

# SUBDIVISION PLAT FOR ROLLING BROOK SUBDIVISION

OF PART OF ORIGINAL COLUMBIA TOWNSHIP LOT NO. 70

COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO

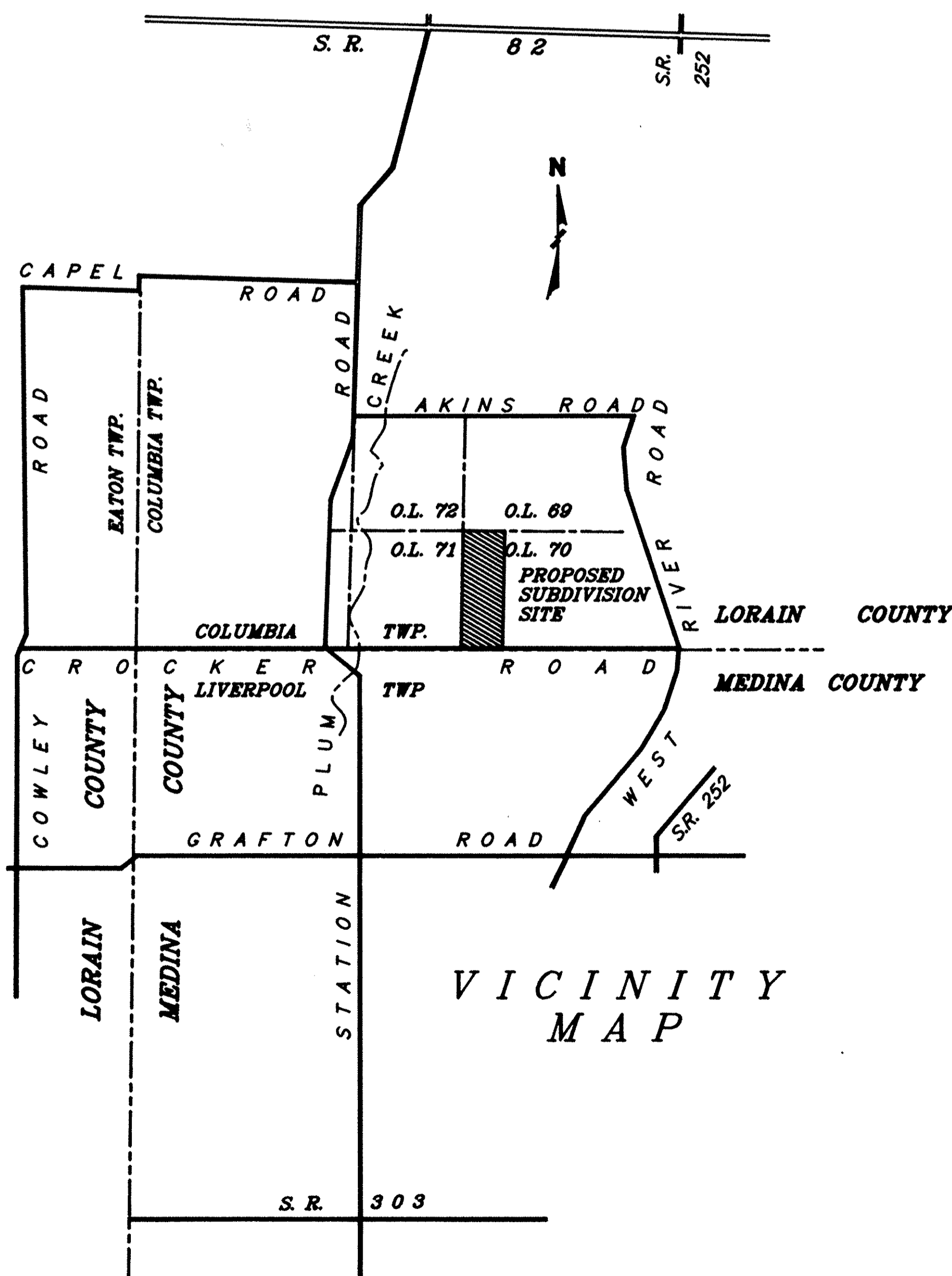
MARCH 28, 2002

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER; I HAVE SURVEYED AND PLATTED "ROLLING BROOK" SUBDIVISION AS SHOWN HEREON, CONTAINING 50.06 ACRES OF LAND IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN AND STATE OF 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 SHOWN HEREON 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*  
ERIC J. NELSON P.S.  
GILES NELSON & ASSOC. INC.  
CIVIL ENGINEERING & SURVEYING  
27201 S. R. 82 - SUITE #2  
COLUMBIA TWP., OHIO 44028  
PH 440 236 6267 F 236 6270



ROLLING BROOK SUBDIVISION IS GOVERNED BY  
ROLLINGBROOK HOMEOWNERS ASSOCIATION



TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE  
OCT - 3 2002  
MARK R. STEWART  
LORAIN COUNTY AUDITOR  
AUDITOR ---

OCT 03 2002  
RECEIVED FOR RECORD  
at 10:48 A.M. in Plat Record  
VOL. 13 MARY ANN JAMISON  
PAGES 35, 36  
Box - Midland (Sally)  
RECORDER ---

### OWNER CERTIFICATION ---

SITUATED IN THE COLUMBIA TOWNSHIP, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF ORIGINAL COLUMBIA TWP. LOT NO. 70, CONTAINING 50.06 ACRES OF LAND AND BEING PART OF THE SAME TRACT OF LAND CONVEYED TO ROLLING BROOK-COLUMBIA, LLC, AS DESCRIBED IN INSTRUMENT NO. OF LORAIN COUNTY DEED RECORDS.

