

CREEKRIDGE SUBDIVISION NO. 3
SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, AND STATE OF OHIO
BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOT 2

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL LOT 2 SAID TOWNSHIP CONTAINING 43.1203 ACRES IN ORIGINAL LOT 2 AND BEING ALL OF A 43.1203 ACRE PARCEL CONVEYED TO COLUMBIA CREEKSIDE, LLC AND DESCRIBED IN FILE 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. 3, A SUBDIVISION OF LOTS 77 TO 124, 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 Richard J. Bean

TITLE MANAGING MEMBER

NOTARIAL SEAL

STATE OF OHIO
COUNTY OF LORAIN

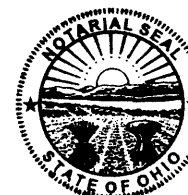
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF COLUMBIA CREEKSIDE, LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

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

THIS 27 DAY OF FEBRUARY, 2025

NOTARY PUBLIC William Thomas Laik

MY COMMISSION EXPIRES: JUNE 9, 2029



WILLIAM THOMAS LAIK
Notary Public, State of Ohio
My Commission Expires:
June 9, 2029

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT First Federal Savings & Loan Association of Lakewood MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "CREEKRIDGE SUBDIVISION NO. 3" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD, SIDEWALK, AND DRAINAGE PURPOSES AS SHOWN HEREON.

BY Jan R. Kiser

TITLE SVP

NOTARIAL SEAL

STATE OF OHIO
COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE AFOREMENTIONED INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON 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

