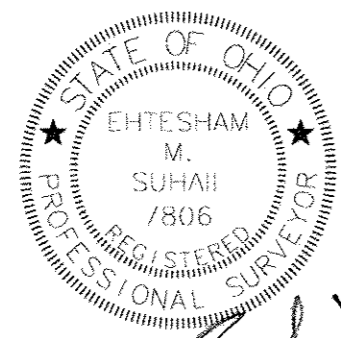


# HAMPTON PLACE SUBDIVISION NO. 4

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NOS. 29 & 32

### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED "HAMPTON PLACE SUBDIVISION NO. 4 AS SHOWN HEREON AND CONTAINING 39.6337 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.



*[Signature]*  
2/21/18

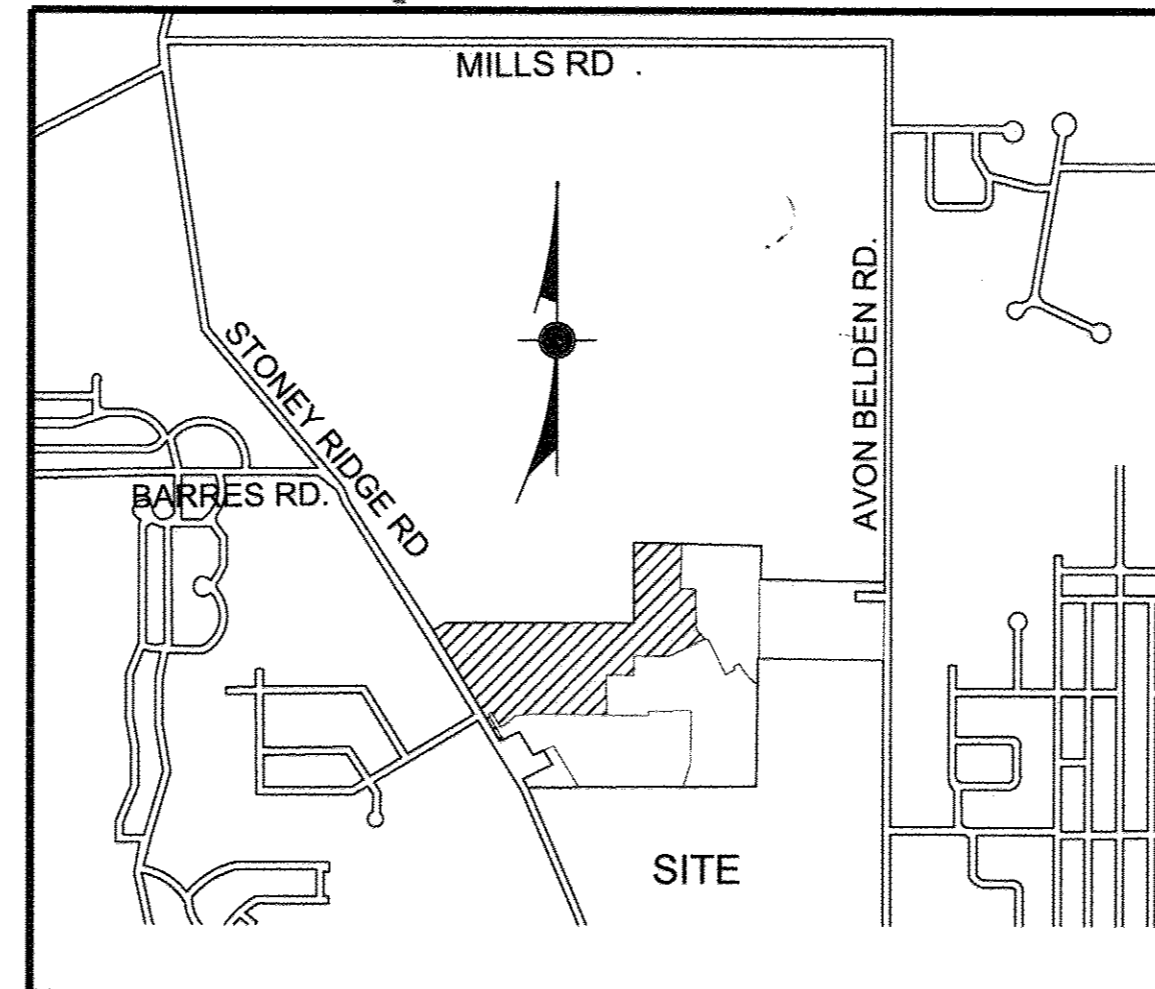
EHTESHAM M. SUHAIL, P.E., P.S.

