

CROSSCREEK SUBDIVISION

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO
 PART OF ORIGINAL RIDGEVILLE TWP. LOT NOS. 27 & 28, TWP. 6,
 RANGE 16, CONNECTICUT WESTERN RESERVE.
 SEPTEMBER, 2017

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED CROSSCREEK SUBDIVISION AS SHOWN HEREON AND CONTAINING 27.6468 ACRES OF LAND IN CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO. IRON PINS HAVE EITHER BEEN SET OR WILL BE SET AT ALL POINTS INDICATED ON THE PLAT. DISTANCES ARE SHOWN IN FEET AND IN DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES 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.



EHTESHAM M. SUHAIL, P.E., P.S.

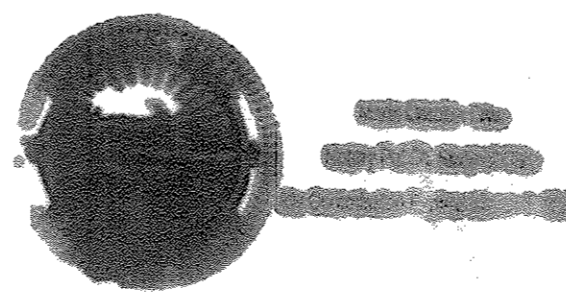
AREA IN SUBLOTS - 15.4520 AC.
 AREA IN BLOCKS - 8.5493 AC.
 AREA IN ROW - 3.6455 AC.
 AREA IN SUBDIVISION - 27.6468 AC.

O.L. 27 - 19,5285 acres
 O.L. 28 - 8.1193 acres

UTILITY EASEMENT

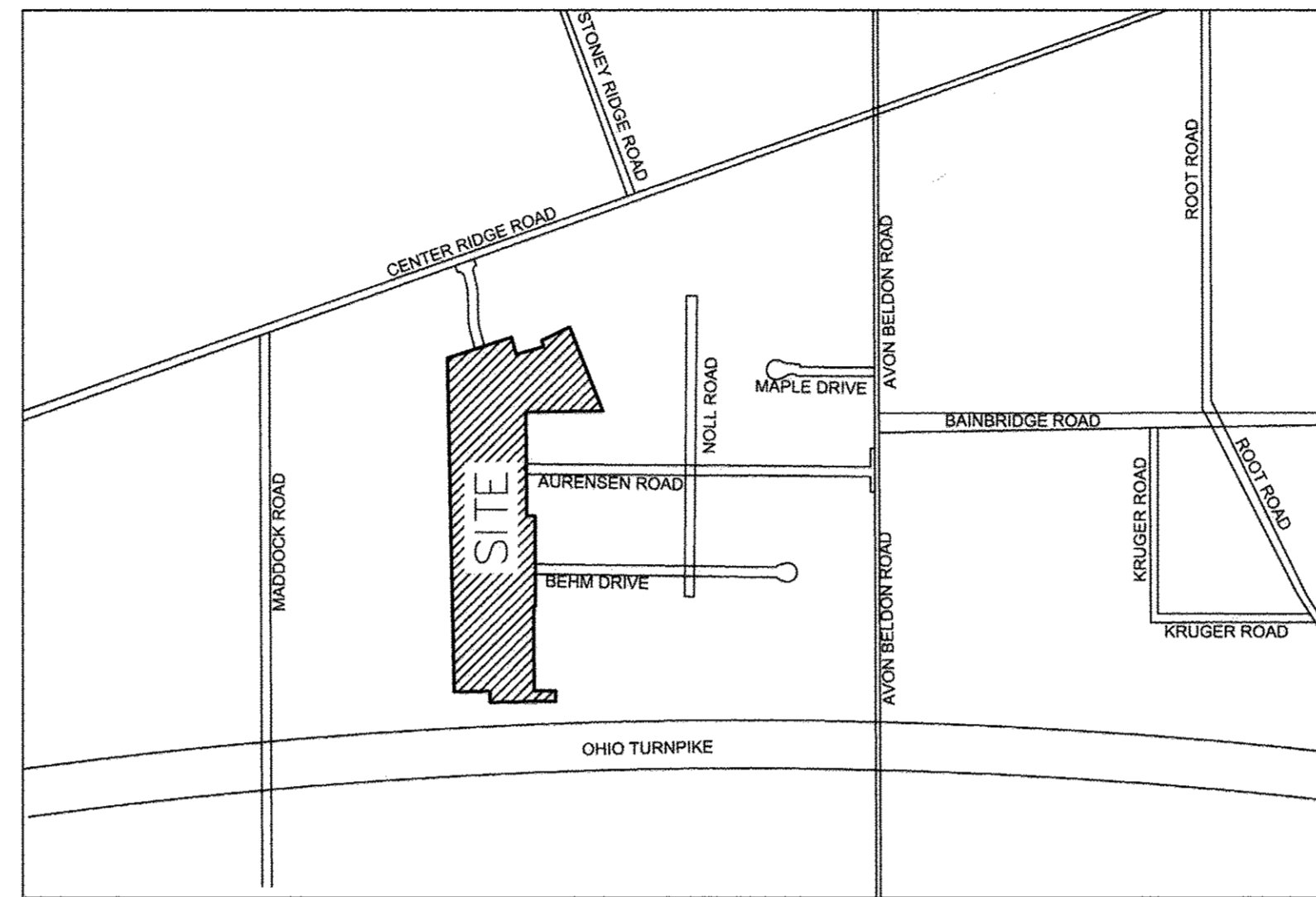
HCAV INVESTMENTS LLC, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON CO., COLUMBIA GAS OF OHIO, CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC., AND ANY OTHER APPLICABLE UTILITY COMPANIES THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEE), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, EXCEPT WHERE SHOWN OTHERWISE, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND GAS LINES, ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT GAS, ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

