

Harvest Pointe Subdivision No.2

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., 2021 Scale 1"=60'

OWNERS CONSENT:

WE THE UNDERSIGNED, ROOT DEVELOPMENT & 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 UNTO THE HARVEST POINTE SUBDIVISION HOMEOWNERS ASSOCIATION RESPONSIBILITIES FOR "BLOCK A" AS SHOWN HEREON, ARE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES IN SAID "BLOCK A".

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE HARVEST POINTE SUBDIVISION HOMEOWNERS ASSOCIATION RESPONSIBILITIES FOR "BLOCK B" AS SHOWN HEREON, THE DESIGNATED OPEN SPACE AREA SHOWN HEREON SHALL BE PROHIBITED FROM FURTHER SUBDIVISION OR DEVELOPMENT AND SHALL BE MAINTAINED AND PRESERVED IN ITS NATURAL STATE

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 & CONSTRUCTION LLC

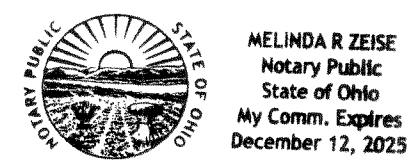
William P. Hagy
 WILLIAM P. HAGY, OWNER

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 & 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 28th DAY OF September, 2021.

Melinda R. Zeise
 NOTARY PUBLIC

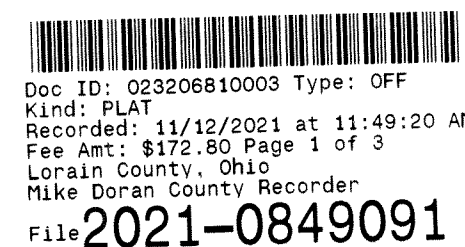


MORTGAGE RELEASE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED Hagy Investment and 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 and Holdings LLC
 MORTGAGEE

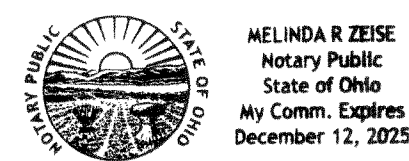


STATE OF OHIO)

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.

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Melinda R. Zeise
 NOTARY PUBLIC

