

NORTH RIDGE PARK SUBDIVISION

A RESUBDIVISION OF SUBLOTS 5-11, 14-18, AND PART OF 13,
OF RIDGELAND ALLOTMENT OF PART OF LOT 109
AS SHOWN BY THE PLAT RECORDED IN PLAT VOLUME 8, PAGE 39,
SHEFFIELD TOWNSHIP, LORAIN COUNTY, STATE OF OHIO.
SCALE: 1" = 40' JULY, 2014

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO,
AND BEING A PART OF ORIGINAL LOT 109, OF SAID TOWNSHIP CONTAINING 2.3258
ACRES, AND BEING THE SAME TRACT AS CONVEYED TO BILLY S. ROWLAND, TRUSTEE AND
DESCRIBED IN DEEDS RECORDED IN O.R.VOLUME 296, PAGE 215 AND O.R.VOLUME 349, PAGE 22
AND CONVEYED TO ROWLAND ENTERPRISES AND DESCRIBED IN DEED RECORDED IN DOCUMENT
NUMBER 2004-0010852, IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED BILLY S. ROWLAND, TRUSTEE AND ROWLAND ENTERPRISES HEREBY CERTIFY THAT
THE ATTACHED PLAT REPRESENTS NORTH RIDGE PARK SUBDIVISION OF LOTS 1 TO 2, INCLUSIVE,
AND DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO THE PRIVATE USE OF THE
OF THE LOT OWNERS THE EASEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND
SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL
RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF STREET LOADING AND PARKING
REQUIREMENTS OF LORAIN COUNTY, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER
SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS
THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR THE PURPOSES SHOWN.
IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 15 DAY OF

January, 2015.

WITNESS: James A. Paul BY: Billy S. Rowland
James A. Paul BILLY S. ROWLAND, TRUSTEE

WITNESS: James A. Paul BY: Billy S. Rowland
James A. Paul ROWLAND ENTERPRISES
BILLY S. ROWLAND, TRUSTEE

NOTARIAL SEAL
STATE OF OHIO
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR
BILLY S. ROWLAND, TRUSTEE AND ROWLAND ENTERPRISES, WHO ACKNOWLEDGED THE SIGNING OF THIS
PLAT TO BE THEIR OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS
15th DAY OF January, 2015.

BY: Deanna D. Sonda
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED
NORTH RIDGE PARK SUBDIVISION AS SHOWN HEREON AND CONTAINING 2.3258 ACRES OF LAND
IN ORIGINAL LOT 109 OF SHEFFIELD TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY
INDICATED ——— IRON PIPE MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED
——— IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL
PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED FOR THE PURPOSE OF DESCRIBING
ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR
BOUNDARIES OF THE TRACT AND OF EACH BLOCK, WHEN COMPUTED FROM FIELD MEASUREMENTS
OF THE GROUND, CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000)
FEET OF THE PERIMETER BEFORE THE BALANCING OF THE SURVEY. ALL OF WHICH I CERTIFY
TO BE CORRECT.

Phil A. Rosebeck
PHIL A. ROSEBECK, REGISTERED SURVEYOR NUMBER 6696

APPROVAL AND ACCEPTANCE SIGNATURES

APPROVED THIS _____ DAY OF _____, 2015 _____
LORAIN COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 2015 _____
LORAIN COUNTY SANITARY ENGINEER