HCAV INVESTMENTS LLC
 BY: ANTHONY M. VALORE
 PRESIDENT



AT&T ACCEPTS THE ADDITIONAL FIBER OPTIC EASEMENT AS DEPICTED ON SUBLOTS 15 AND 59

TERRANCE LITTLE
 OHIO RIGHT OF WAY MANAGER
 MIDWEST CONSTRUCTION AND ENGINEERING. AT&T



VICINITY MAP
 NOT TO SCALE

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ANTHONY M. VALORE REPRESENTING HCAV INVESTMENTS LLC, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF CROSSCREEK SUBDIVISION, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE THE ROADWAYS AND EASEMENTS AS SHOWN HEREON.

BY: ANTHONY M. VALORE
 HCAV INVESTMENTS, LLC

STATE OF OHIO }
 LORAIN COUNTY } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR ANTHONY M. VALORE, PRESIDENT, HCAV INVESTMENTS LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED.

IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 22 DAY OF SEPT 2017.

NOTARY PUBLIC

MY COMM. EXPIRES MAR 7, 2021

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE DEDICATION OF CROSSCREEK SUBDIVISION AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREET SHOWN HEREON AND APPROVE SAME.

Daniel Rodriguez, P.E.
 CITY ENGINEER

10-31-17
 DATE

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF CROSSCREEK SUBDIVISION WAS ACCEPTED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE.

Francis M. Kullot
 MAYOR

10-31-17
 DATE

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF CROSSCREEK SUBDIVISION IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE, OHIO.

Frank J. ...
 CHAIRMAN OR RESPONSIBLE PARTY
 CITY OF NORTH RIDGEVILLE
 PLANNING COMMISSION

SEPTEMBER 29, 2017
 DATE

MORTGAGE RELEASE

THE UNDERSIGNED, BEING THE HOLDER OF A MORTGAGE ENCUMBERING ALL OR A PORTION OF THE LANDS FORMING A PART OF THE PLAT HEREBY (A) RELEASES THE LIEN OF ITS MORTGAGE AND OTHER SECURITY DOCUMENTS AS TO ALL LANDS IN ANY RIGHT OF WAY BEING DEDICATED OR GRANTED BY THE PLAT AND ALL LANDS WITHIN BLOCKS A THRU D AREA IDENTIFIED ON THE PLAT, PROVIDED, HOWEVER, THAT THE RELEASE SHALL NOT APPLY TO ANY PORTION OF ANY LAND IDENTIFIED ON THE PLAT AS A LOT; AND (B) SUBORDINATES THE LIEN OF ITS MORTGAGE AND OTHER SECURITY DOCUMENTS TO THE UTILITY EASEMENTS BEING GRANTED PURSUANT TO THE PLAT THAT ENCUMBER THE LOTS CREATED BY THE PLAT.

