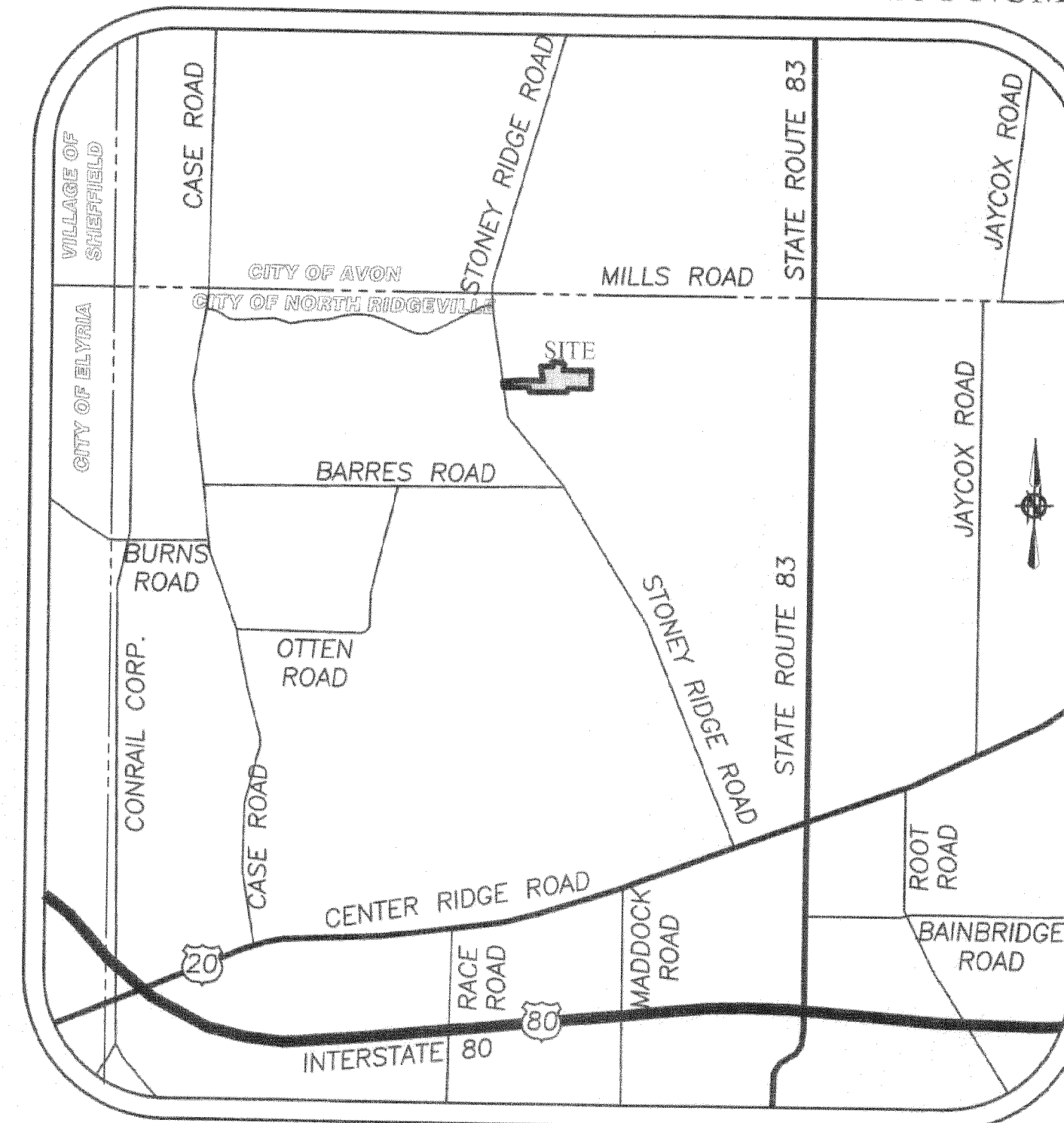


MILLRIDGE SUBDIVISION NUMBER 4

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 4" A SUBDIVISION OF LOTS 111 TO 131 AND BLOCKS "K", "L", "M", AND "N", 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 4 DAY OF JANUARY, 2021.

OWNER

[Signature]

WITNESS

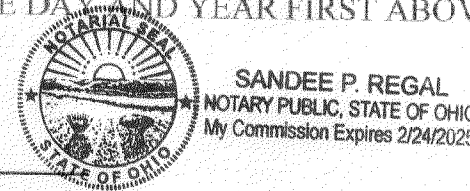
[Signatures]

NOTARIAL SEAL

STATE OF OHIO }
SS
COUNTY OF LORAIN }
ON THIS 4 DAY OF January, 2021 BEFORE ME PERSONALLY APPEARED Robert D. Vost
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: February 24, 2025

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 GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEES 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:

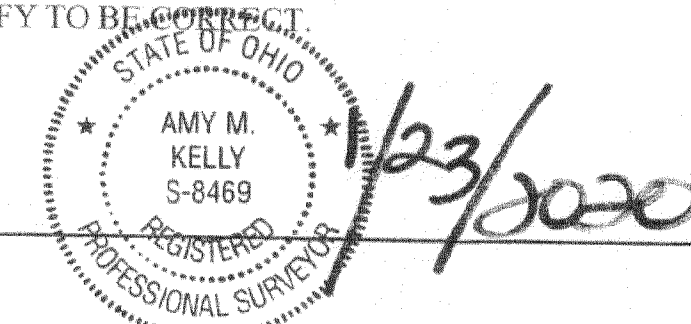
[Signature]
MANAGING MEMBER
MILL RIDGE SUBDIVISION, LLC
38642 CENTER RIDGE RD.
NORTH RIDGEVILLE, OHIO 44039

1/4/2021
DATE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "MILLRIDGE SUBDIVISION NUMBER 4" AS SHOWN HEREON AND CONTAINING 12.1972 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.

AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NO. 8469



PREPARED FOR:

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

PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE CITY OF NORTH RIDGEVILLE, OHIO THIS 23RD DAY OF MARCH, 2021.

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

MAYOR

APPROVED THIS 24TH DAY OF MARCH, 2021

[Signature]
MAYOR - KEVIN CORCORAN

CITY ENGINEER

APPROVED THIS 24TH DAY OF MARCH, 2021

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

HOA RESPONSIBILITIES

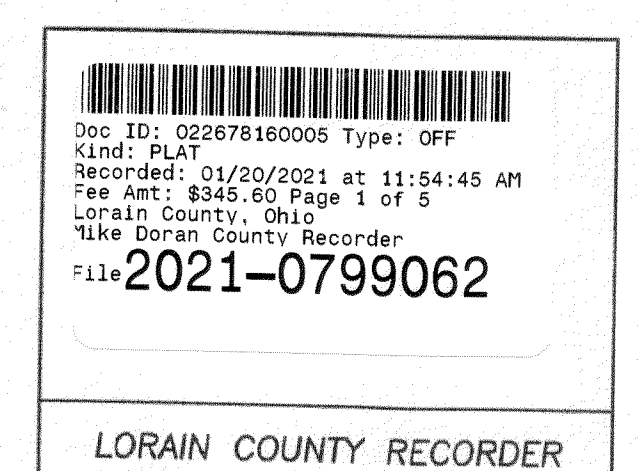
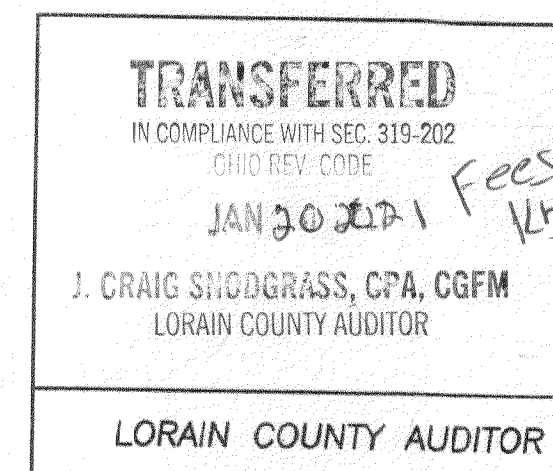
WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE MILLRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION RESPONSIBILITY FOR "DRAINAGE EASEMENTS" AS SHOWN HEREON, OUTSIDE OF THE PUBLIC RIGHT OF WAY, INCLUDING, BUT NOT LIMITED TO, GRADING, DRAINAGE, DRAINAGE PIPING AND DRAINAGE STRUCTURES."

ACREAGE SUMMARY

6.5223 ACRES IN SUBLOTS 111-131
2.6624 ACRES IN PROPOSED RIGHT-OF-WAY
0.0791 ACRES IN EXISTING RIGHT-OF-WAY
2.9334 ACRES IN BLOCKS "K", "L", "M", AND "N"
12.1972 AC. TOTAL

