

NORTH RIDGE POINTE SUBDIVISION NO. 5

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 26.2969 ACRES, OF WHICH 9.6843 ACRES LIE IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 29, 10.7979 ACRES LIE IN LOT 30, 5.6271 ACRES LIE IN LOT 31 AND 0.1876 ACRES LIE IN LOT 32.

THE UNDERSIGNED OWNER, NORTH RIDGE POINT, LTD. HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS NORTH RIDGE POINTE SUBDIVISION NO. 5, A SUBDIVISION OF SUBLOTS 149 TO 195 AND BLOCKS "L", "M" AND "N" 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 Dany 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 26th DAY OF JANUARY, 2021.

NOTARY PUBLIC Holly A. Vasioloff
MY COMMISSION EXPIRES: 4.26.22

ACREAGE SUMMARY:

RECORD AREAS

REMAINDER '4A' NORTH RIDGE POINTE SUBDIVISION NO. 4	48.5633 Ac.
REMAINDER '4B' NORTH RIDGE POINTE SUBDIVISION NO. 4	20.5630 Ac.
TOTAL	69.1263 Ac.

SUBDIVISION NO. 5 (NORTH) LOTS 149-169

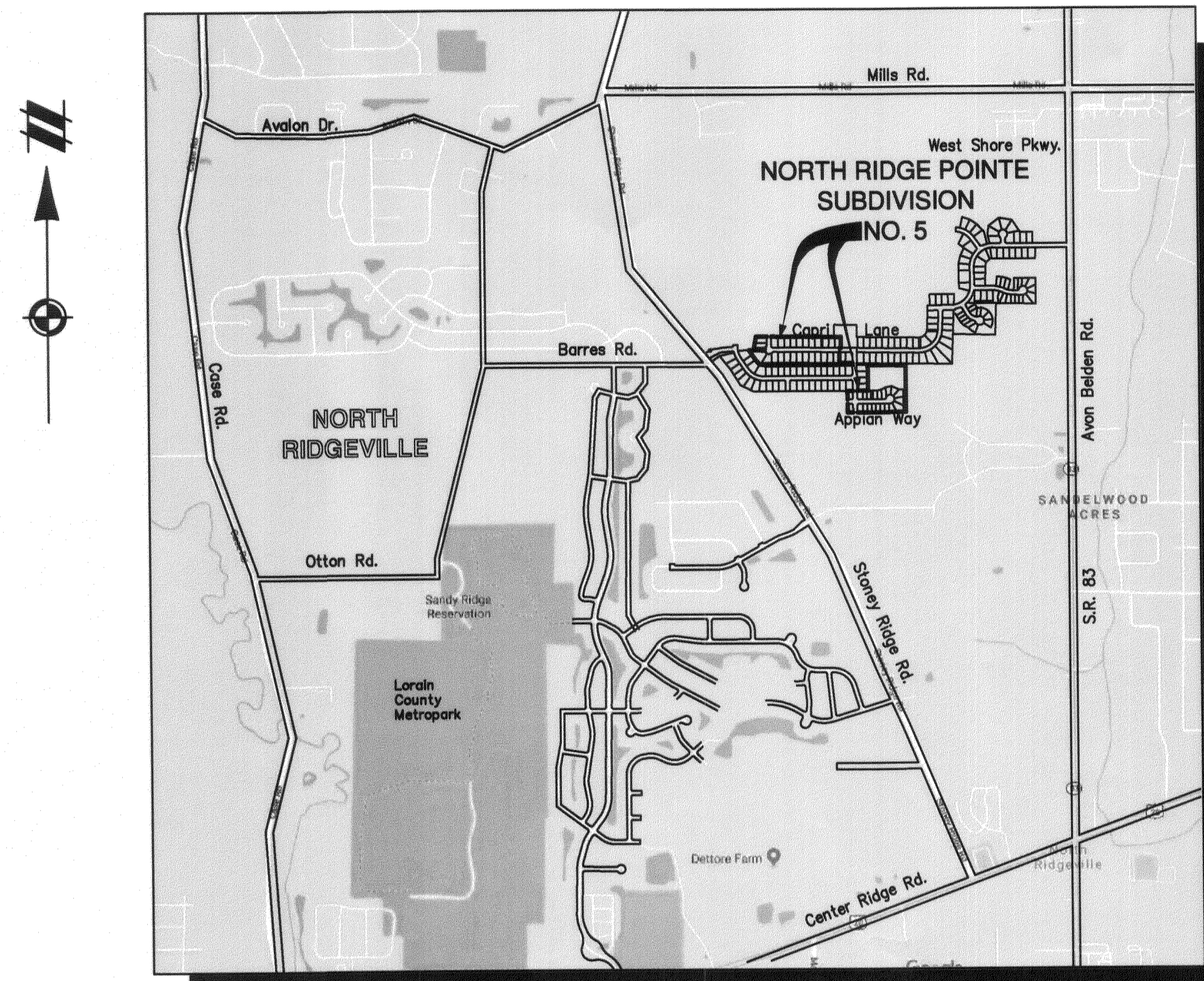
SUBLOTS	8.0762 Ac.
RIGHT-OF-WAY	1.6878 Ac.
BLOCK "L"	0.8443 Ac.
BLOCK "M"	6.0732 Ac.
TOTAL	16.6815 Ac.

