

NORTH RIDGE POINTE SUBDIVISION NO. 4

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS 29, 30, 31 AND 32

OWNERS CERTIFICATION AND ACCEPTANCE:

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS 29, 30, 31 AND 32 CONTAINING 21.9176 ACRES, OF WHICH 7.6496 ACRES LIE IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 29, 3.2017 ACRES LIE IN LOT 30, 3.4617 ACRES LIE IN LOT 31 AND 7.6046 ACRES LIE IN LOT 32.

THE UNDERSIGNED OWNER, NORTH RIDGE POINT, LTD, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS NORTH RIDGE POINTE SUBDIVISION NO. 4, A SUBDIVISION OF SUBLOTS 104 TO 148 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATES FOREVER TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE STREETS AND EASEMENTS 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 SUBLOTS AND STREETS ARE SHOWN 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.

NORTH RIDGE POINT, LTD

BY Day Smith
TITLE Managing Member

NOTARY:

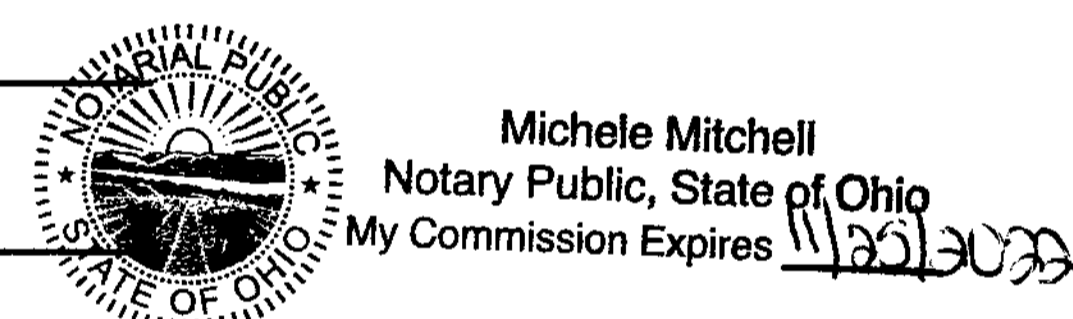
STATE OF OHIO
COUNTY OF Lorain

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF, NORTH RIDGE POINT, LTD, 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 1st DAY OF July, 2019

Michele Mitchell
NOTARY PUBLIC



MY COMMISSION EXPIRES: 11/22/2022

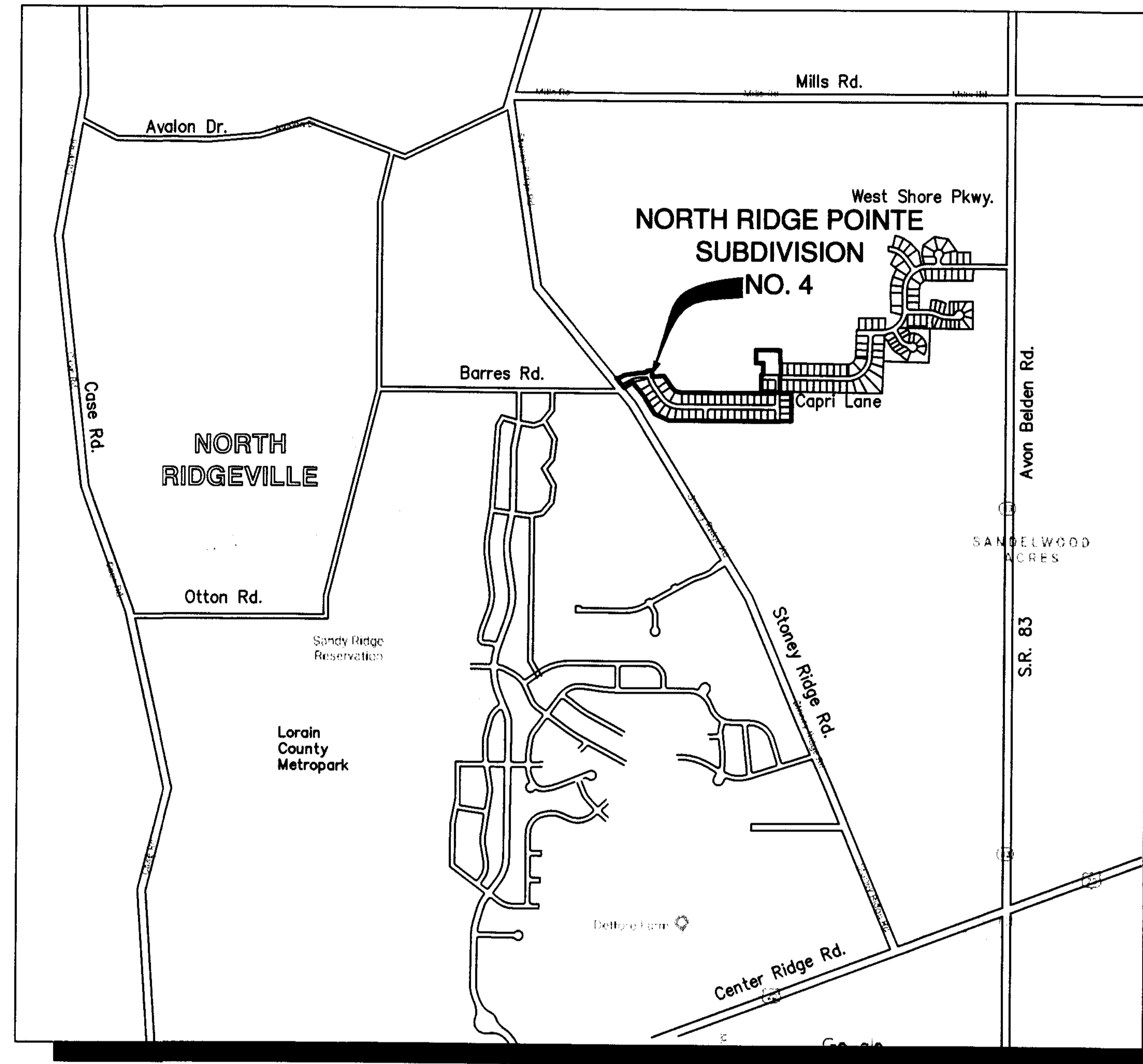
ACREAGE SUMMARY:

SUBDIVISION NO. 4

SUBLOTS	14.3037 Ac.
RIGHT-OF-WAY	5.3413 Ac.
BLOCK "J"	0.2743 Ac.
BLOCK "K"	1.9983 Ac.
TOTAL	21.9176 Ac.

TOTALS

SUBDIVISION NO. 4	21.9176 Ac.
REMAINDER "4A"	48.5633 Ac.
0.0690 IN O.L. 29	
26.5659 IN O.L. 30	
21.7406 IN O.L. 31	
0.1878 IN O.L. 32	
REMAINDER "4B"	20.5630 Ac.
14.1162 IN O.L. 29	
6.4468 IN O.L. 32	
TOTAL	91.0439 Ac.



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS:

- COVER SHEET
- OVERALL
- SUBLOTS 120 TO 127
- SUBLOTS 112 TO 119
- SUBLOTS 128 TO 136
- SUBLOTS 104 TO 111
- SUBLOTS 137 TO 148

LOT NUMBERS:

NORTH RIDGE POINTE SUBDIVISION NO. 4
CONTAINS 45 LOTS NUMBERED 104 TO 148 INCLUSIVE

UTILITY EASEMENTS:

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO UTILITIES SPECIFICALLY INCLUDING BUT NOT LIMITED TO:

THE CITY OF NORTH RIDGEVILLE, OHIO EDISON, WINDSTREAM ENGINEERING, TIME WARNER CABLE, THE CITY OF AVON LAKE UTILITIES AND COLUMBIA GAS, 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 GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS SERVICE 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 THEREOF, 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, GAS SERVICE 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 PROPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

THE PROPOSED 20 FOOT WIDE STORM SEWER EASEMENTS ARE DEDICATED TO THE CITY OF NORTH RIDGEVILLE FOR EMERGENCY PURPOSES FOR MAINTENANCE OF THE STORM SEWER SYSTEM.

GRANTOR / OWNER / DEVELOPER:

NORTH RIDGE POINT, LTD
36715 AVALON COURT
AVON, OH 44011
PHONE: 216.659.0903
CONTACT: GARY SMITEK

APPROVALS:

CITY ENGINEER:

THIS PLAT IS APPROVED BY THE CITY ENGINEER OF THE CITY OF NORTH RIDGEVILLE

THIS 20th DAY OF September, 2019

David Foster, P.E.
CITY ENGINEER

CITY COUNCIL:

THIS PLAT IS APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE

THIS 3rd DAY OF September, 2019

David Millard
MAYOR

PLANNING COMMISSION:

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE

THIS THIRTIETH DAY OF AUGUST, 2019

Janet Vetter
CITY PLANNING COMMISSION CHAIRPERSON
(OR RESPONSIBLE OFFICIAL)

Doc ID: 021908050006 Type: OFF
Kind: PLAT
Recorded: 09/24/2019 at 11:45:07 AM
Fee Amt: \$432.00 Page 1 of 6
Lorain County, Ohio
Judith M Medwick County Recorder
File #2019-0731540

OLD REPUBLIC NATIONAL TITLE
INSURANCE CO
160 CLEVELAND STREET
ELYRIA, OH 44035
Plat Vol 107
Pgs 5, 6, 7, 8, and 9

TRANSFERRED

IN COMPLIANCE WITH SEC. 3702
OHIO REV. CODE

SEP 24 2019

J. CRAIG SMITH, CFA, CGFM
LORAIN COUNTY AUDITOR

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 IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED NORTH RIDGE POINTE SUBDIVISION NO. 4, AS SHOWN HEREON AND CONTAINING 91.0439 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOTS 29, 30, 31 AND 32 IN THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED AS "•" OR "■", IRON PIN MONUMENTS HAVE OR WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES. BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN ANY TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Alex E. Marks
ALEX E. MARKS, P.S. 8616

