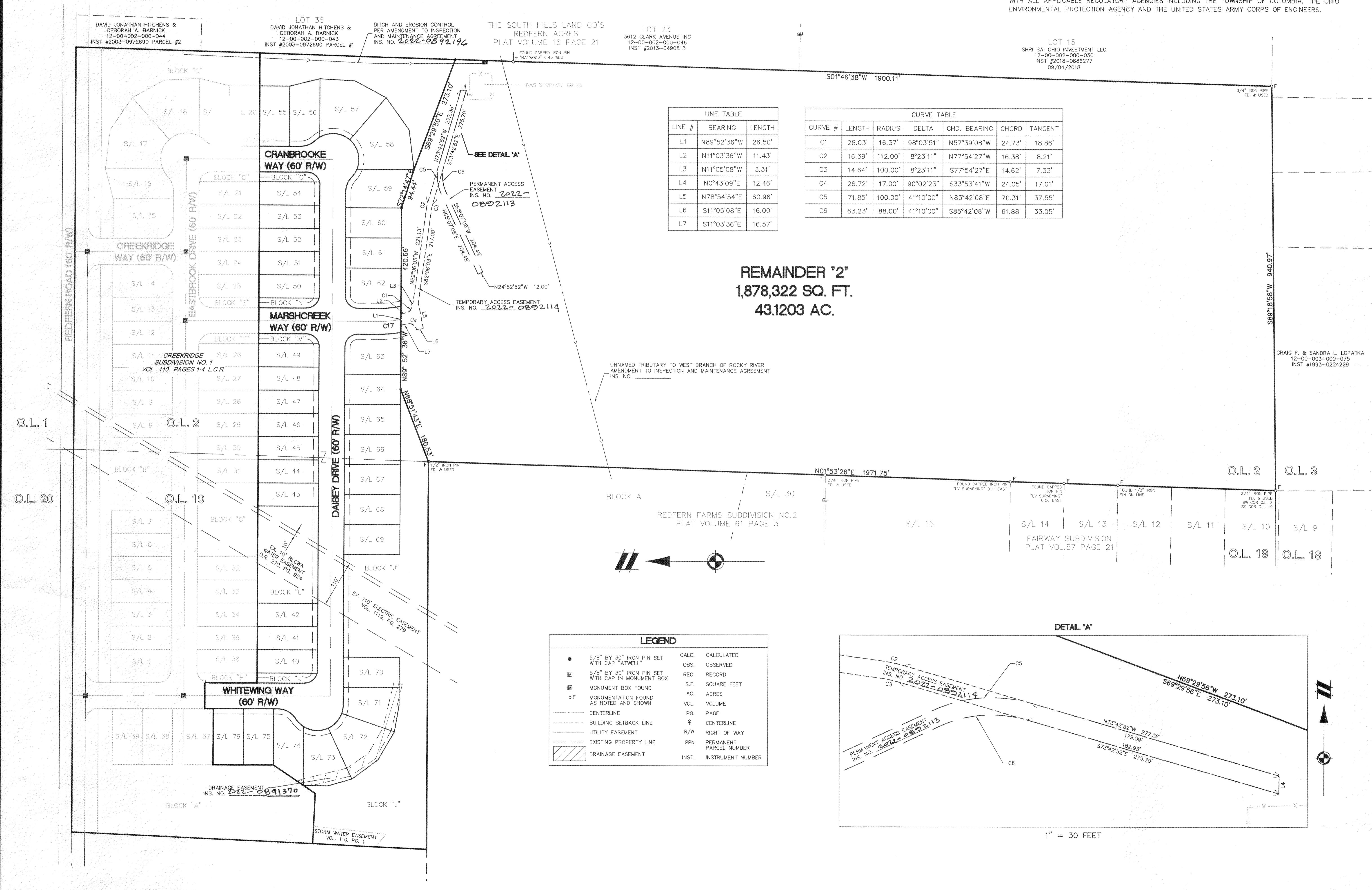
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CAD FILE: 17003561P-01 PHASE 2.DWG