(SOUTH) LOTS 170-195

SUBLOTS	4.1195 Ac.
RIGHT-OF-WAY	1.3525 Ac.
BLOCK "N"	4.1434 Ac.
TOTAL	9.6154 Ac.

TOTALS

SUBDIVISION NO. 5 (NORTH)	16.6815 Ac.	48.5633 Ac.
REMAINDER "5A"	31.8818 Ac.	
15.7681 IN O.L. 30		
16.1137 IN O.L. 31		
SUBDIVISION NO. 5 (SOUTH)	9.6154 Ac.	20.5630 Ac.
REMAINDER "5B"	10.9476 Ac.	
4.5008 IN O.L. 29		
6.4468 IN O.L. 32		
TOTAL	69.1263 Ac.	



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS:

- 1 COVER SHEET
- 2 OVERALL
- 3 SUBLOTS 170 TO 174
SUBLOTS 191 TO 195
- 4 SUBLOTS 175 TO 190
- 5 SUBLOTS 149 TO 169

LOT NUMBERS:

NORTH RIDGE POINTE SUBDIVISION NO. 5
CONTAINS 47 LOTS NUMBERED 149 TO 195 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 THEREFORE, 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.

GRANTOR / OWNER / DEVELOPER:

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

Doc ID: 022702610006 Type: OFF
KIND: PLAT
Recorded: 02/05/2021 at 11:34:30 AM
Fee Amt: \$452.00 Page 1 of 6
Lorain County, Ohio
Mike Boran County Recorder
File # **2021-0801403**

JLD REPUBLIC NATIONAL TITLE
INSURANCE CO.
160 CLEVELAND STREET
ELYRIA, OH 44035
Plot Vol. 109
Pg. 30-34

TRANSFERRED
IN COMPLIANCE WITH SEC. 315-202
OHIO REV. CODE
FEB 03 2021
J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

APPROVALS:

CITY ENGINEER:

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

THIS 26th DAY OF JANUARY, 2021.

Daniel Podrejs
CITY ENGINEER

CITY COUNCIL:

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

THIS 26th DAY OF JANUARY, 2021.

[Signature]
MAYOR

PLANNING COMMISSION:

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

THIS 26th DAY OF JANUARY, 2021.

[Signature]
CITY PLANNING COMMISSION CHAIRPERSON
(OR RESPONSIBLE OFFICIAL)

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. 5, AS SHOWN HEREON AND CONTAINING 69.1263 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.

[Signature]
ALEX E. MARKS, P.S. 8616
DATE 01/27/2021



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

811
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY 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 OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
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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. 5
COVER SHEET

DATE 05/17/2019
2019/05/18 REVISION PER CLIENT COMMENTS
2019/05/18 REVISION PER CITY COMMENTS
2019/05/18 REVISION PER CITY COMMENTS
2019/05/18 REVISION PER CITY COMMENTS
2019/05/18 REVISION PER CITY COMMENTS
2019/05/18 REVISION PER CITY COMMENTS
2019/05/18 REVISION PER CITY COMMENTS
2019/05/18 REVISION PER CITY COMMENTS
REVISIONS
DR. BTS | CH. MS
P.M. P. ERAK
BOOK
JOB 19001163
SHEET NO. 1 of 5

LINE #	BEARING	LENGTH
L1	N89°59'41"W	64.88'
L2	N60°27'34"E	42.25'
L3	N81°30'12"E	105.36'
L4	N85°55'05"E	100.44'
L5	S89°59'35"E	60.00'
L6	S0°00'25"W	28.61'
L7	N81°02'34"E	149.03'
L8	S34°27'13"E	2.08'
L9	N88°56'15"W	221.76'
L10	S88°56'15"E	151.60'
L11	S10°05'27"W	86.33'
L12	N89°59'35"W	151.00'
L13	S0°00'25"W	1.25'

