

HAMPTON PLACE SUBDIVISION NO. 5

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TWP. LOT NO. 29

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED "HAMPTON PLACE SUBDIVISION NO. 5 AS SHOWN HEREON AND CONTAINING 20.9588 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.

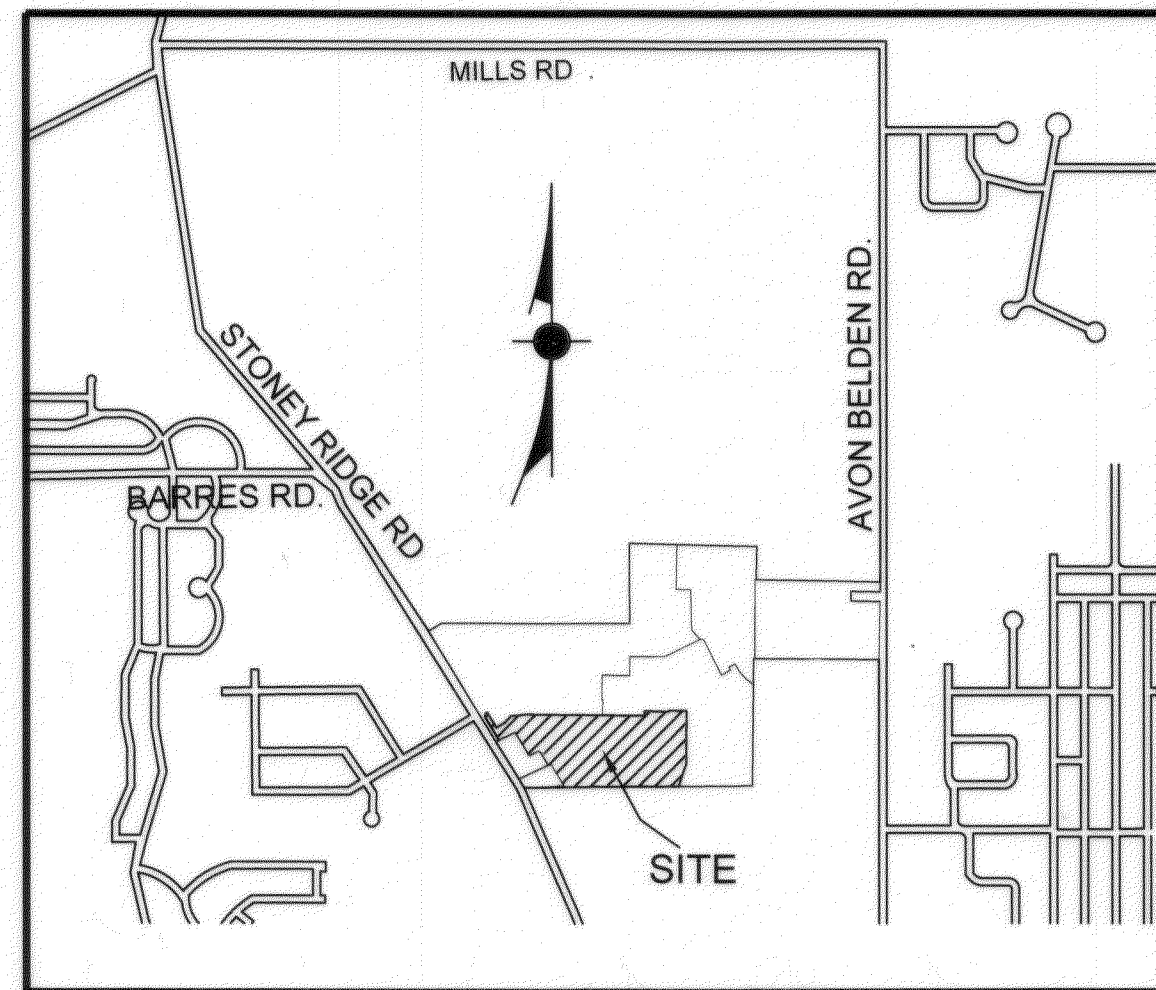


EHTESHAM SUHAIL, 7806

AREA IN SUBLOTS 192 - 259 16.2474 AC.
AREA IN BLOCKS (P, Q & R) - 0.9454 AC.
AREA IN ROW 3.8660 AC.
AREA IN SUBD. NO. 5 - 20.9588 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), 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 TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE 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 SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, EXCEPT GRANTEE 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. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.



