

RESERVED FOR RECORDER

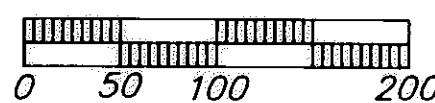
RESERVED FOR AUDITOR

RIVER GLEN SUBDIVISION

OF PART OF ORIGINAL COLUMBIA TOWNSHIP LOT NO. 38, NOW IN THE TOWNSHIP OF COLUMBIA, LORAIN COUNTY, OHIO.

JUNE 10, 1998
REV. 10-20-98

SCALE 1" = 100'

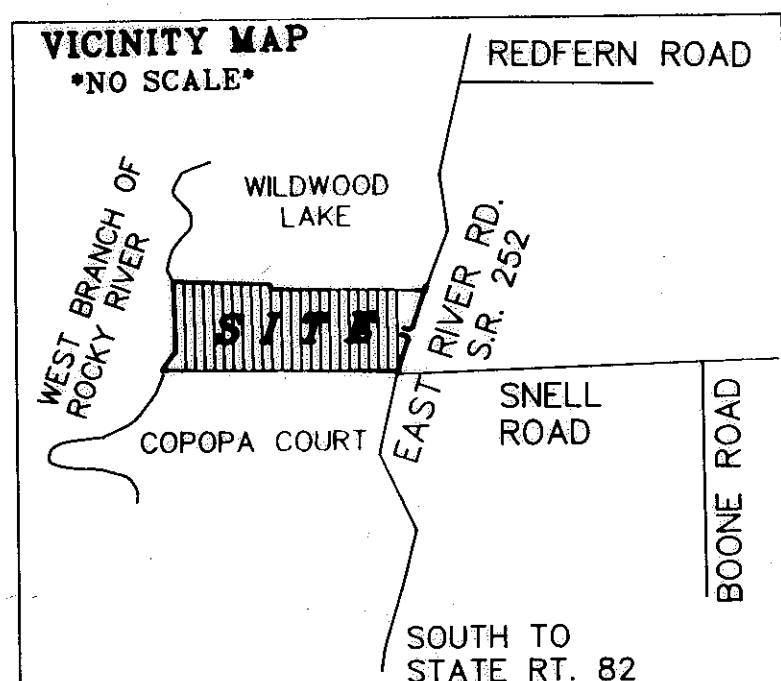


SURVEYORS CERTIFICATION :

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER; I HAVE SURVEYED AND PLATTED "RIVERGLEN SUBDIVISION" AS SHOWN HEREON, CONTAINING 32.0727 AC. OF LAND IN COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO. 5/8" CAPPED IRON PINS WERE SET AT ALL POINTS MARKED THUS *; 5/8" CAPPED IRON PINS IN MONUMENT BOXES WERE SET AT ALL POINTS MARKED THUS □. 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.



