

WINDSOR POINT SUBDIVISION

NO. 6

CREATING SUBLOTS 209 THRU 222, AND BLOCK 'O'

SITUATED IN THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 42 & BEING A RE-SUBDIVISION OF BLOCK
'N' IN WINDSOR POINT SUBDIVISION NO. 5, RECORDED IN PLAT VOL. 95, PG. 66 IN LORAIN COUNTY RECORDS.

Tax Map Department

Fiscal Officer's Stamp
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
DEC 30 2014
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Land Development & Real Estate
Power & Energy
Telecommunications
Infrastructure & Transportation
Environmental & Solid Waste
Water & Natural Resources

ATWELL
866.850.4200 | www.atwell-group.com
7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OH 44131
440.349.2000

OWNER'S CERTIFICATE:

Situated in the City of North Ridgeville, County of Lorain, State Of Ohio, and being part of original Ridgeville Township Lot 42, containing 2.0041 acres.

The undersigned Thomas Oster hereby certify that the attached plat correctly represents their "WINDSOR POINT SUBDIVISION NO.6", a subdivision of lots 209 to 222 and BLOCK 'O', inclusive, do hereby acknowledge this plat of same and dedicate to use as such, all or parts of the roads, boulevards, cul-de-sacs, parks, planting strips, etceteras 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 Lorain, 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 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.

Thomas Oster, President 12-15-2014
Owner(s) Ontario Land Company and Oster Construction Inc. Date

NOTARY PUBLIC

County of Lorain
State of Ohio)

Before me, a Notary Public in and for said county and state, personally appeared Thomas Oster, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed. In witness thereof I have hereunto set my hand and affixed my official seal this 15th day of December, 2014.

Notary Public Theresa Dominick
My commission expires 11-25-17



OWNER'S CERTIFICATE:

Situated in the City of North Ridgeville, County of Lorain, State Of Ohio, and being part of original Ridgeville Township Lot 42, containing 4.0355 acres.

The undersigned John Evenson hereby certify that the attached plat correctly represents their "WINDSOR POINT SUBDIVISION NO.6", a subdivision of lots 209 to 222 and BLOCK 'O', inclusive, do hereby acknowledge this plat of same and dedicate to use as such, all or parts of the roads, boulevards, cul-de-sacs, parks, planting strips, etceteras 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 Lorain, 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 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.

John Evenson 12/15/2014
Owner(s) Perpetual Development LLC Date

NOTARY PUBLIC

County of Lorain
State of Ohio)

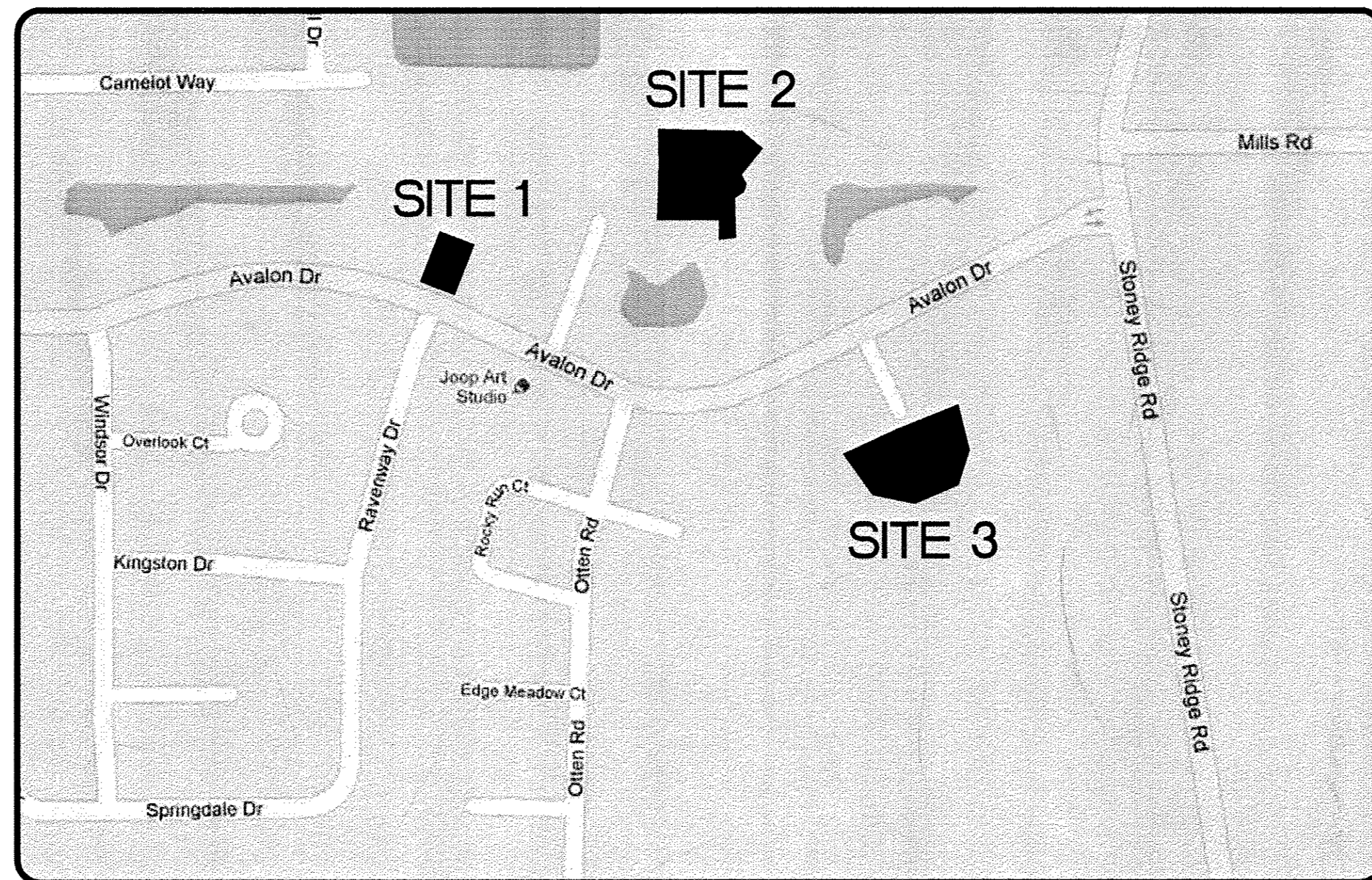
Before me, a Notary Public in and for said county and state, personally appeared John Evenson, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed. In witness thereof I have hereunto set my hand and affixed my official seal this 15th day of December, 2014.

