

RESERVED FOR RECORDER

RECEIVED FOR RECORD  
PLAT RECORD  
VOL. 60 MARY ANN JAMISON  
PAGE 25  
BOOK: MULLAND

PIPE USED  
25" NORTH  
N.E. CORNER  
O.L. 19

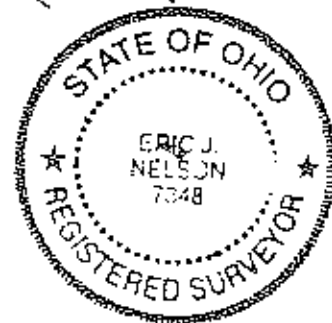
# REDFERN FARMS SUBDIVISION NUMBER 1

OF PART OF ORIGINAL COLUMBIA TOWNSHIP  
LOT NO. 19, NOW IN THE TOWNSHIP OF  
COLUMBIA, LORAIN COUNTY, OHIO.

AUGUST 7, 1997  
REV. SEPT. 24, 1997  
OCT. 31, 1997

SCALE 1" = 80'

GILES NELSON & ASSOC., INC.  
CIVIL ENGINEER & SURVEYOR  
4402 W. 215TH STREET  
FAIRVIEW PARK, OHIO 44126  
PHONE (440) 331 9110



P.P.N. 12-00-019-000-003  
JANET H. KOVACHY D.V. 220 P. 778

S 00°30'08" E 825.00  
\*SEE OVERALL SURVEY (VICINITY MAP)

APPROVED THIS 1 DAY OF DEC 1997  
APPROVED THIS 1 DAY OF DEC 1997  
APPROVED THIS 9 DAY OF DEC 1997  
APPROVED THIS DAY OF DEC 1997  
APPROVED AS TO FORM THIS DAY OF DEC 1997  
ACCEPTED THIS DAY OF DEC 1997

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED "REDFERN FARMS SUBDIVISION PHASE 1" AS SHOWN HEREON, CONTAINING 24.1133 ACRES OF LAND IN COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO. 5/8" CAPPED IRON PINS WERE SET AT ALL POINTS MARKED THUS  $\oplus$ ; 5/8" CAPPED IRON PINS IN MONUMENT BOXES WERE SET AT ALL POINTS MARKED THUS  $\boxtimes$ ; DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF; BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO DEFINE ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS IS TO CERTIFY THAT THE UNDERSIGNED STRONGSVILLE SAVINGS BANK, HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN THE REDFERNS FARMS SUBDIVISION PHASE 1, HAVING EXAMINED THE FOREGOING PLAT, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND CONSENT TO DEDICATE TO PUBLIC USE, STREETS AS SHOWN HEREON THEREBY RELEASING MORTGAGE RIGHTS ON THAT PART DEDICATED.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR PHILIP M. BERAN, A LEGAL REPRESENTATIVE OF STRONGSVILLE SAVINGS BANK, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS DAY OF NOV 13, 1997.

SITUATED IN THE TOWNSHIP OF COLUMBIA STATION, COUNTY OF LORAIN, AND STATE OF OHIO AND BEING PART OF ORIGINAL LOT NO. 19 OF SAID TOWNSHIP, CONTAINING 24.1133 ACRES OF LAND AND BEING PART OF THE SAME TRACT OF LAND CONVEYED TO BRADLEY DEVELOPMENT COMPANY AS DESCRIBED IN DEED VOLUME PAGE OF LORAIN COUNTY DEED RECORDS.

THE UNDERSIGNED, RICHARD BERAN, PRESIDENT OF BRADLEY DEVELOPMENT COMPANY, HEREBY CERTIFIES THAT THE PLAT SHOWN HEREON CORRECTLY REPRESENTS HIS "REDFERN FARMS SUBDIVISION PHASE 1", OF LOTS 1 TO 19, INCLUSIVE, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME & DEDICATE TO PUBLIC USE, AS SUCH, ALL OR PART OF THE ROADS SHOWN HEREON 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 AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF LORAIN COUNTY, OHIO, FOR THE BENEFIT OF 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.