JALE VOST CONSTRUCTION COMPANY
260 SOUTH LOGAN ST
ELYRIA, OH 44035

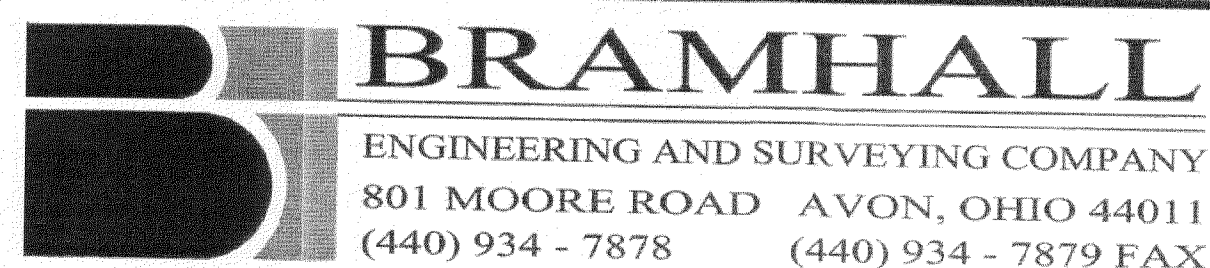
PLAT Vol 109
Pgs 21, 22, 23, 24



DATE	BY	DESCRIPTION
11-14-2019	AMK	ISSUE FOR PRELIMINARY REVIEW
01-21-2020	AMK	REVISED PER PLANNING COMMISSION COMMENTS

DRAWN BY:
SJM

CHECKED BY:
AMK

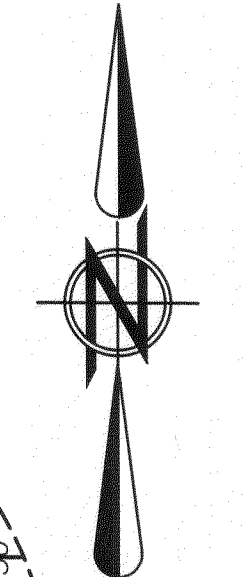


MILLRIDGE SUBDIVISION NUMBER 4
PLAT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
1 OF 4
JOB NO.
13-3747-6

CITY OF AVON

AVON TOWNSHIP SECTION 12

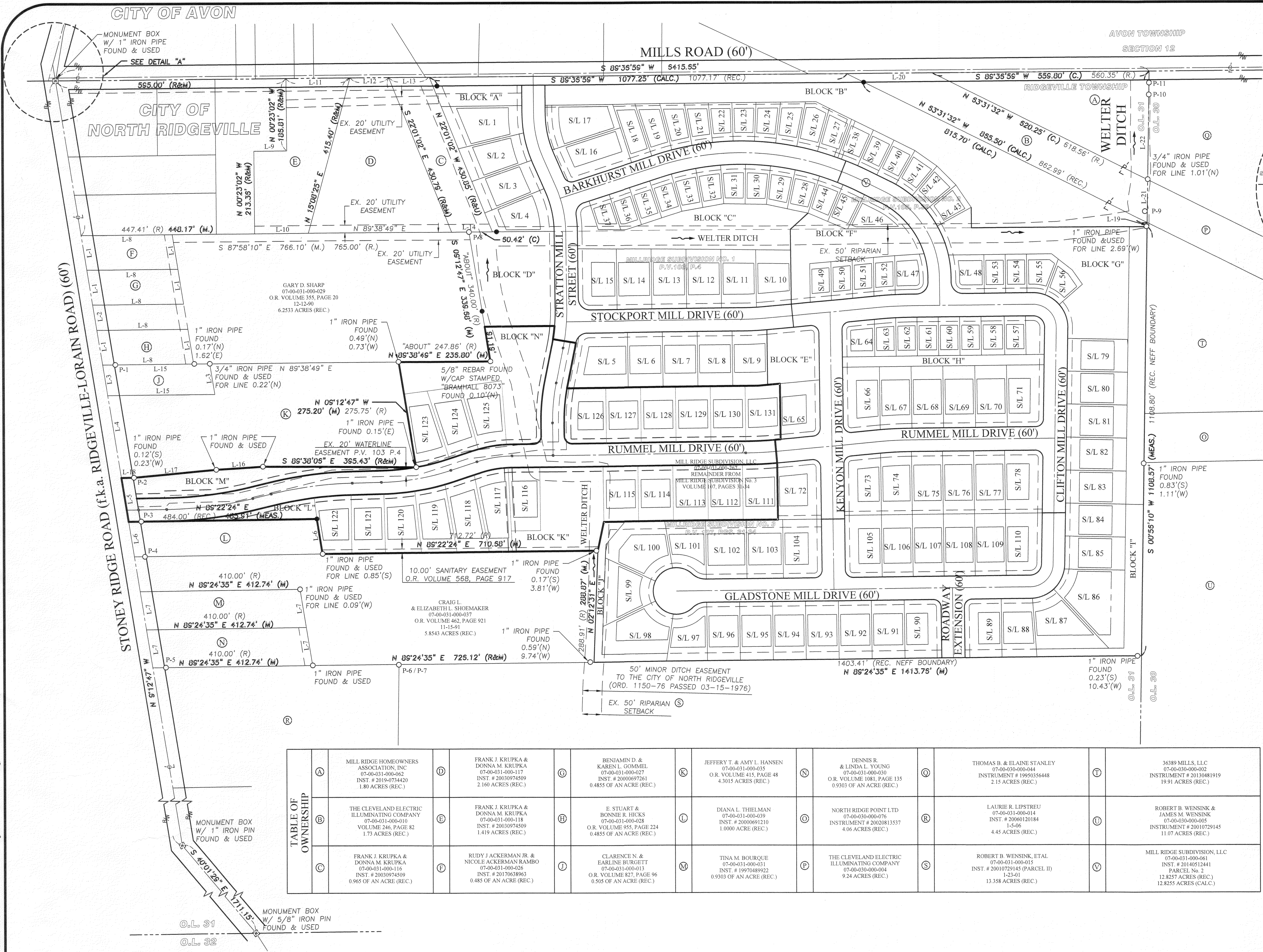


PIN	DESCRIPTION
P-1	3/4" IRON PIPE FOUND & USED FOR LINE 2.35' (EAST)
P-2	1" IRON PIPE FOUND 0.12' (SOUTH) 0.23' (WEST)
P-3	1" IRON PIPE FOUND 0.08' (NORTH) 1.96' (EAST)
P-4	1" IRON PIPE FOUND 0.32' (SOUTH) 3.14' (WEST)
P-5	1" IRON PIPE FOUND & USED FOR LINE 2.58' (EAST)
P-6	3/4" IRON PIPE FOUND & USED 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 PIPE 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
 - CL CENTERLINE
 - R/W RIGHT-OF-WAY LINE

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	55.33' (R&M)	L-13	S 89°36'59" W	105.00' (R&M)
L-3	S 09°12'47" E	80.85' (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' (R&M)
L-5	S 09°12'47" E	133.03' (REC.) 114.62' (MEAS.)	L-16	N 89°19'08" E	120.75' (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°38'46" E	235.00' (R&M)	L-19	S 00°56'10" W	11.55' (REC.) 10.35' (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	154.92' (R&M)	L-22	N 00°56'10" E	275.48' (REC.) 280.29' (MEAS.)