LINE #	BEARING	LENGTH
L14	N0°29'03"E	59.50'
L15	N51°22'51"E	232.86'
L16	S89°06'13"E	337.06'
L17	N0°42'34"W	175.31'
L18	N89°22'21"E	34.63'
L19	N0°42'31"W	36.74'
L20	N89°17'29"E	30.37'
L21	N0°42'31"W	152.31'
L22	S1°20'37"W	186.63'
L23	S0°27'11"E	134.50'
L24	N89°59'41"W	204.12'
L25	S0°42'31"E	23.26'
L26	N2°10'07"E	276.86'

LINE #	BEARING	LENGTH
L27	N87°49'53"W	151.00'
L28	S87°49'53"E	152.08'
L29	N0°52'48"E	152.08'
L30	S0°52'48"W	151.00'
L31	S0°52'44"W	165.22'
L32	S89°06'13"E	314.35'
L33	N0°53'46"E	167.29'
L34	N89°30'57"W	96.53'
L35	N0°29'03"E	151.00'
L36	S89°30'57"E	21.46'
L37	N0°29'03"E	211.00'
L38	N89°30'57"W	180.00'
L39	N0°52'48"E	22.75'

LINE #	BEARING	LENGTH
L40	S80°12'18"E	85.00'
L41	S41°42'11"E	85.00'
L42	S34°27'13"E	161.67'
L43	N58°30'29"E	159.50'
L44	S64°56'51"E	210.29'
L45	S0°17'56"E	179.88'
L46	N89°42'04"E	1.19'
L47	S0°17'56"E	121.00'
L48	N0°40'38"W	352.87'
L49	N89°14'38"E	151.00'
L50	S0°40'38"E	1.17'
L51	N89°19'22"E	60.00'
L52	N89°52'45"E	75.00'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	34.89'	25.00'	79°57'31"	S79°33'40"E	32.13'	20.96'
C2	59.62'	167.00'	20°27'22"	N71°17'57"E	59.31'	30.13'
C3	34.67'	450.00'	4°24'53"	N83°42'39"E	34.66'	17.35'
C4	37.49'	25.00'	85°54'40"	N42°57'45"E	34.07'	23.28'
C5	63.31'	260.00'	13°57'03"	S8°58'06"E	63.15'	31.81'
C7	20.01'	260.00'	4°24'38"	N88°40'27"E	20.01'	10.01'
C8	128.54'	109.00'	67°34'01"	N46°31'27"E	121.22'	72.92'
C9	20.01'	260.00'	4°24'38"	N42°22'28"E	20.01'	10.01'

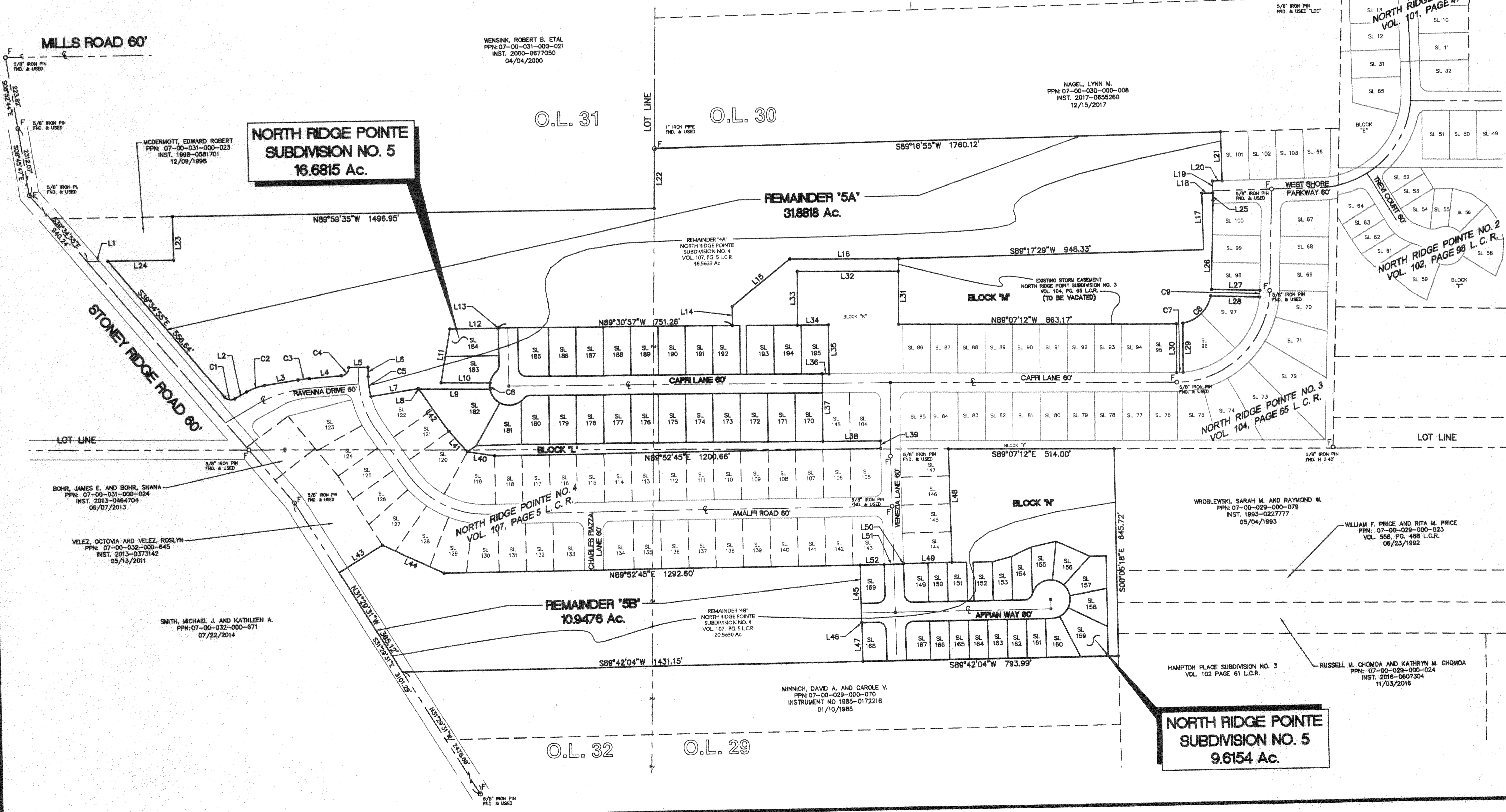
CONSERVATION EASEMENTS:

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 POINTE 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.

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 POINTE 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.

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



811
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS 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 MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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INDIANAPOLIS, IN 46240-2000

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. 5
OVERALL

CLIENT: NORTH RIDGE POINTE, LTD
DATE: 05/17/2019

2018.05.30 REVISION PER CLIENT COMMENTS
2018.06.05 REVISION PER CITY COMMENTS
2018.06.10 REVISION PER CITY COMMENTS
2020.12.09 BLOCK REVISIONS
2021.01.19 BLOCK TABLE UPDATE
2021.01.31 REVISION PER CITY COMMENTS

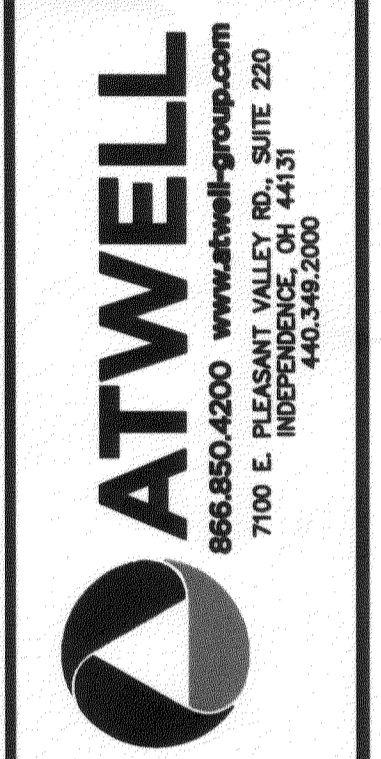
REVISIONS
SCALE 0 75 150
1" = 150 FEET
DR. BTS CH. MS
P.J.M. P. ERAK
BOOK
JOB 19001163
SHEET NO. 2 of 5

Know what's below.
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ORIGINAL RIDGEVILLE TOWNSHIP
LOTS 29, 30, 31 AND 32
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD
NORTH RIDGE POINTE
SUBDIVISION NO. 5
SUBLOTS 170 - 174
SUBLOTS 191 - 195

DATE 05/17/2019

2019.05.30 REVISION PER CLIENT COMMENTS
2019.05.09 REVISION PER CITY COMMENTS
2019.05.09 REVISION PER CITY COMMENTS
2019.05.09 REVISION PER CITY COMMENTS
BLOCK REVISIONS
CLIENT TABLE UPDATE
SCALE PER CITY COMMENTS