STATE OF OHIO }
 COUNTY OF CUYAHOGA } ss

BY: JOHN SOLICH
 TITLE: VICE PRESIDENT

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN SOLICH, THE VICE PRESIDENT

OF THE MIDDLEFIELD BANKING COMPANY (THE "CORPORATION"), WHO ACKNOWLEDGED THE EXECUTION OF THIS PLAT ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND SEAL THIS 1ST DAY OF NOV, 2017.

TRANSFERRED
 NOV 21 2017
 J. CRAIG SWODGRASS, CPA, CGFII
 LORAIN COUNTY AUDITOR

NOTARY PUBLIC

NO.	DATE	BY

SUHAIL A/E
 18405 May Court, Chagrin Falls, Ohio 44023
 Ph.: (800) 660-4291 Fax: (800) 660-7831

DESIGNED BY FA
 CHECKED BY HS
 REVIEWED BY ES
 DATE SEPT. 20, 2017
 SCALE N/A

CROSS CREEK
 SUBDIVISION
 FINAL PLAT
 TITLE SHEET

PREPARED FOR
 HCAV INVESTMENTS LLC
 23550 CENTER RIDGE ROAD
 WESTLAKE, OH 44145

S&S JOB NO. 20150132
 SHEET NO. 1 OF 3

07-00-027-101-100
ARNOLD MATHEW & ARNOLD JOHN
36735 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
INST. 20120437559

07-00-027-101-100
ARNOLD MATHEW & ARNOLD JOHN
36735 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
INST. 20120437559

OHIO TURPIKE

07-00-027-101-100
ARNOLD MATHEW & ARNOLD JOHN
36735 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
INST. 20120437559

07-00-027-106-032
PATRICIA M. MURPHY
7710 AVON BELDEN ROAD
NORTH RIDGEVILLE, OHIO 44039
INST. 20120429843

07-00-027-101-031
JENNIFER GREENS
7676 AVON BELDEN ROAD
NORTH RIDGEVILLE, OHIO 44039
INST. 20130456907

07-00-027-101-076
DETTORE FARMS INC.
36735 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
INST. 20100335069

07-00-027-101-088
JOHN BUTKOWSKI & BERNADINE
RITA BUTKOWSKI TRUSTEE
36341 BEHM ROAD
NORTH RIDGEVILLE, OHIO 44039
INST. 2001-0756286

