

RESERVED FOR RECORDER

# REDFERN FARMS SUBDIVISION # 2

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

NOVEMBER 17, 1997 SCALE 1" = 100'  
REV. 4-3-98

*Eric J. Nelson*  
ERIC J. NELSON P.S.  
GILES WELSON & ASSOC., INC.  
4402 W. 215TH STREET  
FAIRVIEW PARK, OHIO 44126  
PHONE (440) 331 9110



APPROVED THIS 14 DAY OF APRIL, 1998.  
*James P. Lawrence*  
LORAIN COUNTY ENGINEER

APPROVED THIS 14 DAY OF APRIL, 1998.  
*James P. Lawrence*  
LORAIN COUNTY SANITARY ENGINEER

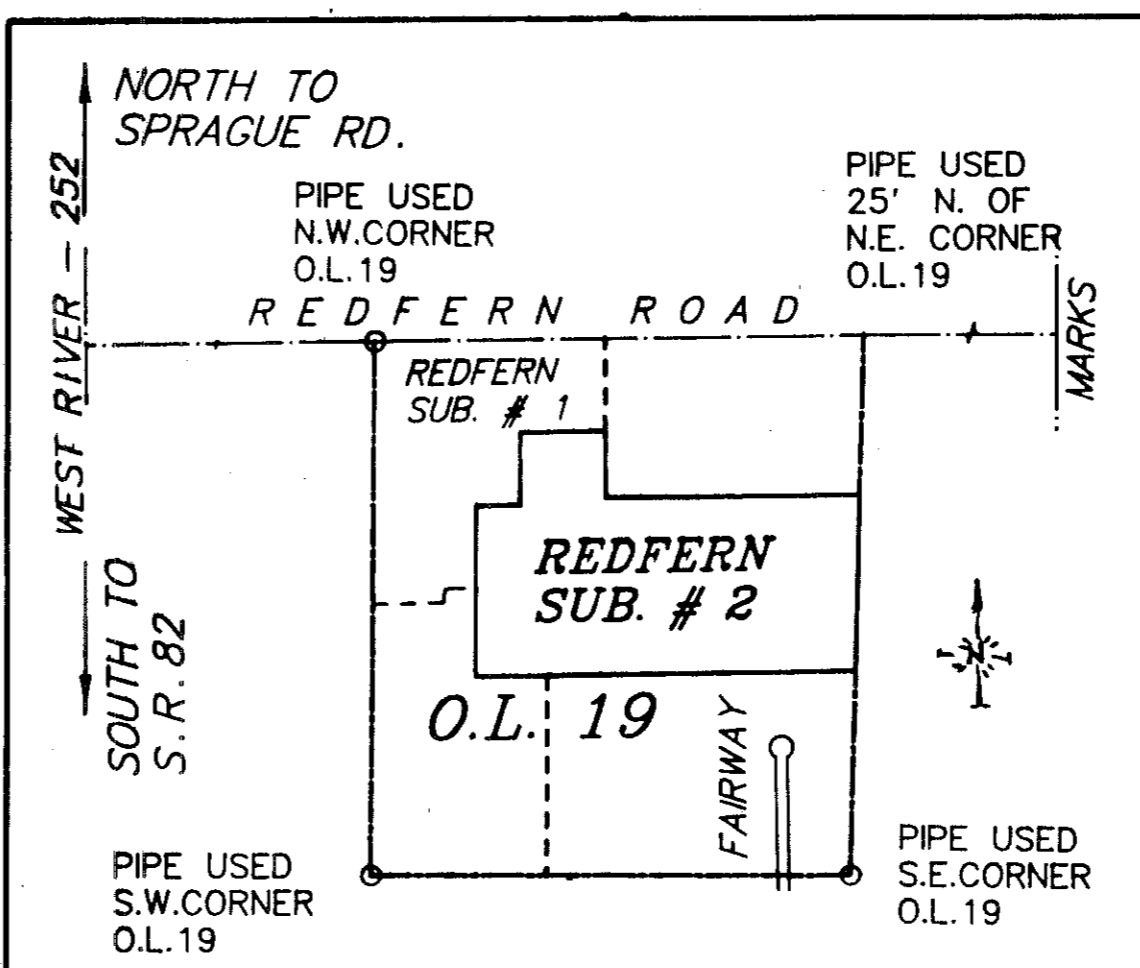
APPROVED THIS 16 DAY OF APRIL, 1998.  
*James P. Lawrence*  
LORAIN COUNTY DISTRICT BOARD OF HEALTH