AREA IN SUBLOTS -	15.6092 AC.
AREA IN BLOCKS (L, M, N & O)-	18.5327 AC.
AREA IN ROW -	5.4918 AC.
AREA IN SUBD. NO. 4 -	39.6337 AC.
REMAINDER PARCEL -	20.0890 AC.

IN PHASE 4	
O.L. 29 IN PHASE 4 -	36.4426 AC.
O.L. 32 IN PHASE 4 -	3.1911 AC.
O.L. 29 IN REMAINDER -	20.0890 AC.

### UTILITY EASEMENT

VALORE PROPERTIES, INC., 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., THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEE(S)), 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 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(S) TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE(S) MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT 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(S) SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE(S), EXCEPT GRANTEE(S) 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(S). THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.



LOCATION MAP - NOT TO SCALE

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ANTHONY M. VALORE REPRESENTING VALORE PROPERTIES, INC. OWNER OF LAND CONTAINED WITHIN THIS PLAT OF HAMPTON PLACE SUBDIVISION NO. 4, DO HEREBY ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE THE ROADWAYS AND EASEMENTS AS SHOWN HEREON.

*[Signature]*  
BY: ANTHONY M. VALORE  
VALORE PROPERTIES, INC.

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, VALORE PROPERTIES, INC., 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 1<sup>st</sup> DAY OF March, 2018.

Doc ID: 020500530001 Type: OFF  
Kind: PLAT  
Recorded: 05/31/2018 at 03:30:41 PM  
Fee Amt: \$604.80 Page 1 of 1  
Lorain County, Ohio  
Judith M. Medwick County Recorder  
File# 2018-0674419

VALORE PROPERTIES, INC.

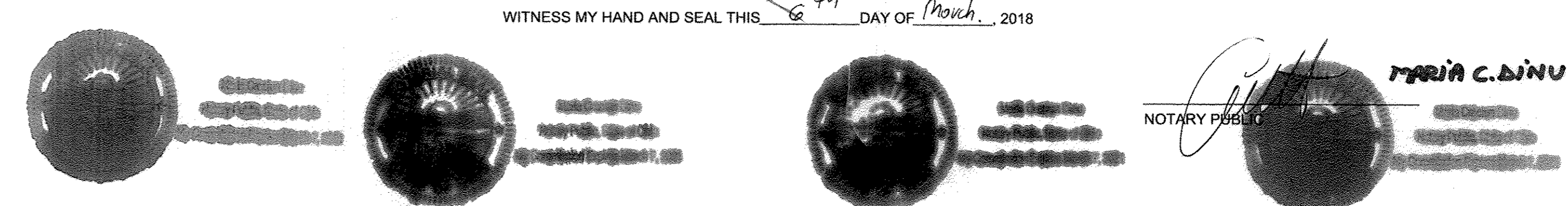
BY: ANTHONY M. VALORE  
PRESIDENT

VALORE PROPERTIES INC  
23550 CENTER RIDGE RD STE 101  
WESTLAKE, OH 44145  
Plat Vol. 105  
Pgs. 7, 8, 9, 10, 11, 12, 13

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
MAY 31 2018  
J. CRAIG SHODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

*[Signature]* MARIA C. DINU  
NOTARY PUBLIC

MY COMM. EXPIRES March 7, 2021



### APPROVALS

#### CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE DEDICATION OF HAMPTON PLACE SUBDIVISION NO. 4 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREET SHOWN HEREON AND APPROVE SAME.

*[Signature]*  
CITY ENGINEER

5-25-18  
DATE

#### COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF HAMPTON PLACE SUBDIVISION NO. 4 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE.

*[Signature]*  
MAYOR

5-17-18  
DATE

#### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF HAMPTON PLACE SUBDIVISION NO. 4 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE, OHIO.

