

GRANTOR/OWNER/DEVELOPER:

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

Ridge Water Subdivision No. 3

Situated in the City of Elyria, County of Lorain, and State of Ohio, and further known as being part of Lot 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

May 2023 Scale 1"=50'

AREA TABULATION:

AREA IN PROPOSED R.O.W. = 3.6623 Acres
AREA IN SUBLOTS = 8.8966 Acres
AREA IN BLOCKS = 4.8823 Acres
TOTAL AREA = 17.4412 Acres

OWNERS CERTIFICATION AND ACCEPTANCE:

WE, THE UNDERSIGNED, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS RIDGE WATER SUBDIVISION NO. 3, A SUBDIVISION OF LOTS 95-136 INCLUSIVE AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

[Signature]
ROBERT YOST

[Signature]
WILLIAM FORTHOFFER

NOTARY:

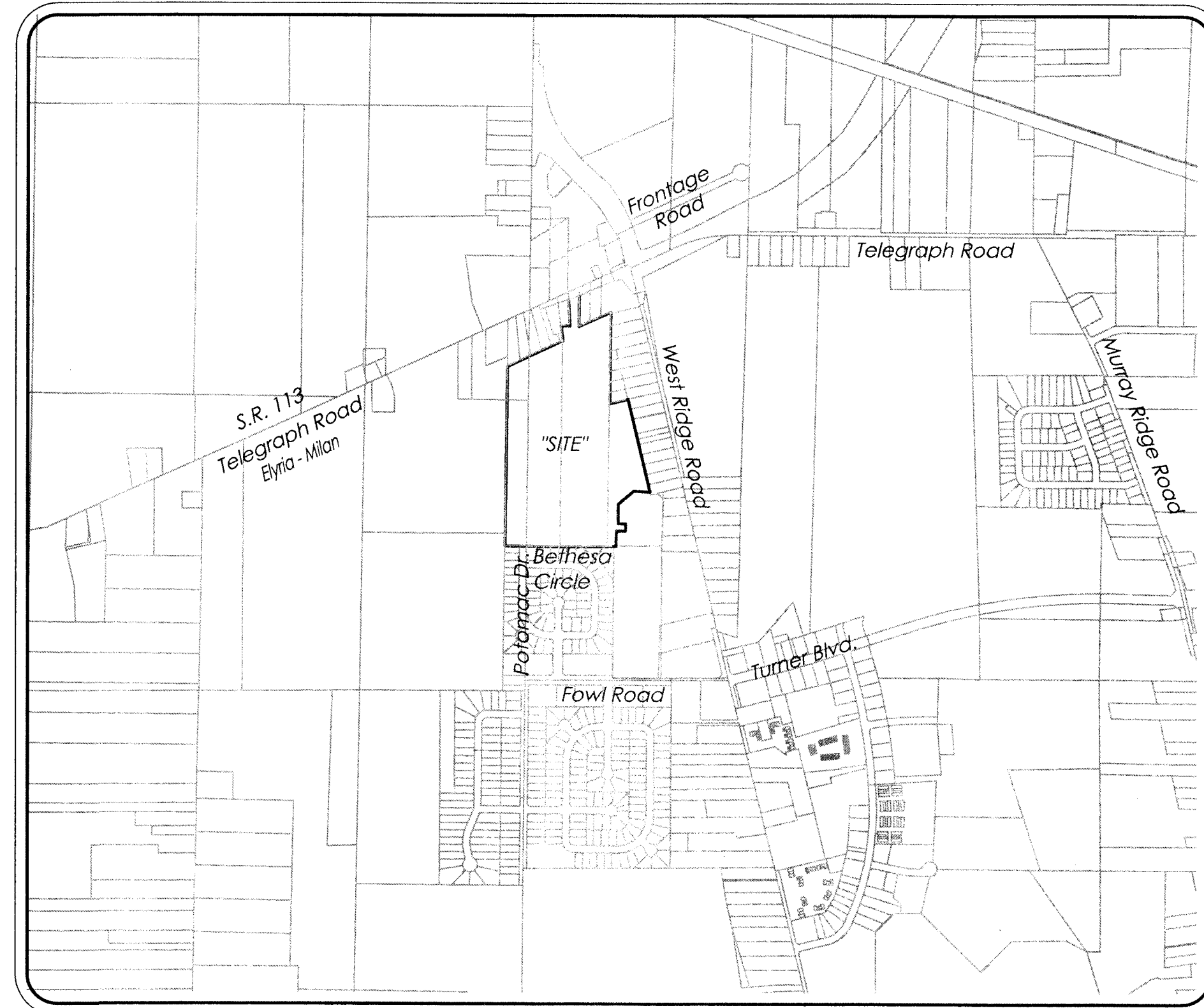
STATE OF OHIO)
COUNTY OF Lorain) ss:

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 26 DAY OF June, 2023

[Signature]
NOTARY PUBLIC

LINDSAY M. BOTT, Attorney
Notary Public - State of Ohio
My Commission Expires



Vicinity Map - Scale 1" = 1000'

UTILITY EASEMENTS:

THE OWNERS OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO UTILITIES SPECIFICALLY BUT NOT LIMITED TO:

THE CITY OF ELYRIA, OHIO EDISON, WINDSTREAM ENGINEERING, TIME WARNER CABLE AND COLUMBIA GAS, THEIR SUCCESSORS AND ASSIGNS (HEREIN REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) 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, 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.

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.

2023-0921391

PLAT Fee: \$345.60 Page 1 of 5
Recorded: 7/6/2023 at 02:33 PM
Receipt: T20230002912
Lorain County Recorder Mike Doran



Plat Vol. 113
Pg 95-96-97-98

APPROVALS:

CITY ENGINEER:

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

[Signature]

PLANNING COMMISSION:

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

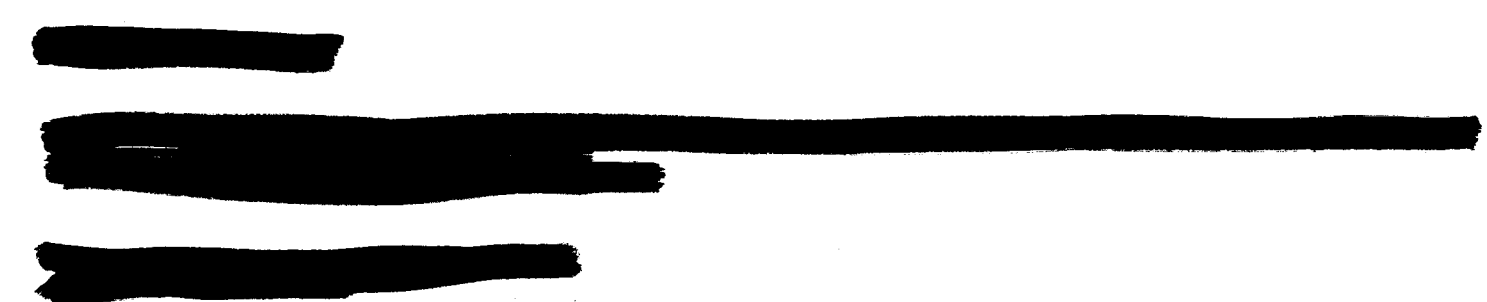
[Signature]
PRESIDENT

[Signature]
SECRETARY

MAYOR:

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

[Signature]

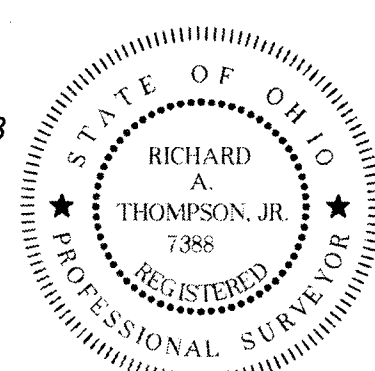


BOUNDARY CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE). ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP AS SHOWN HEREON (●).

