

COLUMBIA RESERVE SUBDIVISION 2

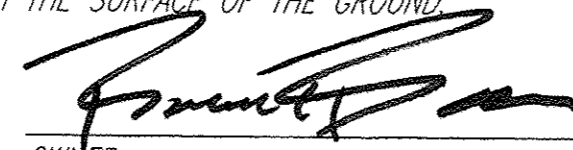
TOWNSHIP OF COLUMBIA, PART OF ORIGINAL LOTS 3 & 4 COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL LOTS NO. 3 AND 4 OF SAID TOWNSHIP CONTAINING 0.0041 ACRES IN ORIGINAL LOT 3 AND 12.2208 ACRES IN ORIGINAL LOT 4 AND BEING PART OF A 52.38 ACRE PARCEL CONVEYED TO COLUMBIA RESERVE LTD. AND DESCRIBED IN INSTRUMENT #2007-0218633 AND ALL OF THE PARCEL DESCRIBED IN INSTRUMENT #2007-0221614 OF THE LORAIN COUNTY RECORDS.

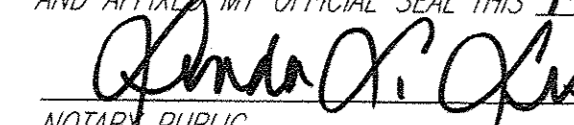
THE UNDERSIGNED COLUMBIA RESERVE, LTD. (SET FORTH ALL PARTIES HAVING LEGAL TITLE OR INTEREST OF RECORD IN THE PARCEL) HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS COLUMBIA RESERVE ~ SUBDIVISION 2, A SUBDIVISION OF LOTS 66 TO 108, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC (PRIVATE) 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 AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH, OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, OHIO FOR THE BENEFIT OF HIMSELF (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 PART THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.


OWNER

STATE OF OHIO, COUNTY OF LORAIN, S.S.;

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME Linda L Lis WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 14th DAY OF December 2013


NOTARY PUBLIC

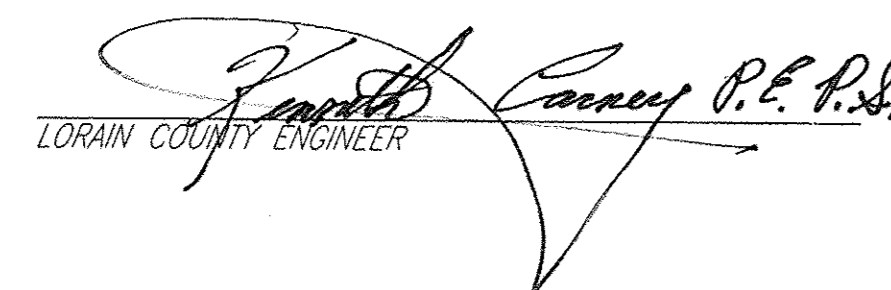
MY COMMISSION EXPIRES _____



LINDA L LIS
Notary Public
In and for the State of Ohio
My Commission Expires
April 23, 2016

