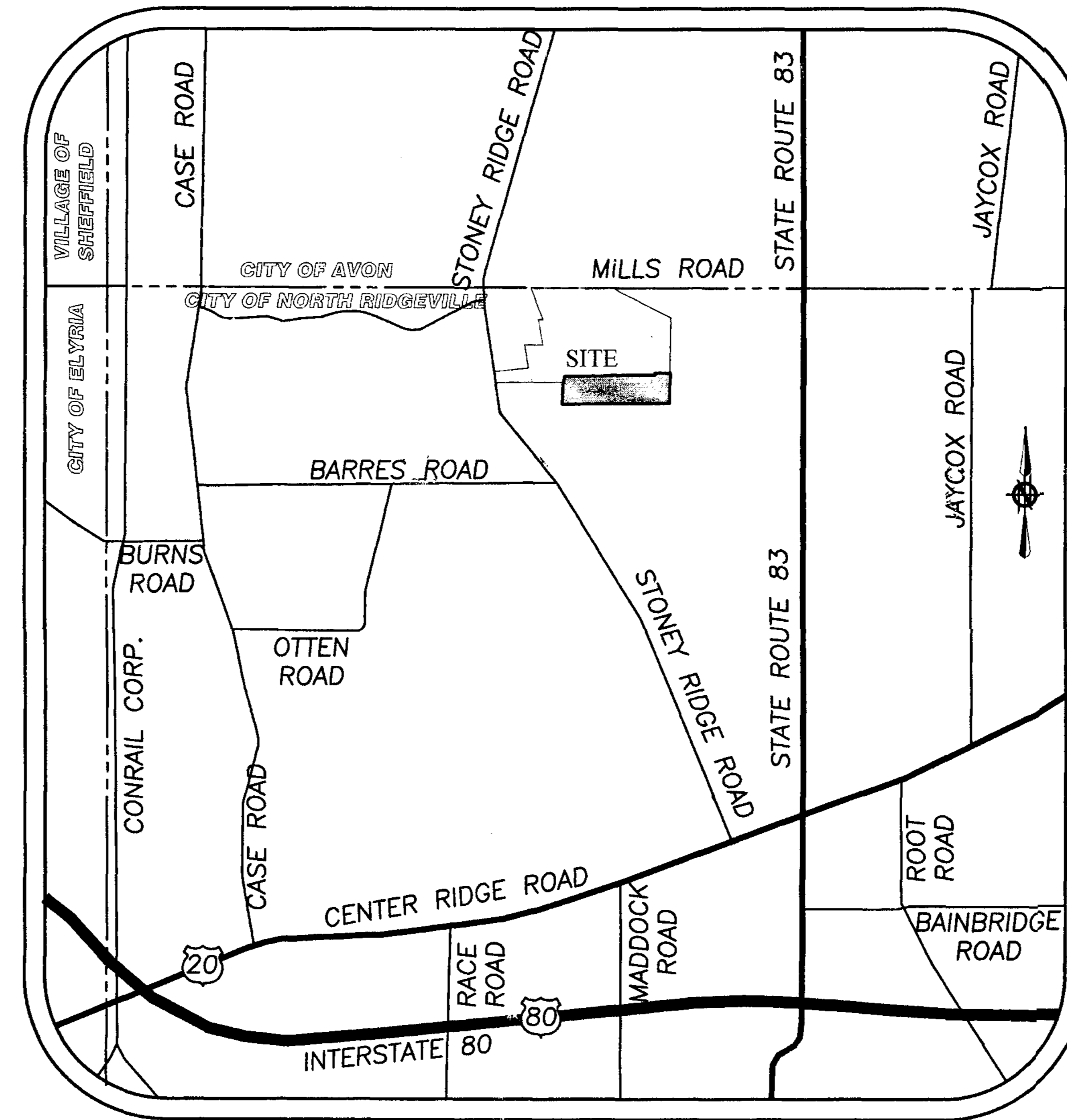


# MILLRIDGE SUBDIVISION NUMBER 3

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 3" A SUBDIVISION OF LOTS 84 TO 110 AND BLOCKS "I" AND "J", 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 27 DAY OF June, 2019.

