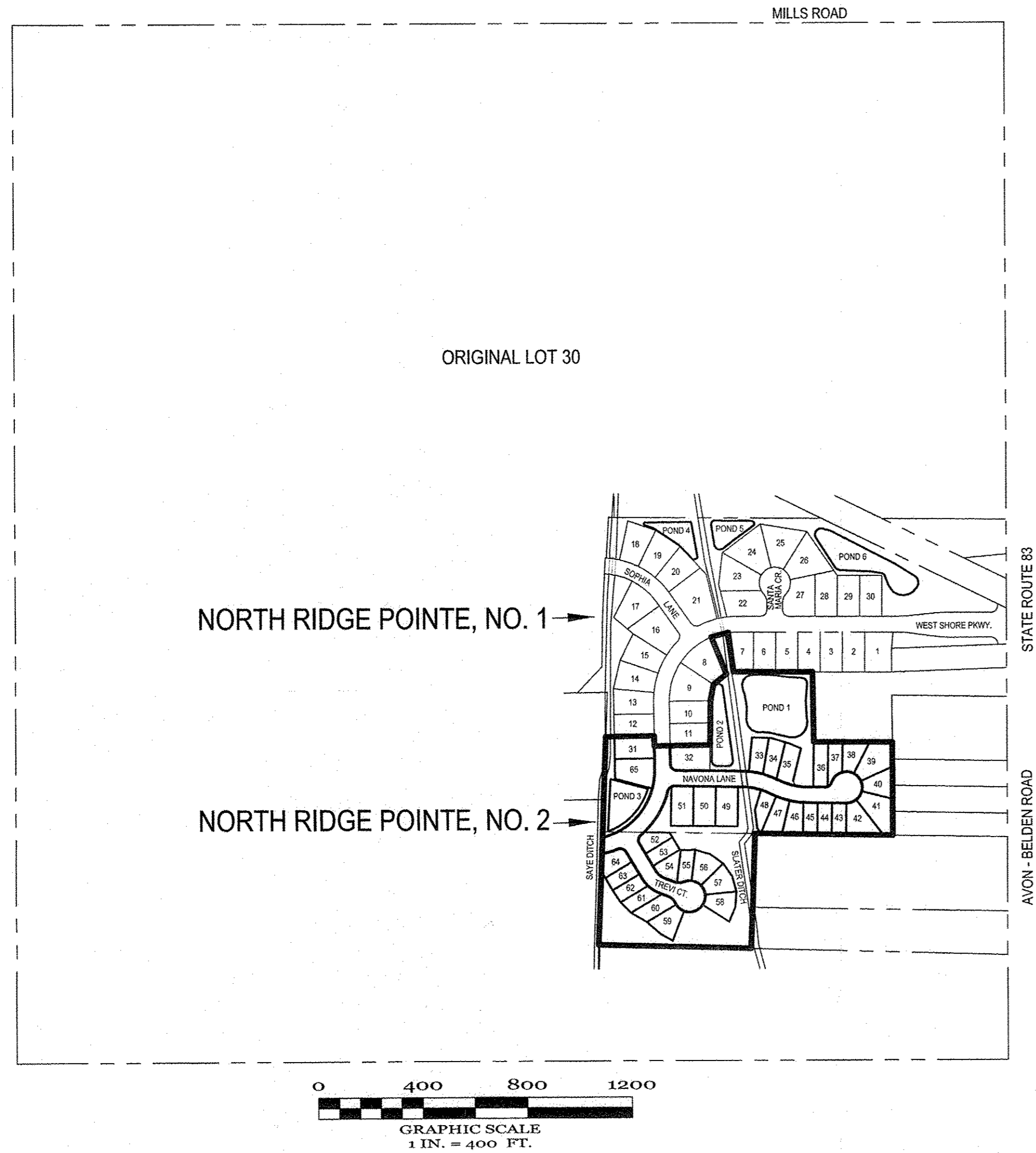


**LOCATION MAP**



**AREA SUMMARY**

NORTH RIDGE POINTE, NO. 2

INTO PLAT PARCEL NO.	AREA
07-00-030-000-178	8.1783 AC.
07-00-030-000-094 (PART)	5.8215 AC.
07-00-030-000-175	3.22115 AC.
<b>TOTAL</b>	<b>17.2113 AC.</b>