Notary Public Theresa Dominick
My commission expires 11-25-17



OWNER/DEVELOPER

PERPETUAL DEVELOPMENT LLC.
39093 CASE ROAD
AVON, OHIO 44011
PH:440-985-7440 x 6325
ATTN: JOHN EAVENSON



VICINITY MAP
NOT TO SCALE

AREA IN SUBLOTS	3.3960 ACRES
AREA IN BLOCK 'O'	1.9314 ACRES
AREA IN PROPOSED RIGHT-OF-WAY	0.7122 ACRES
TOTAL AREA IN SUBDIVISION	6.0396 ACRES

SURVEYOR'S CERTIFICATION:

This is to certify that at the request of the owner, I have surveyed and plated WINDSOR POINT SUBDIVISION No. 6, as shown hereon and containing 6.0396 acres of land in original Ridgeville Township, Lot 42, in the City of North Ridgeville, Lorain County, Ohio. At all points indicated as "os", iron pin monuments were set. Distances are shown in feet and decimal parts thereof. Bearings shown are assumed and used to describe angles only. The plan represents a survey performed in such a manner that the linear error in the distance between any two (2) points does not exceed the limits of one (1) foot to ten thousand (10,000) feet (allowable linear error = reported distance divided by ten thousand) as per 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.

Daniel P. Engle
Daniel P. Engle
Registered Surveyor No. 8452-Ohio

Date: 12/15/14



LEGEND

⊙	CENTERLINE	OKS	PIN SET BY KS ASSOCIATES
R/W	RIGHT OF WAY	XF	FOUND CONCRETE NAIL
OF	FOUND IRON PIN AS NOTED	PN	PARCEL NUMBER
OS	SET IRON PIN	INST.	INSTRUMENT NUMBER
⊙	FOUND IRON PIN IN MONUMENT	⊞	MONUMENT BOX ASSEMBLY SET
⊙S	SET IRON PIN IN MONUMENT BOX		

PLANNING COMMISSION
(or responsible official)

Approved this 16th day of DECEMBER, 2014.

Ray W. Windsor
City Planning Commission
(or responsible official)

CITY COUNCIL

Approved this 17th day of DECEMBER, 2014.

David Yellon
Mayor (or designated member of council)

CITY ENGINEER

Approved this 16th day of December, 2014.

David Yellon
City of North Ridgeville Engineer

COUNTY AUDITOR

Transferred this _____ day of _____, 20____.