OWNER: Mill Ridge Subdivision, LLC

*[Signature]*  
Managing Member

WITNESS

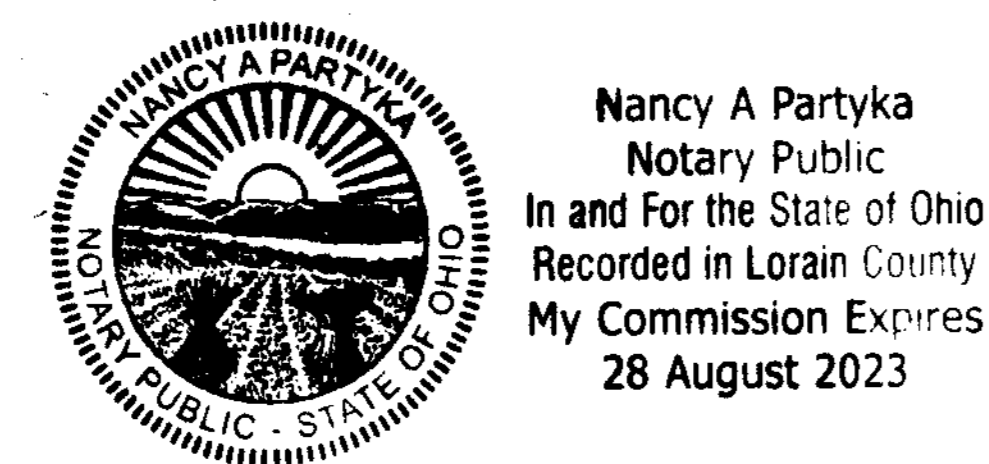
*[Signature]*  
*[Signature]*

### NOTARIAL SEAL

STATE OF OHIO }  
                  SS }  
COUNTY OF LORAIN }  
ON THIS 27th DAY OF June, 2019 BEFORE ME PERSONALLY APPEARED John T. O'Neill,  
AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS (THEIR) FREE ACT AND DEED FOR THE  
PURPOSES HEREON MENTIONED.

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

*[Signature]*  
NOTARY PUBLIC IN AND FOR LORAIN COUNTY, OHIO  
MY COMMISSION EXPIRES: Aug 28, 2023



### 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:

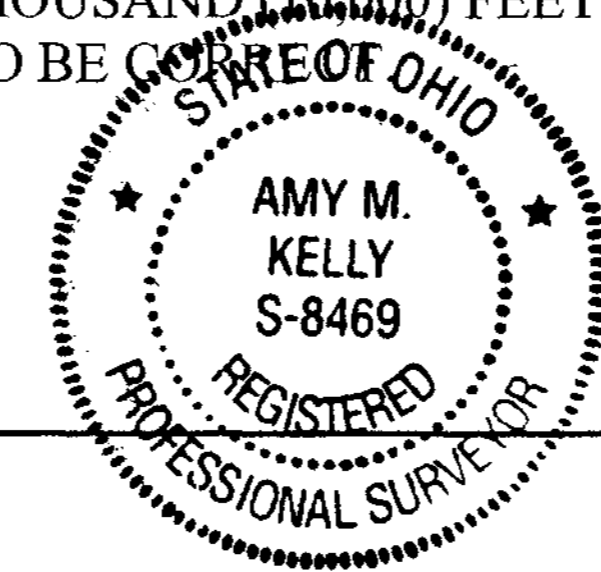
*[Signature]*  
MANAGING MEMBER  
MILL RIDGE SUBDIVISION, LLC  
38642 CENTER RIDGE RD.  
NORTH RIDGEVILLE, OHIO 44039

6/27/19  
DATE

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "MILLRIDGE SUBDIVISION NUMBER 3" AS SHOWN HEREON AND CONTAINING 11.9642 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 OHIO

*[Signature]*  
AMY M. KELLY, P.S.  
REGISTERED OHIO SURVEYOR NO. 8469



### PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE CITY OF NORTH RIDGEVILLE, OHIO THIS 21st DAY OF August, 2019.

*[Signature]*  
SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION - GUY M. FURSDON