LOCATION MAP - NOT TO SCALE

OWNER'S CERTIFICATE

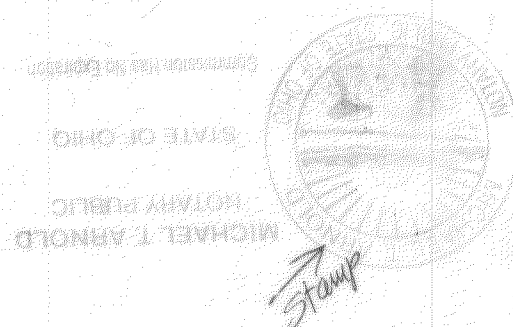
THIS IS TO CERTIFY THAT THE UNDERSIGNED, ANTHONY M. VALORE REPRESENTING VALORE PROPERTIES, INC. OWNER OF LAND CONTAINED WITHIN THIS PLAT OF HAMPTON PLACE SUBDIVISION NO. 5, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE THE ROADWAYS AND EASEMENTS AS SHOWN HEREON.

BY: ANTHONY M. VALORE
VALORE PROPERTIES, INC.

STATE OF OHIO } SS
LORAIN COUNTY

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 27 DAY OF FEB 2020.



NOTARY PUBLIC
MY COMM. EXPIRES Dec not Exp

VALORE PROPERTIES, INC.

BY: ANTHONY M. VALORE
PRESIDENT

APPROVALS

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE DEDICATION OF HAMPTON PLACE SUBDIVISION NO. 5 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREET SHOWN HEREON AND APPROVE SAME.

DATE 3-24-2020
CITY ENGINEER

COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF HAMPTON PLACE SUBDIVISION NO. 5 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE.

DATE 3/24/2020
MAYOR

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF HAMPTON PLACE SUBDIVISION NO. 5 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE, OHIO.

DATE MARCH 20, 2020
CHAIRMAN OR RESPONSIBLE PARTY
CITY OF NORTH RIDGEVILLE
PLANNING COMMISSION

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 P, Q & R 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.

STATE OF OHIO } SS
COUNTY OF Cuyahoga

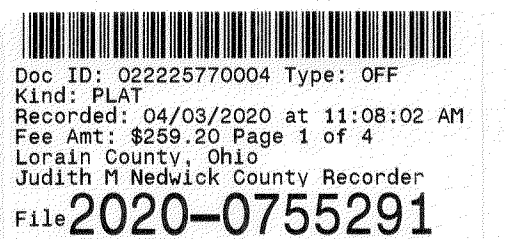
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MAX NIKAZA, THE SENIOR VP OF CF BANK, WHO ACKNOWLEDGED THE EXECUTION OF THIS PLAT ON BEHALF OF THE CORPORATION. WITNESS MY HAND AND SEAL THIS 3RD DAY OF APRIL 2020

CF BANK

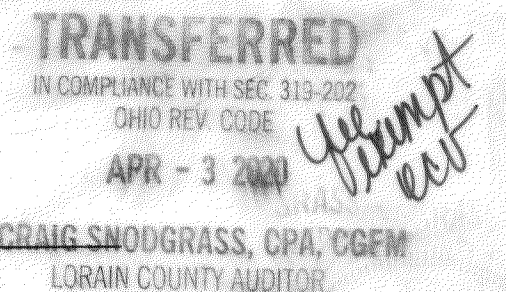
BY: Max Nikaza

PRINT NAME: Max Nikaza

TITLE: SVP 4/3/2020



CARDINAL HOPE EXAM CO.
3604 CARONIA CIRCLE
AVON, OH 44011
Plat Vol 107
Pgs. 98, 99, 100



NOTARY PUBLIC

NO.	DATE	BY

SUHAIL A/E
6325 Cochran Rd., Suite 6A, Solon, Ohio 44139
PH.: (800) 660-4291 FAX: (800) 660-7831

DESIGNED BY FA
CHECKED BY HS
REVIEWED BY EMS
DATE FEB. 18, 2020
SCALE AS NOTED

HAMPTON PLACE
SUBDIVISION 5
TITLE SHEET

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

SUHAIL JOB NO. 2018111C
SHEET NO. 1 OF 3



SUHAIL A/E
 6325 Cochran Rd., Suite 6A, Solon, Ohio 44139
 PH.: (800) 660-4291 FAX: (800) 660-7831

