

# Harvest Pointe Subdivision No. 1

P.P.N. 07-00-011-103-189, Root Development and Construction LLC  
 Known as Being a part of Lots 11 & 14, Original Ridgeville Township 16 North,  
 Range 6 West within the Connecticut Western Reserve  
 City of North Ridgeville - County of Lorain - State of Ohio  
 Sept. 2020 Scale 1"=60'

## OWNERS CONSENT:

WE THE UNDERSIGNED ROOT DEVELOPMENT AND CONSTRUCTION LLC, THROUGH WILLIAM P. HAGY, OWNER, AND HOLDERS OF LIENS AND OTHER INTERESTS IN AND TO THE LANDS EMBRACED WITHIN THIS SUBDIVISION, DO HEREBY DECLARE THIS PLAT TO BE OUR FREE ACT AND DEED, AND DO HEREBY DEDICATE TO PUBLIC USE, FOREVER, THE STREETS AND RIGHT OF WAYS, EASEMENTS, AND OPEN SPACES, EXCEPTING THE EXISTING EASEMENTS, SHOWN ON THIS PLAT.

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE HARVEST POINTE SUBDIVISION HOMEOWNERS ASSOCIATION OR PROPERTY OWNER, RESPONSIBILITIES FOR "DRAINAGE EASEMENTS" AS SHOWN HEREON, OUTSIDE OF THE PUBLIC RIGHT OF WAY, ARE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT TO THE CITY OF NORTH RIDGEVILLE, ITS SUCCESSORS AND ASSIGNS, "STORM SEWER EASEMENT" AS SHOWN HEREON WITH RIGHTS TO ACCESS, LAY, MAINTAIN, REPLACE, AND/OR REMOVE STORM SEWERS, INLETS, DITCHES, SWALES, EARTH MOUNDS, PLANTINGS, AND/OR OTHER APPURTENANCES. THE INDIVIDUAL PROPERTY OWNER, OVER WHICH SAID EASEMENT LIES, SHALL BE RESPONSIBLE FOR THE DAILY NORMAL MAINTENANCE OF THE EASEMENT AREA SUCH AS MOWING, LEAF COLLECTION AND DISPOSAL, AND ANY OTHER SIMILAR MAINTENANCE NOT REQUIRING THE USE OF SPECIAL OR HEAVY EQUIPMENT. ANY REGRADING OF THE EASEMENT AREA SHALL BE SUBJECT TO CITY CODES.

OWNER:

ROOT DEVELOPMENT AND CONSTRUCTION LLC

*William P. Hagy*  
 WILLIAM P. HAGY, OWNER

STATE OF OHIO )

COUNTY OF LORAIN )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, ROOT DEVELOPMENT AND CONSTRUCTION LLC, THROUGH WILLIAM P. HAGY, OWNER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT North Ridgeville, OHIO, THIS 9th DAY OF September, 2020.

*Melinda R. Zeise*  
 NOTARY PUBLIC

MELINDA R. ZEISE  
 Notary Public, State of Ohio  
 My Commission Expires December 12, 2020

## MORTGAGE RELEASE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED Hagy Investment Holdings LLC HOLDER OF A MORTGAGE DEED ON LANDS SHOWN WITHIN THIS FINAL PLAT, HAVING EXAMINED SAID FINAL PLAT, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND CONSENT TO DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON.

