

Timber Ridge Subdivision 3

BEING A SUBDIVISION OF 19.0361 ACRES
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 2
CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO
DECEMBER 2014 SCALE 1"=50'

AREA TABULATION SUBDIVISION 3

SUBLOTS (42)	10.5215 ACRES
RIGHT-OF-WAY	2.5355 ACRES
BLOCKS (G,H,I)	5.9791 ACRES
TOTAL SUBDIVISION 3	19.0361 ACRES

SITE DEVELOPMENT DATA:

ZONING: R-1 CLUSTER HOMES:
MIN. LOT SIZE - 55 FEET X 110 FEET
MIN. FRONT SETBACK - 25 FEET FROM EDGE OF WALK (17 FEET FROM RW)
MIN. SETBACK FROM OPEN SPACE - 15 FEET
MIN. SETBACK FROM WETLANDS - 10 FEET
MIN. SIDE SETBACK - 4 FEET FROM SIDE LINE

ZONING: R-1 LOT REQUIREMENTS:
SINGLE FAMILY DETACHED:
MIN. LOT AREA 12,800 S.F.
MIN. FRONT SETBACK: 35 FEET AVERAGE
MIN. REAR SETBACK: 30 FEET
MIN. SIDE SETBACK: 5 FEET MINIMUM - 15 FEET TOTAL

APPROVALS

APPROVED BY THE CITY ENGINEER OF THE CITY OF NORTH RIDGEVILLE

THIS 29 DAY OF January, 2015
Scott Wangler
CITY ENGINEER PRINT NAME

APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE
THIS 30th DAY OF JANUARY, 2015

David Gillock *David Gillock*
MAYOR PRINT NAME

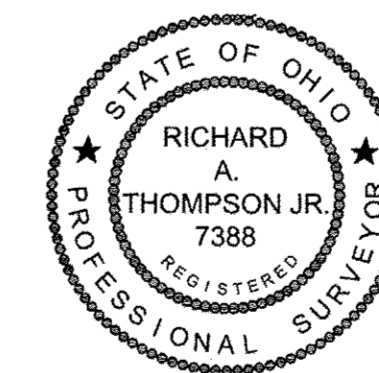
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE
THIS 30th DAY OF JANUARY, 2015

Richard A. Thompson Jr.
PLANNING COMMISSION CHAIRMAN PRINT NAME
OR RESPONSIBLE OFFICIAL

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS SHOWN HEREON, AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MONUMENTS WERE SET OR FOUND AS INDICATED, BEARINGS SHOWN ARE BASED ON THE PLAT OF TIMBER RIDGE SUBDIVISION NO. 1 AS SHOWN BY PLAT RECORDED IN VOLUME 93, PAGES 25-30 LORAIN COUNTY PLAT RECORDS. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN JANUARY OF 2013, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Richard A. Thompson Jr. 1.5.15
RICHARD A. THOMPSON JR. P.S. #7388 DATE



OWNERS CONSENT

WE THE UNDERSIGNED TIMBER RIDGE ASSOCIATES GROUP, LP THROUGH JAMES C. RUMBAUGH, AGENT, AND HOLDERS OF LIENS AND OTHER INTERESTS IN AND TO THE LANDS EMBRACED WITHIN THIS SUBDIVISION, DO HEREBY DECLARE THIS PLAT TO BE OUR FREE ACT AND DEED, AND DO HEREBY DEDICATE TO PUBLIC USE, FOREVER, THE STREETS AND RIGHT OF WAYS, EASEMENTS, AND OPEN SPACES, EXCEPTING THE EXISTING EASEMENTS, SHOWN ON THIS PLAT.

OWNER:

TIMBER RIDGE ASSOCIATES GROUP, LP.