9/6/2019
DATE

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



811

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 OCCASIONED 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 EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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INDEPENDENCE, OHIO 44131
440.349.2000



ORIGINAL RIDGEVILLE TOWNSHIP
LOTS 29, 30, 31 AND 32
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

NORTH RIDGE POINT, LTD
NORTH RIDGE POINTE
SUBDIVISION NO. 4
COVER SHEET

CLIENT
DATE 3/23/2018

2018.05.16 REVISIONS PER COMMENTS
2018.06.05 PER CITY SUBMITTAL #2
2018.08.29 REVISIONS PER COMMENTS

REVISIONS

DR. LAR CH. MS
P.M. A. MARKS
BOOK
JOB 17003266
SHEET NO.

1 of 5

LINE #	BEARING	LENGTH
L1	N89°59'41"W	269.00'
L2	N89°59'41"W	64.88'
L3	N89°59'41"W	204.12'
L4	S0°27'11"E	134.50'
L5	S1°20'37"W	186.63'
L6	N0°42'31"W	152.31'
L7	N89°17'29"E	30.37'
L8	N0°42'31"W	60.00'
L9	N2°10'07"E	276.86'
L10	N87°49'53"W	151.00'
L11	S87°49'53"E	152.08'
L12	N0°52'48"E	152.08'
L13	S0°52'48"W	151.00'
L14	N0°52'48"E	151.00'
L15	S89°07'12"E	10.00'
L16	N0°52'48"E	236.00'

LINE #	BEARING	LENGTH
L17	N89°07'12"W	150.45'
L18	S0°40'38"E	352.87'
L19	S89°14'38"W	151.00'
L20	S0°40'38"E	1.17'
L21	S89°19'22"W	60.00'
L22	S64°56'51"E	210.29'
L23	S58°30'29"W	159.50'
L24	S31°29'31"E	256.49'
L25	S38°51'35"E	241.07'
L26	N54°12'47"E	161.12'
L27	N54°12'47"E	111.01'
L28	S54°12'47"W	50.11'
L29	S39°34'55"E	142.17'
L30	S39°34'55"E	142.17'
L31	N60°27'34"E	42.25'
L32	N81°30'12"E	105.36'
L33	S89°59'35"E	60.00'

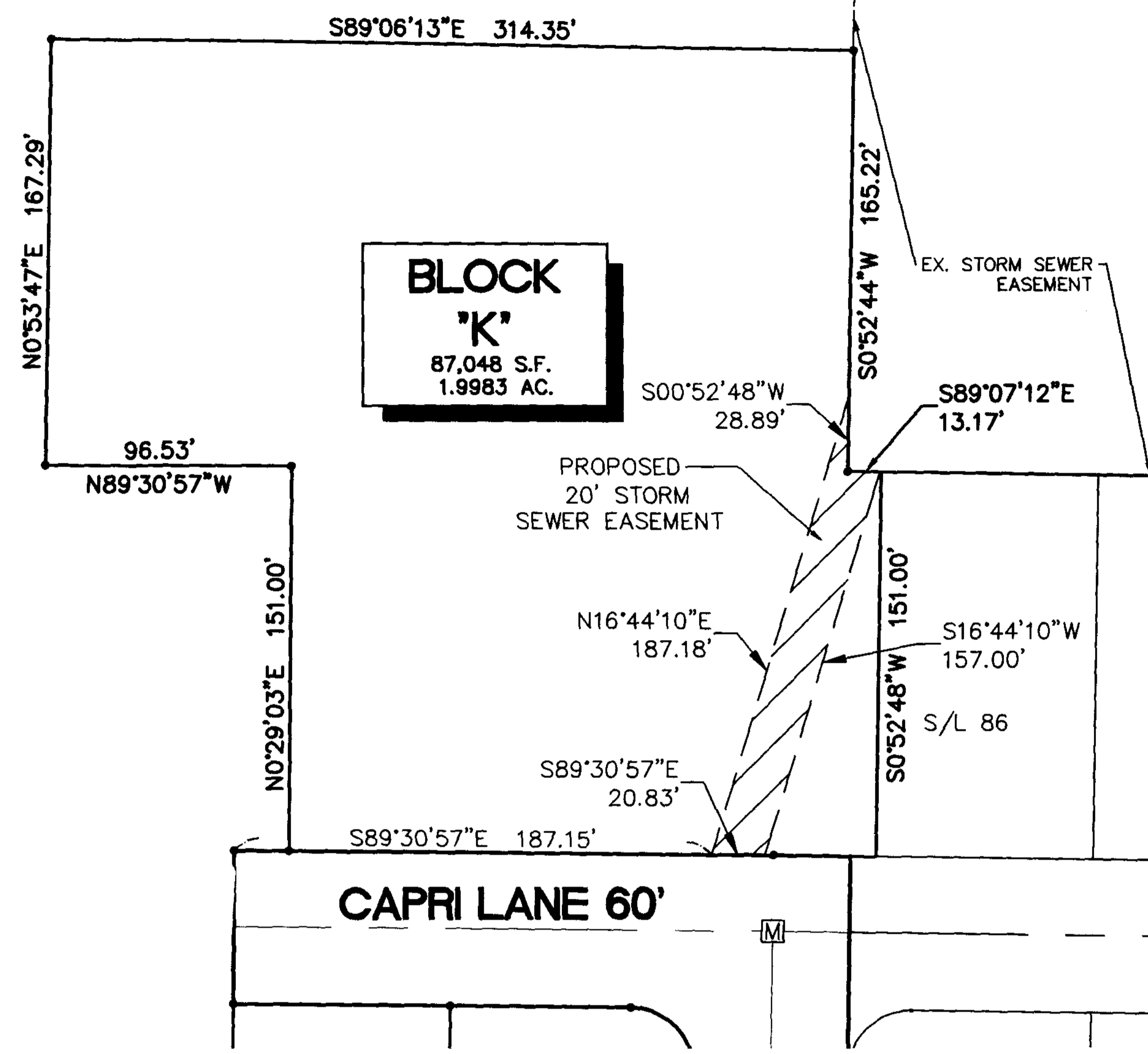
LINE #	BEARING	LENGTH
L36	N0°00'25"E	28.61'
L37	S81°02'34"W	149.03'
L38	S34°27'13"E	163.75'
L39	S41°42'11"E	85.00'
L40	S80°12'18"E	85.00'
L41	S0°52'48"W	22.75'
L42	S89°30'57"E	180.00'
L43	N0°29'03"E	211.00'
L44	S89°30'57"E	21.45'
L45	N0°29'03"E	151.00'
L46	N89°30'57"W	96.53'
L47	N0°53'47"E	167.29'
L48	S89°06'13"E	314.35'
L49	S0°52'44"W	165.22'
L50	S89°07'12"E	13.17'
L51	N85°55'05"E	100.44'

CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	20.01'	260.00'	4°24'38"	N88°40'27"E	20.01'	10.01'
C2	128.54'	109.00'	67°34'01"	N46°31'27"E	121.22'	72.92'
C3	20.01'	260.00'	4°24'38"	N4°22'28"E	20.01'	10.01'
C9	34.89'	25.00'	79°57'31"	S79°33'40"E	32.13'	20.96'
C10	59.62'	167.00'	20°27'22"	N71°17'57"E	59.31'	30.13'
C11	34.67'	450.00'	4°24'53"	N83°42'39"E	34.66'	17.35'
C12	37.49'	25.00'	85°54'40"	N42°57'45"E	34.07'	23.28'
C30	63.31'	260.00'	13°57'03"	S6°58'06"E	63.15'	31.81'

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 POINT HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING AND CONTROLLING THE AREAS. NO IMPROVEMENTS SHALL BE PERMITTED WITHIN SAID EASEMENT AREAS. CONTROL OF NUISANCE VEGETATION, OR ANY OTHER MANIPULATION WITHIN THE CONSERVATION AREAS, SHALL ONLY OCCUR AFTER APPROVAL FROM THE CORPS OF ENGINEERS THAT SUCH MANAGEMENT PRACTICES ARE NECESSARY TO ENSURE THE LONG-TERM SUCCESS OF THE CONSERVATION AREAS.