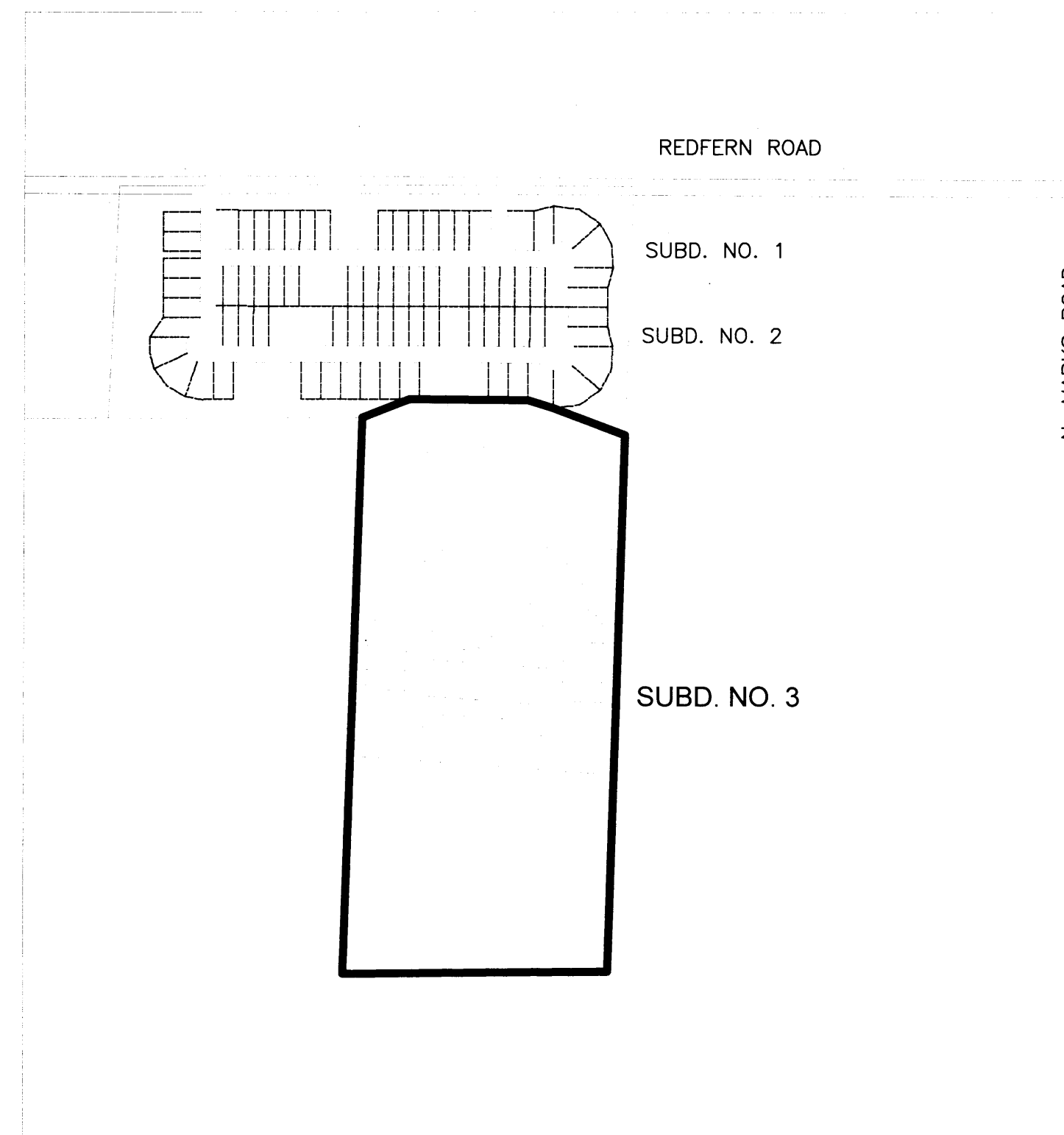
THIS 6th DAY OF MARCH, 2025

NOTARY PUBLIC Joseph Gilbert

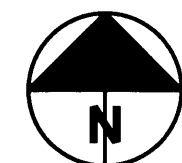
MY COMMISSION EXPIRES: 7/13/27



Joseph Gilbert
Notary Public, State of Ohio
My Commission Expires
July 13, 2027



VICINITY MAP



0 500 1000
1 IN. = 500 FT.

UTILITY EASEMENTS GRANT

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.

COLUMBIA CREEKSIDE, LLC

BY Richard J. Bean

TITLE MANAGING MEMBER

HOMEOWNER'S ASSOCIATION

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL PUBLIC SIDEWALKS.

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

APPROVAL OF SUBDIVISION ENDORSEMENTS

APPROVED THIS 12th DAY OF MARCH, 2025

Jim Conway P.E.
LORAIN COUNTY ENGINEER

APPROVED THIS 12th DAY OF MARCH, 2025

Don Conway P.E.
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 03 DAY OF MARCH, 2025

Mark C. Cunningham
CHAIRMAN, BOARD OF COLUMBIA TOWNSHIP TRUSTEES

APPROVED THIS 05 DAY OF MARCH, 2025

John Fisher
LORAIN COUNTY ENGINEER / LCSW - JACK FISHER

APPROVED AS TO FORM THIS 04 DAY OF MARCH, 2025

[Signature]
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 13th DAY OF MARCH, 2025

[Signature]
DIRECTOR, LORAIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

ACREAGE SUMMARY

PARCEL NO. 12-00-002-000-101	43.1203 AC.
SUBLOTS 77 THRU 124	11.9594 AC.
STREETS	3.4970 AC.
BLOCK Q	27.6639 AC.
TOTAL	43.1203 AC.

2025-0045452
PLAT Fee: \$432.00 Page 1 of 6
Recorded: 3/14/2025 at 11:31 AM
Receipt: T20250005318
Lorain County Recorder Mike Doran



PLAT VOL 117
Pgs 62, 63, 64,
65, 66

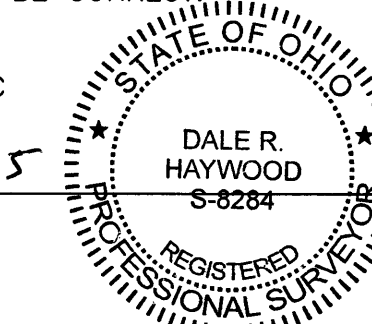
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "CREEKRIDGE SUBDIVISION NO. 3" AS SHOWN HEREON AND CONTAINING 43.1203 ACRES OF LAND IN ORIGINAL COLUMBIA TOWNSHIP LOT 2, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED @, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS INDICATED O, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN REFERENCE STATE PLANE, OHIO NORTH ZONE AND ARE SHOWN TO DENOTE ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC

BY Dale Haywood 2/27/25

REGISTERED SURVEYOR NO. 8284



TRANSFERRED
IN COMPLIANCE WITH SEC. 319.02
OHIO REV. CODE
MAR 14 2025

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR



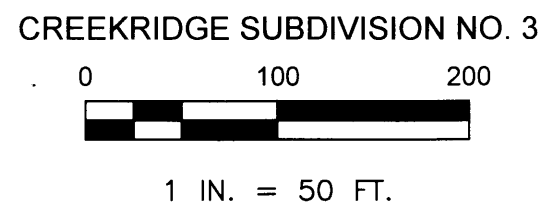
CREEKRIDGE SUBDIVISION NO. 3
COLUMBIA TOWNSHIP
LORAIN COUNTY

SUBDIVISION PLAT

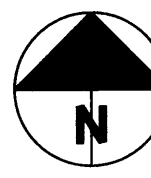
SHEET
1 of 5

INSPECTION & MAINTENANCE AGREEMENT
LOCATION PLAN

SHEET
2 of 5



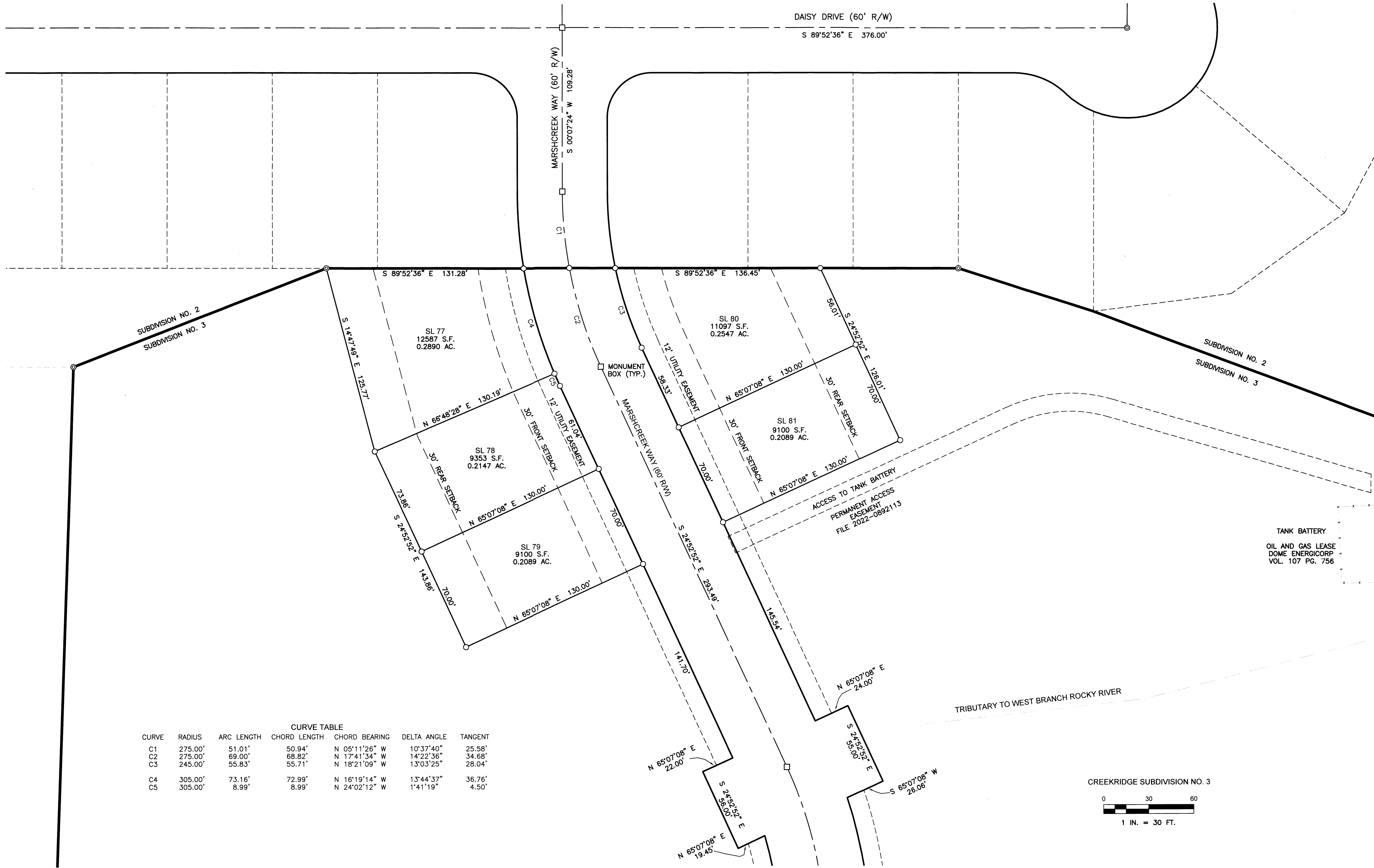
- LEGEND**
- SUBJECT TO INSPECTION & MAINTENANCE AGREEMENT WITH
THE LORAIN COUNTY STORMWATER MANAGEMENT DISTRICT
AS RECORDED IN FILE 2024-0020838
- 5 WET EXTENDED DETENTION BASIN INCLUDING WATER QUALITY
- 6 EAST SWALE WITH EROSION CONTROL OUTLET
- 7 SOUTHWEST SWALE WITH EROSION CONTROL OUTLET
- 8 MAINTENANCE OF UNNAMED TRIBUTARY TO WEST BRANCH OF ROCKY RIVER WITHIN BASE FLOOD ELEVATION
INCLUDING ADJACENT RIGID LIP LEVEL SPREADER AND ROCK CHANNEL PROTECTION



