

Timber Ridge Subdivision 4

BEING A SUBDIVISION OF 15.5814 ACRES
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 2
CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO
SEPTEMBER 2015 SCALE 1"=50'

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.

g-c-r-g
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 15th DAY OF January, 2016.

Deborah L. Uselesny
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Deborah L. Uselesny, Notary Public
Plum Boro, Allegheny County
My Commission Expires Dec. 30, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MORTGAGE RELEASE

THIS IS TO CERTIFY THAT THE UNDERSIGNED Dollar Bank, FSB HOLDER OF A MORTGAGE DEED ON LANDS SHOWN WITHIN THIS FINAL PLAT, HAVING EXAMINED SAID FINAL PLAT, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND CONSENT TO DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON.

[Signature]
SIGNED
Dollar Bank, FSB
MORTGAGEE

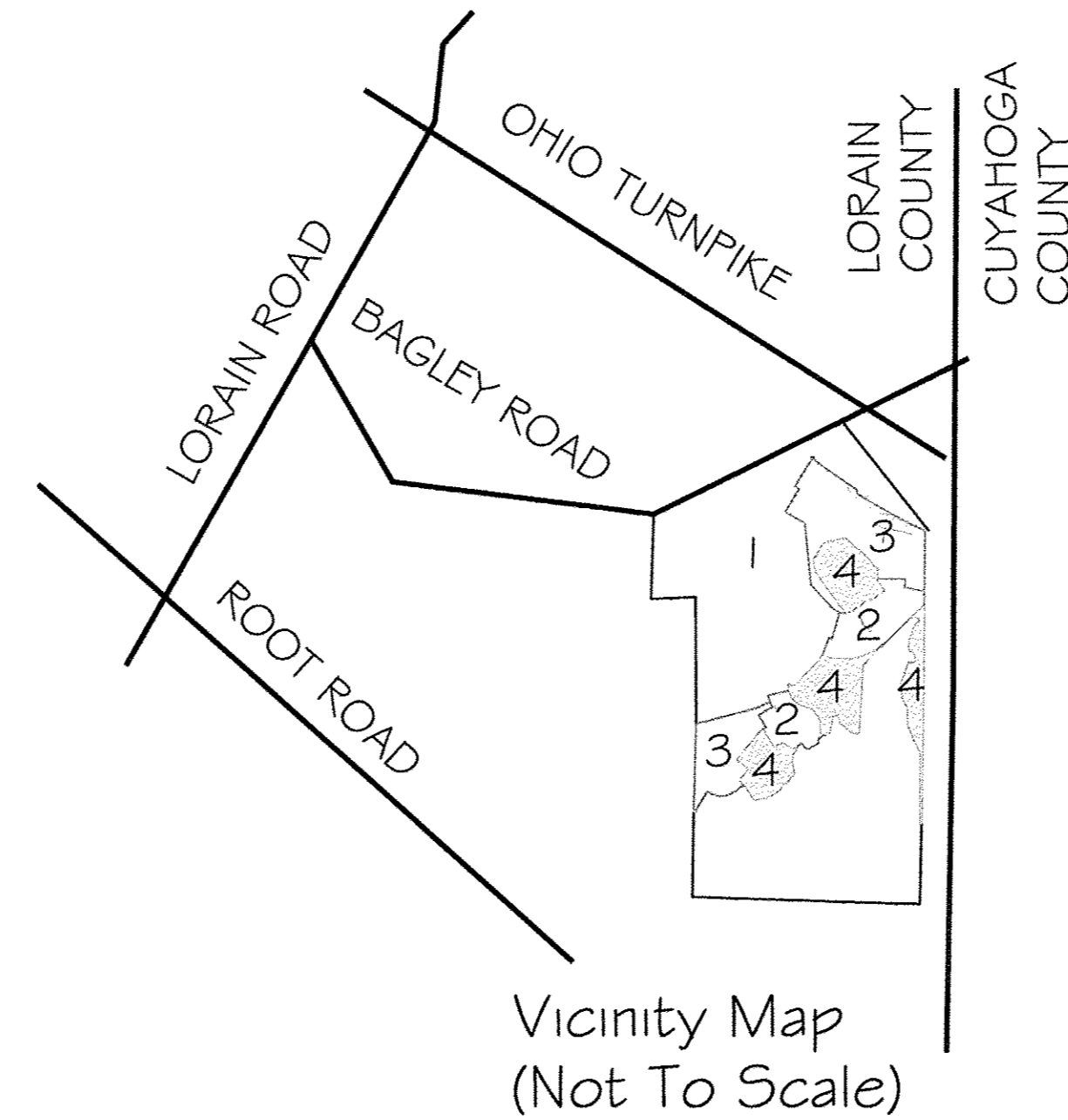
COMMONWEALTH OF PENNSYLVANIA)
STATE OF PENNSYLVANIA)

COUNTY OF ALLEGHENY)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, John P. Casile, 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 19th DAY OF January, 2016.

Sharon A. Cassler
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sharon A. Cassler, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires April 10, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



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

g-c-r-g
WITNESS
JAMES C. RUMBAUGH,

J. T. Hoff
WITNESS
[Signature]
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 #2008-0239519 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.