ERIC J. NELSON P.S.
GILES NELSON & ASSOC., INC.
4402 WEST 215th STREET
FAIRVIEW PARK, OHIO 44126
PHONE (440) 331 9110



OWNER :
BRADLEY DEVELOPMENT CO., INC.
27201 ROYALTON ROAD
COLUMBIA TOWNSHIP, OHIO 44028
PHONE 440-236-8666

TOTAL SITE DATA

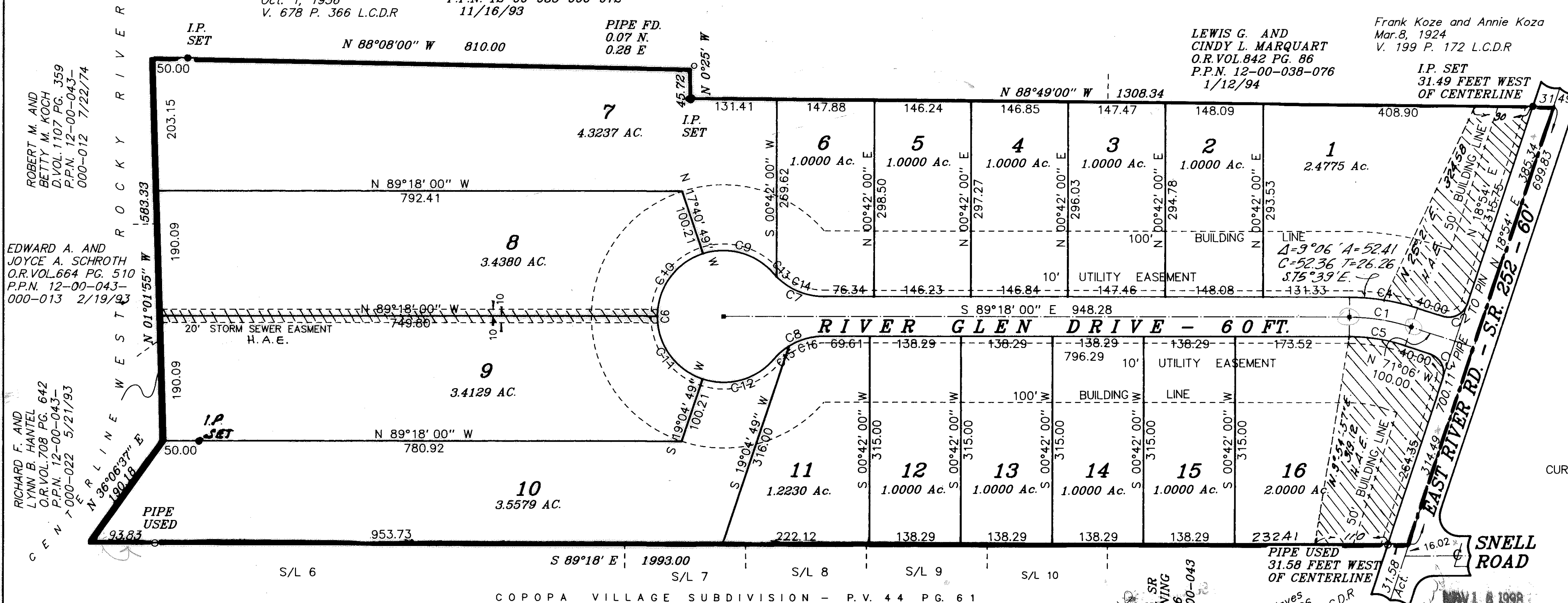
NO. OF SUBLOTS = 16
AREA IN SUBLOTS 29.443 Ac.
AREA IN DEDICATION 2.1476 Ac.
AREA IN EAST RIVER 0.4821 Ac.
AREA OF SUBDIVISION 32.0727 Ac.

BARTTER INVESTMENTS - PARCEL NO. 5
O.R.VOL. 807 PG. 801
P.P.N. 12-00-038-000-072
11/16/93

Clarice H. Bartter
Oct. 1, 1956
V. 678 P. 366 L.C.D.R.

LEWIS G. AND CINDY L. MARQUART
O.R.VOL. 842 PG. 86
P.P.N. 12-00-038-076
1/12/94

Frank Koze and Annie Koza
Mar. 8, 1924
V. 199 P. 172 L.C.D.R.



CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	300.00	18° 12' 00"	95.29	94.89	48.05	N 80° 12' 00" W
2	30.00	90° 00' 00"	47.12	42.43	30.00	N 63° 54' 00" E
3	30.00	90° 00' 00"	47.12	42.43	30.00	N 26° 06' 00" W
4	330.00	18° 12' 00"	104.82	104.38	52.86	N 80° 12' 00" W
5	270.00	18° 12' 00"	85.77	85.41	43.25	N 80° 12' 00" W
6	100.00	278° 55' 00"	486.80	130.00		S 00° 42' 00" W
7	100.00	49° 27' 30"	86.32	83.67	46.06	S 64° 34' 15" E
8	100.00	49° 27' 30"	86.32	83.67	46.06	S 65° 58' 15" W
9	100.00	67° 50' 19"	118.40	111.61	67.25	N 73° 45' 39" W
10	100.00	71° 37' 11"	125.00	117.02	72.15	S 36° 30' 36" W
11	100.00	71° 37' 11"	125.00	117.02	72.15	S 35° 06' 36" E
12	100.00	67° 50' 19"	118.40	111.61	67.25	N 75° 09' 39" E
13	100.00	03° 46' 54"	6.60	6.60	3.30	S 41° 43' 56" E
14	100.00	45° 40' 37"	79.72	77.63	42.12	S 66° 27' 42" E
15	100.00	17° 32' 35"	30.62	30.50	15.43	S 50° 00' 47" W
16	100.00	31° 54' 55"	55.70	54.99	28.59	S 74° 44' 32" W

APPROVALS :

APPROVED THIS 26 DAY OF OCTOBER, 1998.
Ronald P. Lanning
LORAIN COUNTY ENGINEER

APPROVED THIS 26 DAY OF OCTOBER, 1998.
Ronald P. Lanning
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 2 DAY OF NOVEMBER, 1998.
James J. Braddy, Jr.
LORAIN COUNTY DISTRICT BOARD OF HEALTH

APPROVED THIS 4 DAY OF NOVEMBER, 1998.
Ronald P. Lanning
LORAIN COUNTY PLANNING COMMISSION DIRECTOR

APPROVED AS TO FORM THIS 2 DAY OF NOVEMBER, 1998.
Cerald A. Janner
LORAIN COUNTY PROSECUTOR'S OFFICE

ACCEPTED THIS 2 DAY OF NOVEMBER, 1998.
Ruth M. Buschke
CHAIRMAN, BOARD OF COLUMBIA TOWNSHIP TRUSTEES

OWNERS CERTIFICATION :

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, AND STATE OF OHIO AND BEING PART OF ORIGINAL LOT NO. 38 OF SAID TOWNSHIP, CONTAINING 32.0727 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 "RIVER GLEN SUBDIVISION", OF LOTS 1-16, 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 10/23/98 Frank Beran
RICHARD J. BERAN DATE WITNESS
Jillianne League
WITNESS

NOTARY :

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 23 DAY OF OCTOBER, 1998.

Anda D. Spis 10/23/98 3/21/01
NOTARY PUBLIC DATE MY COMMISSION EXPIRES

BANK :

THIS IS TO CERTIFY THAT THE UNDERSIGNED STRONGSVILLE SAVINGS BANK, HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN THE RIVER GLEN SUBDIVISION, 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.

James A. Dewey, VP Secy 10/23/98
STRONGSVILLE SAVINGS BANK DATE

NOTARY :

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR *PAULA A. 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 23 DAY OF OCTOBER, 1998.

Rose Ann M. Stone 10-23-98
NOTARY PUBLIC DATE MY COMMISSION EXPIRES

ALL SUBLOTS LIMITED BY THE COVENANTS AND RESTRICTIONS OF THE RIVER GLEN HOMEOWNERS ASSOCIATION

H.A.E. DENOTES HOMEOWNERS ASSOCIATION EASEMENT
11-3-98

TRANSFERRED IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE

NOV 18 1998

MARK R. STEWART LORAIN COUNTY AUDITOR

RUSSEL J. LANNING, SR. AND CLARA M. LANNING O.R.VOL. 1471 PG. 586 P.P.N. 12-00-038-000-043 5/31/96

George Hayes Feb. 27, 1906 V. 101 P. 102 L.C.D.R.

NOV 18 1998 RECEIVED FOR RECORD at 1:31 o'clock P.M. in PLAT RECORD VOL. 62 MARY ANN JAMISON PAGE 7 Lorain County Recorder

THERE ARE NO KNOWN EXISTING EASEMENTS OTHER THAN THE ONES CREATED ON THIS PLAT.

43RD MR

Box: MIDLAND TITLE (SALLY)