Lorain County Auditor

COUNTY RECORDER

Filed for record this _____ day of _____, 20____ at _____ m.
Recorded this _____ day of _____, 20____ in Plat Book _____
Page No. _____

Lorain County Recorder

Doc ID: 01858424001 Type: OFF
Kind: PLAT
Recorded: 12/30/2014 at 01:47:58 PM
Fee Amt: \$263.20 Page 1 of 1
Lorain County, Ohio
Judith M. Nevelick County Recorder
File: 2014-0530347

MILLENNIUM TITLE AGENCY
5061 N ABBE ROAD
#3
ELYRIA, OH 44035
Plat Vol 100
Pg. 58-60

UNDERGROUND UTILITY EASEMENTS:

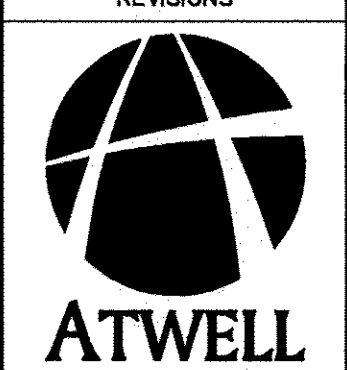
We the undersigned owner of the within platted land, do hereby grant unto Columbia Gas of Ohio, Inc., Alltel Corporation, Ohio Edison Company, AT&T Broad Band, all Ohio corporations, their successors and assigns (herein after referred to as the grantee) a permanent right-of-way and easement twelve (12) feet in width, under, over, and through all sub-lots and all lands owned by the Grantor shown hereon 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 cables, 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 grantees for distributing, transporting, and transmitting electricity, gas, and communication signals for public and private use at such location as the grantees 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.