*[Signature]*  
CHAIRMAN OR RESPONSIBLE PARTY  
CITY OF NORTH RIDGEVILLE  
PLANNING COMMISSION

3-16-2018  
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 L, M, N & O AND THE WETLANDS DEEDED 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.

#### WESTFIELD BANK

BY: *[Signature]*

STATE OF OHIO }  
COUNTY OF Cuyahoga } SS

PRINT NAME: Scott Gna

TITLE: VP, Commercial Lender

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Scott Gna, THE VP Commercial Lender

OF THE WESTFIELD BANK (THE "CORPORATION"), WHO ACKNOWLEDGED THE EXECUTION OF THIS PLAT ON BEHALF OF THE CORPORATION, ON THIS 6<sup>th</sup> DAY OF March, 2018

WITNESS MY HAND AND SEAL THIS 6<sup>th</sup> DAY OF March, 2018

*[Signature]* MARIA C. DINU  
NOTARY PUBLIC

NO.	DATE	BY

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

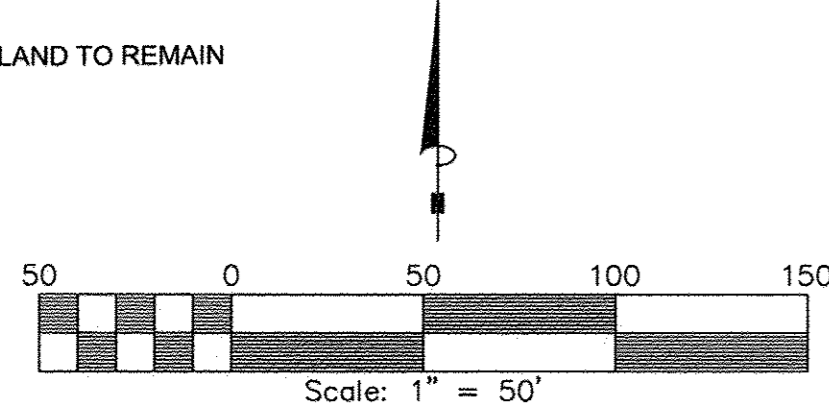
DESIGNED BY MN  
CHECKED BY HS  
REVIEWED BY EMS  
DATE: FEB. 21, 2018  
SCALE: AS NOTED

HAMPTON PLACE  
SUBDIVISION 4  
TITLE SHEET

PREPARED FOR  
VALORE PROPERTIES, INC.  
23550 CENTER RIDGE ROAD  
WESTLAKE, OHIO 44145  
PH. NO. (440) 331-1900  
FAX. NO. (440) 331-3140

S&S JOB NO. 20160122  
SHEET NO. 1 OF 7

LEGEND  
 EX. WETLAND TO REMAIN



JAMES A CARNEY  
 P.P. # 07-00-029-000-072  
 5875 STONEY RIDGE RD. NORTH RIDGEVILLE OHIO 44039

O.L. 32  
 O.L. 29



\* USPS APPROVED LOCATION OF FUTURE CLUSTER MAILBOXES. ENGINEERING AND PERMITTING TO BE DONE AT TIME OF CONSTRUCTION

O.L. 32  
 O.L. 29

NO.	DATE	REVISIONS	BY

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

DESIGNED BY MN  
 CHECKED BY HS  
 REVIEWED BY EMS  
 DATE FEB. 21, 2018  
 SCALE AS NOTED

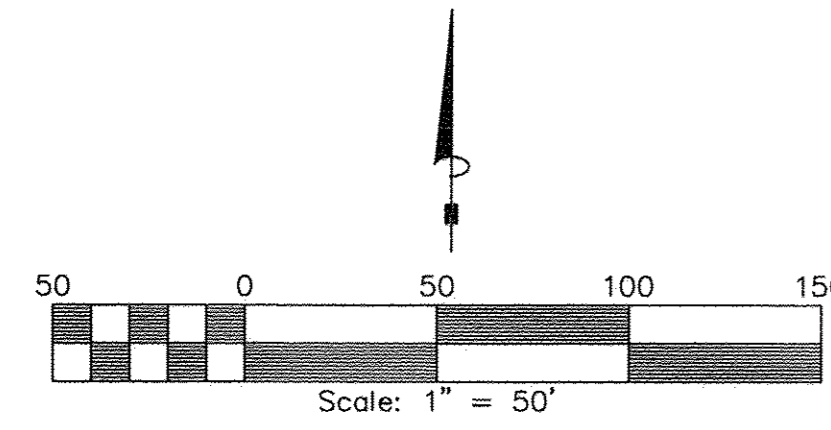
HAMPTON PLACE  
 SUBDIVISION NO. 4  
 PLAT

