

EAGLE POINTE SUBDIVISION

MADE AT THE INSTANCE OF

EAGLE POINTE LLC

ORIGINAL COLUMBIA TOWNSHIP LOT NO. 24 & 37

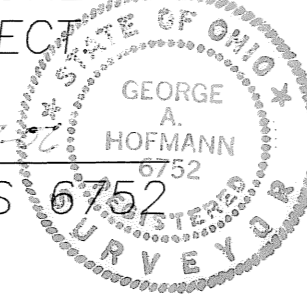
COUNTY OF LORAIN, OHIO

ORDER NO. 05-027 F.B. 796, PG. 153 JAN. 22, 2006 REV: 2-28-2006

Rev: 7-25-06

THIS IS TO STATE THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "EAGLE POINTE SUBDIVISION" AS SHOWN HEREON AND CONTAINING 47.0126 ACRES OF LAND TO CENTERLINE IN ORIGINAL LOT N°24 & 37 OF COLUMBIA TOWNSHIP, LORAIN COUNTY OHIO. AT ALL POINTS THUSLY INDICATED IRON PIN MONUMENTS WERE FOUND, AND AT ALL POINTS THUSLY INDICATED IRON MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DISCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK 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. ALL OF WHICH I STATE TO BE CORRECT.

BY:
 GEORGE A. HOFMANN, PS



HOFMANN-METZKER, INC.
REGISTERED PROFESSIONAL SURVEYORS
24 BEECH STREET
BEREA, OHIO 44017
440-234-7350
440-234-7351 (FAX)

APPROVAL:

APPROVED THIS 6th DAY OF JUNE 2006

LORAIN COUNTY ENGINEER

APPROVED THIS 27th DAY OF July 2006

DIRECTOR LORAIN COUNTY PLANNING COMM.

APPROVED THIS 17th DAY OF JULY 2006

BOARD OF COLUMBIA TOWNSHIP TRUSTEES, CHAIRMAN

APPROVED THIS 14th DAY OF JULY 2006

LORAIN COUNTY DISTRICT BOARD OF HEALTH

APPROVED THIS 13th DAY OF July 2006

LORAIN COUNTY PROSECUTORS OFFICE

EAGLE POINTE LLC

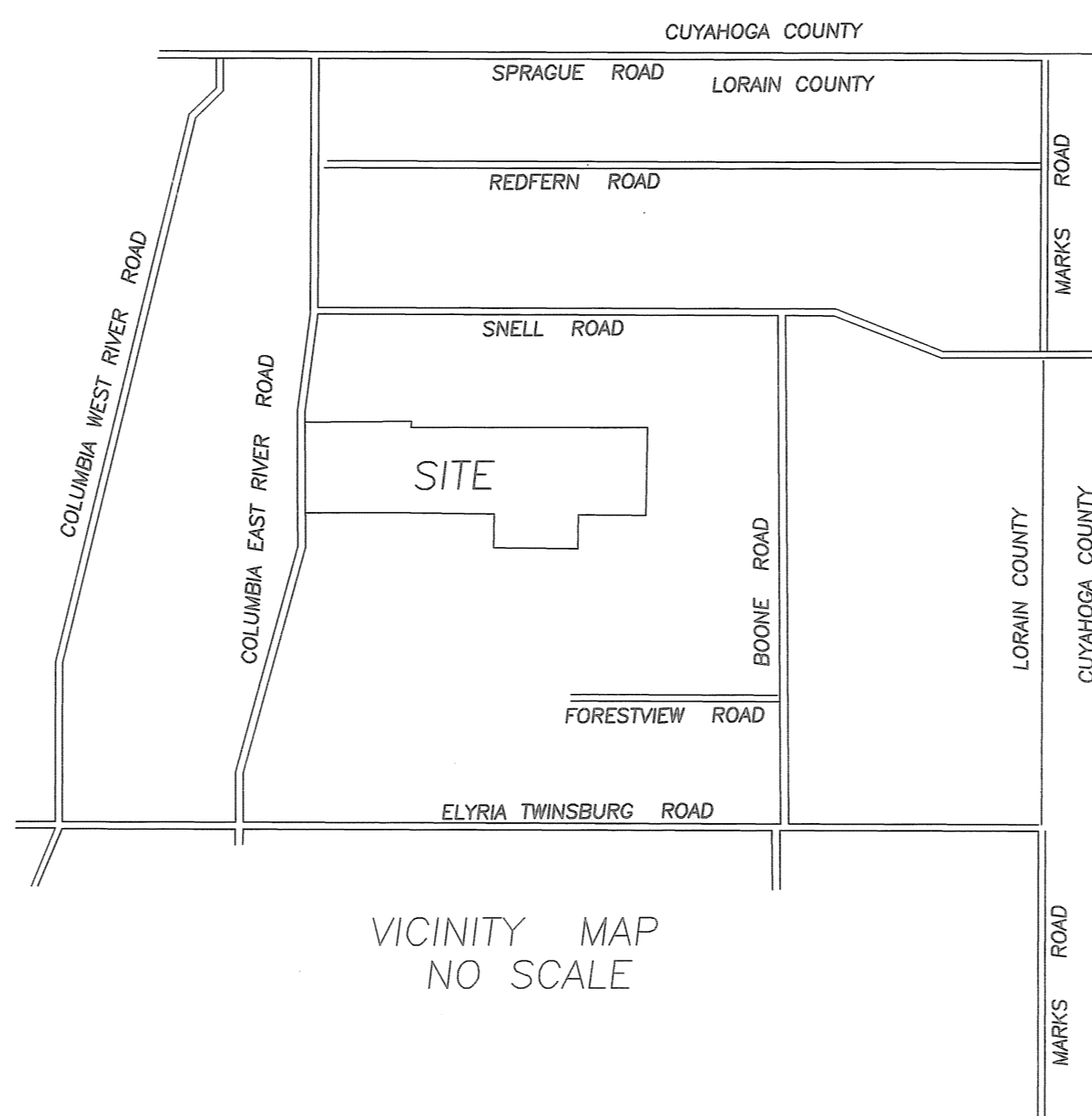
THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO OHIO EDISON COLUMBIA GAS OF OHIO, ADELPHIA, AND ALLTELL

ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATIONS SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND SERVICE.

OHIO EDISON
 ALLTELL
 COL. GAS
 ADELPHIA

ACREAGE BREAKDOWN

SUBLOTS	43.1443 ACRES
STREET RW	3.3588 ACRES
BLOCK A	0.5095 ACRES
TOTAL	47.0126 ACRES
O.L. 37	14.1302 ACRES
O.L. 24	32.8824 ACRES



NOTE: ALL SUBLOTS WILL BE ASSESSED FOR DETENTION BASIN MAINTENANCE.

OWNER'S CERTIFICATION

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL LOT '24 & 37, OF SAID TOWNSHIP CONTAINING 47.0126 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO EAGLE POINTE, LLC. AND DESCRIBED IN THE DEED RECORDED IN INSTRUMENT N° _____ IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED DAVID GILL HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS EAGLE POINTE SUBDIVISION, A SUBDIVISION OF LOTS 1 TO 16, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF THE SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE 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 REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING 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.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 5th DAY OF June, 2006.

WITNESS

SIGNED MANAGING MEMBER

NOTARIAL SEAL

STATE OF OHIO
COUNTY OF LORAIN

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR David M. Gill WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR 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 5th DAY OF June, 2006.

BY: , NOTARY PUBLIC

Mary E. Huntley, Notary
State of Ohio
My Commission Expires: 06/09/08

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT Sandra L. Dabell AS Senior Vice Pres. AND Buckeye Community Bank AS MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF EAGLE POINT SUBDIVISION TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

WITNESS

SIGNED
 Senior Vice President

NOTARIAL SEAL

STATE OF OHIO
COUNTY OF LORAIN

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 5th DAY OF June, 2006.

