

SANDY RIDGE SUBDIVISION NO. 2

BEING KNOWN AS PARTS OF ORIGINAL RIDGEVILLE TOWNSHIP
LOT NOS. 40 AND 45

CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN
STATE OF OHIO

PLANNING COMMISSION

APPROVED THIS 2nd DAY OF May, 2005.

[Signature]
SECRETARY CITY OF NORTH RIDGEVILLE
PLANNING COMMISSION OR RESPONSIBLE OFFICIAL DATE 8-27-14

CITY COUNCIL
APPROVED THIS 3rd DAY OF SEPTEMBER, 2014.

[Signature]
MAYOR DATE 9/3/14

CITY ENGINEER
APPROVED THIS 3rd DAY OF September, 2014.

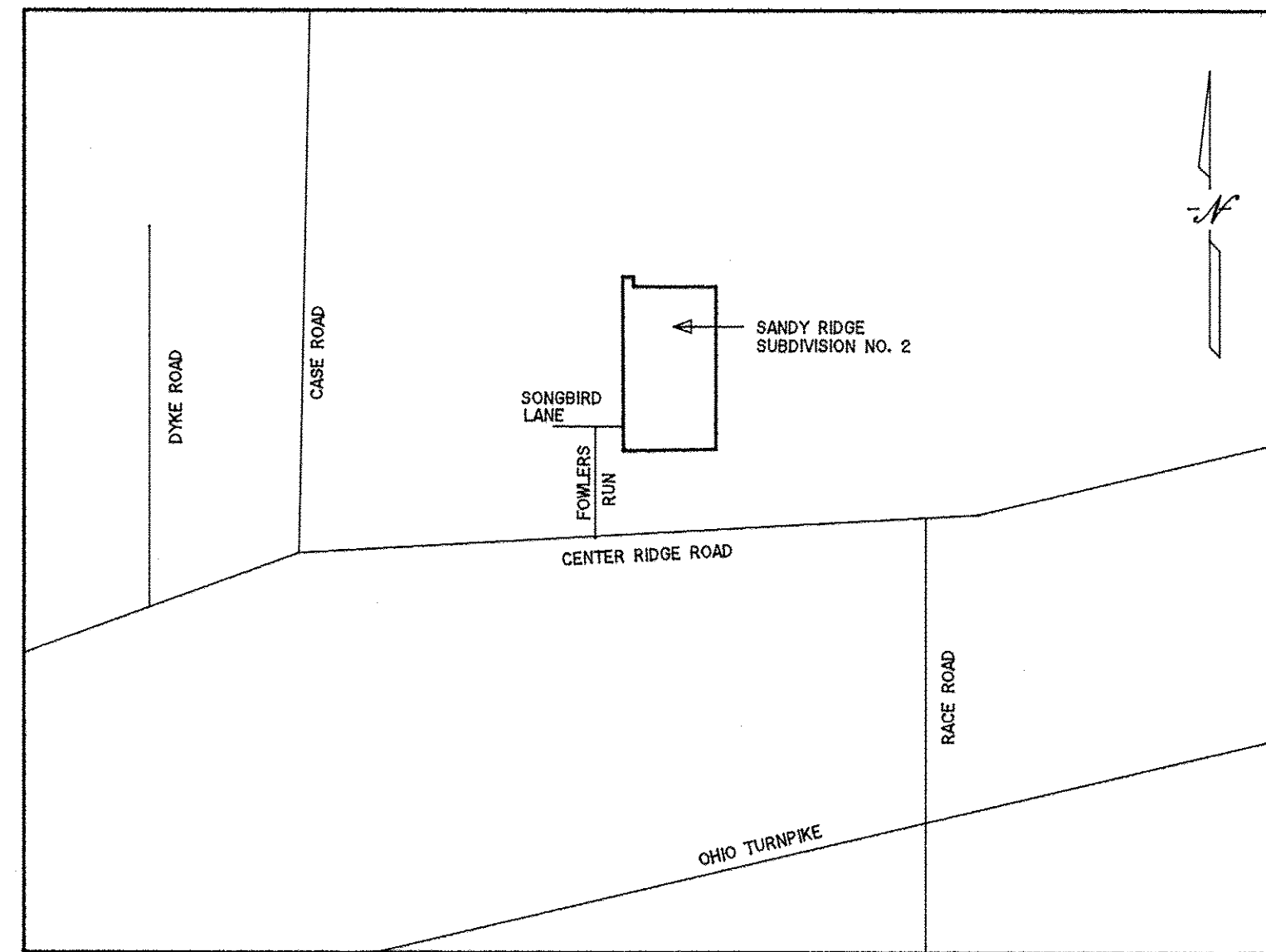
[Signature]
CITY ENGINEER DATE 9/3/14

COUNTY AUDITOR
TRANSFERRED THIS _____ DAY OF _____, 20____.

LORAIN COUNTY AUDITOR DATE

COUNTY RECORDER
FILED FOR RECORD THIS DAY _____ AT _____ M. RECORDED THIS _____ DAY OF _____, 20____, IN PLAT BOOK _____ PAGE _____.

LORAIN COUNTY RECORDER DATE



VICINITY MAP
N.T.S.

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, IN THE STATE OF OHIO, AND BEING PARTS OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NOS. 40 AND 45, CONTAINING 8.0218 ACRES.

THE UNDERSIGNED, SANDY RIDGE DEVELOPMENT, LTD. HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS SANDY RIDGE SUBDIVISION NO. 2 A SUBDIVISION OF LOTS 55 TO 75 INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH, ALL, ALL OR PART OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETGETERA 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, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF NORTH RIDGEVILLE, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREET 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 GROUND, AND A CONSERVATION EASEMENT (10 FEET WIDE) THROUGH LOTS 62 THROUGH 66 INCLUSIVE (AS GRAPHICALLY SHOWN ON THIS PLAT).

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND THIS 25 DAY OF July, 2014.

SANDY RIDGE DEVELOPMENT, LTD.

[Signature]
ROBERT YOST