James C. Rumbaugh
AGENT

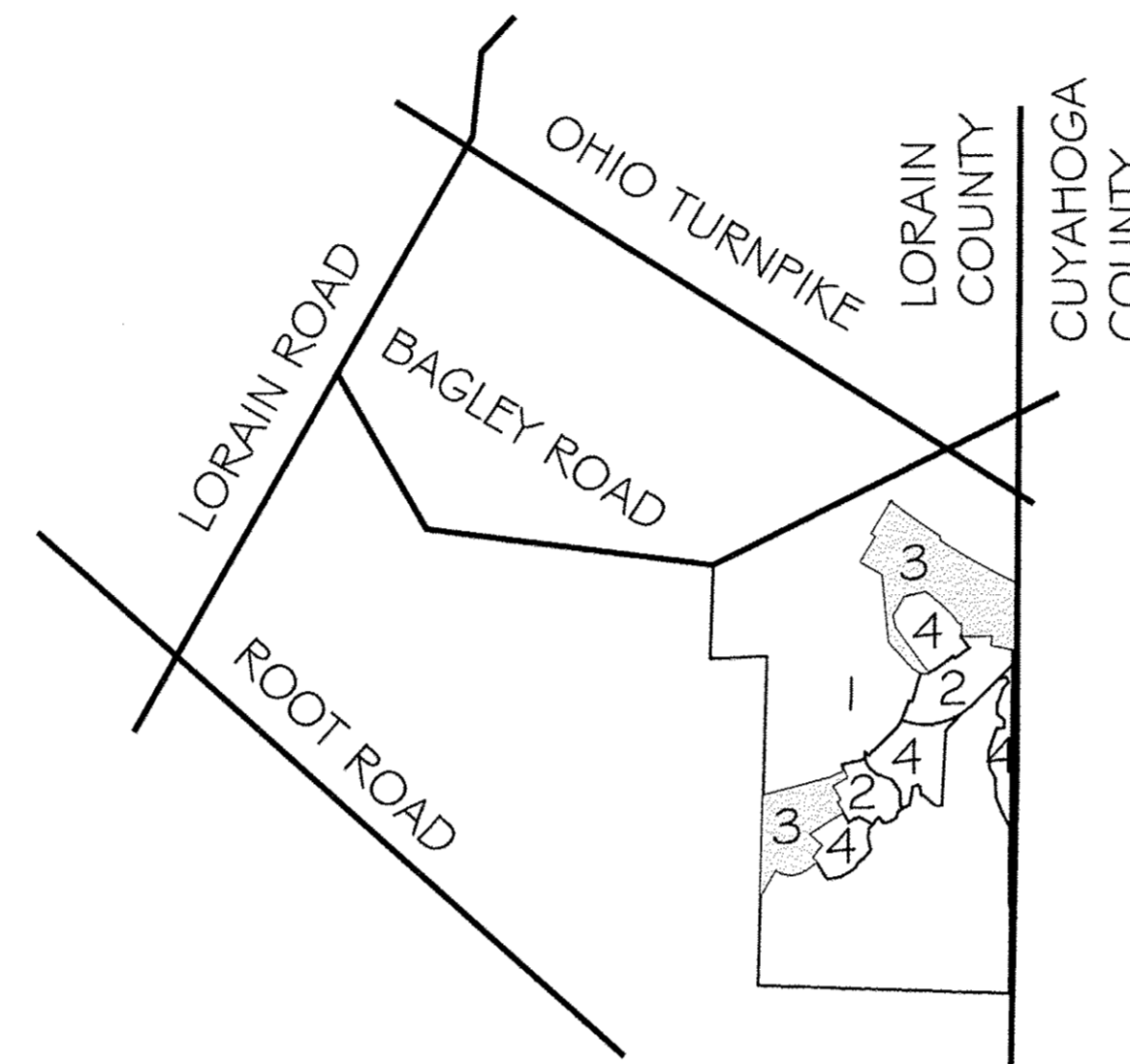
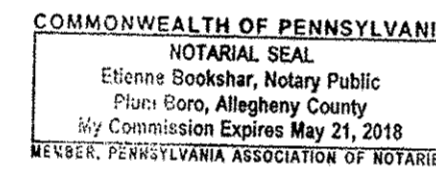
STATE OF PENNSYLVANIA)

COUNTY OF ALLEGHENY)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, TIMBER RIDGE ASSOCIATES GROUP, LP THROUGH JAMES C. RUMBAUGH, AGENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Pittsburgh, PENNSYLVANIA, THIS 23 DAY OF December, 2014.