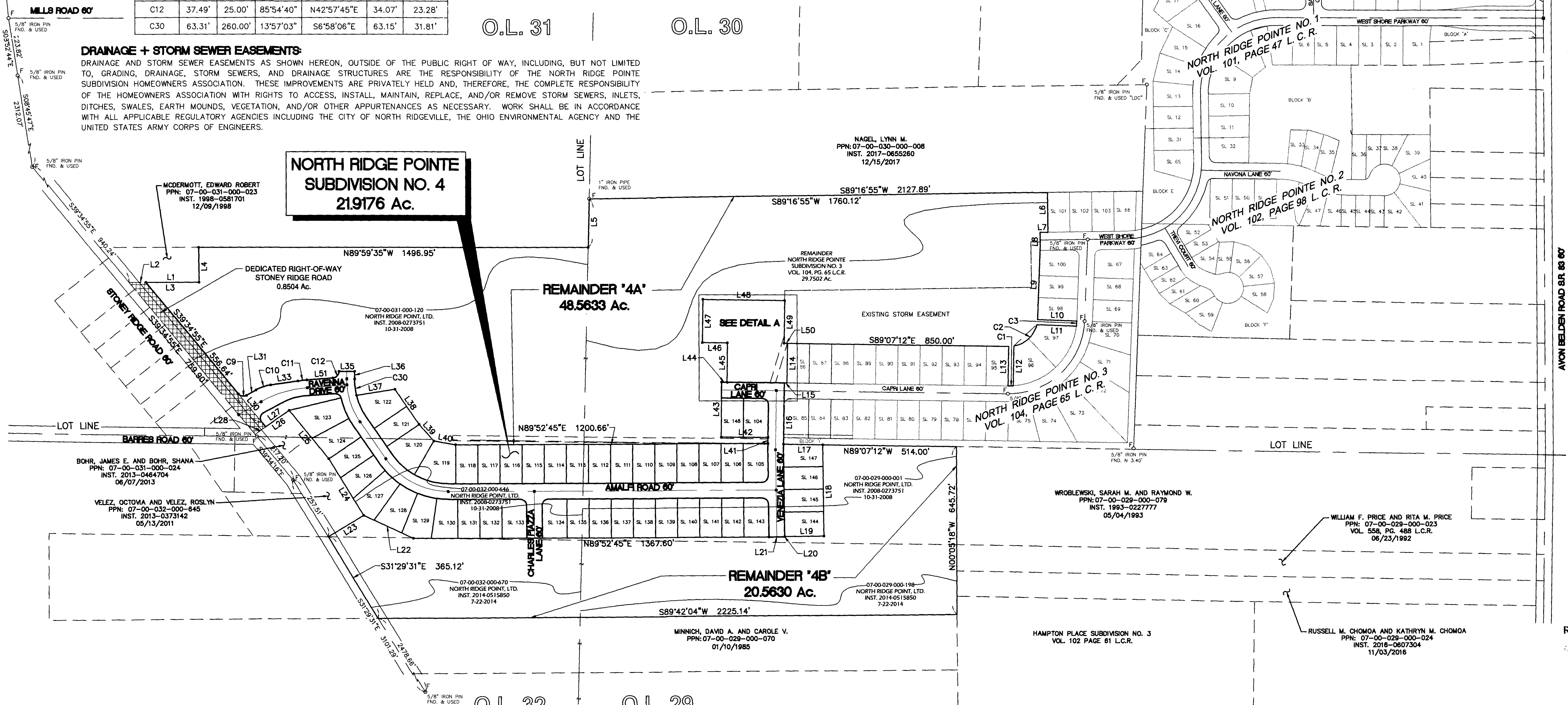
DETAIL A



LEGEND			
●	5/8" BY 30" IRON PIN SET WITH CAP "ATWELL"	CALC.	CALCULATED
■	5/8" BY 30" IRON PIN SET WITH CAP IN MONUMENT BOX	OBS.	OBSERVED
□	MONUMENT BOX FOUND	REC.	RECORD
○	MONUMENTATION FOUND AS NOTED AND SHOWN	S.F.	SQUARE FEET
○	ACRES	AC.	ACRES
○	VOLUME	VOL.	VOLUME
—	CENTERLINE	PG.	PAGE
—	BUILDING SETBACK LINE	CL.	CENTERLINE
—	UTILITY EASEMENT	R/W	RIGHT OF WAY
—	EXISTING PROPERTY LINE	PPN	PERMANENT PARCEL NUMBER
▨	PROPOSED EASEMENT	INST.	INSTRUMENT NUMBER
▩	PROPOSED RIGHT-OF-WAY DEDICATION		

DRAINAGE + STORM SEWER EASEMENTS:

DRAINAGE AND STORM SEWER EASEMENTS AS SHOWN HEREON, OUTSIDE OF THE PUBLIC RIGHT OF WAY, INCLUDING, BUT NOT LIMITED TO, GRADING, DRAINAGE, STORM SEWERS, AND DRAINAGE STRUCTURES ARE THE RESPONSIBILITY OF THE NORTH RIDGE POINT SUBDIVISION HOMEOWNERS ASSOCIATION. THESE IMPROVEMENTS ARE PRIVATELY HELD AND, THEREFORE, THE COMPLETE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH RIGHTS TO ACCESS, INSTALL, MAINTAIN, REPLACE, AND/OR REMOVE STORM SEWERS, INLETS, DITCHES, SWALES, EARTH MOUNDS, VEGETATION, AND/OR OTHER APPURTENANCES AS NECESSARY. WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES INCLUDING THE CITY OF NORTH RIDGEVILLE, THE OHIO ENVIRONMENTAL AGENCY AND THE UNITED STATES ARMY CORPS OF ENGINEERS.



811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. 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 OCCASIONED 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 EXPECTED TO ASSURE ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ORIGINAL RIDGEVILLE TOWNSHIP
LOTS 29, 30, 31 AND 32
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

NORTH RIDGE POINT, LTD
NORTH RIDGE POINT SUBDIVISION NO. 4
OVERALL

CLIENT: NORTH RIDGE POINT, LTD
DATE: 3/23/2018

2016.05.18 REVISION PER COMMENTS
2016.06.08 REVISION PER COMMENTS
2016.07.28 SUBMITTAL #3
2016.08.28 REVISION PER COMMENTS
2016.08.27 REVISION DRAINAGE EASEMENTS