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 2015



(A)	MILL RIDGE HOMEOWNERS ASSOCIATION, INC. 07-00-031-000-062 INST. # 2019-0734420 1.80 ACRES (REC.)	(D)	FRANK J. KRUPKA & DONNA M. KRUPKA 07-00-031-000-117 INST. # 20030974509 2.160 ACRES (REC.)	(G)	BENJAMIN D. & KAREN L. GOMMEL 07-00-031-000-027 INST. # 2000957261 0.4855 OF AN ACRE (REC.)	(K)	JEFFERY T. & AMY L. HANSEN 07-00-031-000-035 O.R. VOLUME 415, PAGE 48 4.3015 ACRES (REC.)	(N)	DENNIS R. & LINDA L. YOUNG 07-00-031-000-030 O.R. VOLUME 181, PAGE 135 0.9303 OF AN ACRE (REC.)	(Q)	THOMAS B. & ELAINE STANLEY 07-00-030-000-044 INSTRUMENT # 19950356448 2.15 ACRES (REC.)	(T)	36389 MILLS, LLC 07-00-030-000-002 INSTRUMENT # 20130481919 19.91 ACRES (REC.)
(B)	THE CLEVELAND ELECTRIC ILLUMINATING COMPANY 07-00-031-000-010 VOLUME 246, PAGE 82 1.73 ACRES (REC.)	(E)	FRANK J. KRUPKA & DONNA M. KRUPKA 07-00-031-000-118 INST. # 20030974509 1.419 ACRES (REC.)	(H)	E. STUART & BONNIE R. HICKS 07-00-031-000-028 O.R. VOLUME 955, PAGE 224 0.4855 OF AN ACRE (REC.)	(L)	DIANA L. THIELMAN 07-00-031-000-039 INST. # 2000691210 1.0000 ACRE (REC.)	(O)	NORTH RIDGE POINT LTD 07-00-030-000-076 INSTRUMENT # 20020815337 4.06 ACRES (REC.)	(R)	LAURIE R. LIPSTREU 07-00-031-000-014 INST. # 20060120184 1-5-06 4.45 ACRES (REC.)	(U)	ROBERT B. WENSINK & JAMES M. WENSINK 07-00-030-000-005 INSTRUMENT # 20010729145 11.07 ACRES (REC.)
(C)	FRANK J. KRUPKA & DONNA M. KRUPKA 07-00-031-000-116 INST. # 2000974509 0.965 OF AN ACRE (REC.)	(F)	RUDY J. ACKERMAN JR. & NICOLE ACKERMAN RAMBO 07-00-031-000-026 INST. # 20170638963 0.485 OF AN ACRE (REC.)	(I)	CLARENCE N. & EARLINE BURGITT 07-00-031-000-013 O.R. VOLUME 87, PAGE 96 0.505 OF AN ACRE (REC.)	(M)	TINA M. BOURQUE 07-00-031-000-013 INST. # 19970489922 0.9303 OF AN ACRE (REC.)	(P)	THE CLEVELAND ELECTRIC ILLUMINATING COMPANY 07-00-030-000-004 9.24 ACRES (REC.)	(S)	ROBERT B. WENSINK, ETAL 07-00-031-000-015 INST. # 20010729145 (PARCEL II) 1-2-01 13.358 ACRES (REC.)	(V)	MILL RIDGE SUBDIVISION, LLC 07-00-031-000-061 INST. # 20140512441 PARCEL No. 2 12.8257 ACRES (REC.) 12.8255 ACRES (CALC.)

REVISION	DATE	BY	DESCRIPTION
	11-14-2019	AMK	ISSUE FOR PRELIMINARY REVIEW
	01-21-2020	AMK	REVISED PER PLANNING COMMISSION COMMENTS