PART OF
ORIGINAL RIDGEVILLE TOWNSHIP
LOT NUMBER 42
LORAIN COUNTY, OHIO

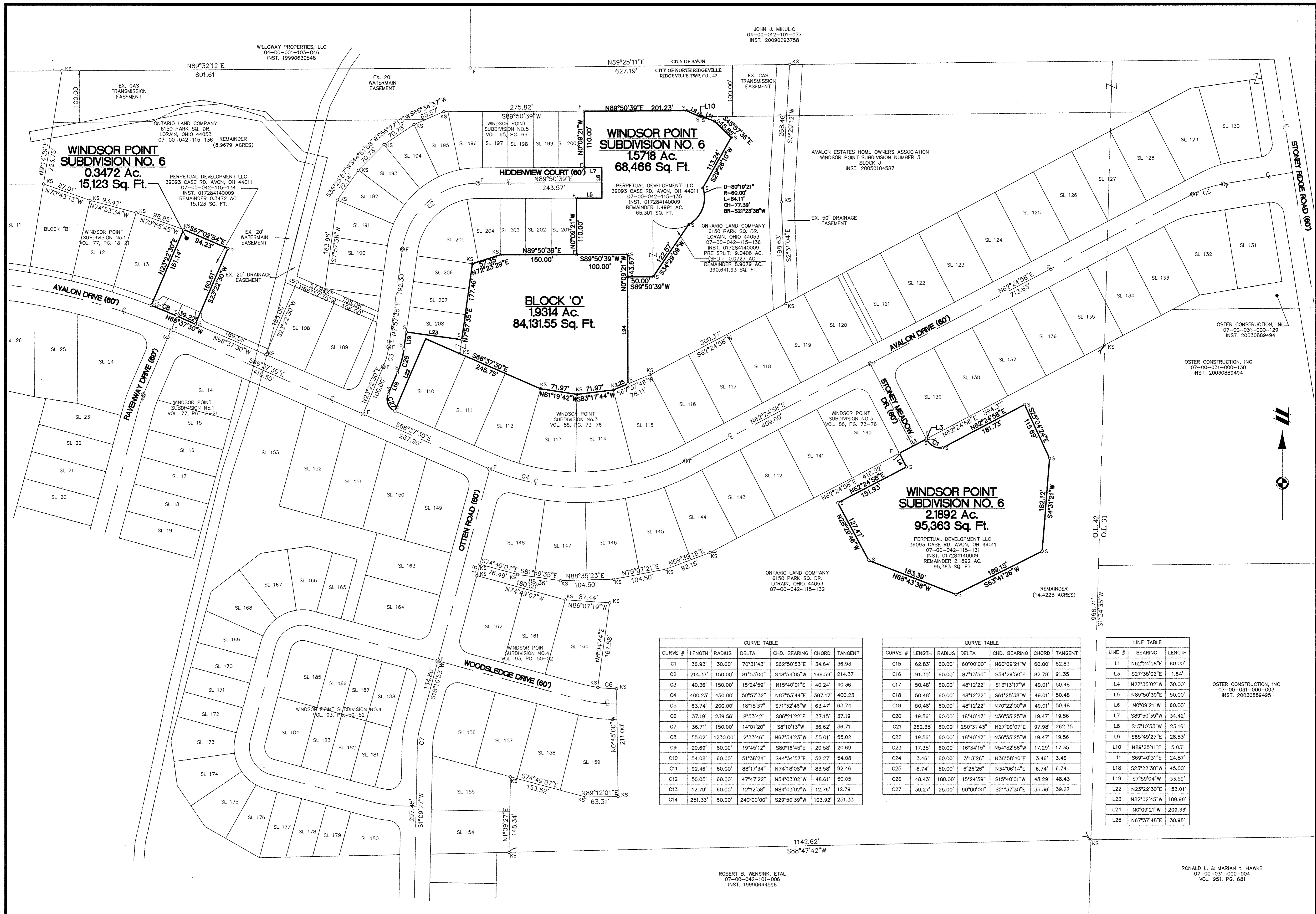
PERPETUAL DEVELOPMENT, LLC.
WINDSOR POINT SUBDIVISION
No. 6

CLIENT
DATE 2/15/2012

REVISIONS



DR. DPE | CH. ALM
P.M. D. BARCKOSKI
BOOK 157
CAD FILE: 12000016SU-01
JOB 12000016
FILE CODE: ---
SHEET NO. 1 of 3



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CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	36.93'	30.00'	70°31'43"	S62°50'53"E	34.64'	36.93'
C2	214.37'	150.00'	81°53'00"	S48°54'05"W	196.59'	214.37'
C3	40.36'	150.00'	15°24'59"	N15°40'01"E	40.24'	40.36'
C4	400.23'	450.00'	50°57'32"	N87°53'44"E	387.17'	400.23'
C5	63.74'	200.00'	18°15'37"	S71°32'46"W	63.47'	63.74'
C6	37.19'	239.56'	8°53'42"	S86°21'22"E	37.15'	37.19'
C7	36.71'	150.00'	14°01'20"	S81°01'33"W	36.62'	36.71'
C8	55.02'	1230.00'	2°33'46"	N67°54'23"W	55.01'	55.02'
C9	20.69'	60.00'	19°45'12"	S80°16'45"E	20.58'	20.69'
C10	54.08'	60.00'	51°38'24"	S44°34'57"E	52.27'	54.08'
C11	92.46'	60.00'	88°17'34"	N74°18'08"W	83.58'	92.46'
C12	50.05'	60.00'	47°47'22"	N54°03'02"W	48.61'	50.05'
C13	12.79'	60.00'	12°12'38"	N84°03'02"W	12.76'	12.79'
C14	251.33'	60.00'	240°00'00"	S29°50'39"W	103.92'	251.33'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C15	62.83'	60.00'	60°00'00"	N60°09'21"W	60.00'	62.83'
C16	91.35'	60.00'	87°13'50"	S54°29'50"E	82.78'	91.35'
C17	50.48'	60.00'	48°12'22"	S13°13'17"W	49.01'	50.48'
C18	50.48'	60.00'	48°12'22"	S61°25'38"W	49.01'	50.48'
C19	50.48'	60.00'	48°12'22"	N70°22'00"W	49.01'	50.48'
C20	19.56'	60.00'	18°40'47"	N36°55'25"W	19.47'	19.56'
C21	262.35'	60.00'	250°31'43"	N27°09'07"E	97.98'	262.35'
C22	19.56'	60.00'	18°40'47"	N36°55'25"W	19.47'	19.56'
C23	17.35'	60.00'	16°34'15"	N54°32'56"W	17.29'	17.35'
C24	3.46'	60.00'	3°18'26"	N38°58'40"E	3.46'	3.46'
C25	6.74'	60.00'	6°26'28"	N34°06'14"E	6.74'	6.74'
C26	48.43'	180.00'	15°24'59"	S15°40'01"W	48.29'	48.43'
C27	39.27'	25.00'	90°00'00"	S21°37'30"E	35.36'	39.27'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N62°24'58"E	60.00'
L3	S27°35'02"E	1.64'
L4	N27°35'02"W	30.00'
L5	N89°50'39"E	50.00'
L6	N0°09'21"W	60.00'
L7	S89°50'39"W	34.42'
L8	S15°10'53"W	23.16'
L9	S65°49'27"E	28.53'
L10	N89°25'11"E	5.03'
L11	S69°40'31"E	24.87'
L18	S23°22'30"W	45.00'
L19	S7°59'04"W	33.59'
L22	N23°22'30"E	153.01'
L23	N82°02'45"W	109.99'
L24	N0°09'21"W	209.33'
L25	N67°37'48"E	30.98'

OSTER CONSTRUCTION, INC
 07-00-031-000-003
 INST. 20030889495

ROBERT B. WENSINK, ETAL
 07-00-042-101-006
 INST. 1999064596

RONALD L. & MARIAN L. HAWKE
 07-00-031-000-004
 VOL. 951, PG. 681

Land Development & Real Estate
 Power & Energy
 Telecommunications
 Infrastructure & Transportation
 Environmental & Solid Waste
 Water & Natural Resources