Etienne Bookstar
NOTARY PUBLIC



Vicinity Map
(Not To Scale)

EASEMENT GRANT

WE THE UNDERSIGNED, TIMBER RIDGE ASSOCIATES GROUP, LP THROUGH JAMES C. RUMBAUGH, AGENT, DO HEREBY GRANT UNTO OHIO EDISON, FRONTIER TELEPHONE CO., COLUMBIA GAS, AND TIME WARNER CABLE, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: TIMBER RIDGE ASSOCIATES GROUP

James C. Rumbaugh
JAMES C. RUMBAUGH,

Richard A. Thompson Jr.
WITNESS

Etienne Bookstar
WITNESS

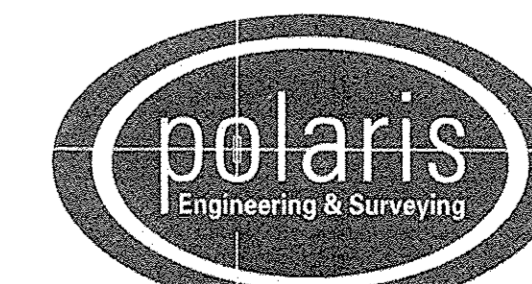
WETLAND AREA

THE AREAS HEREON SHOWN AS WETLANDS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS RECORDED AS INSTRUMENT # 2008-023419 OF THE OFFICIAL RECORDS OF LORAIN COUNTY, OHIO. EXCEPT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, NO ALTERATION AND/OR ACTIVITY WITHIN THESE AREAS IS ALLOWED WITHOUT FIRST OBTAINING THE APPROPRIATE APPROVAL FROM THE U.S. ARMY CORPS OF ENGINEERS.

HERITAGE GROUP LP
772 PINE VALLEY DR
PH 724-327-5755
PITTSBURGH, PA 15239
Plat Vol 100
Pgs 71, 72, 73, 74

Doc ID: 01862770001 Type: OFF
Kind: PLAT
Recorded: 02/10/2015 at 08:52:49 AM
Fee Amt: \$349.00 Page 1 of 1
Lorain County, Ohio
Judith H. Nedwick County Recorder
File 2015-0534022

TRANSFERRED
IN COMPLIANCE WITH S.C. 319-202
OHIO REV. CODE
FEB 10 2015
J. CRAIG SNODGRASS, CPA, CCFM
LORAIN COUNTY AUDITOR