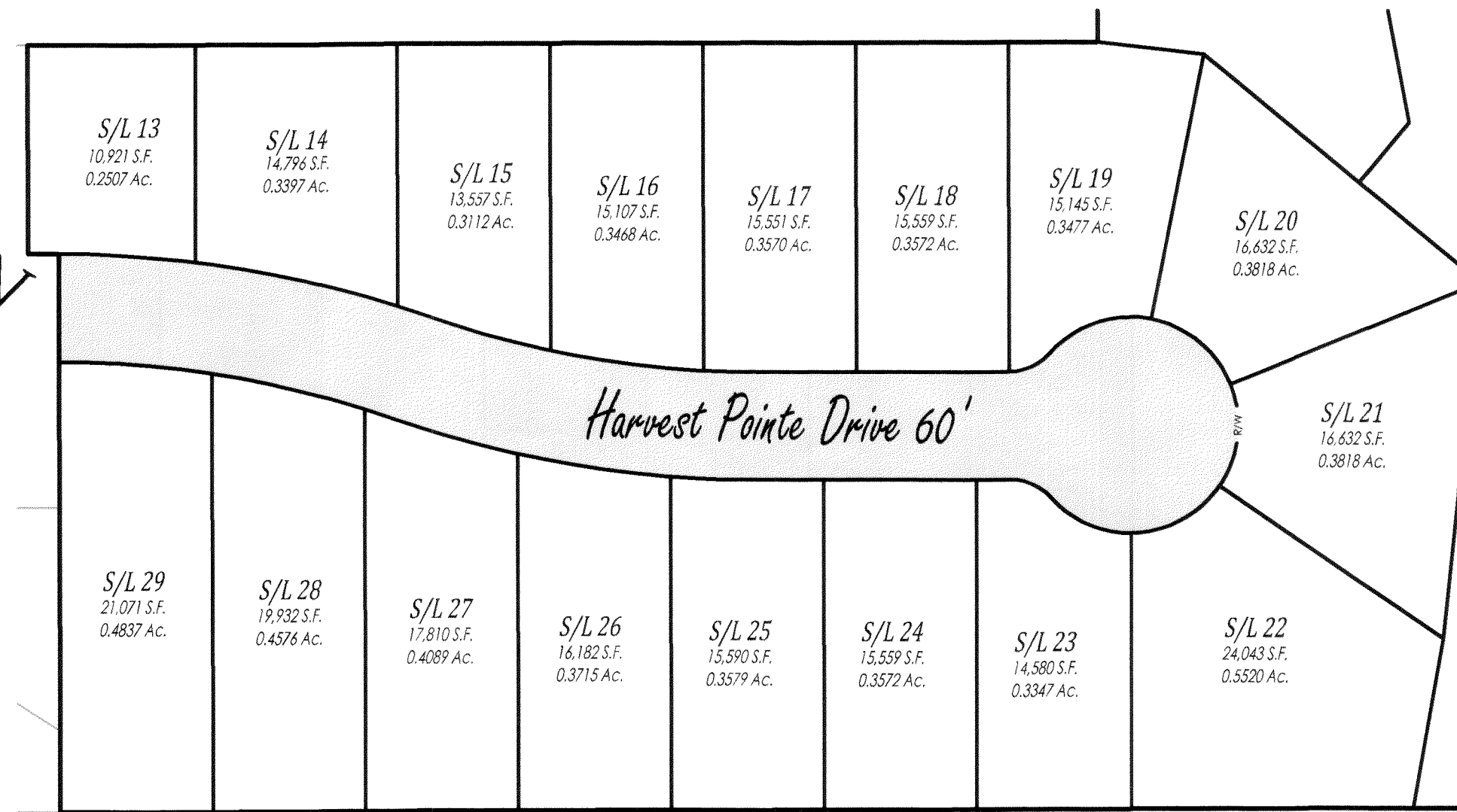


REINHARDT & ASSOCIATES
 4365 E. LAKE ROAD
 SHEFFIELD LAKE, OH 44054

PIAT Vol 111
 Pg 5, 6



Vicinity Map - Scale 1" = 1000'



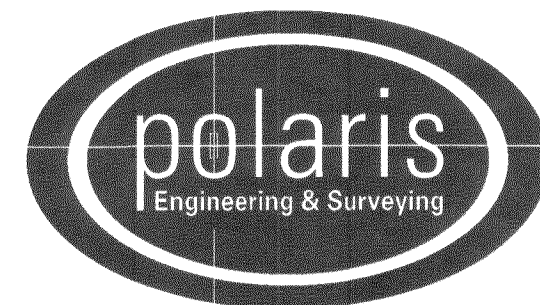
Site Layout - Scale 1" = 80'

AREA TABULATION:

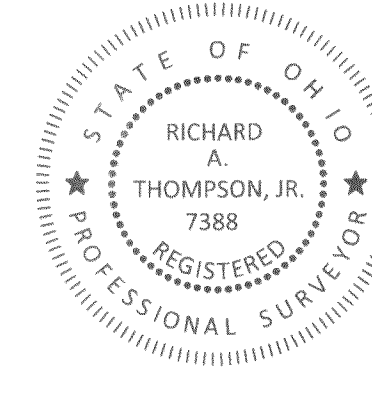
AREA IN PROPOSED R.O.W.	= 1.0132 Acres
AREA IN SUBLOTS	= 6.3974 Acres
AREA IN BLOCK A	= 0.8711 Acres
AREA IN BLOCK B	= 5.1117 Acres
TOTAL AREA	= 13.3934 Acres

LOT REQUIREMENTS:

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



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



MORTGAGE RELEASE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED Root Residential Development 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

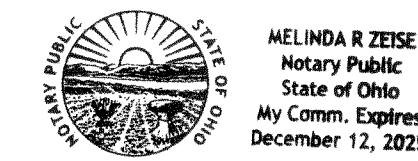
Root Residential Development LLC
 MORTGAGEE

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 28th DAY OF September, 2021.

Melinda R. Zeise
 NOTARY PUBLIC



APPROVALS:

APPROVED BY THE CITY ENGINEER OF THE CITY OF NORTH RIDGEVILLE THIS 11th DAY OF October, 2021.

Daniel Rodriguez
 CITY ENGINEER

Daniel Rodriguez
 PRINT NAME

APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE THIS 12th DAY OF October, 2021.

Kevin Corcoran
 MAYOR

Kevin Corcoran
 PRINT NAME

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE THIS 11th DAY OF OCTOBER, 2021.