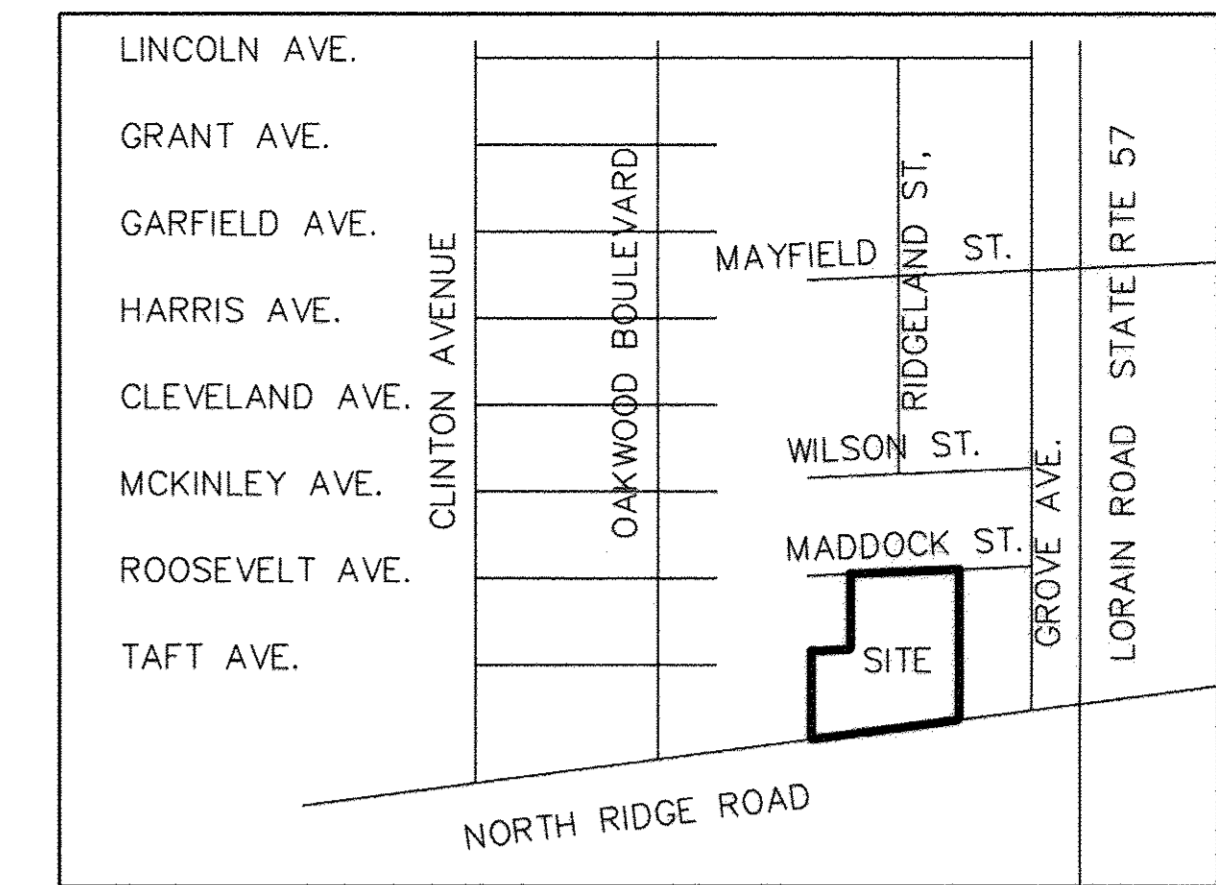
APPROVED THIS _____ DAY OF _____, 2015 _____
LORAIN COUNTY DISTRICT BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____, 2015 _____
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS 3rd DAY OF March, 2015 Donald Chisholm
DIR., LORAIN COUNTY PLANNING COMMISSION