PLAT	AREA
LOTS 31 TO 65	7.5688 AC.
BLOCKS E TO G	7.1895 AC.
RIGHT-OF-WAY	2.4529 AC.
<b>TOTAL</b>	<b>17.2113 AC.</b>

**SINGLE FAMILY LOT SUMMARY**  
 LOTS: 31, 32, 49, 50, 31, 65  
 TOTAL: 6 LOTS

**SINGLE FAMILY CLUSTER LOT SUMMARY**  
 LOTS: 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64  
 TOTAL: 29 LOTS

**DEVELOPMENT SUMMARY**

NORTH RIDGE POINTE, NOS. 1 & 2

OPEN AREA	12.7038 AC.
TOTAL AREA	36.6014 AC.
TOTAL UNITS	65
TOTAL CLUSTER UNITS	29

OPEN AREA REQUIRED = 36.6014 X 20% = 7.3203 AC. (12.7038 AC. ACTUAL)  
 TOTAL UNITS ALLOWED = 36.6014 X 2.3 = 84 (65 ACTUAL)  
 TOTAL CLUSTER UNITS ALLOWED = 84 X 35% = 29 (29 ACTUAL)

**OWNER'S CERTIFICATE:**

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30.

THE UNDERSIGNED, HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS NORTH RIDGE POINTE, NO. 2, A SUBDIVISION OF SUBLOTS 31 TO 65 AND BLOCKS "E", "F", AND "G", INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED. A STORM WATER DRAINAGE EASEMENT TO THE CITY OF NORTH RIDGEVILLE IS OVER BLOCK "E".

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 UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN ADDITION, WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO OHIO EDISON, WINDSTREAM, TIME WARNER CABLE, AND COLUMBIA GAS, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND 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 AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE, UPON WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 6<sup>th</sup> DAY OF January, 20 17.

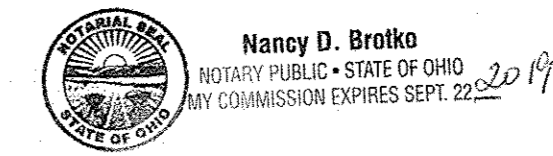
SIGNED Gary Smitek, Manager  
 GARY SMITEK, MANAGER  
 NORTH RIDGE POINT, LTD.

**NOTARIAL SEAL:**

STATE OF OHIO  
 S.S.  
 LORAIN COUNTY  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 6<sup>th</sup> DAY OF January, 20 17.

SIGNED Nancy D. Brotko  
 NOTARY PUBLIC



**MORTGAGEE'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED BANK, HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN THE "NORTH RIDGE POINTE SUBDIVISION, NO. 2", HAVING EXAMINED THE FOREGOING PLAT, DOES HEREBY ACCEPT THE SAME AS CORRECT AND CONSENT TO DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON, THEREBY RELEASING MORTGAGE RIGHTS ON THAT PART DEDICATED.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

SIGNED \_\_\_\_\_  
 FARMERS NATIONAL BANK

**NOTARIAL SEAL:**

STATE OF OHIO  
 S.S.  
 LORAIN COUNTY  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

SIGNED \_\_\_\_\_  
 NOTARY PUBLIC

**APPROVAL SIGNATURES:**

APPROVED THIS 5<sup>th</sup> DAY OF January, 20 17.

Scott Wangler, P.E.  
 NORTH RIDGEVILLE CITY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

Guy Flursboom  
 NORTH RIDGEVILLE CHIEF BUILDING INSPECTOR  
 PLANNING COMMISSION RESPONSIBLE OFFICIAL

APPROVED THIS 14<sup>th</sup> DAY OF DECEMBER, 20 16.

G. David Gillock  
 G. DAVID GILLOCK  
 MAYOR

**CONSERVATION EASEMENT:**

WETLAND CONSERVATION EASEMENT AREAS SHOWN PER DEPARTMENT OF THE ARMY PERMIT NO. 2008-00960, NATIONWIDE PERMIT NO. 29 AS PUBLISHED IN THE FEDERAL REGISTER, VOLUME 77, NO. 34, ON TUESDAY, FEBRUARY 21, 2012. THE NORTH RIDGE POINTE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING AND CONTROLLING THE AREAS. NO IMPROVEMENTS SHALL BE PERMITTED WITHIN SAID EASEMENT AREAS.

**LORAIN COUNTY AUDITOR**

**TRANSFERRED**  
 IN COMPLIANCE WITH SEC. 319.202  
 OHIO REV. CODE  
 JAN 11 2017  
 J. CRAIG SNODGRASS, CPA, CGFM  
 LORAIN COUNTY AUDITOR

**LORAIN COUNTY RECORDER**

Doc ID: 019831260001 Type: OFF  
 Kind: PLAT  
 Recorded: 01/11/2017 at 03:04:58 PM  
 Fee Amt: \$436.00 Page 1 of 1  
 Lorain County, Ohio  
 Judith H. Hedrick County Recorder  
 File: **2017-0614995**  
 OLD REPUBLIC TITLE / TED  
 Plat Vol 102  
 Pgs 98, 99, 100, 101, 102

**NOTES:**

SIZE OF MONUMENTATION FOUND IS NOTED ON MAP AND IS AT GRADE UNLESS NOTED OTHERWISE. MONUMENTATION ABOVE GRADE IS NOTED (+) AND BELOW GRADE IS NOTED (-). THE MONUMENTATION I.D. IS NOTED WHERE EXISTS AND LEGIBLE. IRON RODS SET ARE 30" LONG, 5/8" DIAMETER REBAR WITH I.D. CAP "HAYWOOD 8284" AND SET TO GRADE. SURVEYOR NAILS SET INCLUDE I.D. DISK. CORNERS NOT MONUMENTED ARE LABELED CALCULATED POINT.