### MAYOR

APPROVED THIS 29th DAY OF AUGUST, 2019

*[Signature]*  
MAYOR - G. DAVID GILLOCK

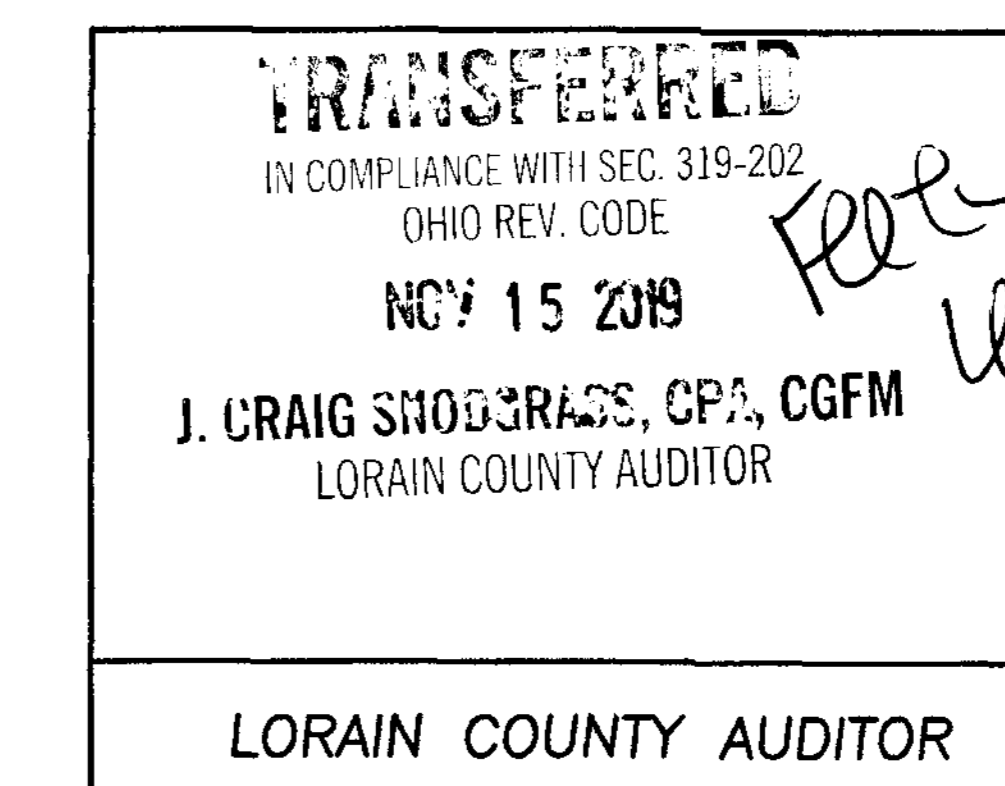
### CITY ENGINEER

APPROVED THIS 9th DAY OF October, 2019.

*[Signature]*, P.E.  
CITY ENGINEER - DANIEL A. RODRIGUEZ, P.E.

### ACREAGE SUMMARY

9.0138 ACRES IN SUBLOTS 84-110
2.1731 ACRES IN PROPOSED RIGHT-OF-WAY
0.7773 ACRES IN BLOCKS "I" AND "J"
11.9642 AC. TOTAL