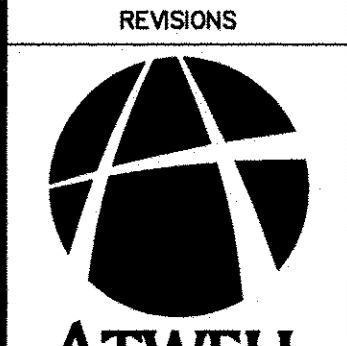


PART OF
 ORIGINAL RIDGEVILLE TOWNSHIP
 LOT NUMBER 42
 LORAIN COUNTY, OHIO

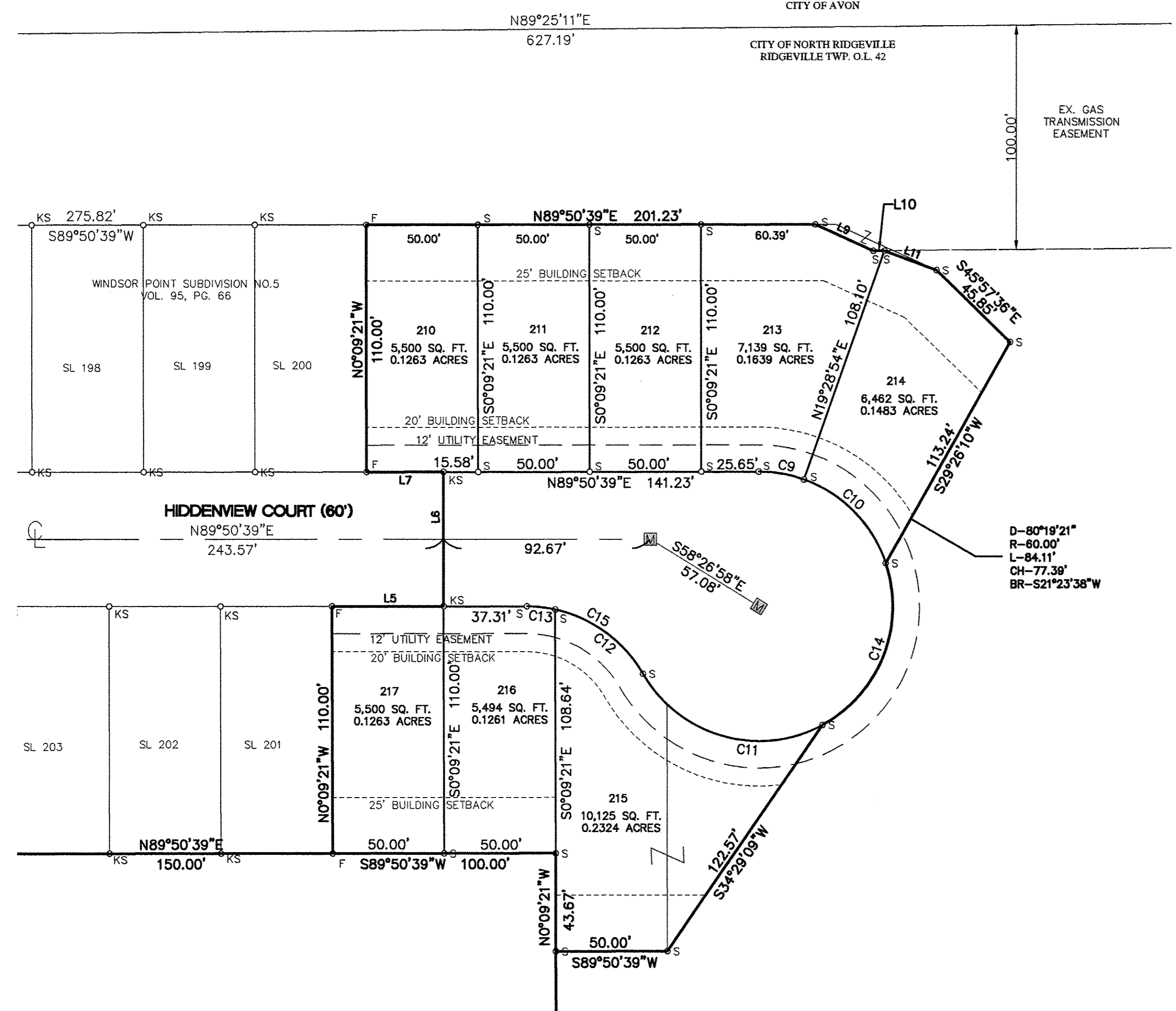
PERPETUAL DEVELOPMENT, LLC,
 WINDSOR POINT SUBDIVISION
 No. 6

DATE
 2/15/2012

16/07/2014
 CENTER LINE REVISION
 08/04/2014
 LOT 25 REVISION
 09/09/2014
 QUANTITY COMMENTS
 10/14/2014
 CLIENT COMMENTS BLOCK "O"
 12/17/2014
 COUNTY COMMENTS SITUATION CHANGE