07-00-027-101-038
TODD D. & MEKIC SHELLY GRAHAM
5939 SMITH ROAD
BROOKPARK, OHIO 44142
INST. 20010768000

07-00-027-103-016
BRIAN & DOROTHY TODD
36480 BEHM ROAD
NORTH RIDGEVILLE, OHIO 44039
INST. 20120441078

07-00-027-103-032
SHANE W. & KIMBERLY A. ROOVER
36515 AURENSEN ROAD
NORTH RIDGEVILLE, OHIO 44039
INST. 20090303517

07-00-027-102-014
MARCIN THOMAS P. TRUSTEE
AURENSEN ROAD
NORTH RIDGEVILLE, OHIO 44039
INST. 20100344670

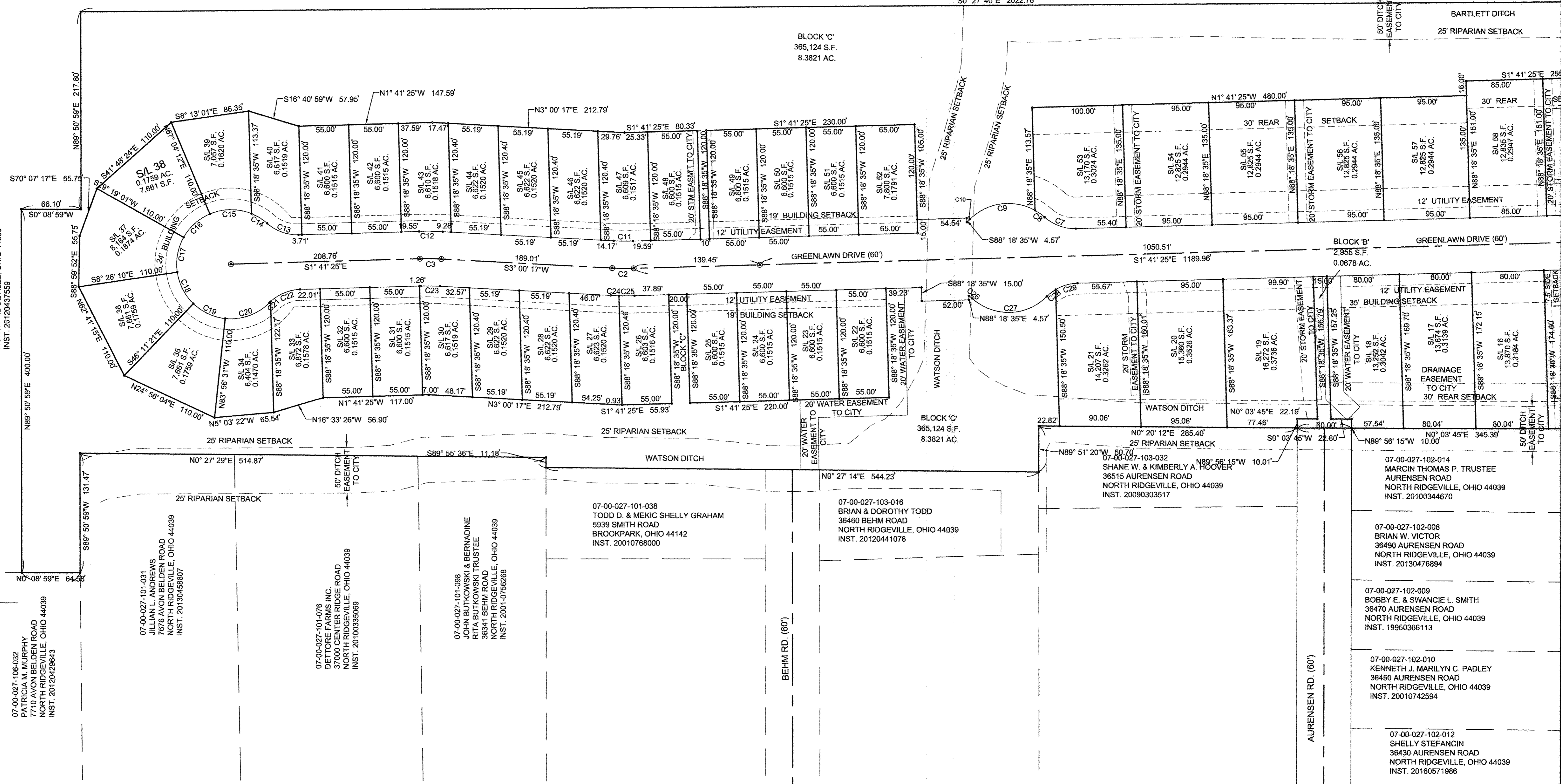
07-00-027-102-006
BRIAN W. VICTOR
36490 AURENSEN ROAD
NORTH RIDGEVILLE, OHIO 44039
INST. 20130476894

