



Know what's below.
Call before you dig.

THE LOCATIONS 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 PRIOR TO COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND DEPRESSURE 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 OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

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ORIGINAL COLUMBIA TOWNSHIP LOT No. 22
TOWNSHIP 5 NORTH, RANGE 15 WEST
CONNECTICUT WESTERN RESERVE
TOWNSHIP OF COLUMBIA
LORAIN COUNTY, OHIO

REDFERN 252, LLC
ASHFORD COVE

CLIENT

DATE 05/24/2024

DATE 05/24/2024
REVIEW COMMENTS
DATE 05/24/2024
REVIEW COMMENTS

REVISIONS

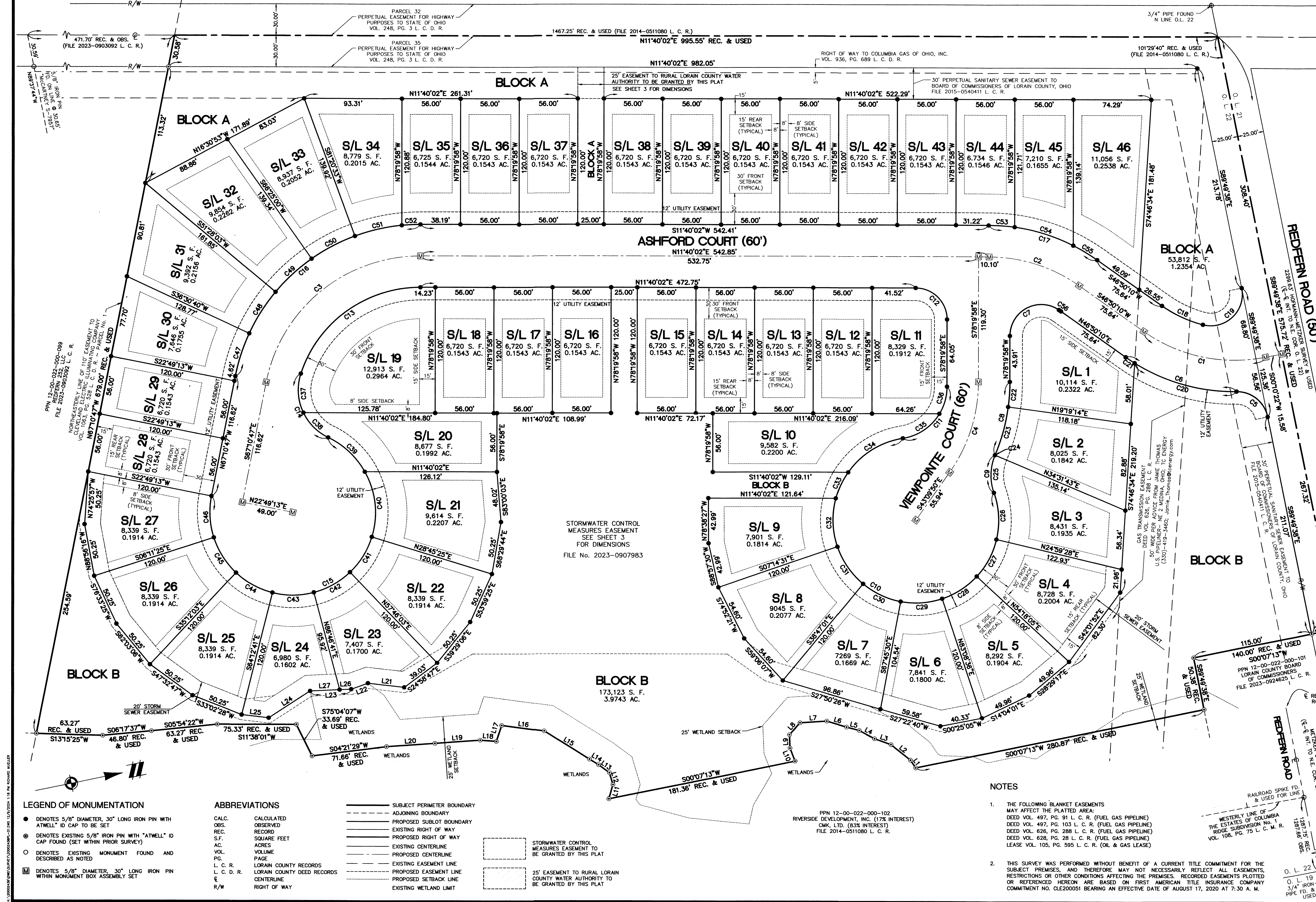
SCALE 0 20 40
1" = 40 FEET

P.M. MT
BOOK

JOB 20002436

SHEET NO. 2 OF 3

