

GRANTOR/OWNER/DEVELOPER:

Ridge Water Ltd.
260 South Lagan
Elyria, Ohio, 44035
Contact:
Robert Yost & William Forthofer
440-366-2241
bbyost02@gmail.com

Ridge Water Subdivision No. 2

Being a Re-Subdivision of Sublots 37, 38, 41, 42, 45, 46, 69, 70, Block B & C of the Ridge Water Subdivision No. 1 as Recorded in Volume 110, Pages 77-81 of Lorain County Plat Records Situated in the City of Elyria, County of Lorain, and State of Ohio, and further known as being part of Lots 16 & 17, West of the Black River, Original Elyria Township, Being Township No. 6 in the 17th Range of Townships and part of Lots 87 & 88, Original Amherst Township, Being Township No. 6 in the 18th Range of Townships in the Connecticut Western Reserve June, 2023 Scale 1"=60'

APPROVALS:

CITY ENGINEER:

APPROVED THIS 28th DAY OF June, 2023 BY THE CITY OF ELYRIA ENGINEER.

PLANNING COMMISSION:

APPROVED THIS 28th DAY OF June, 2023 BY THE CITY OF ELYRIA PLANNING COMMISSION.

MAYOR:

APPROVED THIS 28th DAY OF June, 2023, BY THE CITY OF ELYRIA MAYOR.

OWNERS CERTIFICATION AND ACCEPTANCE:

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT TO THE CITY OF ELYRIA ITS SUCCESSORS AND ASSIGNS, "STORM SEWER EASEMENTS" 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.

[Signature]
ROBERT YOST

[Signature]
WILLIAM FORTHOFER

NOTARY:

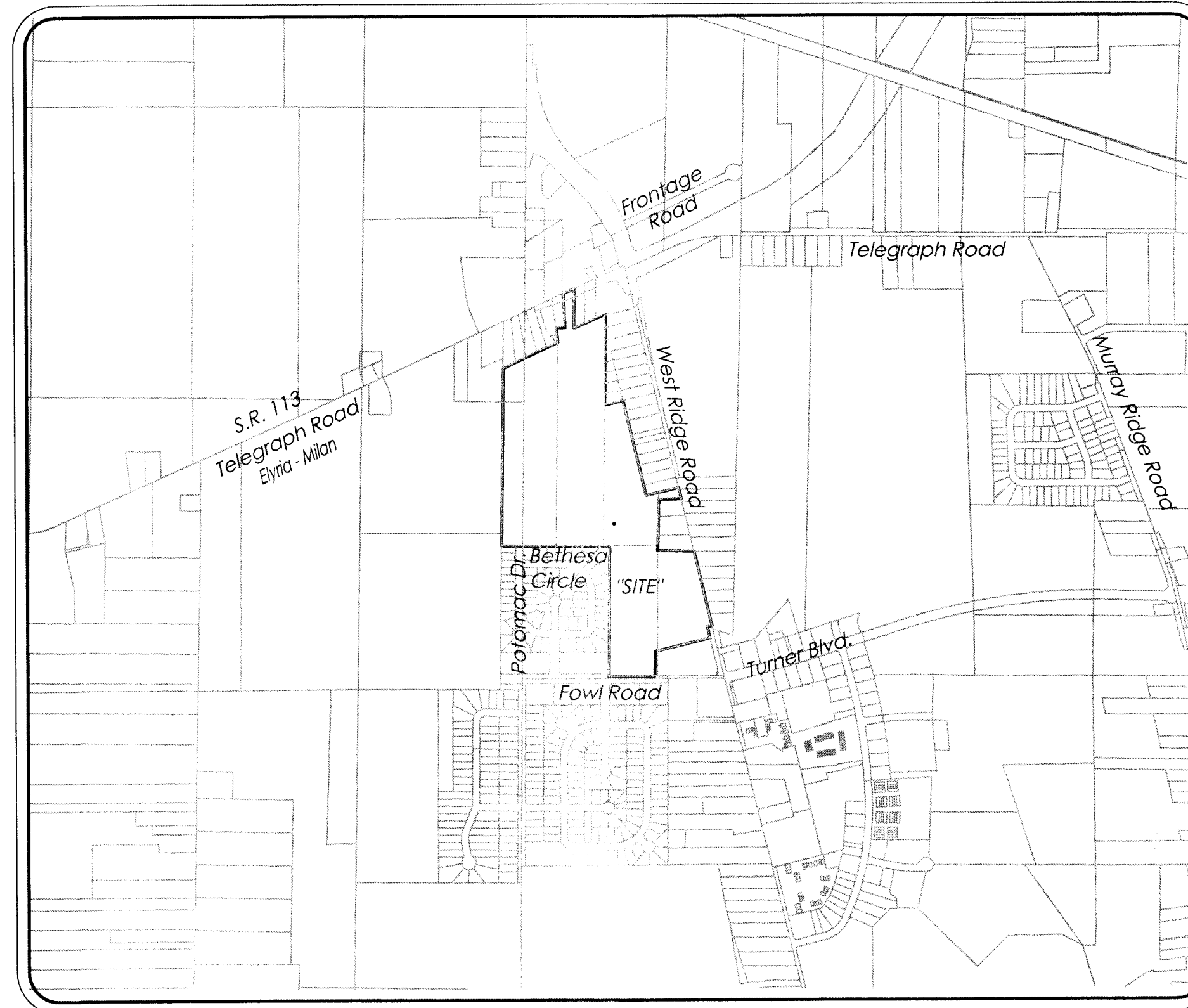
STATE OF OHIO)
) SS:
COUNTY OF Lorain)

