

# NORTH RIDGE POINTE SUBDIVISION No. 3

BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT No. 30  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

## OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT No. 30, CITY OF NORTH RIDGEVILLE, CONTAINING 17.1325 ACRES. THE UNDERSIGNED, HEREBY CERTIFY THE ATTACHED PLAT CORRECTLY REPRESENTS "NORTH RIDGE POINTE SUBDIVISION NO. 3" A SUBDIVISION OF LOTS 66 TO 103, AND BLOCKS "H" AND "I" INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS, BOULEVARDS, 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 OR BENEATH THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET HIS HAND  
THIS 7<sup>th</sup> DAY OF FEBRUARY, 2018

NORTH RIDGE POINT, LTD

*Dany Smith, Mary Miller*  
MANAGING MEMBER, GARY SMITEK

*Costel Bradea*  
WITNESS

*Michelle Mitchell*  
WITNESS

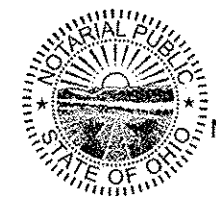
## NOTARY PUBLIC

STATE OF OHIO  
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF North Ridge Point, 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 7 DAY OF Feb., 2018

*Michelle Mitchell*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/01/2022



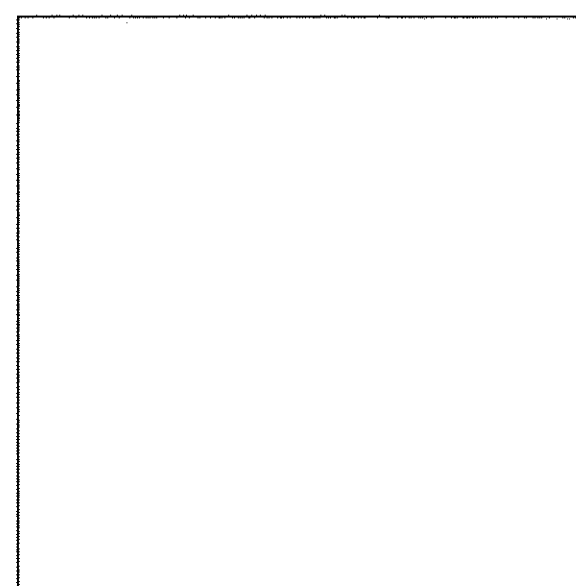
Michelle Mitchell  
Notary Public, State of Ohio  
My Commission Expires 11/01/2022