COURSES DETERMINED FOR THIS SURVEY ARE COMPARED TO RECORD COURSES AND NOTED WHEN THE VARY. DISTANCES SHOWN ON THE MAP ARE IN FEET AND DECIMAL PARTS THEREOF.

DOCUMENTS USED ARE CITED ON THE MAP. REFER TO MAP FOR LOCATION OF PRIOR SURVEYS IN AREA. EASEMENTS OR OTHER RESTRICTIONS MAY AFFECT INSTANT PARCEL. THE SURVEYOR DID NOT RESEARCH THE TITLE ABSTRACT.

OCCUPATION IS CONSISTENT WITH TITLE LINES.

BASIS OF BEARINGS DESCRIBED IN RECORD DESCRIPTIONS OF INSTANT PARCEL, ADJOINING PARCELS, AND ADJACENT PARCELS MAY REFERENCE DIFFERENT MERIDIANS. COURSES LABELED ON THIS SURVEY MAP THAT REFERENCE A DIFFERENT MERIDIAN FROM THE MERIDIAN USED TO DESCRIBE THE BOUNDARIES OF INSTANT PARCEL ARE ENCLOSED IN PARENTHESIS ( ).

THE BASIS OF BEARINGS FOR INSTANT SURVEY IS S 00°43'05" E FOR THE CENTERLINE OF WEST SHORE PARKWAY AS RECORDED IN PLAT VOLUME 101 PAGES 47, 48, 49, 50, 51. REFER TO MAP FOR LOCATION OF LINE USED TO ESTABLISH THE BASIS OF BEARINGS.

**LEGEND:**

- |                           |                          |                                     |   |
|---------------------------|--------------------------|-------------------------------------|---|
| A/C = AIR CONDITIONER     | EX. = EXISTING           | M.H. = MANHOLE                      | R. = RADIUS                                   |
| AC. = ACRE                | F.F. = FINISHED FLOOR    | N.S. = NATURAL GRADE                | REC. = RECORD                                 |
| ADJ. = ADJOINER           | F.G. = FINISHED GRADE    | O.R. = OFFICIAL RECORDS             | RES. = RESIDENCE                              |
| ADJ.C. = ADJACENT         | F.H. = FIRE HYDRANT      | O.U.W. = OVERHEAD UTILITY WIRES     | RW. = RIGHT OF WAY                            |
| B.L. = BUILDING LINE      | F.L. = FLOWLINE          | P. = PLAT                           | S.F. = SQUARE FEET                            |
| B.O.C. = BACK OF CURB     | G.F. = GARAGE FLOOR      | P.C. = PARCEL                       | T. = TANGENT                                  |
| CH. = CHORD               | G.M. = GAS METER         | P.C. = POINT OF CURVATURE           | T.C. = TOP OF CURB                            |
| CONC. = CONCRETE          | G.V. = GAS VALVE         | P.R.C. = POINT OF REVERSE CURVATURE | T.O.B. = TOP OF BANK                          |
| C. = CALC. = CALCULATED   | I.D. = IDENTIFICATION    | P.I. = POINT OF INTERSECTION        | TEL. = TELEPHONE                              |
| C.B. = CATCH BASIN        | I.P. = IRON PIPE         | P.T. = POINT OF TANGENCY            | T.B.M. = TEMPORARY BENCHMARK                  |
| C.O. = CLEAN OUT          | I.P.C. = IRON PIPE & CAP | P.O.L. = POINT ON LINE              | TIE = PERPENDICULAR DISTANCE TO BOUNDARY LINE |
| CL. = CENTERLINE          | I.R. = IRON ROD          | PROP. = PROPOSED                    | U.E. = UTILITY EASEMENT                       |
| D. = DEED                 | I.R.C. = IRON ROD & CAP  | P.S. = PROFESSIONAL SURVEYOR        | U.P. = UTILITY POLE                           |
| D.S. = DOWNSPOUT          | I.D. = CAP               | SAN. = SANITARY                     | WAT. = WATER                                  |
| D.H. = DRILL HOLE         | INV. = INVERT            | STM. = STORM                        | W.M. = WATER METER                            |
| E.O.P. = EDGE OF PAVEMENT | L. = LENGTH              | SWR. = SEWER                        | W.V. = WATER VALVE                            |
| E.O.W. = EDGE OF WATER    | LAT. = LATERAL           | SVC. = SERVICE                      | W.W. = WATER WELL                             |
| ELEC. = ELECTRIC          | L.P. = LIGHT POLE        | S.Y. = SIDE YARD                    | Δ = DELTA = INCLUDED ANGLE                    |
| ELEV. = ELEVATION         | M. = MEASURED            | R.Y. = REAR YARD                    |   |

