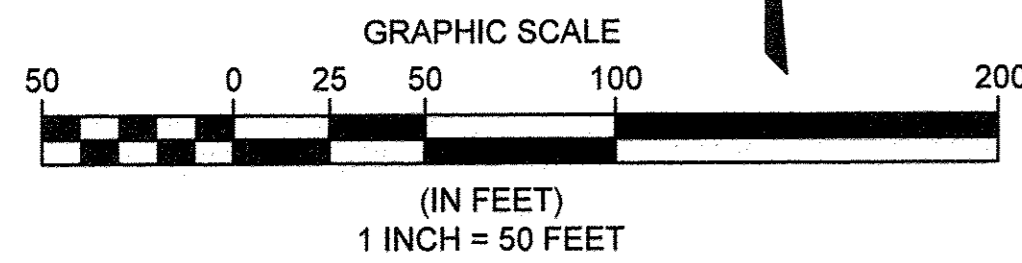
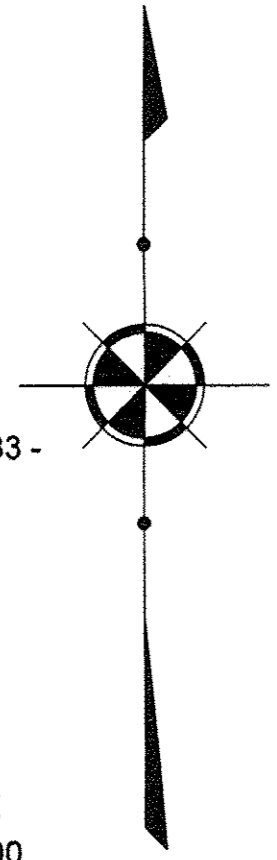


PLAT OF LOT SPLIT

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, AND STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOT 80, AND BEING KNOWN AS LAND CONVEYED TO GARLAND NEW HOMES, INC AS PARCEL 12-00-080-000-015 NOVEMBER, 2019 SCALE 1 INCH = 50 FEET

BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.



Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND
- IRON PIPE FOUND
- MONUMENT BOX FOUND
- ⊙ DRILL HOLE FOUND

PPN 12-00-080-000-038
David and Kathleen Buchman
Vol. 1043, Page 580 D.R.

BOUNDARY CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

Michael P. Spellacy
MICHAEL P. SPELLACY P.S. #8169



12-13-19
12-00-080
P. MANES
#19-04-060

1" Iron Pipe
Fd. 0.70' West
Per Root Survey

TRACT 3 - OLMSTED TOWNSHIP - CUYAHOGA COUNTY

SPRAGUE ROAD ~ 60'

COLUMBIA TOWNSHIP - LORAIN COUNTY

O.L. 80

166.53' Msd.