PREPARED FOR  
 VALORE PROPERTIES, INC  
 23550 CENTER RIDGE ROAD  
 WESTLAK, OHIO 44145  
 PH. NO. (440) 331-1900  
 FAX. NO. (440) 331-3140

SAS JOB NO. 20160122 SHEET NO. 2 OF 7

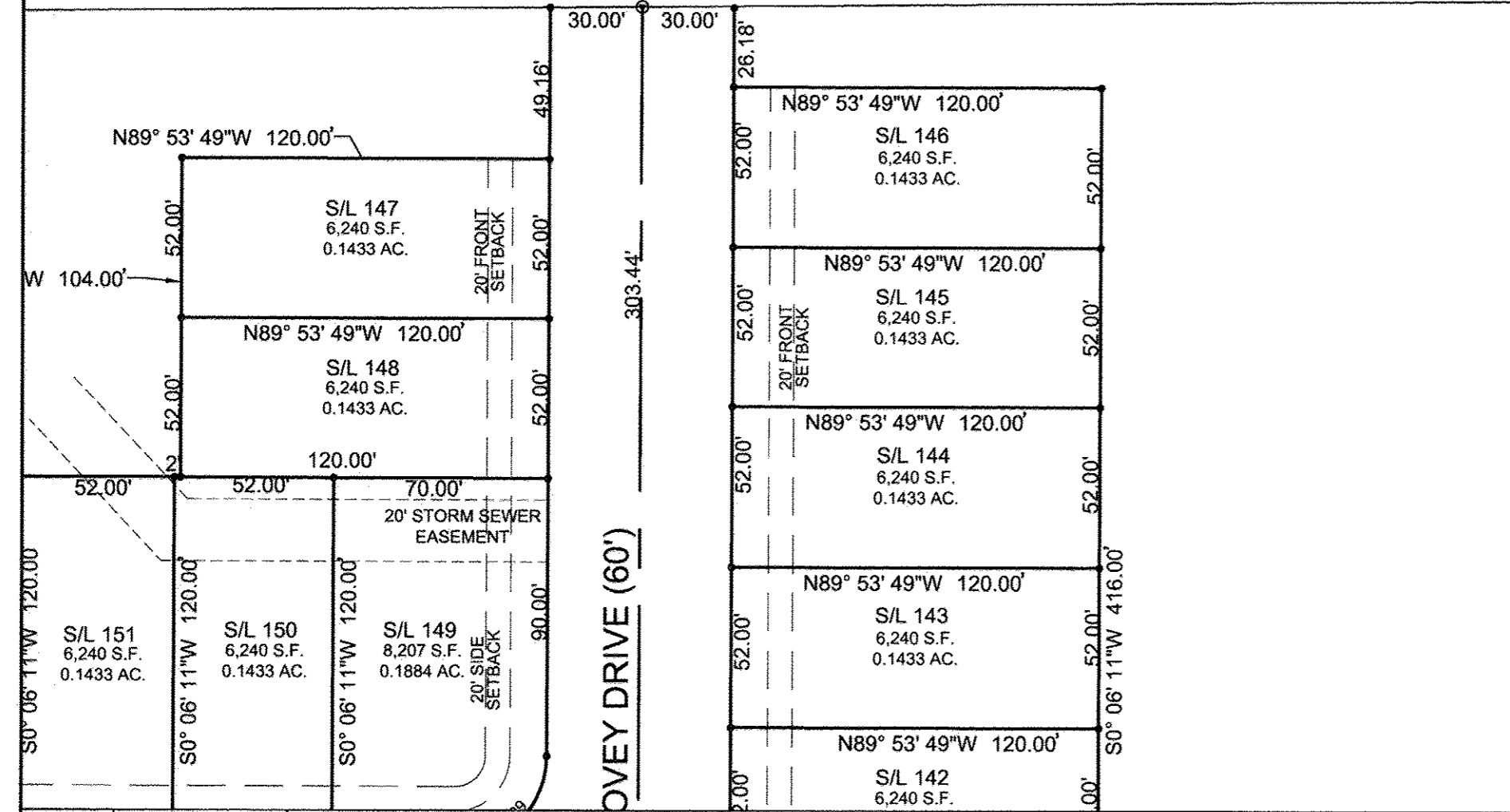
**LEGEND**

 EX. WETLAND TO REMAIN



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	153.37'	300.00'	29° 17' 27"	S75° 27' 27"W	151.70'	78.40'
C2	16.58'	300.00'	3° 09' 59"	S59° 13' 44"W	16.58'	8.29'
C3	41.46'	290.00'	8° 11' 30"	N33° 17' 02"W	41.43'	20.77'
C4	28.62'	290.00'	5° 39' 15"	S34° 33' 09"E	28.61'	14.32'
C5	277.76'	500.00'	31° 49' 43"	S74° 11' 20"W	274.20'	142.56'
C6	47.45'	30.00'	90° 37' 44"	S77° 02' 24"E	42.66'	30.33'
C7	45.47'	30.00'	86° 50' 01"	N14° 13' 44"E	41.24'	28.39'
C8	37.17'	260.00'	8° 11' 30"	N33° 17' 02"W	37.14'	18.62'
C9	31.58'	320.00'	5° 39' 15"	S34° 33' 09"E	31.57'	15.80'
C10	14.89'	50.00'	17° 03' 33"	N40° 15' 18"W	14.83'	7.50'
C11	22.94'	50.00'	26° 16' 57"	N61° 55' 33"W	22.74'	11.67'
C12	36.52'	60.00'	34° 52' 43"	S57° 37' 41"E	35.96'	18.85'
C13	36.30'	60.00'	34° 39' 49"	S22° 51' 25"E	35.75'	18.72'
C14	33.33'	60.00'	31° 49' 52"	S10° 23' 25"W	32.91'	17.11'
C15	33.33'	60.00'	31° 49' 52"	S42° 13' 17"W	32.91'	17.11'
C16	21.60'	60.00'	20° 37' 36"	S88° 27' 00"W	21.48'	10.92'
C17	33.33'	60.00'	31° 49' 52"	N85° 19' 16"W	32.91'	17.11'
C18	33.33'	60.00'	31° 49' 52"	N53° 29' 24"W	32.91'	17.11'
C19	51.51'	60.00'	49° 11' 27"	N12° 58' 45"W	49.95'	27.46'
C20	2.22'	50.00'	2° 32' 35"	S10° 20' 41"W	2.22'	1.11'
C21	35.60'	50.00'	40° 47' 55"	S11° 19' 34"E	34.86'	18.59'