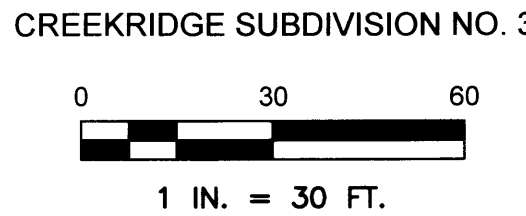
CREEKRIDGE SUBDIVISION NO. 3
COLUMBIA TOWNSHIP
LORAIN COUNTY

SUBDIVISION PLAT

SHEET
3 of 5

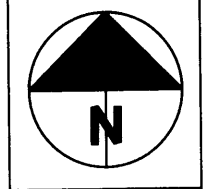
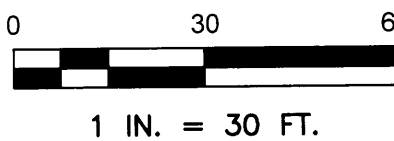
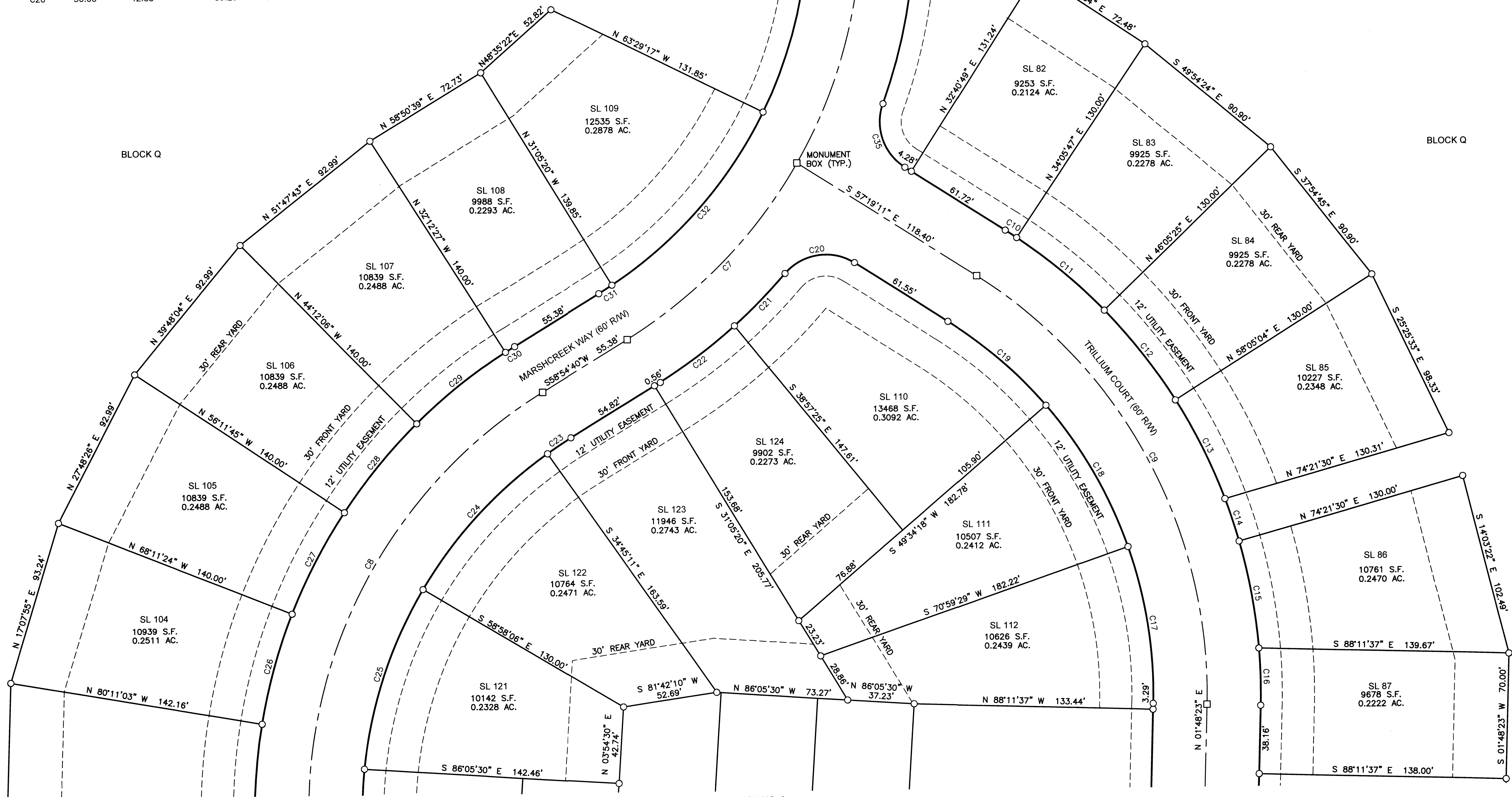


CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	275.00'	51.01'	50.94'	N 05°11'26" W	10°37'40"	25.58'
C2	275.00'	69.00'	68.82'	N 17°41'34" W	14°22'36"	34.68'
C3	245.00'	55.83'	55.71'	N 18°21'09" W	13°03'25"	28.04'
C4	305.00'	73.16'	72.99'	N 16°19'14" W	13°44'37"	36.76'
C5	305.00'	8.99'	8.99'	N 24°02'12" W	1°41'19"	4.50'



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C6	275.00'	264.03'	254.01'	S 02°37'28" W	55°00'39"	143.19'
C7	275.00'	138.14'	136.69'	S 44°31'14" W	28°46'52"	70.56'
C8	275.00'	273.17'	262.08'	N 30°27'13" E	56°54'53"	149.05'
C9	275.00'	283.78'	271.36'	S 27°45'24" E	59°07'34"	155.99'
C10	305.00'	7.54'	7.54'	S 56°36'42" E	1°24'57"	3.77'
C11	305.00'	63.85'	63.73'	N 49°54'24" W	11°59'39"	32.04'
C12	305.00'	63.85'	63.73'	N 37°54'45" W	11°59'39"	32.04'
C13	305.00'	61.60'	61.50'	N 26°07'46" W	11°34'20"	30.91'
C14	305.00'	25.03'	25.02'	N 17°59'32" W	4°42'06"	12.52'
C15	305.00'	60.98'	60.88'	N 09°54'49" W	11°27'21"	30.59'
C16	305.00'	31.90'	31.88'	N 01°11'23" W	5°59'32"	15.96'
C17	245.00'	89.01'	88.52'	S 08°36'04" E	20°48'54"	45.00'
C18	245.00'	91.59'	91.06'	S 29°43'07" E	21°25'11"	46.34'
C19	245.00'	72.23'	71.97'	S 48°52'26" E	16°53'29"	36.38'
C20	30.00'	42.83'	39.29'	S 81°46'44" W	81°48'11"	25.99'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C21	305.00'	40.60'	40.57'	N 44°41'25" E	7°37'35"	20.33'
C22	305.00'	55.40'	55.33'	N 53°42'26" E	10°24'27"	27.78'
C23	245.00'	15.67'	15.66'	S 57°04'45" W	3°39'50"	7.84'
C24	245.00'	103.55'	102.78'	N 43°08'22" E	24°12'55"	52.56'
C25	245.00'	106.28'	105.45'	N 18°36'14" E	24°51'21"	53.99'
C26	305.00'	63.85'	63.73'	N 15°48'47" E	11°59'39"	32.04'
C27	305.00'	63.85'	63.73'	N 27°48'26" E	11°59'39"	32.04'
C28	305.00'	63.85'	63.73'	N 39°48'04" E	11°59'39"	32.04'
C29	305.00'	63.85'	63.73'	N 51°47'43" E	11°59'39"	32.04'
C30	305.00'	5.95'	5.95'	N 58°21'06" E	1°07'07"	2.98'
C31	245.00'	8.66'	8.66'	N 57°53'54" E	2°01'32"	4.33'
C32	245.00'	129.88'	128.36'	S 41°41'55" W	30°22'25"	66.50'
C33	245.00'	184.40'	180.07'	S 04°57'02" W	43°07'22"	96.81'
C34	305.00'	204.66'	200.85'	S 01°00'14" W	38°26'50"	106.35'
C35	30.00'	40.60'	37.57'	S 18°32'46" E	77°32'50"	24.10'



CREEKEDGE SUBDIVISION NO. 3
COLUMBIA TOWNSHIP
LORAIN COUNTY

SUBDIVISION PLAT

SHEET
4 of 5

CREEKRIDGE SUBDIVISION NO. 3
COLUMBIA TOWNSHIP
LORAIN COUNTY

