

SANDY RIDGE SUBDIVISION NO. 3

BEING KNOWN AS PART OF ORIGINAL RIDGEVILLE TOWNSHIP
LOT NO. 40

CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN
STATE OF OHIO

PLANNING COMMISSION
APPROVED THIS 11th DAY OF AUGUST, 2015

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, IN THE STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 40, CONTAINING 8.4403 ACRES.

THE UNDERSIGNED, SANDY RIDGE DEVELOPMENT, LTD. HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS SANDY RIDGE SUBDIVISION NO. 3 A SUBDIVISION OF LOTS 76 THROUGH 93 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, ETCETERA 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 77 THROUGH 87 INCLUSIVE (AS GRAPHICALLY SHOWN ON THIS PLAT), AND A PEDESTRIAN ACCESS EASEMENT THROUGH LOTS 78 AND 79 (WHERE GRAPHICALLY SHOWN ON THE PLAT).

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND THIS _____ DAY OF _____ 20____.

SANDY RIDGE DEVELOPMENT, LTD.

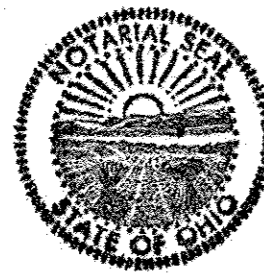
Robert Yost
ROBERT YOST
John O'Neill
JOHN O'NEILL

Sande Regal
WITNESS
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 24 DAY OF June, 2015.



SANDEE REGAL
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
February 24, 2020
Recorded in
Lorain County

Sande Regal
NOTARY PUBLIC
MY COMMISSION EXPIRES February 24, 2020

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 24 DAY OF June, 2015.



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MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THE UNDERSIGNED Kevin Miller, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF SANDY RIDGE SUBDIVISION NO. 3, HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE OF STREETS AND EASEMENTS AS SHOWN HEREON.

Buckeye Bank
MORTGAGEE

BY: *Nick*
TITLE: Vice President

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 24 DAY OF June, 2015.