[Signature]
WITNESS

[Signature]
JOHN O'NEILL

[Signature]
WITNESS

NOTARY PUBLIC

STATE OF OHIO
COUNTY OF LORAIN

BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR ROBERT YOST, THE ABOVE SIGNED OFFICER OF SANDY RIDGE DEVELOPMENT, LTD. WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 25 DAY OF July, 2014.

[Signature]
NOTARY PUBLIC SANDY REGAL
MY COMMISSION EXPIRES STATE OF OHIO
Recorded in Lorain County
My commission expires Feb. 24, 2016

NOTARY PUBLIC

STATE OF OHIO
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR JOHN O'NEILL, THE ABOVE SIGNED OFFICER OF SANDY RIDGE DEVELOPMENT, LTD. WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 25 DAY OF July, 2014.

[Signature]
NOTARY PUBLIC SANDY REGAL
MY COMMISSION EXPIRES STATE OF OHIO
Recorded in Lorain County
My commission expires Feb. 24, 2016

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THE UNDERSIGNED, *[Signature]*, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF SANDY RIDGE SUBDIVISION NO. 2, HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE OF STREETS AND EASEMENTS AS SHOWN HEREON.

[Signature]
MORTGAGEE

[Signature]
TITLE: As-Use Plat.

NOTARY PUBLIC

STATE OF OHIO
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICERS OF THE MORTGAGEE, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 25 DAY OF July, 2014.

[Signature]
NOTARY PUBLIC SANDY REGAL
MY COMMISSION EXPIRES STATE OF OHIO
Recorded in Lorain County
My commission expires Feb. 24, 2016

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED SANDY RIDGE SUBDIVISION NO. 2 AS SHOWN HEREON, EMBRACING 8.0218 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBERS 40 AND 45, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, IN THE STATE OF OHIO OF WHICH 1.6012 ACRES LIE IN PUBLIC STREETS AND 6.4206 ACRES LIE IN LOTS NUMBERED 55 THROUGH 75, INCLUSIVE.

