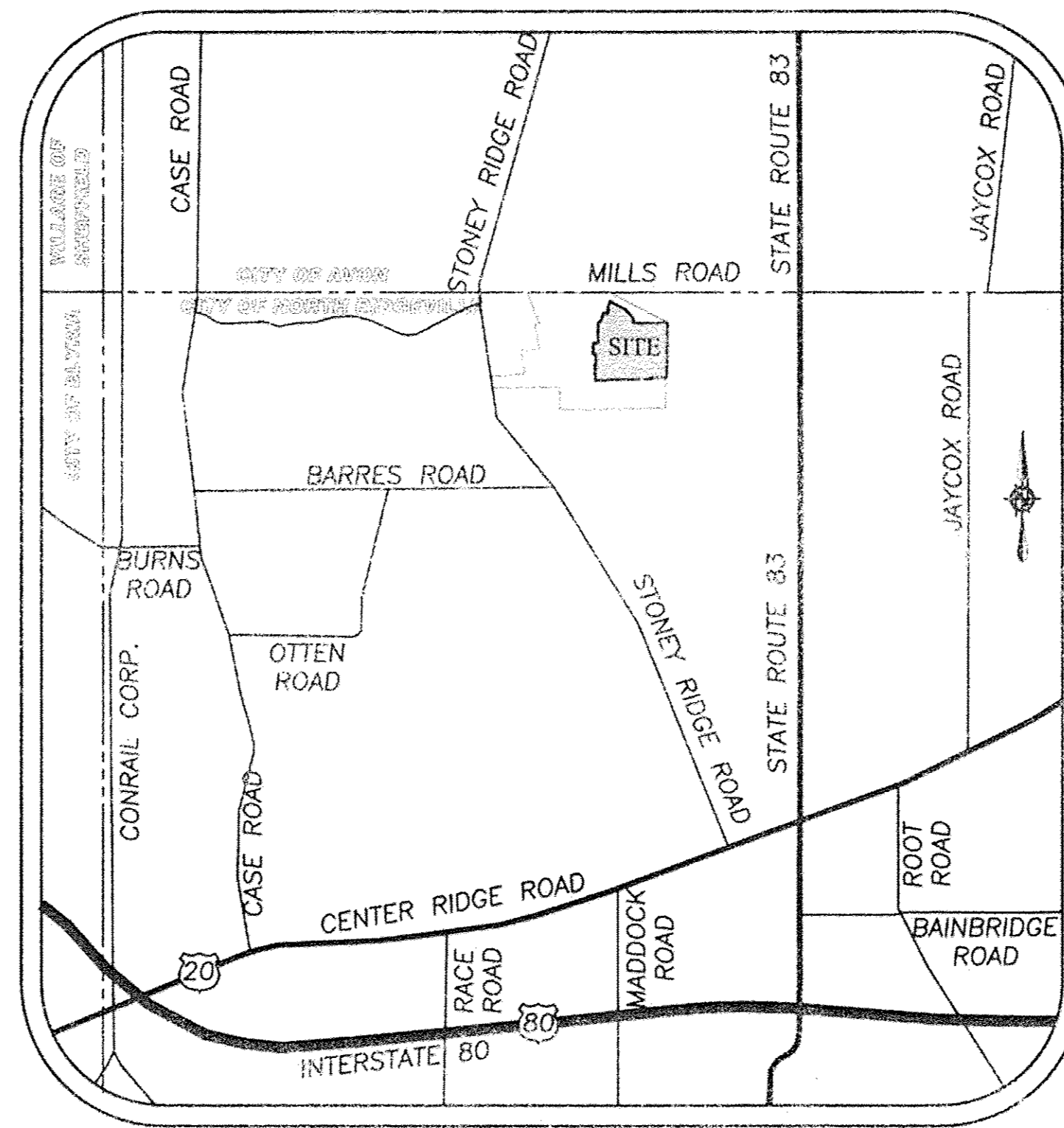


MILLRIDGE SUBDIVISION NUMBER 2

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 31



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 31.

THE UNDERSIGNED MILL RIDGE SUBDIVISION, LLC HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS "MILLRIDGE SUBDIVISION NUMBER 2" A SUBDIVISION OF LOTS 38 TO 83 AND BLOCKS "E", "H", INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE CITY OF NORTH RIDGEVILLE FOR THE BENEFIT OF HIMSELF (THEMSELVES) AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

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 IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 7 DAY OF August, 2018.

