

# COLUMBIA RESERVE SUBDIVISION 3

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

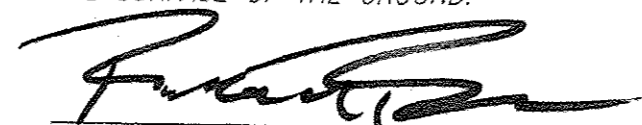
### OWNER'S CERTIFICATE

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 15.6020 ACRES IN ORIGINAL LOT 3 AND 2.4265 ACRES IN ORIGINAL LOT 4 AND BEING PART OF A 52.38 ACRE PARCEL CONVEYED TO RIVERSIDE DEVELOPMENT INC. AND DESCRIBED IN INSTRUMENT #2007-0218633 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 3, A SUBDIVISION OF LOTS 109 TO 134, 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.

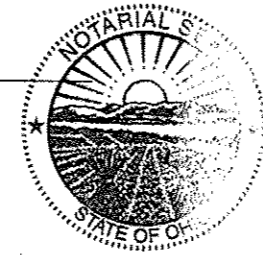
  
OWNER

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

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME NATHAN C. NOSAL, 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 10<sup>th</sup> DAY OF JANUARY, 2014.

  
NOTARY PUBLIC

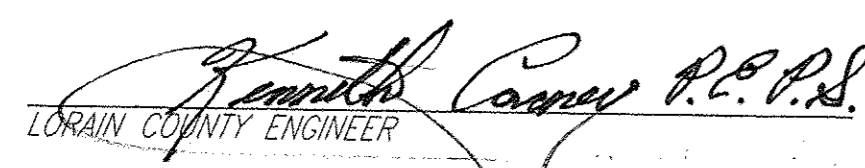
MY COMMISSION EXPIRES \_\_\_\_\_



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

### APPROVAL & ACCEPTANCE SIGNATURES

APPROVED THIS 19<sup>th</sup> DAY OF JANUARY

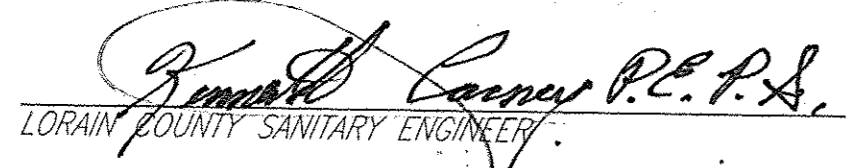
  
LORAIN COUNTY ENGINEER

ACCEPTED THIS 21<sup>st</sup> DAY OF January, 2014

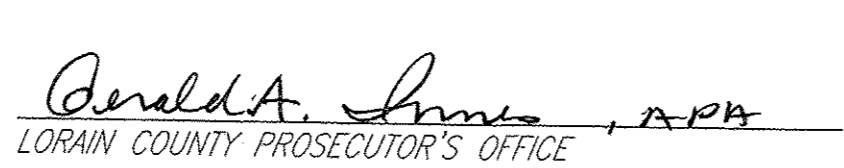
  
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES



APPROVED THIS 17<sup>th</sup> DAY OF JANUARY

  
LORAIN COUNTY SANITARY ENGINEER

APPROVED AS TO FORM THIS 13<sup>th</sup> DAY OF January, 2014

  
LORAIN COUNTY PROSECUTOR'S OFFICE

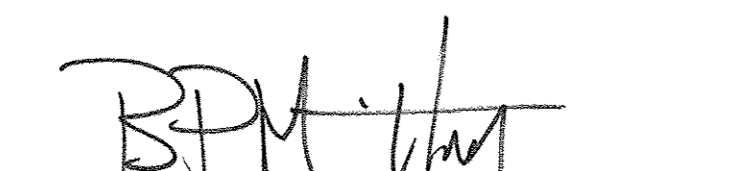
APPROVED THIS 19<sup>th</sup> DAY OF February, 2014

  
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.