PARCEL OWNERSHIP TABLE

Parcel	Owner	Date	Document
A	PPN 03-00-109-118-004	JOHN HEYSLINGER, MILDRED HEYSLINGER, BONNIE PRIBANIC	09/02/1994 ORV 971, PAGE 400
B	PPN 03-00-109-124-001	KENNETH E. WINLAND & CAROLINE S. WINLAND	12/15/1999 DOC NO 1999-0658793
C	PPN 03-00-109-124-002	BILLY S. ROWLAND, TRUSTEE, TRUST DATED 04/19/1990	11/29/1990 ORV 349, PAGE 22
D	PPN 03-00-109-124-003	BILLY S. ROWLAND, TRUSTEE, TRUST DATED 04/19/1990	11/29/1990 ORV 349, PAGE 22
E	PPN 03-00-109-124-007	BILLY S. ROWLAND, TRUSTEE, TRUST DATED 04/19/1990	06/07/1990 ORV 296, PAGE 215
F	PPN 03-00-109-124-008	BILLY S. ROWLAND, TRUSTEE, TRUST DATED 04/19/1990	11/14/1997 DOC NO 1997-0500857
G	PPN 03-00-109-124-009	BILLY S. ROWLAND, TRUSTEE, TRUST DATED 04/19/1990	11/01/1995 ORV 1171, PAGE 301
H	PPN 03-00-109-124-010	ROWLAND ENTERPRISES	06/22/2004 DOC NO 2004-0010852
I	PPN 03-00-109-124-011	BILLY S. ROWLAND, TRUSTEE, TRUST DATED 04/19/1990	11/29/1990 ORV 349, PAGE 22
J	PPN 03-00-109-124-012	BILLY S. ROWLAND, TRUSTEE, TRUST DATED 04/19/1990	11/29/1990 ORV 349, PAGE 22
K	PPN 03-00-109-124-013	BILLY S. ROWLAND, TRUSTEE, TRUST DATED 04/19/1990	11/29/1990 ORV 349, PAGE 22
L	PPN 03-00-109-124-018	BILLY S. ROWLAND, TRUSTEE, TRUST DATED 04/19/1990	11/07/1994 ORV 1000, PAGE 1
M	PPN 03-00-109-124-019	BILLY S. ROWLAND, TRUSTEE, TRUST DATED 04/19/1990	06/07/1990 ORV 296, PAGE 215