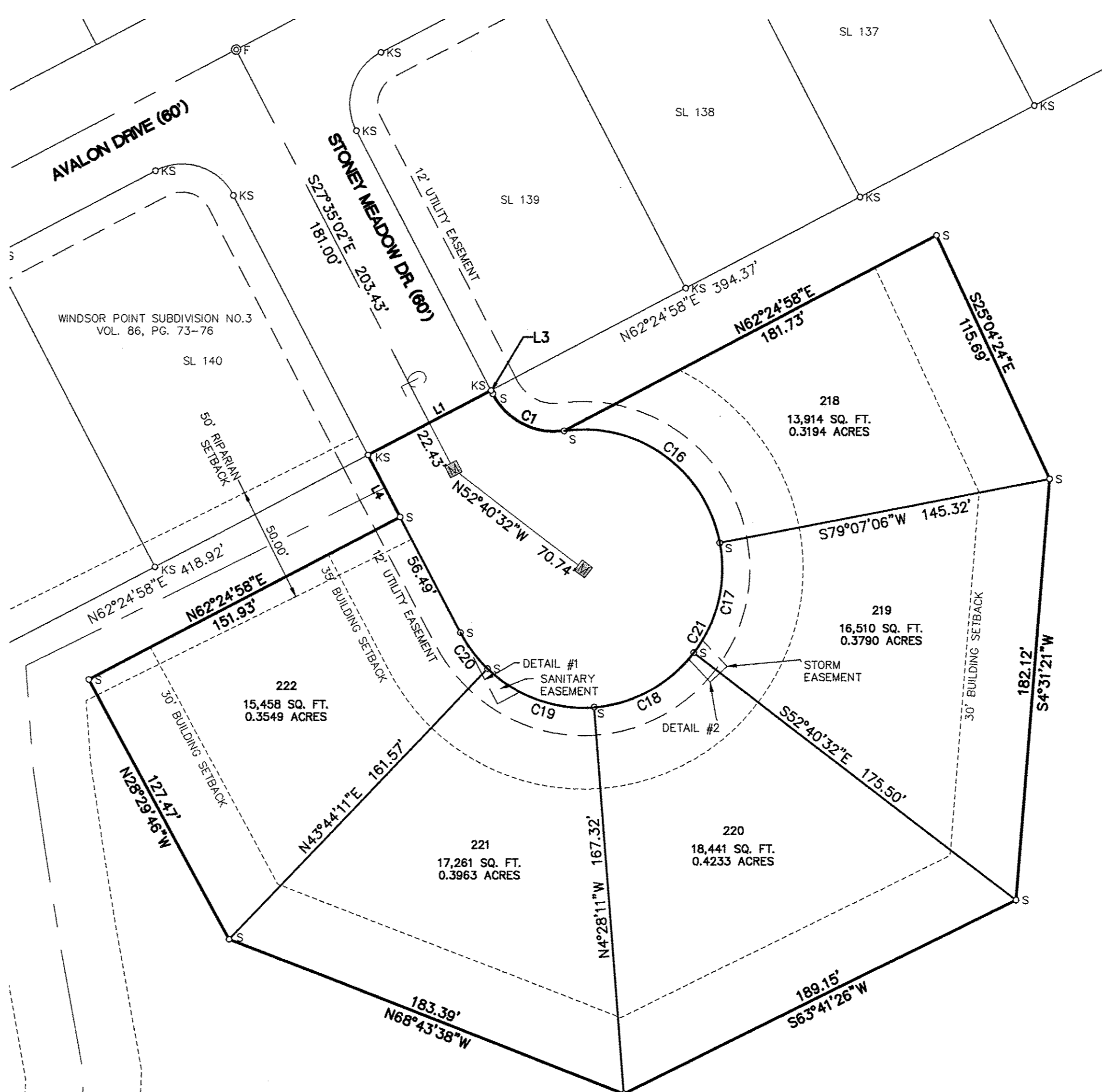
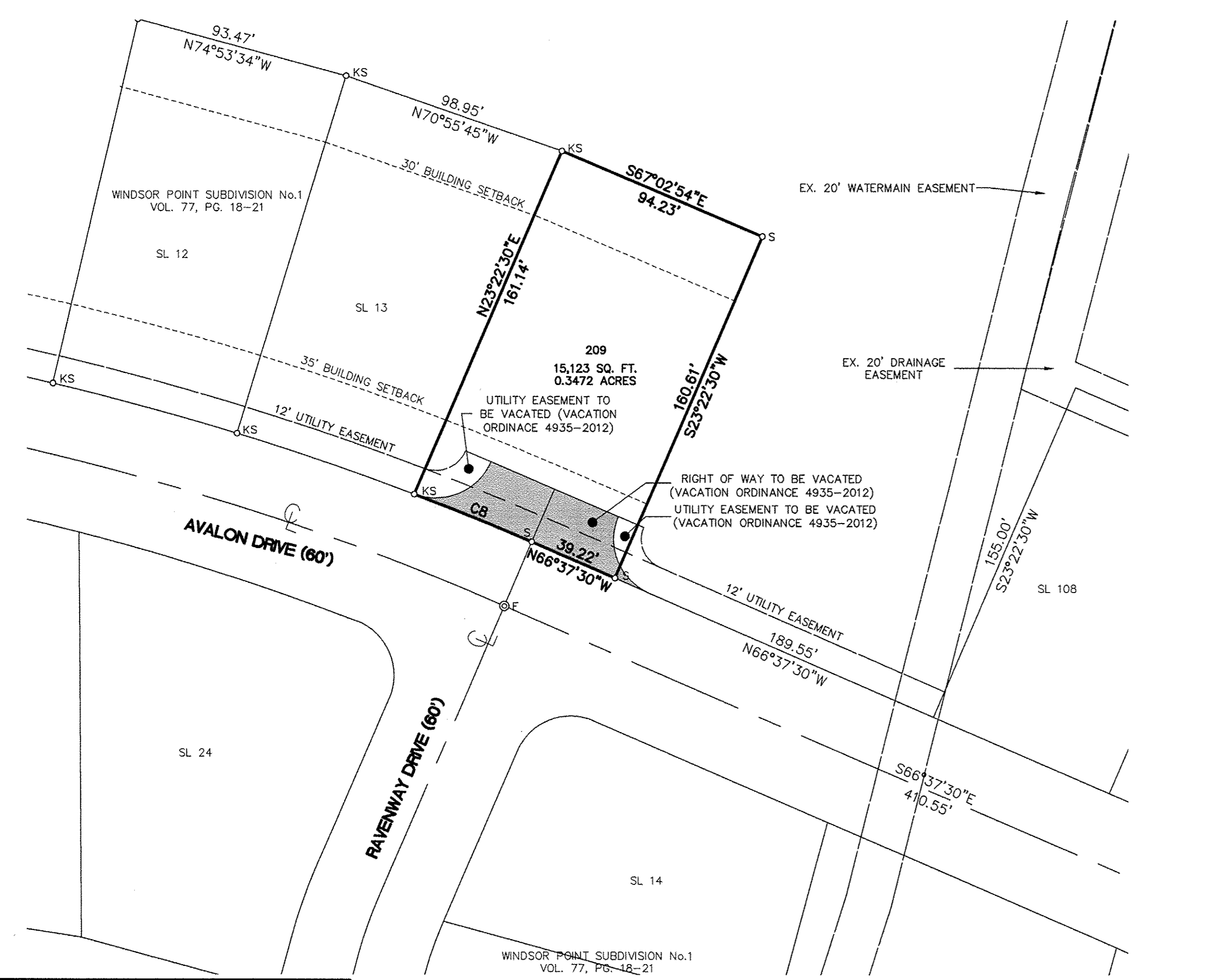
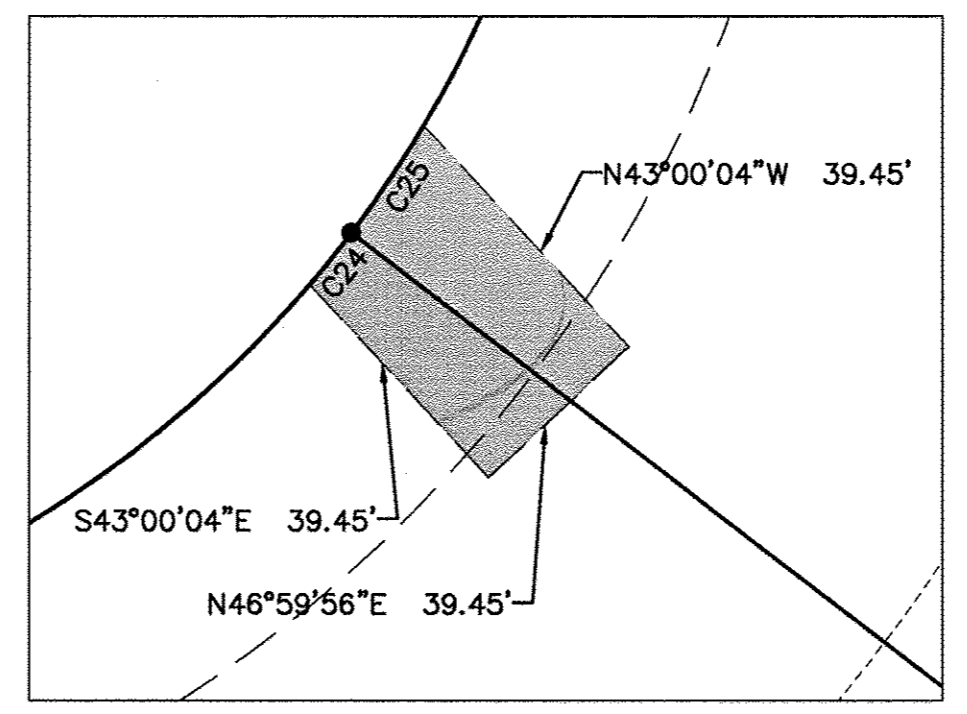
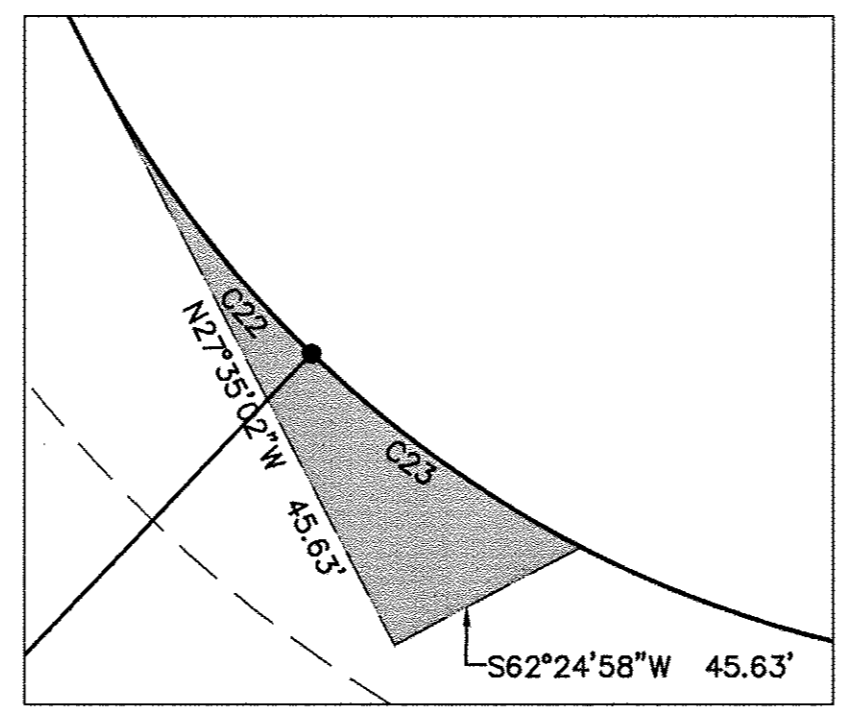
SCALE 0 40 80
 1" = 80 FEET
 DR. DPE CH. ALM
 P.M. D. BARCOKOSKI
 BOOK 157
 CAD FILE:
 12000016SU-01
 JOB 12000016
 FILE CODE: ---
 SHEET NO.
 2 of 3