C22	44.44'	30.00'	84° 52' 06"	S74° 09' 35"E	40.48'	27.43'
C23	32.99'	530.00'	3° 33' 59"	S65° 11' 22"W	32.98'	16.50'
C24	46.27'	530.00'	5° 00' 07"	S89° 28' 25"W	46.25'	23.15'
C25	46.27'	530.00'	5° 00' 07"	S74° 28' 32"W	46.25'	23.15'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C26	46.27'	530.00'	5° 00' 07"	S79° 28' 39"W	46.25'	23.15'
C27	46.27'	530.00'	5° 00' 07"	S84° 28' 46"W	46.25'	23.15'
C28	28.89'	530.00'	3° 07' 22"	S88° 32' 30"W	28.88'	14.45'
C29	47.12'	30.00'	90° 00' 00"	N45° 06' 11"E	42.43'	30.00'
C30	47.12'	30.00'	90° 00' 00"	N44° 53' 49"W	42.43'	30.00'
C31	30.51'	470.00'	3° 43' 11"	S88° 14' 36"W	30.51'	15.26'
C32	62.93'	470.00'	7° 40' 18"	S82° 32' 51"W	62.88'	31.51'
C33	59.12'	470.00'	7° 12' 26"	S75° 06' 29"W	59.08'	29.60'
C34	49.35'	470.00'	6° 00' 59"	S68° 29' 47"W	49.33'	24.70'
C35	53.86'	30.00'	102° 52' 04"	S14° 03' 15"W	46.91'	37.63'
C36	44.05'	320.00'	7° 53' 16"	N33° 07' 54"W	44.02'	22.06'
C37	42.10'	30.00'	80° 24' 21"	S69° 23' 27"E	38.73'	25.35'
C38	58.45'	330.00'	10° 08' 52"	S75° 28' 48"W	58.37'	29.30'
C39	55.00'	330.00'	9° 32' 57"	S85° 19' 43"W	54.94'	27.56'
C40	47.12'	30.00'	90° 00' 00"	N45° 06' 11"E	42.43'	30.00'
C41	47.12'	30.00'	90° 00' 00"	S44° 53' 49"E	42.43'	30.00'
C42	106.58'	270.00'	22° 37' 03"	S78° 47' 39"W	105.89'	53.99'
C43	46.37'	270.00'	9° 50' 23"	S62° 33' 56"W	46.31'	23.24'
C44	46.79'	30.00'	89° 22' 16"	S12° 57' 36"W	42.19'	29.67'
C45	1.70'	320.00'	0° 18' 15"	N37° 13' 40"W	1.70'	0.85'
C46	45.75'	320.00'	8° 11' 30"	N33° 17' 02"W	45.71'	22.91'