*William P. Hagy* SIGNED  
*Hagy Investment Holdings LLC* MORTGAGEE

STATE OF OHIO )

COUNTY OF LORAIN )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, William P. Hagy WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

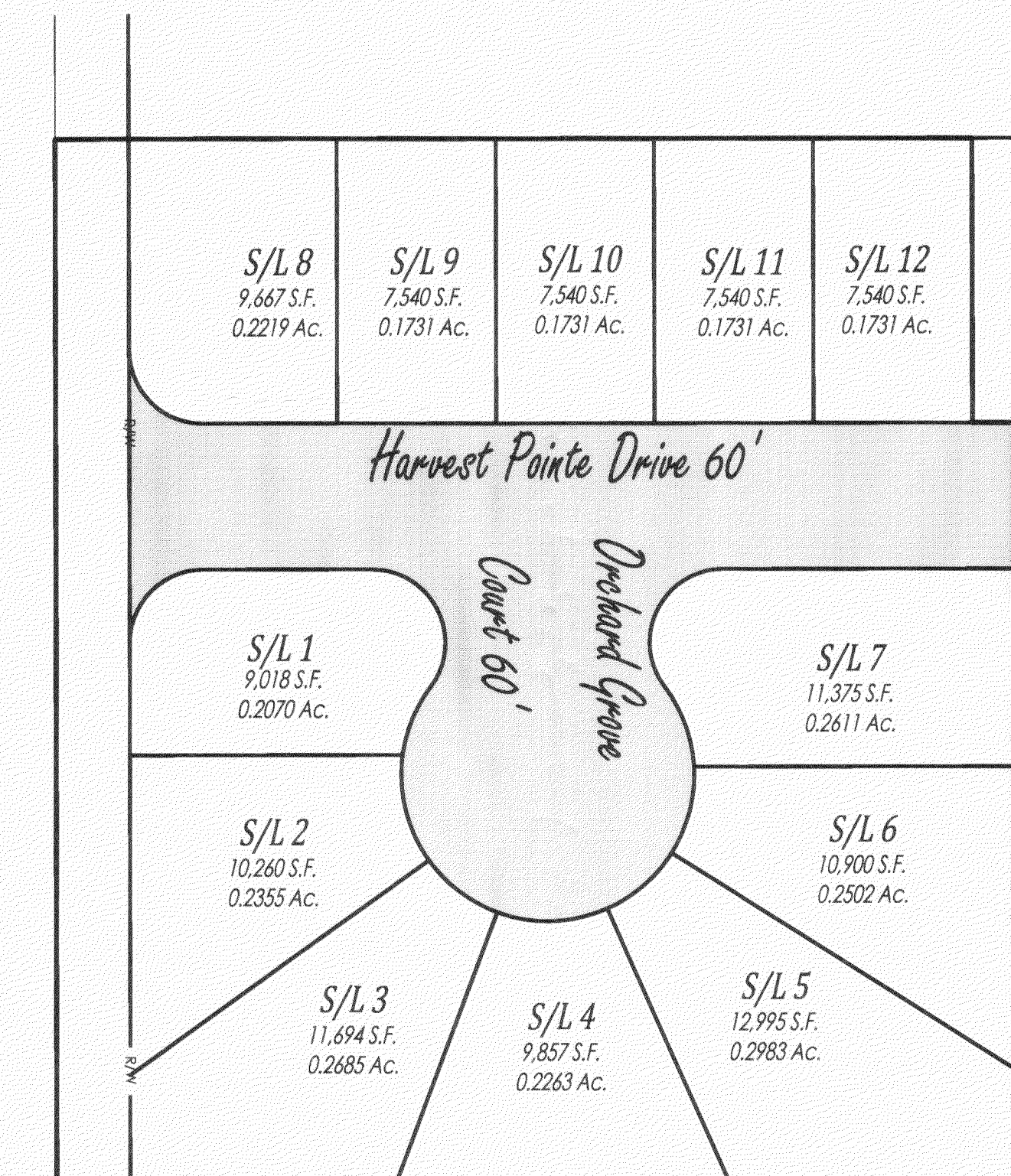
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT North Ridgeville, OHIO, THIS 9th DAY OF September, 2020.