**TITLE:**

**NORTH RIDGE POINTE  
 SUBDIVISION, NO. 2  
 RECORD PLAT**  
 SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN  
 STATE OF OHIO  
 BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30  
 TOWNSHIP 6 NORTH, RANGE 16 WEST  
 CONNECTICUT WESTERN RESERVE  
 &  
 BEING A RESUBDIVISION OF BLOCK B  
 IN NORTH RIDGE POINTE SUBDIVISION, NO. 1  
 RECORDED NOVEMBER 17, 2015  
 PLAT VOLUME 101 PAGES 47, 48, 49, 50, 51

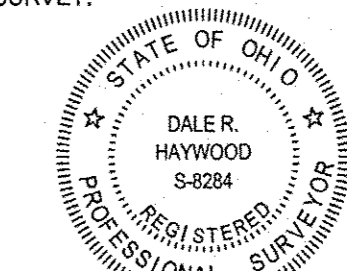
**Haywood Civil Engineering & Land Surveying, Inc.**  
 Dale R. Haywood, P.S.  
 Professional Land Surveyor  
 (440) 897-3655  
 dh@dhsurveying.com

**SURVEYOR'S CERTIFICATION**  
 I HAVE SURVEYED AND PLATTED NORTH RIDGE POINTE, NO. 2 AS SHOWN HEREON AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30, COUNTY OF LORAIN, AND STATE OF OHIO. DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED.

THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSED OF THE EXTERIOR BOUNDARIES OF THAT TRACT 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 BALANCING THE SURVEY.

THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY.

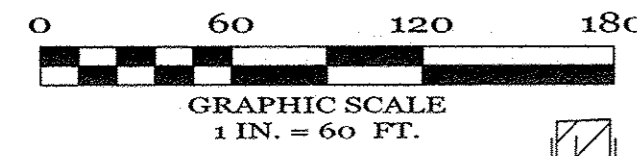
ALL OF WHICH I CERTIFY TO BE CORRECT.



FIELD: OCTOBER 30, 2015  
 DRAWING: JANUARY 6, 2016

Dale Haywood  
 DALE R. HAYWOOD, P.S.  
 OHIO REG. S-8284

WETLAND CONSERVATION EASEMENT AREAS SHOWN PER DEPARTMENT OF THE ARMY PERMIT NO. 2008-00960, NATIONWIDE PERMIT NO. 29 AS PUBLISHED IN THE FEDERAL REGISTER, VOLUME 77, NO. 34, ON TUESDAY, FEBRUARY 21, 2012.