IRON PINS/PIPES WERE FOUND AT ALL POINTS INDICATED THUSLY \rightarrow , AND 5/8" x 30" IRON PINS WITH IDENTIFICATION CAPS "T. SIMON, S-7775" WERE SET AT ALL POINTS INDICATED AS \circ . DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE GIVEN FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. DIMENSIONS ON CURVES ARE ARC MEASUREMENTS. 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 ON THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE FOOT IN TEN THOUSAND FEET BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

[Signature] 7/24/2014
THOMAS A. SIMON, REGISTERED
PROFESSIONAL SURVEYOR NO. S-7775

UTILITY EASEMENTS

WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO COLUMBIA GAS OF OHIO, INC. ALLEL CORPORATION, OHIO EDISON COMPANY, A.T. & T. BROADBAND, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH, UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTORS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES, AND ALSO UPON LANDS AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS CABLE, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, 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, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS 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, GAS, 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.

GRANTORS:

BY:

[Signature]
SANDY RIDGE DEVELOPMENT, LTD.
260 SOUTH LOGAN STREET
ELYRIA, OHIO 44035
(440) 366-2241

BY:

[Signature]
SANDY RIDGE DEVELOPMENT, LTD.
260 SOUTH LOGAN STREET
ELYRIA, OHIO 44035
(440) 366-2241

AREA BREAKDOWN

1.6012 ACRES IN STREET RIGHT-OF-WAY
6.4206 ACRES IN LOTS
8.0218 ACRES TOTAL

7.7641 ACRES IN ORIGINAL LOT NO. 40
0.2577 ACRES IN ORIGINAL LOT NO. 45
8.0218 ACRES TOTAL

Doc ID: 01831400002 Type: OFF
Kind: PLAT
Recorded: 09/17/2014 at 12:56:01 PM
Fee Amt: \$172.80 Page 1 of 2
Lorain County, Ohio
Judith H. Medlock, County Recorder
File # 2014-0519063

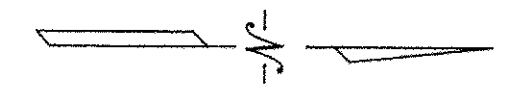
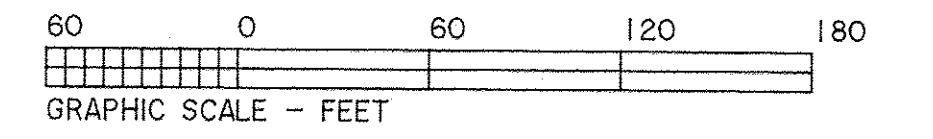
TRANSFERRED
IN COMPLIANCE WITH SEC. 118.012
OHIO REV. CODE
SEP 17 2014
J. CRAIG SNOODGRASS, CPA, CGTM
LORAIN COUNTY AUDITOR