NO.	DATE	BY	REVISIONS

**SUHAIL** A/E

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

DESIGNED BY	MN
CHECKED BY	HS
REVIEWED BY	EMS
DATE	FEB. 21, 2018
SCALE	AS NOTED

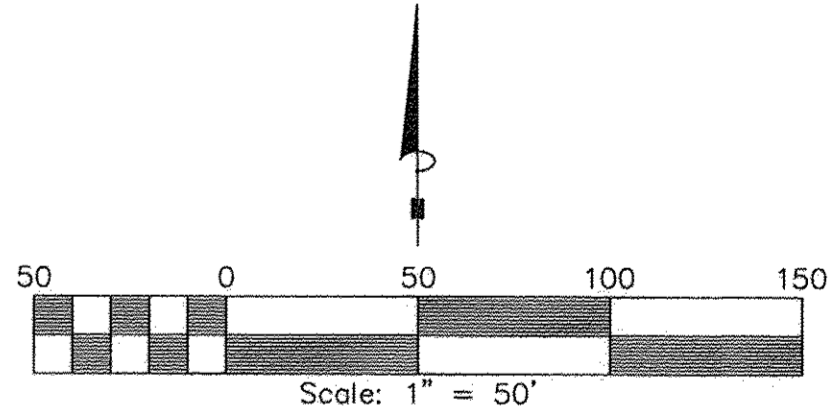
**HAMPTON PLACE  
SUBDIVISION NO. 4**

**PLAT**

PREPARED FOR VALORE PROPERTIES, INC. 29550 CENTER RIDGE ROAD WESTLAKE, OHIO 44145 PH. NO. (440) 331-1900 FAX. NO. (440) 331-3140	
S&S JOB NO. 20160122	SHEET NO. 3 OF 7