DRAWN BY: SJM

CHECKED BY: AMK

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

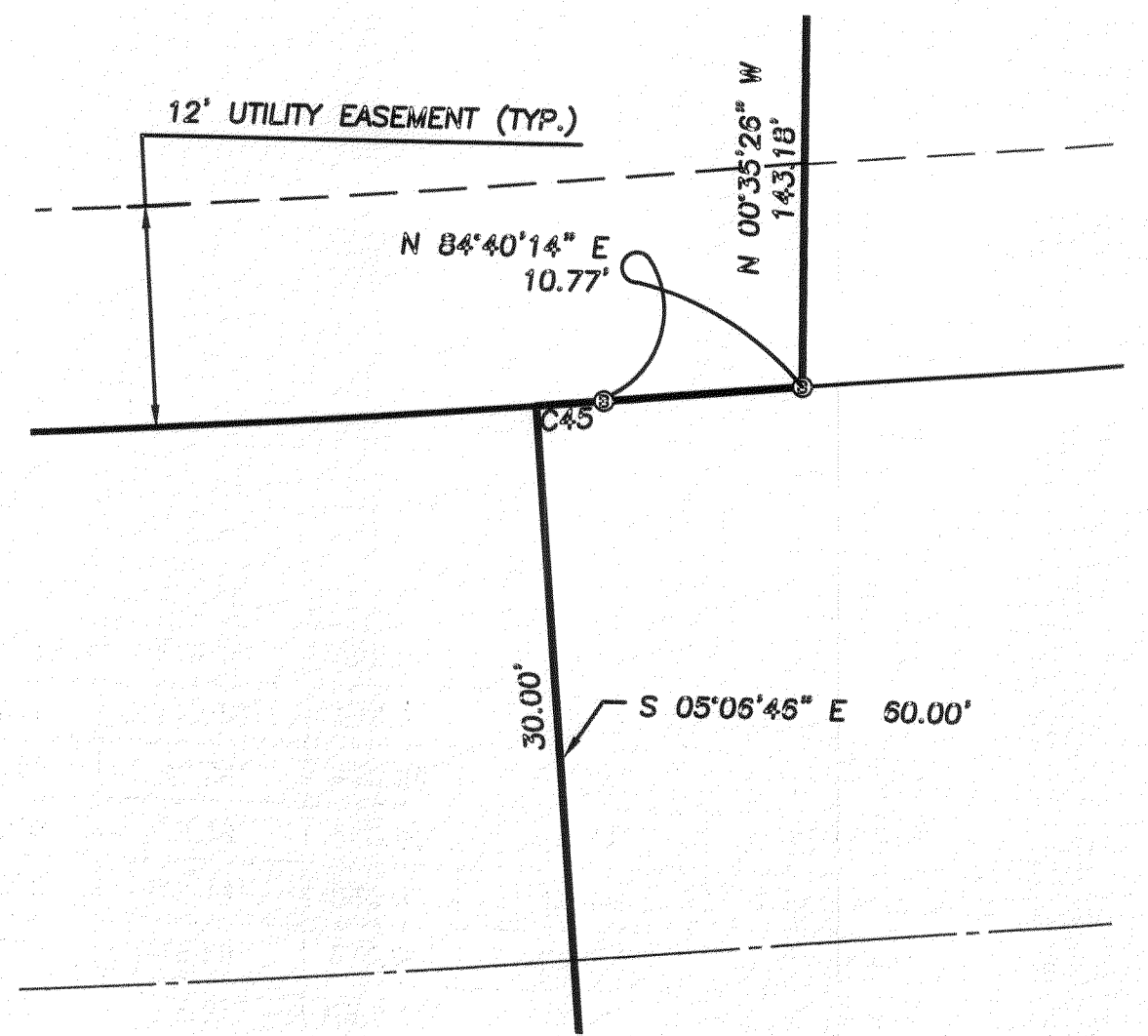
PREPARED FOR:
 MILL RIDGE SUBDIVISION, LLC
 38642 CENTER RIDGE ROAD
 NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION NUMBER 4
 PLAT - OVERALL
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
 STATE OF OHIO

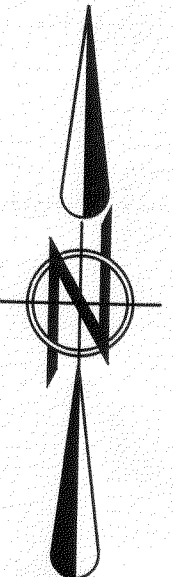
SHEET
 2 OF 4
 JOB NO.
 13-3747-6

J:\133747-6 MillRidge Phase 4\Drawings\Subdivision\Plat\13-3747-6 Mill Ridge Phase 4 Subdivision Plat.dwg, Printed: Jan 23, 2020 - 1:50pm

PARCEL CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C13	31.42'	20.00'	28.28'	N 44°24'34" E	20.00'	90°00'00"
C14	31.42'	20.00'	28.28'	S 45°35'26" E	20.00'	90°00'00"
C15	97.88'	470.00'	97.70'	S 05°22'33" W	49.12'	11°55'56"
C16	104.13'	500.00'	103.94'	S 05°22'33" W	52.25'	11°55'56"
C17	110.38'	530.00'	110.18'	N 05°22'33" E	55.39'	11°55'56"
C18	17.24'	470.00'	17.24'	N 10°17'27" E	8.62'	02°06'07"
C19	18.34'	500.00'	18.34'	N 10°17'27" E	9.17'	02°06'07"
C20	19.44'	530.00'	19.44'	N 10°17'27" E	9.72'	02°06'07"
C21	76.55'	970.00'	76.54'	N 87°08'54" E	38.30'	04°31'20"
C22	78.93'	1000.00'	78.91'	N 87°08'54" E	39.48'	04°31'20"
C23	3.78'	1000.00'	3.78'	N 84°45'44" E	1.89'	00°13'00"
C24	81.30'	1030.00'	81.27'	N 87°08'54" E	40.67'	04°31'20"
C25	79.36'	970.00'	79.34'	N 87°00'51" E	39.70'	04°41'15"
C26	0.87'	970.00'	0.87'	N 89°23'02" E	0.44'	00°03'06"
C27	89.79'	470.00'	89.65'	S 04°52'56" W	45.03'	10°56'44"
C28	13.77'	330.00'	13.77'	N 88°12'51" E	6.89'	02°23'27"
C41	10.30'	270.00'	10.30'	N 88°19'00" E	5.15'	02°11'08"
C42	51.86'	470.00'	51.84'	N 08°10'50" E	25.96'	06°19'21"
C43	8.10'	470.00'	8.09'	S 10°50'54" W	4.05'	00°59'13"
C44	34.62'	470.00'	34.61'	S 07°07'47" W	17.32'	04°13'14"
C45	3.67'	970.00'	3.67'	S 84°45'44" W	1.84'	00°13'00"