AREA TABULATION SUBDIVISION 4

SUBLOTS (35)	7.7617	ACRES
BLOCKS "J"- "N"	5.6780	ACRES
RIGHT-OF-WAY	2.1417	ACRES
TOTAL SUBDIVISION 4	15.5814	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 R/W)
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, 2016
[Signature] Scott Wampler
CITY ENGINEER PRINT NAME

APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE
THIS 2nd DAY OF FEBRUARY, 2016

[Signature] DAVID GILMOR
MAYOR PRINT NAME

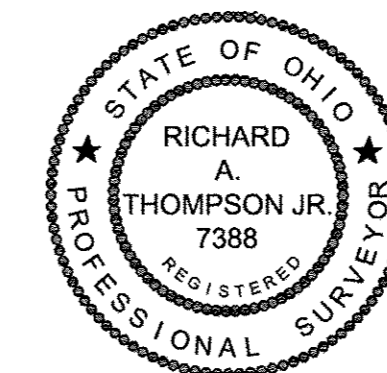
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE
THIS 29th DAY OF JANUARY, 2016

[Signature]
PLANNING COMMISSION CHAIRMAN OR RESPONSIBLE OFFICIAL PRINT NAME

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.

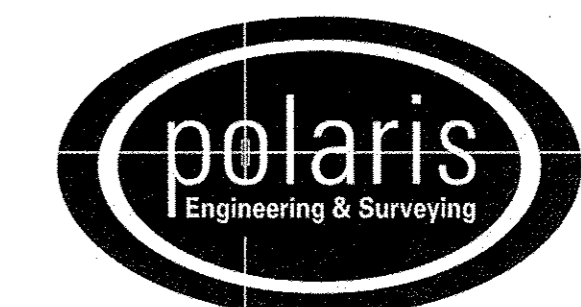
[Signature] 1.21.16
RICHARD A. THOMPSON JR. P.S.#7388 DATE



Doc ID: 019165130001 Type: OFF
Kind: PLAT
Recorded: 02/08/2016 at 09:08:44 AM
Fee Amt: \$349.00 Page 1 of 1
Lorain County, Ohio
Judith M. Newkirk County Recorder
FILE: 2016-0574612

HERITAGE GROUP LP
772 PINE VALLEY DRIVE
PITTSBURGH, PA 15239
Plat Vol. 101
Pages 90-93

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
FEB 08 2016
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
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www.polaris-es.com

