

HUNTING MEADOWS SUBDIVISION NO. 3

TOWNSHIP OF COLUMBIA, PART OF ORIGINAL LOT NO. 23
 COUNTY OF LORAIN, STATE OF OHIO

50976

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT EAST RIVER ONE, LLC AS FIRST MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF HUNTING MEADOWS SUBDIVISION NO. 3, TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

REPRESENTATIVE _____ DATE _____

NOTARY CERTIFICATE

STATE OF OHIO
 LORAIN COUNTY SS
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR _____ REPRESENTING _____ WHO ACKNOWLEDGED THAT _____ DID SIGN THIS FOREGOING PLAT AND THAT IT WAS _____ OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT MEADOWS LENDING, LLC AS SECOND MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF HUNTING MEADOWS SUBDIVISION NO. 3, TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

REPRESENTATIVE _____ DATE _____

NOTARY CERTIFICATE

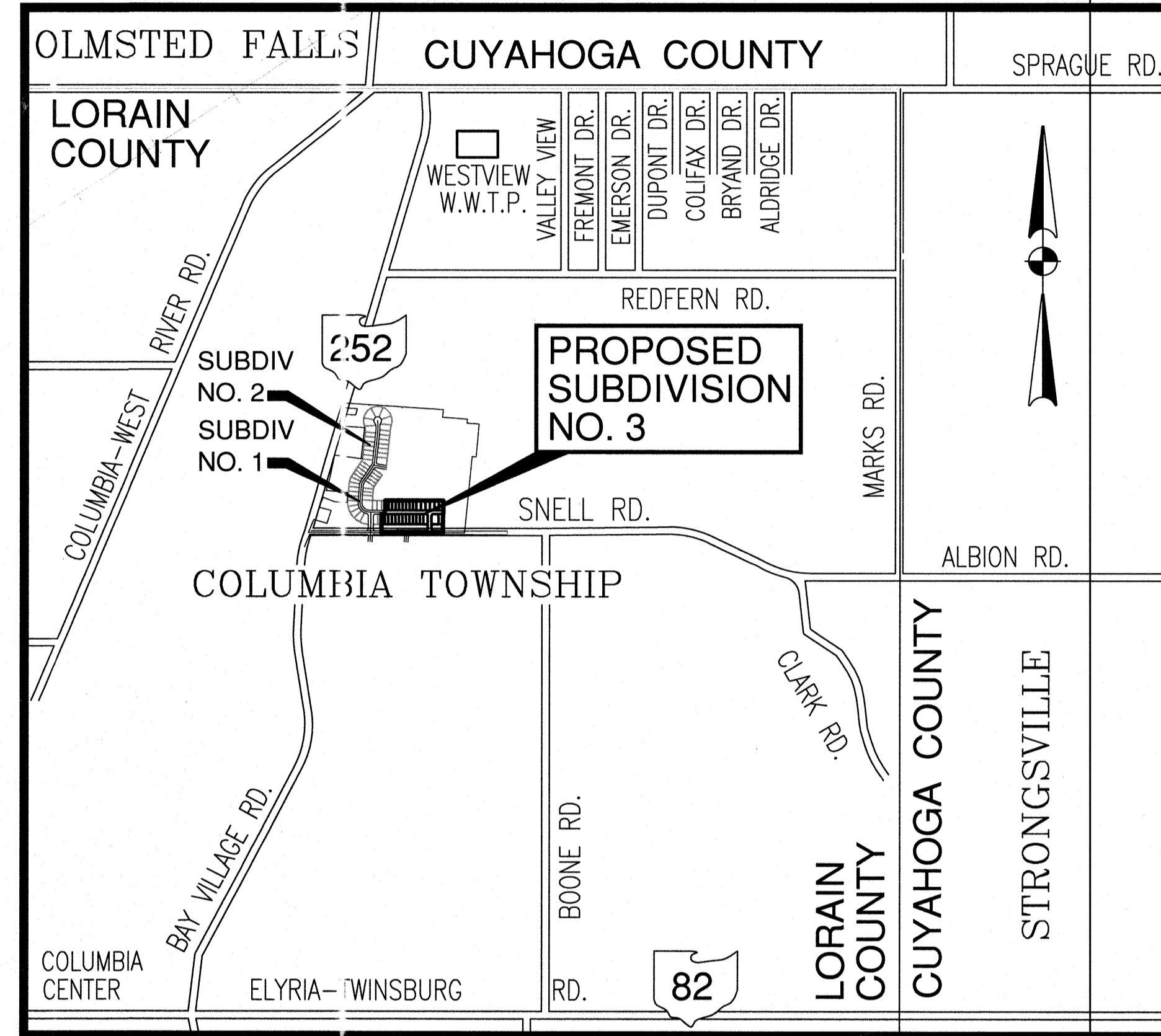
STATE OF OHIO
 LORAIN COUNTY SS
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR _____ REPRESENTING _____ WHO ACKNOWLEDGED THAT _____ DID SIGN THIS FOREGOING PLAT AND THAT IT WAS _____ OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "HUNTING MEADOWS SUBDIVISION NO. 3" AS SHOWN HEREON AND CONTAINING 10.9976 ACRES OF LAND IN COLUMBIA TOWNSHIP ORIGINAL LOT NO. 23, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THIS PLAT 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. 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.

