

HIDDEN OAKS SUBDIVISION FINAL PLAT

PLANS PREPARED BY:

PLANS PREPARED FOR:

HAYWOOD
Civil Engineering & Land Surveying
"Committed to Service and Quality"

630 Cleveland Street Office: (440) 365-9831
Elyria, Ohio 44035 Fax: (440) 365-3426
www.haywoodcivilengineering.com

HIDDEN OAKS COLUMBIA LLC
27201 ROYALTON ROAD
COLUMBIA STATION, OHIO 44028

SINGLE FAMILY R-3 RESIDENTIAL SUBDIVISION
LOTS 1 - 14 & BLOCK A
COLUMBIA TOWNSHIP LORAIN COUNTY STATE OF OHIO
PART OF ORIGINAL COLUMBIA TOWNSHIP LOT 90

APPROVAL SIGNATURES

APPROVED THIS 6TH DAY OF NOVEMBER, 2003.

Kenneth P. Carney
KENNETH P. CARNEY, PE., PS.
LORAIN COUNTY ENGINEER

APPROVED THIS 6TH DAY OF NOVEMBER, 2003.

Kenneth P. Carney
KENNETH P. CARNEY, PE., PS.
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 25TH DAY OF NOVEMBER, 2003.

James J. Boddy
JAMES J. BODDY
LORAIN COUNTY DISTRICT BOARD OF HEALTH

APPROVED THIS 7 DAY OF 2004/Nov, 2003.

Kenneth W. Roth
KENNETH W. ROTH
CHAIRMAN, BOARD OF COLUMBIA TOWNSHIP TRUSTEES

APPROVED AS TO FORM
THIS 8 DAY OF Jan, 2004.

Gerald A. Innes
GERALD INNES
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 9TH DAY OF JANUARY, 2004.

Ronald F. Twining
RONALD TWINING
DIRECTOR, LORAIN COUNTY PLANNING COMMISSION

OWNER'S CERTIFICATE

SITUATED IN COLUMBIA TOWNSHIP, COUNTY OF LORAIN, STATE OF OHIO AND BEING A PART OF ORIGINAL COLUMBIA TOWNSHIP LOT 90 AND CONTAINING 43.0444 ACRES.

THE UNDERSIGNED, HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS HIDDEN OAKS, A SUBDIVISION OF SUBLOTS 1 TO 14, INCLUSIVE, AND BLOCK A, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS OF COLUMBIA TOWNSHIP, OHIO, FOR THE BENEFIT OF HIMSELF 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 UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 2ND DAY OF NOV., 2003

SIGNED *Robert J. Ben*

NOTARIAL SEAL

STATE OF OHIO
S.S.

LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 2ND DAY OF Nov., 2003

BY: *Glenn A. Die*, NOTARY PUBLIC
MY COMMISSION EXPIRES 4/23/06

MORTGAGEE'S CERTIFICATE

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

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 5 DAY OF Nov, 2003.

SIGNED *Mark R. Stewart*

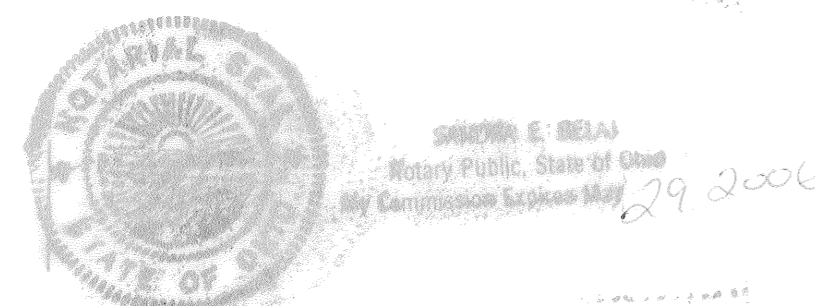
NOTARIAL SEAL

STATE OF OHIO
S.S.