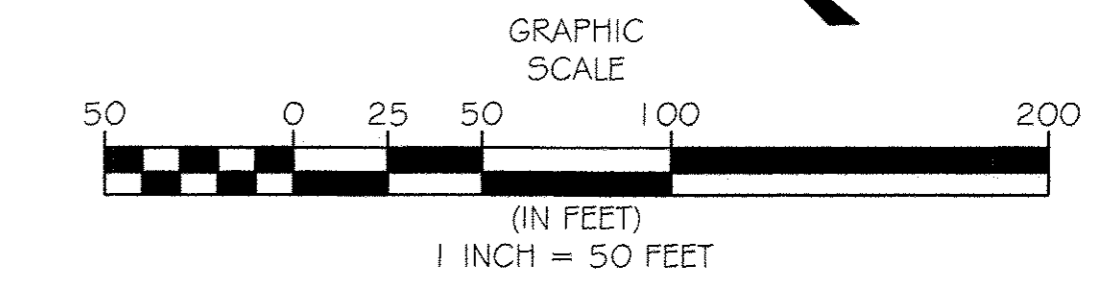
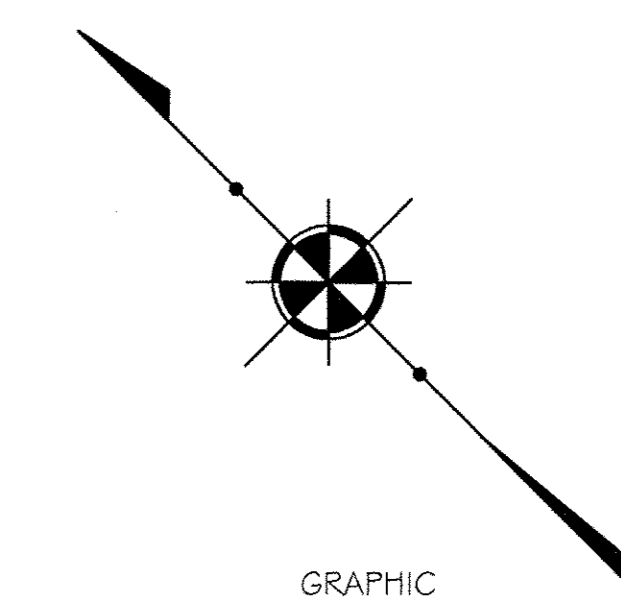
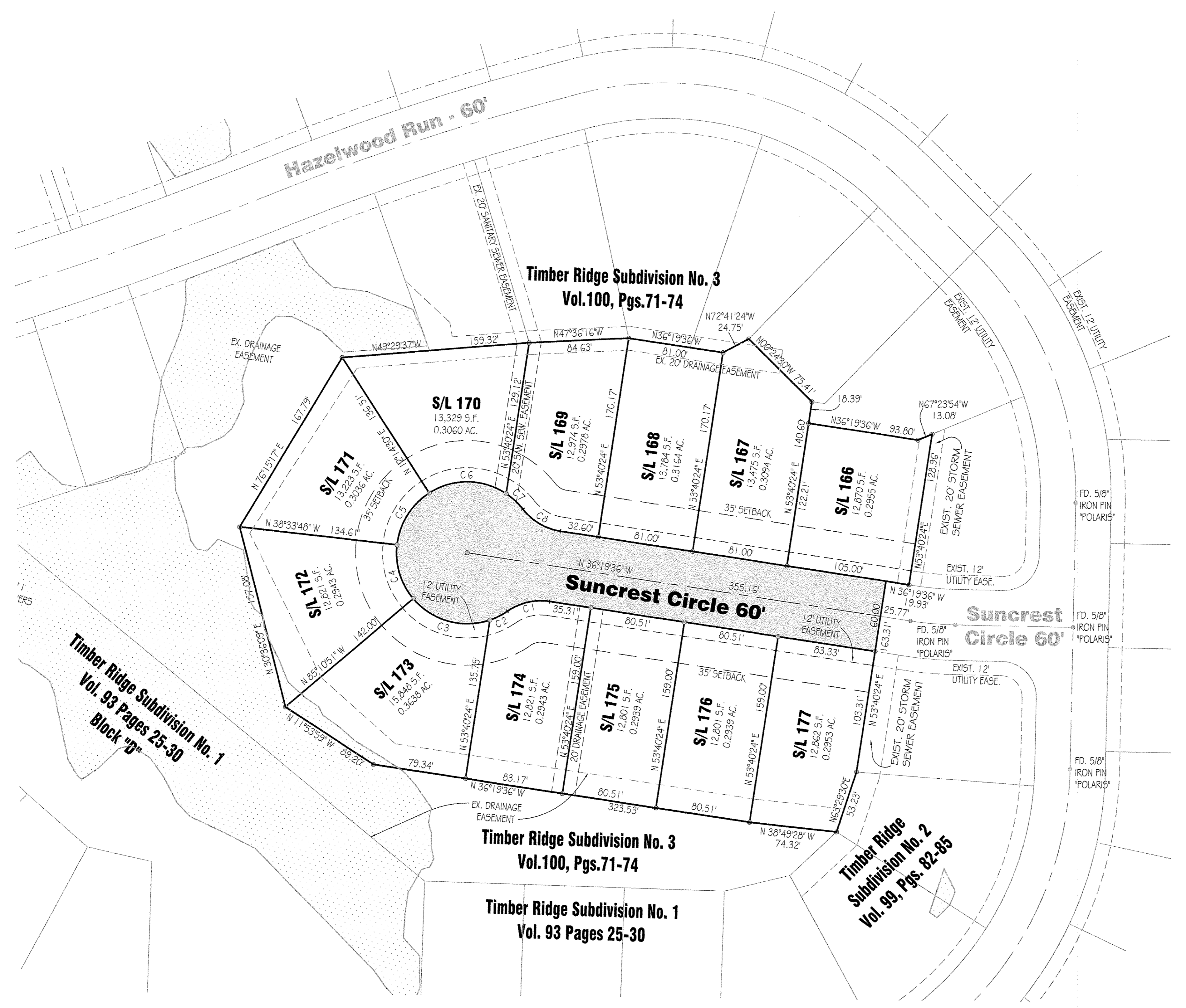
DATE: 9/23/15
SCALE: HOR. 1"=50'
VERT. 1"=0'
FOLDER: DWG/Plats
FILENAME: Record Plat Sub 4
TAB: Plat -01
DRAWN:

CONTRACT No.	
13010	
SHEET	OF
01	04

AREA TABULATION

SUBLOTS (12)	3.6642 ACRES
RIGHT-OF-WAY	0.6728 ACRES
TOTAL	4.3370 ACRES

**TIMBER RIDGE
SUBDIVISION NO. 4**
NORTH RIDGEVILLE - LORAIN COUNTY - OHIO



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	37.82'	50.00'	43°20'30"	36.93'	N57°59'51"W	19.87'
C2	16.66'	60.00'	15°54'26"	16.60'	N71°42'54"W	8.38'
C3	71.82'	60.00'	68°34'48"	67.61'	N29°28'16"W	40.91'
C4	48.82'	60.00'	46°37'03"	47.48'	N28°07'40"E	25.85'
C5	53.20'	60.00'	50°48'18"	51.48'	N76°50'21"E	28.49'
C6	69.28'	60.00'	66°09'20"	65.49'	N44°40'51"W	39.08'
C7	19.50'	60.00'	18°37'05"	19.41'	N02°17'38"W	9.84'
C8	37.82'	50.00'	43°20'30"	36.93'	N14°39'21"W	19.87'

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

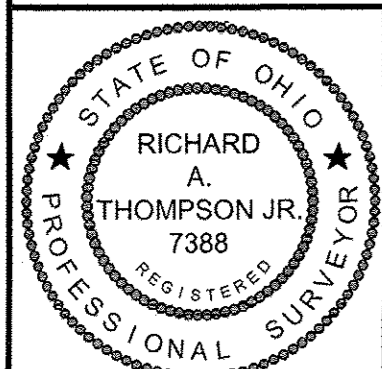
Timber Ridge Subdivision No. 3
Vol.100, Pgs.71-74