CREEKRIDGE SUBDIVISION NO. 2

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

DRAINAGE AND STORM SEWER EASEMENTS:
DRAINAGE AND STORM SEWER EASEMENTS AS SHOWN HEREON, OUTSIDE OF THE PUBLIC RIGHT OF WAY, INCLUDING, BUT NOT LIMITED TO, GRADING, DRAINAGE, STORM SEWERS, AND DRAINAGE STRUCTURES ARE THE RESPONSIBILITY OF THE CREEKRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION. THESE IMPROVEMENTS ARE PRIVATELY HELD AND, THEREFORE, THE COMPLETE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH RIGHTS TO ACCESS, INSTALL, MAINTAIN, REPLACE, AND/OR REMOVE STORM SEWERS, INLETS, DITCHES, SWALES, EARTH MOUNDS, VEGETATION, AND/OR OTHER APPURTENANCES AS NECESSARY. WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES INCLUDING THE TOWNSHIP OF COLUMBIA, THE OHIO ENVIRONMENTAL PROTECTION AGENCY AND THE UNITED STATES ARMY CORPS OF ENGINEERS.

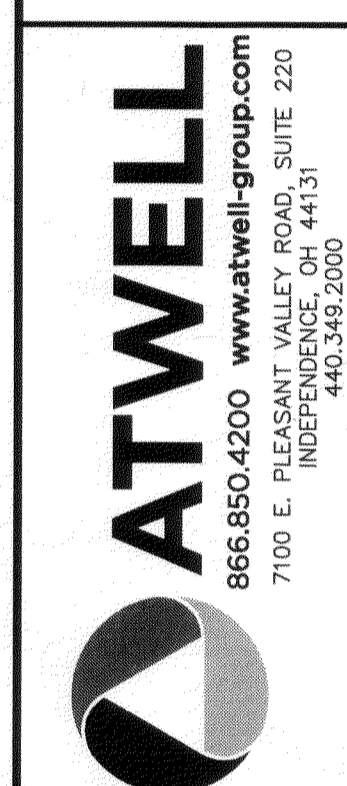
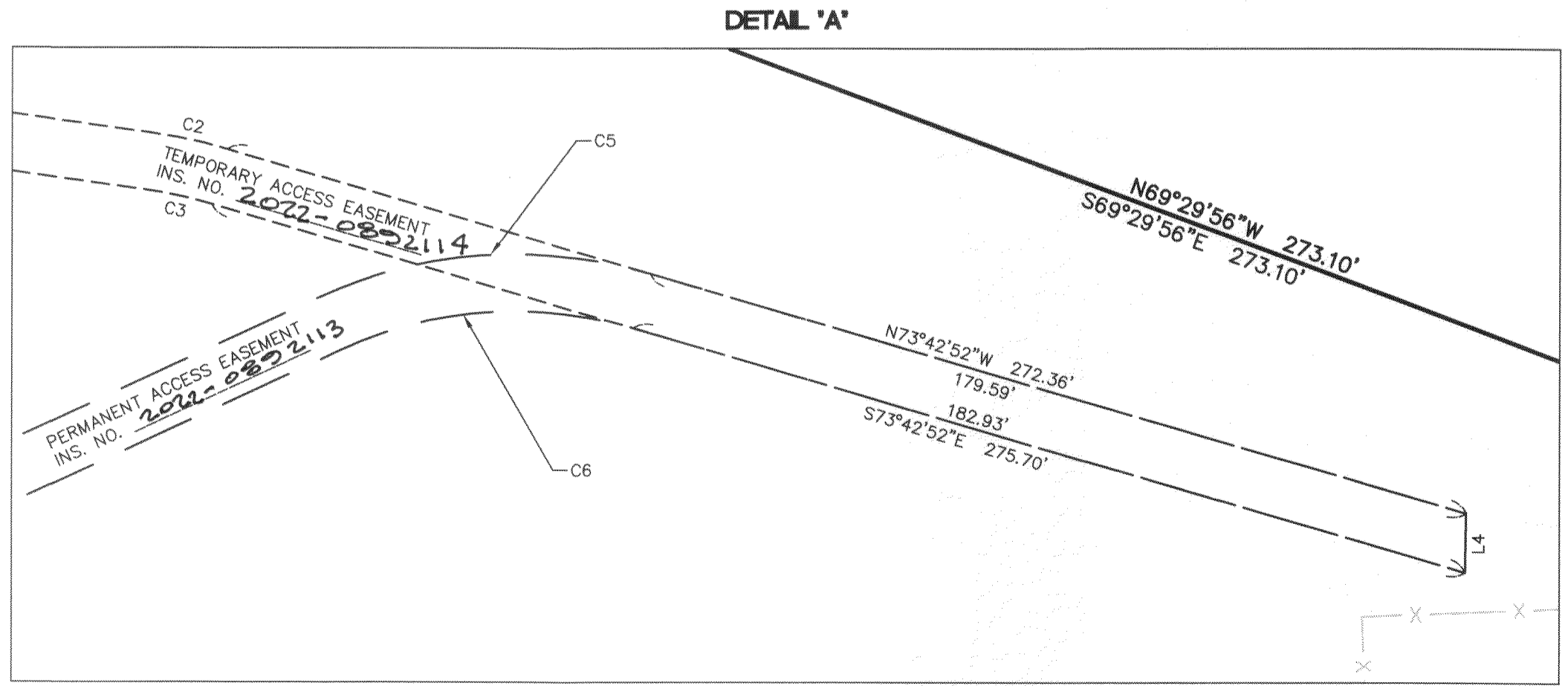