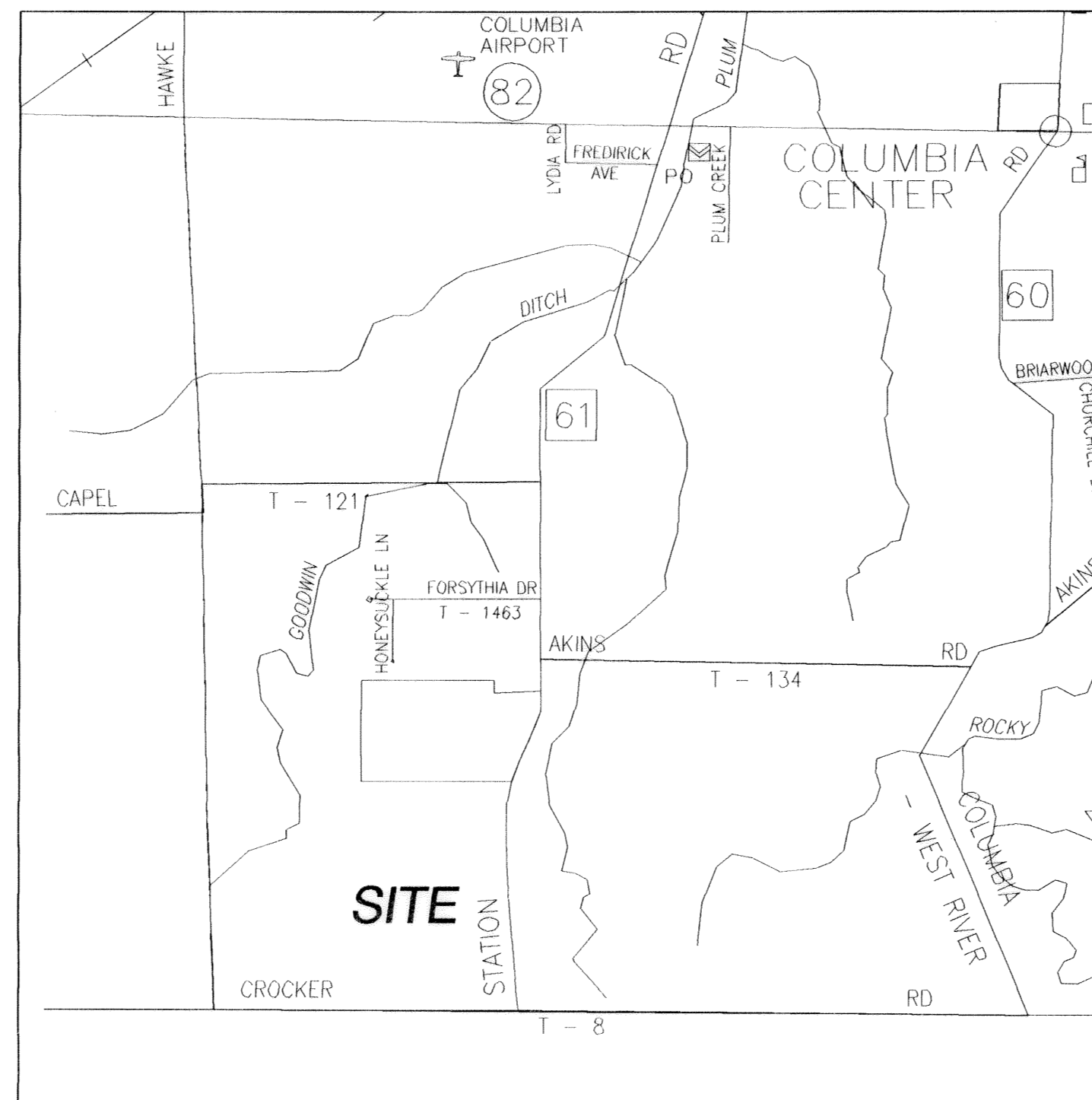
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 5 DAY OF Nov, 2003.