THE UNDERSIGNED, RICHARD BERAN, MEMBER OF ROLLING BROOK - COLUMBIA, LLC, HEREBY CERTIFIES THAT THE PLAT SHOWN HEREON CORRECTLY REPRESENTS HIS "ROLLING BROOK", A SUBDIVISION OF LOTS 1 THRU 20, INCLUSIVE, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND 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 OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS. FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

*Richard Beran* 8/26/02  
RICHARD BERAN/MEMBER DATE

*D. Dan* *Judie Hunsberger*  
WITNESS WITNESS

COUNTY OF LORAIN S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE OF OHIO STATE, DID PERSONALLY APPEAR RICHARD BERAN, MEMBER OF ROLLING BROOK - COLUMBIA, L.L.C., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 26<sup>th</sup> DAY OF August, 2002.

*Chanda G. Gie* 8/26/02  
NOTARY PUBLIC commission expires 4/23/06 DATE

### BANK CERTIFICATION ---

THIS IS TO CERTIFY THAT THE UNDERSIGNED 5/3RD BANK, HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN THE "ROLLING BROOK" SUBDIVISION HAVING EXAMINED THE FOREGOING PLAT, DOES HEREBY ACCEPT THE SAME AS CORRECT AND CONSENT TO DEDICATE TO PUBLIC USE, STREETS AS SHOWN HEREON, THEREBY RELEASING MORTGAGE RIGHTS ON THAT PART DEDICATED.

8/30/02 *T. Jay C. A.*  
DATE 5/3RD BANK

COUNTY OF LORAIN S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE OF OHIO AND STATE, DID PERSONALLY APPEAR, *T. Jay C. A.* LEGAL REPRESENTATIVE OF 5/3 BANK, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSED IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 30<sup>th</sup> DAY OF August, 2002.

*Aimee Spencer* 8/30/02  
NOTARY PUBLIC DATE

ANE J. RUSSELL  
Notary Public, State of Ohio, Civ. City.  
My Commission Expires Jan. 1, 2006

### APPROVALS ---

APPROVED THIS 20<sup>th</sup> DAY OF SEPTEMBER, 2002.

APPROVED THIS 20<sup>th</sup> DAY OF SEPTEMBER, 2002.

APPROVED THIS 16<sup>th</sup> DAY OF SEPTEMBER, 2002.

APPROVED THIS 20<sup>th</sup> DAY OF September, 2002.

APPROVED AS TO FORM THIS 30<sup>th</sup> DAY OF August, 2002.

APPROVED THIS 30<sup>th</sup> DAY OF Aug., 2002.

*Richard C. Gandy*  
LORAIN COUNTY ENGINEER  
*Richard C. Gandy*  
LORAIN COUNTY SANITARY ENGINEER  
*James F. Bodey, Jr.*  
LORAIN COUNTY DISTRICT BOARD OF HEALTH  
*Ronald F. Twinn*  
LORAIN COUNTY PLANNING COMMISSION DIRECTOR  
*Charles A. Amos*  
LORAIN COUNTY PROSECUTOR'S OFFICE  
*Dale F. Russell*  
CHAIRMAN, BOARD OF COLUMBIA TOWNSHIP TRUSTEES

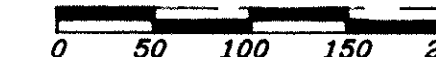
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# ROLLING BROOK SUBDIVISION