MILL RIDGE SUBDIVISION LLC  
Plat vol. 107  
Pgs. 31, 32, 33, 34

DATE	BY	DESCRIPTION
04-06-2018	AMK	ISSUE FOR PRELIMINARY REVIEW

DRAWN BY: SJM

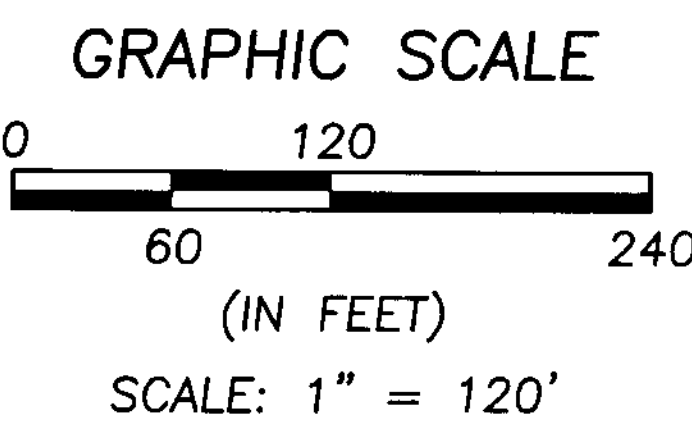
CHECKED BY: AMK

**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 3  
PLAT  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,



**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 PIN FOUND & USED FOR LINE 29.78' (SOUTH)

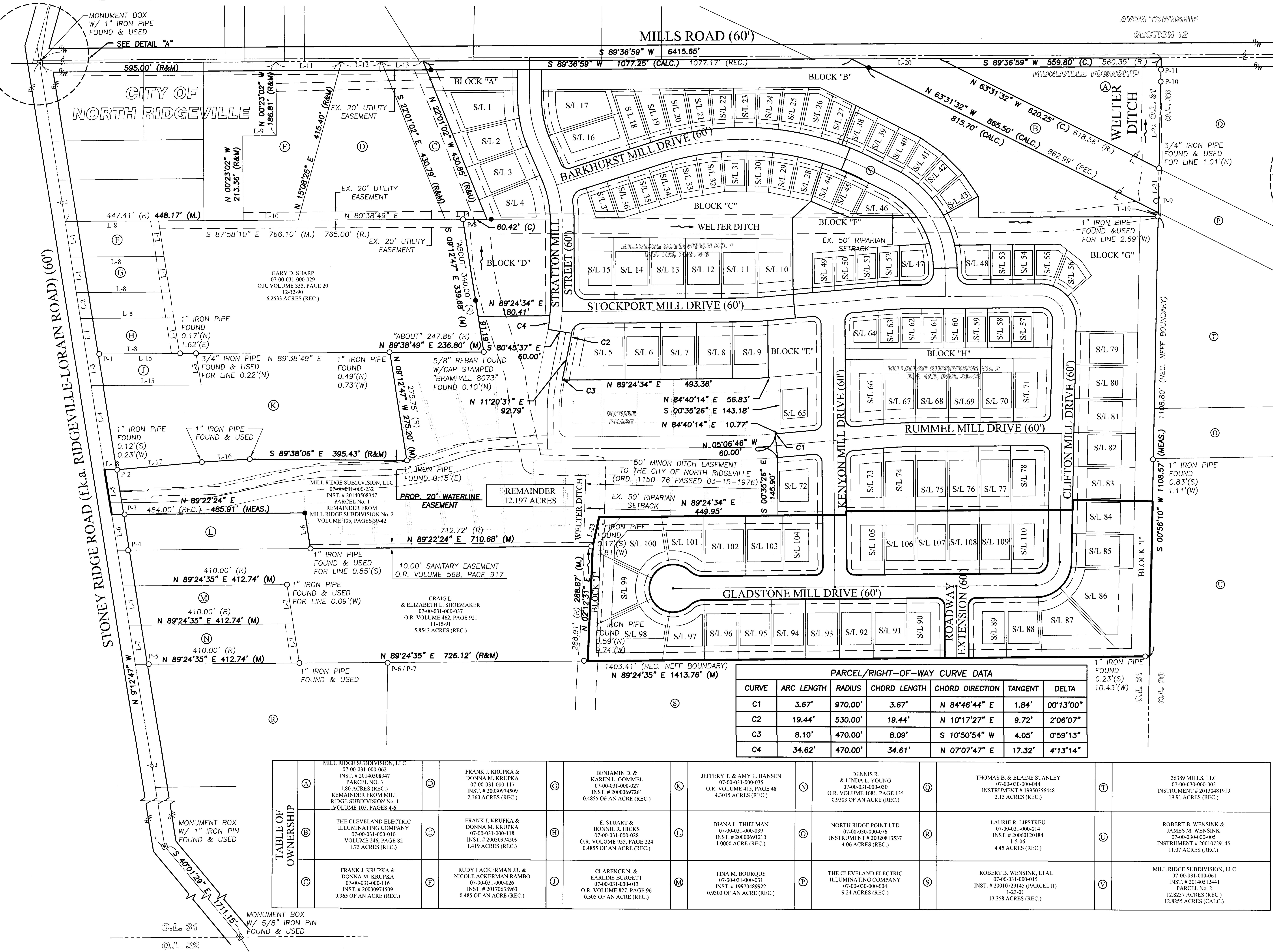
**LEGEND**

- 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
- 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.)
L-23	N 11°58'26" E	75.28'			

**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. IN NOVEMBER OF 2016



**PARCEL/RIGHT-OF-WAY CURVE DATA**

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	3.67'	970.00'	3.67'	N 84°46'44" E	1.84'	00°13'00"
C2	19.44'	530.00'	19.44'	N 10°17'27" E	9.72'	2°06'07"
C3	8.10'	470.00'	8.09'	S 10°50'54" W	4.05'	0°59'13"
C4	34.62'	470.00'	34.61'	N 07°07'47" E	17.32'	4°13'14"