T. A. Bixler 5-23-17
 TREVOR A. BIXLER DATE
 PROFESSIONAL SURVEYOR OHIO REG. NO. 7730



LOCATION MAP

APPROVALS

LORAIN COUNTY ENGINEER _____ DATE _____

LORAIN COUNTY SANITARY ENGINEER _____ DATE _____

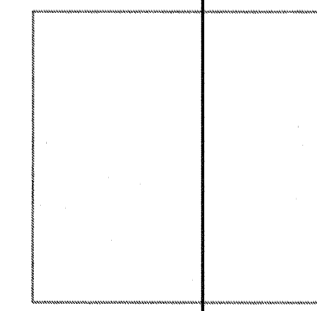
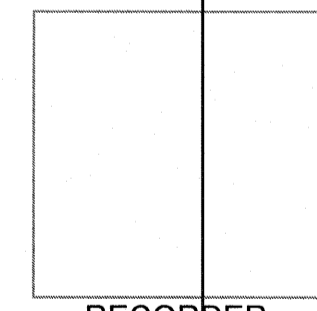
DIRECTOR, LORAIN COUNTY PLANNING COMMISSION _____ DATE _____

CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES _____ DATE _____

LORAIN COUNTY PROSECUTOR'S OFFICE _____ DATE _____

PERTINENT DOCUMENTS USED:

- HUNTING MEADOWS SUBDIVISION No 1 - PV 102, PG 14-15
- HEATHER LANE SUBDIVISION - PV 56, PG 31-32
- LINKS SUBDIVISION - PV 57, PG 38
- ALTA SURVEY PREPARED BY FAYWOOD CIVIL ENGINEERS & LAND SURVEYORS DATED 12-21-2006
- PATRICK L. PALMER & KATHLEEN J. MEINDEL-PARKER - 12-00-023-000-064, 1998-0569219
- COLUMBIA NORTHWEST PROPERTIES, LLC - 12-00-023-000-101, 2007-0185114



OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL LOT NO. 23 OF SAID TOWNSHIP CONTAINING 10.9976 ACRES.

THE UNDERSIGNED RICHARD J. BERAN, REPRESENTING COLUMBIA NORTHWEST PROPERTIES LLC, HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS HUNTING MEADOWS SUBDIVISION NO. 3, A SUBDIVISION OF LOTS 50 TO 79, INCLUSIVE, AND BLOCKS D TO E, INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES 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 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 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.

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND AND SAID OWNER DOES 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.