OWNER
AB Hill

WITNESS
Sandra Regal
Christy H. Hill

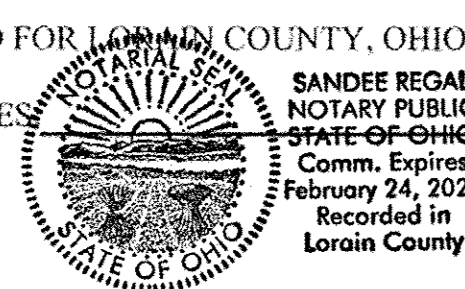
NOTARIAL SEAL

STATE OF OHIO)
SS
COUNTY OF LORAIN
ON THIS 7 DAY OF August, 2018 BEFORE ME PERSONALLY APPEARED John T. Oweill,
AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS (THEIR) FREE ACT AND DEED FOR THE
PURPOSES HEREIN MENTIONED.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Sandra Regal

NOTARY PUBLIC IN AND FOR LORAIN COUNTY, OHIO
MY COMMISSION EXPIRES



LEGEND

- IRON PIN/PIPE FOUND
- 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL 8073"
- ☒ MONUMENT BOX FOUND
- ☒ MONUMENT BOX SET WITH 5/8" REBAR WITH CAP STAMPED "BRAMHALL 8073"
- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND

UTILITY EASEMENTS

WE, THE UNDERSIGNED OWNERS OF THE PLATTED LAND, DO HEREBY GRANT UNTO COLUMBIA GAS OF OHIO, FIRST ENERGY, (TELEPHONE), AND (COMMUNICATIONS), THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT AS SHOWN HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEE 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, OPERATION OF SAID ELECTRIC, GAS, 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:

AB Hill
MANAGING MEMBER
MILLRIDGE SUBDIVISION, LLC
38642 CENTER RIDGE RD.
NORTH RIDGEVILLE, OHIO 44039
8/17/18 DATE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "MILLRIDGE SUBDIVISION NUMBER 2" AS SHOWN HEREON AND CONTAINING 17.6653 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 31, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Amy M. Kelly
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NO. 8469
8/15/2017

PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE CITY OF NORTH RIDGEVILLE, OHIO THIS 3RD DAY OF AUGUST, 2018.

Guy M. Fursdon
SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION - GUY M. FURSDON

MAYOR

APPROVED THIS 3RD DAY OF August, 2018.

G. David Gillock
MAYOR - G. DAVID GILLOCK

CITY ENGINEER

APPROVED THIS 3RD DAY OF August, 2018.

Daniel Rodriguez, P.E.
CITY ENGINEER

ACREAGE SUMMARY

9.8114 ACRES IN SUBLOTS 38-83
4.0117 ACRES IN BLOCKS "E" - "H"
3.8422 ACRES IN PROPOSED RIGHT-OF-WAY
17.6653 AC. TOTAL

MILLS RIDGE
Platrol 105
Dgs. 39-42

TRANSFERRED

IN COMPLIANCE WITH SEC. 319.201
OHIO REV. CODE
AUG 17 2018
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

LORAIN COUNTY AUDITOR



Doc ID: 02060470001 Type: OFF
Kind: PLAT
Recorded: 08/17/2018 at 11:32:43 AM
Fee Amt: \$346.60 Page 1 of 1
Lorain County, Ohio
Judith M. Medwick County Recorder
File # 2018-0684122

LORAIN COUNTY RECORDER

DATE	BY	DESCRIPTION
04-14-2017	AMK	ISSUE FOR PRELIMINARY REVIEW
07-13-2017	AMK	ISSUE FOR PRELIMINARY REVIEW
07-26-2017	AMK	REVISED PER CITY COMMENTS
08-14-2017	AMK	REVISED PER CITY COMMENTS

DRAWN BY: SJM
CHECKED BY: AMK

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
MILL RIDGE SUBDIVISION, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION NUMBER 2
PLAT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 4
JOB NO.
13-3747-2