[Signature]

RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 5/19/23



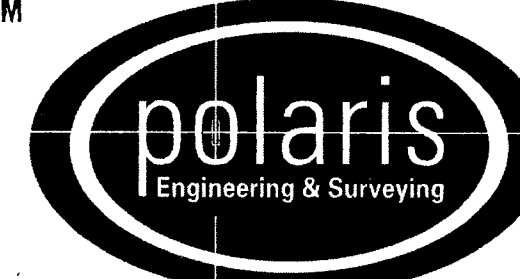
TRANSFERRED

IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
JUL 03 2023
J. CRAIG SMOODGRASS, CPA, CGPM
LORAIN COUNTY AUDITOR

TRANSFERRED

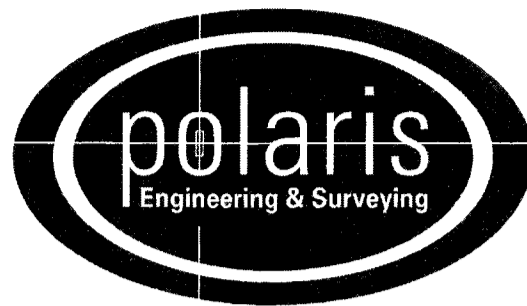
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
JUL 06 2023
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LORAIN COUNTY AUDITOR

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LORAIN COUNTY AUDITOR



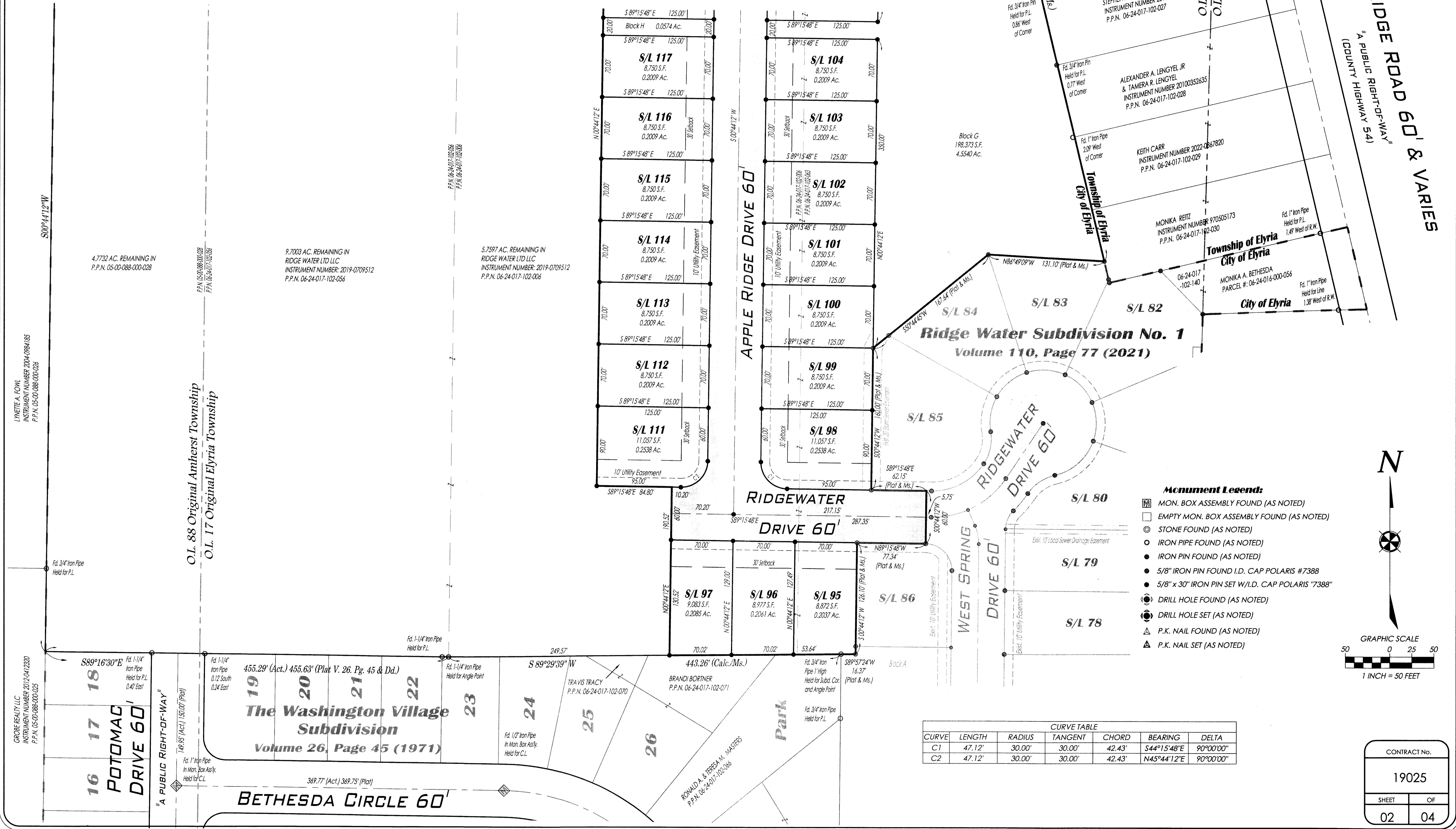
POLARIS ENGINEERING and SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