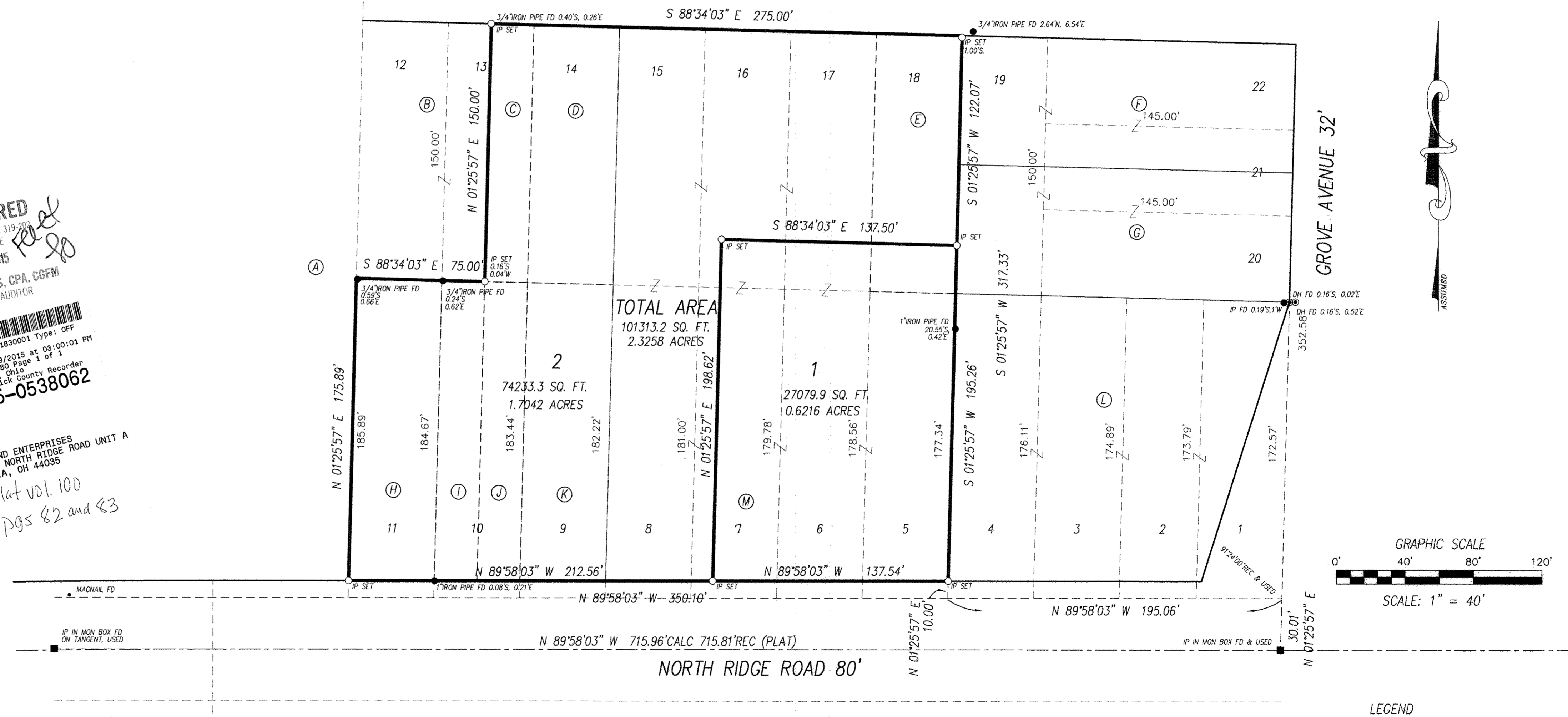


KEY MAP

NO SCALE

RIDGELAND ALLOTMENT PLAT VOLUME 8, PAGE 39

MADDOCK AVENUE 50'



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-201
OHIO REV. CODE
MAR 19 2015

J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

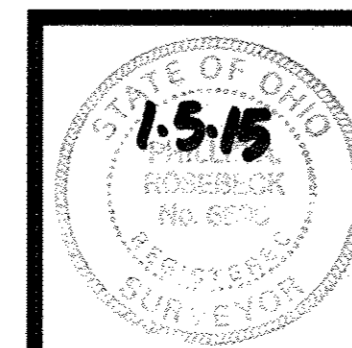
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Kind: PLAT
Recorded: 03/19/2015 at 03:00:01 PM
Fee amt: \$176.80 Page 1 of 1
Lorain County, Ohio
Judith H. Madwick County Recorder
File: 2015-0538062

ROWLAND ENTERPRISES
41641 NORTH RIDGE ROAD UNIT A
ELYRIA, OH 44035

Plat vol. 100
pgs 82 and 83

GRAPHIC SCALE
0' 40' 80' 120'
SCALE: 1" = 40'

LEGEND
■ MONUMENT FOUND
● IRON PIN OR PIPE FOUND
○ IRON PIN SET
● DRILLHOLE SET FOUND
• MAG NAIL FOUND



RESUBDIVISION OF PART OF RIDGELAND ALLOTMENT
NORTH RIDGE PARK SUBDIVISION
PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT 109,
LORAIN COUNTY, STATE OF OHIO
JULY 20, 2014