**TABLE OF OWNERSHIP**

OWNER	ADDRESS	ADDRESS	ADDRESS	ADDRESS	ADDRESS	ADDRESS	ADDRESS	ADDRESS	ADDRESS	ADDRESS
MILL RIDGE SUBDIVISION, LLC	FRANK J. KRUPKA & DONNA M. KRUPKA	BENJAMIN D. & LINDA L. GOMMEL	JEFFERY J. & AMY L. HANSEN	DENNIS R. & LINDA L. YOUNG	THOMAS B. & ELAINE STANLEY	36389 MILLS, LLC				
THE CLEVELAND ELECTRIC ILLUMINATING COMPANY	FRANK J. KRUPKA & DONNA M. KRUPKA	E. STUART & BONNIE R. HICKS	DIANA L. THIELMAN	NORTH RIDGE POINT LTD	LAURIE R. LIPSTREU	ROBERT B. WENSINK & JAMES M. WENSINK				
FRANK J. KRUPKA & DONNA M. KRUPKA	RUDY J. ACKERMAN JR. & NICOLE ACKERMAN RAMBO	CLARENCE N. & EARLINE BURGETT	TINA M. BOUROQUE	THE CLEVELAND ELECTRIC ILLUMINATING COMPANY	ROBERT B. WENSINK, ETAL	MILL RIDGE SUBDIVISION, LLC				

**REVISION**

DATE	BY	DESCRIPTION
04-06-2018	AMK	ISSUE FOR PRELIMINARY REVIEW
11-06-2019	AMK	UPDATED PER COUNTY COMMENTS

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

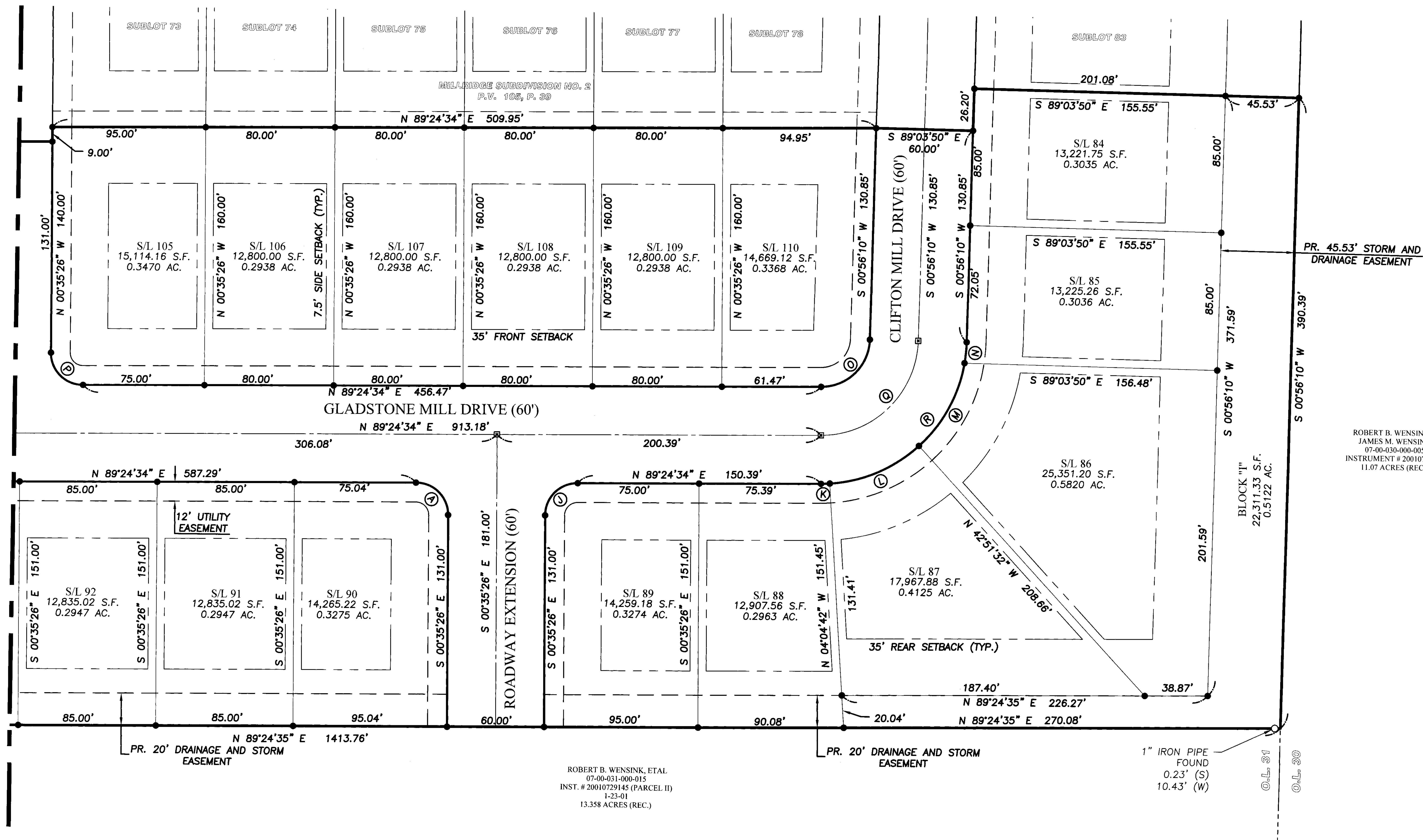
PREPARED FOR:  
 MILL RIDGE SUBDIVISION, LLC  
 38642 CENTER RIDGE ROAD  
 NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION NUMBER 3  
 PLAT - OVERALL  
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
 STATE OF OHIO