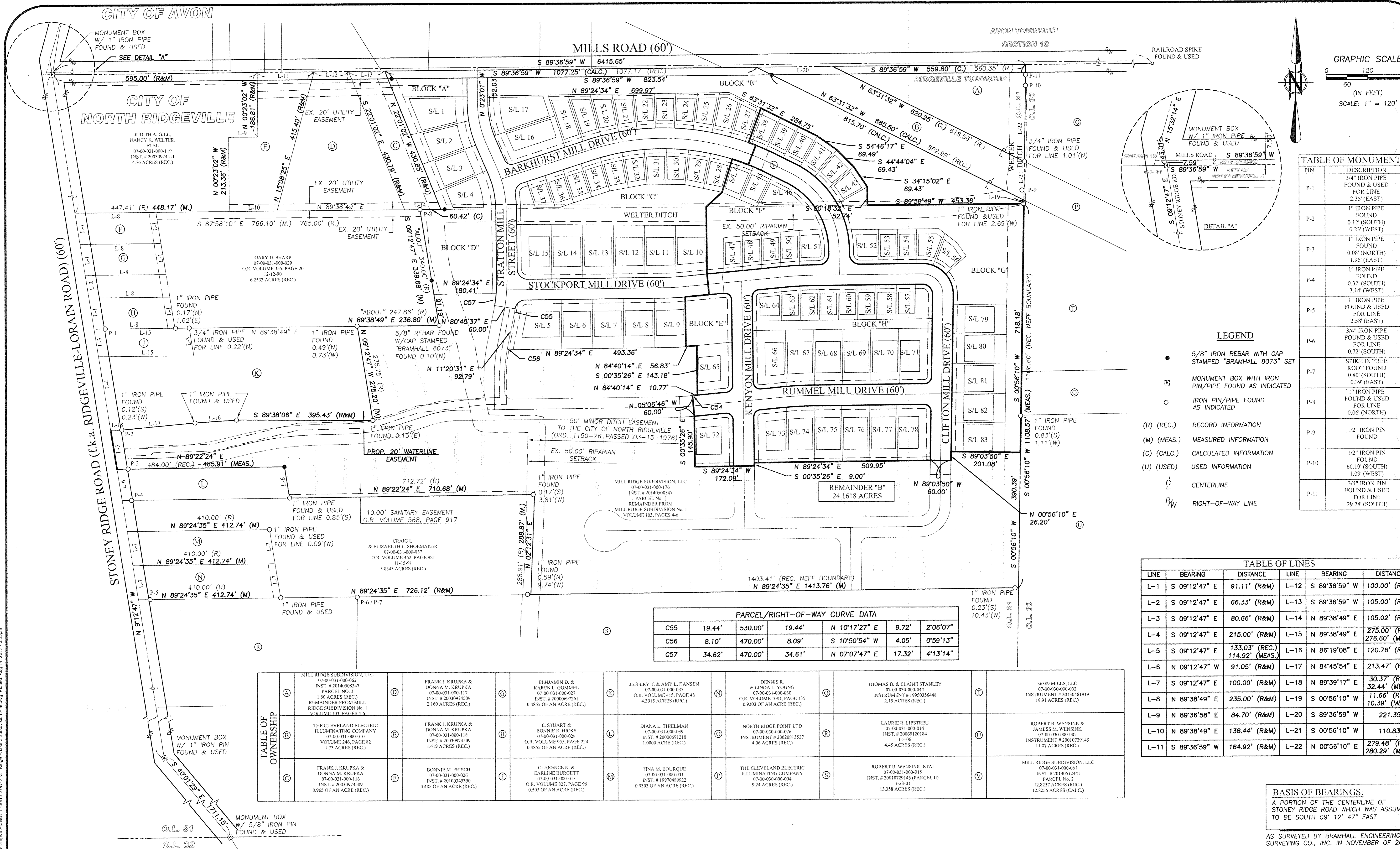


TABLE OF MONUMENTS

PIN	DESCRIPTION
P-1	3/4" IRON PIPE FOUND & USED FOR LINE 2.35' (EAST)
P-2	1" IRON PIPE FOUND 0.12' (SOUTH) 0.23' (WEST)
P-3	1" IRON PIPE FOUND 0.08' (NORTH) 1.96' (EAST)
P-4	1" IRON PIPE FOUND 0.32' (SOUTH) 3.14' (WEST)
P-5	1" IRON PIPE FOUND & USED FOR LINE 2.58' (EAST)
P-6	3/4" IRON PIPE FOUND & USED FOR LINE 0.72' (SOUTH)
P-7	SPIKE IN TREE ROOT FOUND 0.80' (SOUTH) 0.39' (EAST)
P-8	1" IRON PIPE FOUND & USED FOR LINE 0.06' (NORTH)
P-9	1/2" IRON PIN FOUND
P-10	1/2" IRON PIN FOUND 60.19' (SOUTH) 1.09' (WEST)
P-11	3/4" IRON PIPE FOUND & USED FOR LINE 29.78' (SOUTH)