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR, THE ABOVE SIGNED OWNERS WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Elyria, OHIO, THIS 26th DAY OF June, 2023.

[Signature]
NOTARY PUBLIC

CHRISTOPHER M. BOTT, Attorney
Notary Public - State of Ohio
My Commission has no expiration date.
Section 147.05, O.R.C.
MY COMMISSION EXPIRES



Vicinity Map - Scale 1" = 1000'

AREA TABULATION:

AREA IN SUBLOTS = 0.8688 Acres
AREA IN BLOCK D = 0.1858 Acres
AREA IN BLOCK E = 3.2516 Acres
AREA IN BLOCK F = 0.4303 Acres
TOTAL AREA = 4.7365 Acres

AREA IN O.L. 16 = 2.4789 ACRES
AREA IN O.L. 17 = 2.2576 ACRES
TOTAL = 4.7365 ACRES

ORIGINAL LOT AREA TABULATION:

AREA IN O.L. 17
BLOCK E = 1.9878 Acres
BLOCK F = 0.2698 Acres
TOTAL = 2.2576 Acres

AREA IN O.L. 16
BLOCK D = 0.1858 Acres
BLOCK E = 1.2438 Acres
BLOCK F = 0.1605 Acres
TOTAL = 1.6101 Acres

2023-0920744
PLAT Fee: \$263.20 Page 1 of 4
Recorded: 6/29/2023 at 03:47 PM
Receipt: T20230002471
Lorain County Recorder Mike Doran

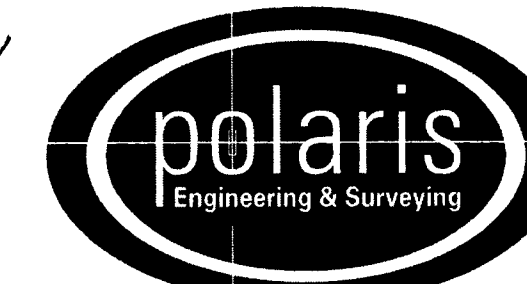
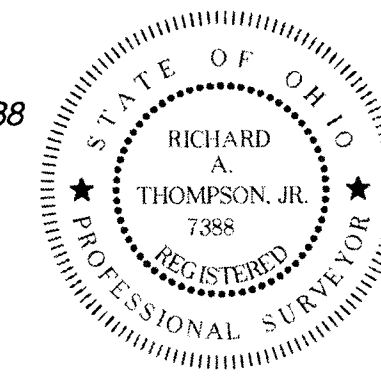