LINE #	BEARING	LENGTH
L1	N89°52'36"W	26.50'
L2	N11°03'36"W	11.43'
L3	N11°05'08"W	3.31'
L4	N0°43'09"E	12.46'
L5	N78°54'54"E	60.96'
L6	S11°05'08"E	16.00'
L7	S11°03'36"E	16.57'

CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	28.03'	16.37'	98°03'51"	N57°39'08"W	24.73'	18.86'
C2	16.39'	112.00'	8°23'11"	N77°54'27"W	16.38'	8.21'
C3	14.64'	100.00'	8°23'11"	S77°54'27"E	14.62'	7.33'
C4	26.72'	17.00'	90°02'23"	S33°53'41"W	24.05'	17.01'
C5	71.85'	100.00'	41°10'00"	N85°42'08"E	70.31'	37.55'
C6	63.23'	88.00'	41°10'00"	S85°42'08"W	61.88'	33.05'

REMAINDER '2'
1,878,322 SQ. FT.
43.1203 AC.

LEGEND	
●	5/8" BY 30" IRON PIN SET WITH CAP "ATWELL"
■	5/8" BY 30" IRON PIN SET WITH CAP IN MONUMENT BOX
■	MONUMENT BOX FOUND
○	MONUMENTATION FOUND AS NOTED AND SHOWN
---	CENTERLINE
---	BUILDING SETBACK LINE
---	UTILITY EASEMENT
---	EXISTING PROPERTY LINE
---	DRAINAGE EASEMENT
●	CALC. CALCULATED
○	OBS. OBSERVED
■	REC. RECORD
S.F.	SQUARE FEET
AC.	ACRES
VOL.	VOLUME
PG.	PAGE
℄	CENTERLINE
R/W	RIGHT OF WAY
PPN	PERMANENT PARCEL NUMBER
INST.	INSTRUMENT NUMBER