DESIGNED BY: TB
 CHECKED BY: HS
 REVIEWED BY: EMS
 DATE: FEB. 18, 2020
 SCALE: AS NOTED

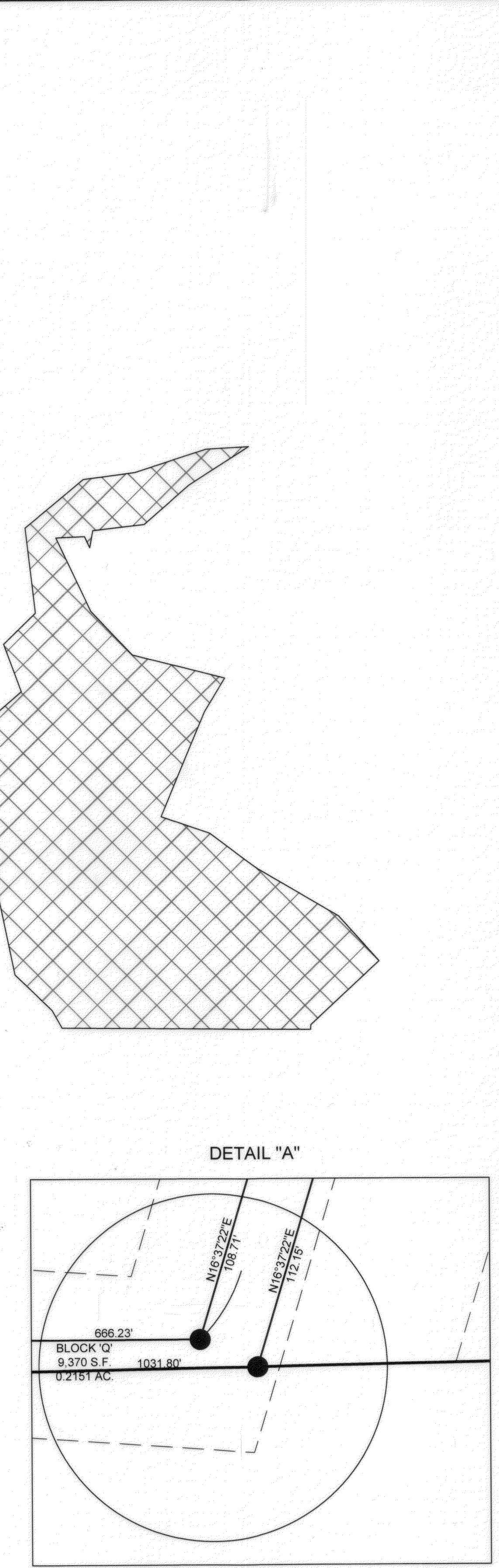
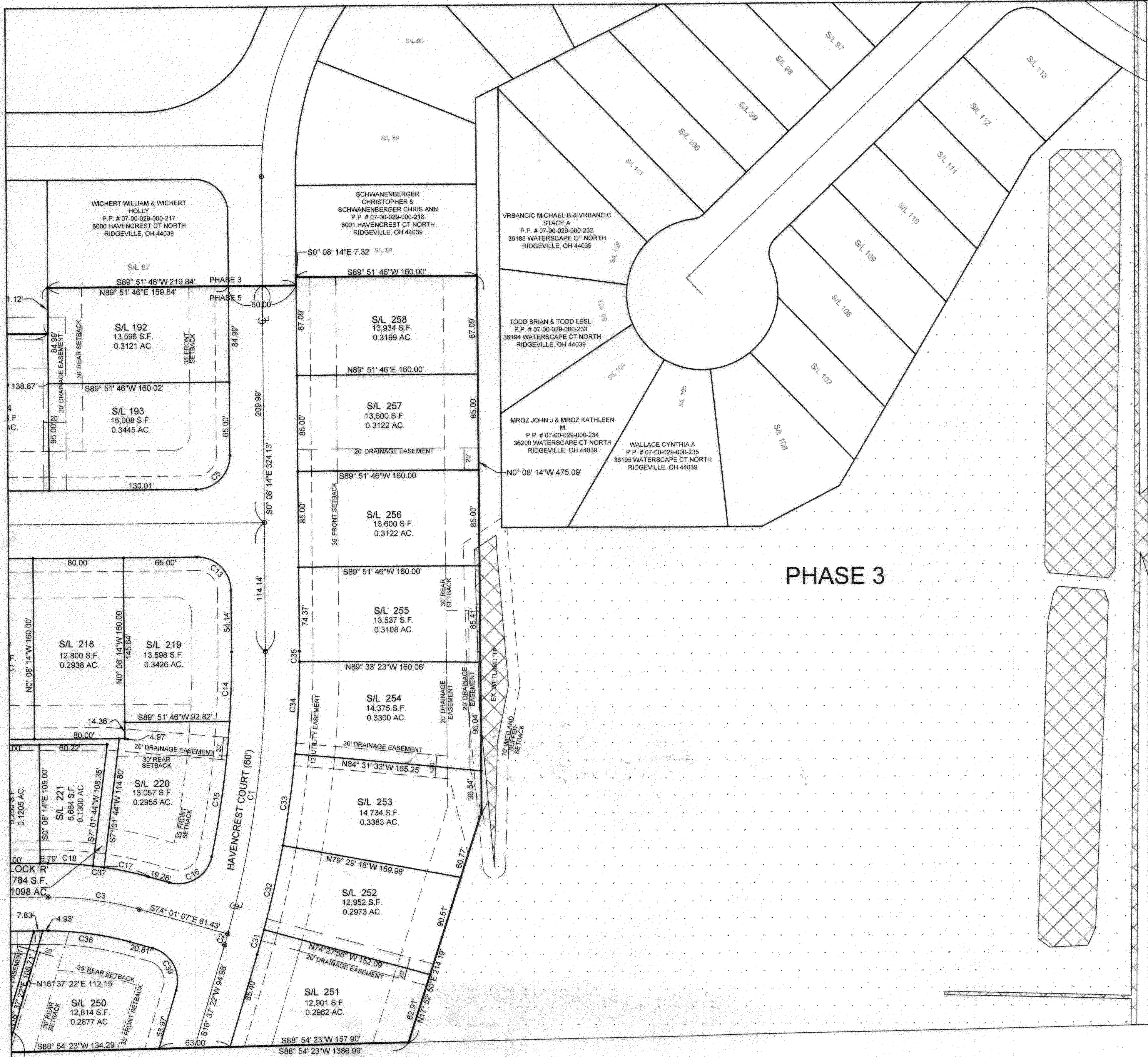
HAMPTON PLACE
 SUBDIVISION NO. 5