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

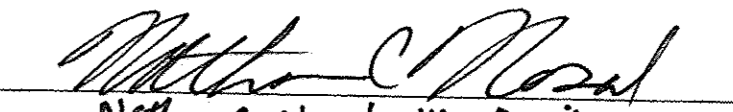
DATE 11/27/13

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.

### 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 3" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

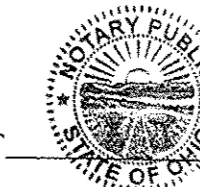
  
Nathan C. Nosal, Vice President

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

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME NATHAN C. NOSAL, 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 10<sup>th</sup> DAY OF JANUARY, 2014.

  
NOTARY PUBLIC

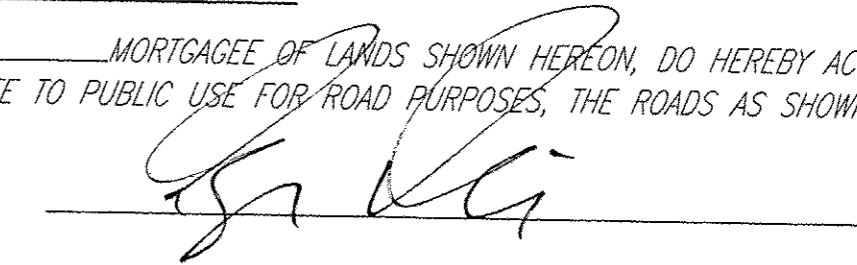
MY COMMISSION EXPIRES \_\_\_\_\_



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

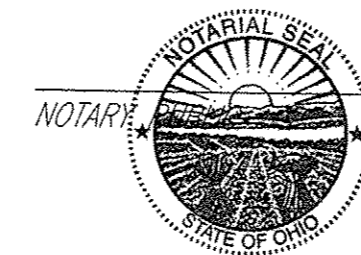
### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT C.J.H. INVESTMENTS AS 2<sup>ND</sup> MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "COLUMBIA RESERVE ~ SUBDIVISION 3" 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 10<sup>th</sup> 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: 01791790001 Type: OFF  
Kind: PLAT  
Recorded: 03/04/2014 at 02:53:08 PM  
Fee Amt: \$172.80 Page 1 of 1  
Lorain County, Ohio  
Judith M Nedlock County Recorder  
File # 2014-0497047

OLD REPUBLIC NATIONAL TITLE  
INSURANCE CO  
10247 DEWILBURST ROAD  
SUITE 200  
ELYRIA, OH 44035  
Plat vol. 99  
pgs 70-71

**TRANSFERRED**

IN COMPLIANCE WITH SEC. 3105-209  
OHIO REV. CODE

MAR 04 2014

J. CRAIG SHODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

COLUMBIA RESERVE LTD.