*Melinda R. Zeise*  
 NOTARY PUBLIC

MELINDA R. ZEISE  
 Notary Public, State of Ohio  
 My Commission Expires December 12, 2020



Vicinity Map - Scale 1" = 1000'



Site Layout - Scale 1" = 60'

## AREA TABULATION:

AREA IN PROPOSED R.O.W. = 0.8331 Acres  
 AREA IN EXISTING R.O.W. = 0.2934 Acres  
 AREA IN SUBLOTS = 2.6612 Acres  
 TOTAL AREA = 3.7877 Acres

## LOT REQUIREMENTS:

MINIMUM SETBACK = SHOWN ON PLAT  
 MINIMUM SIDEYARD - 5' (A TOTAL OF 15')  
 MINIMUM REAR YARD = SHOWN ON PLAT

## APPROVALS:

APPROVED BY THE CITY ENGINEER OF THE CITY OF NORTH RIDGEVILLE THIS 9th DAY OF September, 2020.

*David Rodriguez*  
 CITY ENGINEER  
 PRINT NAME

APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE THIS 9th DAY OF September, 2020.

*Kevin Corcoran*  
 MAYOR  
 PRINT NAME

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE THIS 9th DAY OF SEPTEMBER, 2020.

*Gay M. Furston*  
 PLANNING COMMISSION CHAIRMAN  
 OR RESPONSIBLE OFFICER  
 PRINT NAME

## EASEMENT GRANT:

WE THE UNDERSIGNED, ROOT DEVELOPMENT AND CONSTRUCTION LLC, THROUGH WILLIAM P. HAGY, OWNER, DO HEREBY GRANT UNTO OHIO EDISON, FRONTIER TELEPHONE CO., COLUMBIA GAS, AND TIME WARNER CABLE, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES. THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: ROOT DEVELOPMENT AND CONSTRUCTION LLC, THROUGH WILLIAM P. HAGY, OWNER

*William P. Hagy*  
 WILLIAM P. HAGY, OWNER

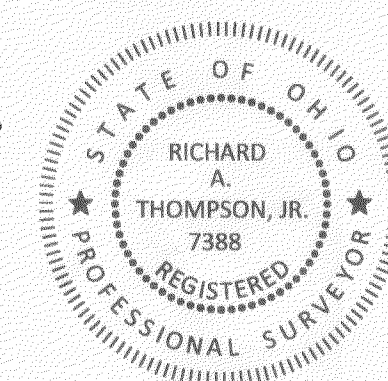
*Richard A. Thompson, Jr.*  
 WITNESS  
*Richard A. Thompson, Jr.*  
 WITNESS

## BOUNDARY CERTIFICATION:

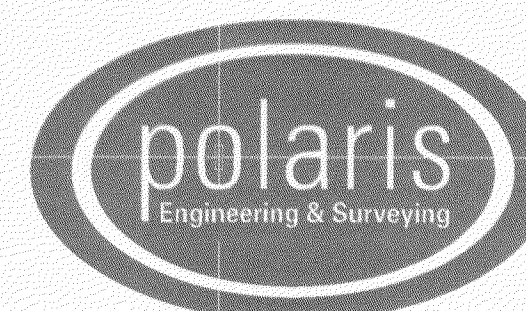
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED HARVEST POINTE SUBDIVISION NO. 1, AS SHOWN HEREON. AT ALL POINTS SO INDICATED, MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES WHEN COMPUTED FROM FIELD MEASUREMENTS WAS ACCURATE TO WITHIN A MINIMUM PRECISION OF 1:10,000 BEFORE BALANCING THE SURVEY, AND THAT ALL THE REQUIRED MONUMENTS ARE CORRECTLY SHOWN HEREON AND THAT THOSE WHICH ARE NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE ON THE SITE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION.