EAST RIVER ROAD - OH 252 (60')



LEGEND OF MONUMENTATION

- DENOTES 5/8" DIAMETER, 30" LONG IRON PIN WITH ATWELL ID CAP TO BE SET
- DENOTES EXISTING 5/8" IRON PIN WITH "ATWELL" ID CAP FOUND (SET WITHIN PRIOR SURVEY)
- DENOTES EXISTING MONUMENT FOUND AND DESCRIBED AS NOTED
- DENOTES 5/8" DIAMETER, 30" LONG IRON PIN WITHIN MONUMENT BOX ASSEMBLY SET

ABBREVIATIONS

CALC. CALCULATED
OBS. OBSERVED
REC. RECORD
S.F. SQUARE FEET
AC. ACRES
VOL. VOLUME
PG. PAGE
L.C.R. LORAIN COUNTY RECORDS
L.C.D.R. LORAIN COUNTY DEED RECORDS
R/W RIGHT OF WAY

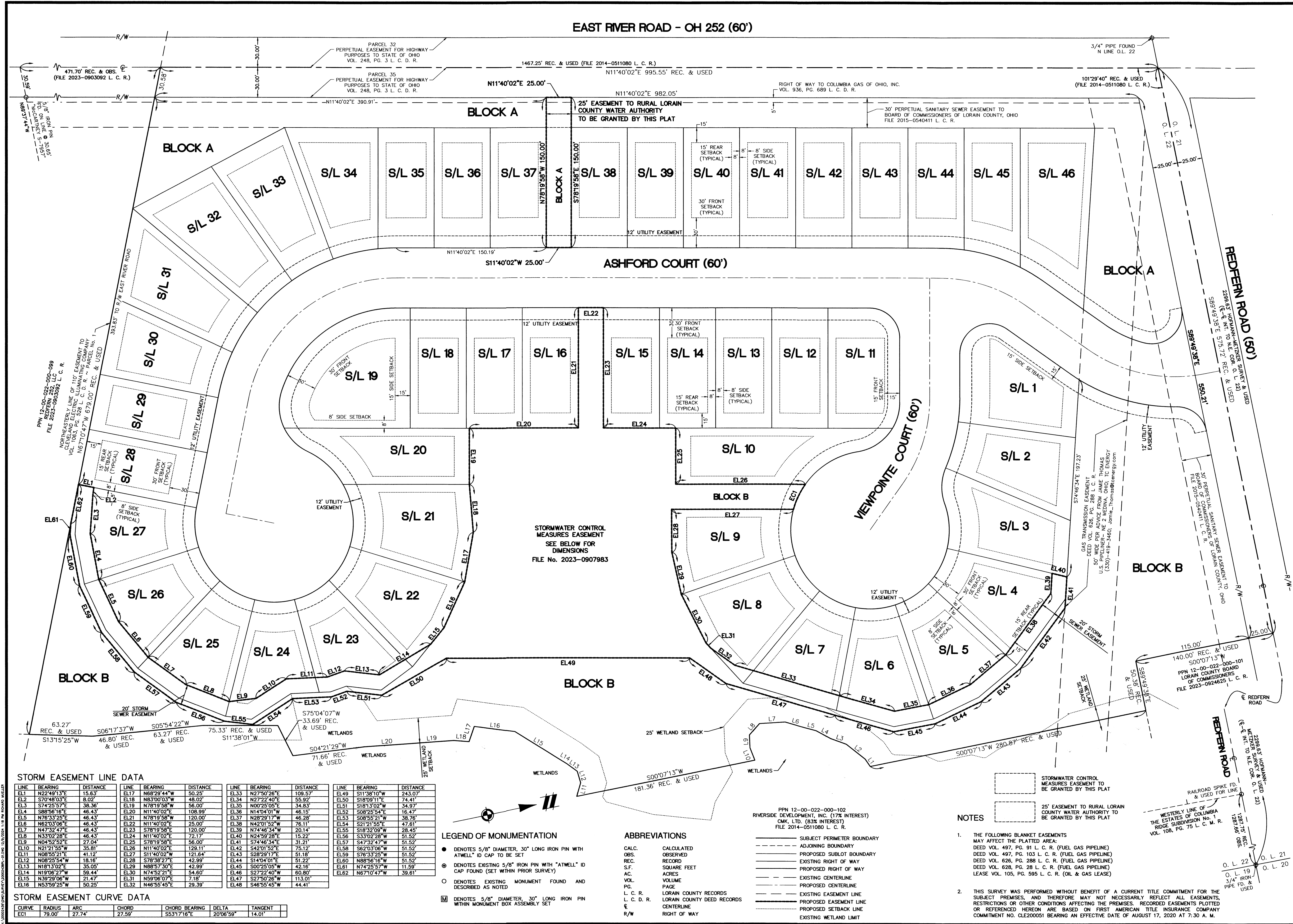
- SUBJECT PERIMETER BOUNDARY
- ADJOINING BOUNDARY
- PROPOSED SUBLOT BOUNDARY
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- EXISTING WETLAND LIMIT

