

ROLLING BROOK SUBDIVISION

OF PART OF ORIGINAL COLUMBIA TOWNSHIP LOT NO. 70

COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO

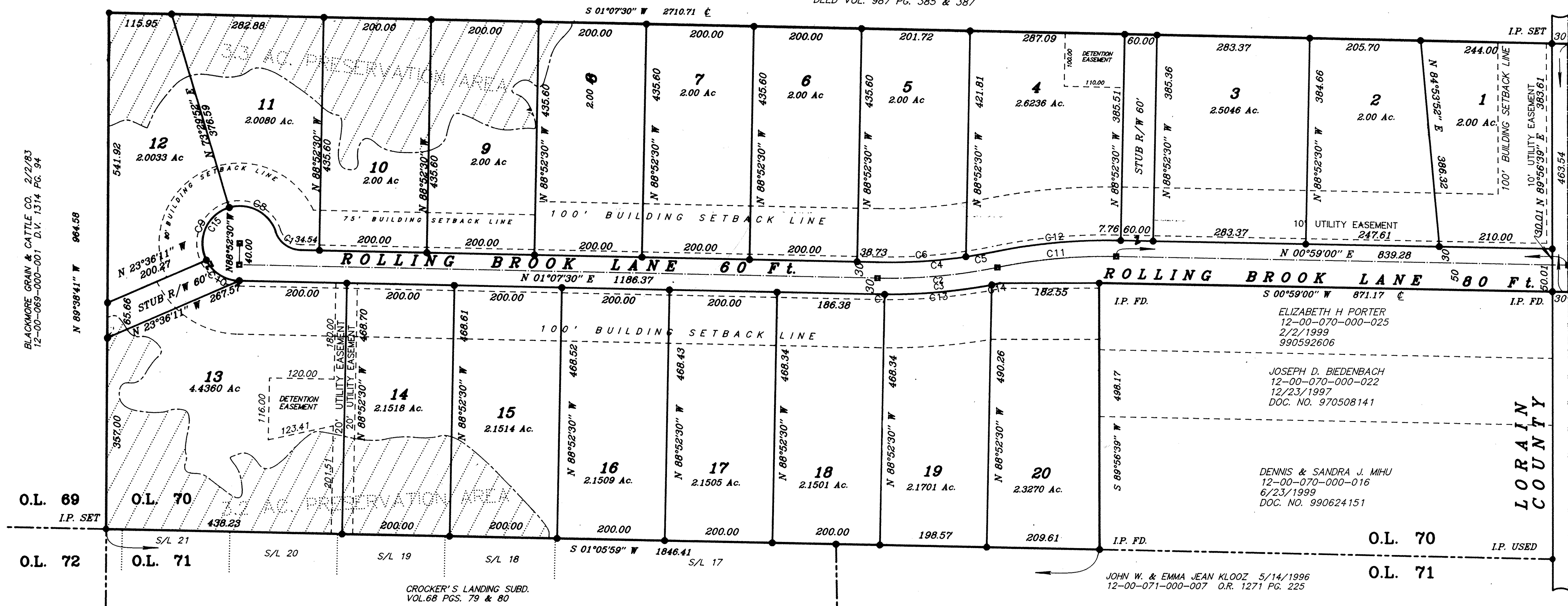
MARCH 28, 2002



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