Timber Ridge Subdivision No. 3
Vol.100, Pgs.71-74

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

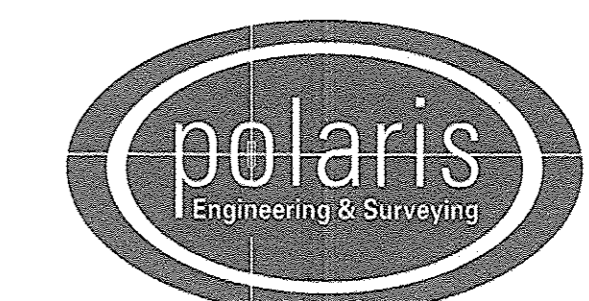
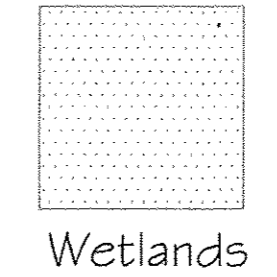
Timber Ridge Subdivision No. 2
Vol. 99, Pgs. 82-85

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



DATE: 9/23/15
SCALE: HOR. 1"=50'
VERT. 1"=0'
FOLDER: DWG/Plats
FILENAME: Record Plat Sub 4
TAB: Plat -02
DRAWN:

- Ⓐ = FD. 5/8" IRON PIN "SUHAIL"
- = 5/8 INCH IRON PIN SET W/YELLOW CAP "POLARIS"



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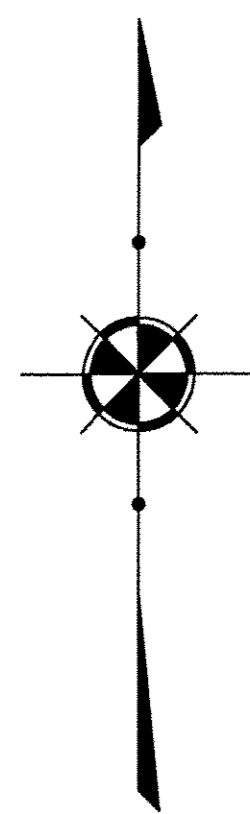
CONTRACT No.	
13010	
SHEET	OF
02	04

AREA TABULATION

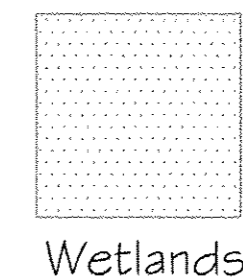
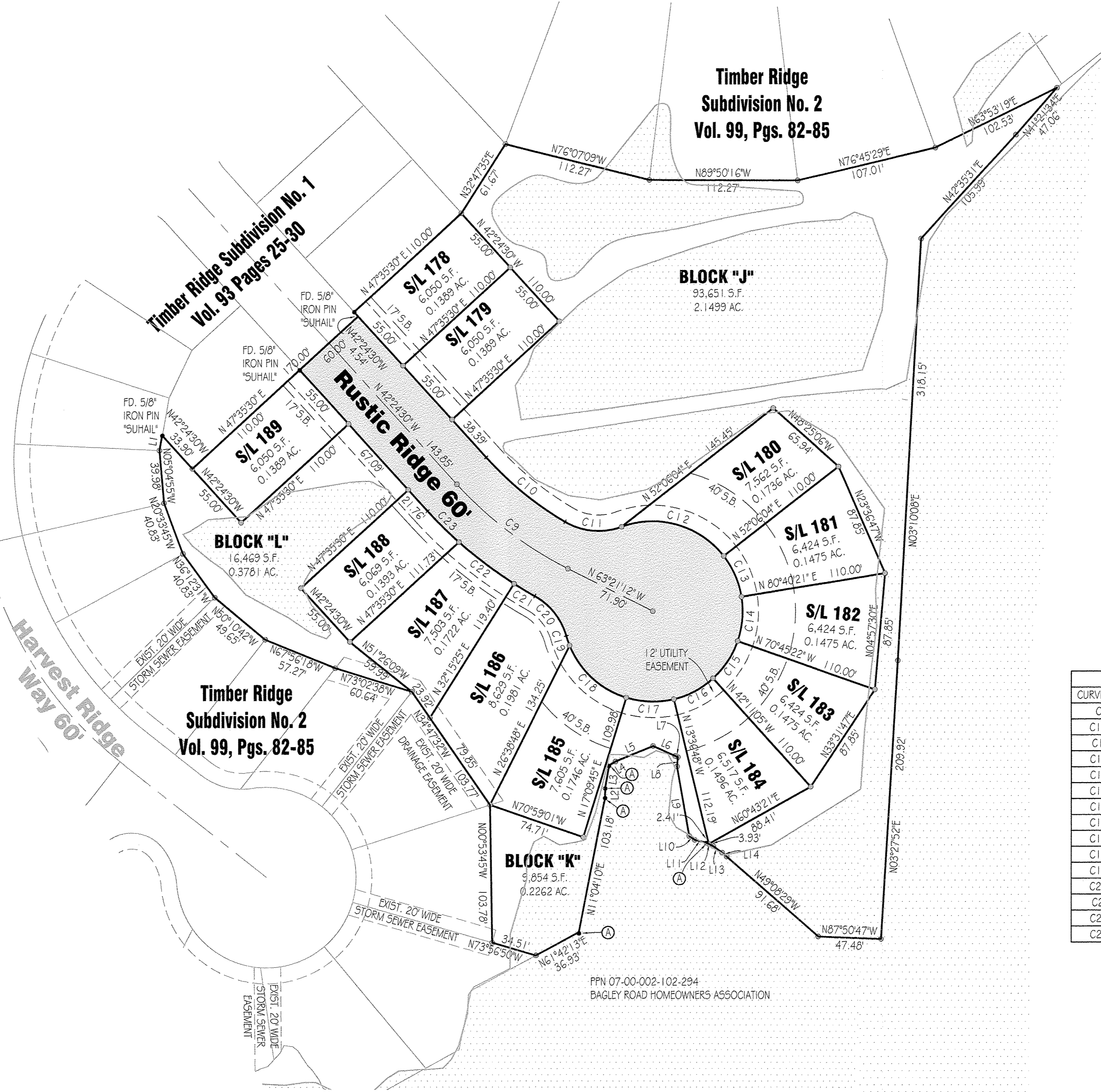
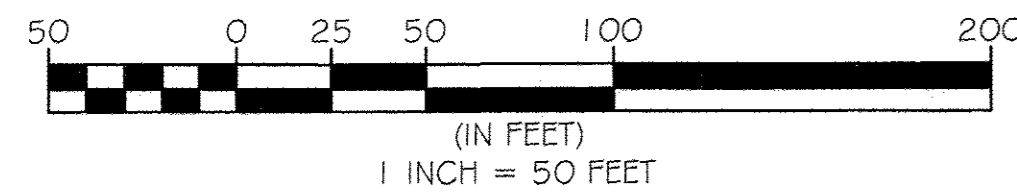
SUBLOTS (12)	1.8666 ACRES
RIGHT-OF-WAY	0.6901 ACRES
BLOCK J	2.1499 ACRES
BLOCK K	0.2262 ACRES
BLOCK L	0.3781 ACRES
TOTAL	5.3109 ACRES