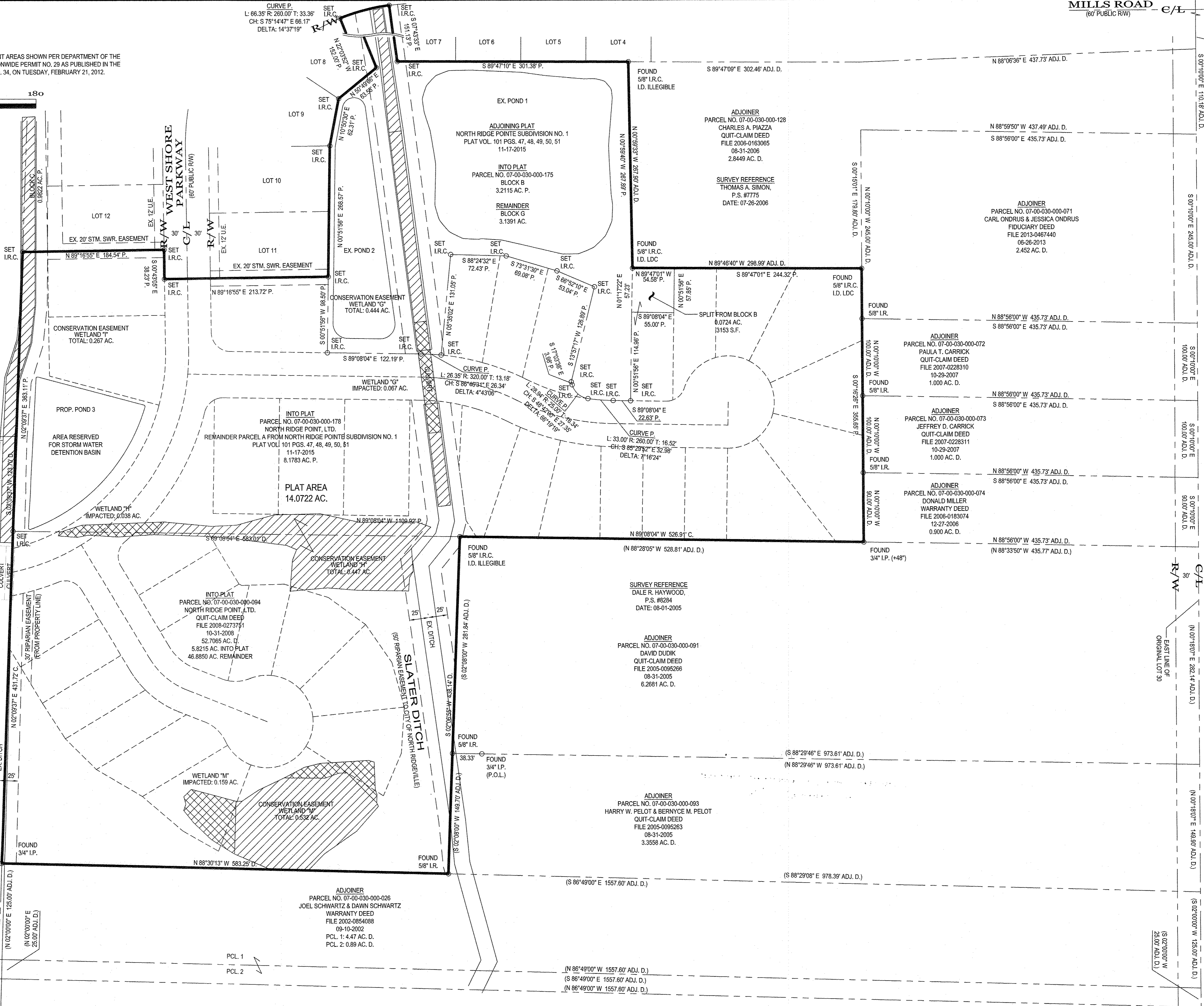
ADJOINER  
PARCEL NO. 07-00-030-000-008  
DON NAGEL, JR. & LYNN M. NAGEL  
WARRANTY DEED  
FILE 1999-0589544  
02-21-1999  
20.00 AC. D.

CONSERVATION EASEMENT  
WETLAND SWALE 3  
TOTAL: 0.010 AC.