REVISIONS
SCALE 0 15 30
1" = 30 FEET
DR. BTS | CH. MS
P.M. P. ERAK
BOOK
JOB 19001163
SHEET NO. 3 of 5

CAD FILE: 19001163P-01 PHS.DWG

NORTH RIDGE POINTE SUBDIVISION NO. 5

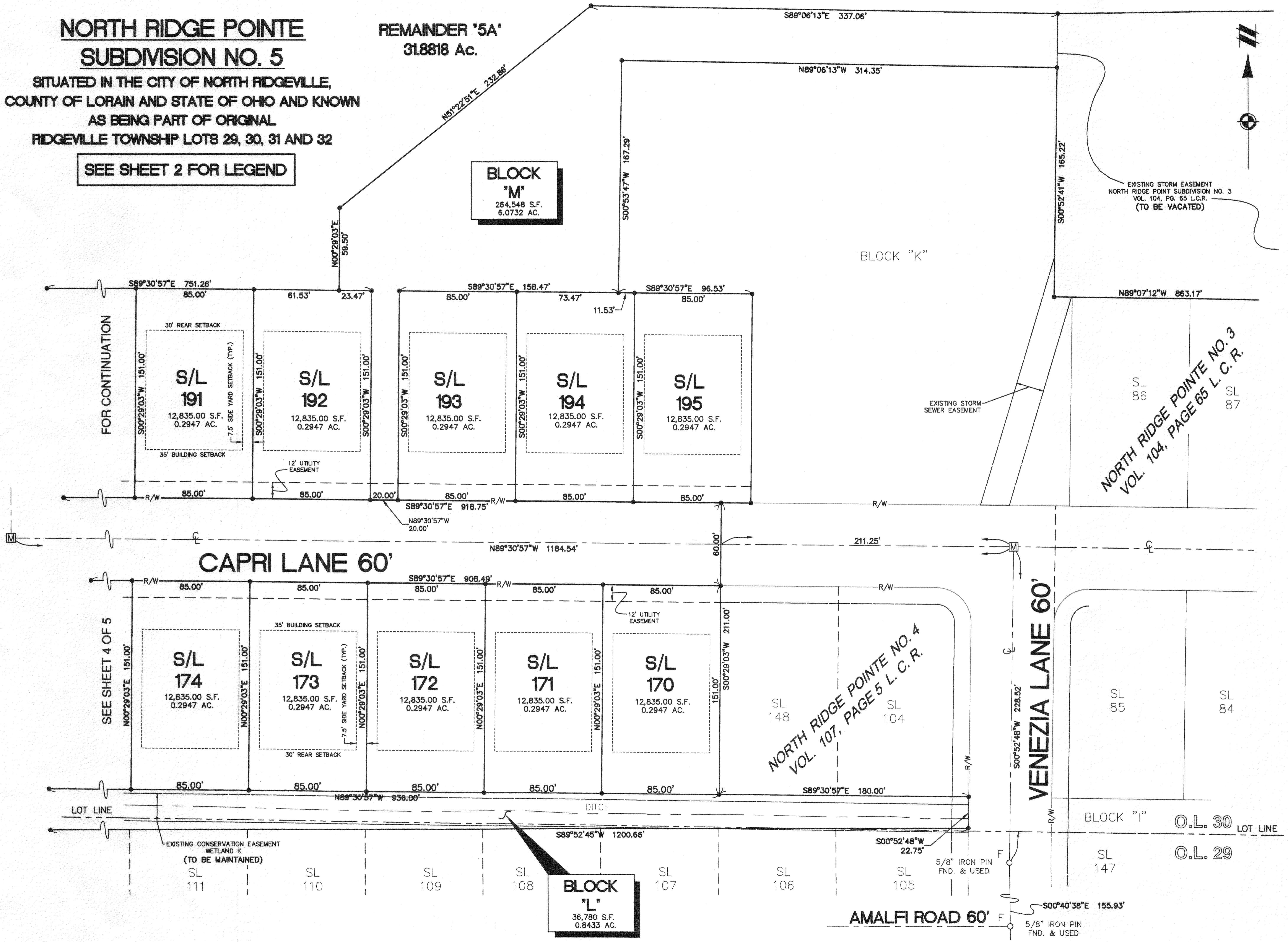
SITUATED IN THE CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN
AS BEING PART OF ORIGINAL
RIDGEVILLE TOWNSHIP LOTS 29, 30, 31 AND 32

SEE SHEET 2 FOR LEGEND

REMAINDER "5A"
31.8818 Ac.

BLOCK "M"
264,548 S.F.
6.0732 AC.

BLOCK "L"
36,780 S.F.
0.8433 AC.



FOR CONTINUATION

SEE SHEET 4 OF 5

NORTH RIDGE POINTE NO. 3
VOL. 104, PAGE 65 L.C.R.

NORTH RIDGE POINTE NO. 4
VOL. 107, PAGE 5 L.C.R.