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Infrastructure & Transportation
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Water & Natural Resources

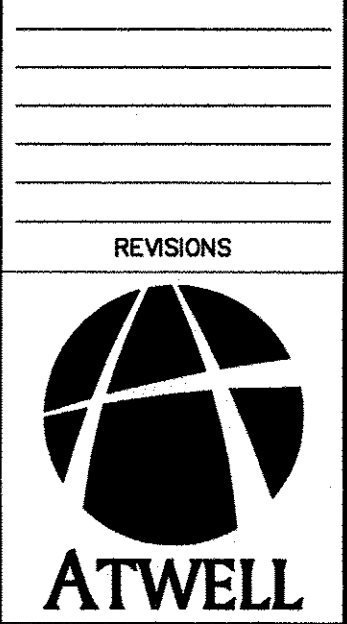


PART OF
ORIGINAL RIDGEVILLE TOWNSHIP
LOT NUMBER 42
LORAIN COUNTY, OHIO

CLIENT
PERPETUAL DEVELOPMENT, LLC.,
WINDSOR POINT SUBDIVISION
No. 6

DATE
2/15/2012

REVISIONS



DR. DPE | CH. ALM
P.M. D. BARCKOSKI
BOOK 157
CAD FILE: 12000016SU-01
JOB 12000016
FILE CODE: SU-01
SHEET NO.
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