

# WINDSOR POINT SUBDIVISION

## NO. 6 *Re record*

### 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

NO TRANSFER NECESSARY  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR  
*1-915-80*  
DEPUTY

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  
*Feet 30*

Doc ID: 01858424001 Type: OFF  
Kind: PLAT  
Recorded: 12/30/2014 at 01:47:58 PM  
Fee Amt: \$265.20 Page 1 of 1  
Lorain County, Ohio  
Judith M. Newdick County Recorder  
File # 2014-0530347

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

**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 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 Eavenson 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 Eavenson 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 Eavenson, 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.

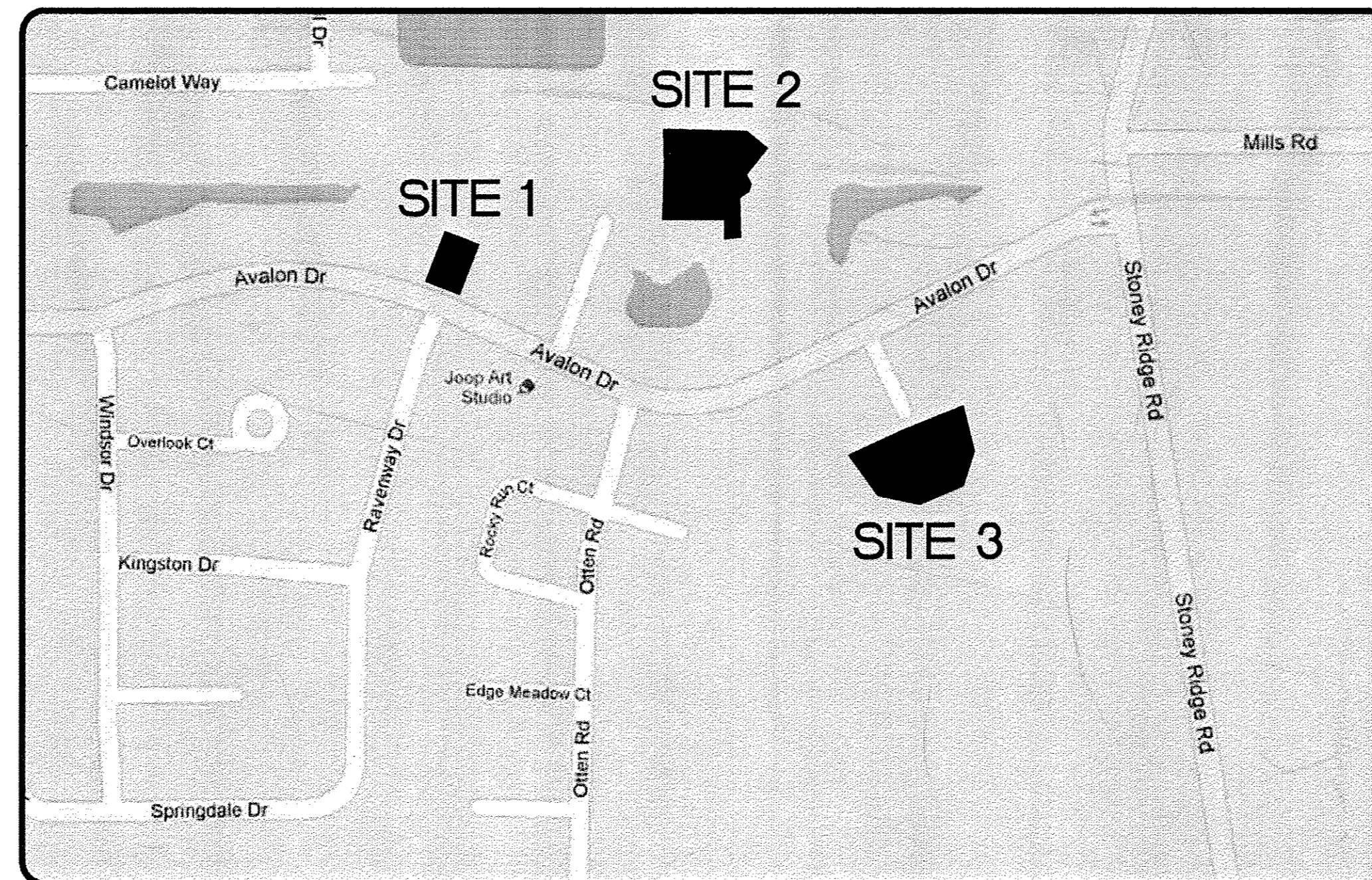
Notary Public Theresa Dominick  
My commission expires 11-25-17