WITNESS

WITNESS

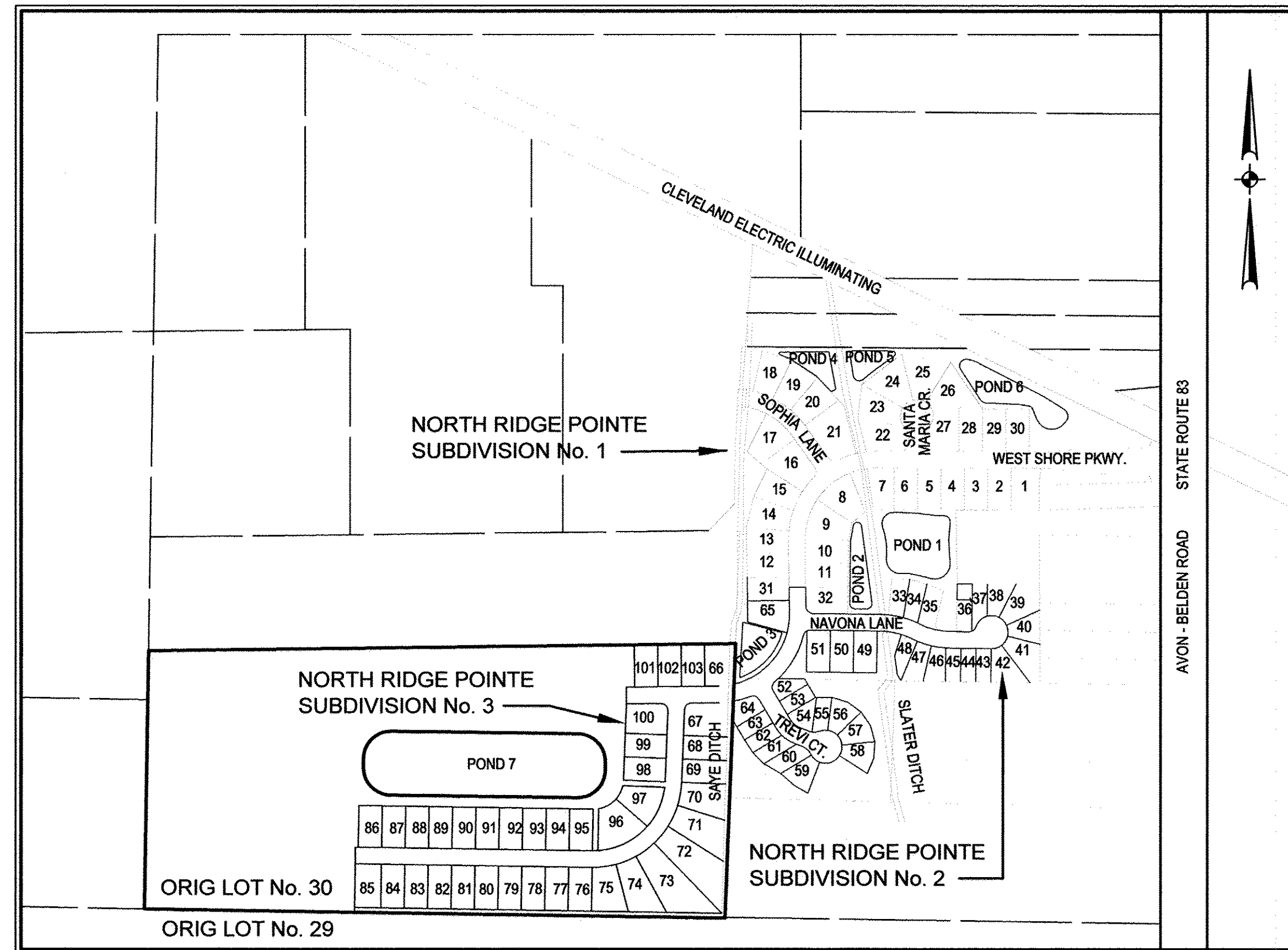
LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER



Doc ID: 02035592001 Type: OFF  
Kind: PLAT  
Recorded: 02/16/2018 at 12:04:19 PM  
Fee Amt: \$259.20 Page 1 of 1  
Lorain County, Ohio  
Judith H Newlick County Recorder  
File 2018-0661810

OLD REPUBLIC NATIONAL TITLE  
INSURANCE CO  
160 CLEVELAND STREET  
ELYRIA, OH 44035  
*Plat vol. 104*  
*Pgs. 65-67*



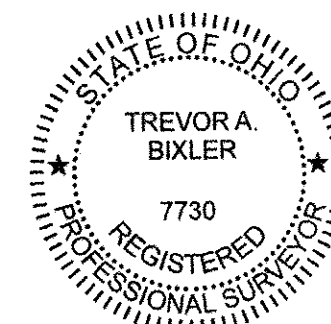
VICINITY MAP

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED NORTH RIDGE POINTE SUBDIVISION NO. 3 AS SHOWN HEREON, EMBRACING 17.1325 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT No. 30, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 2.8181 ACRES LIE IN PUBLIC STREET DEDICATION, 1.2862 ACRES LIE IN BLOCKS, AND 13.0282 ACRES LIE IN LOTS NUMBERED 66 TO 103 INCLUSIVE.