*Richard A. Thompson, Jr.*  
 RICHARD A. THOMPSON, JR.  
 OHIO PROFESSIONAL SURVEYOR #7388  
 DATE: 09/08/20



TRANSFERRED  
 IN COMPLIANCE WITH SEC. 310.04  
 OHIO REV. CODE  
 SEP 10 2020  
 J. CRAIG SNODGRASS, CPA, CGFM  
 LORAIN COUNTY AUDITOR



POLARIS ENGINEERING  
 and SURVEYING, INC.  
 34600 CHARDON ROAD - SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (Fax)  
 www.polaris-es.com

Doc ID: 022462790003 Type: OFF  
 KIND: PLAT  
 Recorded: 09/10/2020 at 11:23:57 AM  
 Fee Amt: \$172.80 Page 1 of 3  
 Lorain County, Ohio  
 Judith M. Neudorfer County Recorder  
 File # 2020-0777997

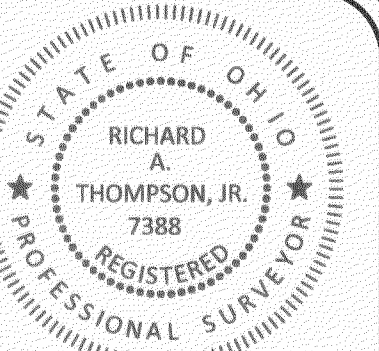
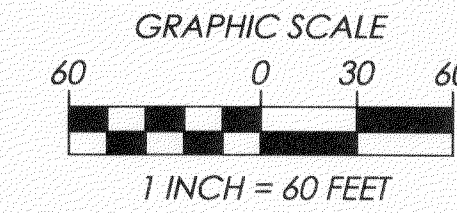
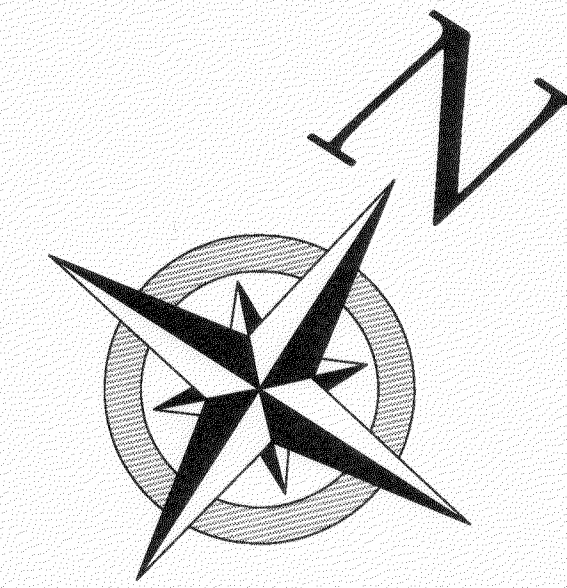
REINHARDT & ASSOC INC  
 4365 LAKE ROAD  
 SHEFFIELD LAKE, OH 44054  
 Plat # 108  
 Pgs 57, 58

CONTRACT No.	
18175	
SHEET	OF
01	02

# Harvest Pointe Subdivision No. 1

BEARINGS REFER TO THE OHIO  
STATE PLANE COORDINATE SYSTEM  
OF 1983 - NORTH ZONE  
(1986 ADJUSTMENT)

● = 5/8 X 30 INCH IRON PIN TO BE  
SET W/ I.D. CAP STAMPED "POLARIS  
S-7087" UNLESS OTHERWISE NOTED



WILLIAM J. MAJCHER  
INST. NO. 2018-0684135  
P.P.N. 07-00-014-106-008 &  
07-00-011-103-188

ROBERT P. MOORE HOLDINGS  
INST. NO. 2018-0689333  
P.P.N. 07-00-011-103-192

ROBERT S. & JULIA E. MOORE  
INST. NO. 2003-0892624  
P.P.N. 07-00-011-103-090

ROBERT S. & JULIA E. MOORE  
INST. 2019-0729354  
P.P.N. 07-00-011-103-074

S 58°04'37" W 989.50'(Act.) 989.57'(Dd.) to C.L.

ROOT DEVELOPMENT & CONSTRUCTION LLC  
INST. NO. 2018-0683253  
P.P.N. 07-00-011-103-189

N 57°38'43" E 970.14' (Act.) 970.15' (Dd.) to C.L.