**OWNER/DEVELOPER**

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

*Correcting remainder dimension errors, also correcting rear building set back for S/L 216 & 217 from Windsor Point Sub. No. 6 recorded in plat vol. 100 pg. 58-60 of Lorain County records*



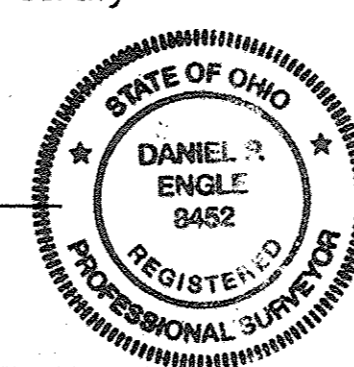
VICINITY MAP  
NOT TO SCALE

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 12/15/14  
Daniel P. Engle Date:  
Registered Surveyor No. 8452-Ohio



**LEGEND**

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

**PLANNING COMMISSION**  
(or responsible official)

Approved this 16th day of DECEMBER, 2014

Angela Wurdor  
City Planning Commission  
(or responsible official)

**CITY COUNCIL**

Approved this 17th day of DECEMBER, 2014

David Mullock  
Mayor (or designated member of council)

**CITY ENGINEER**

Approved this 16th day of December, 2014

ATW  
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: 01859397001 Type: OFF  
Kind: PLAT  
Recorded: 01/09/2015 at 12:31:47 PM  
Fee Amt: \$267.20 Page 1 of 1  
Lorain County, Ohio  
Judith M. Newdick County Recorder  
File # 2015-0531231  
*-re-record-*

MILLENNIUM TITLE AGENCY  
5061 N ABBE ROAD  
#3  
ELYRIA, OH 44035  
*Plat vol. 100  
pgs. 61, 62, 63*

**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 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 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.