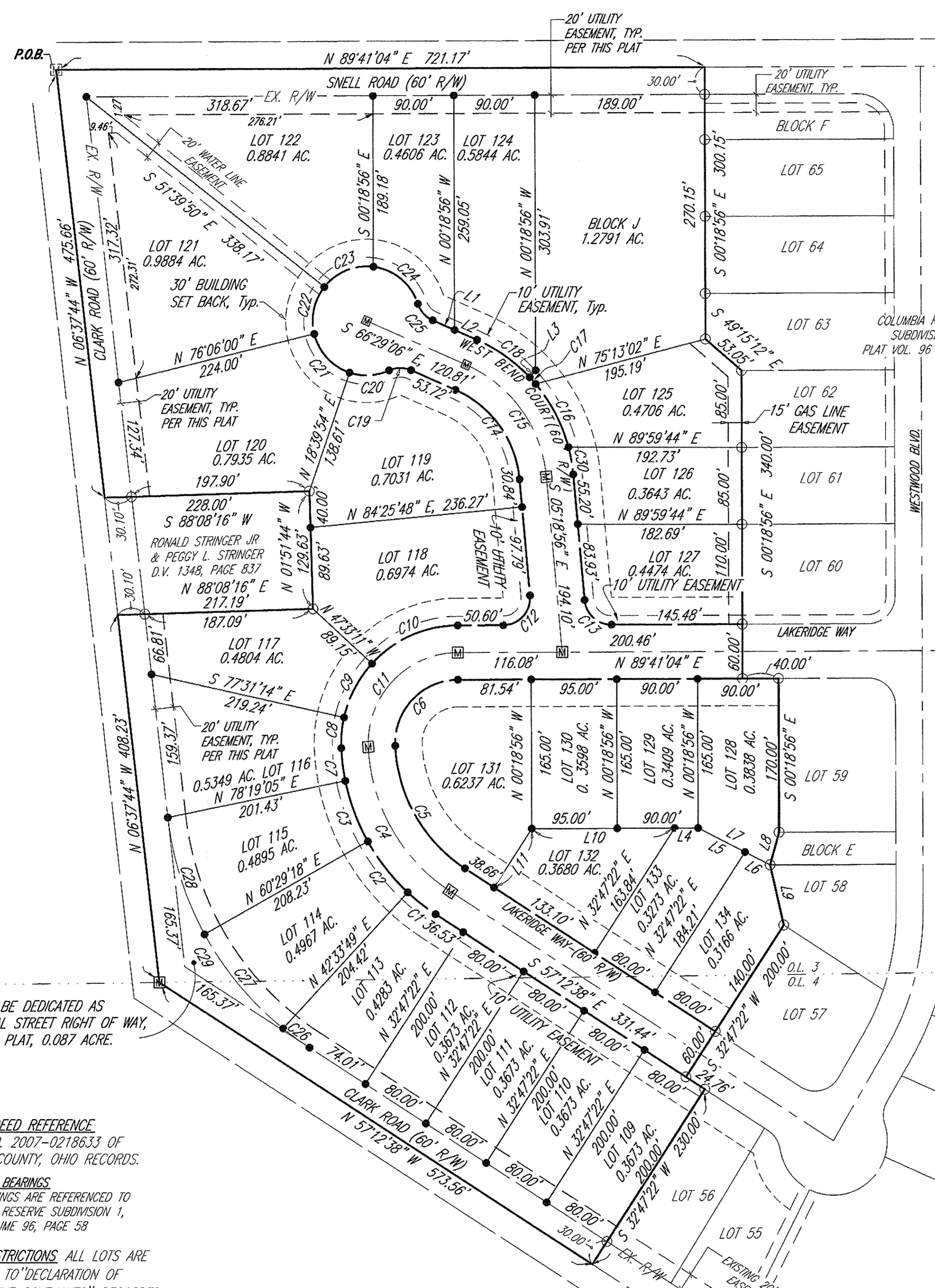
CLIENT:

COLUMBIA RESERVE  
SUBDIVISION 3

JOB TITLE:

1  
2

PREPARED BY: K.E. McCARTNEY & ASSOCIATES, INC. JOB TITLE: CS-644 (Columbia Reserve Subdivision) SHEET NAME: CS-64-F3.dwg SCALE: 1" = 80' DATE: 2/27/13



AREA TO BE DEDICATED AS ADDITIONAL STREET RIGHT OF WAY, PER THIS PLAT, 0.087 ACRE.

**PRIOR DEED REFERENCE**  
 INST. NO. 2007-0218633 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'

## COLUMBIA RESERVE SUBDIVISION 3

TOWNSHIP OF COLUMBIA, OUTLOT 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 OUTLOT NUMBERS 3 AND 4 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A MONUMENT BOX WITH 1/2" IRON PIN FOUND MARKING THE INTERSECTION OF THE CENTERLINE OF SNELL ROAD (60' R/W) WITH THE CENTERLINE OF CLARK ROAD (60' R/W);