SURVEY REFERENCE  
MICHAEL R. SHELESTOVICH,  
P.S. #8173  
DATE: 09-04-2008

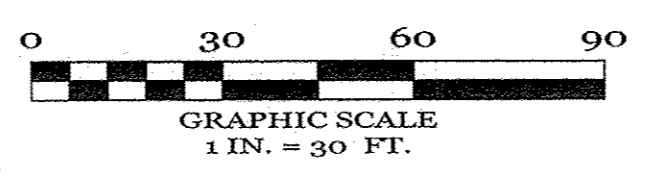
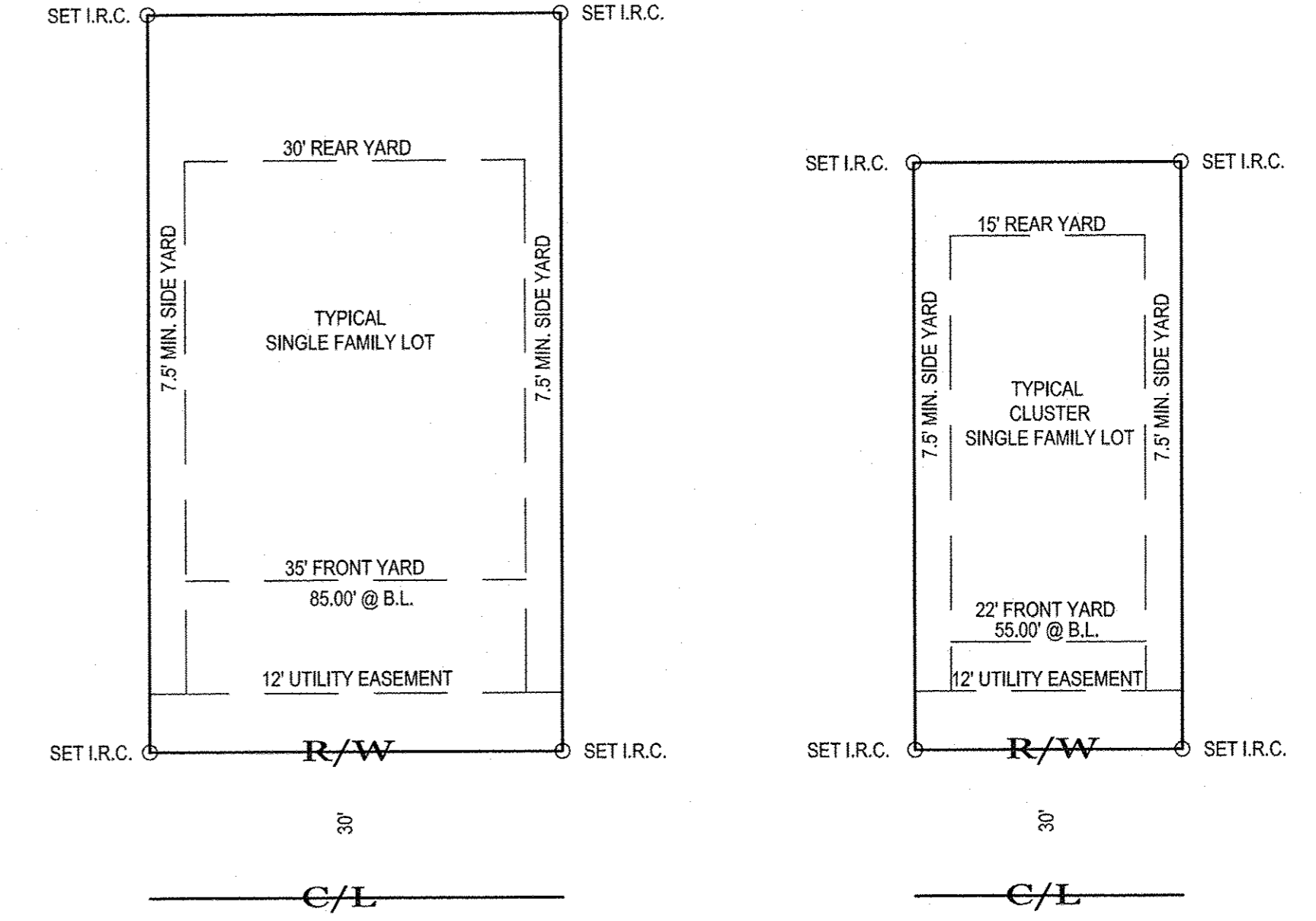
REMAINDER  
PARCEL NO. 07-00-030-000-094  
NORTH RIDGE POINT, LTD.  
QUIT-CLAIM DEED  
FILE 2008-0273751  
10-31-2008  
52.7065 AC. D.  
46.8850 AC. REMAINDER

SAYE DITCH  
(50' RIPARIAN EASEMENT TO CITY OF NORTH RIDGEVILLE)