OWNER _____ DATE _____

TITLE _____

NOTARY CERTIFICATE

STATE OF OHIO
 LORAIN COUNTY SS
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR _____ REPRESENTING _____ WHO ACKNOWLEDGED THAT _____ DID SIGN THIS FOREGOING PLAT AND THAT IT WAS _____ OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

UTILITY EASEMENT

THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH, UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS SAID 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 COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

OWNER _____ DATE _____

TITLE _____

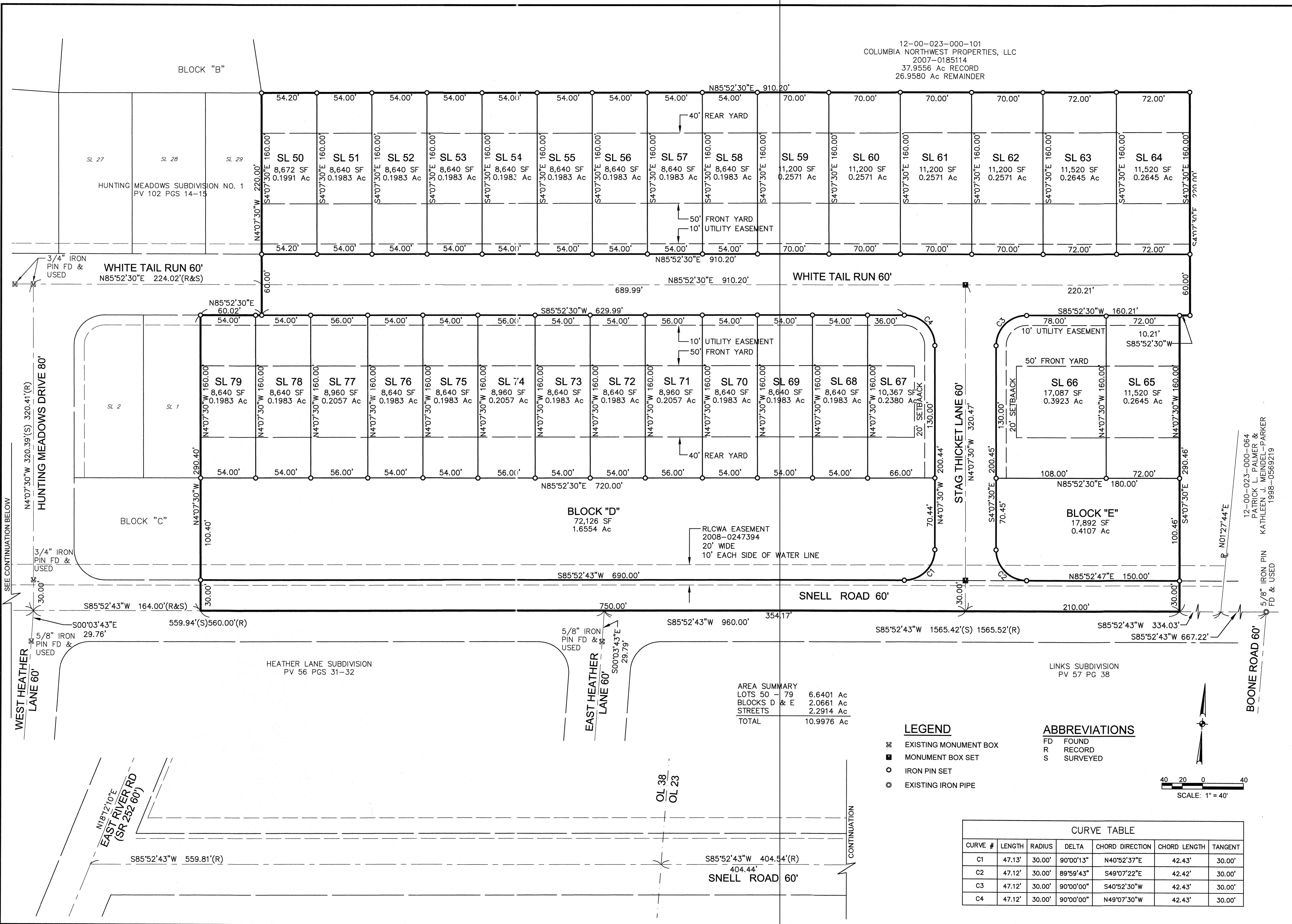
RECEIVED

MAY 31 2017

KEN CARNEY
 LORAIN COUNTY ENGINEER

BY	
DATE	
REVISIONS	
DATE: 05/23/2017	DRAWN BY: CCB
	CPD BY: TAB
	DWG. NAME: P 440 365 4730
	PARA/DWG. 30/CURRENT DWG/
	F.B.
KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com	
RECORD PLAT HUNTING MEADOWS SUBDIVISION NO. 3	
TOWNSHIP OF COLUMBIA, PART OF ORIGINAL LOT NO. 23 COUNTY OF LORAIN, STATE OF OHIO	
SHEET RP1.0	OF 2
JOB NO. 17024	

12-00-023-000-101
 COLUMBIA NORTHWEST PROPERTIES, LLC
 2007-0185114
 37.9556 Ac RECORD