LEGEND

- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊠ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- IRON PIN/PIPE FOUND AS INDICATED
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION
- CL CENTERLINE
- R/W RIGHT-OF-WAY LINE

TABLE OF LINES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	S 09°12'47" E	91.11' (R&M)	L-12	S 89°36'59" W	100.00' (R&M)
L-2	S 09°12'47" E	66.33' (R&M)	L-13	S 89°36'59" W	105.00' (R&M)
L-3	S 09°12'47" E	80.66' (R&M)	L-14	N 89°38'49" E	105.02' (R&M)
L-4	S 09°12'47" E	215.00' (R&M)	L-15	N 89°38'49" E	275.00' (REC.) 276.60' (MEAS.)
L-5	S 09°12'47" E	133.03' (REC.) 114.92' (MEAS.)	L-16	N 86°19'08" E	120.76' (R&M)
L-6	N 09°12'47" W	91.05' (R&M)	L-17	N 84°45'54" E	213.47' (R&M)
L-7	S 09°12'47" E	100.00' (R&M)	L-18	N 89°39'17" E	30.37' (REC.) 32.44' (MEAS.)
L-8	N 89°38'49" E	235.00' (R&M)	L-19	S 00°56'10" W	11.66' (REC.) 10.39' (MEAS.)
L-9	N 89°36'58" E	84.70' (R&M)	L-20	S 89°36'59" W	221.35'
L-10	N 89°38'49" E	138.44' (R&M)	L-21	S 00°56'10" W	110.83'
L-11	S 89°36'59" W	164.92' (R&M)	L-22	N 00°56'10" E	279.48' (REC.) 280.29' (MEAS.)

PARCEL/RIGHT-OF-WAY CURVE DATA

Parcel	Start	End	Bearing	Dist	Chord
C55	19.44'	530.00'	N 10°17'27" E	9.72'	2'06"07"
C56	8.10'	470.00'	S 10°50'54" W	4.05'	0'59"13"
C57	34.62'	470.00'	N 07°07'47" E	17.32'	4'13"14"

TABLE OF OWNERSHIP

Block	Owner	Instrument	Area
A	MILL RIDGE SUBDIVISION, LLC	07-00-031-000-062	1.80 ACRES (REC.)
B	THE CLEVELAND ELECTRIC ILLUMINATING COMPANY	07-00-031-000-010	1.73 ACRES (REC.)
C	FRANK J. KRUPKA & DONNA M. KRUPKA	07-00-031-000-116	0.965 OF AN ACRE (REC.)
D	FRANK J. KRUPKA & DONNA M. KRUPKA	07-00-031-000-117	2.160 ACRES (REC.)
E	FRANK J. KRUPKA & DONNA M. KRUPKA	07-00-031-000-118	1.419 ACRES (REC.)
F	BONNIE M. FRISCH	07-00-031-000-026	0.485 OF AN ACRE (REC.)
G	BENJAMIN D. & KAREN L. GOMMEL	07-00-031-000-027	0.4855 OF AN ACRE (REC.)
H	E. STUART & BONNIE R. HICKS	07-00-031-000-028	0.4855 OF AN ACRE (REC.)
I	CLARENCE N. & EARLINE BURGITT	07-00-031-000-015	0.505 OF AN ACRE (REC.)
J	TINA M. BOURQUE	07-00-031-000-031	0.9303 OF AN ACRE (REC.)
K	JEFFERY T. & AMY L. HANSEN	07-00-031-000-035	4.3015 ACRES (REC.)
L	DIANA L. THELMAN	07-00-031-000-039	1.0000 ACRE (REC.)
M	TINA M. BOURQUE	07-00-031-000-031	0.9303 OF AN ACRE (REC.)
N	DENNIS R. & LINDA L. YOUNG	07-00-031-000-039	0.9303 OF AN ACRE (REC.)
O	NORTH RIDGE POINT LTD	07-00-031-000-076	4.06 ACRES (REC.)
P	THE CLEVELAND ELECTRIC ILLUMINATING COMPANY	07-00-031-000-004	9.24 ACRES (REC.)
Q	THOMAS B. & ELAINE STANLEY	07-00-030-000-044	2.15 ACRES (REC.)
R	LAURIE R. LJPSTREU	07-00-031-000-014	4.45 ACRES (REC.)
S	ROBERT B. WENSINK, ETAL	07-00-031-000-015	13.358 ACRES (REC.)
T	36389 MILLS, LLC	07-00-030-000-002	19.91 ACRES (REC.)
U	ROBERT B. WENSINK & JAMES M. WENSINK	07-00-030-000-005	11.07 ACRES (REC.)
V	MILL RIDGE SUBDIVISION, LLC	07-00-031-000-061	12.8255 ACRES (CALC.)

