

5471-SUBA-LOTSHEET1.DWG

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 45°44'20" E	25.97' R	L12	S 00°03'26" W	21.72' R&U
L2	N 45°44'21" E	60.97' R	L13	N 89°42'04" W	44.81' R&U
L3	N 45°44'21" E	44.32' R	L14	N 33°11'24" W	43.98' R&U
L4	N 00°03'26" E	26.95' R	L15	S 00°17'56" W	28.00' C&U
L5	S 45°44'20" W	63.15' R			
L6	N 45°44'20" E	55.88' R			
L7	N 44°15'40" W	66.43' R			
L8	S 89°40'15" W	60.83' R			
L9	S 00°03'26" W	142.68' R			
L10	S 00°17'56" W	4.00' R&U			
L11	S 00°17'56" W	20.00' R&U			

PPN 07-00-011-103-090  
ROBERT S. AND JULIA E. MOORE

**LEGEND**

R = RECORD  
OBS = OBSERVED  
C = CALCULATED  
U = USED  
FND = FOUND  
IP = IRON PIN  
R/W = RIGHT-OF-WAY  
C = CENTERLINE  
P = PROPERTY LINE.

○ = IRON PIN FOUND  
● = INDICATES IRON PIN TO BE SET WITH CAP 7344 AT COMPLETION OF HOUSE CONSTRUCTION

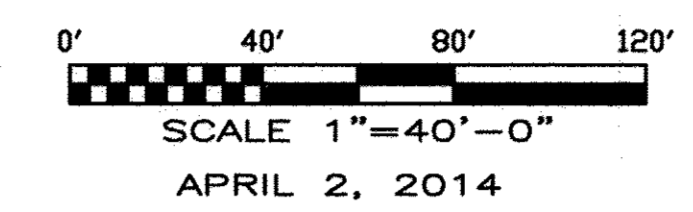
L.C.D.R. = LORAIN COUNTY DEED RECORDS  
L.C.M.R. = LORAIN COUNTY MAP RECORDS  
□ = MONUMENT BOX

**ACREAGE BREAKDOWN**

SUBLOTS - 0.7968 AC.  
BLOCKS - 1.2026 AC.  
TOTAL - 1.9994 AC.

# WOODBIDGE COURT SUBDIVISION No. 4

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 11. AND FURTHER KNOWN AS BEING A RE-SUBDIVISION OF BLOCK "A" IN THE WOODBRIDGE COURT SUBDIVISION NO. 3 AS RECORDED IN VOLUME 99, PAGE 50 OF LORAIN COUNTY MAP RECORDS.



**MACKAY**  
Engineering & Surveying Company  
7017 Pearl Road, Cleveland, Ohio 44130  
(440) 886-4500 (440) 886-4590 Fax

NORTH

## SURVEYOR'S CERTIFICATION

THIS MAP AND THE SURVEY ON WHICH IT IS BASED ARE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SET FORTH IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE TO INDICATE ANGLES ONLY.

ALL OF WHICH I CERTIFY TO BE CORRECT.

*Michael Mackay* *April 2, 2014*  
MICHAEL MACKAY, P.S. #7344 DATE



## ACCEPTANCE

I, DENNIS STEED, ATTORNEY-IN-FACT FOR DON (HD) STEED, TRUSTEE OF THE DON STEED REVOCABLE TRUST, OWNER OF THE LANDS SHOWN HEREON BY DEED RECORDED IN INSTRUMENT NO. 20130454545 OF THE LORAIN COUNTY RECORDS, DO HEREBY ACCEPT THIS PLAT AND SUBDIVISION OF SAME.

*Dennis Steed* *Attorney-in-Fact for Don (HD) Steed, Trustee*  
DENNIS STEED  
ATTORNEY-IN-FACT FOR DON (HD) STEED, TRUSTEE

COUNTY OF LORAIN } S.S.  
STATE OF OHIO

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE APPEARED DENNIS STEED, ATTORNEY-IN-FACT FOR DON (HD) STEED, TRUSTEE OF THE DON STEED REVOCABLE TRUST, OWNER OF THE LAND PLATTED HEREON, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID ATTORNEY-IN-FACT, IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT NORTH RIDGEVILLE, OHIO, THIS 10TH DAY OF APRIL 2014.

NOTARY PUBLIC *Paul A. Mackey*  
MY COMMISSION EXPIRES *November 13, 2016*

## APPROVALS

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE PLANNING COMMISSION THIS 11th DAY OF JUNE 2014.

*Kevin W. Durscher*  
BUILDING COMMISSIONER  
RESPONSIBLE OFFICIAL FOR PLANNING COMMISSION

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE MAYOR THIS 11th DAY OF JUNE 2014.