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

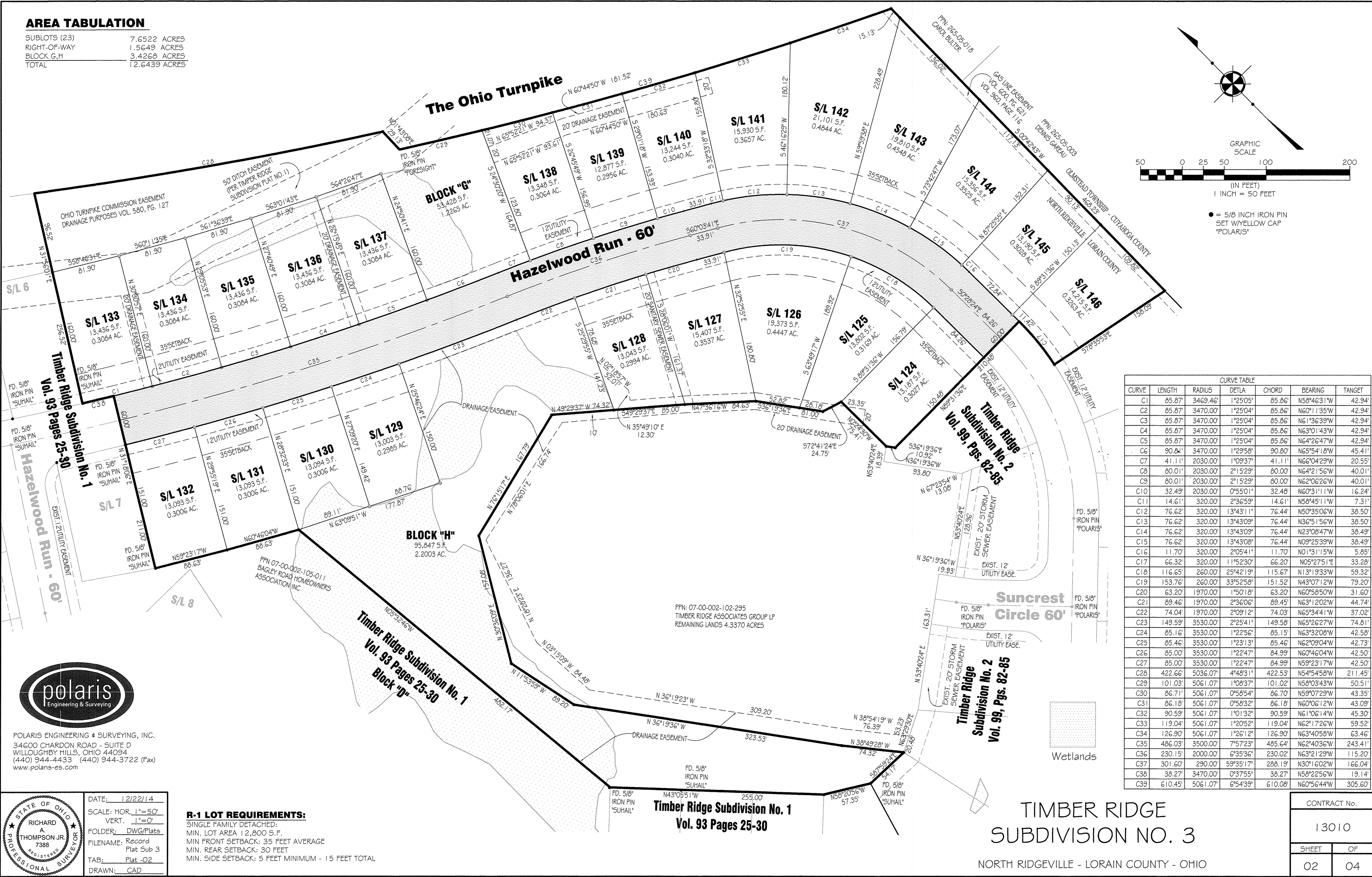
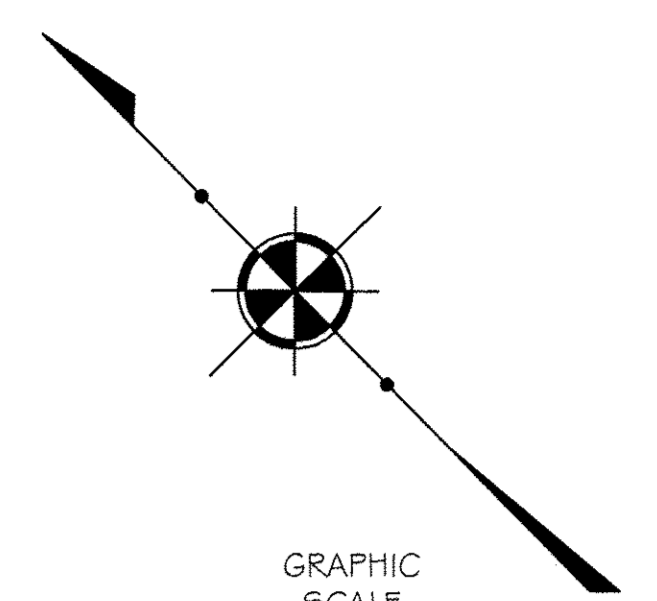
CONTRACT No.	
13010	
SHEET	OF
01	04

RECEIVED
JAN - 6 2015

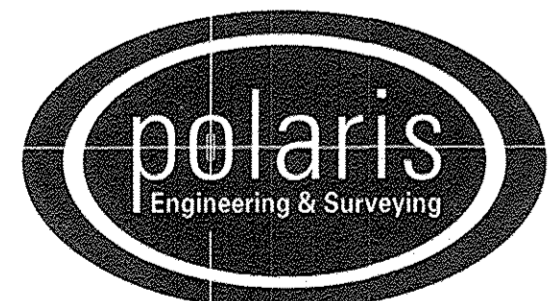
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VERT. 1"=0'
FOLDER: DWG/Plats
FILENAME: Record
Plat Sub 3
TAB: Plat -01
DRAWN: cad

AREA TABULATION

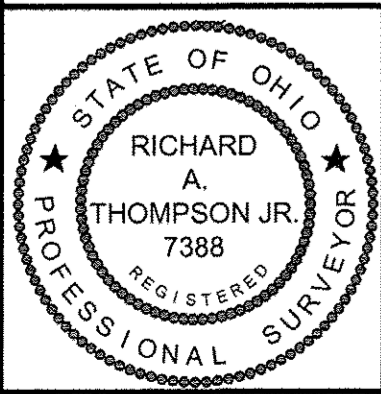
SUBLOTS (23)	7.6522 ACRES
RIGHT-OF-WAY	1.5649 ACRES
BLOCK G,H	3.4268 ACRES
TOTAL	12.6439 ACRES