BY: *Sharon E. Belaj*, NOTARY PUBLIC
MY COMMISSION EXPIRES

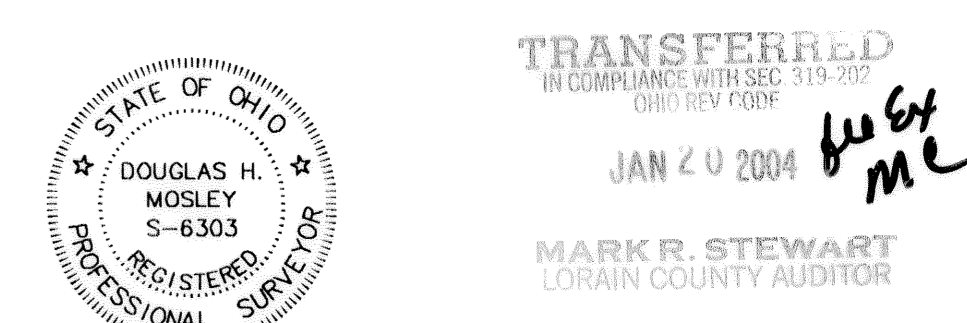


AREA MAP NO SCALE



SURVEYOR'S CERTIFICATE

I HAVE SURVEYED AND PLATTED HIDDEN OAKS SUBDIVISION AS SHOWN HEREON AND CONTAINING 43.0444 ACRES OF LAND IN PART OF ORIGINAL COLUMBIA TOWNSHIP LOT 90, COUNTY OF LORAIN, STATE OF OHIO. DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED. THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THAT TRACT WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.



Doug Mosley

8/20/03

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-207
OHIO REV. CODE
JAN 20 2004
MARK R. STEWART
LORAIN COUNTY AUDITOR

RECORD STATEMENTS

TRANSFERRED THIS ___ DAY OF ___, 20__.

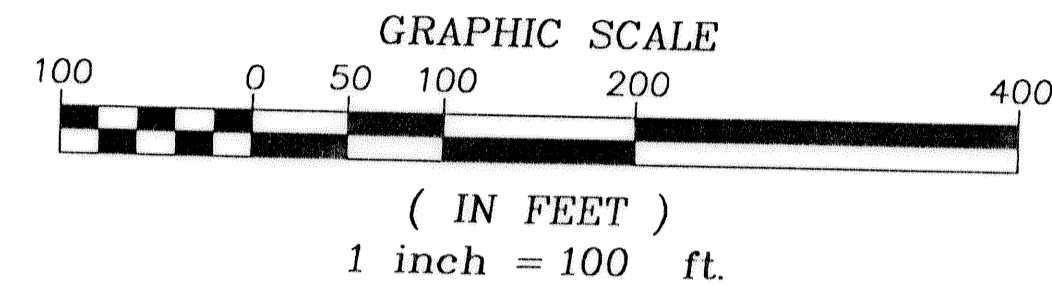
MARK STEWART
LORAIN COUNTY AUDITOR

FILED FOR RECORD THIS ___ DAY OF ___, 20__ AT ___, M.