APPROVAL & ACCEPTANCE SIGNATURES

APPROVED THIS 19th DAY OF JANUARY


LORAIN COUNTY ENGINEER

ACCEPTED THIS 21st DAY OF JANUARY 2014

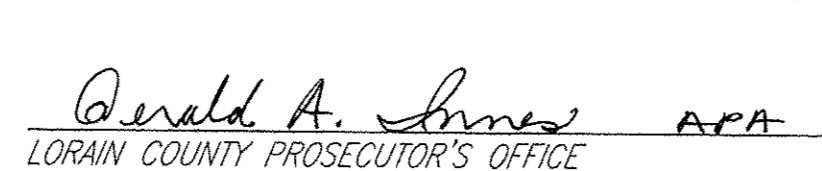

CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES



APPROVED THIS 19th DAY OF JANUARY


LORAIN COUNTY SANITARY ENGINEER

APPROVED AS TO FORM THIS 12th DAY OF JANUARY 2014

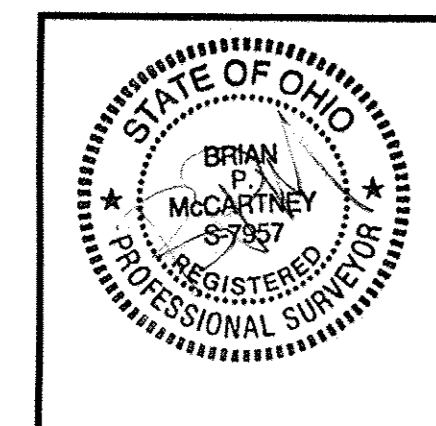

LORAIN COUNTY PROSECUTOR'S OFFICE

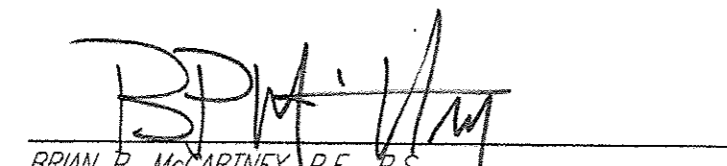
APPROVED THIS 19th DAY OF February 2014


DIRECTOR, LORAIN COUNTY PLANNING COMMISSION

CERTIFICATE OF SURVEYOR

KEM HEREBY CERTIFIES THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND IN OUR PROFESSIONAL OPINION AND BASED ON OUR OBSERVATIONS THAT SAID PLAT IS CORRECT; THAT ALL REQUIRED SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON; THAT THOSE WHICH ARE NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE ON THE SITE AND THAT ANY REMAINING SURVEY MONUMENTS WILL BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION. THE ERROR OF CLOSURE IS WITHIN THE LIMITS OF ONE IN TWENTY-FIVE THOUSAND. DIMENSIONS ON CURVES ARE ARC MEASUREMENTS.





BRIAN P. MCCARTNEY, P.E., P.S.
REGISTERED SURVEYOR NO. S-7957

DATE 11/27/13

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT Huntington Bank AS First MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "COLUMBIA RESERVE ~ SUBDIVISION 2" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

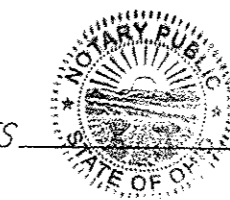

Nathan C. Nasel, Vice President

STATE OF OHIO, COUNTY OF LORAIN, S.S.;

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME Nathan C Nasel VP WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 10th DAY OF JANUARY 2014


NOTARY PUBLIC

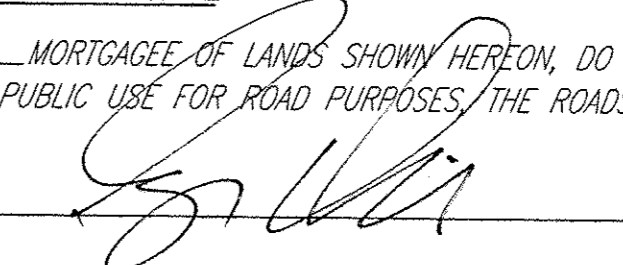
MY COMMISSION EXPIRES _____



TERRI A. HONOHAN
Notary Public, State of Ohio
My Comm. Expires Dec. 19, 2015

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT CIH Investments AS 2ND MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "COLUMBIA RESERVE ~ SUBDIVISION 2" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.



STATE OF OHIO, COUNTY OF LORAIN, S.S.;

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME George Hrabik WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 10th DAY OF JANUARY 2014



LINDA L LIS
Notary Public
In and for the State of Ohio
My Commission Expires
April 23, 2016

MY COMMISSION EXPIRES APRIL 23, 2016

Doc ID: 017917780001 Type: OFF
Kind: PLAT
Recorded: 03/04/2014 at 02:52:47 PM
Fee Amt: \$172.80 Page 1 of 1
Lorain County, Ohio
Judith M. Nedzick County Recorder
File # 2014-0497046

OLD REPUBLIC NATIONAL TITLE
INSURANCE CO
10247 DEWHURST ROAD
SUITE 200
ELYRIA, OH 44035
Plat vol. 99
pgs 68-69

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAR 04 2014
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

JOB TITLE: COLUMBIA RESERVE SUBDIVISION 2
 CLIENT: COLUMBIA RESERVE LTD.
 KEM
 K.E. McCartney & Associates, Inc.
 Engineers • Planners • Surveyors
 230 Third Street
 Dayton, Ohio 45402
 Phone: 419/252-4600
 Fax: 419/252-3844