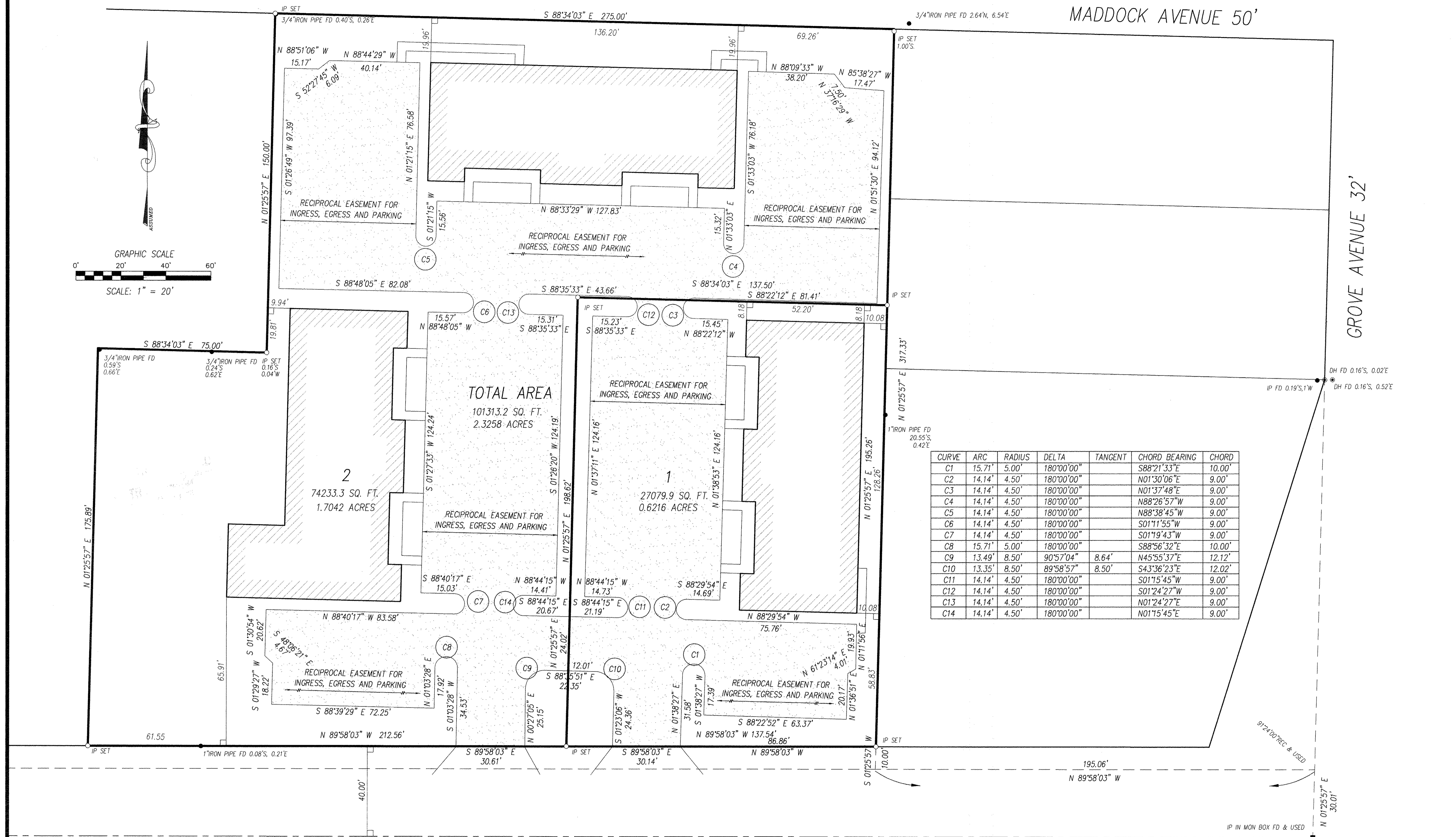
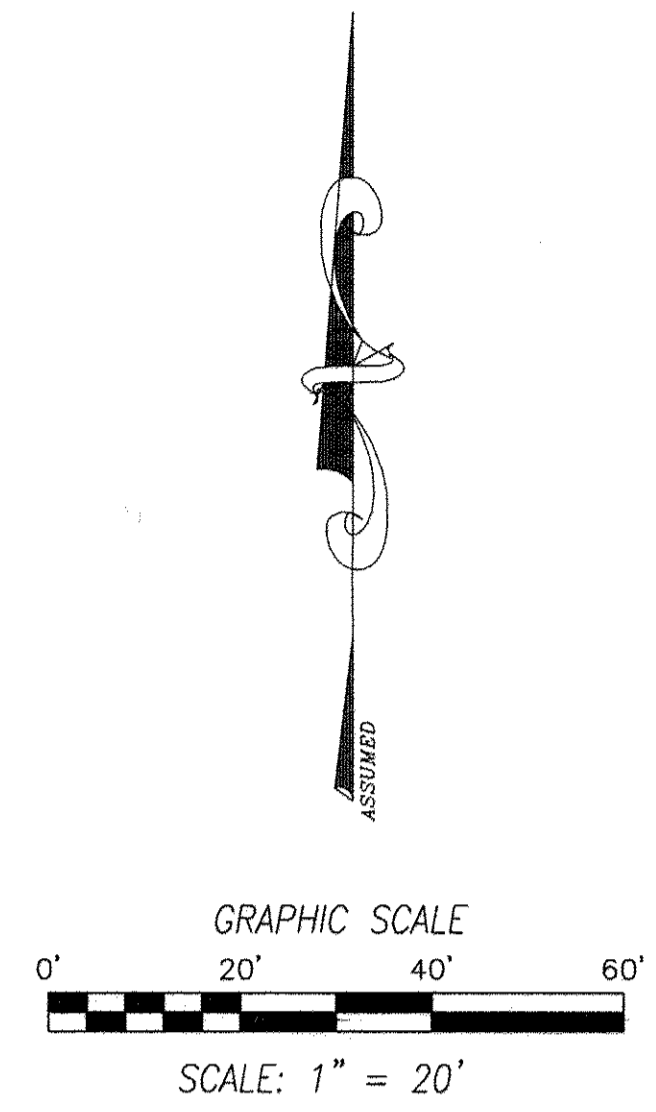
NO.	DATE	DESCRIPTION	BY
0	07/20/14	ORIGINAL ISSUE	PAR