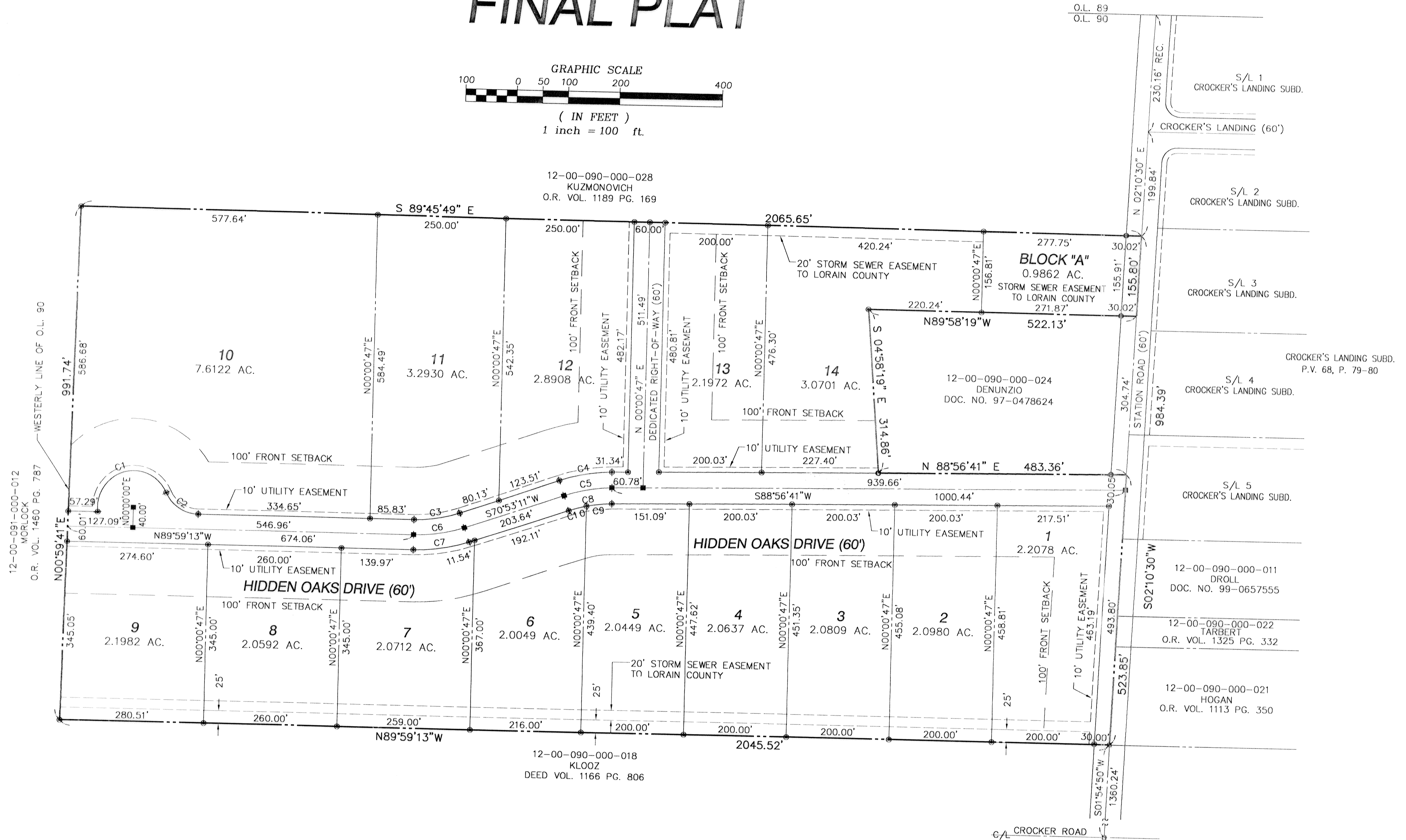
RECORDED THIS ___ DAY OF ___, 20__ IN PLAT BOOK ___, PAGE NO. ___

JUDY M. NEDWICK
LORAIN COUNTY RECORDER

HIDDEN OAKS SUBDIVISION FINAL PLAT



12-00-090-000-028
KUZMONOVICH
O.R. VOL. 1189 PG. 169



- LEGEND
- IRON PIN FOUND
 - IRON PIN SET
 - MONUMENT BOX FOUND
 - MONUMENT BOX SET

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	198.94	70.00	162°50'11"	463.85	138.43	S73°13'05"W
C2	78.95	70.00	64°37'23"	44.27	74.83	S57°40'32"E
C3	90.13	270.00	19°07'36"	45.49	89.71	N80°26'59"E
C4	104.01	330.00	18°03'30"	52.44	103.58	S79°54'56"W
C5	94.55	300.00	18°03'30"	47.67	94.16	S79°54'56"W
C6	100.15	300.00	19°07'36"	50.54	99.68	N80°26'59"E
C7	110.16	330.00	19°07'36"	55.60	109.65	N80°26'59"E
C8	85.10	270.00	18°03'30"	42.90	84.75	S79°54'56"W
C9	49.30	270.00	10°27'42"	24.72	49.23	S83°42'50"W
C10	35.80	270.00	7°35'48"	17.93	35.77	S74°41'05"W

ACREAGE SUMMARY	
LOTS	37.8921 AC.
BLOCK "A"	0.9862 AC.
STREETS	4.1661 AC.
TOTAL	43.0444 AC.

EASEMENTS AFFECTING PLATTED PARCEL (12-00-090-000-023, O.R. VOL. 128 PG. 622)
RIGHT-OF-WAY FROM G.W. FISHER, ET AL TO POSTAL TELEGRAPH-CABLE COMPANY, FILED NOVEMBER 10, 1931, AS RECORDED IN MISC. VOLUME 13, PAGE 183, OF LORAIN COUNTY RECORDS.

EASEMENT FROM CLARA L. CROCKER, ET AL TO THE MARION-RESERVE POWER COMPANY FILED SEPTEMBER 11, 1941, AS RECORDED IN DEED VOLUME 318, PAGE 32 OF LORAIN COUNTY RECORDS.

RIGHT-OF-WAY FROM A.D. CROCKER AND CLARA L. CROCKER TO THE OHIO FUEL GAS COMPANY, FILED FEBRUARY 29, 1956, AS RECORDED IN DEED VOLUME 656, PAGE 331, OF LORAIN COUNTY RECORDS.