PRINTED BY K.E. MCCARTNEY & ASSOCIATES INC. JOB TITLE: GS-844 (Columbia Reserve Subdivision) SHEET NAME: GS-844-1P1.Dwg SCALE: 1 = 80' DATE: 11/26/13

COLUMBIA RESERVE SUBDIVISION 2

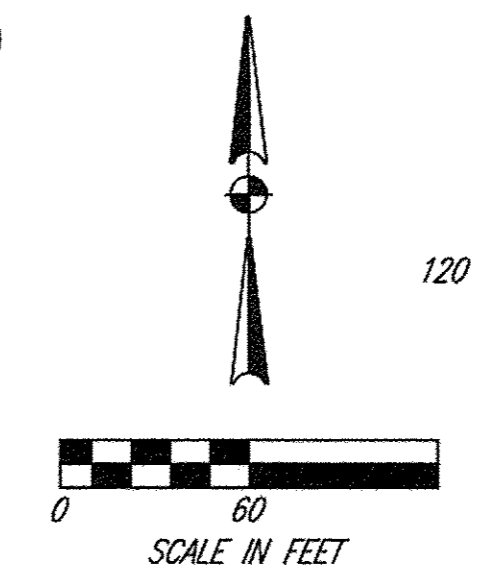
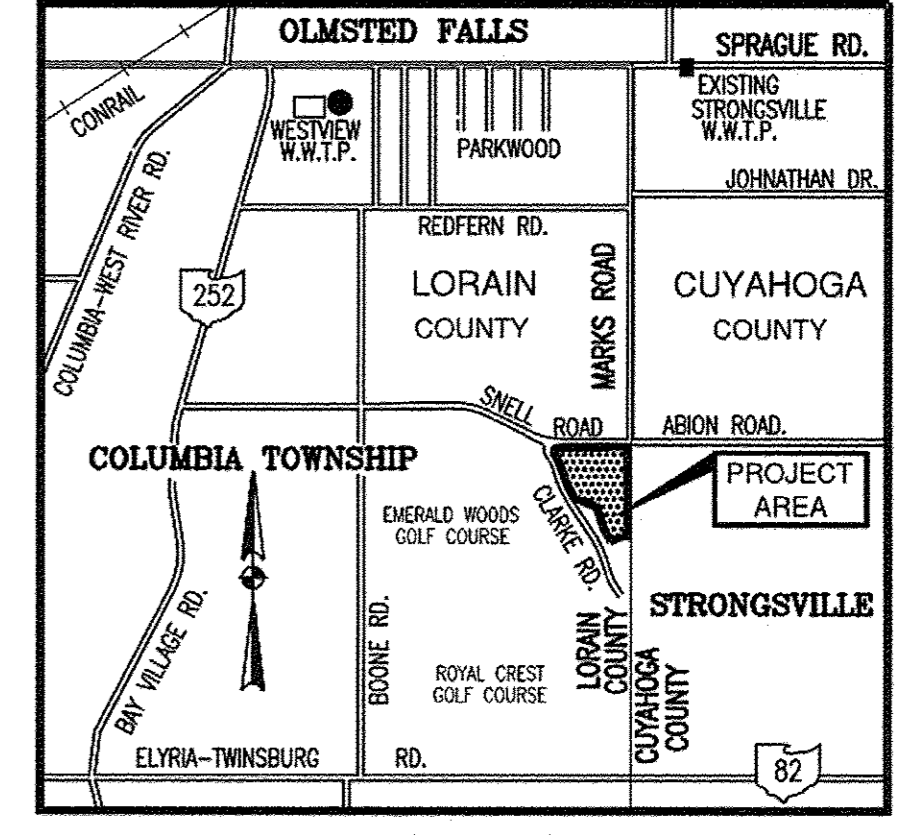
TOWNSHIP OF COLUMBIA, PART OF ORIGINAL LOTS 3 & 4 COUNTY OF LORAIN, STATE OF OHIO