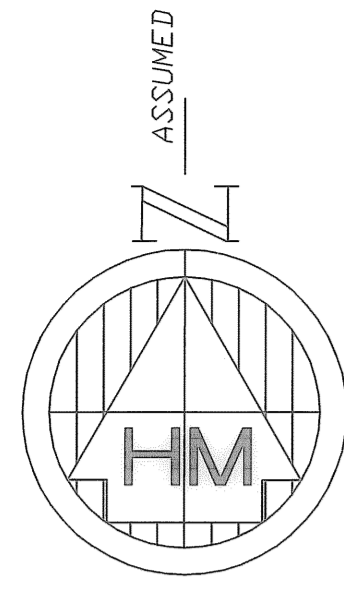
BY: , NOTARY PUBLIC

Mary E. Huntley, Notary
State of Ohio
My Commission Expires: 06/09/08

TRANSFERRED
IN COMPLIANCE WITH S.C. 1307
2006

AUG 3 2006

MARK R. STEWART
LORAIN COUNTY AUDITOR



DETENTION NOTES:
 1. THE EX. 100 YR. FEMA FLOODPLAIN LINE IS APPROXIMATE ONLY. THIS LINE IS INACCURATE AND ONLY REPRESENTS THAT THERE IS A FLOODPLAIN IN THIS GENERAL AREA. A STUDY WAS NEVER PERFORMED BY FEMA AT THIS LOCATION. THE NEW "CALCULATED" FLOODPLAIN LINE REPRESENTS THE TRUE 100 YR. FLOODPLAIN.
 2. THE PROPOSED DETENTION BASIN IS WITHIN THE EX. FEMA FLOODPLAIN BUT OUTSIDE THE TRUE "CALCULATED" FLOODPLAIN. THIS IS ACCEPTABLE SINCE THE EX. FEMA FLOODPLAIN IS INACCURATE AND THE BASIN IS ABOVE THE CALCULATED 100 YR. FLOODPLAIN ELEVATION.

12-00-037-000-003
SHIRLEY HAHN
WILLIAM LOEBS TRUSTEES
12426 E. RIVER RD
INSTR. # 20030952229

12-00-037-000-004
LINDA ADKINS
12638 E. RIVER RD
INSTR. # 990619064

12-00-037-000-005
ALEXANDER JOSEPH & ANNETTE M. RAK
12652 E. RIVER RD

12-00-037-000-006
KEVIN A. CLEAVENGER
12682 E. RIVER RD
INSTR. # 20010793401

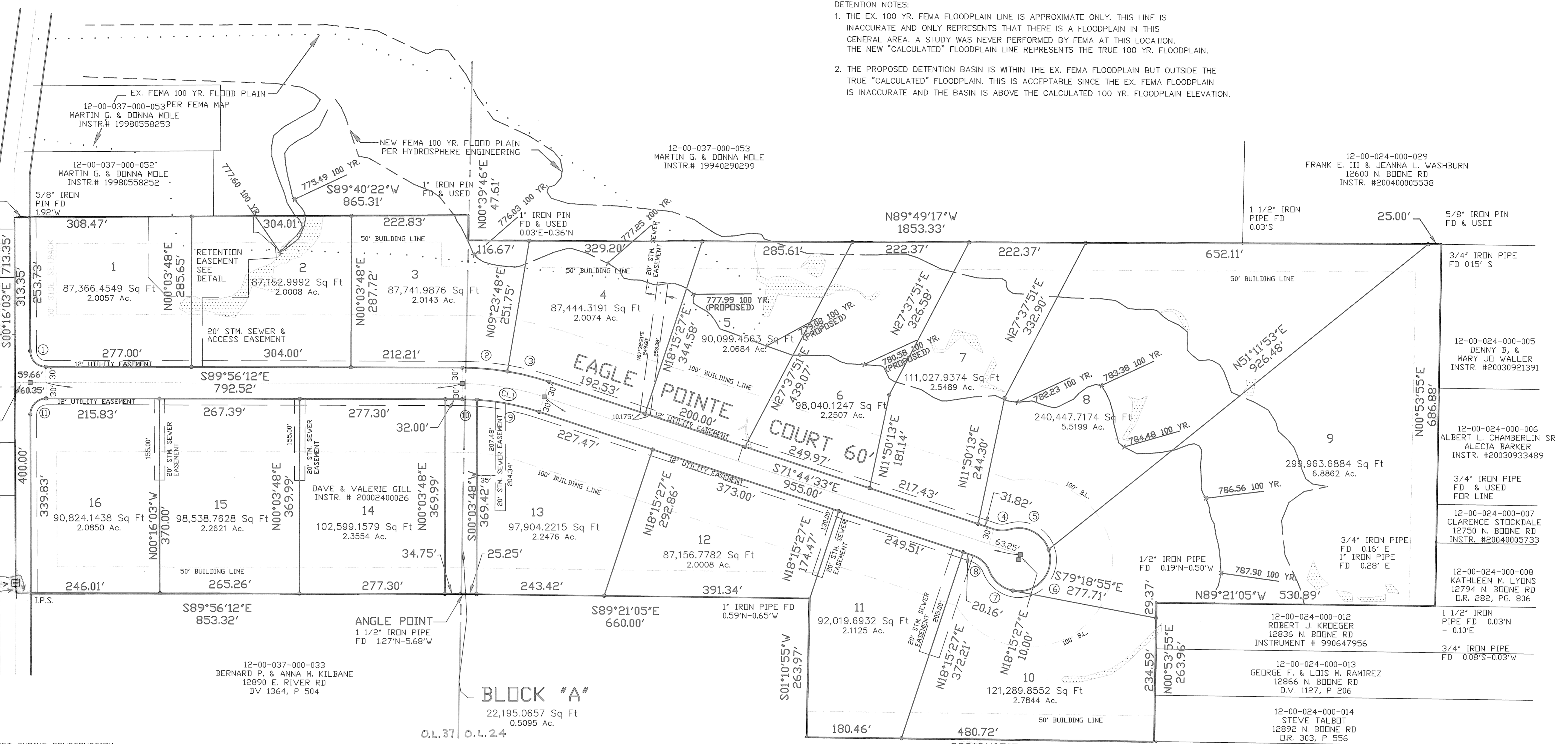
12-00-037-000-027
ROBERT A. & KATHLEEN M. HERSHEY
12728 E. RIVER RD
D.R. 515.P 399