IRON PIPES OR PINS WERE FOUND AT ALL POINTS INDICATED THUSLY ©, AND IRON PINS TO BE SET IF SO ENGAGED AT ALL POINTS INDICATED AS ○. 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. DIMENSION 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 BEFORE BALANCING THE SURVEY ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

*Trevor A. Bixler* 11-17-2017  
TREVOR A. BIXLER, P.S. PROFESSIONAL SURVEYOR NO. 7730



## AREA TABULATION:

AREA IN R/W - 2.8181 ACRES  
AREA IN LOTS - 13.0282 ACRES  
AREA IN BLOCKS - 1.2862 ACRES  
TOTAL AREA - 17.1325 ACRES

## LEGEND

- ☒ EXISTING MONUMENT BOX
- © IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
- PROPOSED MONUMENT BOX
- 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"

## UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO WINDSTREAM COMMUNICATIONS, CHARTER COMMUNICATIONS, COLUMBIA GAS AND THE ILLUMINATING COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER 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 GRANTOR 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 CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEEES 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, 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.

GRANTOR:  
NORTH RIDGE POINT, LTD

*Dany Smith, Mary Miller*  
MANAGING MEMBER, GARY SMITEK

## CONSERVATION EASEMENTS

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 HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING AND CONTROLLING THE AREAS. NO IMPROVEMENTS SHALL BE PERMITTED WITHIN SAID EASEMENT AREAS.

## RIPARIAN BUFFER AREA

THE RIPARIAN SETBACK LINES SHOWN ON THE PLAT REFERENCE THE REQUIRED BUFFER AREA ADJACENT TO THE SAYE DITCH PER NORTH RIDGEVILLE CODIFIED ORDINANCE 1028.05(C). NO IMPROVEMENTS OR OBSTRUCTIONS ARE PERMITTED IN THE BUFFER AREA MEASURED 25 FEET FROM EITHER SIDE OF THE CENTERLINE OF SAYE DITCH.

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
FEB 15 2018  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

## APPROVAL SIGNATURES:

APPROVED THIS 7<sup>th</sup> DAY OF FEBRUARY, 2018

*Daniel Rodriguez, P.E.*  
NORTH RIDGEVILLE CITY ENGINEER

APPROVED THIS 2<sup>ND</sup> DAY OF FEBRUARY, 2018

*Guy Furdson*  
GUY FURDSON  
NORTH RIDGEVILLE CHIEF BUILDING INSPECTOR

APPROVED THIS 7<sup>th</sup> DAY OF FEBRUARY, 2018

*G. David Gillock*  
G. DAVID GILLOCK  
MAYOR

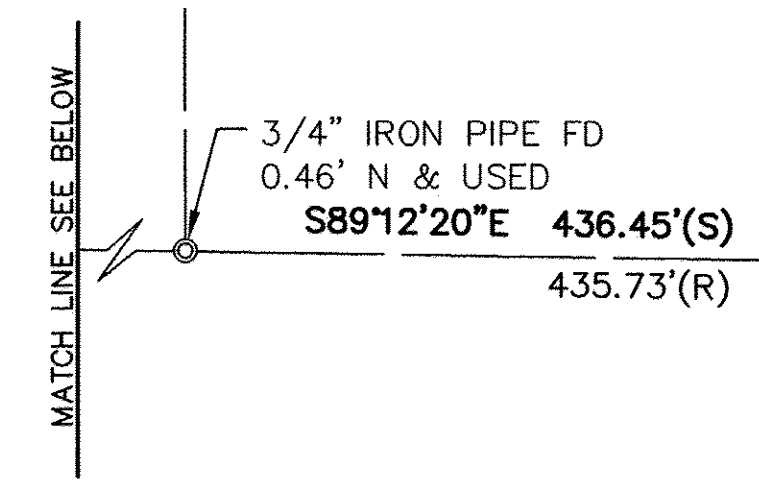
DATE	DESCRIPTION
11/17/2017	REVISIONS
DATE: 11/17/2017	DRAWN BY: GCB
	CHKD BY: TAB
	DWG. NAME: RECORD PLAT
	PATH: 16165/2101_30
	F.B.
RECORD PLAT TITLE SHEET	
NORTH RIDGE POINTE SUBDIVISION No. 3	
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT No. 30 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO	
SHEET RP-001	OF 3
JOB NO. 16165	