LEGAL DESCRIPTION

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOTS 3 AND 4 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A SURVEY MARKER FOUND IN THE SOUTHEASTLY CORNER OF LOT 28 OF THE COLUMBIA RESERVE SUBDIVISION 1 RECORDED IN PLAT VOLUME 96, PAGE 58, SAID MARKER ALSO LOCATED ON THE EAST BOUNDARY LINE OF LORAIN COUNTY;

- 1) THENCE S 00°25'58" W, 904.02 FEET ALONG SAID EAST LINE OF LORAIN COUNTY TO A POINT IN THE NORTHEASTERLY CORNER OF LAND CONVEYED TO DANIEL MCKAY BY INSTRUMENT 2009-0317270 REFERENCED BY A 1/2" REBAR FOUND S 25°36'58" W, 1.73 FEET FROM SAID POINT AND A 1" IRON PIPE FOUND N 30°34'54" W, 1.76 FEET FROM SAID POINT AND PASSING FOR REFERENCE SURVEY MARKERS FOUND AT 212.15 FEET AND 386.78 FEET RESPECTIVELY;
- 2) THENCE S 56°49'42" W, 296.01 FEET ALONG THE NORTHWESTERLY LINE OF SAID MCKAY LAND TO A SURVEY MARKER SET IN THE SOUTHEASTLY CORNER OF A PARCEL CONVEYED TO MICHAEL C. McDANIELS AND JANET K. McDANIELS BY INSTRUMENT 1994-02950884;
- 3) THENCE N 33°10'18" W, 805.87 FEET ALONG THE NORTHEASTERLY LINE SAID McDANIELS PARCEL, THE NORTHEASTERLY LINE OF A PARCEL CONVEYED TO JOSEPH L. WEBER III AND CANDANCE G. WEBER BY INSTRUMENT 2000-0715098, THE NORTHEASTERLY LINE OF A PARCEL CONVEYED TO PATRICIA A. WEBER BY DEED VOLUME 1130, PAGE 125, THE NORTHEASTERLY LINE OF A PARCEL CONVEYED TO ERIC J. TABORY BY INSTRUMENT 2002-0814170, AND THE NORTHEASTERLY LINE OF A PARCEL CONVEYED TO PATRICK G. GREENER AND ROSEANNE GREENER BY INSTRUMENT 2004-0029592 TO A POINT ON A SOUTHERLY LINE OF SAID COLUMBIA RESERVE SUBDIVISION 1, REFERENCED BY AN IRON PIN FOUND S 89°37'38" W, 20.01 FEET FROM SAID POINT;
- 4) THENCE ALONG BOUNDARY LINE OF SAID COLUMBIA RESERVE SUBDIVISION 1 THE FOLLOWING NINE COURSES:
 - 4.1) N 89°37'38" E, 111.49 FEET TO A SURVEY MARKER FOUND;
 - 4.2) N 00°26'12" E, 424.78 FEET TO A SURVEY MARKER FOUND;
 - 4.3) S 89°33'48" E, 110.00 FEET TO A SURVEY MARKER FOUND;
 - 4.4) S 00°26'12" W, 18.53 FEET TO A SURVEY MARKER FOUND;
 - 4.5) S 89°33'48" E, 180.00 FEET TO A SURVEY MARKER FOUND;
 - 4.6) N 00°26'12" E, 3.18 FEET TO A SURVEY MARKER FOUND;
 - 4.7) S 89°33'48" E, 120.00 FEET TO A SURVEY MARKER FOUND;
 - 4.8) S 00°26'12" W, 14.30 FEET TO A SURVEY MARKER FOUND;
 - 4.9) S 89°33'48" E, 171.04 FEET TO THE POINT OF BEGINNING ENCLOSING AN AREA OF 12.2249 ACRES, MORE OR LESS, OF WHICH 0.0041 ACRE IS IN ORIGINAL LOT 3 AND 12.2208 ACRES ARE IN ORIGINAL LOT 4. SUBJECT TO ALL LEGAL EASEMENTS, USE RESTRICTIONS AND PUBLIC RIGHT OF WAY NOW ON RECORD. ALL DEED AND PLATS REFERENCED RECORDED IN LORAIN COUNTY RECORDER'S OFFICE.