STORMWATER CONTROL MEASURES EASEMENT TO BE GRANTED BY THIS PLAT

25' EASEMENT TO RURAL LORAIN COUNTY WATER AUTHORITY TO BE GRANTED BY THIS PLAT

NOTES

- THE FOLLOWING BLANKET EASEMENTS MAY AFFECT THE PLATTED AREA:
DEED VOL. 497, PG. 91 L.C.R. (FUEL GAS PIPELINE)
DEED VOL. 497, PG. 103 L.C.R. (FUEL GAS PIPELINE)
DEED VOL. 626, PG. 288 L.C.R. (FUEL GAS PIPELINE)
DEED VOL. 628, PG. 28 L.C.R. (FUEL GAS PIPELINE)
LEASE VOL. 105, PG. 595 L.C.R. (OIL & GAS LEASE)
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT FOR THE SUBJECT PREMISES, AND THEREFORE MAY NOT NECESSARILY REFLECT ALL EASEMENTS, RESTRICTIONS OR OTHER CONDITIONS AFFECTING THE PREMISES. RECORDED EASEMENTS PLOTTED OR REFERENCED HEREON ARE BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. CLE200051 BEARING AN EFFECTIVE DATE OF AUGUST 17, 2020 AT 7:30 A.M.



811
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ORIGINAL COLUMBIA TOWNSHIP LOT No. 22
TOWNSHIP 5 NORTH, RANGE 15 WEST
CONNECTICUT WESTERN RESERVE
TOWNSHIP OF COLUMBIA
LORAIN COUNTY, OHIO

CLIENT: REDFERN 252, LLC
DATE: 05/24/2024

DATE: 05/24/2024
COMMENT: REVIEW COMMENTS
DATE: 06/21/2024
COMMENT: REVIEW COMMENTS
DATE: 11/13/2024
COMMENT: REVIEW COMMENTS

REVISIONS

SCALE 0 20 40
1" = 40 FEET

DR. REM | CH. PE
P.M. MT
BOOK
JOB 20002436
SHEET NO.
3 OF 3

CAD FILE: 20002436P1-01.DWG

Plat SheetInstrument # 2025 0041864

Film # _____

Name of Plat: Ashford Cove SubdivisionOwner: Redfern 252 LLC

Description: Situated in the township of Columbia
County of Lorain and State of Ohio and
Known as being part of Original Columbia
Township lot 22 Township 5 North Range
15 West Connecticut Western Reserve
Creating sublots 1 through 46
Blocks "A" and "B"
17.2154 acres

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 117Receiving StampPg. 38, 39, 40Amount: 259.20Initials: PT