APPROVED THIS 23 DAY OF April, 1998.  
*Patricia Knight*  
LORAIN COUNTY PLANNING COMMISSION DIRECTOR

APPROVED AS TO FORM THIS 20 DAY OF APRIL, 1998.  
*Gerald A. Jones*  
LORAIN COUNTY PROSECUTOR'S OFFICE

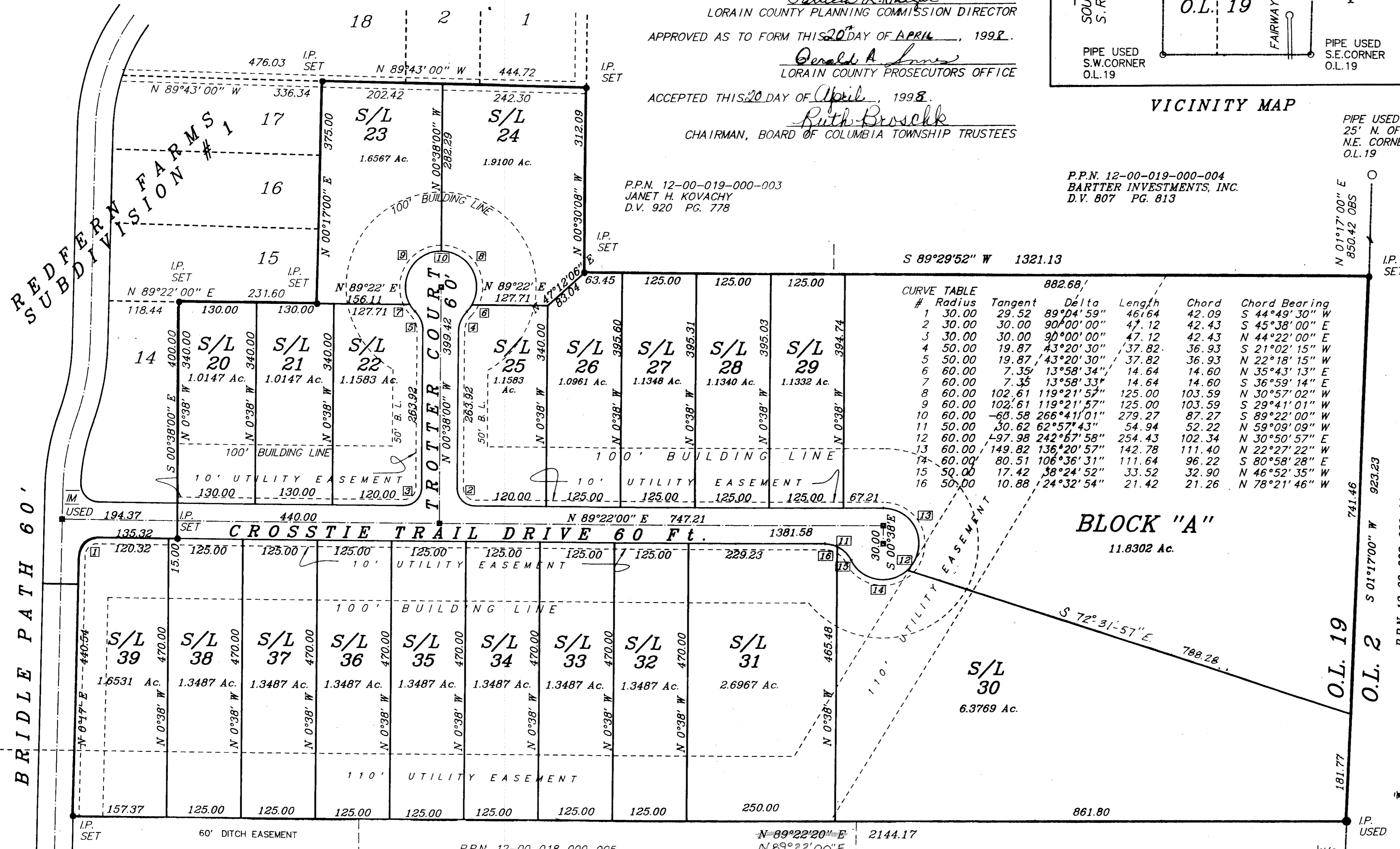
ACCEPTED THIS 20 DAY OF April, 1998.  
*Ruth Broschke*  
CHAIRMAN, BOARD OF COLUMBIA TOWNSHIP TRUSTEES