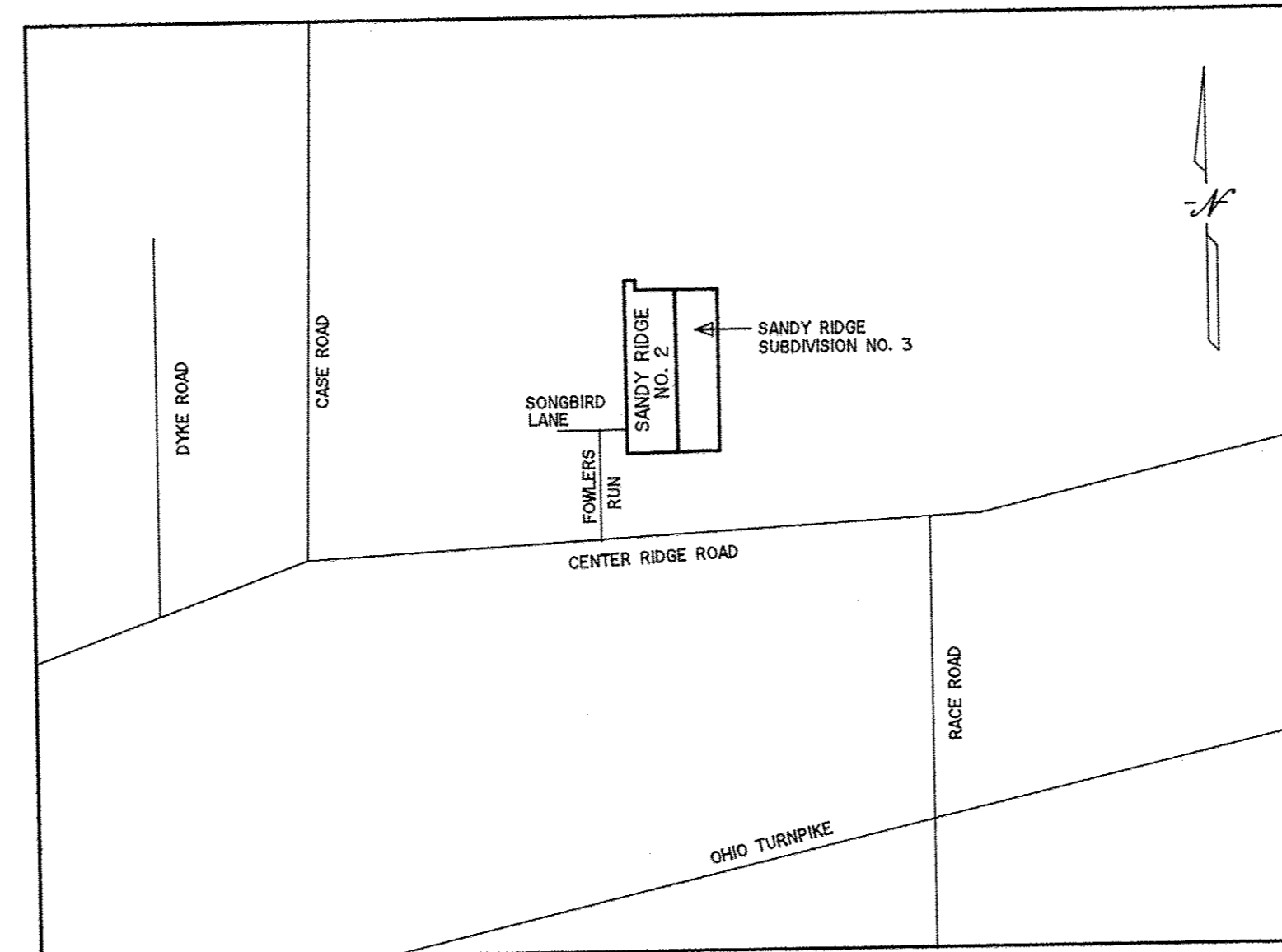


SANDEE REGAL
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STATE OF OHIO
Comm. Expires
February 24, 2020
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MY COMMISSION EXPIRES Feb 24, 2020

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
FAX 327-2964



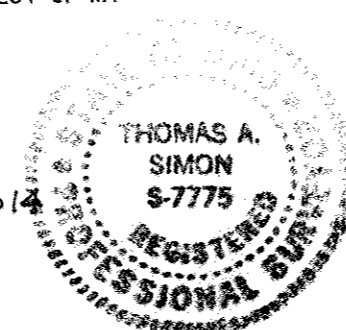
VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED SANDY RIDGE SUBDIVISION NO. 3 AS SHOWN HEREON, EMBRACING 8.4403 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 44, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, IN THE STATE OF OHIO OF WHICH 1.1309 ACRES LIE IN PUBLIC STREETS AND 7.3094 ACRES LIE IN LOTS NUMBERED 76 THROUGH 93, 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 \rightarrow . 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.

Thomas A. Simon
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. ALLTEL CORPORATION, OHIO EDISON COMPANY, A.T. & T. BROADBAND, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN 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:

Ruth
SANDY RIDGE DEVELOPMENT, LTD.
250 SOUTH LOGAN STREET
ELYRIA, OHIO 44035
(440) 366-2241

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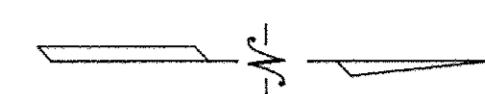
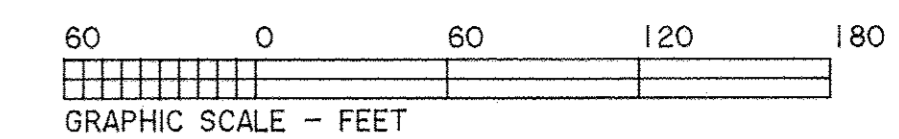
AREA BREAKDOWN

1.1309 ACRES IN STREET RIGHT-OF-WAY
7.3094 ACRES IN LOTS
8.4403 ACRES TOTAL

Doc ID: 018924230002 Type: OFF
Kind: PLAT
Recorded: 08/19/2015 at 11:06:27 AM
Fee Amt: \$172.80 Page 1 of 2
Lorain County, Ohio
Judith H. Nedwick County Recorder
File # **2015-0556271**
Vol 101 Pgs 18-19