O.L. 14  
O.L. 11

SARAH L. DITZEL  
INST. 1999-0617910  
P.P.N. 07-00-011-103-012

SARAH L. DITZEL  
P.P.N. 07-00-011  
-103-059 INST:  
1999-0617910

ROBERT B. HAYES & CAROLYN L. ZACK  
INST. 1999-0624867  
P.P.N. 07-00-011-103-077

MILDRED I. SMITH  
P.P.N. 07-00-011  
-103-055 INST:  
1988-0032606

MILDRED I. SMITH  
INST. 1988-0032607  
P.P.N. 07-00-011-103-076

S 57°38'43" W 970.14' (Act.) 970.15' (Dd.) to C.L.

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.15'	S32°21'37"E
L2	111.10'	S51°40'22"E
L3	6.75'	S57°38'43"W
L4	42.06'	N51°40'22"W
L5	60.47'	N32°21'37"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	47.12'	30.00'	89°59'40"	42.42'	S77°21'27"E	30.00'
C2	47.13'	30.00'	90°00'20"	42.43'	S12°38'33"W	30.00'
C3	66.46'	30.00'	126°56'06"	53.68'	N58°53'14"W	60.09'
C4	30.57'	60.00'	29°11'38"	30.24'	S10°01'00"E	15.63'
C5	45.43'	60.00'	43°23'11"	44.36'	S46°18'24"E	23.87'
C6	35.49'	60.00'	33°53'36"	34.98'	S84°56'48"E	18.28'
C7	46.47'	60.00'	44°22'36"	45.32'	N55°55'07"E	24.47'
C8	35.38'	60.00'	33°46'56"	34.87'	N16°50'21"E	18.22'
C9	36.91'	60.00'	35°14'48"	36.33'	N17°40'31"W	19.06'
C10	35.60'	60.00'	33°59'27"	35.08'	N52°17'39"W	18.34'
C11	66.46'	30.00'	126°56'06"	53.68'	S05°49'19"E	60.09'