P.P.N. 12-00-019-000-003  
JANET H. KOVACHY  
D.V. 920 PG. 778



VICINITY MAP

P.P.N. 12-00-019-000-004  
BARTTER INVESTMENTS, INC.  
D.V. 807 PG. 813



S 89°29'52" W 1321.13

Curve #	Radius	Tangent	Delta	Length	Chord	Chord Bearing
1	30.00	29.52	89°04'59"	46.64	42.09	S 44°49'30" W
2	30.00	30.00	90°00'00"	47.12	42.43	S 45°38'00" E
3	30.00	30.00	90°00'00"	47.12	42.43	N 44°22'00" E
4	50.00	19.87	43°20'30"	37.82	36.93	S 21°02'15" W
5	50.00	19.87	43°20'30"	37.82	36.93	N 22°18'15" W
6	60.00	7.35	13°58'34"	14.64	14.60	S 35°43'13" E
7	60.00	7.35	13°58'33"	14.64	14.60	S 36°59'14" E
8	60.00	102.61	119°21'57"	125.00	103.59	N 30°57'02" W
9	60.00	102.61	119°21'57"	125.00	103.59	S 29°41'01" W
10	60.00	-65.58	266°41'01"	279.27	87.27	S 89°22'00" W
11	50.00	30.62	62°57'43"	54.94	52.22	N 59°09'09" W
12	60.00	-97.98	242°57'58"	254.43	102.34	N 30°50'57" E
13	60.00	149.82	136°20'57"	142.78	111.40	N 22°27'22" W
14	60.00	80.51	106°36'31"	111.64	96.22	S 80°58'28" E
15	50.00	17.42	38°24'52"	33.52	32.90	N 46°52'35" W
16	50.00	10.88	24°32'54"	21.42	21.26	N 78°21'46" W

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, AND STATE OF OHIO AND BEING PART OF ORIGINAL LOT NO. 19 OF SAID TOWNSHIP, CONTAINING 46.9447 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 NUMBER 2", OF LOTS 20-39, 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* 4/13/98  
RICHARD J. BERAN DATE WITNESS  
*Eric J. Nelson*  
ERIC J. NELSON 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 13 DAY OF APRIL, 1998.  
*Richard J. Beran* 4-13-98  
NOTARY PUBLIC DATE MY COMMISSION EXPIRES

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED "REDFERN FARMS SUBDIVISION NUMBER 2" AS SHOWN HEREON, CONTAINING 46.9447 ACRES OF LAND IN COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO. 5/8" CAPPED IRON PINS WERE SET AT ALL POINTS MARKED THIS ; 5/8" CAPPED IRON PINS IN MONUMENT BOXES WERE SET AT ALL POINTS MARKED THIS ; 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.  
4/13/98  
DATE ERIC J. NELSON, #7343

THIS IS TO CERTIFY THAT THE UNDERSIGNED, STRONGSVILLE SAVINGS BANK, HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN THE REDFERN FARMS SUBDIVISION NUMBER 2, 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.  
4-20-98  
DATE STRONGSVILLE SAVINGS BANK

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR *Paula M. Dewey*, 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 HERETO SET MY HAND AND OFFICIAL SEAL THIS 20 DAY OF APRIL, 1998.  
*Paula M. Dewey* 4-20-98  
NOTARY PUBLIC DATE

NOTARY PUBLIC STATE OF OHIO  
MY COMMISSION EXPIRES 04/20/00

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.022  
OHIO REV. CODE  
MAY 13 1998  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

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

RECEIVED FOR RECORD  
at 1:30 clock P.M. in 212 RECORD  
VOL. 41 MARY ANN JAMISON  
PAGE 3 LORAIN COUNTY RECORDER  
MAY 13 1998  
Box: MIDLAND TITLE (C.S.S.)

TOTAL SITE DATA

NO. OF SUBLOTS =	20
AREA IN SUBLOTS	32.5785 Ac.
AREA IN BLOCK "A"	11.8302 Ac.
AREA IN DEDICATION	2.536 Ac.
AREA OF SUBDIVISION	46.9447 Ac.

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

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