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RESTRICTED COVENANT AREAS

ALL LANDS SHOWN HEREIN AS "RESTRICTED COVENANT AREAS" ARE SUBJECT TO THE DECLARATION OF RESTRICTED COVENANT AREAS AS RECORDED IN THE LORAIN OFFICIAL RECORDS AS INSTRUMENT #2019-0737002. SAID PROPERTIES SHALL BE KEPT IN THEIR NATURAL STATE, AS HEREIN USED. THE TERM NATURAL STATE MEANS THAT NO CONSTRUCTION OR PLACING OF BUILDINGS, CAMPING ACCOMMODATIONS OR MOBILE HOMES, BILLBOARDS, FENCES, SIGNS, OR OTHER ADVERTISING MATERIAL OR STRUCTURES OF ANY KIND, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED OR ERRECTED ON THE RESTRICTED PRIORITIES, UNLESS OTHERWISE EXPRESSLY PROVIDED HEREUNDER OR APPROVED BY THE OHIO EPA. THERE SHALL BE ON OR IN THE RESTRICTED PROPERTIES NO FILLINGS, DRILLING, EXCAVATING, REMOVAL OF TOPSOIL, SAND, GRAVEL, ROCK MINERALS OR OTHER MATERIALS NOR ANY BUILDINGS OR ROADS OR CHANGE IN TOPOGRAPHY OF THE LAND IN ANY MANNER (WITH THE EXCEPTION OF THE MAINTENANCE OF SMALL FOOT TRAILS), OTHER THAN THAT CAUSED BY THE FORCES OF NATURE OR AS RESERVED HEREUNDER. THERE SHALL BE NO REMOVAL, DESTRUCTION, OR CUTTING OF VEGETATION, SPRAYING OF HERBICIDES, GRAZING OF DOMESTIC ANIMALS, OR DISTURBANCE OR MANIPULATION OF THE PROPERTIES WITHOUT FIRST OBTAINING DEPARTMENT OF THE ARMY (CORPS OF ENGINEERS) AUTHORIZATION. CONTROL OF NUISANCE VEGETATION, OR ANY OTHER MANIPULATION WITHIN THE RESTRICTED PROPERTIES, SHALL ONLY OCCUR AFTER CORPS OF ENGINEERS CONCURRENCE THAT SUCH MANAGEMENT PRACTICES ARE NECESSARY TO ENSURE LONG-TERM PROTECTION OF THE RESTRICTED PROPERTIES. EACH AND EVERY ACTIVITY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION ACTIVITY THAT MIGHT ENDANGER THE NATURAL INTEGRITY OR STATE OF THE RESTRICTED PROPERTIES IS FORBIDDEN.

PPN 12-00-080-000-042
Bart L. and Ingrid Ivic
Vol. 1174, Page 718 O.R.

PPN 12-00-080-000-015
Garland New Homes, Inc.
Inst. No. 2018-005004

RESTRICTED COVENANT AREA 'B'
INST.#2019-0737002

RESTRICTED COVENANT AREA 'A'
INST.#2019-0737002

Lot Split Parcel D
142,173 sq.ft.
3.2638 acres
137,178 sq.ft.
3.1492 acres Excl. ROW

Lot Split Parcel C
142,178 sq.ft.
3.2640 acres
137,183 sq.ft.
3.1493 acres Excl. ROW

Lot Split Parcel B
142,184 sq.ft.
3.2641 acres
137,188 sq.ft.
3.1494 acres Excl. ROW

Lot Split Parcel A
142,189 sq.ft.
3.2642 acres
137,194 sq.ft.
3.1495 acres Excl. ROW

Remainder
142,168 sq.ft.
3.2637 acres
137,172 sq.ft.
3.1490 acres Excl. ROW

1" Iron Pipe
Fd. 0.45' North
Per Root Survey

3/4" Iron Pipe
Fd. / Used

3/4" Iron Pipe
Fd. / Used

PPN 12-00-080-000-016
Michael E. Schoenmeyer
Inst. No. 2009-0303946

GLENCOVE TRAIL ~ 60'

N89°31'41"W

1941.13' Rec. / Msd.

Mon. Box With
5/8" Iron Pin (Id: 6752)
Fd. / Used

Mon. Box With
5/8" Iron Pin
(Id: 6752)
Fd. / Used

Stone Ridge Estates Subdivision
Vol. 90, Pg. 16-17 L.C.P.R.

STATION ROAD ~ 60'

O.L. 80 - COLUMBIA TOWNSHIP

O.L. 61 - COLUMBIA TOWNSHIP

S01°12'33"W
1830.39' Rec. / 1830.86' Act.

PPN 12-00-080-000-015
PART OF ORIGINAL
COLUMBIA TOWNSHIP
LOT 80

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

PLAT OF LOT SPLIT
FOR GARLAND
NEW HOMES, INC.
COLUMBIA TOWNSHIP - LORAIN COUNTY - OHIO

CONTRACT No.

17260

SHEET OF

1 1

12-00-080-000-078 thru-082