PART OF LOTS 2 & 19
 ORIGINAL COLUMBIA TOWNSHIP
 COLUMBIA TOWNSHIP
 LORAIN COUNTY, OHIO

CLIENT
 COLUMBIA CREEKSIDE, LLC
 CREEKRIDGE SUBDIVISION
 No. 2
 OVERALL

DATE	MAY 2022
REVISIONS	
SCALE	0 50 100 1" = 100 FEET
DR.	BH CH. MS
P.M.	PE
BOOK	N/A
JOB	17003561.02
SHEET NO.	2 of 4

CREEKRIDGE SUBDIVISION NO. 2

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

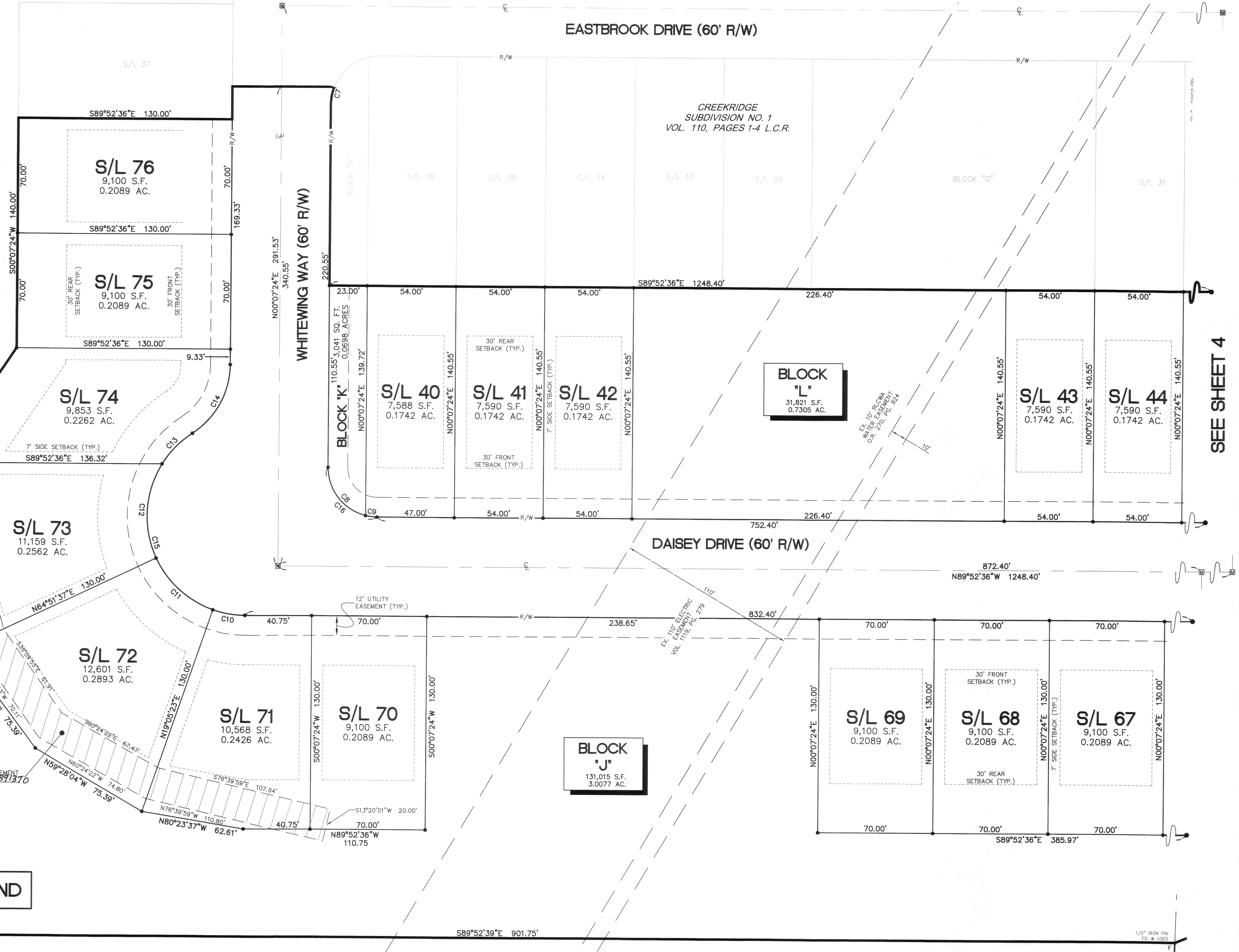
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C7	11.24'	30.00'	21°27'54"	S10°51'21"W	11.17'	5.69'
C8	40.06'	30.00'	76°30'24"	S38°07'48"E	37.15'	23.65'
C9	7.07'	30.00'	13°29'36"	S83°07'48"E	7.05'	3.55'
C10	19.86'	60.00'	18°57'59"	S80°23'37"E	19.77'	10.02'
C11	47.93'	60.00'	45°46'15"	S48°01'30"E	46.67'	25.33'
C12	59.65'	60.00'	56°57'54"	S3°20'35"W	57.23'	32.55'
C13	26.43'	60.00'	25°14'32"	S44°26'48"W	26.22'	13.43'
C14	49.69'	50.00'	56°56'39"	S28°35'44"W	47.67'	27.12'
C15	153.88'	60.00'	146°56'39"	N16°24'16"W	115.04'	202.20'
C16	47.12'	30.00'	90°00'00"	S44°52'36"E	42.43'	30.00'