*Duffin Duffin* *Acting Mayor*  
MAYOR

## EASEMENT NOTE

ALL EASEMENTS REFERENCED HEREON ARE EXISTING EASEMENTS RECORDED IN VOLUME 55, PAGES 45&46 OF LORAIN COUNTY MAP RECORDS.

## DECLARATION OF COVENANTS AND RESTRICTIONS

THE WOODBRIDGE COURT SUBDIVISION NO. 4 IS BOUND TO THE ORIGINAL DECLARATION OF COVENANTS AND RESTRICTIONS OF RIDGEFIELD SUBDIVISION FILED IN OR 1372, PAGE 625 OF THE LORAIN COUNTY RECORDS AND ANY AMENDMENTS THERETO.

PPN 07-00-011-103-079  
CHARLES REISINGER

PARK AREA "D"  
RIDGEFIELD HOMES, INC. SUBDIVISION NO. 2  
VOLUME 57, PAGE 70-73 L.C.M.R.

SUBDIVISION LINE  
N 89°42'04" W 526.54' R&U

BLOCK "B"  
0.8928 ACRES

WOODBIDGE COURT SUBDIVISION No. 3  
VOLUME 99, PAGE 50 L.C.M.R.

WOODBIDGE COURT SUBDIVISION No. 3  
VOLUME 99, PAGE 50 L.C.M.R.

WOODBIDGE COURT SUBDIVISION No. 3  
VOLUME 99, PAGE 50 L.C.M.R.

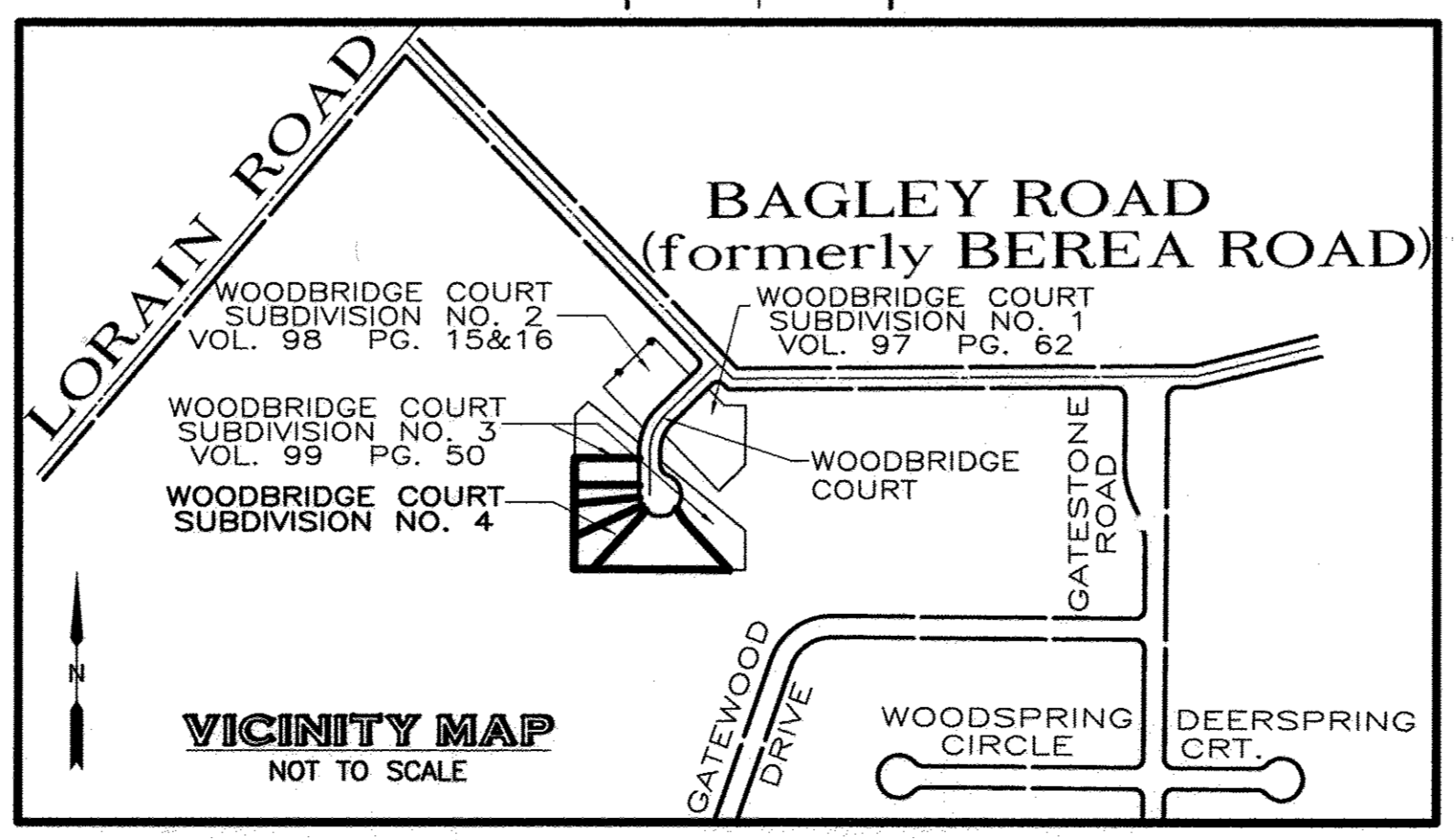
WOODBIDGE COURT SUBDIVISION No. 1  
VOLUME 97, PAGE 62 L.C.M.R.