12-00-037-000-018
PIOTR & KRYSZYNA KOSOBUDZKI
12738 E. RIVER RD
INSTRUMENT #20000692498

12-00-037-000-039
PIOTR & KRYSZYNA KOSOBUDZKI
12738 E. RIVER RD
INSTRUMENT #20000692498

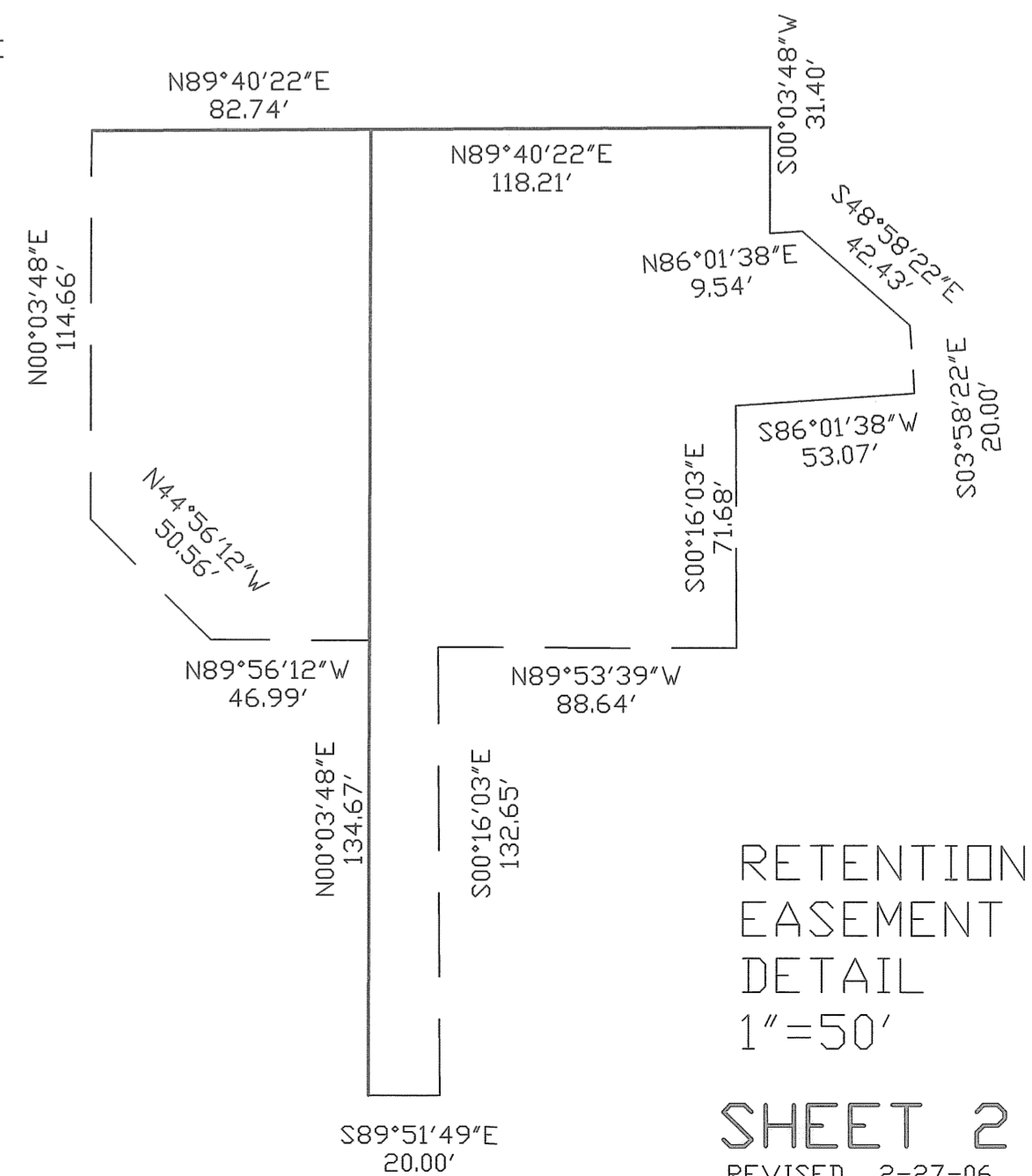
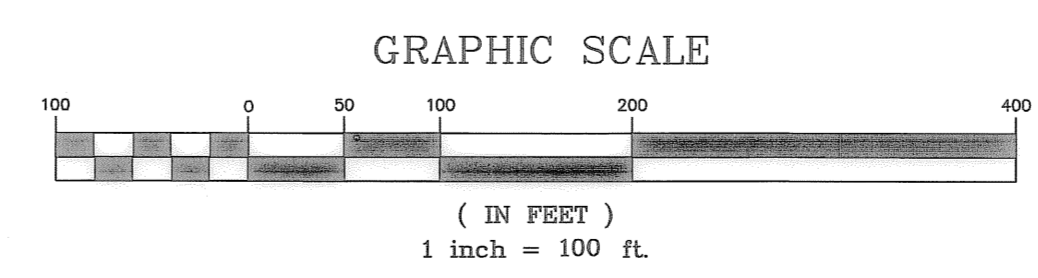
IRON MON.
STATION 18+71.58
C.L. SURVEY PLAT
LORAIN 252-3.25

