

NORTH RIDGE POINTE SUBDIVISION NO. 7

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 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 AND 32 CONTAINING 10.9476 ACRES, OF WHICH 4.5008 ACRES LIE IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 29 AND 6.4468 ACRES LIE IN LOT 32.

THE UNDERSIGNED OWNER, NORTH RIDGE POINT, LTD, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS NORTH RIDGE POINTE SUBDIVISION NO. 7, A SUBDIVISION OF SUBLOTS 235 TO 275 AND BLOCK "R" 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:

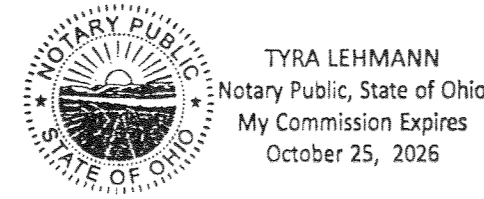
STATE OF OHIO
COUNTY OF Lorain

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 6th DAY OF January, 2023.

Tyra Lehmann
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-25-2026



ACREAGE SUMMARY:

RECORD AREAS

REMAINDER "5B" NORTH RIDGE POINTE SUBDIVISION NO. 5	10.9476 Ac.
TOTAL	10.9476 Ac.

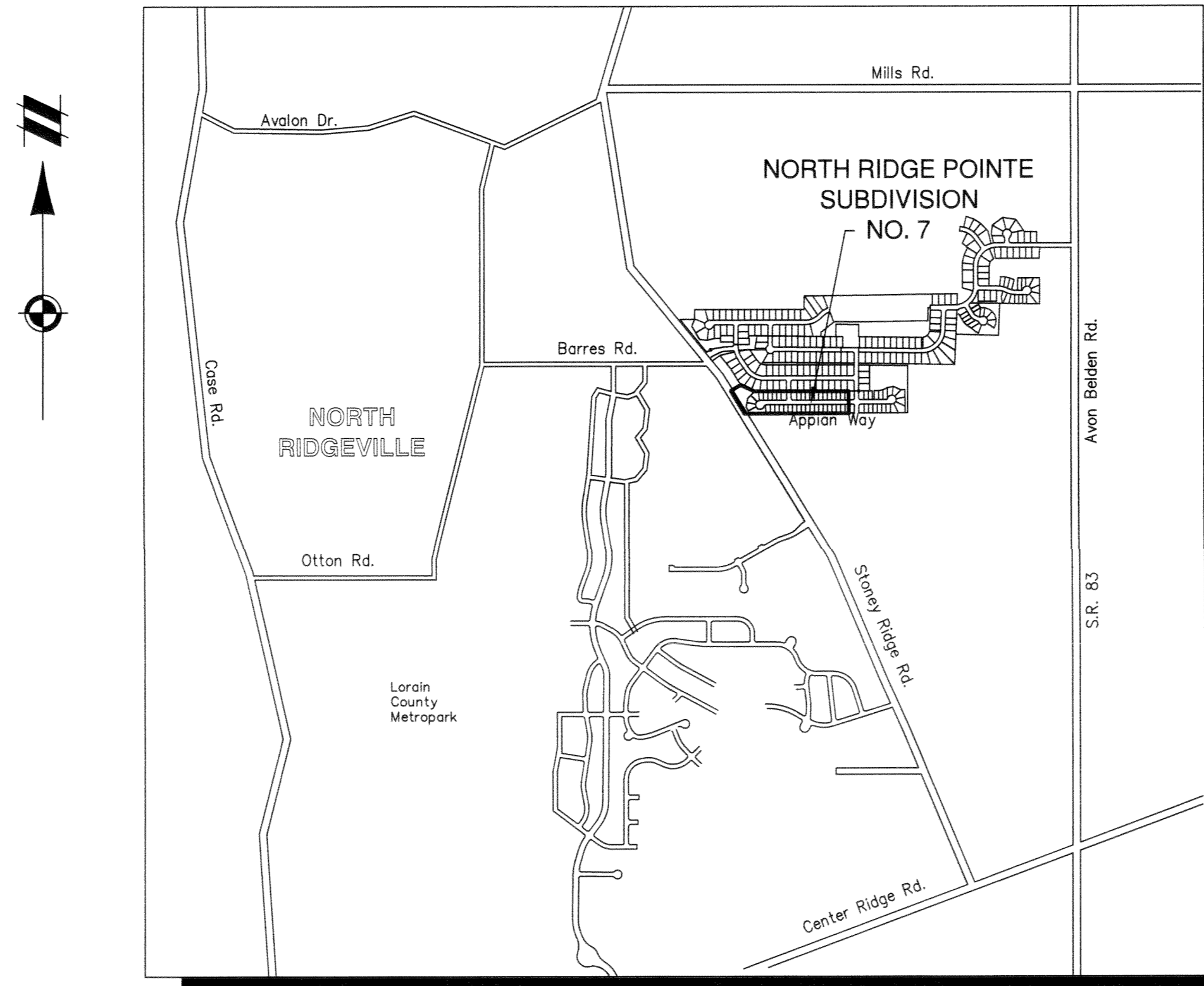
LOTS 235-275

SUBLOTS	7.1387 Ac.
RIGHT-OF-WAY	2.3158 Ac.
BLOCK "R"	1.4931 Ac.
TOTAL	10.9476 Ac.

TOTALS

SUBDIVISION NO. 7	10.9476 Ac.
TOTAL	10.9476 Ac.

0.29 4.5008 Ac
0.32 6.4468 Ac



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS:

- 1 COVER SHEET
- 2 OVERALL
- 3 SUBLOTS 235 TO 275

LOT NUMBERS:

NORTH RIDGE POINTE SUBDIVISION NO. 7
CONTAINS 41 LOTS NUMBERED 235 TO 275 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

APPROVALS:

CITY ENGINEER:

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

THIS 19th DAY OF December, 2022.

A. Dawson
ASST. CITY ENGINEER

CITY COUNCIL:

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

THIS 19th DAY OF December, 2022.

[Signature]
MAYOR

PLANNING COMMISSION:

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

THIS 19th DAY OF December, 2022.

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

NETWORK LAND TITLE AGENCY LLC
105 CLEVELAND ST
STE 200
ELYRIA, OH 44035-6137
Plat vol. 113
Pgs. 4,5,6.

Doc ID: 023794260004 Type: OFF
Kind: PLAT
Recorded: 01/11/2023 at 10:57:00 AM
Fee Amt: \$229.20 Page 1 of 4
Lorain County, Ohio
Mike Doran County Recorder
File# 2023-0903140

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
JAN 11 2023
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

SURVEYOR'S NOTE:

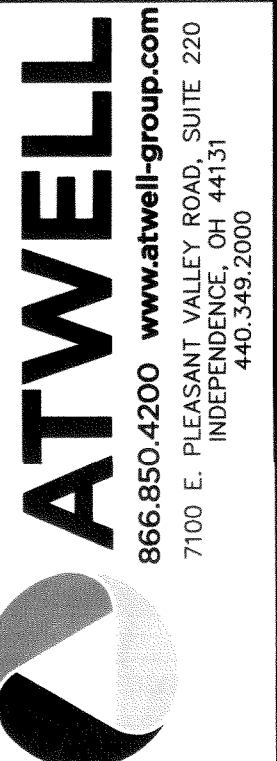
THIS SURVEY HAS BEEN PERFORMED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED NORTH RIDGE POINTE SUBDIVISION NO. 7, AS SHOWN HEREON AND CONTAINING 10.9476 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOTS 29 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.

Alex E. Marks
ALEX E. MARKS, P.S. 8616
DATE 11/02/2022

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



ORIGINAL RIDGEVILLE TOWNSHIP
LOTS 29 AND 32
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