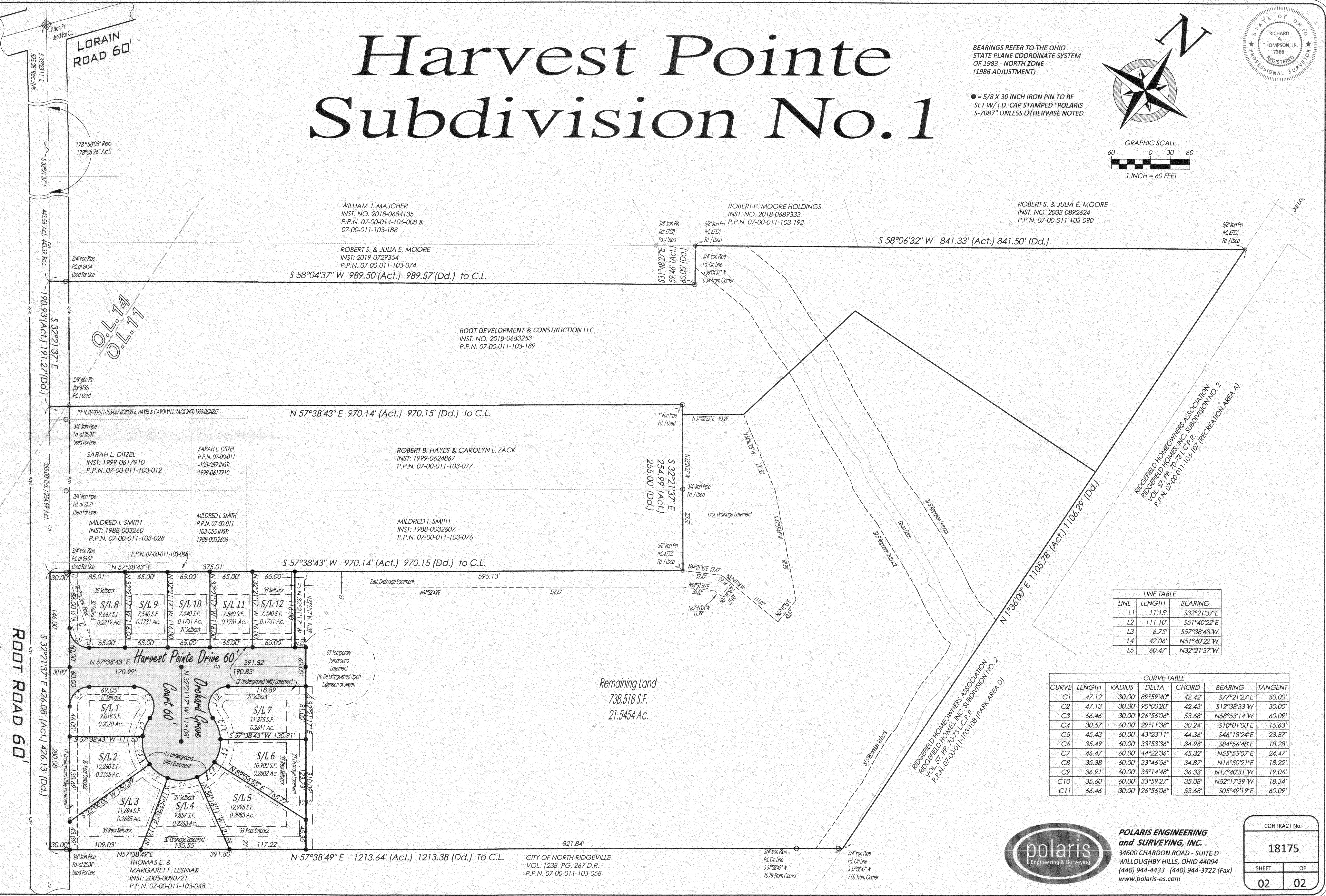
Remaining Land  
738,518 S.F.  
21.5454 Ac.

ROOT ROAD 60'  
A PUBLIC RIGHT-OF-WAY

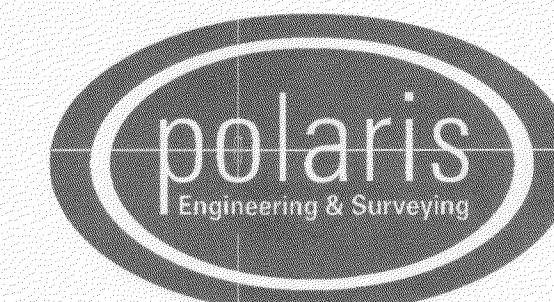
Harvest Pointe Drive 60'

Count 60'

60' Temporary Turnaround Easement  
(To Be Extinguished Upon Extension of Street)



CITY OF NORTH RIDGEVILLE  
VOL. 1238, PG. 267 D.R.  
P.P.N. 07-00-011-103-058



**POLARIS ENGINEERING  
and SURVEYING, INC.**  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com

CONTRACT No.	
18175	
SHEET	OF
02	02

Plat Sheet

Instrument # 2020-0777997

Film # \_\_\_\_\_

Name of Plat: Harvest Pointe Subdivision No 1

Owner: Root Development and Construction LLC.

Description: Situated in the City of North Ridgerville,  
County of Lorain, and State of Ohio; being a  
part of Original Ridgerville Township Lots 11 and 14  
with 3.7877 total acres / Easements Also -  
Creating Sublots 1 thru 12 inclusive -

Floor Plans: /

Related/Margin: /

Comments: \_\_\_\_\_

Vol. 108

Receiving Stamp

Pg. 57, 58

REINHARDT & ASSOC INC  
4365 LAKE ROAD  
SHEFFIELD LAKE, OH 44054

Amount: \$ 172.80

Initials: SC