



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE SPECIFICALLY ASSUMING ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

COPYRIGHT © 2018 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

ATWELL
866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OH 44131
440.349.2000

ORIGINAL RIDGEVILLE TOWNSHIP
LOTS 28 AND 33
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
K. HOVNIANIAN OF OHIO, LLC
MEADOW LAKES SUBDIVISION NO. 13
AUDITOR'S REVISED PLAT

DATE
1/04/2018

REVISIONS
SCALE 0" = 20 FEET
DR. LAR CH. MT
P.M. A. MARKS
BOOK
JOB 15002035
SHEET NO.
1 of 1

AUDITOR'S REVISED PLAT

OF SUBLOT NO'S 1275 AND 1276 IN MEADOW LAKES SUBDIVISION NO. 13
AS RECORDED IN VOLUME 103 PAGES 83-85 OF THE LORAIN COUNTY RECORDS
SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS 28 AND 33

COUNTY AUDITOR'S CERTIFICATE:

COUNTY OF LORAIN
STATE OF OHIO

I, J. CRAIG SNODGRASS, THE DULY ELECTED AND QUALIFIED COUNTY AUDITOR OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE MADE, THIS FOREGOING PLAT OF A PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS 28 AND 33, IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO, IN ACCORDANCE WITH THE PROVISIONS OF REVISED SECTION 711 OF THE OHIO REVISED CODE. SAID PLAT TO BE KNOWN AS AND DESIGNATED AS REVISED SUBLOTS 1275 AND 1276 IN MEADOW LAKES SUBDIVISION NO. 13. THIS ACTION HAVING BECOME NECESSARY OWING TO THE VACATION AND RELOCATION OF A 50 FOOT MINOR DITCH EASEMENT.

THIS _____ DAY OF _____, _____.

J. CRAIG SNODGRASS
AUDITOR OF LORAIN COUNTY

OWNER'S ACCEPTANCE:

THE UNDERSIGNED, OWNER OF THE HEREON PLATTED LAND, DOES HEREBY ACCEPT THIS AUDITOR'S REVISED PLAT AND THE VACATION OF A PORTION OF A 50 FOOT MINOR DITCH EASEMENT TO THE CITY OF NORTH RIDGEVILLE (ORD 1150-76 PASSED 03-15-1976) TO BE RELOCATED TO P.P.N. 0700033101035, INST. NO. 2013-0446423.

K. HOVNIANIAN OF OHIO, LLC
FORMERLY KNOWN AS K. HOVNIANIAN OSTER HOMES, LLC
AS PER OHIO SECRETARY OF STATE DOC. NUMBER 201613700624

BY [Signature] REGIONAL PRESIDENT
TITLE

CHARLES J. VANNOY JR.
PRINTED NAME

NOTARY:

STATE OF OHIO
COUNTY OF Summit

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF K. HOVNIANIAN OF OHIO, LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 7th DAY OF September, 2018.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: Has no expiration



MICHAEL D. MERCIER
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

EASEMENT ACCEPTANCE:

THE UNDERSIGNED, OWNER OF P.P.N. 0700033101035, INST. NO. 2013-0446423, DOES HEREBY ACCEPT THIS AUDITOR'S REVISED PLAT AND THE RELOCATION OF A PORTION OF A 50 FOOT MINOR DITCH EASEMENT TO THE CITY OF NORTH RIDGEVILLE (ORD 1150-76 PASSED 03-15-1976) AS SHOWN HEREON.

RIDGE MINERALS LLC

BY [Signature] TITLE

REGINA DETTORI - OLADINA
PRINTED NAME

NOTARY:

STATE OF OHIO
COUNTY OF Lorain

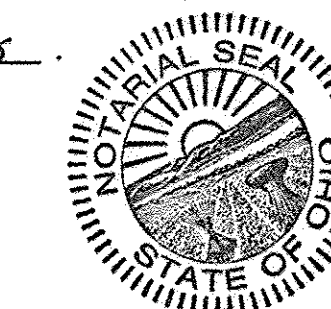
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF RIDGE MINERALS LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 9th DAY OF October, 2018.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



CHRISTOPHER C. TEATER, Attorney At Law
Notary Public - State of Ohio
My Commission Expires: 12/31/2018
Section 147.03 R.C.

SURVEYOR'S NOTE:

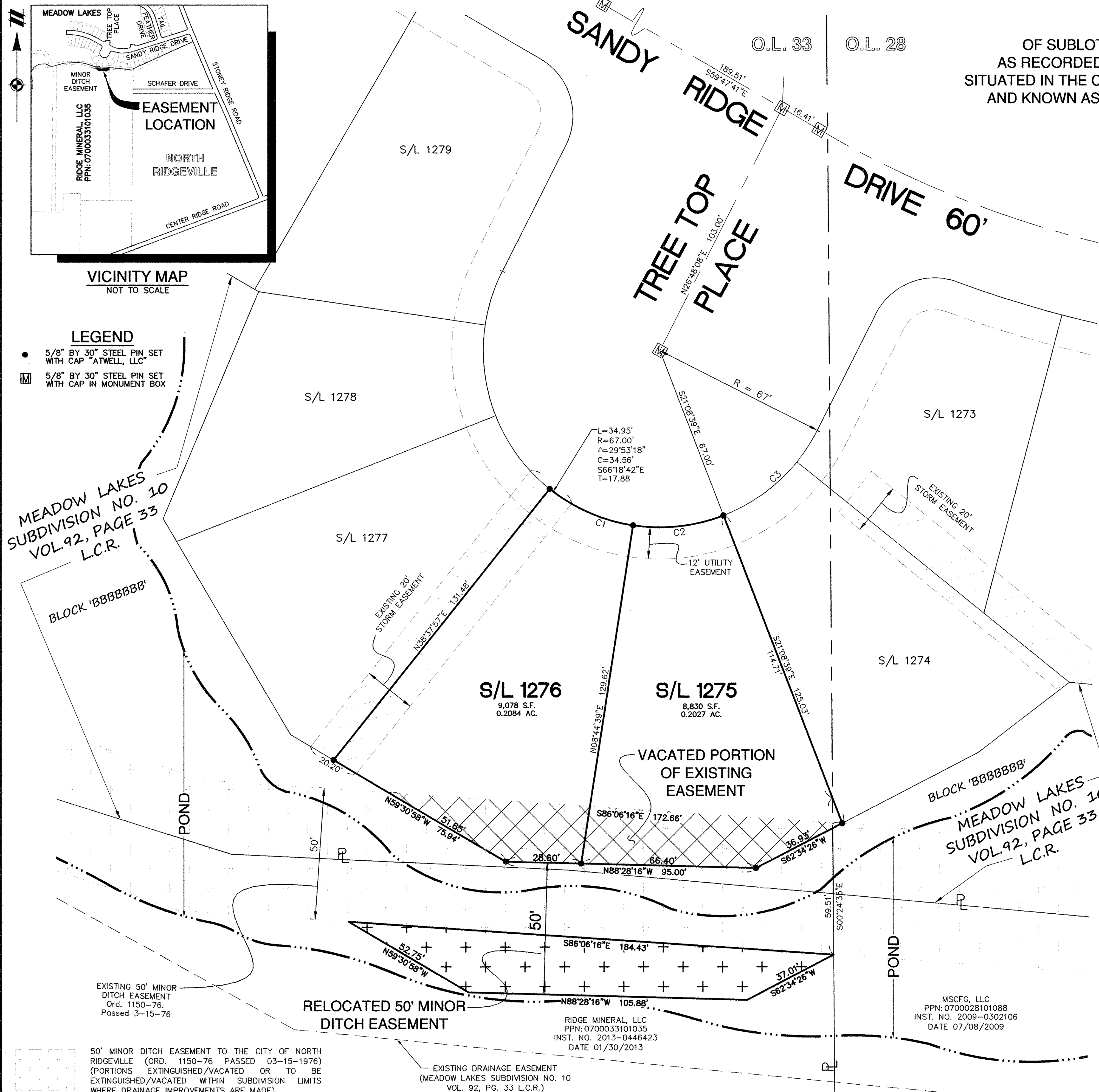
THIS SURVEY HAS BEEN PERFORMED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATION:

THIS REVISED PLAT SHOWN HEREON WAS COMPILED FROM THE ORIGINAL PLAT OF MEADOW LAKES SUBDIVISION NO. 13 AS RECORDED IN PLAT VOLUME 103, PAGES 583-585 OF THE LORAIN COUNTY RECORDS. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS SHOWN ARE BASED ON STATE PLAN, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. ALL MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

BY [Signature]
ALEX E. MARKS, P.S. 8616
DATE 8/30/2018

ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OHIO 44131
440.349.2000



LEGEND
● 5/8" BY 30" STEEL PIN SET WITH CAP "ATWELL, LLC"
■ 5/8" BY 30" STEEL PIN SET WITH CAP IN MONUMENT BOX

MEADOW LAKES SUBDIVISION NO. 10 VOL. 92, PAGE 33 L.C.R.
BLOCK 'BBBBBBB'

50' MINOR DITCH EASEMENT TO THE CITY OF NORTH RIDGEVILLE (ORD. 1150-76 PASSED 03-15-1976) (PORTIONS EXTINGUISHED/VACATED OR TO BE EXTINGUISHED/VACATED WITHIN SUBDIVISION LIMITS WHERE DRAINAGE IMPROVEMENTS ARE MADE)

CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	34.95'	67.00'	29°53'18"	S66°18'42"E	34.56'	17.88'
C2	34.95'	67.00'	29°53'18"	N83°48'00"E	34.56'	17.88'
C3	49.18'	67.00'	42°03'12"	N47°49'45"E	48.08'	25.75'

This easement has been examined and the Grantor has complied with Section 3.19.02 of the Revised Code.
FEE \$ 20
EXEMPT \$ 11/2/18
J. Craig Snodgrass, CPA, CGFM, County Auditor

Doc ID: 02071370001 Type: OFF
Kind: PLAT
Recorded: 11/13/2018 at 03:58:17 PM
Fee Amt: \$80.40 Page 1 of 1
Lorain County, Ohio
Judith H. Nedwick, County Recorder
File # 2018-0694878

MILLENNIUM TITLE AGENCY
24500 CENTER RIDGE ROAD
SUITE 395
WESTLAKE, OH 44145
Plot vol. 105
86

MSCFG, LLC
PPN: 0700028101088
INST. NO. 2009-0302106
DATE 07/08/2009

EXISTING 50' MINOR DITCH EASEMENT
Ord. 1150-76
Passed 3-15-76

RELOCATED 50' MINOR DITCH EASEMENT

EXISTING DRAINAGE EASEMENT
(MEADOW LAKES SUBDIVISION NO. 10
VOL. 92, PG. 33 L.C.R.)

RIDGE MINERALS, LLC
PPN: 0700033101035
INST. NO. 2013-0446423
DATE 01/30/2013

K:\15002035\AUDIT\AUDIT\15002035-01_P113-RE-PLAT.DWG 7/27/2018 10:32 AM LARAIN.MXD

CAD FILE: 15002035-01_P113-RE-PLAT.DWG