RICHARD J. BERAN DATE 11/13/97  
WITNESS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR RICHARD J. BERAN, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS OWN FREE ACT AND DEED, IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THIS DAY OF NOV 13, 1997.

NOTARY PUBLIC DATE MY COMMISSION EXPIRES

### EXISTING EASEMENTS

MARION RESERVE POWER COMPANY - D.V.318 P.6  
THE OHIO FUEL GAS COMPANY - D.V. 497 P.97  
OHIO EDISON COMPANY - D.V.596 P.560  
RURAL LORAIN COUNTY WATER AUTHORITY - O.R.270 P.24

OWNER: BRADLEY DEVELOPMENT CO., INC.  
27201 ROYALTON ROAD  
COLUMBIA TOWNSHIP, OHIO 44028  
PH. 216-236-8666

ALL SUBLOTS LIMITED BY THE COVENANTS AND RESTRICTIONS OF THE REDFERNS FARMS HOMEOWNERS ASSOCIATION

TOTAL SITE DATA  
NO. OF LOTS = 19  
AREA IN LOTS = 21.436  
AREA IN DEDICATION = 2.673  
AREA OF SUBDIVISION = 24.1133

Curve No.	Radius	Chord	Tangent	Chord Bearing
1	100.00	187.11	127.02	N 09°22'51" E
2	100.00	187.11	127.02	S 09°22'51" W
3	370.00	187.11	117.50	N 09°22'51" E
4	430.00	187.11	136.55	N 09°22'51" E
5	30.00	89°12'52"	46.71	S 44°53'26" W
6	30.00	90°47'08"	47.54	N 45°06'34" W
7	350.00	34°02'52"	207.99	N 17°18'26" E
8	350.00	34°02'52"	207.99	S 17°18'26" W
9	30.00	93°02'08"	48.71	S 44°06'56" E
10	370.00	16°04'34"	103.82	S 10°26'25" W
11	320.00	17°14'46"	96.32	S 25°42'29" W
12	380.00	06°43'31"	44.60	N 30°58'07" E
13	380.00	08°16'18"	54.86	N 04°25'09" W
14	380.00	19°03'03"	126.35	N 18°04'50" W
15	320.00	00°32'05"	2.99	N 00°33'03" E
16	320.00	10°28'20"	58.49	N 29°05'42" E
17	320.00	23°02'27"	128.68	S 12°20'19" E
18	380.00	12°36'09"	83.58	S 28°01'48" W
19	380.00	19°20'39"	128.29	S 12°03'24" W
20	430.00	02°01'04"	15.14	S 17°28'10" W
21	430.00	16°10'38"	121.41	S 08°22'19" W
22	30.00	89°04'59"	46.64	S 44°49'30" W
23	320.00	16°48'06"	93.84	S 08°41'03" W
24	380.00	02°06'04"	13.94	S 01°20'02" W