NORTH RIDGE POINT, LTD.
NORTH RIDGE POINTE
PHASE No. 7

DATE MAY 2022

REVISIONS

DR. BH | CH. MS
P.M. D.HAYWOOD
BOOK N/A
JOB 19004224
SHEET NO. 1 of 3

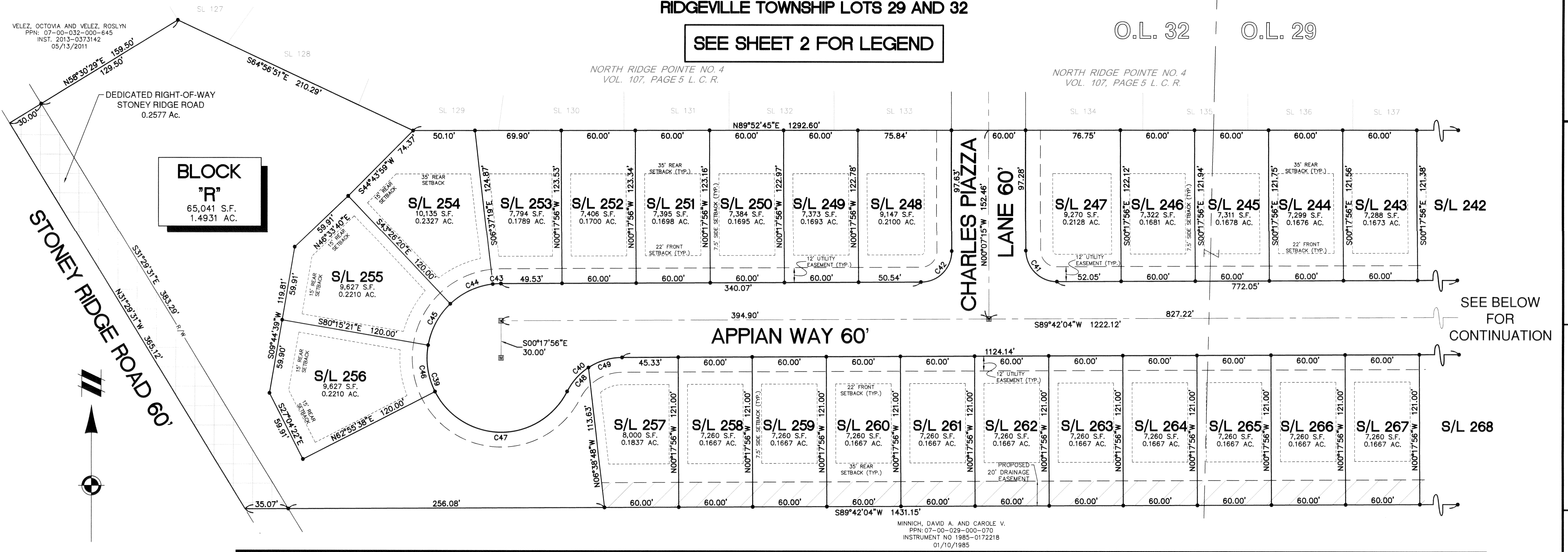
NORTH RIDGE POINTE SUBDIVISION NO. 7

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 AND 32

SEE SHEET 2 FOR LEGEND

O.L. 32

O.L. 29

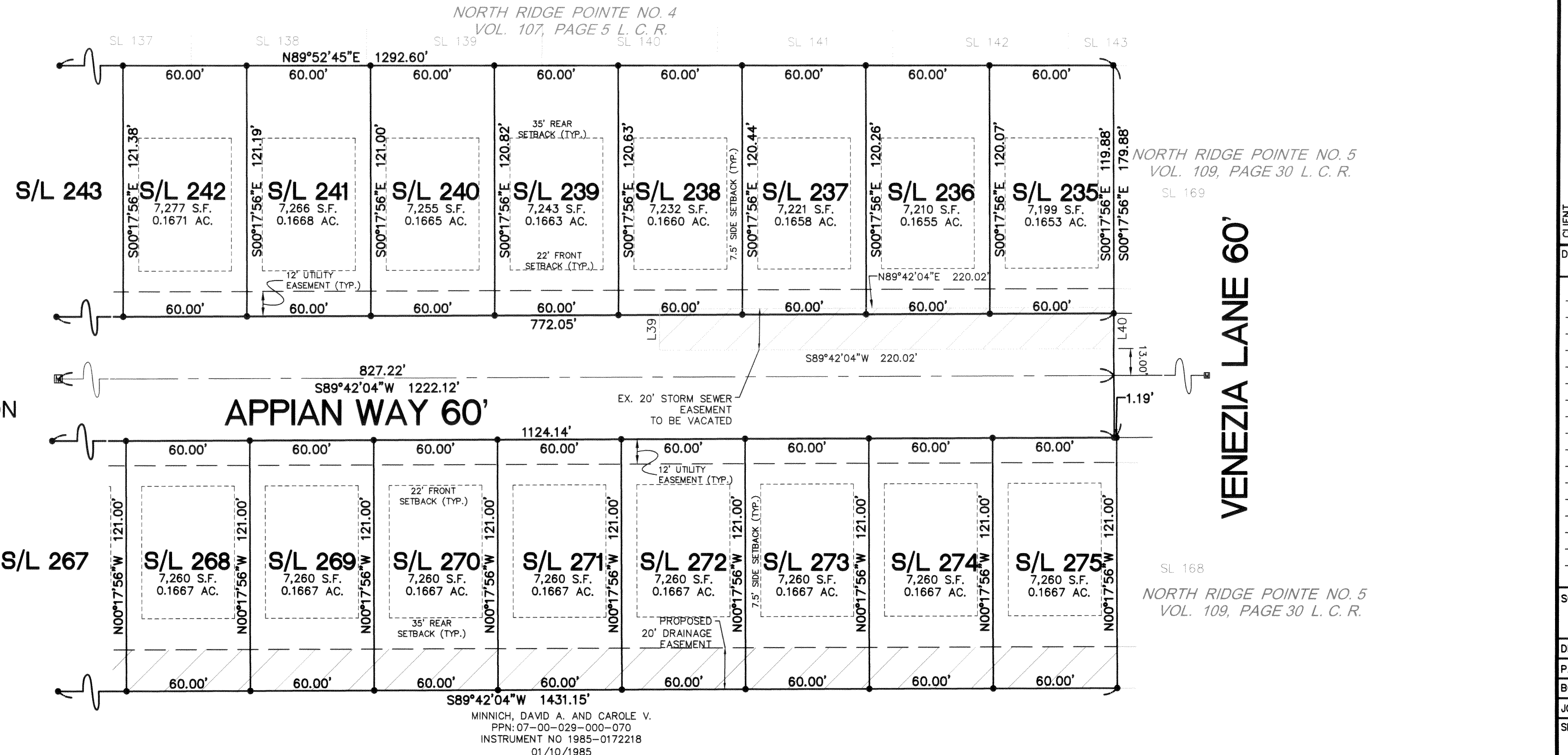


**BLOCK
"R"**
 65,041 S.F.
 1.4931 AC.

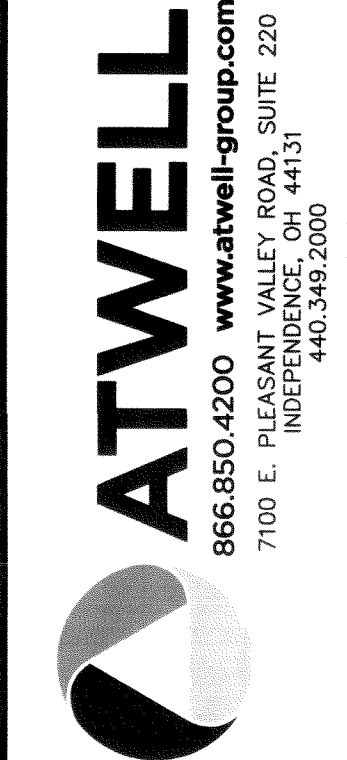
LINE TABLE		
LINE #	BEARING	LENGTH
L39	N0°17'56"W	20.00'
L40	S0°17'56"E	20.00'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C39	254.43'	60.00'	242°57'52"	S31°46'52"E	102.34'	97.98'
C40	54.95'	50.00'	62°57'52"	N58°13'08"E	52.22'	30.62'
C41	39.35'	25.00'	90°10'41"	N45°12'36"W	35.41'	25.08'
C42	39.19'	25.00'	89°49'19"	S44°47'24"W	35.30'	24.92'
C43	6.62'	60.00'	6°19'23"	S86°32'22"W	6.62'	3.31'
C44	38.55'	60.00'	36°49'01"	S64°58'11"W	37.89'	19.97'
C45	38.55'	60.00'	36°49'01"	S28°09'09"W	37.89'	19.97'
C46	38.55'	60.00'	36°49'01"	S8°39'52"E	37.89'	19.97'