ROBERT YOST
260 S LOGAN
ELYRIA, OH 44035
P. Vol - 100
Pg. - 25-26

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
FAX 327-2964

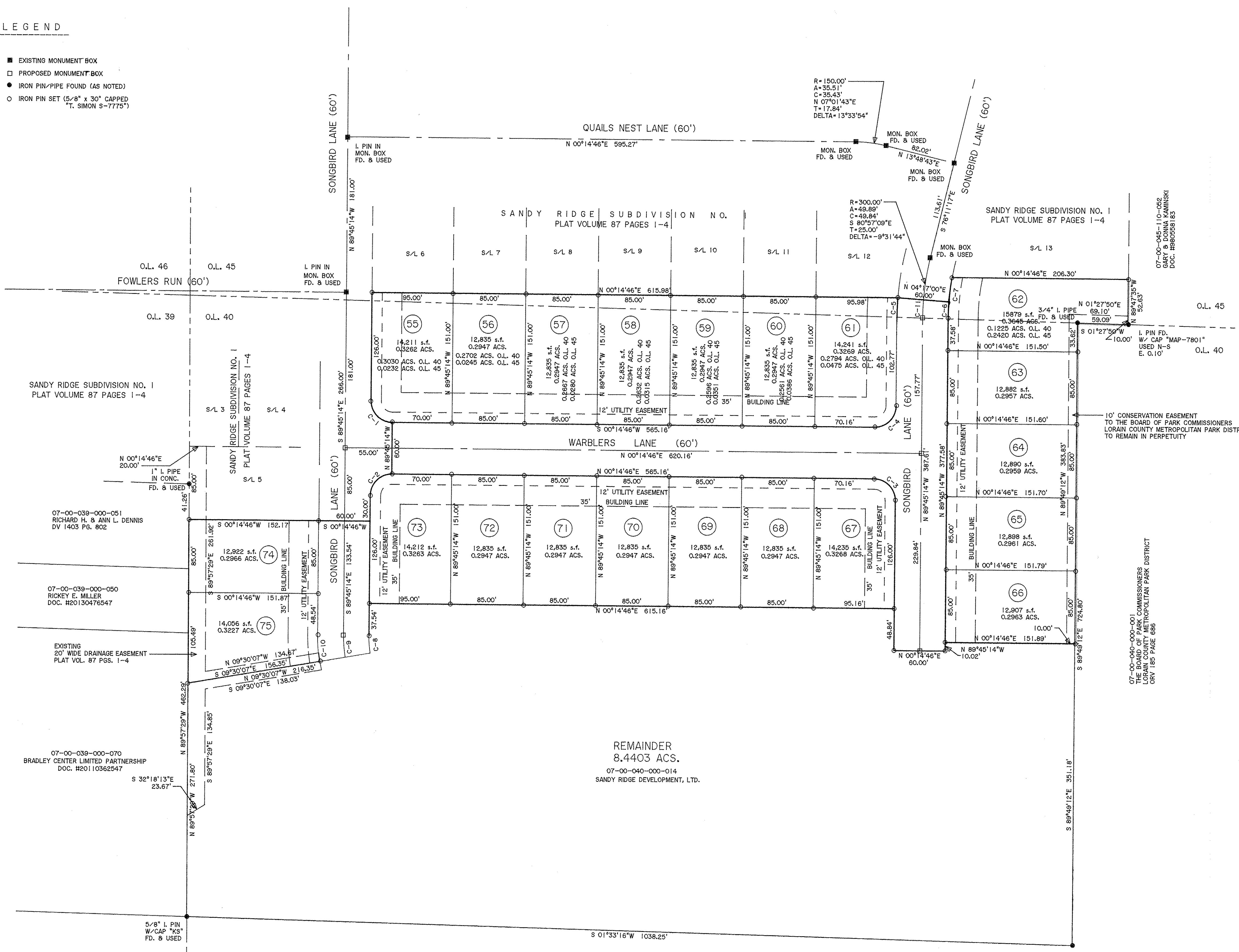
LEGEND

- EXISTING MONUMENT BOX
- PROPOSED MONUMENT BOX
- IRON PIN/PIPE FOUND (AS NOTED)
- IRON PIN SET (5/8" x 30" CAPPED "T. SIMON S-7775")



CENTERLINE/RIGHT-OF-WAY/SUBLOT CURVE DATA

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	25.00'	25.01'	38.28'	90°00'54"	229°10'59"	35.36'	N 45°14'46"E
C-2	25.00'	25.01'	38.28'	90°00'54"	229°10'59"	35.36'	N 44°45'14"W
C-3	25.00'	25.00'	38.27'	90°00'00"	229°10'59"	35.36'	N 45°14'46"E
C-4	25.00'	25.00'	38.27'	90°00'00"	229°10'59"	35.36'	N 44°45'14"W
C-5	330.00'	11.63'	23.25'	4°02'13"	172°14'44"	23.25'	N 87°43'14"W
C-6	270.00'	9.52'	19.02'	4°02'13"	21°13'13"	19.02'	S 87°43'02"E
C-7	270.00'	23.89'	107°06'47"	107°06'47"	21°13'13"	47.60'	S 84°41'24"E
C-8	150.00'	10.23'	29.42'	9°44'53"	47°44'47"	20.33'	S 85°22'20"W
C-9	150.00'	12.79'	25.52'	9°44'53"	36°11'50"	25.49'	S 85°22'17"W
C-10	180.00'	15.35'	30.62'	9°44'53"	31°49'51"	30.59'	S 85°22'20"W
C-11	300.00'	10.57'	21.14'	4°02'13"	19°05'54"	21.13'	S 87°43'14"E



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 ORIGINAL RIDGEVILLE TOWNSHIP
 LOT NOS. 40 AND 45
 CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN
 STATE OF OHIO
 JULY, 2014 SCALE: 1" = 60'