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF STONEY RIDGE ROAD WHICH WAS ASSUMED TO BE SOUTH 09° 12' 47" EAST

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING CO., INC. IN NOVEMBER OF 2016

REVISION

DATE	BY	DESCRIPTION
04-14-2017	AMK	ISSUE FOR PRELIMINARY REVIEW
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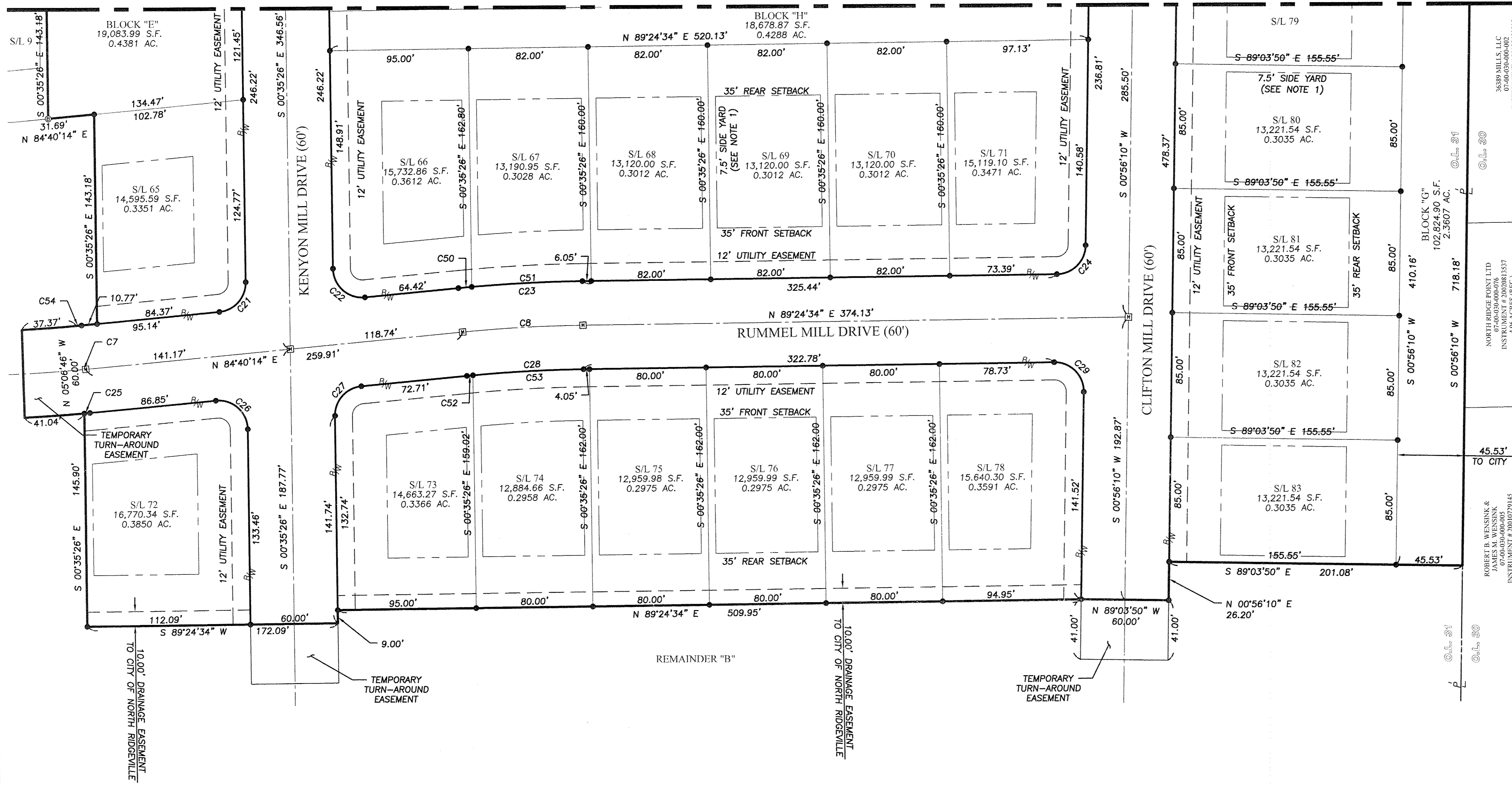
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
MILL RIDGE SUBDIVISION, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION NUMBER 2
PLAT - OVERALL
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET 2 OF 4
JOB NO. 13-3747B