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

C:\Users\jshapiro\Desktop\15168133747\_4 Mill Ridge Phase 3 Subdivision Plat.dwg, Plotted: Nov 06, 2019 - 7:59am

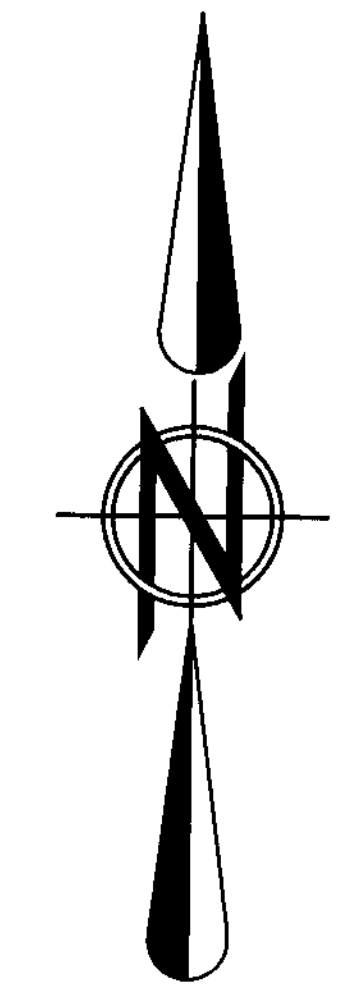
FOR CONTINUATION - SEE SHEET 4



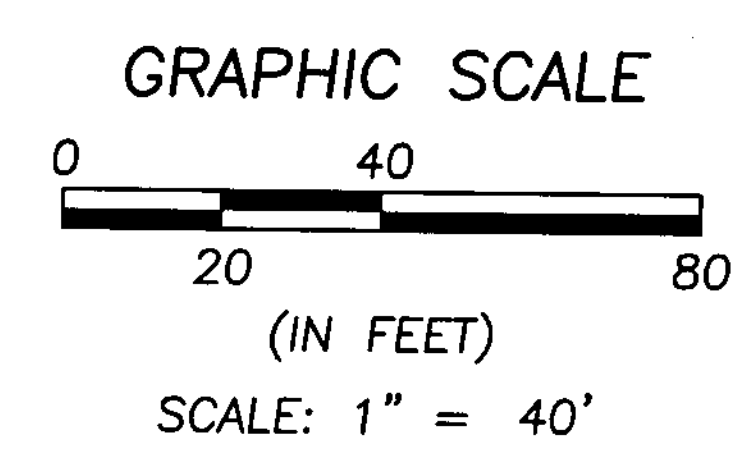
PARCEL CURVE DATA						
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
A	31.42'	20.00'	28.28'	N 45°35'26" W	20.00'	90°00'00"
J	31.42'	20.00'	28.28'	S 44°24'34" W	20.00'	90°00'00"
K	5.48'	90.00'	5.48'	N 87°39'56" E	2.74'	03°29'16"
L	60.92'	90.00'	59.76'	N 66°31'53" E	31.68'	38°46'50"
M	59.59'	90.00'	58.50'	N 28°10'26" E	30.93'	37°56'04"
N	12.99'	90.00'	12.98'	N 05°04'18" E	6.51'	08°16'14"
O	46.33'	30.00'	41.86'	N 45°10'22" E	29.21'	88°28'24"
P	31.42'	20.00'	28.28'	S 45°35'26" E	20.00'	90°00'00"
Q	92.65'	60.00'	83.72'	N 45°10'22" E	58.42'	88°28'24"
R	138.97'	90.00'	125.57'	N 45°10'22" E	87.63'	88°28'24"

ROBERT B. WENSINK &  
JAMES M. WENSINK  
07-00-030-000-005  
INSTRUMENT # 20010729145  
11.07 ACRES (REC.)

ROBERT B. WENSINK, ETAL  
07-00-031-000-015  
INST. # 20010729145 (PARCEL II)  
1-23-01  
13.358 ACRES (REC.)