PLAT Vol 113
Pg 87, 88, 89

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUN 29 2023

J. BRIG SPROGGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

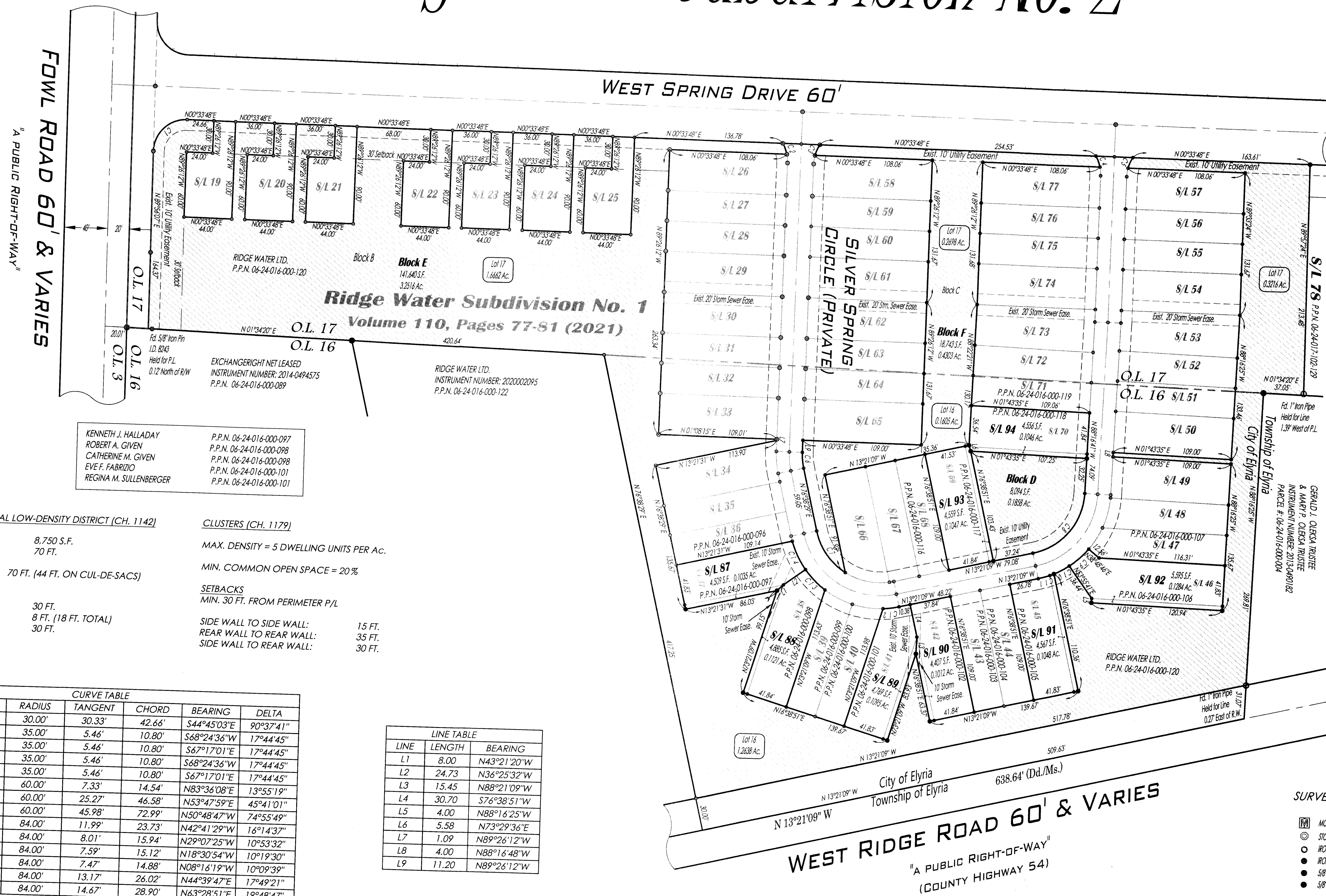
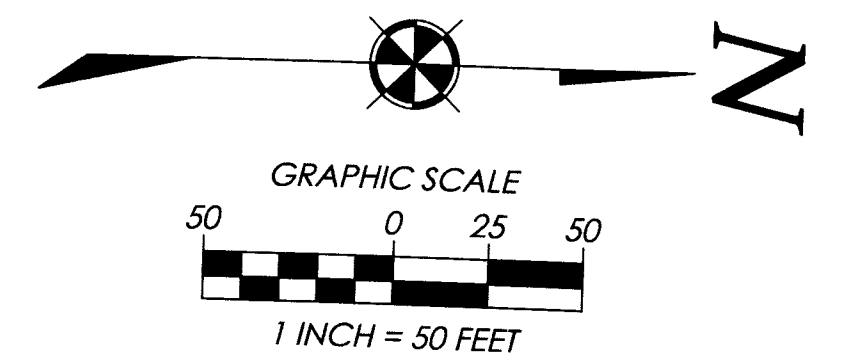
[Signature]
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 06/22/23