Guy M. Fursdon
 PLANNING COMMISSION CHAIRMAN OR RESPONSIBLE OFFICIAL

Guy M. Fursdon
 PRINT NAME

EASEMENT GRANT:

WE THE UNDERSIGNED, ROOT DEVELOPMENT & 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 & CONSTRUCTION LLC, THROUGH WILLIAM P. HAGY, OWNER

William P. Hagy
 WILLIAM P. HAGY, OWNER

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. 2, 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: 09/28/21

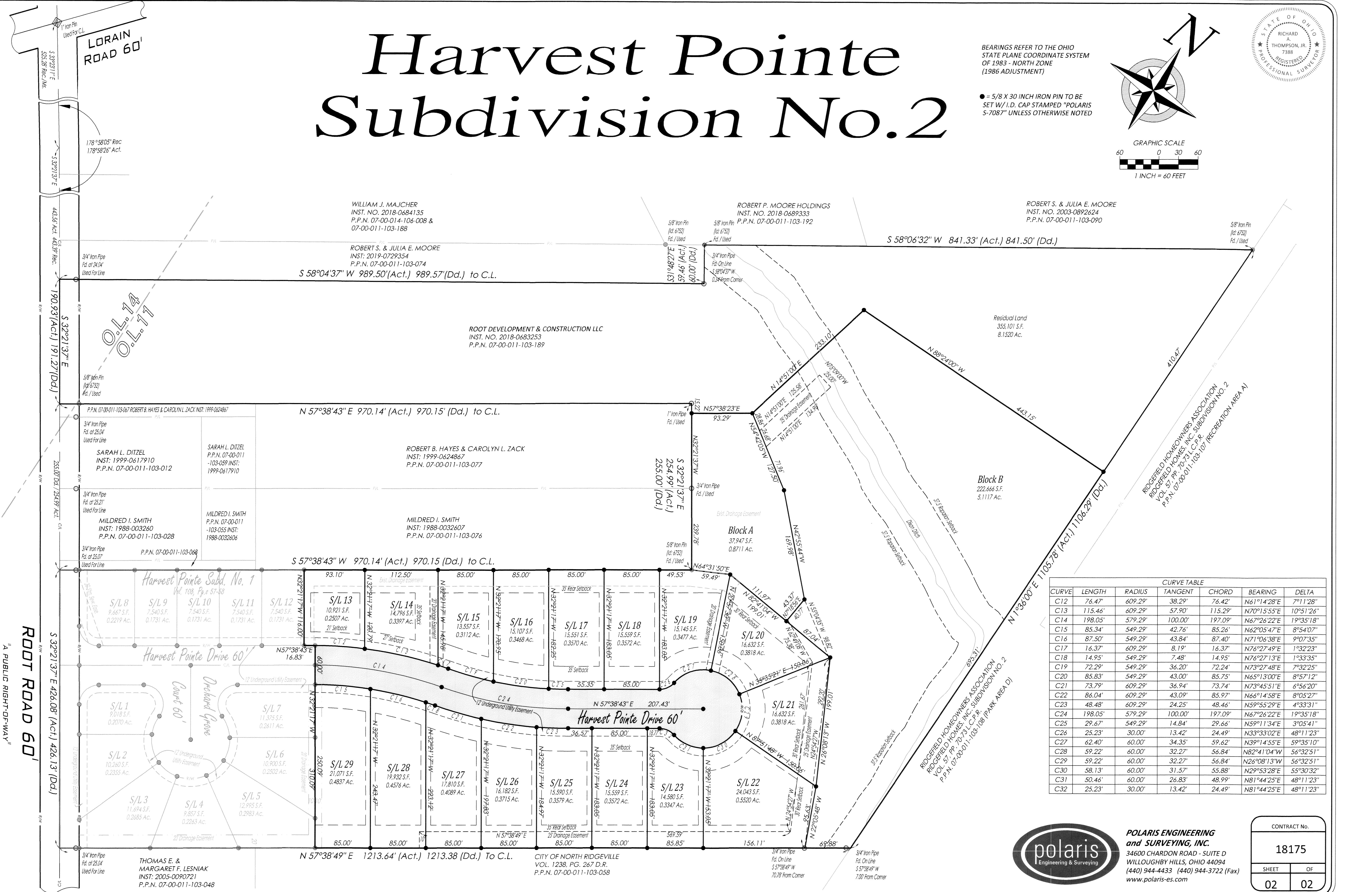
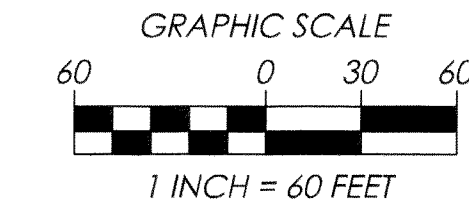
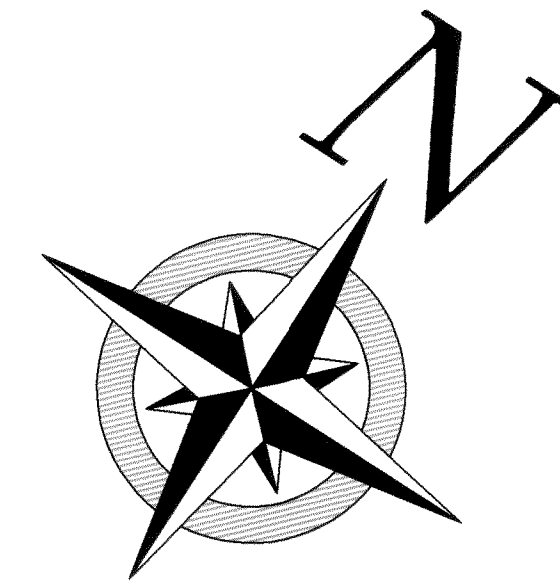
TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 NOV 12 2021
 J. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