UTILITY EASEMENT

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND AND DO GRANT UNTO THE BOARD OF TOWNSHIP TRUSTEES (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTH AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE OR BELOW GROUND AND MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE 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 THE SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES THE RIGHT TO CLEAN, DEEPEN, WIDEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

LEGEND

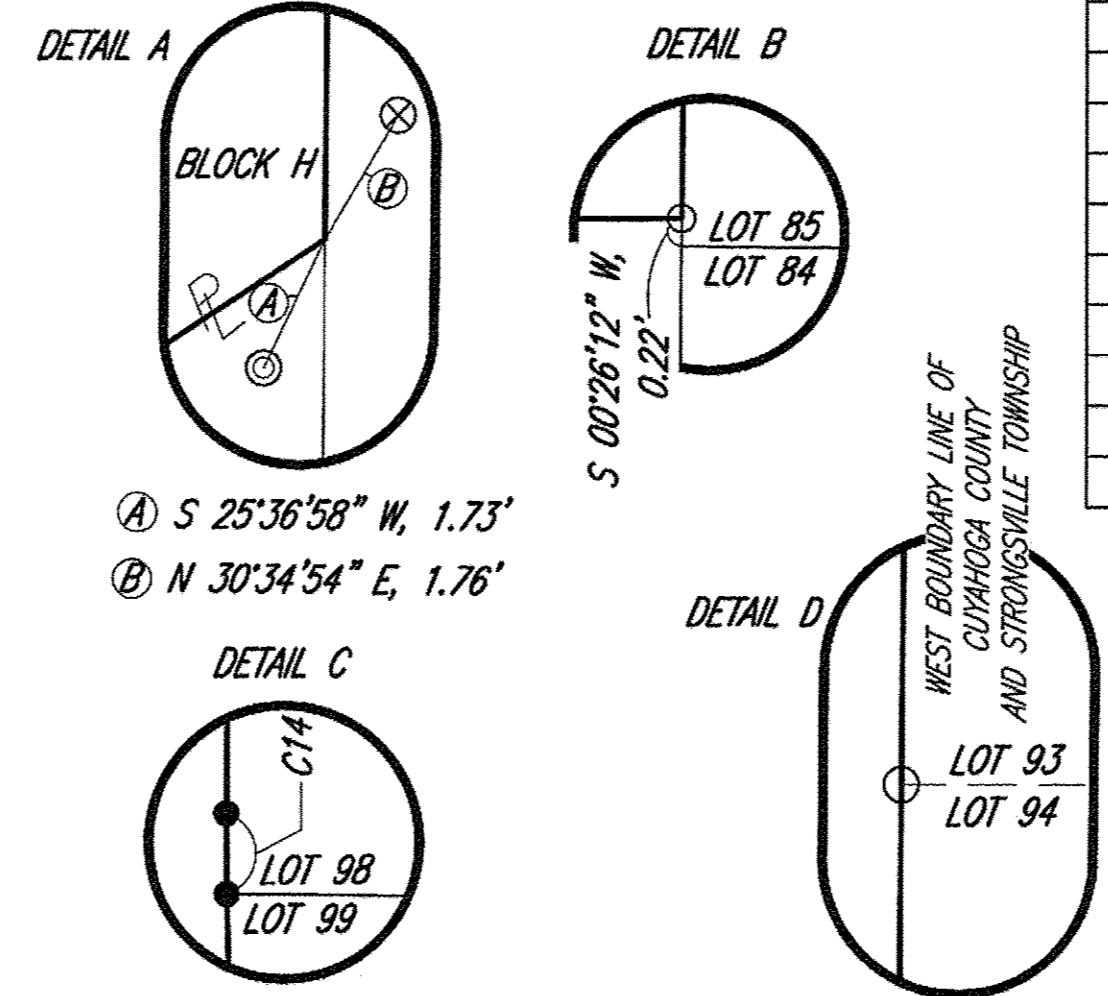
- SURVEY MARKER SET WITH CAP STAMPED "MCCARTNEY S-7921" (5/8" DIA. x 30" LONG).
- ⊙ 1/2" REBAR FOUND
- ⊗ 1" IRON PIPE FOUND
- SURVEY MARKER FOUND
- MONUMENT BOX SET