**TIMBER RIDGE
SUBDIVISION NO. 4**

NORTH RIDGEVILLE - LORAIN COUNTY - OHIO



GRAPHIC
SCALE

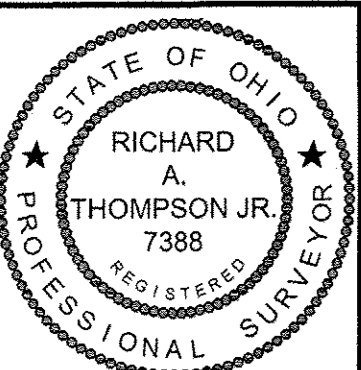


Wetlands

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.37	N10°13'58"E
L2	7.45	N00°26'59"E
L3	17.24	N09°54'08"E
L4	5.51	N59°30'46"E
L5	30.75	N67°44'54"E
L6	18.34	N66°12'55"W
L7	2.22	N67°46'33"W
L8	7.14	N05°12'30"E
L9	53.18	N10°02'56"W
L10	5.08	N54°01'10"W
L11	8.72	N77°01'19"W
L12	6.34	N62°58'54"W
L13	8.13	N54°02'23"W
L14	4.60	N48°57'44"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C9	106.01'	290.00'	20°56'42"	105.42'	N52°52'51"W	53.60'
C10	77.22'	260.00'	17°01'03"	76.94'	N50°53'02"W	38.90'
C11	44.43'	50.00'	50°54'57"	42.98'	N84°53'02"W	23.80'
C12	85.98'	68.00'	72°26'35"	80.36'	N74°07'13"W	49.81'
C13	33.91'	68.00'	28°34'17"	33.56'	N23°36'47"W	17.31'
C14	33.91'	68.00'	28°34'17"	33.56'	N04°57'30"E	17.31'
C15	33.91'	68.00'	28°34'17"	33.56'	N33°31'47"E	17.31'
C16	33.91'	68.00'	28°34'17"	33.56'	N62°06'04"E	17.31'
C17	36.53'	68.00'	30°46'33"	36.09'	N88°13'32"W	18.71'
C18	60.06'	68.00'	50°36'24"	58.13'	N47°32'03"W	32.15'
C19	7.59'	68.00'	6°23'48"	7.59'	N19°01'57"W	3.80'
C20	39.42'	50.00'	45°10'34"	38.41'	N38°25'21"W	20.80'
C21	18.25'	320.00'	3°16'02"	18.25'	N59°22'37"W	9.13'
C22	52.34'	320.00'	9°22'20"	52.29'	N53°03'25"W	26.23'
C23	33.30'	320.00'	5°57'45"	33.29'	N45°23'22"W	16.67'