PLAT

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 23550 CENTER RIDGE ROAD
 WESTLAKE, OHIO 44145
 PH. NO. (440) 331-1900
 FAX. NO. (440) 331-3140

SUHAIL JOB NO. 2018111C
 SHEET NO. 2 OF 3

NO.	DATE	BY	REVISIONS

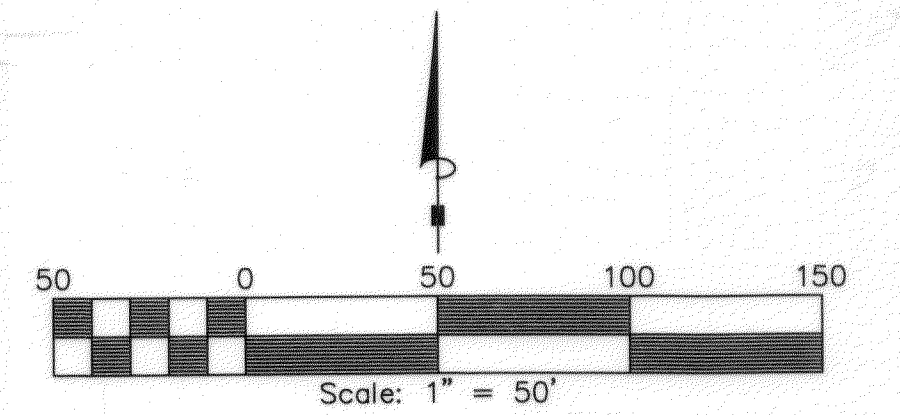


LEGEND

- ⊙ MONUMENT
- ▨ WETLAND
- ▩ EX. WETLAND TO REMAIN

Curve Table

Curve #	Radius	Length	Tangent	Chord Length	Chord Direction	Delta
C1	900.00'	253.19'	127.44'	252.35'	N7° 55' 19"E	16° 07' 07"
C2	900.00'	10.08'	5.04'	10.08'	N16° 18' 07"E	0° 38' 30"
C3	290.00'	81.58'	41.06'	81.31'	S82° 04' 41"E	16° 07' 07"
C4	500.00'	37.74'	18.88'	37.74'	N87° 42' 01"E	4° 19' 31"
C5	30.00'	47.12'	30.00'	42.43'	N44° 51' 46"E	90° 00' 00"
C6	50.00'	37.82'	19.87'	36.93'	S68° 27' 59"E	43° 20' 30"
C7	60.00'	61.35'	33.66'	58.71'	N76° 05' 17"W	58° 35' 05"
C8	60.00'	53.98'	28.97'	52.18'	S48° 50' 41"W	51° 33' 00"
C9	60.00'	53.82'	28.87'	52.04'	S2° 37' 42"E	51° 23' 45"
C10	60.00'	53.48'	28.67'	51.73'	S53° 51' 47"E	51° 04' 24"
C11	60.00'	56.63'	30.62'	54.55'	N73° 33' 38"E	54° 04' 46"
C12	50.00'	37.82'	19.87'	36.93'	S68° 11' 31"W	43° 20' 31"
C13	30.00'	47.12'	30.00'	42.43'	N45° 08' 14"W	90° 00' 00"
C14	870.00'	61.55'	30.79'	61.54'	N1° 53' 22"E	4° 03' 13"
C15	870.00'	121.00'	60.60'	120.91'	N7° 54' 03"E	7° 58' 08"
C16	30.00'	49.27'	32.23'	43.92'	N58° 56' 00"E	94° 05' 46"
C17	320.00'	40.00'	20.03'	39.97'	N77° 35' 58"W	7° 09' 42"
C18	320.00'	40.02'	20.04'	40.00'	N86° 33' 15"W	7° 09' 58"
C19	530.00'	37.99'	19.00'	37.98'	S87° 48' 33"W	4° 06' 26"
C20	530.00'	2.02'	1.01'	2.02'	N86° 38' 48"E	0° 13' 05"
C21	50.00'	37.73'	19.82'	36.84'	S72° 50' 35"E	43° 14' 19"
C22	50.00'	17.18'	8.67'	17.09'	S41° 22' 57"E	19° 40' 58"