VENEZIA LANE 60'

AMALFI ROAD 60'

K:\19001163\DWG\SURVEY\19001163P-01 PHS.DWG 1/21/2021 12:04 PM BRETT SPANGLER

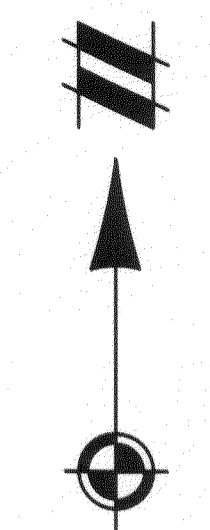
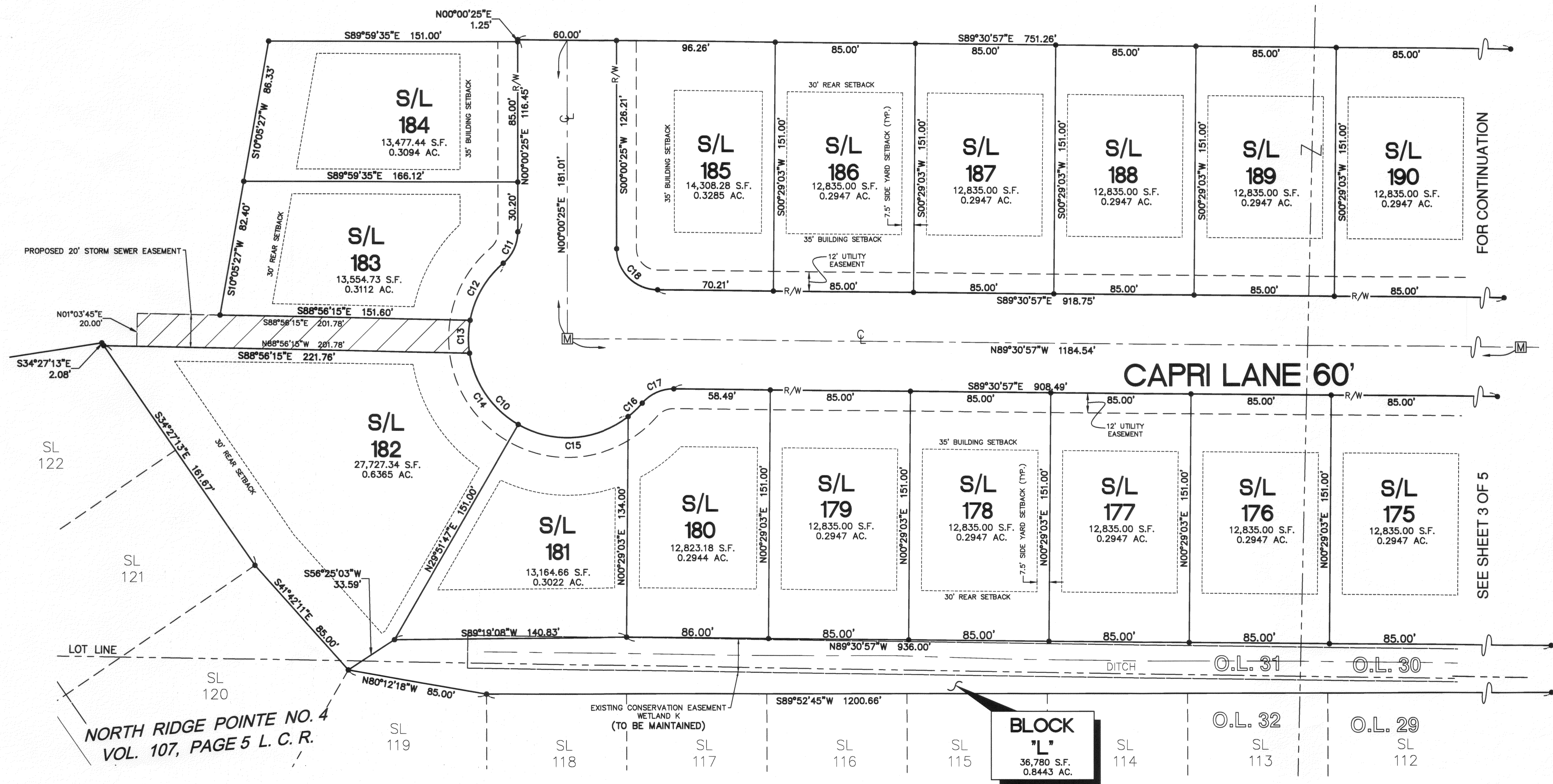
SEE SHEET 2 FOR LEGEND