P.A. ROSEBECK & ASSOCIATES
REGISTERED SURVEYOR
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001
PHONE: (440) 988-4657

SHEET
1
OF
2

MADDOCK AVENUE 50'

GROVE AVENUE 32'



TOTAL AREA
101313.2 SQ. FT.
2.3258 ACRES

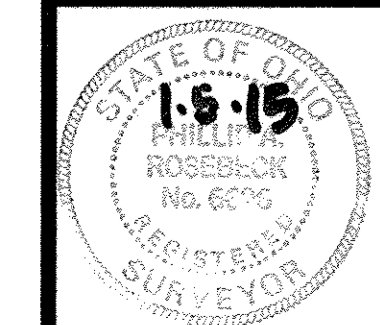
2
74233.3 SQ. FT.
1.7042 ACRES

1
27079.9 SQ. FT.
0.6216 ACRES

CURVE	ARC	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	15.71'	5.00'	180°00'00"		S88°21'33"E	10.00'
C2	14.14'	4.50'	180°00'00"		N01°30'06"E	9.00'
C3	14.14'	4.50'	180°00'00"		N01°37'48"E	9.00'
C4	14.14'	4.50'	180°00'00"		N88°26'57"W	9.00'
C5	14.14'	4.50'	180°00'00"		N88°38'45"W	9.00'
C6	14.14'	4.50'	180°00'00"		S01°11'55"W	9.00'
C7	14.14'	4.50'	180°00'00"		S01°19'43"W	9.00'
C8	15.71'	5.00'	180°00'00"		S88°56'32"E	10.00'
C9	13.49'	8.50'	90°57'04"	8.64'	N45°55'37"E	12.12'
C10	13.35'	8.50'	89°58'57"	8.50'	S43°36'23"E	12.02'
C11	14.14'	4.50'	180°00'00"		S01°15'45"W	9.00'
C12	14.14'	4.50'	180°00'00"		S01°24'27"W	9.00'
C13	14.14'	4.50'	180°00'00"		N01°24'27"E	9.00'
C14	14.14'	4.50'	180°00'00"		N01°15'45"E	9.00'

NORTH RIDGE ROAD 80'

- LEGEND
- MONUMENT FOUND
 - IRON PIN OR PIPE FOUND
 - IRON PIN SET
 - ⊙ DRILLHOLE SET FOUND
 - MAG NAIL FOUND



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NORTH RIDGE PARK SUBDIVISION
PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT 109,
LORAIN COUNTY, STATE OF OHIO
JULY 20, 2014

NO.	DATE	DESCRIPTION	BY
0	07/20/14	ORIGINAL ISSUE	PAR

P.A. ROSEBECK & ASSOCIATES
REGISTERED SURVEYOR
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001
PHONE: (440) 988-4657

SHEET
2
OF
2