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.	
19025	
SHEET	OF
01	03

Ridge Water Subdivision No. 2



KENNETH J. HALLADAY
ROBERT A. GIVEN
CATHERINE M. GIVEN
EVE F. FABRIZIO
REGINA M. SULLENBERGER

P.P.N. 06-24-016-000-097
P.P.N. 06-24-016-000-098
P.P.N. 06-24-016-000-098
P.P.N. 06-24-016-000-101
P.P.N. 06-24-016-000-101

R-LD - RESIDENTIAL LOW-DENSITY DISTRICT (CH. 1142)

MIN. LOT AREA: 8,750 S.F.
MIN. LOT WIDTH: 70 FT.
MIN. LOT FRONTAGE: 70 FT. (44 FT. ON CUL-DE-SACS)

SETBACKS
FRONT: 30 FT.
SIDE: 8 FT. (18 FT. TOTAL)
REAR: 30 FT.

CLUSTERS (CH. 1179)
MAX. DENSITY = 5 DWELLING UNITS PER AC.
MIN. COMMON OPEN SPACE = 20 %

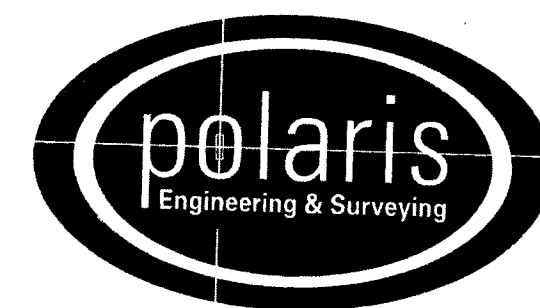
SETBACKS
MIN. 30 FT. FROM PERIMETER P/L
SIDE WALL TO SIDE WALL: 15 FT.
REAR WALL TO REAR WALL: 35 FT.
SIDE WALL TO REAR WALL: 30 FT.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	47.45'	30.00'	30.33'	42.66'	S44°45'03"E	90°37'41"
C2	10.84'	35.00'	5.46'	10.80'	S68°24'36"W	17°44'45"
C3	10.84'	35.00'	5.46'	10.80'	S67°17'01"E	17°44'45"
C4	10.84'	35.00'	5.46'	10.80'	S68°24'36"W	17°44'45"
C5	10.84'	35.00'	5.46'	10.80'	S67°17'01"E	17°44'45"
C6	14.58'	60.00'	7.33'	14.54'	N83°36'08"E	13°55'19"
C7	47.84'	60.00'	25.27'	46.58'	N53°47'59"E	45°41'01"
C8	78.46'	60.00'	45.98'	72.99'	N50°48'47"W	74°55'49"
C9	23.81'	84.00'	11.99'	23.73'	N42°41'29"W	16°14'37"
C10	15.97'	84.00'	8.01'	15.94'	N29°07'25"W	10°53'32"
C11	15.14'	84.00'	7.59'	15.12'	N18°30'54"W	10°19'30"
C12	14.90'	84.00'	7.47'	14.88'	N08°16'19"W	10°09'39"
C13	26.13'	84.00'	13.17'	26.02'	N44°39'47"E	17°49'21"
C14	29.05'	84.00'	14.67'	28.90'	N63°28'51"E	19°48'47"

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.00	N43°21'20"W
L2	24.73	N36°25'32"W
L3	15.45	N88°21'09"W
L4	30.70	S76°38'51"W
L5	4.00	N88°16'25"W
L6	5.58	N73°29'36"E
L7	1.09	N89°26'12"W
L8	4.00	N88°16'48"W
L9	11.20	N89°26'12"W

SURVEY LEGEND:

- ⊠ MONUMENT BOX ASSEMBLY FOUND - SEE SURVEY FOR DETAILS
- ⊙ STONE FOUND - SEE SURVEY FOR DETAILS
- IRON PIPE FOUND - SEE SURVEY FOR DETAILS
- IRON PIN FOUND - SEE SURVEY FOR DETAILS
- 5/8" IRON PIN FOUND - POLARIS 738P
- 5/8" IRON PIN SET - POLARIS 738P



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