NORTH RIDGE POINTE SUBDIVISION NO. 5

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

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C10	197.80'	60.00'	188°52'56"	N44°45'16"W	119.64'	772.52'
C11	21.68'	25.00'	49°40'47"	S24°50'49"W	21.00'	11.57'
C12	40.87'	60.00'	39°01'48"	S30°10'18"W	40.09'	21.26'
C13	20.09'	60.00'	19°11'17"	S1°03'45"W	20.00'	10.14'
C14	54.04'	60.00'	51°36'19"	S34°20'03"E	52.23'	29.01'
C15	71.01'	60.00'	67°48'29"	N85°57'33"E	66.94'	40.32'
C16	11.78'	60.00'	11°15'02"	N46°25'47"E	11.76'	5.91'
C17	21.68'	25.00'	49°40'47"	N65°38'40"E	21.00'	11.57'
C18	39.06'	25.00'	89°31'22"	S44°45'16"E	35.21'	24.79'

REMAINDER "5A"
31.8818 Ac.



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

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RIDGEVILLE, OH 44071
440.348.2000

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. 5
SUBLOTS 175 - 190

CLIENT: NORTH RIDGE POINTE, LTD

DATE: 05/17/2019

DATE	REVISIONS
2019.05.30	REVISED PER CLIENT COMMENTS
2019.05.30	REVISED PER CITY COMMENTS
2019.05.30	REVISED PER CITY COMMENTS
2019.05.30	REVISED PER CITY COMMENTS
2019.05.30	REVISED PER CITY COMMENTS