REVISIONS

SCALE 0 100 200
1" = 200 FEET

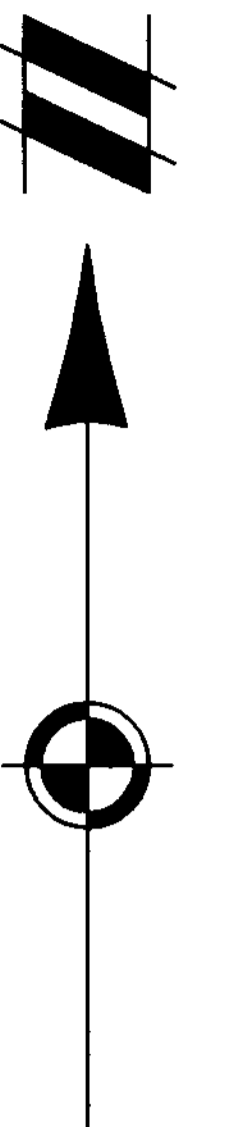
DR. LAR CH. MS
P.M. A. MARKS
BOOK
JOB 17003266
SHEET NO. 2 of 5

CAD FILE: 17003266-01_PRC.DWG

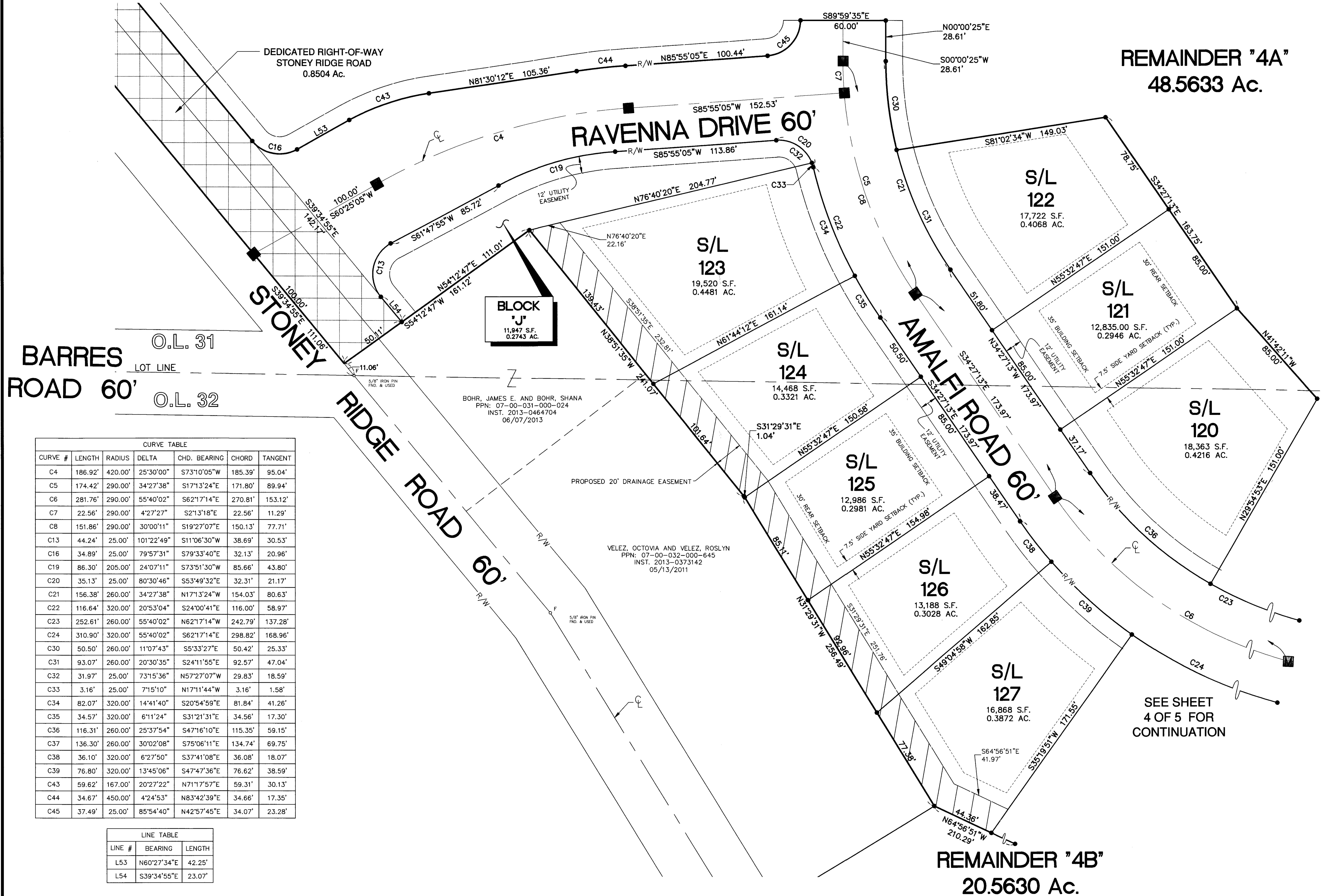
NORTH RIDGE POINTE SUBDIVISION NO. 4

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS 29, 30, 31 AND 32

SEE SHEET 2 FOR LEGEND



811
Know what's below.
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NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. WHETHER THE OWNER OR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
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BARRES ROAD 60'
O.L. 31
O.L. 32