CONTRACT No.	
18175	
SHEET	OF
01	02

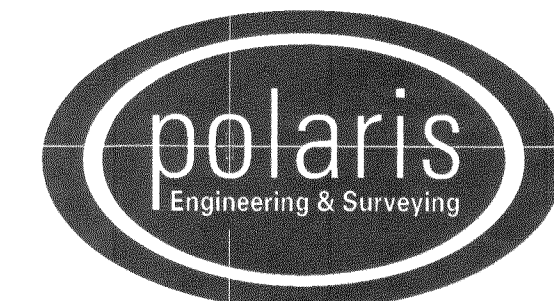
Harvest Pointe Subdivision No.2

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



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C12	76.47'	609.29'	38.29'	76.42'	N61°14'28"E	7°11'28"
C13	115.46'	609.29'	57.90'	115.29'	N70°15'55"E	10°51'26"
C14	198.05'	579.29'	100.00'	197.09'	N67°26'22"E	19°35'18"
C15	85.34'	549.29'	42.76'	85.26'	N62°05'47"E	8°54'07"
C16	87.50'	549.29'	43.84'	87.40'	N71°06'38"E	9°07'35"
C17	16.37'	609.29'	8.19'	16.37'	N76°27'49"E	1°32'23"
C18	14.95'	549.29'	7.48'	14.95'	N76°27'13"E	1°33'35"
C19	72.29'	549.29'	36.20'	72.24'	N73°27'48"E	7°32'25"
C20	85.83'	549.29'	43.00'	85.75'	N65°13'00"E	8°57'12"
C21	73.79'	609.29'	36.94'	73.74'	N73°45'51"E	6°56'20"
C22	86.04'	609.29'	43.09'	85.97'	N66°14'58"E	8°05'27"
C23	48.48'	609.29'	24.25'	48.46'	N59°55'29"E	4°33'31"
C24	198.05'	579.29'	100.00'	197.09'	N67°26'22"E	19°35'18"
C25	29.67'	549.29'	14.84'	29.66'	N59°11'34"E	3°05'41"
C26	25.23'	30.00'	13.42'	24.49'	N33°33'02"E	48°11'23"
C27	62.40'	60.00'	34.35'	59.62'	N39°14'55"E	59°35'10"
C28	59.22'	60.00'	32.27'	56.84'	N82°41'04"W	56°32'51"
C29	59.22'	60.00'	32.27'	56.84'	N26°08'13"W	56°32'51"
C30	58.13'	60.00'	31.57'	55.88'	N29°53'28"E	55°30'32"
C31	50.46'	60.00'	26.83'	48.99'	N81°44'25"E	48°11'23"
C32	25.23'	30.00'	13.42'	24.49'	N81°44'25"E	48°11'23"



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CONTRACT No.	
18175	
SHEET	OF
02	02

Plat Sheet

Instrument # 2021 0849091 Film # _____

Name of Plat: HARVEST Pointe Subdivision NO 2

Owner: ROOT DEV & Const. LLC

Description: SITUATED in the City of North RIDGEVILLE
County of Lorain, State of Ohio known as being part of
lots 11 & 14 original RIDGEVILLE Township 16 13.3934 Acre
CREATING Sublots 13 thru 29 CONCURRENT
CREATING BLOCKS A
CREATING BLOCK B
EASEMENT INCLUDED

Floor Plans: _____

Related/Margin: /

Comments: /

Vol. 111

Receiving Stamp

Pg. 5, 6

REINHARDT & ASSOCIATES
4365 E. LAKE ROAD
SHEFFIELD LAKE, OH 44054

Amount: 172 80

Initials: ST