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



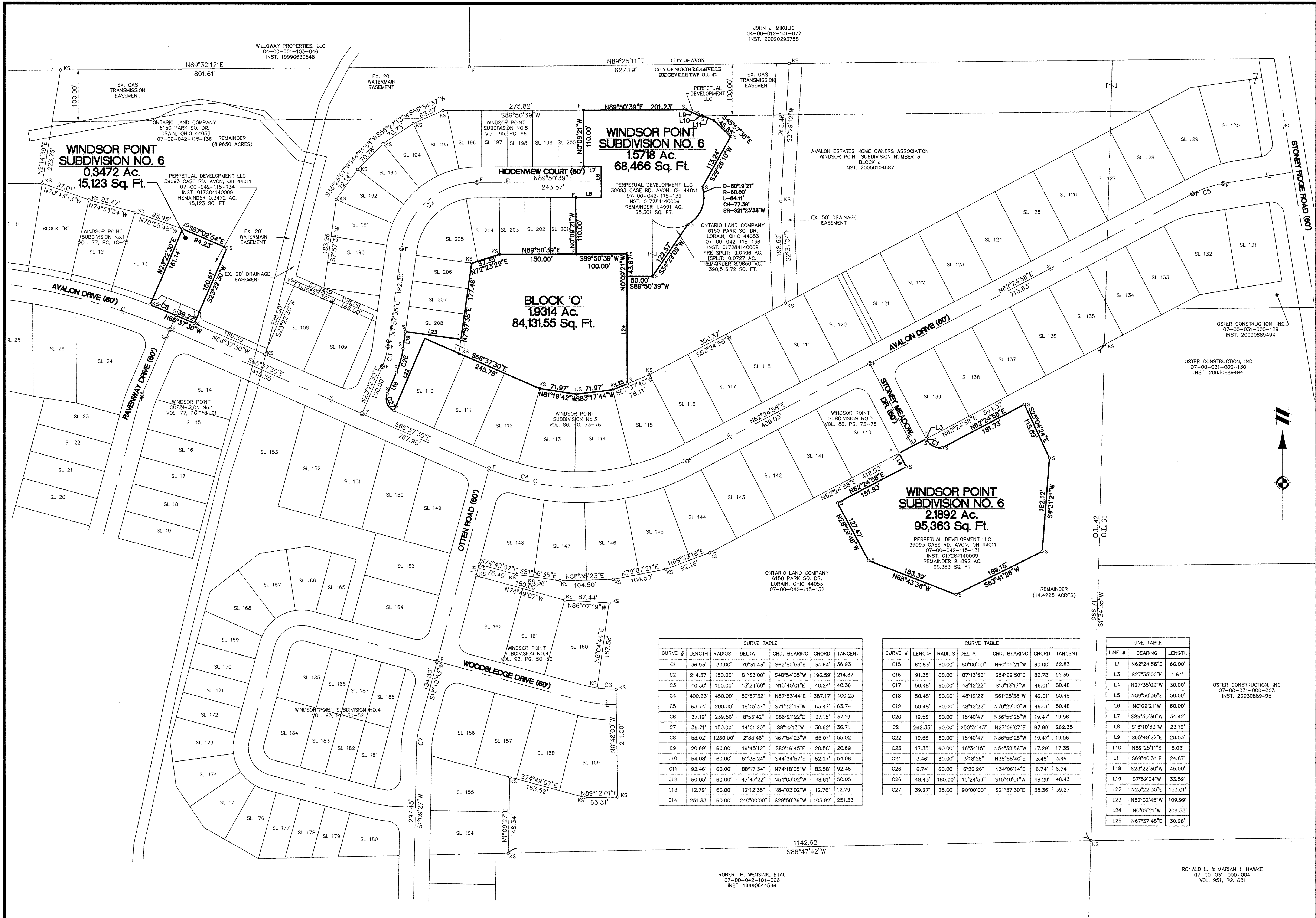
PART OF  
ORIGINAL RIDGEVILLE TOWNSHIP  
LOT NUMBER 42  
LORAIN COUNTY, OHIO

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

DATE 2/15/2012  
RECEIVED  
DEC 15 2014

REVISIONS  
ATWELL

DR. DPE | CH. ALM  
P.M. D. BARCIKOSKI  
BOOK 157  
CAD FILE: 12000018SU-01  
JOB 12000016  
FILE CODE: ---  
SHEET NO. 1 of 3



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JOHN J. MIKULIC  
 04-00-012-101-077  
 INST. 20090293758

**WINDSOR POINT  
 SUBDIVISION NO. 6**  
 15718 Ac.  
 68,466 Sq. Ft.

**BLOCK 'O'**  
 19314 Ac.  
 84,131.55 Sq. Ft.

**WINDSOR POINT  
 SUBDIVISION NO. 6**  
 2,1892 Ac.  
 95,363 Sq. Ft.

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'	238.56'	8°53'42"	S86°21'22"E	37.15'	37.19
C7	36.71'	150.00'	14°01'20"	S81°10'13"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°26'26"	N34°08'14"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  
 07-00-042-101-0095  
 INST. 19990644596

RONALD L. & MARIAN L. HAWKE  
 07-00-031-000-004  
 VOL. 951, PG. 661

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

**ATWELL**  
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 7100 E. PLEASANT VALLEY RD., SUITE 220  
 INDEPENDENCE, OH 44131  
 440.346.2800