REVISIONS

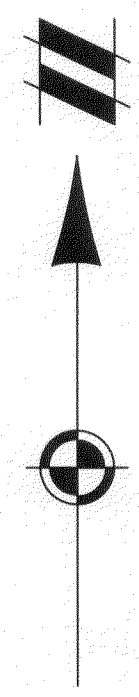
SCALE	0	15	30
1" = 30 FEET			

DR. BTS | CH. MS
P.M. P. ERAK
BOOK
JOB 19001163
SHEET NO. 4 of 5

NORTH RIDGE POINTE SUBDIVISION NO. 5

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

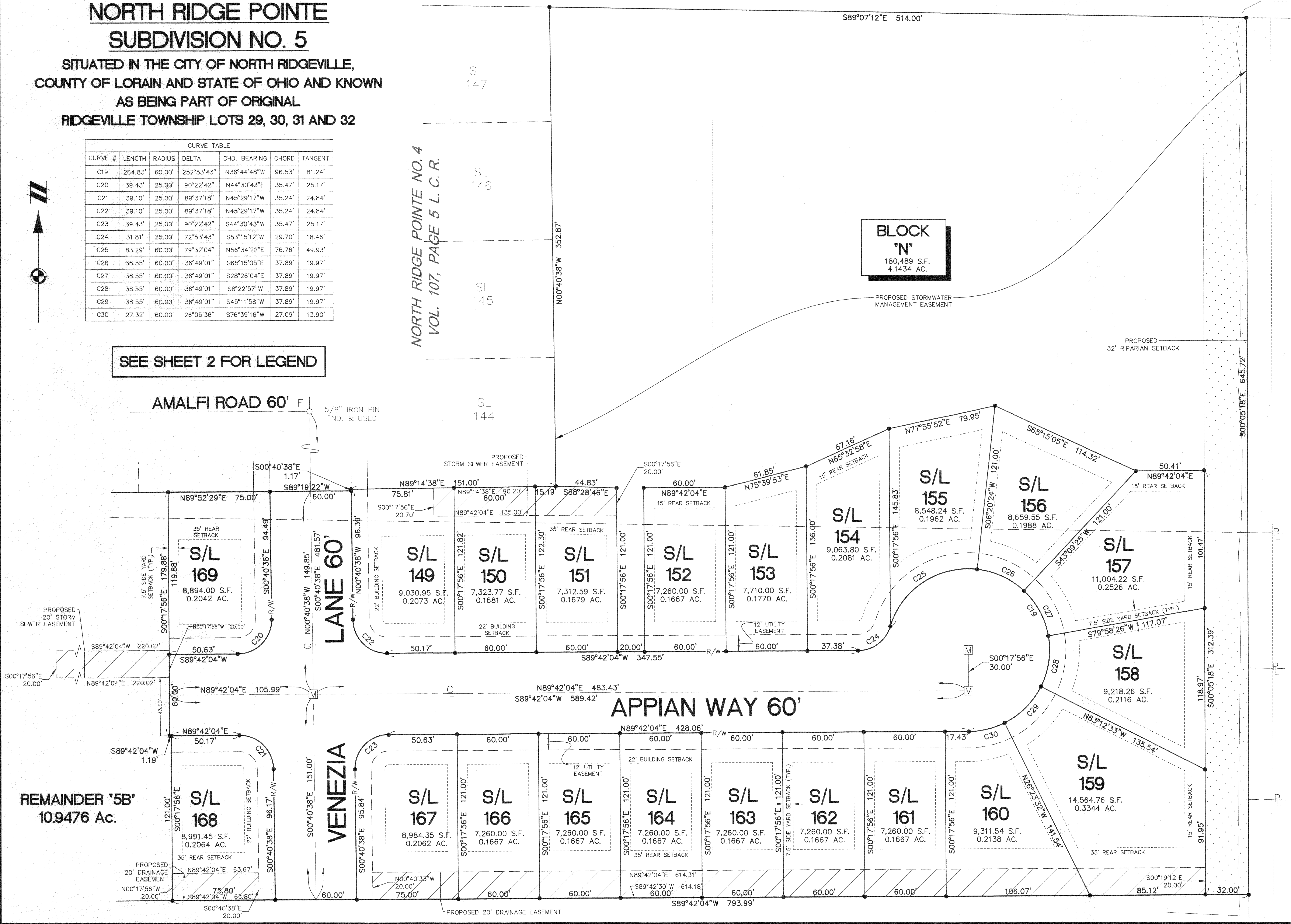
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C19	264.83'	60.00'	252°53'43"	N36°44'48"W	96.53'	81.24'
C20	39.43'	25.00'	90°22'42"	N44°30'43"E	35.47'	25.17'
C21	39.10'	25.00'	89°37'18"	N45°29'17"W	35.24'	24.84'
C22	39.10'	25.00'	89°37'18"	N45°29'17"W	35.24'	24.84'
C23	39.43'	25.00'	90°22'42"	S44°30'43"W	35.47'	25.17'
C24	31.81'	25.00'	72°53'43"	S53°15'12"W	29.70'	18.46'
C25	83.29'	60.00'	79°32'04"	N56°34'22"E	76.76'	49.93'
C26	38.55'	60.00'	36°49'01"	S65°15'05"E	37.89'	19.97'
C27	38.55'	60.00'	36°49'01"	S28°26'04"E	37.89'	19.97'
C28	38.55'	60.00'	36°49'01"	S8°22'57"W	37.89'	19.97'
C29	38.55'	60.00'	36°49'01"	S45°11'58"W	37.89'	19.97'
C30	27.32'	60.00'	26°05'36"	S76°39'16"W	27.09'	13.90'



SEE SHEET 2 FOR LEGEND

NORTH RIDGE POINTE NO. 4
VOL. 107, PAGE 5 L.C.R.

BLOCK "N"
180,489 S.F.
4.1434 AC.



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 OCCURRED 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 OF PERSONS ENGAGED IN THE WORK OF ANY OTHER PERSONS.

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440.949.2000

<p>ORIGINAL RIDGEVILLE TOWNSHIP LOTS 29, 30, 31 AND 32 CITY OF NORTH RIDGEVILLE LORAIN COUNTY, OHIO</p>	<p>NORTH RIDGE POINTE, LTD NORTH RIDGE POINTE SUBDIVISION NO. 5 SUBLOTS 149 - 169</p>
<p>CLIENT</p>	
<p>DATE 05/17/2019</p>	
<p>2019.05.30 2019.05.09 2019.05.09 2019.05.09 2020.12.09 2020.12.09 2021.01.12 2021.01.12 2021.01.21 2021.01.21</p>	
<p>REVISIONS</p>	
<p>SCALE 1" = 30 FEET</p>	
<p>DR. B.TS CH. MS</p>	
<p>P.M. P. ERAK</p>	
<p>BOOK</p>	
<p>JOB 19001163</p>	
<p>SHEET NO. 5 of 5</p>	

CAD FILE: 19001163-PL-01_PHS.DWG

Plat Sheet

Instrument # 2021-0801403 Film # _____

Name of Plat: North Ridge Pointe Subdivision No. 5

Owner: North Ridge Point LTD.

Description: Situated in the state of Ohio, County of Lorain
& city of North Ridgeville, Being part of original
Ridgeville Township lots 29, 30, 31, & 32. 26.2969 acres
Creating sublots 149-195 & Blocks L, M, N
Easements Also

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 109

Receiving Stamp

Pg. 30-34

JLD REPUBLIC NATIONAL TITLE
INSURANCE CO
160 CLEVELAND STREET
ELYRIA, OH 44035

Amount: \$432.00

Initials: HR