CREEKRIDGE
SUBDIVISION NO. 1
VOL. 110, PAGES 1-4 L.C.R.
BLOCK "A"

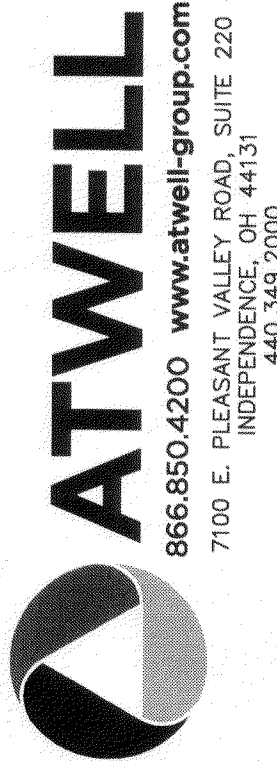
LINE TABLE		
LINE #	BEARING	LENGTH
L8	N0°58'19"E	20.22'
L9	N34°12'27"E	17.54'
L10	S21°40'59"E	12.55'

BLOCK "J"
131,015 S.F.
3.0077 AC.

SEE SHEET 2 FOR LEGEND



SEE SHEET 4



ATWELL
866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OH 44131
440.369.2600

CLIENT
COLUMBIA CREEKSIDE, LLC
CREEKRIDGE SUBDIVISION
No. 2
SUBLOTS 40-44
SUBLOTS 67-76

DATE
MAY 2022