C23	60.00'	75.04'	43.32'	70.24'	N67° 22' 05"W	71° 39' 14"
C24	60.00'	39.74'	20.63'	39.02'	S57° 49' 47"W	37° 57' 02"
C25	60.00'	38.14'	19.74'	37.50'	S20° 38' 40"W	36° 25' 12"
C26	60.00'	38.14'	19.74'	37.50'	S15° 46' 32"E	36° 25' 12"
C27	60.00'	38.14'	19.74'	37.50'	S52° 11' 44"E	36° 25' 12"
C28	60.00'	22.22'	11.24'	22.09'	S81° 00' 51"E	21° 13' 02"
C29	470.00'	13.02'	6.51'	13.02'	S86° 19' 53"W	1° 35' 15"
C30	470.00'	22.46'	11.23'	22.45'	S88° 29' 38"W	2° 44' 15"
C31	930.00'	22.66'	11.33'	22.66'	N15° 55' 29"E	1° 23' 46"
C32	930.00'	76.53'	38.29'	76.51'	N12° 52' 09"E	4° 42' 54"
C33	930.00'	81.77'	40.91'	81.74'	N7° 59' 34"E	5° 02' 15"
C34	930.00'	81.65'	40.85'	81.63'	N2° 57' 32"E	5° 01' 50"
C35	930.00'	9.43'	4.71'	9.43'	N0° 09' 11"E	0° 34' 51"
C36	30.00'	46.79'	29.67'	42.19'	S12° 57' 36"W	89° 22' 16"
C37	320.00'	10.00'	5.00'	10.00'	N82° 04' 33"W	1° 47' 27"
C38	260.00'	73.14'	36.81'	72.90'	N82° 04' 41"W	16° 07' 07"
C39	30.00'	47.46'	30.34'	42.66'	N28° 41' 53"W	90° 38' 30"



NO.	DATE	REVISIONS	BY

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SUHAIL JOB NO. 2018111C SHEET NO. 3 OF 3

Plat Sheet

Instrument # 2020-0755291 Film # _____

Name of Plat: Hampton Place Subdivision No 5

Owner: Valore Properties Inc.

Description: Situated in the City of North Ridgeville,
County of Lorain, State of Ohio: Being a part
of Original Ridgeville Township Lot 29 = 20.9588 acres
Encumbrances also -
Creating Sublots 192 thru. 259 inclusive -
Blocks "P"-"Q"-"R" -

Floor Plans: _____

Related/Margin: _____

Comments: Declaration # 2020-0755292

Vol. Plat Vol 107

Pg. Pgs 98, 99, 100

Amount: \$ 259.20

Initials: SC

Receiving Stamp

CARDINAL HOPE EXAM CO.
36040 CARONIA CIRCLE
AVON, OH 44011