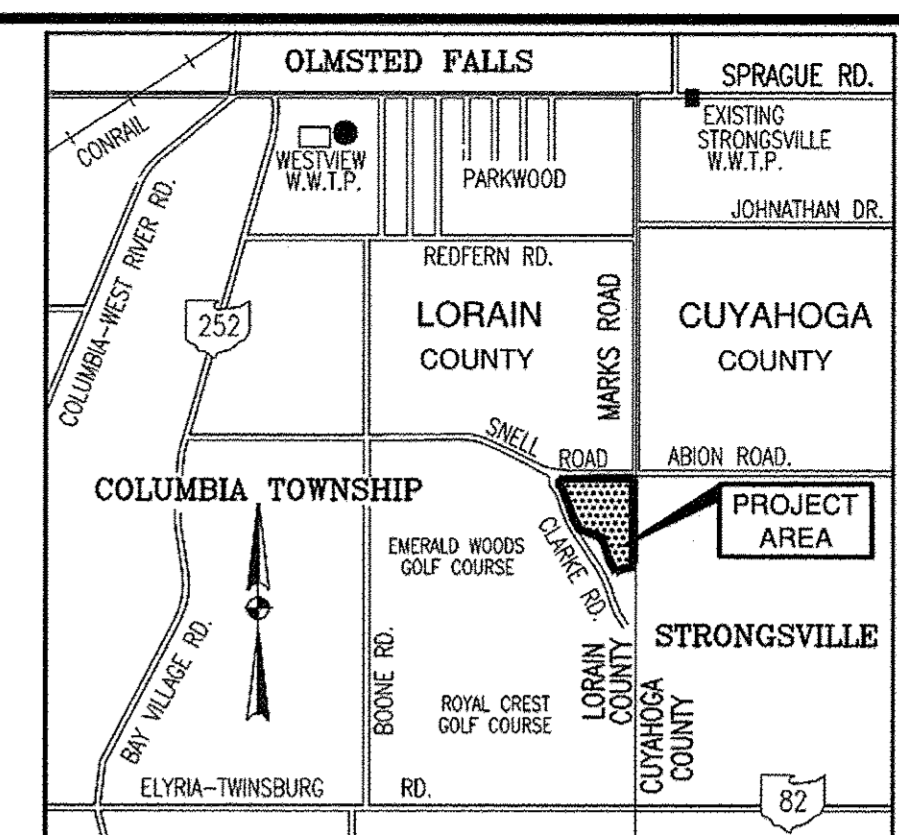
- 1) THENCE N 89°41'04" E, A DISTANCE OF 721.17 FEET ALONG THE CENTERLINE OF SAID SNELL ROAD TO A POINT REFERENCED BY A SURVEY MARKER FOUND S 00°18'56" E, AT 30.00 FEET ON THE EXISTING SOUTH RIGHT OF WAY LINE OF SAID SNELL ROAD;
- 2) THENCE ALONG THE WESTERLY BOUNDARY OF COLUMBIA RESERVE SUBDIVISION 1 AS SHOWN ON PLAT VOLUME 96, PAGE 58 THE FOLLOWING TEN COURSES:
  - 2.1) S 00°18'56" E, 300.15 FEET TO A SURVEY MARKER FOUND AND PASSING FOR REFERENCE A SURVEY MARKER FOUND AT 30.00 FEET ON THE EXISTING SOUTH RIGHT OF WAY LINE OF SAID SNELL ROAD;
  - 2.2) S 49°15'12" E, 53.05 FEET TO A SURVEY MARKER FOUND;
  - 2.3) S 00°18'56" E, 340.00 FEET TO A SURVEY MARKER FOUND ON THE EXISTING SOUTH RIGHT OF WAY LINE OF LAKERIDGE WAY AND PASSING FOR REFERENCE A SURVEY MARKER FOUND ON THE EXISTING NORTH RIGHT OF WAY LINE OF LAKERIDGE WAY AT 280.00 FEET;
  - 2.4) N 89°41'04" E, 40.00 FEET TO A SURVEY MARKER FOUND;
  - 2.5) S 00°18'56" E, 170.00 FEET TO A SURVEY MARKER FOUND;
  - 2.6) S 15°13'45" W, 37.32 FEET TO A SURVEY MARKER FOUND;
  - 2.7) S 12°57'48" E, 68.06 FEET TO A SURVEY MARKER FOUND;
  - 2.8) S 32°47'22" W, 200.00 FEET TO A SURVEY MARKER FOUND ON THE EXISTING SOUTH RIGHT OF WAY LINE OF LAKERIDGE WAY AND PASSING FOR REFERENCE A SURVEY MARKER FOUND ON THE NORTH RIGHT OF WAY LINE OF LAKERIDGE WAY AT 140 FEET;
  - 2.9) S 57°12'38" W, 24.76 FEET TO A SURVEY MARKER FOUND;
  - 2.10) S 32°47'22" W, 230.00 FEET TO A POINT ON THE CENTERLINE OF CLARK ROAD (60' R/W) REFERENCED BY A SURVEY MARKER FOUND ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF SAID CLARK ROAD AT 200.00 FEET;
- 3) THENCE WITH THE CENTERLINE OF SAID CLARK ROAD THE FOLLOWING TWO COURSES;
  - 3.1) N 57°12'38" W, 573.56 FEET TO A MONUMENT BOX SET;
  - 3.2) N 06°37'44" W, 408.23 FEET TO POINT IN THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO RONALD STRINGER JR. AND PEGGY L. STRINGER BY DEED VOLUME 1348, PAGE 837 AND BEING REFERENCED BY A SURVEY MARKER FOUND N 88°08'16" E, 30.10 FEET ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF SAID CLARK ROAD;
- 4) THENCE WITH THE PROPERTY LINE OF SAID STRINGER THE FOLLOWING THREE COURSES;
  - 4.1) N 88°08'16" E, 217.19 FEET TO A SURVEY MARKER FOUND AND PASSING FOR REFERENCE A SURVEY MARKER FOUND ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF SAID CLARK ROAD AT 30.01 FEET;
  - 4.2) N 01°51'44" W, 129.63 FEET TO A SURVEY MARKER FOUND;
  - 4.3) S 88°08'16" W, 228.00 FEET TO A POINT ON SAID CLARK ROAD CENTERLINE AND PASSING FOR REFERENCE A SURVEY MARKER FOUND AT 197.90 FEET;
- 5) THENCE N 06°37'44" W, 475.66 FEET ALONG SAID CLARK ROAD CENTERLINE TO THE POINT OF BEGINNING, ENCLASING AN AREA OF 18.0285 ACRES, MORE OR LESS, OF WHICH 15.6020 ACRES ARE IN OUTLOT 3 AND 2.4265 ACRES ARE IN OUTLOT 4. SUBJECT TO ALL LEGAL EASEMENTS, USE RESTRICTIONS AND PUBLIC RIGHT OF WAY NOW ON RECORD.