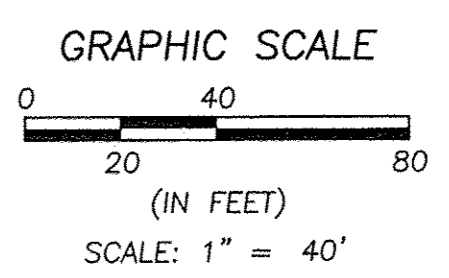
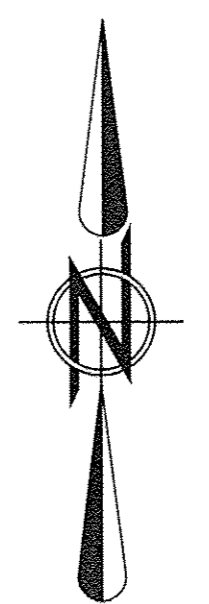
FOR CONTINUATION - SEE SHEET 3



CENTERLINE/RIGHT-OF-WAY CURVE DATA						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C7	3.78'	1000.00'	3.78'	N 84°46'44" E	1.89'	00°13'00"
C8	82.71'	1000.00'	82.69'	S 87°02'24" W	41.38'	04°44'20"
C21	29.76'	20.00'	27.09'	N 42°02'24" E	18.41'	85°15'40"
C22	33.07'	20.00'	29.43'	N 47°57'36" W	21.73'	94°44'20"
C23	85.19'	1030.00'	85.17'	S 87°02'24" W	42.62'	04°44'20"
C24	30.88'	20.00'	27.91'	S 45°10'22" W	19.47'	88°28'24"
C25	3.90'	1030.00'	3.90'	N 84°46'44" E	1.95'	00°13'00"
C26	33.07'	20.00'	29.43'	S 47°57'36" E	21.73'	94°44'20"
C27	29.76'	20.00'	27.09'	N 42°02'24" E	18.41'	85°15'40"
C28	80.23'	970.00'	80.21'	N 87°02'24" E	40.14'	04°44'20"
C29	31.95'	20.00'	28.66'	S 44°49'38" E	20.57'	91°31'36"
C54	3.67'	970.00'	3.67'	N 84°46'44" E	1.84'	00°13'00"

PARCEL CURVE DATA						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C50	9.18'	1030.00'	9.18'	N 84°55'33" E	4.59'	00°30'37"
C51	76.02'	1030.00'	76.00'	N 87°17'43" E	38.03'	04°13'43"
C52	4.20'	970.00'	4.20'	N 84°47'41" E	2.10'	00°14'54"
C53	76.03'	970.00'	76.01'	N 87°09'51" E	38.03'	04°29'27"

NOTES:
 1. PER NORTH RIDGEVILLE CODIFIED ORDINANCES SECTION 1128.11 (4).
 A. EACH DWELLING SHALL HAVE A MINIMUM SIDE-YARD DEPTH OF NOT LESS THAN FIVE FEET.
 B. THE MINIMUM SEPARATION BETWEEN ADJACENT DWELLINGS SHALL BE NOT LESS THAN FIFTEEN FEET.



BASIS OF BEARINGS:
 A PORTION OF THE CENTERLINE OF STONEY RIDGE ROAD WHICH WAS ASSUMED TO BE SOUTH 09° 12' 47" EAST

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN NOVEMBER OF 2016

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MILLRIDGE SUBDIVISION NUMBER 2
 PLAT
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
 STATE OF OHIO

SHEET
 4 OF 4
 JOB NO.
 13-3747-2

J:\133747-2 Millridge Phase 2 Drawings\Phase 2 Plat\133747-2 Mill Ridge Phase 2 Subdivision Plat.dwg, Plotted: May 21, 2018, 3:24pm