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	TANGENT
C4	186.92'	420.00'	25°30'00"	S73°10'05"W	185.39'
C5	174.42'	290.00'	34°27'38"	S17°13'24"E	171.80'
C6	281.76'	290.00'	55°40'02"	S62°17'14"E	270.81'
C7	22.56'	290.00'	4°27'27"	S2°13'18"E	22.56'
C8	151.86'	290.00'	30°00'11"	S19°27'07"E	150.13'
C13	44.24'	25.00'	101°22'49"	S11°06'30"W	38.69'
C16	34.89'	25.00'	79°57'31"	S79°33'40"E	32.13'
C19	86.30'	205.00'	24°07'11"	S73°51'30"W	85.66'
C20	35.13'	25.00'	80°30'46"	S53°49'32"E	32.31'
C21	156.38'	260.00'	34°27'38"	N17°13'24"W	154.03'
C22	116.64'	320.00'	20°53'04"	S24°00'41"E	116.00'
C23	252.61'	260.00'	55°40'02"	N62°17'14"W	242.79'
C24	310.90'	320.00'	55°40'02"	S62°17'14"E	298.82'
C30	50.50'	260.00'	11°07'43"	S5°33'27"E	50.42'
C31	93.07'	260.00'	20°30'35"	S24°11'55"E	92.57'
C32	31.97'	25.00'	73°15'36"	N57°27'07"W	29.83'
C33	3.16'	25.00'	7°15'10"	N17°11'44"W	3.16'
C34	82.07'	320.00'	14°41'40"	S20°54'59"E	81.84'
C35	34.57'	320.00'	6°11'24"	S31°21'31"E	34.56'
C36	116.31'	260.00'	25°37'54"	S47°16'10"E	115.35'
C37	136.30'	260.00'	30°02'08"	S75°06'11"E	134.74'
C38	36.10'	320.00'	6°27'50"	S37°41'08"E	36.08'
C39	76.80'	320.00'	13°45'06"	S47°47'36"E	76.62'
C43	59.62'	167.00'	20°27'22"	N71°17'57"E	59.31'
C44	34.67'	450.00'	4°24'53"	N83°42'39"E	34.66'
C45	37.49'	25.00'	85°54'40"	N42°57'45"E	34.07'

LINE TABLE		
LINE #	BEARING	LENGTH
L53	N60°27'34"E	42.25'
L54	S39°34'55"E	23.07'

BOHR, JAMES E. AND BOHR, SHANA
PPN: 07-00-031-000-024
INST. 2013-0464704
06/07/2013

VELEZ, OCTOVIA AND VELEZ, ROSLYN
PPN: 07-00-032-000-645
INST. 2013-0373142
05/13/2011

REMAINDER "4A"
48.5633 Ac.

REMAINDER "4B"
20.5630 Ac.

SEE SHEET 4 OF 5 FOR CONTINUATION



ORIGINAL RIDGEVILLE TOWNSHIP
LOTS 29, 30, 31 AND 32
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

NORTH RIDGE POINTE, LTD
NORTH RIDGE POINTE
SUBDIVISION NO. 4
SUBLOTS 120 - 127

CLIENT
DATE 3/23/2018
2018.05.16 REVISIONS PER COMMENTS
2018.06.08 PER CITY SUBMITTAL #3
2018.06.28 REVISIONS PER COMMENTS
2018.08.27 REVISIONS PER COMMENTS