LEGEND  
 EX. WETLAND TO REMAIN



NO.	DATE	REVISIONS	BY

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

DESIGNED BY MN  
 CHECKED BY HS  
 REVIEWED BY EMS  
 DATE FEB. 21, 2018  
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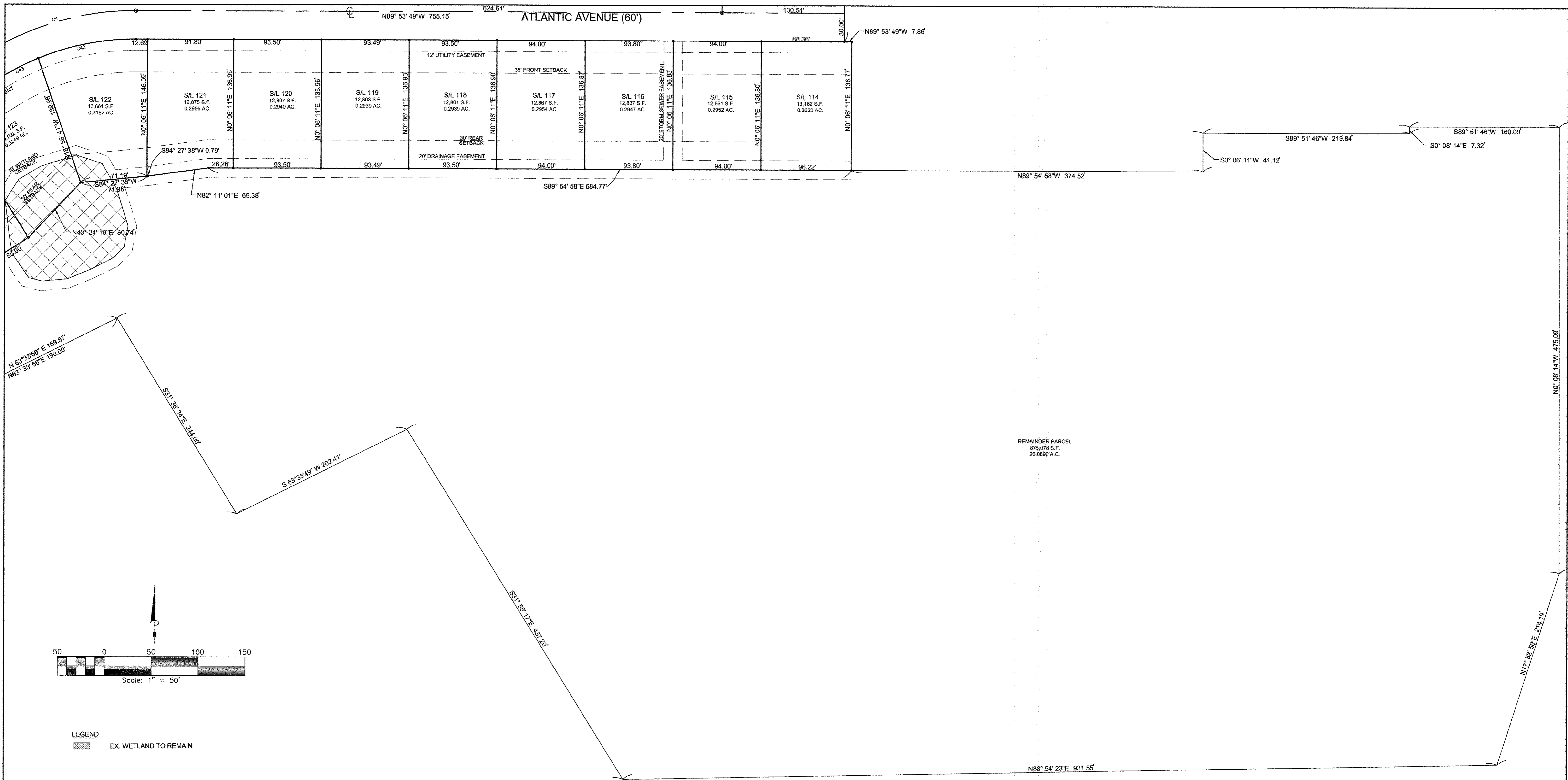
**HAMPTON PLACE  
 SUBDIVISION NO. 4**  
  
**PLAT**

REMAINDER PARCEL  
 875,078 S.F.  
 20.0890 AC.

PREPARED FOR  
 VALORE PROPERTIES, INC  
 23550 CENTER RIDGE ROAD  
 WESTLAKE, OHIO 44145  
 PH. NO. (440) 331-1900  
 FAX. NO. (440) 331-3140