WOODBIDGE COURT SUBDIVISION No. 2  
VOLUME 98, PAGE 15&16 L.C.M.R.

**CURVE DATA TABLE**

CURVE#	LENGTH	RADIUS	DELTA ANGLE	CHORD	CHORD BEARING	TANGENT
1	31.42' R	20.00'	90°00'00"	28.28'	S 89°15'40" E	20.00'
2	80.85' R	101.95'	45°26'24"	78.75'	N 23°01'08" E	42.69'
3	36.93' R	30.00'	70°31'44"	34.64'	N 34°57'56" W	21.21'
4	262.35' R	60.00'	250°31'44"	97.98'	S 55°02'04" W	84.85'
5	128.44' R	161.95'	45°26'24"	125.10'	N 23°01'08" E	67.81'
6	31.42' R	20.00'	90°00'00"	28.28'	S 00°44'20" W	20.00'
7	15.71' R	10.00'	90°00'00"	14.14'	S 89°15'40" E	10.00'
8	72.92' R	91.95'	45°26'24"	71.02'	N 23°01'08" E	38.50'
9	24.62' R	20.00'	70°31'44"	23.09'	N 34°57'56" W	14.14'
10	306.08' R	70.00'	250°31'44"	114.31'	S 55°02'04" W	98.99'
11	136.37' R	171.95'	45°26'24"	132.82'	N 23°01'08" E	72.00'
12	15.71' R	10.00'	90°00'00"	14.14'	S 00°44'20" W	10.00'
13	144.30' R	181.95'	45°26'24"	140.55'	N 23°01'08" E	76.18'
14	125.66' R	80.00'	90°00'00"	113.14'	N 44°42'04" W	80.00'
15	45.12' R	101.95'	25°21'39"	44.76'	N 12°58'45" E	22.94'
16	35.73' R	101.95'	20°04'46"	35.54'	N 35°41'58" E	18.05'
17	66.89' R	161.95'	23°39'50"	66.41'	N 33°54'26" E	33.93'
18	44.97' R	161.95'	15°54'42"	44.83'	N 14°07'09" E	22.63'
19	16.58' R	161.95'	05°51'52"	16.57'	N 03°13'52" E	8.30'
20	10.01' R	161.95'	03°32'25"	10.00'	N 43°58'08" E	5.00'
21	56.88' R	161.95'	20°07'25"	56.59'	N 32°08'13" E	28.74'
22	68.04' R	60.00'	64°58'34"	64.45'	N 37°44'31" W	38.21'
23	47.19' R	60.00'	45°03'54"	45.98'	N 17°16'43" E	24.89'
24	6.66' C&U	60.00'	06°21'25"	6.65'	S 02°52'47" E	3.33'
25	25.12' C&U	60.00'	23°59'17"	24.94'	S 18°03'08" E	12.75'
26	18.20' C&U	60.00'	17°23'00"	18.13'	S 38°44'17" E	9.17'
27	97.14' C&U	60.00'	92°45'33"	86.87'	N 86°11'27" E	62.96'
28	104.64' R&U	131.95'	45°26'24"	101.92'	N 23°01'08" E	55.25'

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JUN 30 2014  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR



## UNDERGROUND UTILITY EASEMENT

DENNIS STEED, ATTORNEY-IN-FACT FOR DON (HD) STEED, TRUSTEE, OWNER OF THE LAND PLATTED HEREON DOES HEREBY GRANT UNTO FIRST ENERGY COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, (HEREAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT HATCHED (XXXXXXXXXXXXXXXXXX) AS SHOWN HEREON, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS 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 AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC 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 WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT.

*Dennis Steed* *Attorney-in-Fact for Don (HD) Steed, Trustee*  
DENNIS STEED, ATTORNEY-IN-FACT  
FOR DON (HD) STEED, TRUSTEE

FIRST ENERGY COMPANY THIS 8th DAY OF APRIL 2014  
BY: *Michael S. J...*