- NOTES:**
- 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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DRAWN BY:  
SJM

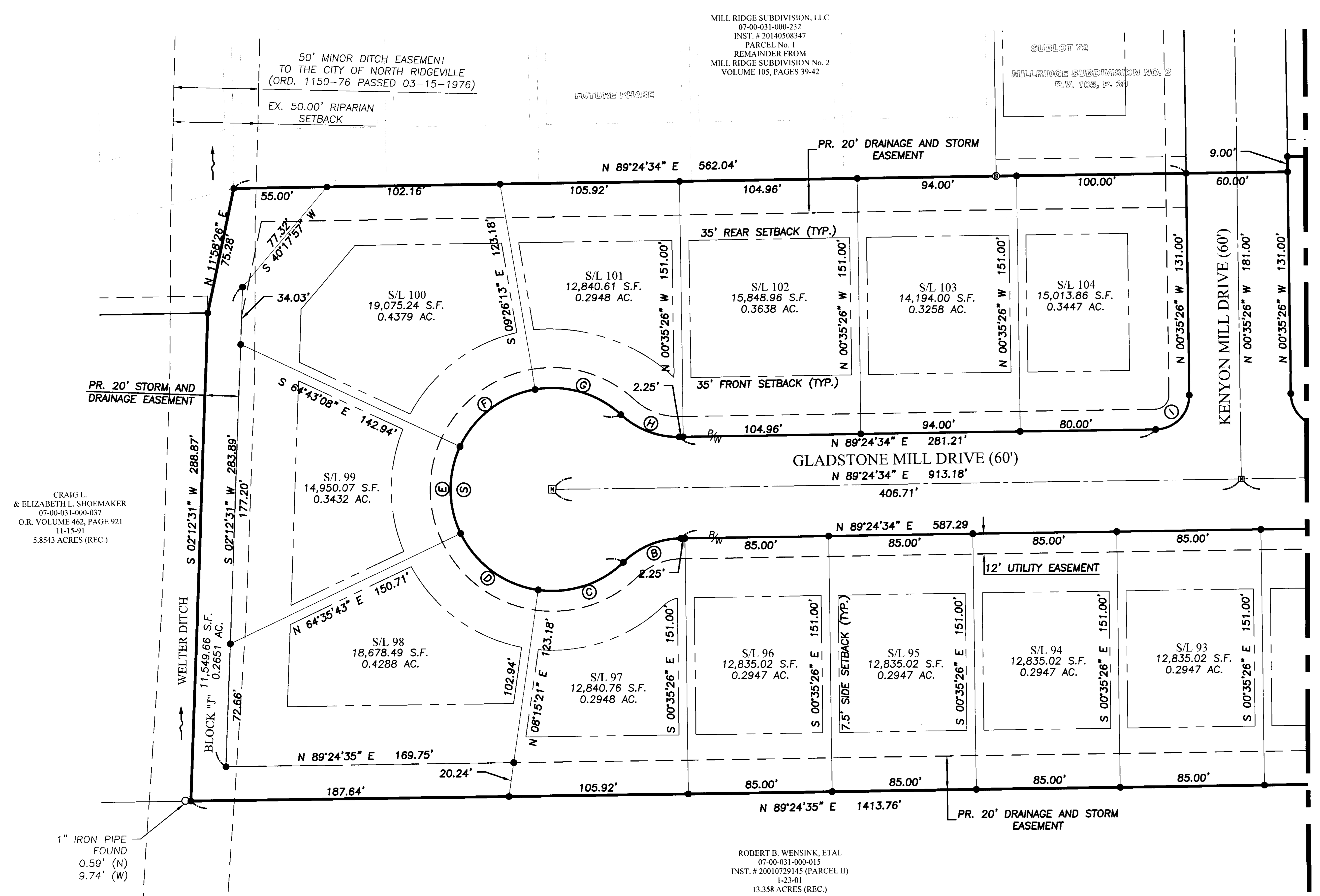
CHECKED BY:  
AMK

**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 3  
PLAT  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

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



PARCEL CURVE DATA						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
B	37.82'	50.00'	36.93'	S 67°44'20" W	19.87'	43°20'30"
C	54.65'	60.00'	52.78'	N 72°09'43" E	29.39'	52°11'16"
D	59.00'	60.00'	56.65'	S 53°34'28" E	32.13'	56°20'21"
E	53.08'	60.00'	51.36'	S 00°03'42" E	28.42'	50°41'10"
F	57.89'	60.00'	55.67'	S 52°55'20" W	31.42'	55°16'55"
G	54.65'	60.00'	52.78'	N 73°20'34" W	29.39'	52°55'20"
H	37.82'	50.00'	36.93'	S 68°55'10" E	19.87'	43°20'30"
I	31.42'	20.00'	28.28'	N 44°24'34" E	20.00'	90°00'00"
S	279.27'	60.00'	87.27'	S 00°35'25" E	63.58'	266°41'00"