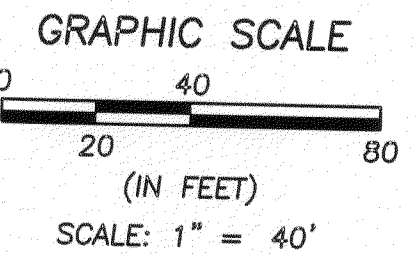


ENLARGED VIEW "A"
SCALE: 1"=10"



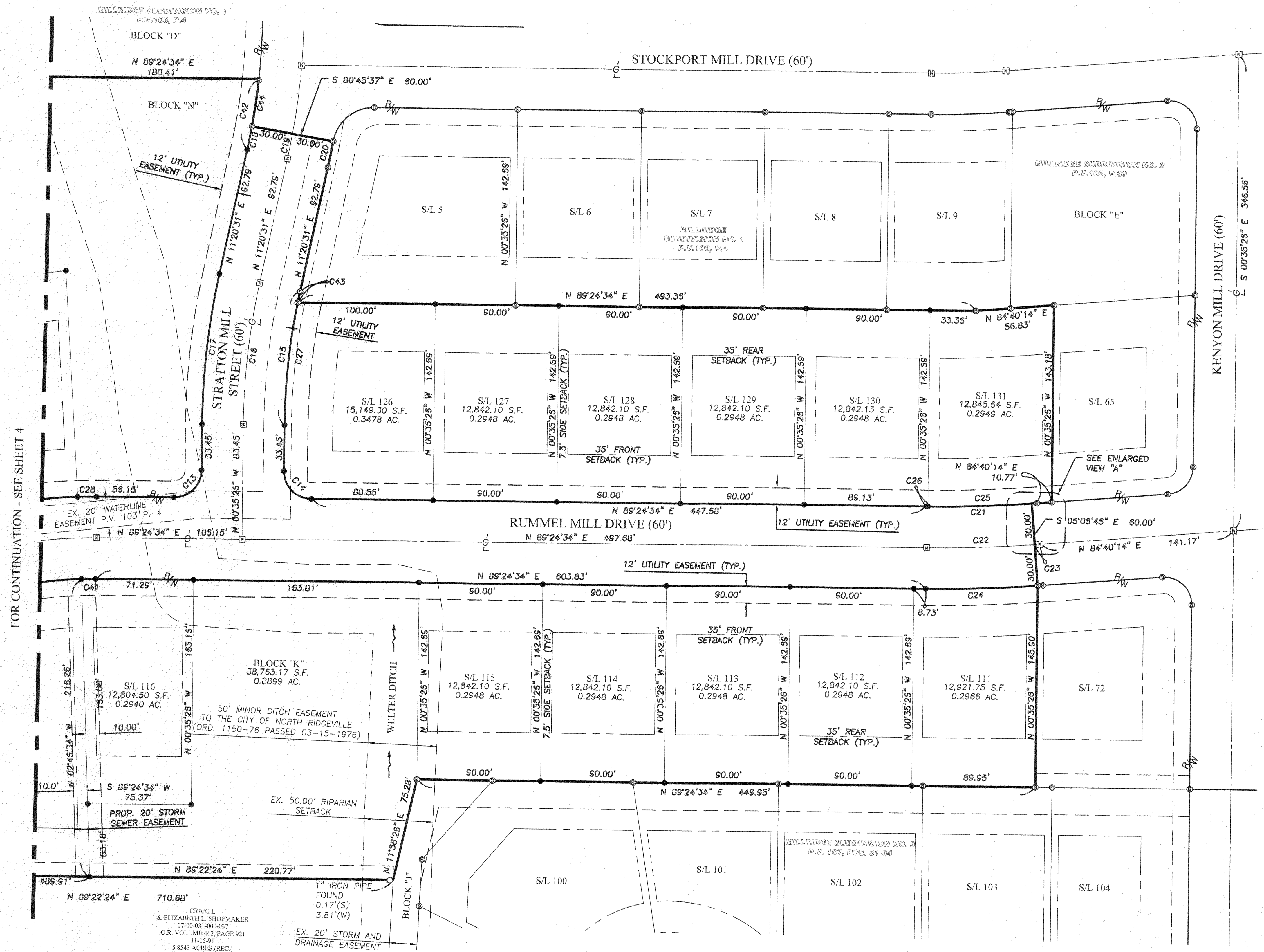
NOTES:

- PER NORTH RIDGEVILLE CODIFIED ORDINANCES SECTION 1128.11 (4):
 - EACH DWELLING SHALL HAVE A MINIMUM SIDE-YARD DEPTH OF NOT LESS THAN FIVE FEET.
 - 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\"/>