P.P.N. 12-00-020-123-015  
ROBERT T. RANDALL  
O.R. 1426 P. 95

P.P.N. 12-00-020-119-037  
LARRY J. WODARCZYK & SUSAN VANWYE  
O.R. 1396 P. 690

P.P.N. 12-00-020-119-268  
ROBERT S. & JULIE M. PETRAS  
O.R. 1397 P. 170

P.P.N. 12-00-020-119-073  
ROBERT STOVER  
O.R. 1214 P. 520

P.P.N. 12-00-020-116-026 & 027  
SUSAN T. STARR & WILLIAM R. BERGER  
INST. #970472862

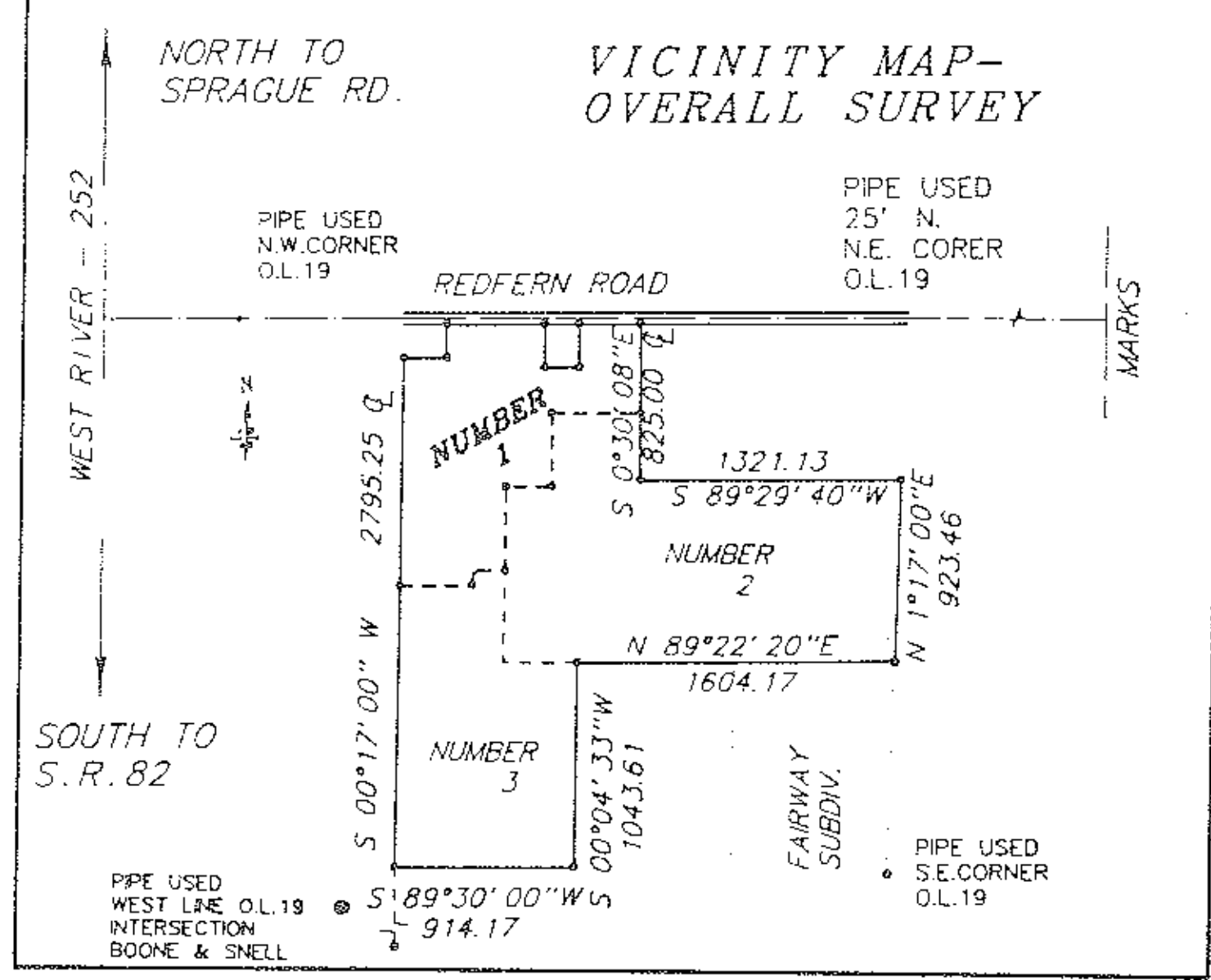
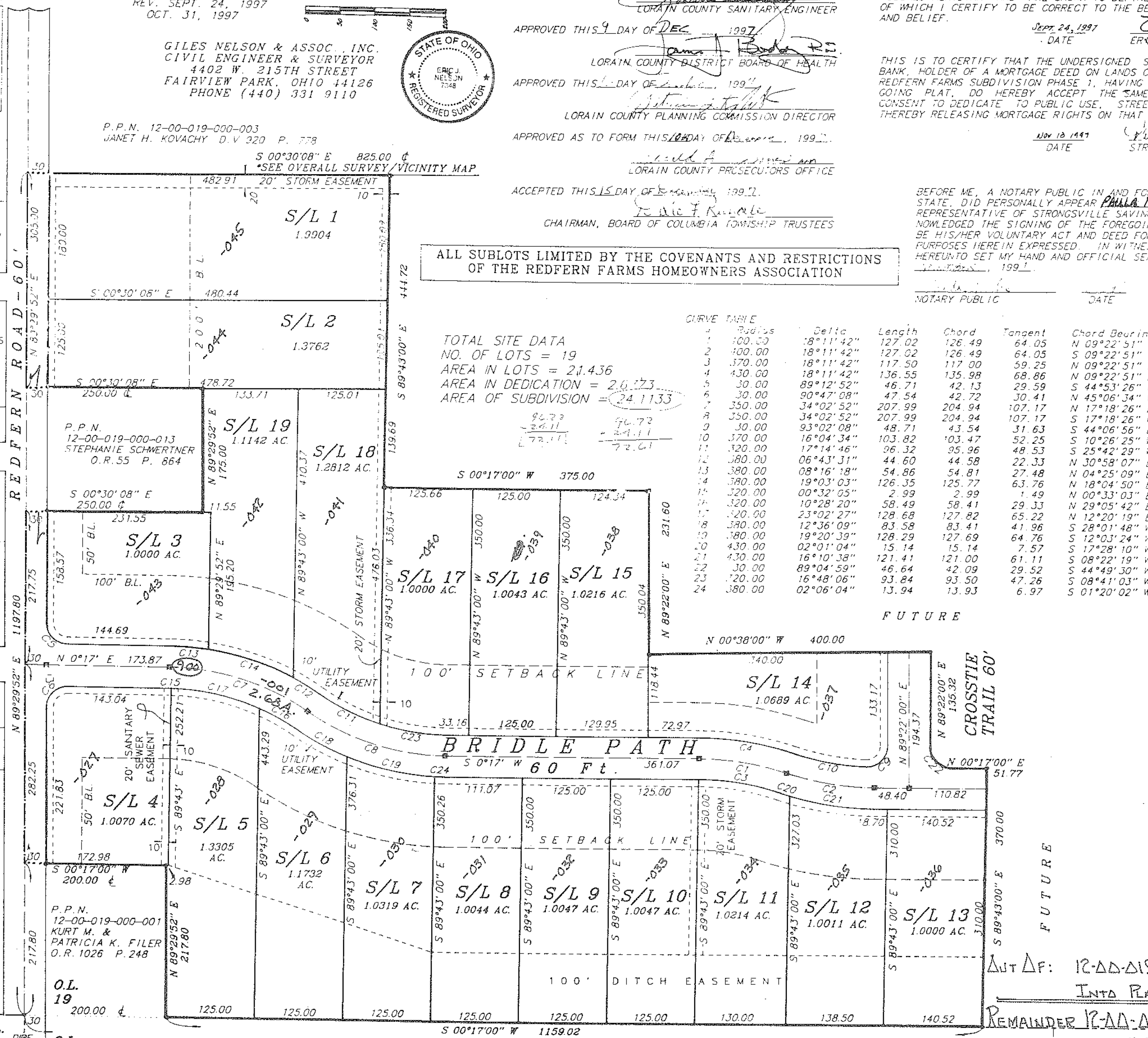
P.P.N. 12-00-020-116-023,  
024 & 025  
MATILDA MARIE CRAWFORD  
O.R. 954 P. 372

P.P.N. 12-00-020-116-028  
LILLIAN BOOZER  
O.R. 860 P. 668

P.P.N. 12-00-020-116-027  
MARY SUSAN COFFIN  
O.R. 1169 P. 436

P.P.N. 12-00-020-101-003  
RIVERSIDE GOLF ASSOC  
O.R. 302 P. 13

P.P.N. 12-00-019-000-001  
KURT M. & PATRICIA K. FILER  
O.R. 1026 P. 248



INTD PLAT 94.37 A. 96.22 PER SURVEY  
REMAINDER 12-00-019-000-046 74.19 A.  
72.11 A.

#00037

APPROVED  
LORAIN CO.  
MAP DEPT.  
DATE 12-24-97  
BY T. McNAUL  
#00037

COLUMBIA LSD BOARD OF EDUCATION  
P.P.N. 12-00-022-000-016  
D.V. 961 P. 453