07-00-027-102-009
BOBBY E. & SWANCIE L. SMITH
36470 AURENSEN ROAD
NORTH RIDGEVILLE, OHIO 44039
INST. 19950366113

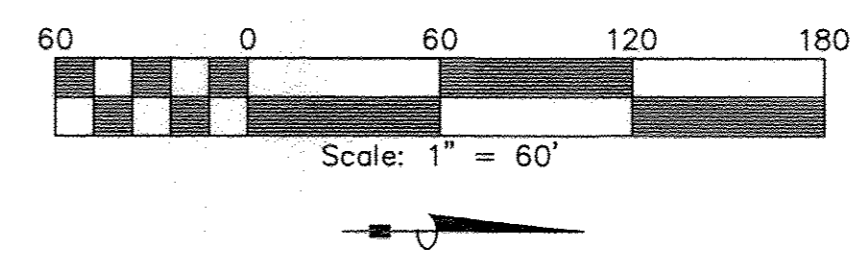
07-00-027-102-010
KENNETH J. MARILYN C. PADLEY
36450 AURENSEN ROAD
NORTH RIDGEVILLE, OHIO 44039
INST. 20010742594

07-00-027-102-012
SHELLY STEFANCIN
36430 AURENSEN ROAD
NORTH RIDGEVILLE, OHIO 44039
INST. 20160571986

07-00-027-102-013
DAVID E. & ARLEN E. RUTHERFORD
36410 AURENSEN ROAD
NORTH RIDGEVILLE, OHIO 44039
INST. 20010756878



- LEGEND:**
- 5/8" CAPPED I.P. SET OR TO BE SET (MARKED SUHAIL 7806)
 - I.P./PIPE FD.
 - ⊙ PROP. MONUMENT 5/8" CAPPED I.P. (MARKED SUHAIL 7806)
 - ⊕ EX. MONUMENT



NO.	DATE	REVISIONS	BY

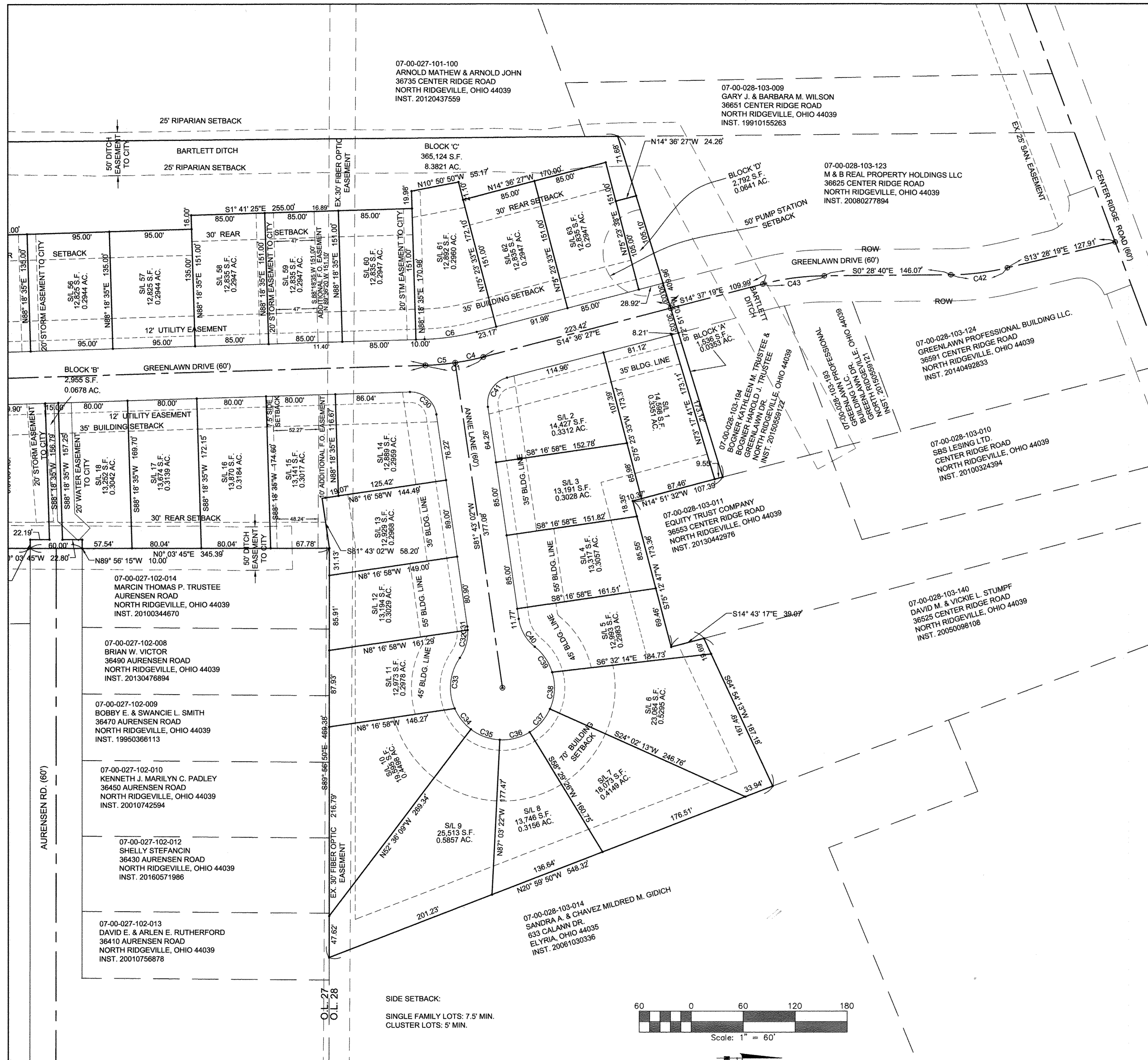
SUHAIL A/E
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