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN DECEMBER OF 2018



FOR CONTINUATION - SEE SHEET 4

DATE	BY	DESCRIPTION
11-14-2019	AMK	ISSUE FOR PRELIMINARY REVIEW
01-21-2020	AMK	REVISED PER PLANNING COMMISSION COMMENTS

DRAWN BY:
SJM

CHECKED BY:
AMK

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

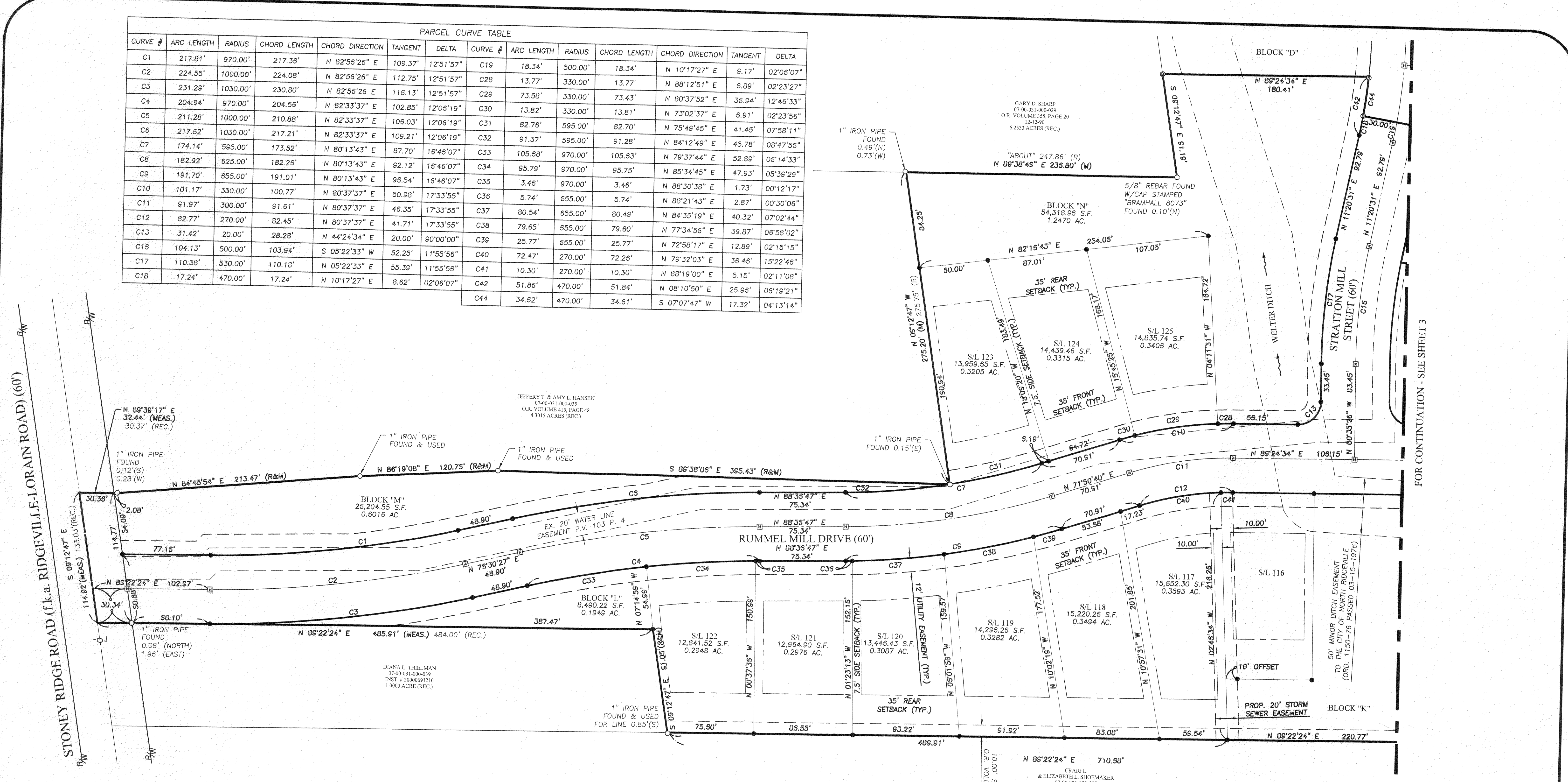
PREPARED FOR:
MILL RIDGE SUBDIVISION, LLC
38642 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

MILLRIDGE SUBDIVISION NUMBER 4
PLAT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
3 OF 4