RECEIVED  
DEC 26 2017

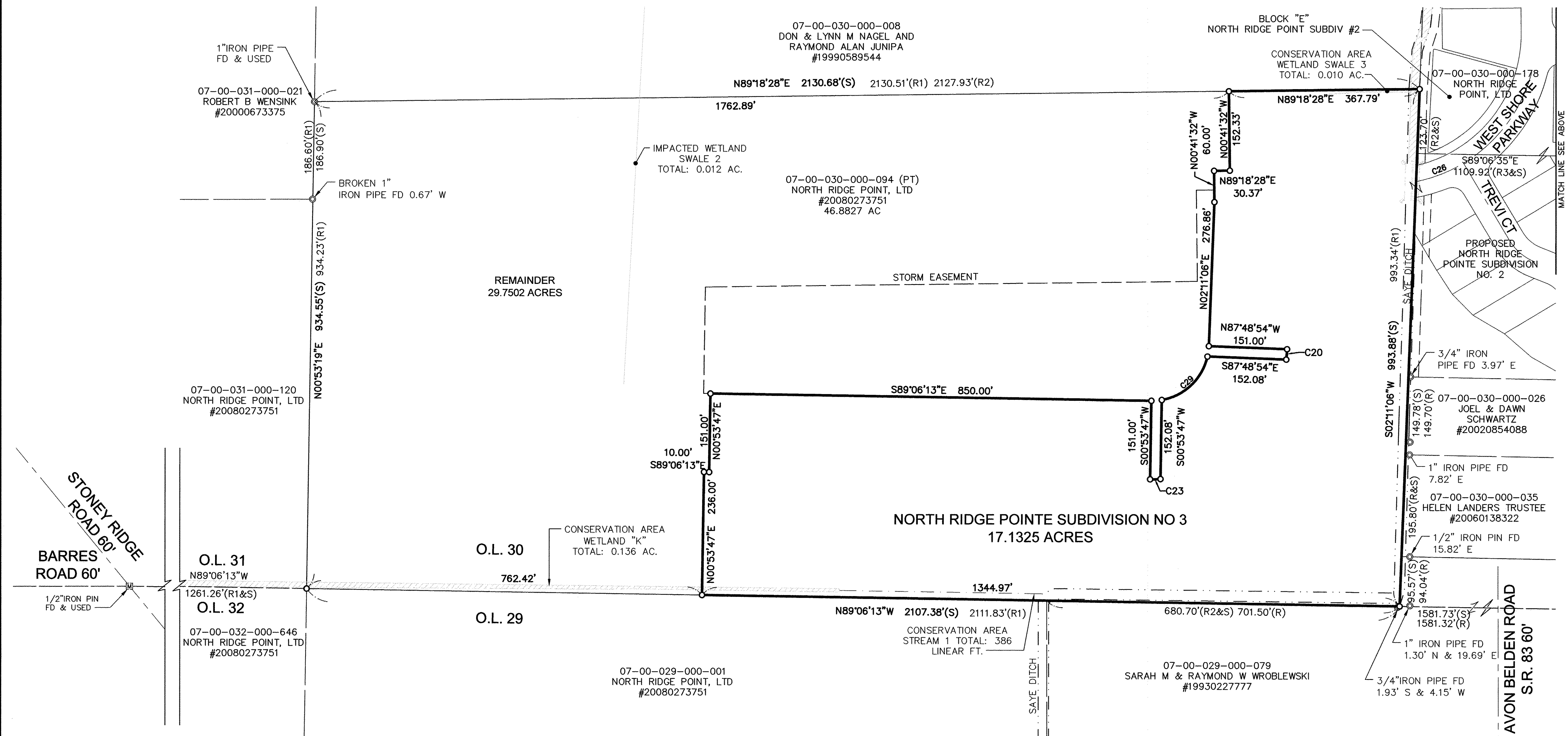


R:\1600016165\CIVIL 3D 2015\CURRENT DRAWINGS\SHEETS\RECORD PLAT SHEETS\16165-RP-002-RECORD PLAT.dwg Last Plotted 11/17/2017 9:21:47 AM by Trevor A. Bixler