CURVE TABLE						
CURVE	LENGTH	RADIUS	DETLA	CHORD	BEARING	TANGENT
C1	85.87	3469.46	1°25'05"	85.86'	N58°46'31"W	42.94'
C2	85.87	3470.00	1°25'04"	85.86'	N60°11'35"W	42.94'
C3	85.87	3470.00	1°25'04"	85.86'	N61°36'39"W	42.94'
C4	85.87	3470.00	1°25'04"	85.86'	N63°01'43"W	42.94'
C5	85.87	3470.00	1°25'04"	85.86'	N64°26'47"W	42.94'
C6	90.84'	3470.00	1°29'58"	90.80'	N65°54'18"W	45.41'
C7	41.11'	2030.00	1°09'37"	41.11'	N66°04'29"W	20.55'
C8	80.01'	2030.00	2°15'29"	80.00'	N64°21'56"W	40.01'
C9	80.01'	2030.00	2°15'29"	80.00'	N62°06'26"W	40.01'
C10	32.49'	2030.00	0°55'01"	32.48'	N60°31'11"W	16.24'
C11	14.61'	320.00	2°36'59"	14.61'	N58°45'11"W	7.31'
C12	76.62'	320.00	13°43'11"	76.44'	N50°35'06"W	38.50'
C13	76.62'	320.00	13°43'09"	76.44'	N36°51'56"W	38.50'
C14	76.62'	320.00	13°43'09"	76.44'	N23°08'47"W	38.49'
C15	76.62'	320.00	13°43'08"	76.44'	N09°25'39"W	38.49'
C16	11.70'	320.00	2°05'41"	11.70'	N01°31'15"W	5.85'
C17	66.32'	320.00	11°52'30"	66.20'	N05°27'51"E	33.28'
C18	116.65'	260.00	25°42'19"	115.67'	N13°19'33"W	59.32'
C19	153.76'	260.00	33°52'58"	151.52'	N43°07'12"W	79.20'
C20	63.20'	1970.00	1°50'18"	63.20'	N60°58'50"W	31.60'
C21	89.46'	1970.00	2°36'06"	89.45'	N63°12'02"W	44.74'
C22	74.04'	1970.00	2°09'12"	74.03'	N65°34'41"W	37.02'
C23	149.59'	3530.00	2°25'41"	149.58'	N65°26'27"W	74.81'
C24	85.16'	3530.00	1°22'56"	85.15'	N63°32'08"W	42.58'
C25	85.46'	3530.00	1°23'13"	85.46'	N62°09'04"W	42.73'
C26	85.00'	3530.00	1°22'47"	84.99'	N60°46'04"W	42.50'
C27	85.00'	3530.00	1°22'47"	84.99'	N59°23'17"W	42.50'
C28	422.66'	5036.07	4°48'31"	422.53'	N54°54'58"W	211.45'
C29	101.03'	5061.07	1°08'37"	101.02'	N58°03'43"W	50.51'
C30	86.71'	5061.07	0°58'54"	86.70'	N59°07'29"W	43.35'
C31	86.18'	5061.07	0°58'32"	86.18'	N60°06'12"W	43.09'
C32	90.59'	5061.07	1°01'32"	90.59'	N61°06'14"W	45.30'
C33	119.04'	5061.07	1°20'52"	119.04'	N62°17'26"W	59.52'
C34	126.90'	5061.07	1°26'12"	126.90'	N63°40'58"W	63.46'
C35	466.03'	3500.00	7°57'23"	465.64'	N62°40'36"W	243.41'
C36	230.15'	2000.00	6°35'36"	230.02'	N63°21'29"W	115.20'
C37	301.60'	290.00	59°35'17"	288.19'	N30°16'02"W	166.04'
C38	38.27'	3470.00	0°37'55"	38.27'	N58°22'56"W	19.14'
C39	610.45'	5061.07	6°54'39"	610.08'	N60°56'44"W	305.60'



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www.polaris-es.com



DATE: 12/22/14
SCALE: HOR. 1"=50'
VERT. 1"=0'
FOLDER: DWG/Plats
FILENAME: Record Plat Sub 3
TAB: Plat -02
DRAWN: CAD