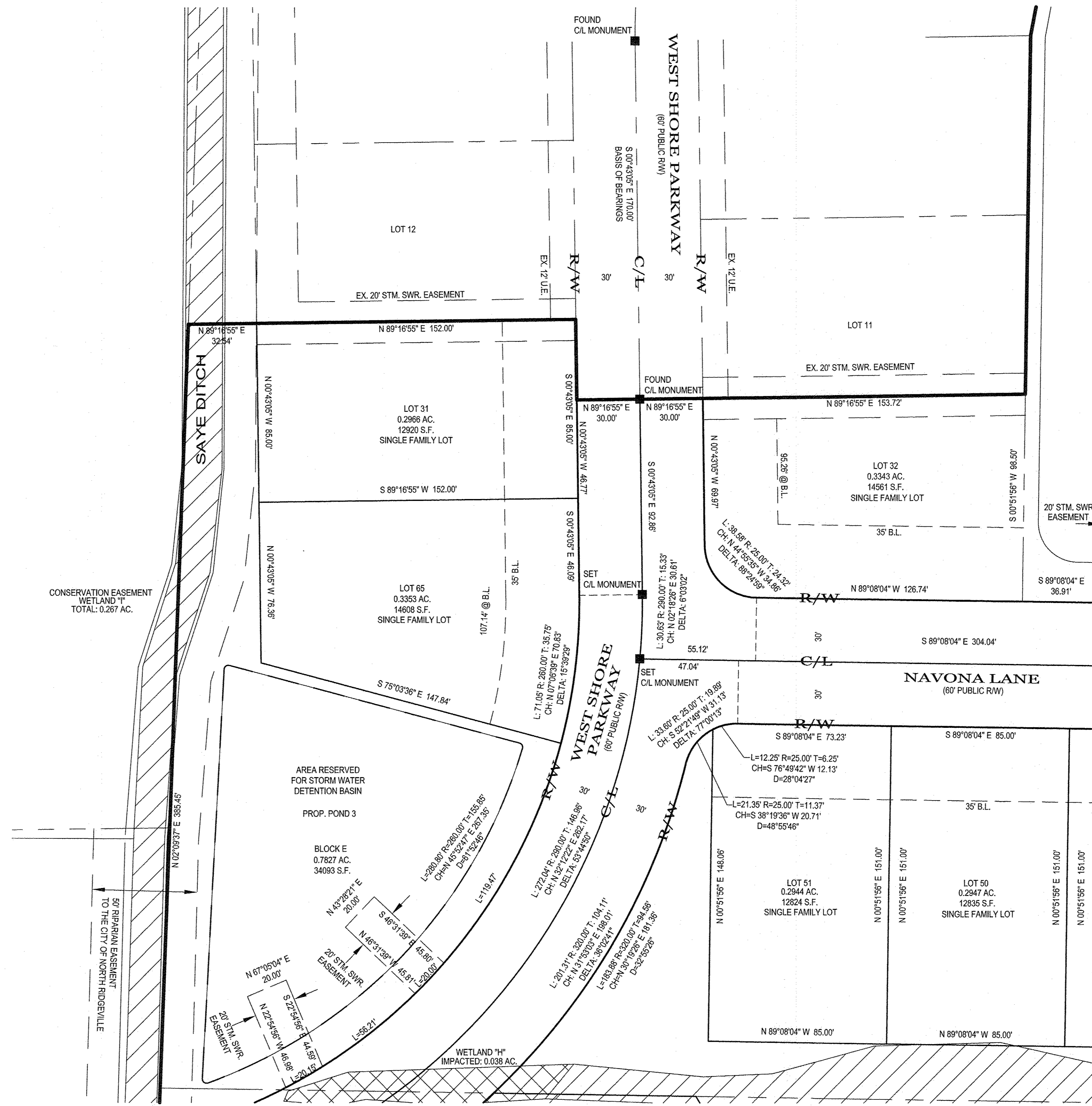
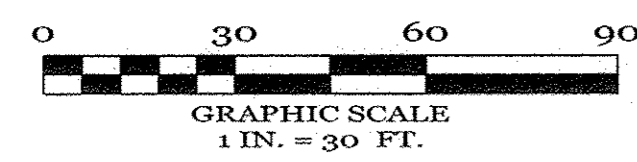
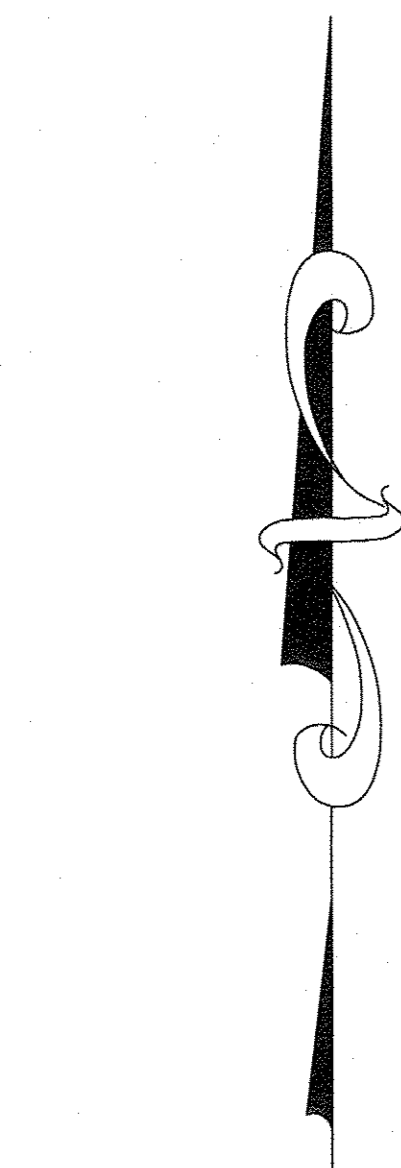
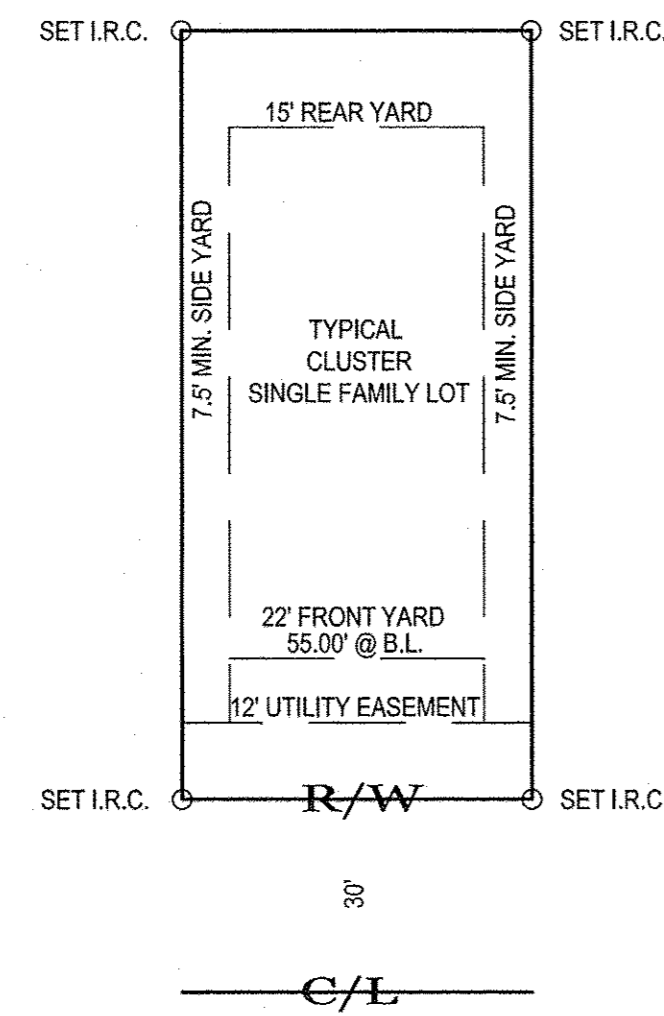