S&S JOB NO. 20160122 SHEET NO. 4 OF 7





NO.	DATE	BY	REVISIONS

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

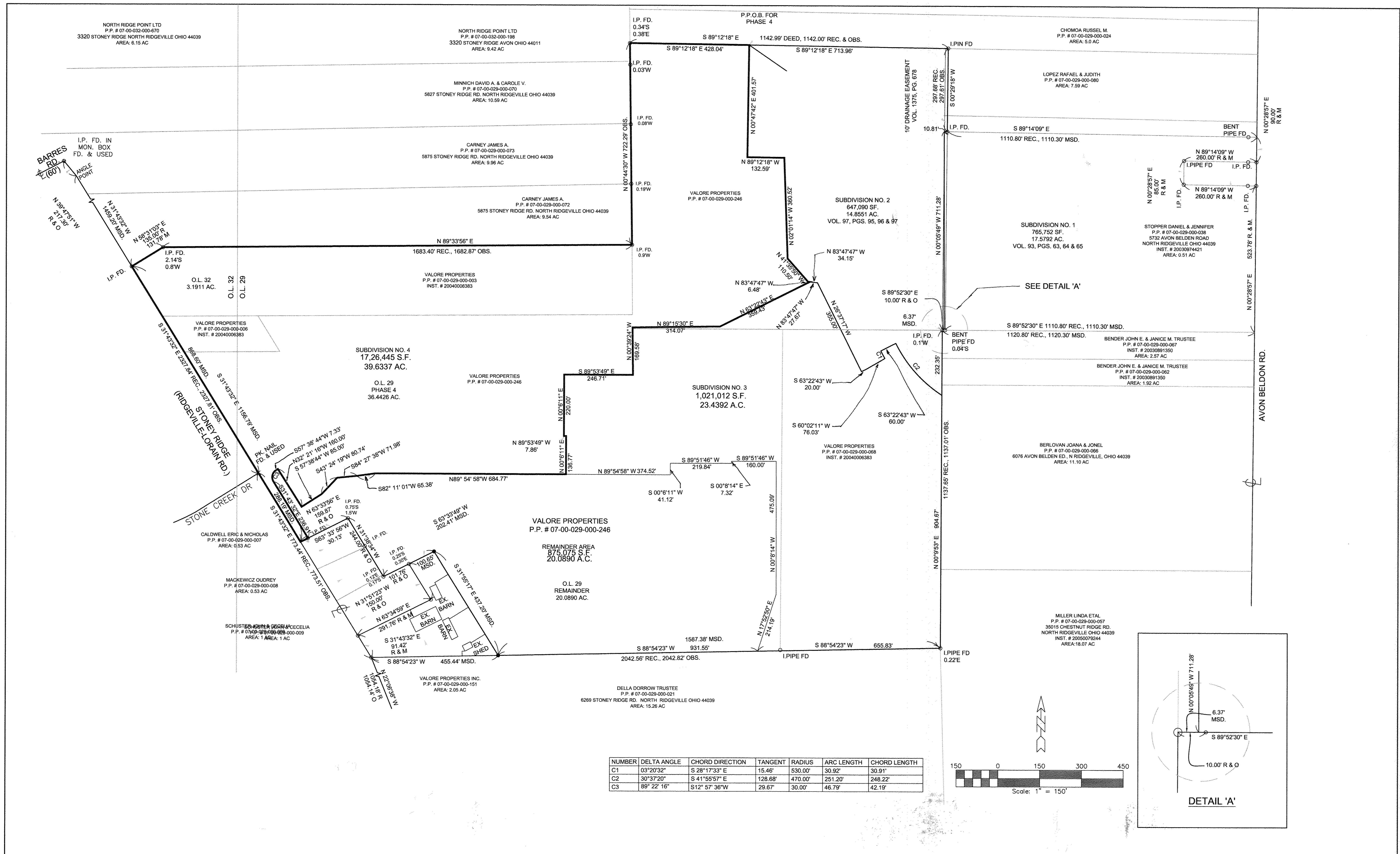
DESIGNED BY MN  
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 SCALE AS NOTED

**HAMPTON PLACE  
 SUBDIVISION NO. 4**

**PLAT**

PREPARED FOR  
 VALORE PROPERTIES, INC  
 23550 CENTER RIDGE ROAD  
 WESTLAKE, OHIO 44145  
 PH. NO. (440) 331-1900  
 FAX. NO. (440) 331-3140

S&S JOB NO. **20160122** SHEET NO. **6 OF 7**



NO.	DATE	BY	REVISIONS

**SUHAIL** A/E

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

DESIGNED BY	MN
CHECKED BY	HS
REVIEWED BY	EMS
DATE	FEB. 21, 2018
SCALE	AS NOTED

**HAMPTON PLACE  
REMAINDER AREA**

**EXHIBIT 'A'**

PREPARED FOR  
VALORE PROPERTIES, INC  
23550 CENTER RIDGE ROAD  
WESTLAKE, OHIO 44145  
PH. NO. (440) 331-1900  
FAX. NO. (440) 331-3140

S&S JOB NO.	SHEET NO.
20160122	7 OF 7