### 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.

### PHASE 3 PLAT SUMMARY

TOTAL AREA PLATTED	18.0285 AC.
AREA DEDICATED AS PUBLIC STREETS	2.2688 AC.
AREA OF EXISTING STREETS	1.4677 AC.
NET AREA PLATTED AS LOTS	13.0129 AC.
TOTAL NUMBER OF LOTS	26
AVERAGE AREA OF LOTS	0.5005 AC.
TOTAL AREA OF BLOCKS	1.2791

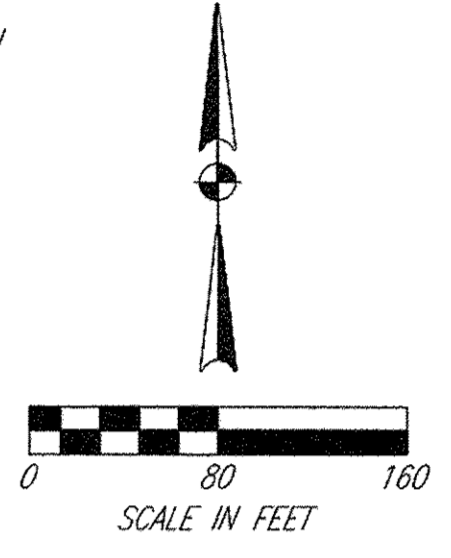


### LEGEND

- SURVEY MARKER SET WITH CAP STAMPED "McCARTNEY S-7921" (5/8" DIA. x 30" LONG).
- RAILROAD SPIKE SET
- ▣ MONUMENT BOX SET
- SURVEY MARKER FOUND
- ▣ MONUMENT BOX FOUND WITH 1/2" IRON PIN