JOB NO.
13-3747-6

PARCEL CURVE TABLE													
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA	CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	217.81'	970.00'	217.36'	N 82°56'26" E	109.37'	12°51'57"	C19	18.34'	500.00'	18.34'	N 10°17'27" E	9.17'	02°06'07"
C2	224.55'	1000.00'	224.08'	N 82°56'26" E	112.75'	12°51'57"	C28	13.77'	330.00'	13.77'	N 88°12'51" E	6.89'	02°23'27"
C3	231.29'	1030.00'	230.80'	N 82°56'26" E	116.13'	12°51'57"	C29	73.58'	330.00'	73.43'	N 80°37'52" E	36.94'	12°46'33"
C4	204.94'	970.00'	204.56'	N 82°33'37" E	102.85'	12°06'19"	C30	13.82'	330.00'	13.81'	N 73°02'37" E	6.91'	02°23'56"
C5	211.28'	1000.00'	210.88'	N 82°33'37" E	106.03'	12°06'19"	C31	82.76'	595.00'	82.70'	N 75°49'45" E	41.45'	07°58'11"
C6	217.62'	1030.00'	217.21'	N 82°33'37" E	109.21'	12°06'19"	C32	91.37'	595.00'	91.28'	N 84°12'49" E	45.78'	08°47'56"
C7	174.14'	595.00'	173.52'	N 80°13'43" E	87.70'	15°46'07"	C33	105.68'	970.00'	105.63'	N 79°37'44" E	52.89'	05°14'33"
C8	182.92'	625.00'	182.26'	N 80°13'43" E	92.12'	15°46'07"	C34	95.79'	970.00'	95.75'	N 85°34'45" E	47.93'	05°38'29"
C9	191.70'	655.00'	191.01'	N 80°13'43" E	96.54'	15°46'07"	C35	3.46'	970.00'	3.46'	N 88°30'38" E	1.73'	00°12'17"
C10	101.17'	330.00'	100.77'	N 80°37'37" E	50.98'	17°33'55"	C36	5.74'	655.00'	5.74'	N 88°21'43" E	2.87'	00°30'06"
C11	91.97'	300.00'	91.61'	N 80°37'37" E	46.35'	17°33'55"	C37	80.54'	655.00'	80.49'	N 84°35'19" E	40.32'	07°02'44"
C12	82.77'	270.00'	82.45'	N 80°37'37" E	41.71'	17°33'55"	C38	79.65'	655.00'	79.60'	N 77°34'56" E	39.87'	05°58'02"
C13	31.42'	20.00'	28.28'	N 44°24'34" E	20.00'	90°00'00"	C39	25.77'	655.00'	25.77'	N 72°58'17" E	12.89'	02°15'15"
C16	104.13'	500.00'	103.94'	S 05°22'33" W	52.25'	11°55'56"	C40	72.47'	270.00'	72.26'	N 79°32'03" E	36.46'	15°22'46"
C17	110.38'	530.00'	110.18'	N 05°22'33" E	55.39'	11°55'56"	C41	10.30'	270.00'	10.30'	N 88°19'00" E	5.15'	02°11'08"
C18	17.24'	470.00'	17.24'	N 10°17'27" E	8.62'	02°06'07"	C42	51.86'	470.00'	51.84'	N 08°10'50" E	25.96'	05°19'21"
							C44	34.62'	470.00'	34.61'	S 07°07'47" W	17.32'	04°13'14"



JEFFERY T. & AMY L. HANSEN
07-00-031-000-035
O.R. VOLUME 415, PAGE 48
4.3015 ACRES (REC.)

DIANA L. THEILMAN
07-00-031-000-039
INST. # 200009691210
1.0000 ACRE (REC.)

GARY D. SHARP
07-00-031-000-029
O.R. VOLUME 355, PAGE 20
13-12-00
6.2533 ACRES (REC.)

BLOCK "N"
54,318.98 S.F.
1.2470 AC.

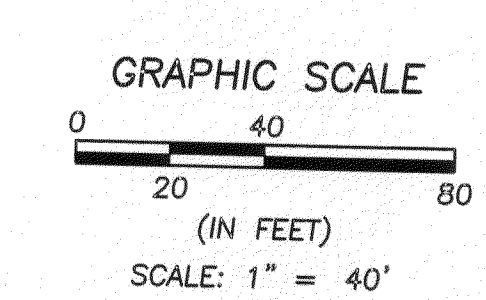
BLOCK "I"
8,490.22 S.F.
0.1949 AC.

CRAGG L. & ELIZABETH L. SHOEMAKER
07-00-031-000-037
O.R. VOLUME 462, PAGE 921
11-15-01
5.8543 ACRES (REC.)

- NOTES:**
- PER NORTH RIDGEVILLE CODIFIED ORDINANCES SECTION 1128.11 (4):
 - EACH DWELLING SHALL HAVE A MINIMUM SIDE-YARD DEPTH OF NOT LESS THAN FIVE FEET.
 - 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 DECEMBER OF 2018



DATE	BY	DESCRIPTION
11-14-2019	AMK	ISSUE FOR PRELIMINARY REVIEW
01-21-2020	AMK	REVISED PER PLANNING COMMISSION 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 4
PLAT
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
4 OF 4
JOB NO.
13-3747-6

13-3747-6 Mill Ridge Phase 4 Subdivision Plat.dwg, Plotted: Jan 23, 2020, 1:50pm

Plat Sheet

Instrument # 2021-0799062

Film # _____

Name of Plat: MILLRIDGE SUBDIVISION NUMBER 4

Owner: MILLRIDGE SUBDIVISION LLC

Description: SITUATED IN THE STATE OF OHIO, COUNTY
OF LORAIN CITY OF NORTH RIDGEVILLE BEING PART OF ORIGINAL
RIDGEVILLE TOWNSHIP LOT NUMBER 31 12.1472 ACRE
CREATING SUBLOTS 111 THRU 131 BLOCKS K, L, M, N
EASEMENTS ALSO

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 109

Receiving Stamp

Pg. 21, 22, 23, 24

JALE YOST CONSTRUCTION
COMPANY
260 SOUTH LOGAN ST
ELYRIA, OH 44035

Amount: 345.60

Initials: ST