PLAT SUMMARY

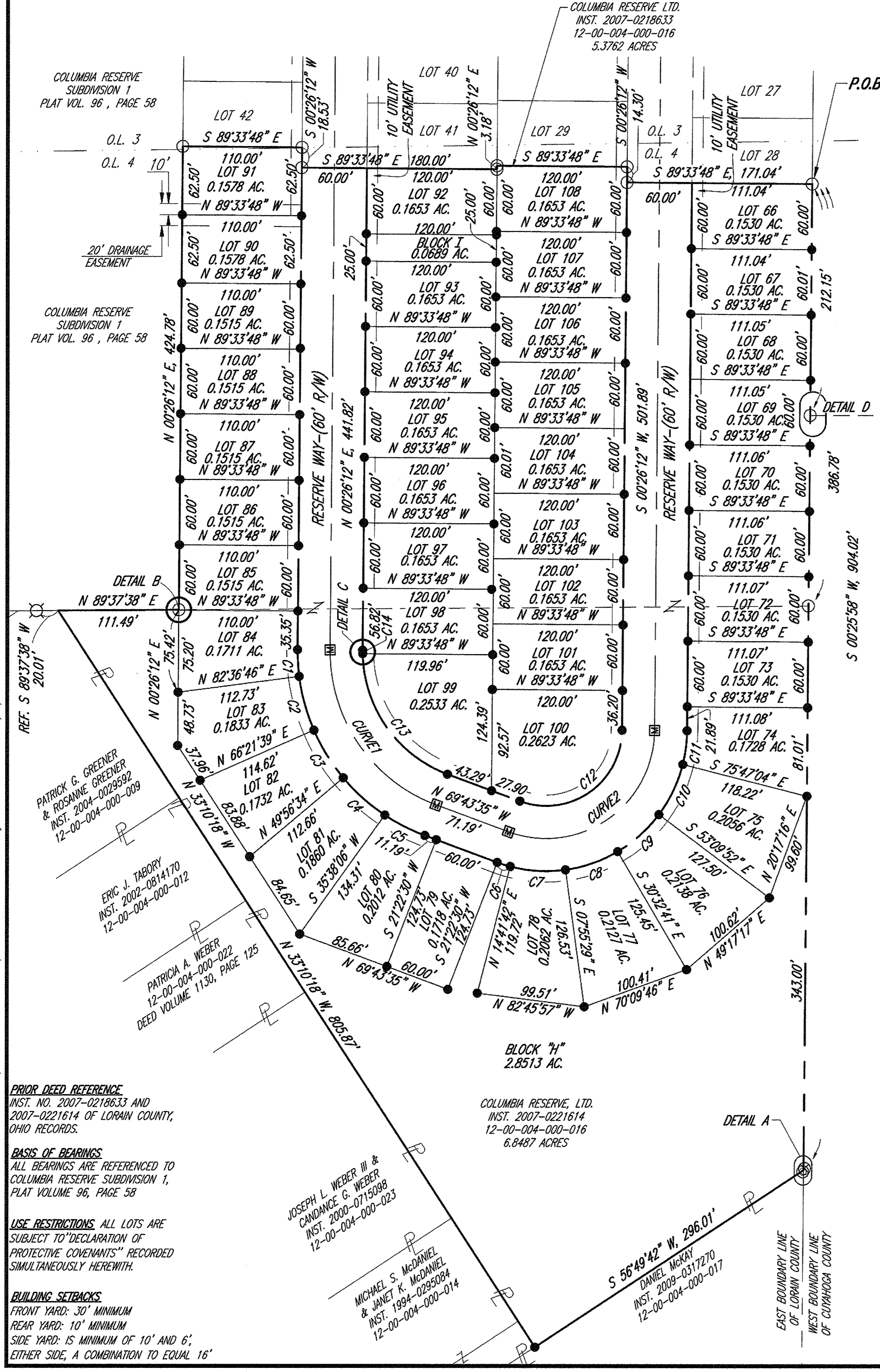
TOTAL AREA PLATTED	12.2249 AC.
AREA DEDICATED AS PUBLIC STREETS	1.9148 AC.
AREA OF EXISTING STREETS	0.000 AC.
AREA PLATTED AS BLOCKS	2.9202 AC.
NET AREA PLATTED AS LOTS	7.3899 AC.
TOTAL NUMBER OF LOTS	43
AVERAGE AREA OF LOTS	0.1719 AC.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
CURVE1	150.00'	70°09'47"	183.69'	105.35'	N 34°38'42" W	172.42'
CURVE2	100.00'	109°50'12"	191.70'	142.38'	N 55°21'19" E	163.67'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	180.00'	7°49'27"	24.58'	12.31'	S 03°28'31" E	24.56'
C2	180.00'	16°15'07"	51.06'	25.70'	S 15°30'48" E	50.89'
C3	180.00'	16°25'05"	51.58'	25.97'	S 31°50'54" E	51.40'
C4	180.00'	16°24'31"	51.55'	25.95'	S 48°15'42" E	51.37'
C5	180.00'	13°15'38"	41.66'	20.92'	S 63°05'46" E	41.57'
C6	130.00'	5°34'42"	12.66'	6.33'	S 72°30'57" E	12.65'
C7	130.00'	22°37'11"	51.32'	26.00'	S 86°36'53" E	50.99'
C8	130.00'	22°37'11"	51.32'	26.00'	N 70°45'55" E	50.99'
C9	130.00'	22°37'11"	51.32'	26.00'	N 48°08'44" E	50.99'
C10	130.00'	22°37'11"	51.32'	26.00'	N 25°31'32" E	50.99'
C11	130.00'	13°46'44"	31.26'	15.71'	N 07°19'34" E	31.19'
C12	70.00'	109°50'12"	134.19'	99.67'	N 55°21'19" E	114.57'
C13	120.00'	68°38'46"	143.77'	81.93'	S 35°24'12" E	135.33'
C14	120.00'	1°31'01"	3.18'	1.59'	S 00°19'19" E	3.18'