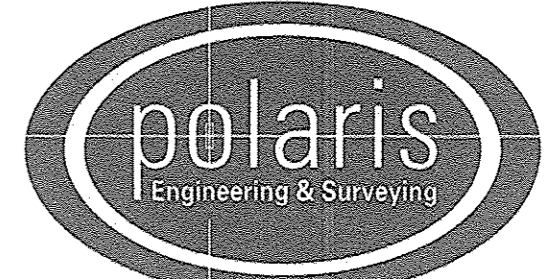
Ⓐ = FD. 5/8" IRON PIN "SUHAIL"
● = 5/8 INCH IRON PIN SET W/YELLOW CAP "POLARIS"



DATE: 10/13/15
SCALE: HOR. 1"=50'
VERT. 1"=0'
FOLDER: DWG/Plats
FILENAME: Record Plat Sub 4
TAB: Plat -03
DRAWN:

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

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



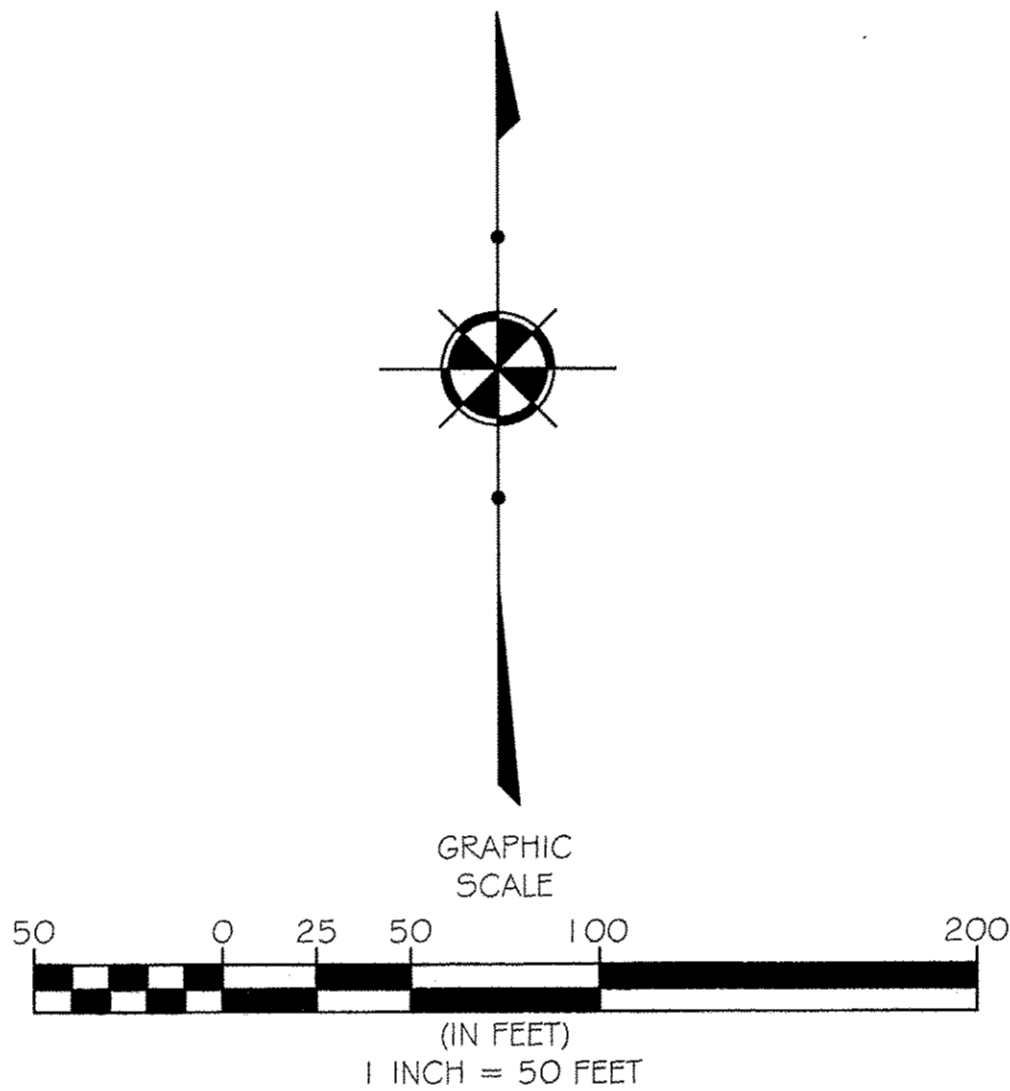
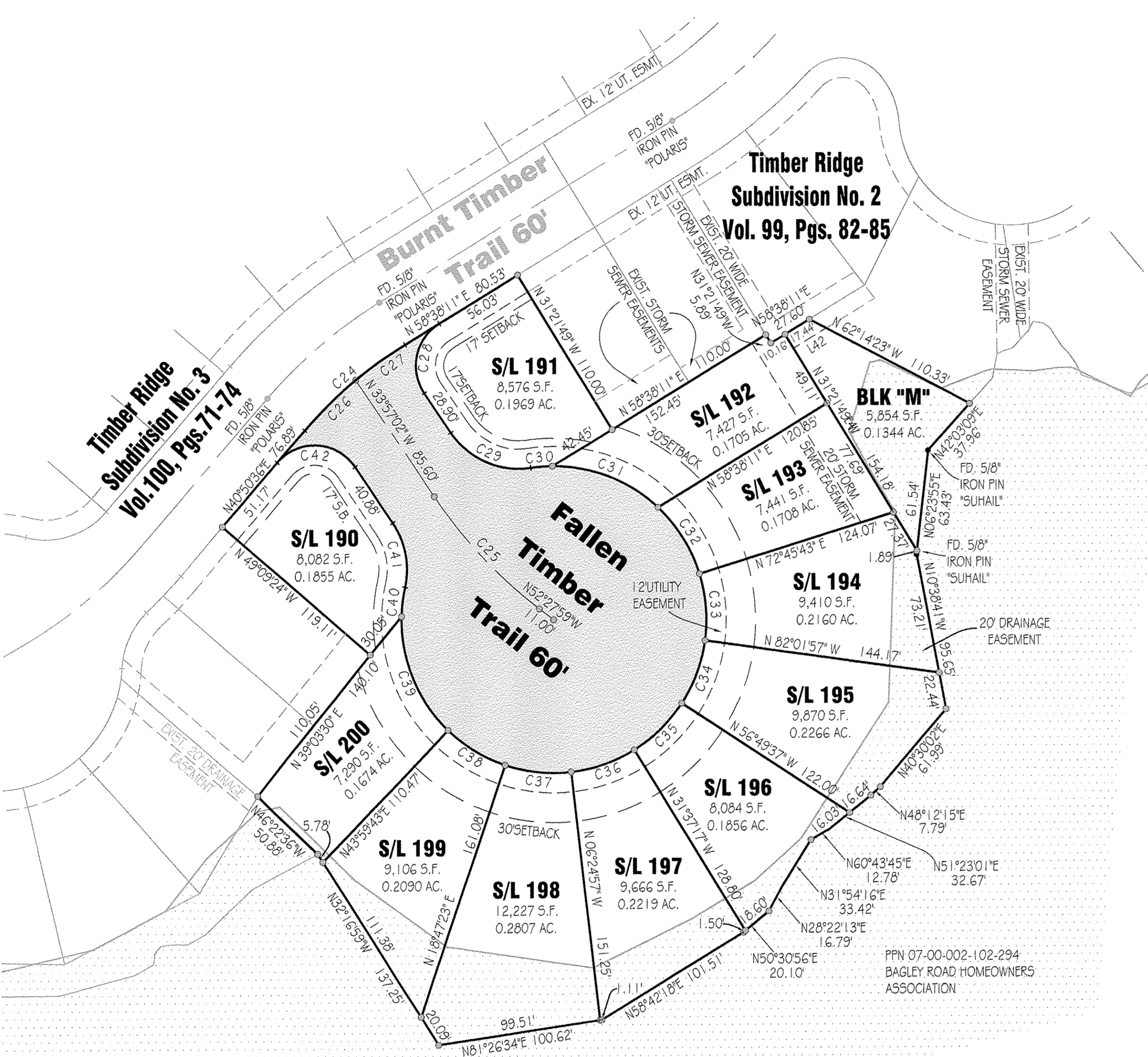
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CONTRACT No.	
13010	
SHEET	OF
03	04