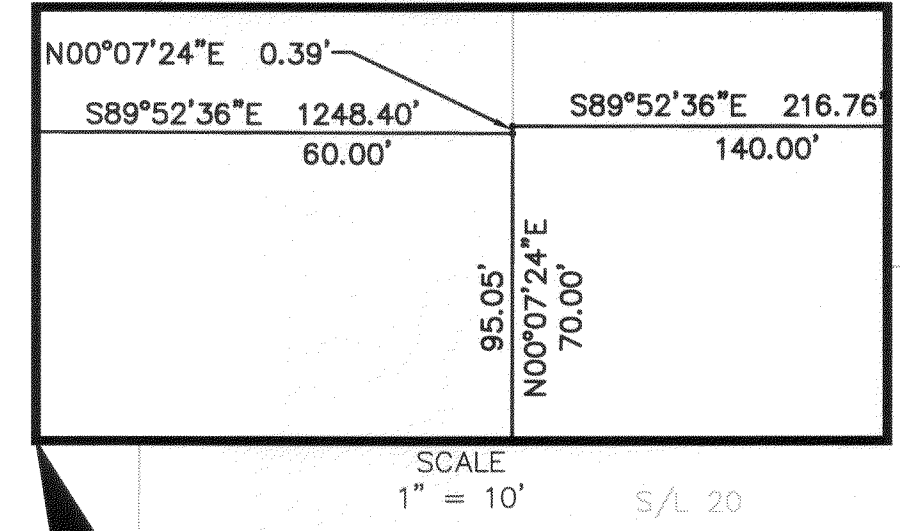
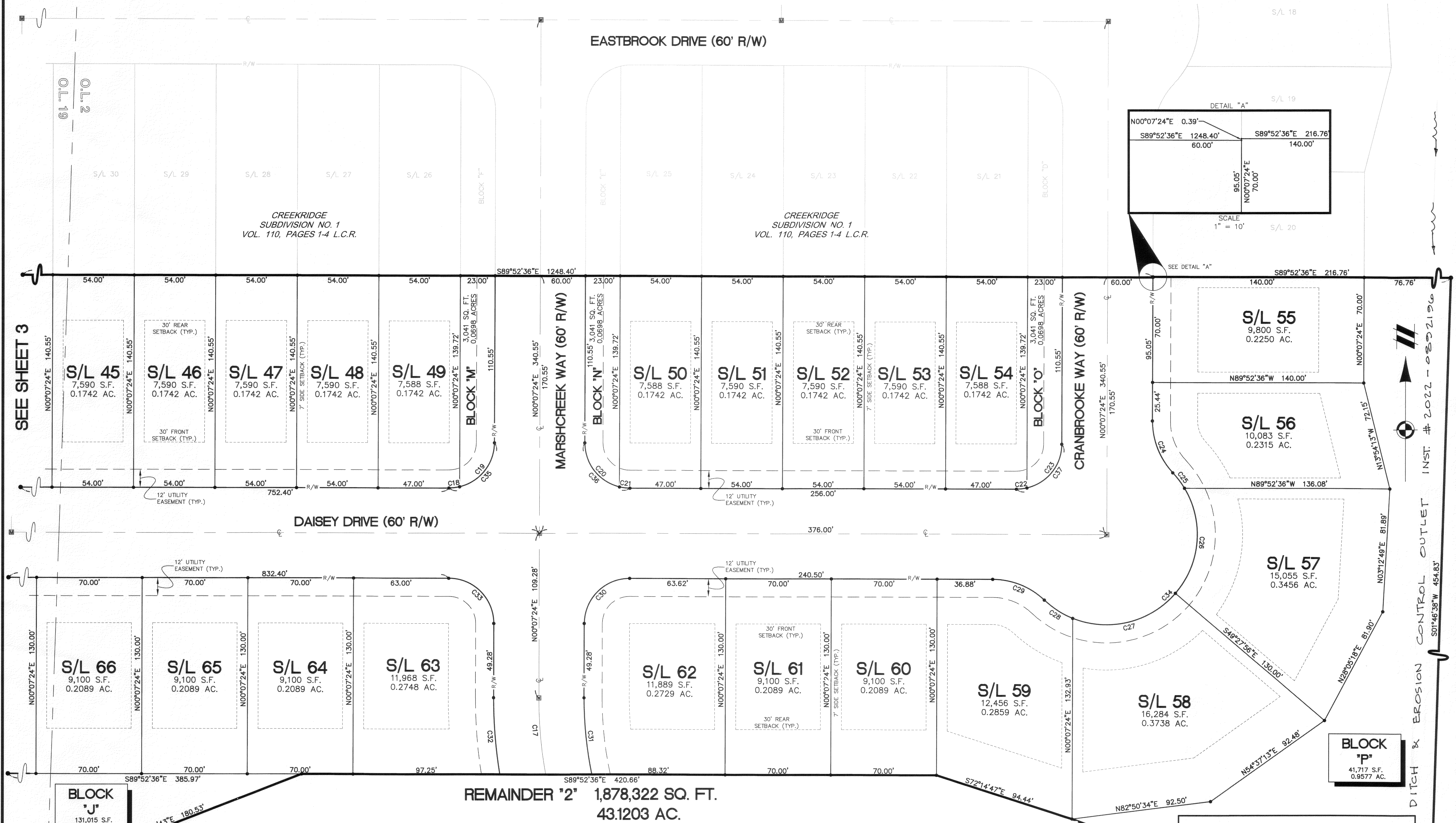
REVISIONS			
NO.	DATE	BY	DESCRIPTION
0			

SCALE 0 15 30
1" = 30 FEET

DR. BH | CH. MS
P.M. PE
BOOK N/A
JOB 17003561.02
SHEET NO.
3 of 4

CREEKRIDGE SUBDIVISION NO. 2

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

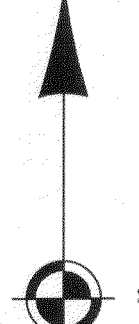


SEE DETAIL "A"

SEE SHEET 3

INST. # 2022-0852196

EAST DITCH & EROSION CONTROL OUTLET



BLOCK "J"
131,015 S.F.
3.0077 AC.