### LOCATION MAP

NOT TO SCALE



### CURVE DATA

LINE	BEARING	DISTANCE
L1	N 66°29'06" W	26.49'
L2	N 66°29'06" W	27.24'
L3	S 41°05'46" W	10.04'
L4	S 89°41'04" W	26.10'
L5	S 63°12'30" E	58.45'
L6	S 63°12'30" E	31.42'
L7	N 63°12'30" W	89.87'
L8	S 15°13'45" W	37.32'
L9	S 12°57'48" E	68.06'
L10	N 89°41'04" E	158.90'
L11	S 32°47'22" W	77.06'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	230.00'	9°46'27"	39.24'	19.67'	N 52°19'24" W	39.19'
C2	230.00'	17°55'29"	71.95'	36.27'	N 38°28'26" W	71.66'
C3	230.00'	17°49'46"	71.57'	36.08'	S 20°35'49" E	71.28'
C4	200.00'	54°37'06"	190.65'	103.27'	N 29°54'05" W	183.52'
C5	170.00'	54°37'06"	162.06'	87.78'	N 29°54'05" W	155.99'
C6	70.00'	92°16'36"	112.74'	72.84'	N 43°32'46" E	100.94'
C7	230.00'	9°05'24"	36.49'	18.28'	N 07°08'14" W	36.45'
C8	130.00'	15°04'18"	34.20'	17.20'	S 04°56'37" W	34.10'
C9	130.00'	29°58'03"	67.99'	34.79'	N 27°27'48" E	67.22'
C10	130.00'	47°14'15"	107.18'	56.85'	N 66°03'57" E	104.17'
C11	100.00'	92°16'36"	161.05'	104.05'	N 43°32'46" E	144.20'
C12	30.00'	95°00'00"	49.74'	32.74'	N 42°11'04" E	44.24'
C13	30.00'	85°00'00"	44.51'	27.49'	N 47°48'56" W	40.54'
C14	120.00'	61°10'10"	128.11'	70.92'	N 35°54'01" W	122.11'
C15	150.00'	61°10'10"	160.14'	88.66'	N 35°54'01" W	152.64'
C16	180.00'	25°18'43"	79.52'	40.42'	N 27°41'50" W	78.87'
C17	180.00'	3°10'59"	10.00'	5.00'	N 41°56'40" W	10.00'
C18	180.00'	22°56'56"	72.10'	36.54'	S 55°00'38" E	71.61'
C19	30.00'	48°11'23"	25.23'	13.42'	N 89°25'13" E	24.49'
C20	60.00'	42°58'02"	45.00'	23.61'	S 86°48'33" W	43.95'
C21	60.00'	57°48'26"	60.54'	33.13'	S 42°48'13" E	58.00'
C22	60.00'	52°14'10"	54.70'	29.42'	S 12°13'05" W	52.83'
C23	60.00'	58°44'06"	61.51'	33.76'	S 67°42'13" W	58.85'
C24	60.00'	64°38'01"	67.68'	37.96'	N 50°36'43" W	64.15'
C25	30.00'	48°11'23"	25.23'	13.42'	S 42°23'25" E	24.49'
C26	350.00'	5°56'52"	36.33'	18.18'	S 54°14'12" E	36.32'
C27	350.00'	22°24'21"	136.87'	69.32'	N 40°03'35" W	136.00'
C28	350.00'	22°13'41"	135.78'	68.76'	S 17°44'34" E	134.93'
C29	350.00'	50°34'53"	308.98'	165.37'	S 31°55'11" E	299.05'
C30	180.00'	9°43'33"	30.55'	15.31'	N 10°10'42" W	30.52'

CLIENT: COLUMBIA RESERVE LTD.  
 JOB TITLE: COLUMBIA RESERVE SUBDIVISION 3  
 SHEET NO. 2