OF PART OF ORIGINAL COLUMBIA TOWNSHIP LOT NO. 70

COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO

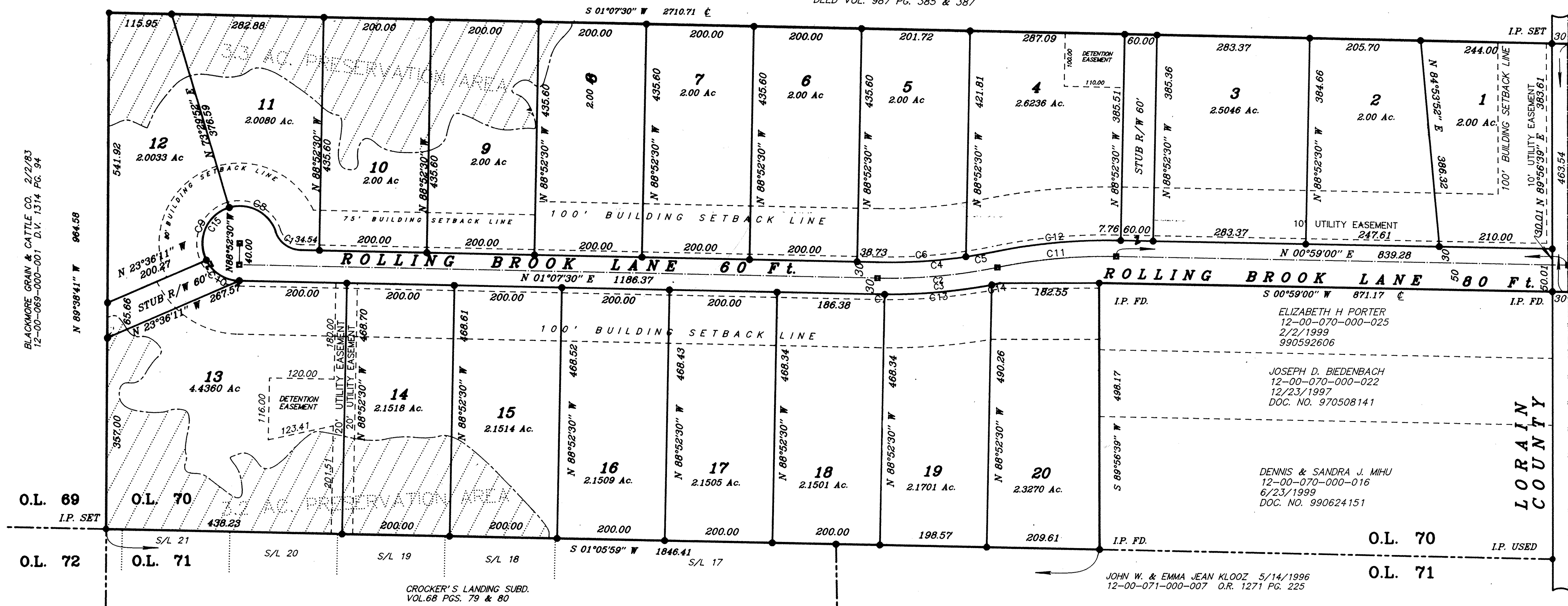
MARCH 28, 2002



SCALE 1" = 100'

RONALD L. & GAILEY RUBESNE  
12-00-070-000-002  
6/19/1969  
DEED VOL. 987 PG. 385 & 387

I.P. USED



### OWNER ---

ROLLING BROOK-COLUMBIA, L.L.C.  
27201 ROYALTON ROAD - SUITE 1  
COLUMBIA STATION, OHIO 44028

### CURVE TABLE

#	Radius	Delta	Length	Chord	Chord Bearing
1	50.00	70°31'35"	61.55	57.73	S 36°25'07" W
2	1000.00	12°50'51"	224.23	223.76	S 05°17'56" E
3	1030.00	12°50'51"	230.96	230.48	S 05°17'56" E
4	970.00	12°50'51"	217.51	217.05	S 05°17'56" E
5	970.00	03°10'28"	53.74	53.73	S 10°08'08" E
6	970.00	09°40'24"	163.77	163.57	S 03°42'42" E
7	1030.00	00°45'27"	13.62	13.62	S 00°44'46" W
8	70.00	88°08'09"	107.68	97.37	N 27°33'57" E
9	70.00	100°02'05"	122.22	107.27	N 66°31'10" W
10	70.00	62°20'29"	76.16	72.46	S 32°17'32" W
11	1000.00	12°42'51"	221.91	221.45	N 05°22'00" W
12	1030.00	12°42'50"	228.56	228.09	N 05°22'00" W
13	1030.00	11°07'52"	200.10	199.79	S 05°11'53" E
14	1030.00	00°57'32"	17.24	17.24	S 11°14'35" E
15	70.00	250°30'44"	306.06	114.32	N 53°37'20" W

### SITE DATA ---

NO. OF SUBLOTS..... 20  
AREA IN SUBLOTS..... 44.8274 AC.  
AREA IN DEDICATION..... 5.2522 AC.  
AREA IN SUBDIVISION..... 50.0796 AC.

SETBACKS OF SUBLOTS 9, 10, 11 & 12 ADJUSTED AS PER COLUMBIA ZONING BOARD OF APPEALS VARIANCE 02-08"  
THE SETBACK LINE IS TO BE THE FRONT BUILDING LINE. INCREASED SETBACK FOR THESE LOTS BY THE  
DIRECTION OF LORAIN COUNTY BOARD OF HEALTH ONLY, BASED ONLY ON THE LOCATION OF SEPTIC SYSTEMS.

AREAS ETCHED IN ARE DEDICATED PRESERVATION AREAS WHICH ARE NOT TO BE DESTURBED  
PER WETLAND PRESERVE AND ROLLING BROOK COVENANTS AND RESTRICTIONS.

IRON PINS ARE SET AT ALL POINTS MARKED THUS   
IRON MONUMENTS ARE SET AT ALL POINTS MARKED THUS