REMAINDER "2" 1,878,322 SQ. FT.
43.1203 AC.

BLOCK "P"
41,717 S.F.
0.9577 AC.

SEE SHEET 2 FOR LEGEND

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C17	51.01'	275.00'	10°37'40"	N5°11'26"W	50.94'	25.58'
C18	7.07'	30.00'	13°29'36"	N83°22'36"E	7.05'	3.55'
C19	40.06'	30.00'	76°30'24"	N38°07'48"E	37.15'	23.65'
C20	40.06'	30.00'	76°30'24"	S38°07'48"E	37.15'	23.65'
C21	7.07'	30.00'	13°29'36"	S83°07'48"E	7.05'	3.55'
C22	7.07'	30.00'	13°29'36"	N83°22'36"E	7.05'	3.55'
C23	40.06'	30.00'	76°30'24"	N38°22'36"E	37.15'	23.65'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C24	37.82'	50.00'	43°20'30"	N21°32'51"W	36.93'	19.87'
C25	12.88'	60.00'	12°18'04"	N37°04'05"W	12.86'	6.47'
C26	74.82'	60.00'	71°27'07"	N4°48'31"E	70.07'	43.16'
C27	74.86'	60.00'	71°29'04"	N76°16'36"E	70.10'	43.18'
C28	22.46'	60.00'	21°26'46"	S57°15'29"E	22.33'	11.36'
C29	37.82'	50.00'	43°20'30"	S68°12'21"E	36.93'	19.87'
C30	47.12'	30.00'	90°00'00"	S45°07'24"W	42.43'	30.00'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C31	51.09'	245.00'	11°56'50"	S5°51'01"E	50.99'	25.64'
C32	50.95'	305.00'	9°34'19"	N4°39'46"W	50.90'	25.54'
C33	47.12'	30.00'	90°00'00"	N44°52'36"W	42.43'	30.00'
C34	185.02'	60.00'	176°41'01"	S45°07'24"W	119.95'	2072.55'
C35	47.12'	30.00'	90°00'00"	N45°07'24"E	42.43'	30.00'
C36	47.12'	30.00'	90°00'00"	S44°52'36"E	42.43'	30.00'
C37	47.12'	30.00'	90°00'00"	N45°07'24"E	42.43'	30.00'



866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDIAN VALLEY, OHIO 44131
440.349.2000

CLIENT: COLUMBIA CREEKSIDE, LLC
DATE: MAY 2022
PART OF LOTS 2 & 19
ORIGINAL COLUMBIA TOWNSHIP
COLUMBIA TOWNSHIP
LORAIN COUNTY, OHIO

CREEKRIDGE SUBDIVISION No. 2
SUBLOTS 40-44
SUBLOTS 67-76
REVISIONS
SCALE 0 15 30
1" = 30 FEET
DR. BH CH. MS
P.M. PE
BOOK N/A
JOB 17003561.02
SHEET NO. 4 of 4

Plat Sheet

Instrument # 2022-0892877 Film # _____

Name of Plat: Creekridge Subdivision No. 2

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.

Creating sublots 40-76 and blocks J, K, L, M, N, O, and P. 15.8703 acres. Easements also.

Floor Plans: _____

Related/Margin: _____

Comments: Declaration Following 2022-0892878

Vol. 112

Pg. 58, 59, 60, 61

Amount: \$345,600

Initials: HR

Receiving Stamp

NETWORK LAND TITLE AGENCY LLC
105 CLEVELAND ST
STE 200
ELYRIA, OH 44035-6137