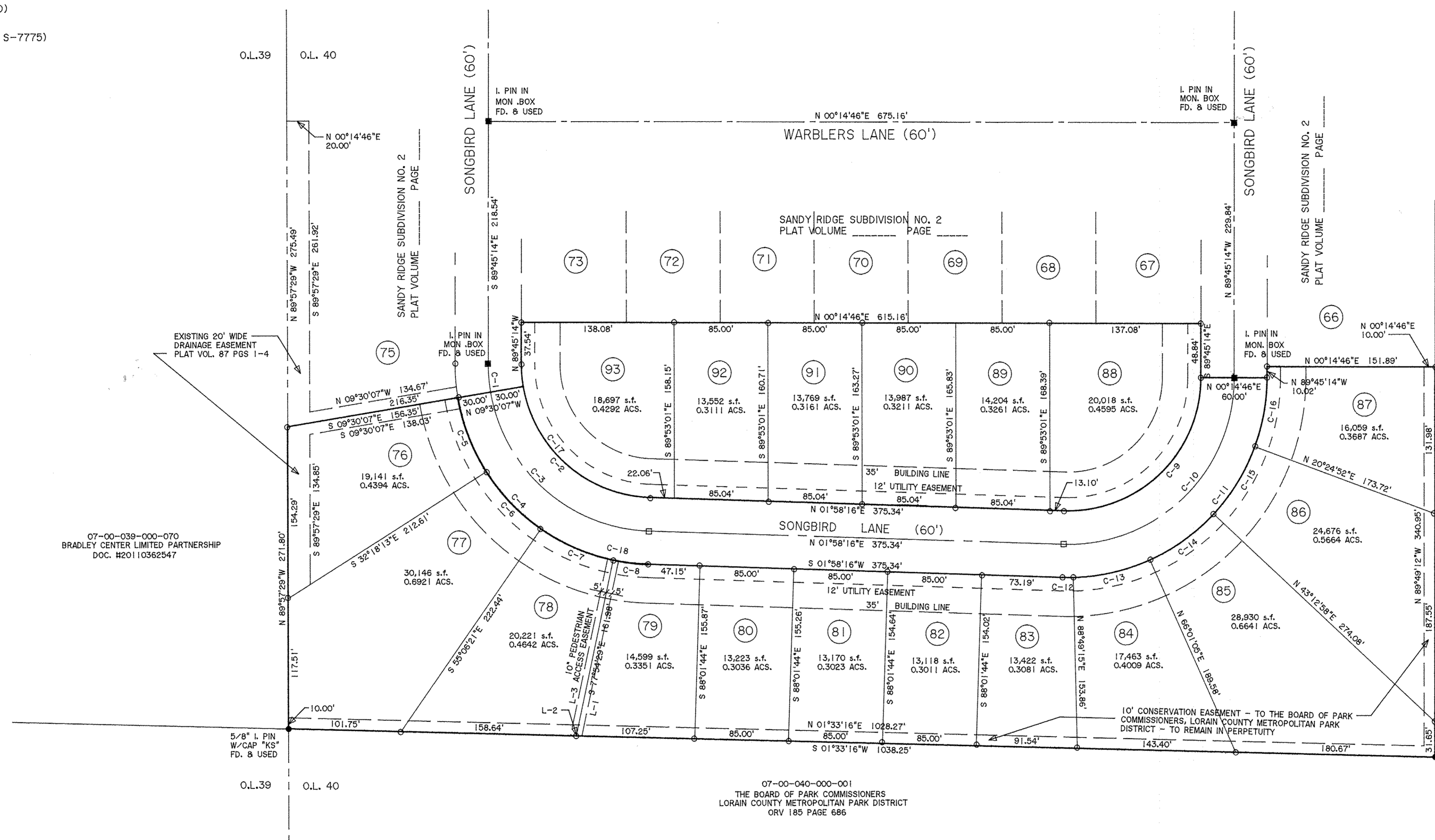
TRANSFERRED
RECORDED WITH SEC 319-002
OHIO REV. CODE
AUG 19 2015
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

DALE YOST CONSTRUCTION
260 SOUTH LOGAN ST
ELYRIA, OH 44035



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	150.00'	12.79'	25.52'	9°44'53"	38°11'50"	25.49'	N 85°22'20"E
C-2	120.00'	98.09'	164.47'	78°31'37"	47°44'47"	151.89'	N 41°14'04"E
C-3	150.00'	122.61'	205.58'	78°31'37"	38°11'50"	188.87'	N 41°14'04"E
C-4	180.00'	147.14'	246.70'	78°31'37"	31°49'52"	227.84'	N 41°14'04"E
C-5	180.00'	36.30'	71.63'	22°48'06"	31°49'51"	71.16'	N 69°05'50"E
C-6	180.00'	36.30'	71.63'	22°48'06"	31°49'52"	71.16'	N 48°17'41"E
C-7	180.00'	15.94'	31.80'	10°07'15"	31°48'52"	31.75'	N 23°29'35"E
C-8	120.00'	123.66'	192.10'	91°43'30"	47°44'58"	172.23'	N 43°53'37"W
C-9	150.00'	154.58'	240.12'	91°43'30"	38°11'57"	215.29'	N 43°53'35"W
C-10	180.00'	185.49'	288.15'	91°43'30"	31°49'56"	258.35'	N 43°53'34"W
C-11	180.00'	4.95'	9.90'	3°09'01"	31°49'50"	9.90'	N 00°23'46"E
C-12	180.00'	36.30'	71.64'	22°48'10"	31°49'50"	71.17'	N 23°54'50"W
C-13	180.00'	36.30'	71.63'	22°48'07"	31°49'50"	71.16'	N 35°22'58"W
C-14	180.00'	36.30'	71.63'	22°48'07"	31°49'50"	71.16'	N 58°11'05"W
C-15	180.00'	32.01'	63.36'	20°10'06"	31°49'56"	63.03'	N 79°40'42"W
C-16	120.00'	116.44'	184.88'	88°16'30"	47°44'47"	167.13'	N 46°06'31"E

10' PEDESTRIAN ACCESS EASEMENT LINE/CURVE DATA

COURSE	BEARING	DISTANCE
L-1	S 77°54'29"E	161.12'
L-2	S 01°33'16"W	10.17'
L-3	N 77°54'29"W	162.98'

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH-BEARING
C-18	180.00'	5.00'	10.00'	3°11'00"	31°49'52"	10.00'	N 12°09'31"E

07-00-040-000-001
THE BOARD OF PARK COMMISSIONERS
LORAIN COUNTY METROPOLITAN PARK DISTRICT
ORV 185 PAGE 686

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
AUG 19 2015
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

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BEING KNOWN AS PART OF
ORIGINAL RIDGEVILLE TOWNSHIP
LOT NO. 40
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN
STATE OF OHIO
JULY, 2014 SCALE: 1" = 60'

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