CURVE TABLE						
Curve #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C20	20.02'	260.00'	4°24'42"	N4° 23' 27"E	20.01'	10.01'
C23	20.02'	260.00'	4°24'42"	N88° 41' 26"E	20.01'	10.01'
C26	98.45'	290.00'	19°27'04"	N68° 48' 23"E	97.98'	49.70'
C29	128.54'	109.00'	67°33'56"	N46° 32' 26"E	121.22'	72.92'



AVON BELDEN ROAD  
S.R. 83 60'



**SURVEYOR'S NOTES**

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED MERIDIAN.
2. PERTINENT RECORDS USED ARE AS SHOWN HEREON.
3. THIS MAP AND THE SURVEY ON WHICH IT IS BASED HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE NOT INTENDED TO REFLECT ALL EASEMENTS, ENCUMBRANCES, OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE PROPERTY SHOWN HEREON.

**REFERENCES**

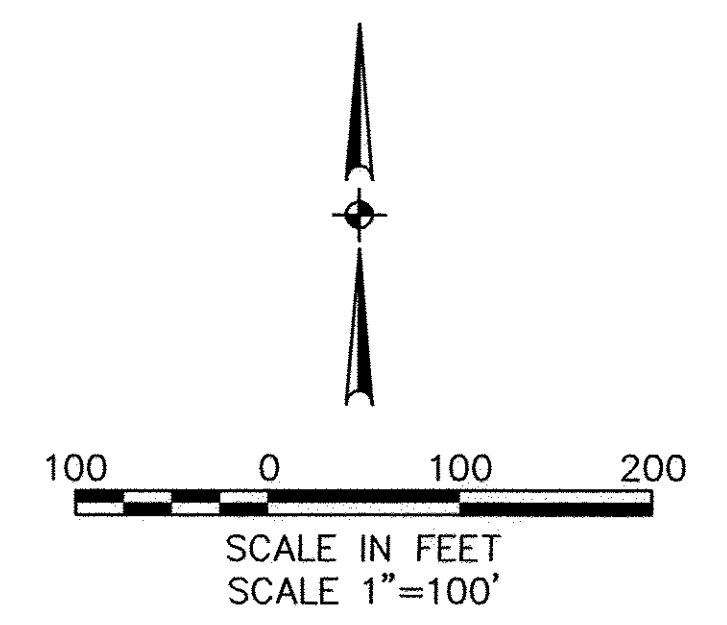
- R1 SURVEY PREPARED BY KS ASSOCIATES DATED FEB. 18, 1988
- R2 DEED TO NORTH RIDGE POINT #20080273751
- R3 NORTH RIDGE POINTE SUBDIVISION NO. 1 P.V. 101, P. 47

**LEGEND**

- IRON PIN/PIPE FOUND
- ▣ MONUMENT BOX
- 5/8" X 30" CAPPED REBAR SET LABELED "KS ASSOCS INC PROP MARKER"
- CENTERLINE
- ORIGINAL LOT LINE
- PROPERTY LINE

**ABBREVIATIONS**

- FD FOUND
- PV PLAT VOLUME
- R RECORD
- S SURVEYED
- SF SQUARE FEET



DATE: 11/17/2017	DRAWN BY: CCC	CHKD BY: TAB	DWG. NAME: RECORD PLAT	PATH: 16165/CIVIL 3D	F.B.
REVISIONS					
<p>KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com</p>					
<p><b>KS ASSOCIATES</b></p>					
<p><b>NORTH RIDGE POINTE SUBDIVISION No. 3</b></p> <p>PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT No. 30 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO</p>					
<p>SHEET RP-002 OF 3</p>					
<p>JOB NO. 16165</p>					