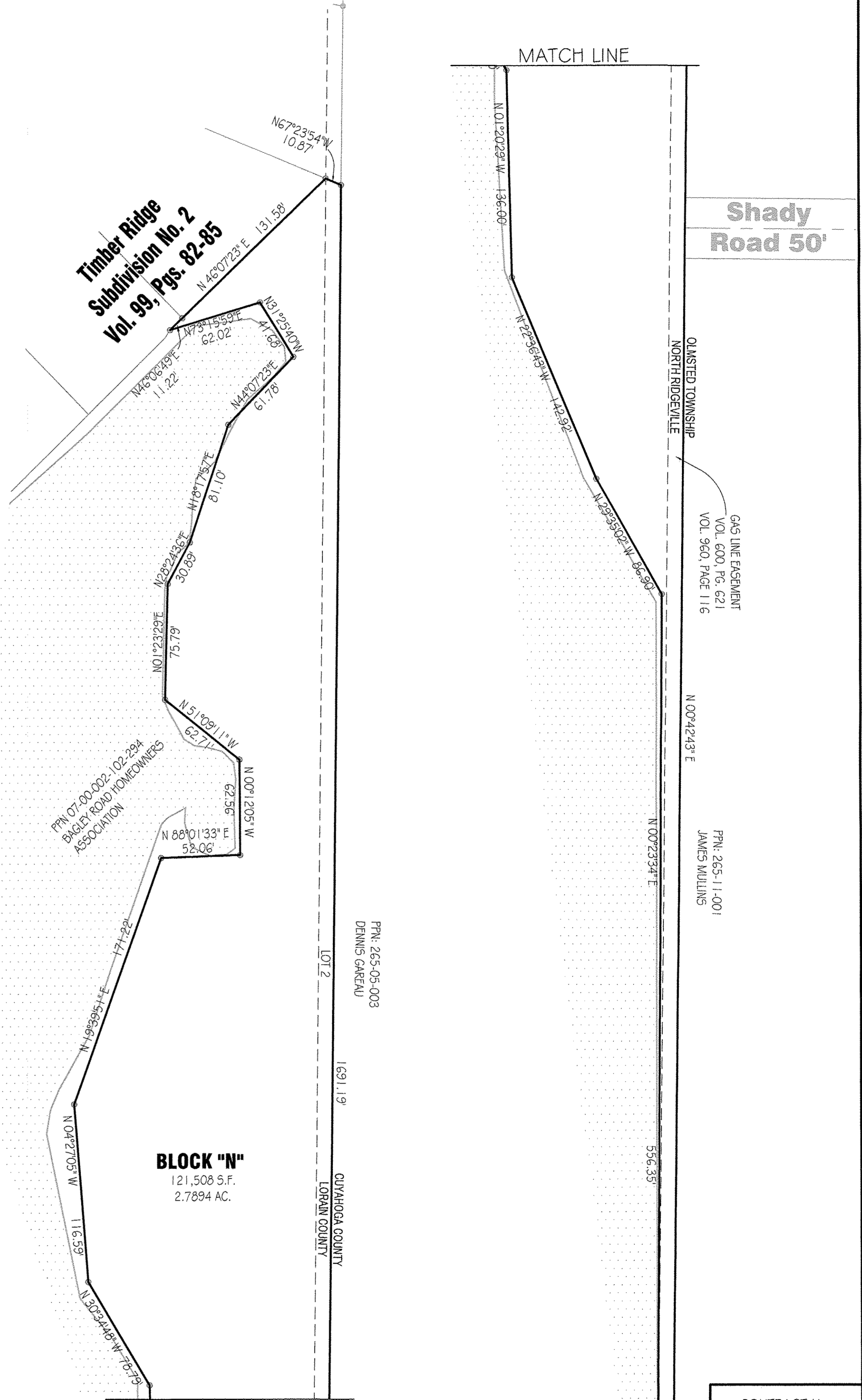
AREA TABULATION

SUBLOTS (11)	2,2309 ACRES
RIGHT-OF-WAY	0.7788 ACRES
BLOCK M	0.1344 ACRES
TOTAL	3.1441 ACRES
BLOCK N	2.7894 ACRES
TOTAL	5.9335 ACRES

**TIMBER RIDGE
SUBDIVISION NO. 4**
NORTH RIDGEVILLE - LORAIN COUNTY - OHIO

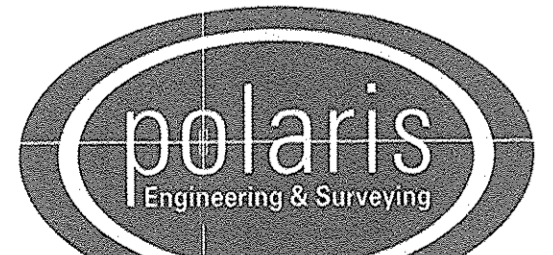


CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C25	93.72'	290.00'	18°30'57"	93.31'	N43°12'30"W	47.27'
C26	43.82'	260.00'	9°39'21"	43.77'	N45°40'16"E	21.96'
C27	36.93'	260.00'	8°08'14"	36.89'	N54°34'04"E	18.49'
C28	48.48'	30.00'	92°35'13"	43.37'	N12°20'35"E	31.39'
C29	56.31'	50.00'	64°3'149"	53.38'	N66°12'56"W	31.57'
C30	13.18'	93.00'	8°07'15"	13.17'	N85°34'47"E	6.60'
C31	70.75'	93.00'	43°35'08"	69.05'	N68°34'02"W	37.18'
C32	47.94'	93.00'	28°32'11"	47.41'	N32°00'22"W	24.52'
C33	40.91'	93.00'	25°12'20"	40.58'	N04°38'07"W	20.79'
C34	40.91'	93.00'	25°12'20"	40.58'	N20°34'13"E	20.79'
C35	40.91'	93.00'	25°12'20"	40.58'	N45°46'33"E	20.79'
C36	40.91'	93.00'	25°12'20"	40.58'	N70°58'53"E	20.79'
C37	40.91'	93.00'	25°12'20"	40.58'	N83°48'47"W	20.79'
C38	40.91'	93.00'	25°12'20"	40.58'	N58°36'27"W	20.79'
C39	77.07'	93.00'	47°28'59"	74.89'	N22°15'48"W	40.90'
C40	17.91'	93.00'	11°01'56"	17.88'	N06°59'40"E	8.98'
C41	40.55'	50.00'	46°27'40"	39.44'	N10°43'12"W	21.46'
C42	55.09'	30.00'	105°12'22"	47.67'	N86°33'13"W	39.24'



LINE TABLE		
LINE	LENGTH	BEARING
L22	7.97'	N47°26'47"W
L23	4.20'	N88°54'58"W

CONTRACT No.	
13010	
SHEET	OF
04	04



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Wetlands

A = FD. 5/8" IRON PIN 'SUHAIL'
 = 5/8 INCH IRON PIN SET W/ YELLOW CAP 'POLARIS'

DATE: 10/30/15

SCALE: HOR. 1"=50'
VERT. 1"=0'

FOLDER: DWG/Plats

FILENAME: Record Plat Sub 4

TAB: Plat -04

DRAWN:

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