OWNER/CONTRACTOR OFFER NO GUARANTEE AS TO THE COMPACTION OF ANY SOILS WITHIN THE SUBDIVISION. ALL BUYERS ARE CAUTIONED TO USE THEIR OWN MEANS OF VERIFICATION PRIOR TO PURCHASE. ALL COST RELATED TO COMPACTION, REMOVAL, EXTENSION OF FOOTERS ARE TO BE PAID BY THE BUYER. ALL WATER TAPS ARE MARKED WITH WOODEN MARKERS. PRIOR TO LAYOUT OF ANY INDIVIDUAL SITE PLAN FOR THE HOME CONSTRUCTION, CAUTION SHOULD BE USED TO VERIFY THAT WATER VAULTS WILL NOT BE LOCATED UNDER THE DRIVEWAY. ANY COST TO MOVE THE EXISTING WATER TAP WILL BE THE RESPONSIBILITY OF THE BUYER.



PRIOR DEED REFERENCE
INST. NO. 2007-0218633 AND 2007-0221614 OF LORAIN COUNTY, OHIO RECORDS.

BASIS OF BEARINGS
ALL BEARINGS ARE REFERENCED TO COLUMBIA RESERVE SUBDIVISION 1, PLAT VOLUME 96, PAGE 58

USE RESTRICTIONS ALL LOTS ARE SUBJECT TO "DECLARATION OF PROTECTIVE COVENANTS" RECORDED SIMULTANEOUSLY HEREWITH.

BUILDING SETBACKS
FRONT YARD: 30' MINIMUM
REAR YARD: 10' MINIMUM
SIDE YARD: IS MINIMUM OF 10' AND 6', EITHER SIDE, A COMBINATION TO EQUAL 16'

DRAWN BY K.E. MCCARTNEY & ASSOCIATES INC., JOB TITLE: CS-644 (Columbia Reserve Subdivision), SHEET NAME: CS-644-FP2.dwg, SCALE: 1" = 60', DATE: 2/27/14

CLIENT: COLUMBIA RESERVE LTD.
 JOB TITLE: COLUMBIA RESERVE SUBDIVISION 2
 Registered Professional Engineer
 State of Ohio License No. 94002
 K.E. McCartney & Associates, Inc.
 Engineers & Surveyors
 2501 Third Street
 Strongsville, Ohio 44149
 Phone: 440/232-9800
 Fax: 440/232-9802