C47	132.15'	60.00'	126°11'26"	N89°49'55"E	107.01'	118.24'
C48	26.15'	50.00'	29°57'54"	S41°43'09"W	25.85'	13.38'
C49	28.80'	50.00'	32°59'57"	S73°12'05"W	28.40'	14.81'

SEE ABOVE FOR CONTINUATION



VENEZIA LANE 60'



ORIGINAL RIDGEVILLE TOWNSHIP
 LOTS 29 AND 32
 CITY OF NORTH RIDGEVILLE
 LORAIN COUNTY, OHIO

NORTH RIDGE POINT, LTD.
 NORTH RIDGE POINTE
 PHASE NO. 7
 SUBLOTS 235-275

DATE MAY 2022

REVISIONS
 SCALE 0 20 40
 1" = 40 FEET
 DR. BH CH. MS
 P.M. D.HAYWOOD
 BOOK N/A
 JOB 19004224
 SHEET NO.
3 of 3

Plat Sheet

Instrument # 2023-0903140 Film # _____

Name of Plat: NORTH RIDGE POINTE SUBDIVISION 407

Owner: NORTH RIDGE POINT, LTD

Description: SITUATED IN THE CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS 29 AND 32 10.9476 ACRE

CREATING SUBLOTS 235 THRU 275 CONCURRENT CREATING BLOCK "R"

EASEMENTS ALSO.

RESTRICTIONS FOLLOWING

Floor Plans: /

Related/Margin: _____

Comments: _____

Vol. 113

Pg. 4, 5, 6

Amount: 259.20

Initials: ST

Receiving Stamp

NETWORK LAND TITLE AGENCY LLC
105 CLEVELAND ST
STE 200
ELYRIA, OH 44035-6137