R-1 LOT REQUIREMENTS:
SINGLE FAMILY DETACHED;
MIN. LOT AREA 12,800 S.F.
MIN. FRONT SETBACK: 35 FEET AVERAGE
MIN. REAR SETBACK: 30 FEET
MIN. SIDE SETBACK: 5 FEET MINIMUM - 15 FEET TOTAL

Timber Ridge Subdivision No. 1
Vol. 93 Pages 25-30

TIMBER RIDGE
SUBDIVISION NO. 3
NORTH RIDGEVILLE - LORAIN COUNTY - OHIO

CONTRACT No.	
13010	
SHEET	OF
02	04

AREA TABULATION

SUBLOTS (19)	2.8693 ACRES
RIGHT-OF-WAY	0.9706 ACRES
BLOCK I	2.5523 ACRES
TOTAL	6.3922 ACRES

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L8	26.92	N00°57'19"W
L9	33.04	N89°02'41"E
L10	110.53	N49°09'24"W
L11	123.36	N49°09'24"W
L12	40.70	N16°32'02"E
L13	70.96	N16°32'02"E
L14	142.63	N01°31'49"E
L15	146.96	N01°31'49"E
L16	96.99	N34°53'03"W
L17	85.68	N34°53'03"W
L18	97.23	N61°30'06"W
L19	88.51	N61°30'06"W

Ridgefield Homes Inc.
Subdivision No. 5
Vol. 67 Page 54

PPN 07-00-001-000-113
RIDGEFIELD HOMEOWNERS
ASSOCIATION

Timber Ridge Subdivision No. 1
Vol. 93 Pages 25-30

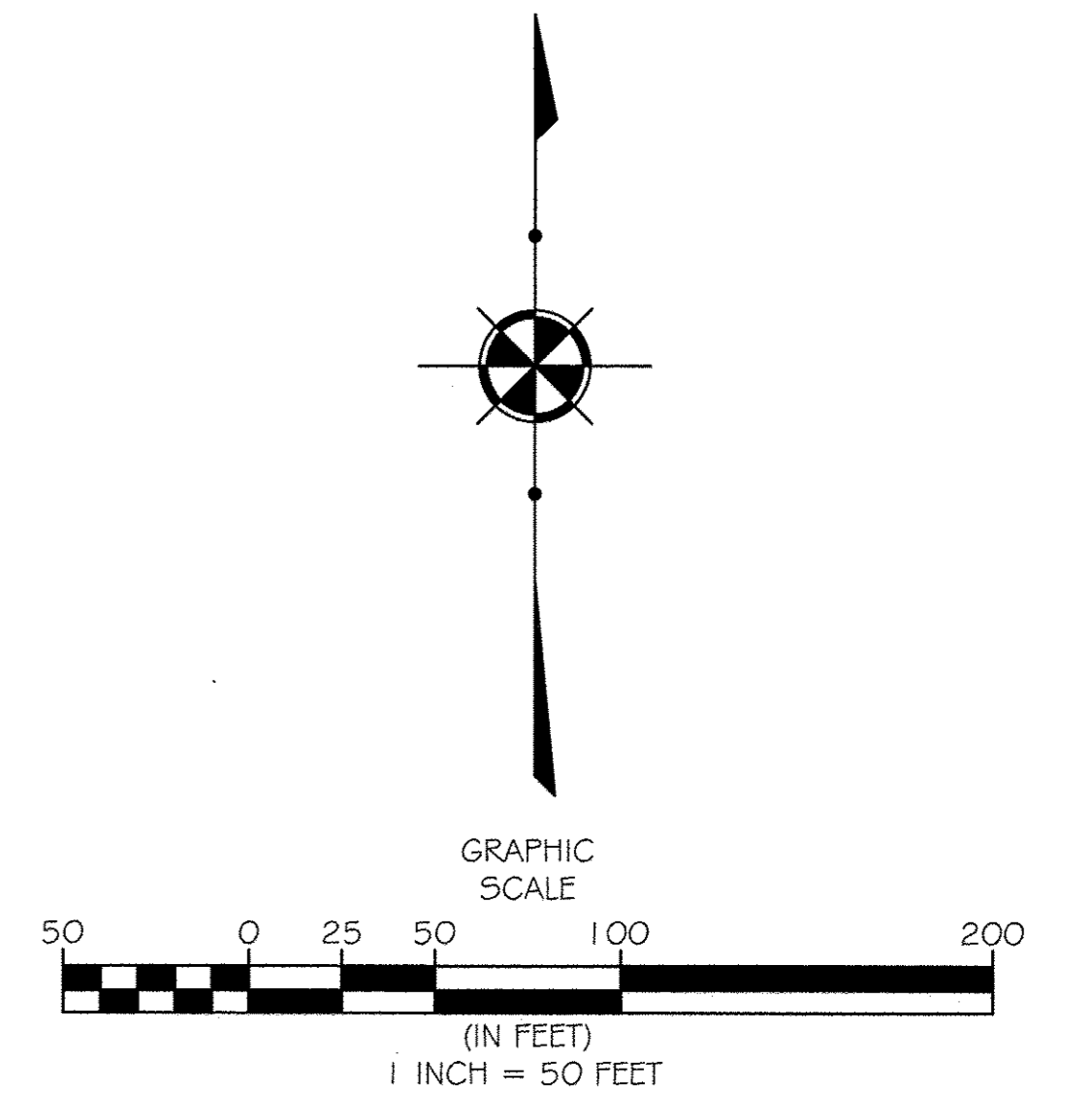
BLOCK "I"
111,179 S.F.
2.5523 AC.