COLUMBIA ROAD S.R. 252



- DENOTES MONUMENT TO BE SET DURING CONSTRUCTION
- I.P.S. DENOTES 5/8" IRON PIN SET 30" LONG, CAPPED 6752-7477 TO BE SET DURING CONSTRUCTION
- DENOTES WETLANDS

① R=30.00 L=46.95 D=89°40'09" T=29.83 CHB=S45°06'07"E CHD=42.30	② R=530.00 L=86.34 D=9°20'00" T=43.26 CHB=N85°16'12"W CHD=86.24	③ R=530.00 L=81.97 D=8°51'39" T=41.06 CHB=N76°10'22"W CHD=81.88	④ R=50.00 L=30.63 D=35°05'48" T=15.81 CHB=S89°17'27"E CHD=30.15	⑤ R=60.00 L=92.32 D=88°09'16" T=58.10 CHB=N62°45'44"W CHD=83.48	⑥ R=60.00 L=125.00 D=119°22'11" T=102.62 CHB=N41°00'00"E CHD=103.59	⑦ R=60.00 L=60.79 D=58°03'05" T=33.29 CHB=S50°17'22"E CHD=58.22
⑧ R=50.00 L=44.05 D=50°28'44" T=23.57 CHB=N46°30'11"W CHD=42.64	⑨ R=470.00 L=121.23 D=14°46'42" T=60.95 CHB=N79°07'54"W CHD=120.89	⑩ R=470.00 L=28.02 D=3°24'57" T=14.01 CHB=N88°13'43"W CHD=28.02	⑪ R=30.00 L=47.30 D=90°19'46" T=30.17 CHB=S44°53'55"W CHD=42.55	CL1 R=500.00 L=158.77 D=18°11'39" T=80.06 CHB=N80°50'22"W CHD=158.11		



RETENTION
EASEMENT
DETAIL
1"=50'

SHEET 2 OF 2
 REVISED 2-27-06
 REVISED 5-23-06 easements
 REVISED 7-25-06 CHANGED
 FUTHER STREET TO BLOCK 'A'