DESIGNED BY FA
CHECKED BY HS
REVIEWED BY EMS
DATE JULY 25, 2016
SCALE AS NOTED

**CROSSCREEK
SUBDIVISION**

PLAT

PREPARED FOR
HCAV INVESTMENTS LLC
23550 CENTER RIDGE ROAD
WESTLAKE, OH 44145
S&S JOB NO. 20150132 SHEET NO. 2 OF 3



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	67.63	300.00	12° 55' 02"	S8° 08' 56"E	67.49	33.96
C2	23.76	290.00	4° 41' 43"	S0° 39' 26"W	23.76	11.89
C3	23.76	290.00	4° 41' 43"	S0° 39' 26"W	23.76	11.89
C4	33.12	300.00	6° 19' 29"	N11° 26' 43"W	33.10	16.57
C5	34.82	300.00	6° 35' 33"	N4° 59' 12"W	34.50	17.28
C6	60.87	270.00	12° 55' 02"	N8° 08' 56"W	60.74	30.56
C7	37.82	50.00	43° 20' 30"	N19° 58' 50"E	36.93	19.87
C8	12.92	60.00	12° 20' 32"	S35° 28' 49"W	12.90	6.49
C9	77.85	60.00	74° 20' 29"	S7° 51' 41"E	72.50	45.49
C10	4.93	50.00	5° 39' 00"	N42° 12' 26"W	4.93	2.47
C11	21.31	260.00	4° 41' 43"	N0° 39' 26"E	21.30	10.66
C12	26.22	320.00	4° 41' 43"	S0° 39' 26"W	26.22	13.12
C13	37.82	50.00	43° 20' 32"	N19° 58' 49"E	36.93	19.87
C14	20.47	60.00	19° 32' 51"	S31° 52' 39"W	20.37	10.34
C15	47.16	60.00	45° 02' 02"	S0° 24' 47"E	45.95	24.87
C16	39.53	60.00	37° 45' 11"	S41° 48' 24"E	38.82	20.52
C17	39.53	60.00	37° 45' 11"	S79° 33' 34"E	38.82	20.52
C18	39.53	60.00	37° 45' 11"	N62° 41' 15"E	38.82	20.52
C19	39.53	60.00	37° 45' 11"	N24° 56' 04"E	38.82	20.52
C20	53.50	60.00	51° 05' 24"	N19° 29' 14"W	51.75	28.68