Timber Ridge
Subdivision No. 2
Vol. 99, Pgs. 82-85

Burnt Timber
Trail 60'

PPN 07-00-002-102-295
TIMBER RIDGE ASSOCIATES GROUP, LP
REMAINING LANDS
3.1441 ACRES

PPN 07-00-002-102-294
BAGLEY ROAD HOMEOWNERS
ASSOCIATION



**TIMBER RIDGE
SUBDIVISION NO. 3**
NORTH RIDGEVILLE - LORAIN COUNTY - OHIO

CURVE TABLE

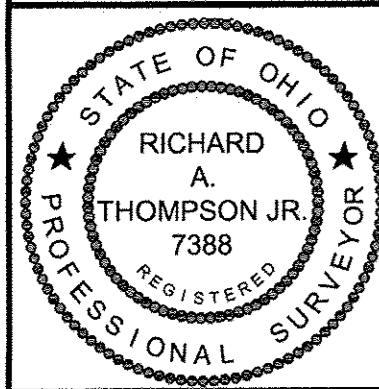
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C40	90.06'	290.00'	17°47'35"	89.70'	N49°44'23"E	45.39'
C41	99.57'	290.00'	19°40'17"	99.08'	N50°40'44"E	50.28'
C42	52.23'	320.00'	9°21'03"	52.17'	N53°57'39"E	26.17'
C43	47.15'	320.00'	8°26'32"	47.11'	N45°03'52"E	23.62'
C44	54.18'	48.70'	63°44'29"	51.43'	N72°42'50"E	30.28'
C45	20.43'	78.00'	15°00'25"	20.37'	N82°55'07"W	10.27'
C46	67.72'	78.00'	49°44'30"	65.61'	N64°42'25"E	36.16'
C47	38.90'	78.00'	28°34'17"	38.49'	N25°33'02"E	19.86'
C48	38.90'	78.00'	28°34'17"	38.49'	N03°01'15"W	19.86'
C49	38.90'	78.00'	28°34'17"	38.49'	N31°35'32"W	19.86'
C50	38.90'	78.00'	28°34'17"	38.49'	N60°09'49"W	19.86'
C51	38.90'	78.00'	28°34'17"	38.49'	N88°44'06"W	19.86'
C52	38.90'	78.00'	28°34'17"	38.49'	N62°41'37"E	19.86'
C53	55.53'	78.00'	40°47'17"	54.36'	N28°00'50"E	29.00'
C54	6.38'	78.00'	4°41'09"	6.38'	N05°16'37"E	3.19'
C55	37.82'	50.00'	43°20'06"	36.92'	N24°36'05"E	19.86'
C56	14.40'	320.00'	2°34'44"	14.40'	N44°58'46"E	7.20'
C57	15.90'	320.00'	2°50'49"	15.90'	N42°16'00"E	7.95'
C58	80.74'	260.00'	17°47'35"	80.42'	N49°44'23"E	40.70'

LINE TABLE

LINE	LENGTH	BEARING
L1	12.37	N60°12'10"E
L2	3.91	N12°58'17"E
L3	2.83	N00°26'59"E
L4	6.05	N39°06'35"E
L5	7.62	N83°20'10"E
L6	8.93	N89°33'01"W
L7	12.07	N60°12'10"E