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

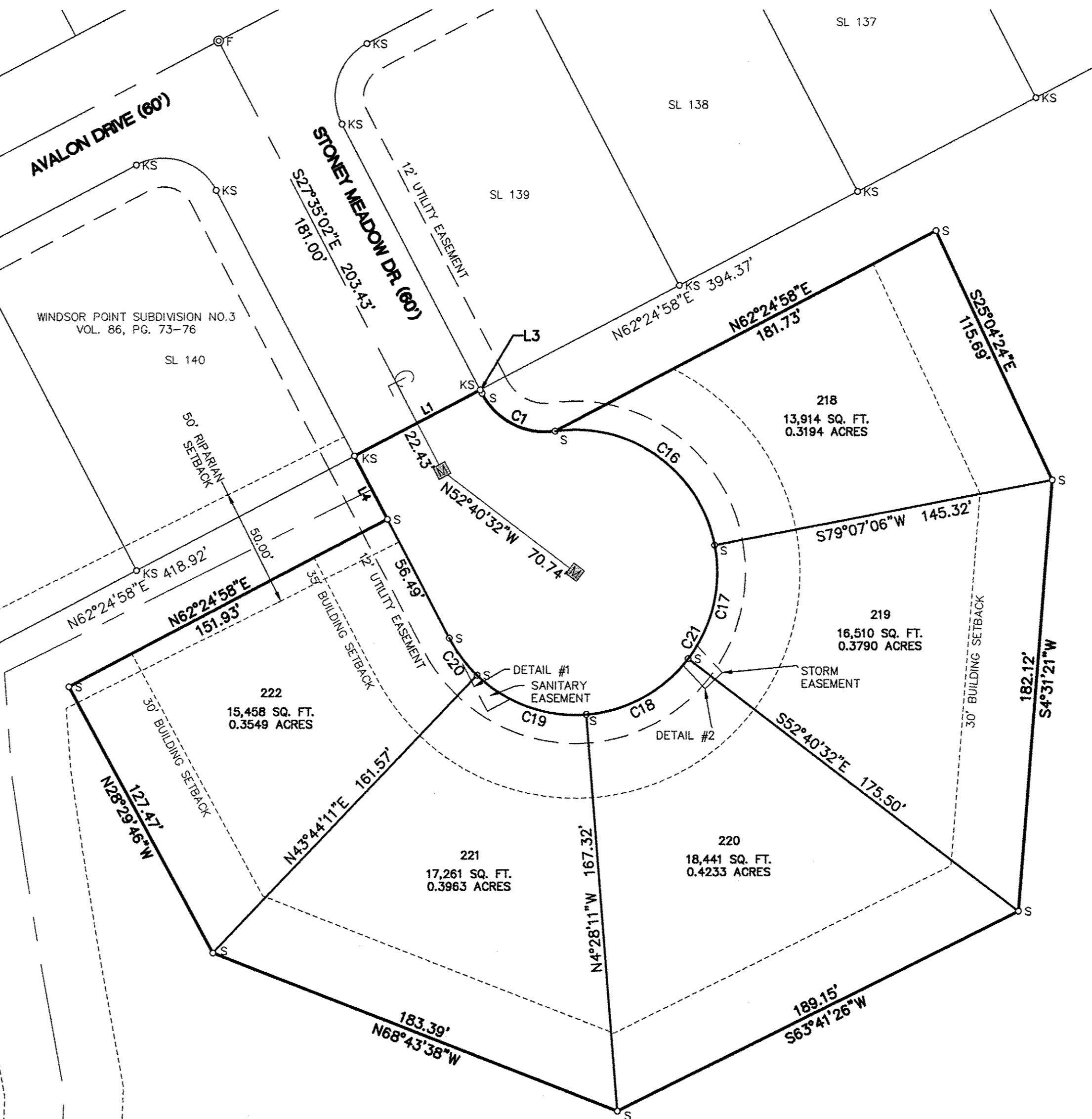
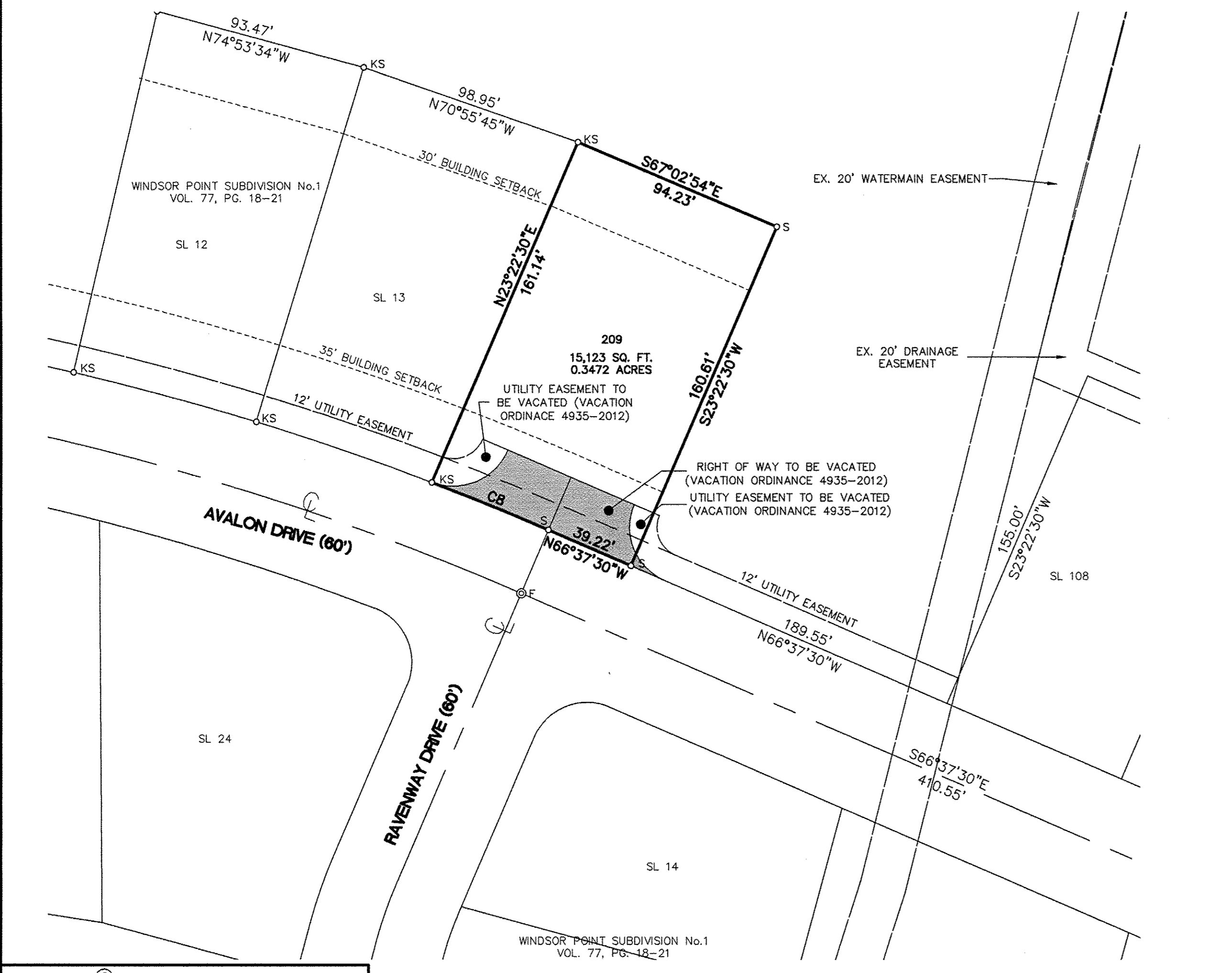
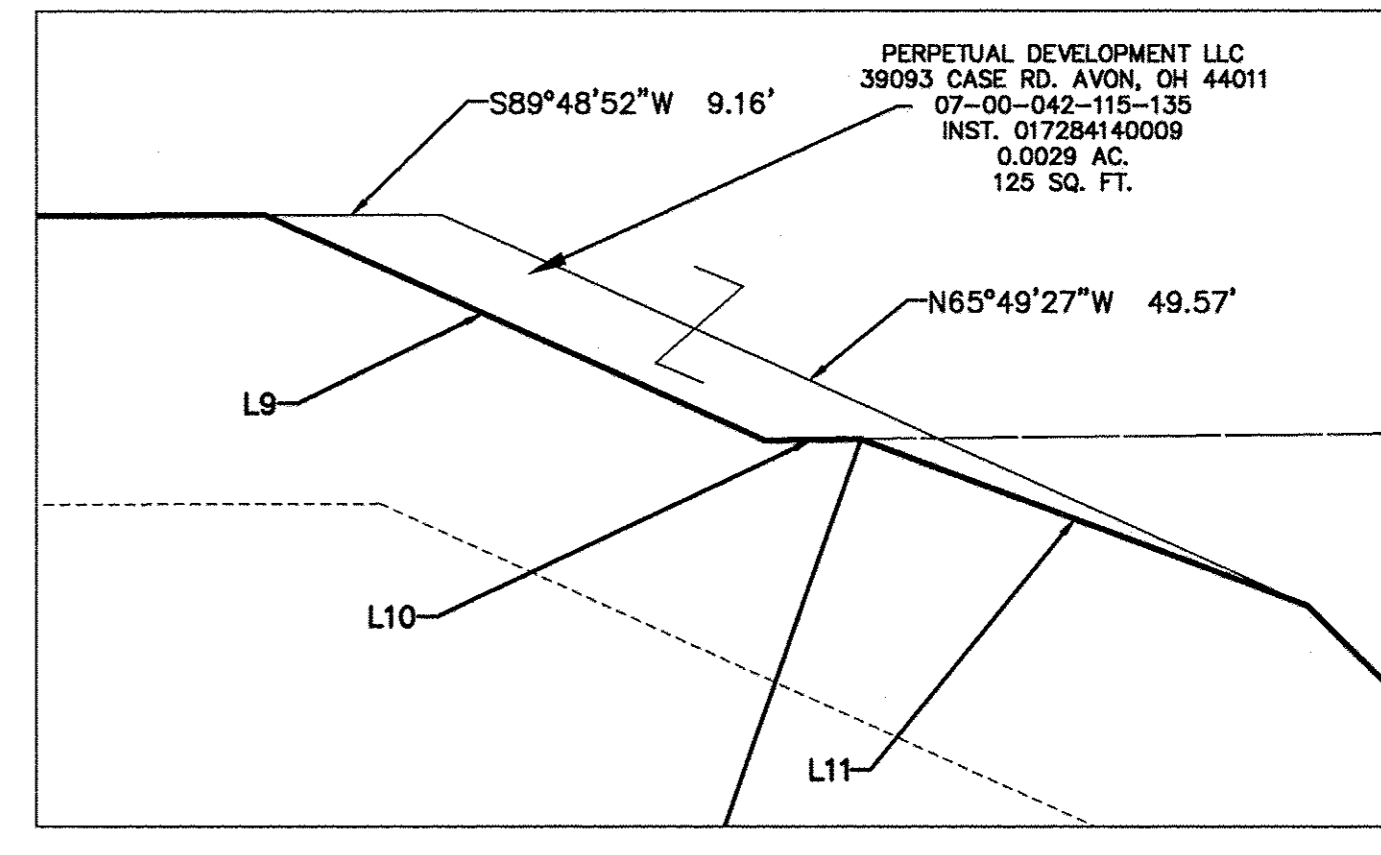
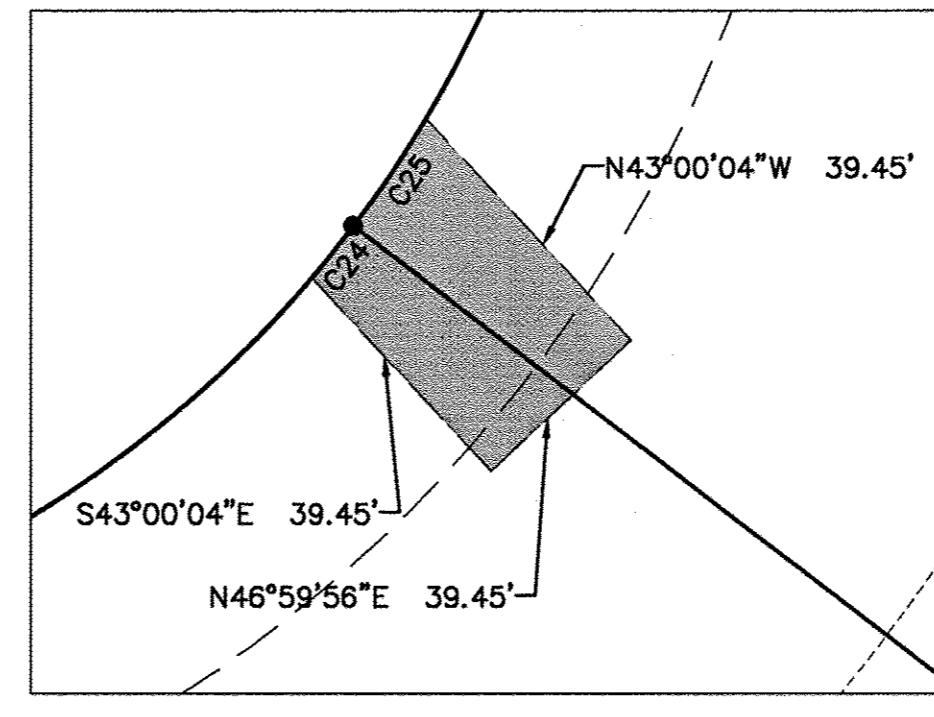
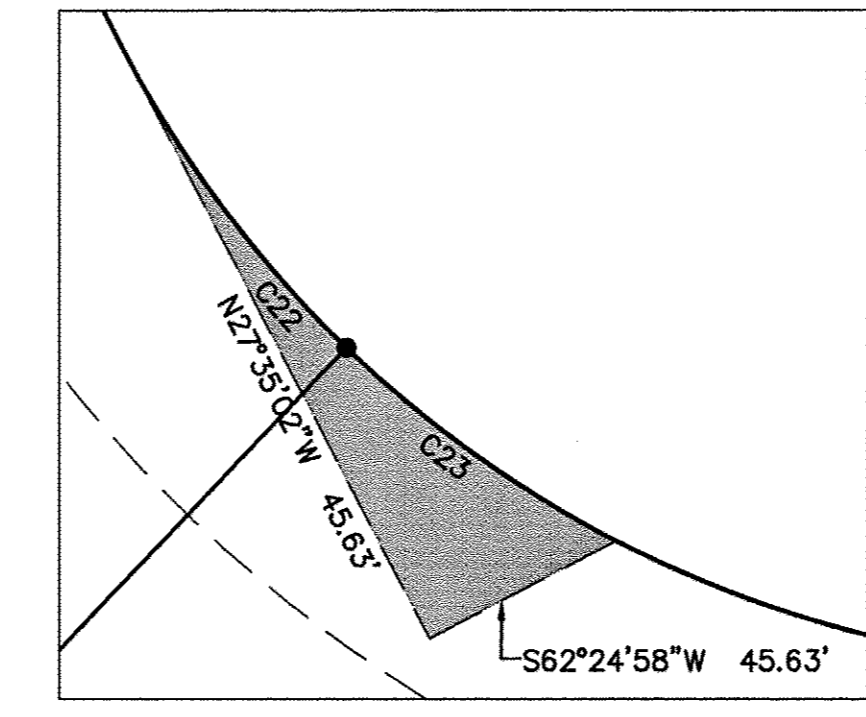