REVISIONS
SCALE 0 15 30
1" = 30 FEET
DR. LAR CH. MS
P.M. A. MARKS
BOOK
JOB 17003266
SHEET NO. 3 of 5

NORTH RIDGE POINTE SUBDIVISION NO. 4

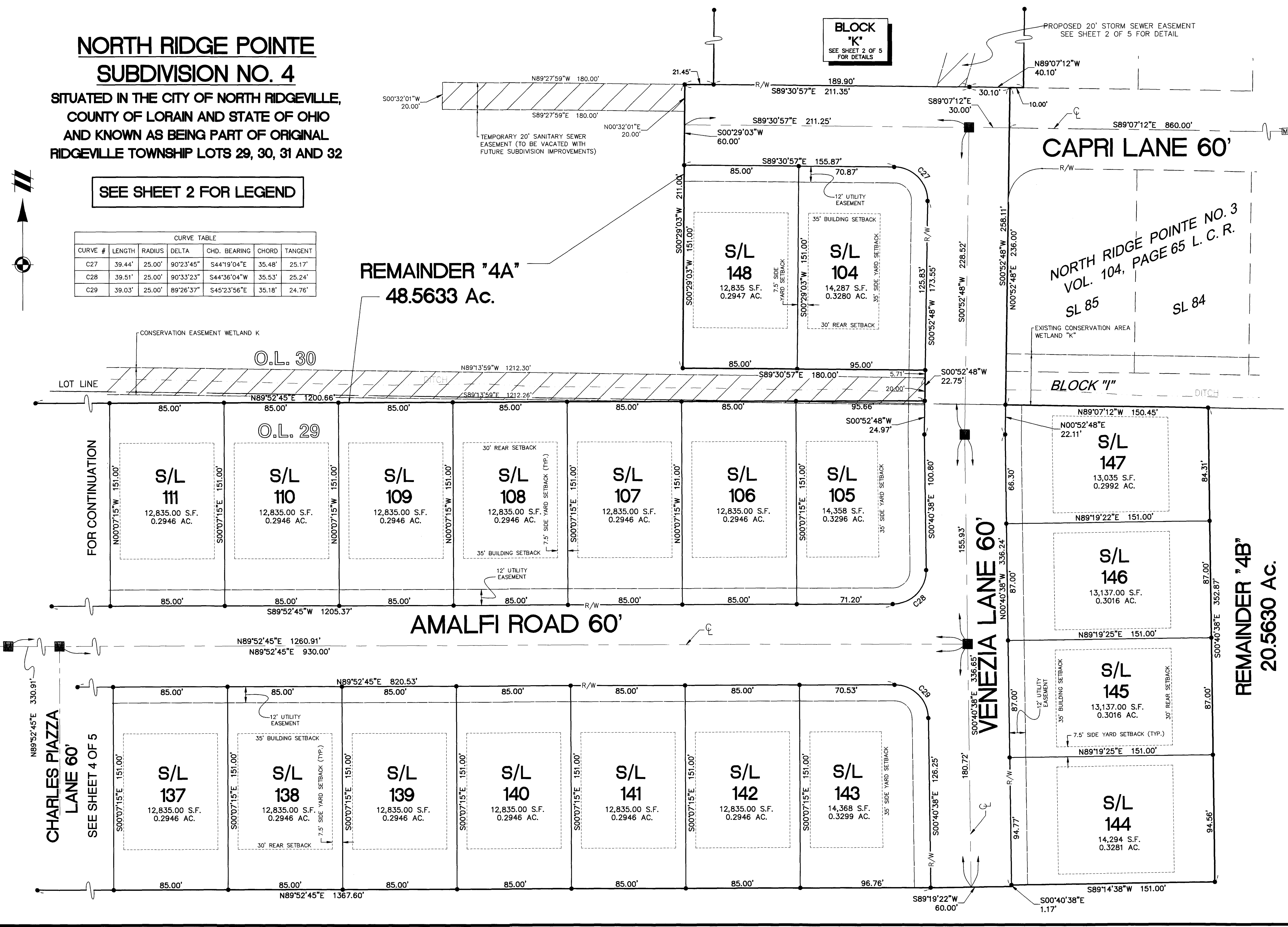
SITUATED IN THE CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL
RIDGEVILLE TOWNSHIP LOTS 29, 30, 31 AND 32

SEE SHEET 2 FOR LEGEND

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C27	39.44'	25.00'	90°23'45"	S44°19'04"E	35.48'	25.17'
C28	39.51'	25.00'	90°33'23"	S44°36'04"W	35.53'	25.24'
C29	39.03'	25.00'	89°26'37"	S45°23'56"E	35.18'	24.76'

REMAINDER "4A"
48.5633 Ac.

REMAINDER "4B"
20.5630 AC.



BLOCK "K"
SEE SHEET 2 OF 5 FOR DETAILS

PROPOSED 20' STORM SEWER EASEMENT
SEE SHEET 2 OF 5 FOR DETAIL

TEMPORARY 20' SANITARY SEWER EASEMENT
(TO BE VACATED WITH FUTURE SUBDIVISION IMPROVEMENTS)

CONSERVATION EASEMENT WETLAND K

EXISTING CONSERVATION AREA WETLAND "K"

Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. 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 OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PREPARE ANY AND ALL UNDERGROUND UTILITIES.

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

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440.346.2000

<p>CLIENT</p> <p>NORTH RIDGE POINTE, LTD NORTH RIDGE POINTE SUBDIVISION NO. 4 SUBLOTS 104 - 111 SUBLOTS 137 - 148</p>	<p>ORIGINAL RIDGEVILLE TOWNSHIP LOTS 29, 30, 31 AND 32 CITY OF NORTH RIDGEVILLE LORAIN COUNTY, OHIO</p>															
<p>DATE</p> <p>3/23/2018</p>																
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>2018.03.16</td> <td>REVISIONS PER COMMENTS</td> </tr> <tr> <td>02</td> <td>2018.06.08</td> <td>PER CITY SUBMITTAL #3</td> </tr> <tr> <td>03</td> <td>2018.05.28</td> <td>REVISIONS PER COMMENTS</td> </tr> <tr> <td>04</td> <td>2019.08.27</td> <td>REVISED DRAINAGE EASEMENTS</td> </tr> </tbody> </table>		NO.	DATE	REVISIONS	01	2018.03.16	REVISIONS PER COMMENTS	02	2018.06.08	PER CITY SUBMITTAL #3	03	2018.05.28	REVISIONS PER COMMENTS	04	2019.08.27	REVISED DRAINAGE EASEMENTS
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<p>SCALE</p> <p>1" = 30 FEET</p>																
<p>DR. LAR CH. MS</p> <p>P.M. A. MARKS</p> <p>BOOK</p> <p>JOB 17003266</p> <p>SHEET NO. 5 of 5</p>																

CAD FILE: 17003266P-01_P14.DWG