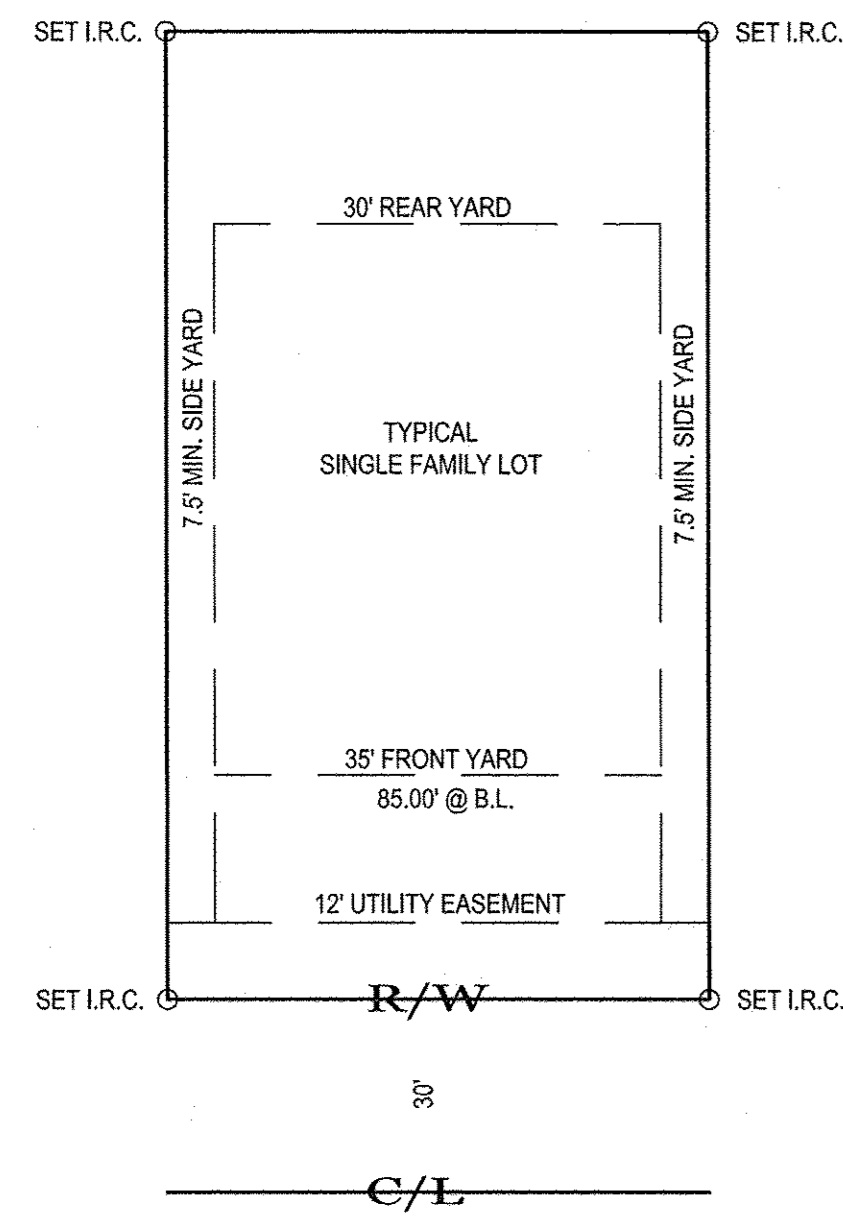


AVON BILDEN ROAD  
STATE ROUTE 88  
(60' PUBLIC R/W)

TYPICAL LOT DIAGRAMS



TYPICAL LOT DIAGRAMS



TYPICAL LOT DIAGRAMS