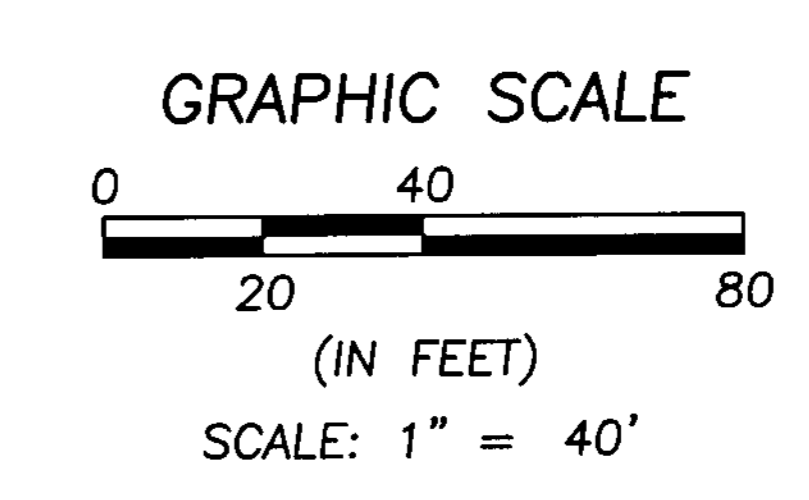
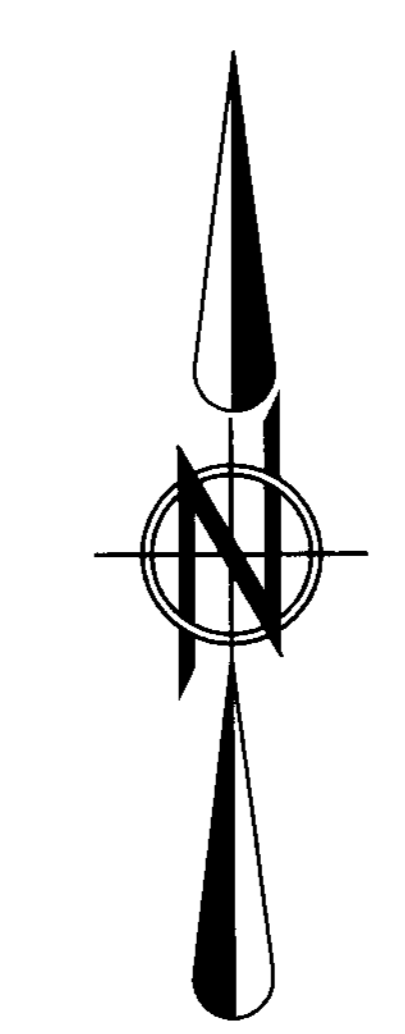
CRAIG L. & ELIZABETH L. SHOEMAKER  
07-00-031-000-037  
O.R. VOLUME 462, PAGE 921  
11-15-91  
5.8543 ACRES (REC.)

MILL RIDGE SUBDIVISION, LLC  
07-00-031-000-232  
INST. # 20140508347  
PARCEL No. 1  
REMAINDER FROM  
MILL RIDGE SUBDIVISION No. 2  
VOLUME 105, PAGES 39-42

ROBERT B. WENSINK, ETAL  
07-00-031-000-015  
INST. # 20010729145 (PARCEL 11)  
1-23-01  
13.358 ACRES (REC.)

FOR CONTINUATION - SEE SHEET 3

- NOTES:**
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CHECKED BY: AMK

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

MILLRIDGE SUBDIVISION NUMBER 3  
PLAT  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

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

Plat Sheet

Instrument # 2019-0738443

Film # -

Name of Plat: Millridge Subdivision Number 3

Owner: Mill Ridge Subdivision LLC

Description: Situated in the State of Ohio,  
County of Lorain, City of North Ridgerville being  
part of Original Ridgerville Township lot 31.  
11.9642 Acres.  
Creating Sublots 84 through 110 Blocks I and J.

Floor Plans: —

Related/Margin: —

Comments: —

Vol. 107

Pg. 31, 32, 33, 34

Receiving Stamp

MILL RIDGE SUBDIVISION LLC

Amount: \$ 345.60

Initials: TM