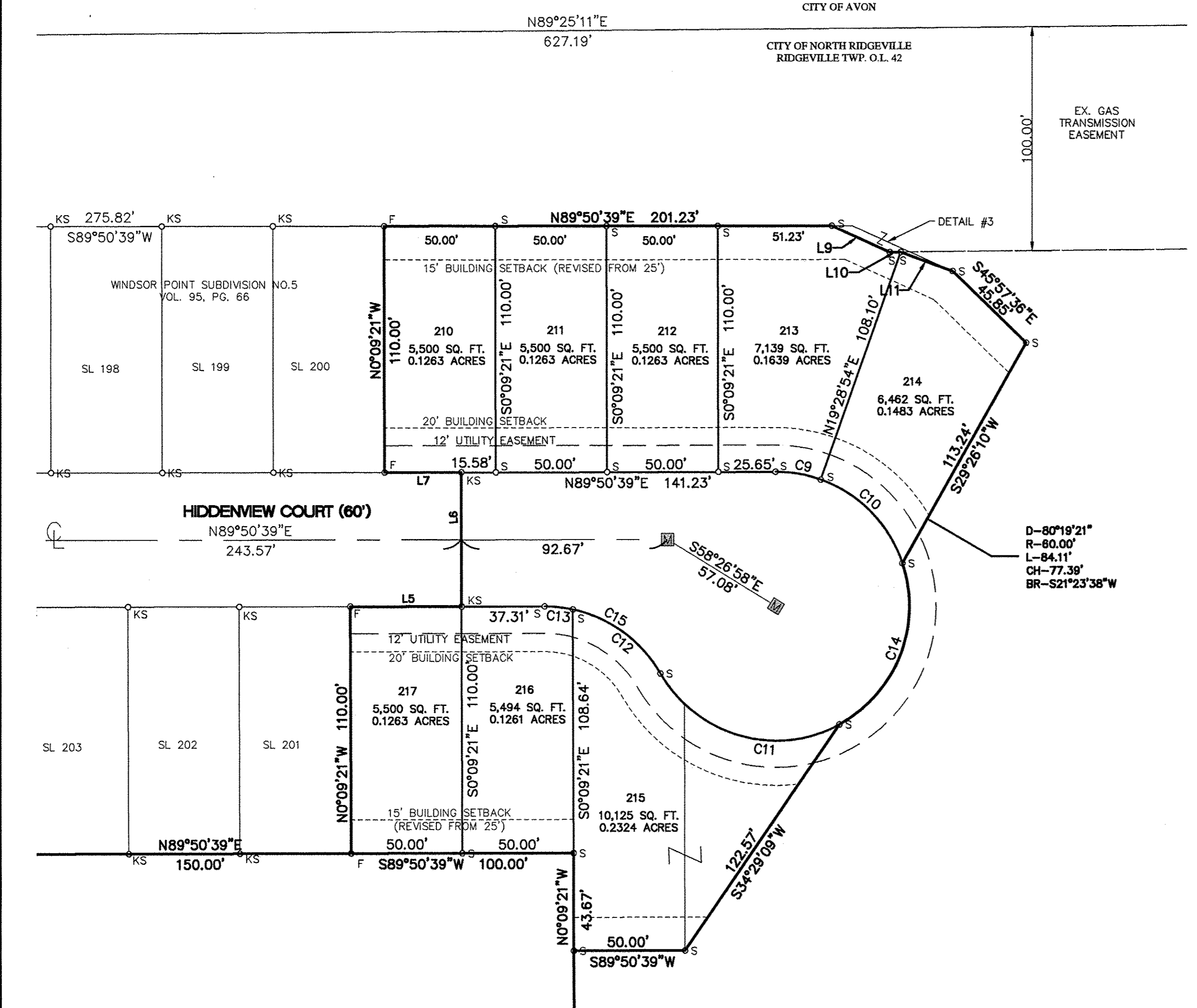
SCALE 0 40 80  
 1" = 80 FEET

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

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
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C13	12.79'	60.00'	12°12'38"	N84°03'02"W	12.76'	12.79'
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LINE TABLE		
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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'
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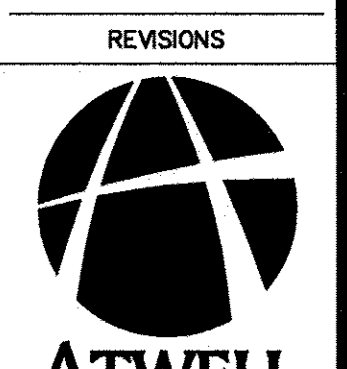


PART OF  
ORIGINAL RIDGEVILLE TOWNSHIP  
LOT NUMBER 42  
LORAIN COUNTY, OHIO

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

DATE  
2/15/2012

12/17/2014 CENTER LINE REVISION  
09/04/2014 LOT 109 REVISION  
09/09/2014 COUNTY COMMENTS  
10/14/2014 COUNTY COMMENTS BLOCK "G"  
12/17/2014 COUNTY COMMENTS SITUATION CLAUSE



REVISIONS

SCALE 0 20 40  
1" = 40 FEET

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