Wetlands

● = 5/8" IRON PIN SET W/YELLOW CAP "POLARIS"



DATE: 12/22/14
SCALE: HOR. 1"=50'
VERT. 1"=0'
FOLDER: DWG/Plats
FILENAME: Record Plat Sub 3
TAB: Plat-03
DRAWN: CAD

R-1 CLUSTER HOMES:
MIN. LOT SIZE - 55 FEET X 110 FEET
MIN. FRONT SETBACK - 25 FEET FROM EDGE OF WALK (17 FEET FROM RW)
MIN. SETBACK FROM OPEN SPACE - 15 FEET
MIN. SETBACK FROM WETLANDS - 10 FEET
MIN. SIDE SETBACK - 4 FEET FROM SIDE LINE

CONTRACT No.	
13010	
SHEET	OF
03	04

PPN 07-00-001-000-113
RIDGEFIELD HOMEOWNERS
ASSOCIATION

RIDGEFIELD HOMES INC.
SUBDIVISION NO. 5
VOL. 67 PAGE 54

PPN 07-00-002-102-290
BAGLEY ROAD HOMEOWNERS
ASSOCIATION INC

TIMBER RIDGE SUBDIVISION NO. 1
VOL. 93 PAGES 25-30 L.C.P.R.

PPN 07-00-002-102-295
TIMBER RIDGE ASSOCIATES GROUP, LP
REMAINING LANDS
3.1441 ACRES

TIMBER RIDGE
SUBDIVISION NO. 2
Vol. 99, Pgs. 62-65

PPN 07-00-002-102-294
BAGLEY ROAD HOMEOWNERS
ASSOCIATION INC.

PPN 07-00-002-102-295
TIMBER RIDGE ASSOCIATES GROUP, LP
REMAINING LANDS
5.3109 ACRES

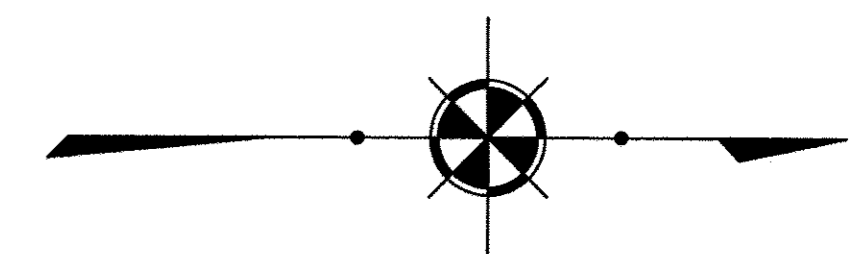
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BAGLEY ROAD HOMEOWNERS
ASSOCIATION INC

PPN 07-00-002-102-295
TIMBER RIDGE ASSOCIATES GROUP, LP
REMAINING LANDS
4.3370 ACRES

TIMBER RIDGE
SUBDIVISION NO. 2
Vol. 99, Pgs. 82-85

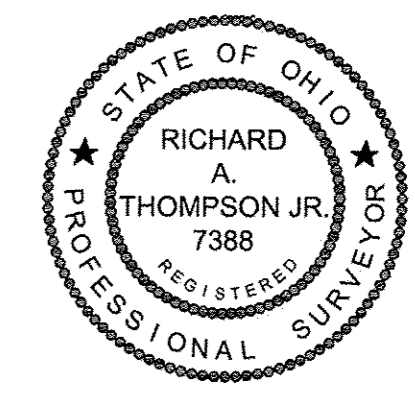
TIMBER RIDGE SUBDIVISION NO. 3

NORTH RIDGEVILLE - LORAIN COUNTY - OHIO



GRAPHIC
SCALE
100 0 50 100 200 400
(IN FEET)
1 INCH = 100 FEET

DATE: 12/22/14
SCALE: HOR. 1"=50'
VERT. 1"=0'
FOLDER: DWG/Plats
FILENAME: Record
Plat Sub 3
TAB: Plat_04
DRAWN: CAD



CONTRACT No.
13010
SHEET 04 OF 04

LOT 2

NORTH RIDGEVILLE

LORAIN COUNTY

PPN 265-11-001
JAMES MULLINS

SHADY
ROAD 50'

OLMSTED TOWNSHIP

CUYAHOGA COUNTY

PPN 265-05-003
DENNIS GAREAU

PPN 265-05-018
CAROL BULTER