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C21	1.79	50.00	2° 03' 13"	S44° 00' 19"E	1.79	0.90
C22	36.03	50.00	41° 17' 18"	S22° 20' 04"E	35.26	18.84
C23	21.31	260.00	4° 41' 43"	S0° 39' 26"W	21.30	10.66
C24	9.11	320.00	1° 37' 50"	N2° 11' 22"E	9.11	4.55
C25	17.12	320.00	3° 03' 53"	N0° 09' 29"W	17.11	8.56
C26	4.94	50.00	5° 39' 37"	S38° 49' 16"W	4.94	2.47
C27	90.77	60.00	86° 41' 01"	N1° 41' 25"W	82.36	56.62
C28	12.41	50.00	14° 13' 27"	S37° 55' 12"E	12.38	6.24
C29	25.41	50.00	29° 07' 04"	S18° 14' 57"E	25.14	12.99
C30	43.67	30.00	83° 24' 27"	S40° 00' 48"W	39.92	28.73
C31	4.11	50.00	4° 42' 16"	S84° 04' 10"W	4.10	2.05
C32	33.72	50.00	38° 38' 14"	N74° 15' 35"W	33.08	17.53
C33	61.17	60.00	58° 24' 51"	S84° 08' 54"E	58.56	33.54
C34	30.63	60.00	29° 14' 50"	N52° 01' 16"E	30.30	15.66
C35	36.08	60.00	34° 27' 13"	N20° 10' 15"E	35.54	18.60
C36	36.08	60.00	34° 27' 13"	N14° 16' 58"W	35.54	18.60
C37	36.08	60.00	34° 27' 13"	N48° 44' 10"W	35.54	18.60
C38	43.30	60.00	41° 21' 02"	N86° 38' 18"W	42.37	22.64
C39	35.93	60.00	34° 18' 40"	S55° 31' 51"W	35.40	18.52
C40	37.82	50.00	43° 20' 30"	N60° 02' 46"E	36.93	19.87

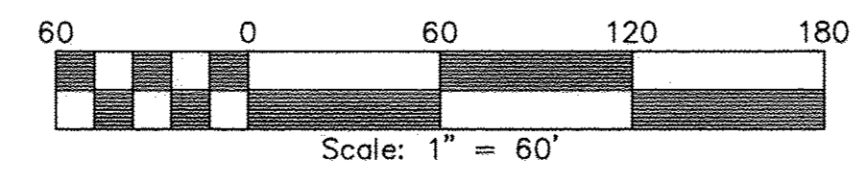
Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C41	43.81	30.00	83° 40' 31"	S56° 26' 43"E	40.02	26.86
C42	65.77	290.00	12° 59' 40"	S6° 58' 29"E	65.63	33.03
C43	71.59	290.00	14° 08' 40"	S7° 32' 59"E	71.41	35.98

LEGEND:

- 5/8" CAPPED I.P. SET OR TO BE SET (MARKED SUHAIL 7806)
- I.PIN/PIPE FD.
- ⊕ PROP. MONUMENT 5/8" CAPPED I.P. (MARKED SUHAIL 7806)
- ⊕ EX. MONUMENT

NOTE:

1. STORM SEWER & WATER MAIN EASEMENTS ARE DEDICATED TO THE CITY OF NORTH RIDGEVILLE.
2. AT&T ACCEPTS THE ADDITIONAL FIBER OPTIC EASEMENT AS DEPICTED ON SUBLOTS 15 AND 59.



NO.	DATE	REVISIONS	BY

SUHAIL A/E
 18405 May Court, Chagrin Falls, Ohio 44023
 Ph.: (800) 660-4291 Fax: (800) 660-7831

DESIGNED BY: FA
 CHECKED BY: HS
 REVIEWED BY: EMS
 DATE: JULY 25, 2016
 SCALE: AS NOTED

**CROSSCREEK
 SUBDIVISION**

PLAT

PREPARED FOR
HCAV INVESTMENTS LLC
 23550 CENTER RIDGE ROAD
 WESTLAKE, OH 44145
 S&S JOB NO. **20150132** SHEET NO. **3 OF 3**