 26.9580 Ac REMAINDER

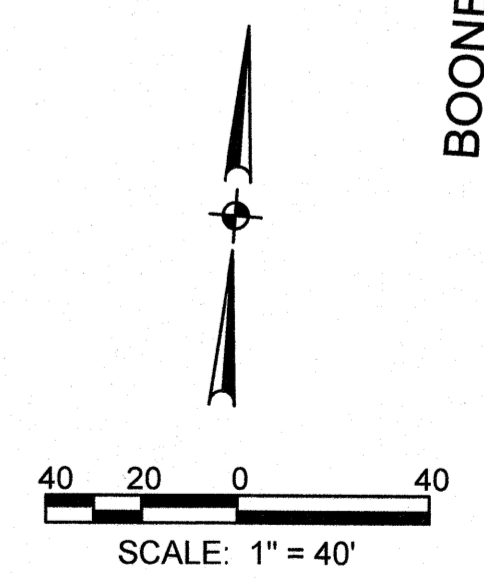


AREA SUMMARY

LOTS 50 - 79	6.6401 Ac
BLOCKS D & E	2.0661 Ac
STREETS	2.2914 Ac
TOTAL	10.9976 Ac

- LEGEND**
- ▣ EXISTING MONUMENT BOX
 - MONUMENT BOX SET
 - IRON PIN SET
 - EXISTING IRON PIPE

- ABBREVIATIONS**
- FD FOUND
 - R RECORD
 - S SURVEYED



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	47.13'	30.00'	90°00'13"	N40°52'37"E	42.43'	30.00'
C2	47.12'	30.00'	89°59'43"	S49°07'22"E	42.42'	30.00'
C3	47.12'	30.00'	90°00'00"	S40°52'30"W	42.43'	30.00'
C4	47.12'	30.00'	90°00'00"	N49°07'30"W	42.43'	30.00'

BY

DATE	DESCRIPTION

REVISIONS

DATE	DESCRIPTION
05/23/2017	

DATE: 05/23/2017
 DRAWN BY: GEC
 CWD BY: TAB
 DWS NAME: P. 440 365 4730
 PATH: J704/CIVIL_30/CURRENT/DWS/
 F.B.:

KS ASSOCIATES
 KS Associates, Inc.
 260 Burns Road, Suite 100
 Elyria, OH 44035
 P 440 365 4730
 F 440 365 4790
 www.ksassociates.com

RECORD PLAT
 HUNTING MEADOWS
 SUBDIVISION NO. 3
 # 50476
 TOWNSHIP OF COLUMBIA, PART OF ORIGINAL LOT NO. 23
 COUNTY OF LORAIN, STATE OF OHIO

SHEET
 RP2.0
 OF
 2
 JOB NO.
 17024

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