CONTRACT No.	
19025	
SHEET	OF
01	04

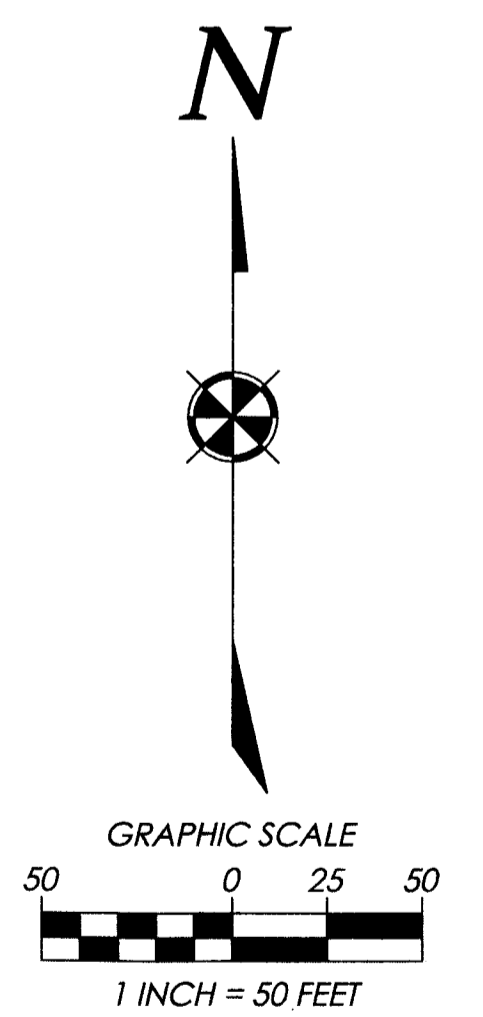


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See Sheet 3



- Monument Legend:**
- MON. BOX ASSEMBLY FOUND (AS NOTED)
 - EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
 - STONE FOUND (AS NOTED)
 - IRON PIPE FOUND (AS NOTED)
 - IRON PIN FOUND (AS NOTED)
 - 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
 - 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
 - DRILL HOLE FOUND (AS NOTED)
 - DRILL HOLE SET (AS NOTED)
 - P.K. NAIL FOUND (AS NOTED)
 - P.K. NAIL SET (AS NOTED)



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C1	47.12'	30.00'	42.43'	42.43'	S44°15'48"E
C2	47.12'	30.00'	30.00'	42.43'	N45°44'12"E

CONTRACT No.	
19025	
SHEET	OF
02	04

LYNETTE A. ROWL
INSTRUMENT NUMBER 2004-0784185
P.P.N. 05-00-088-000-026

O.L. 88 Original Amherst Township
O.L. 17 Original Elyria Township

4.7732 AC. REMAINING IN
P.P.N. 05-00-088-000-028

9.7003 AC. REMAINING IN
RIDGE WATER LTD LLC
INSTRUMENT NUMBER: 2019-0709512
P.P.N. 06-24-017-102-056

5.7597 AC. REMAINING IN
RIDGE WATER LTD LLC
INSTRUMENT NUMBER: 2019-0709512
P.P.N. 06-24-017-102-006

Ridge Water Subdivision No. 1
Volume 110, Page 77 (2021)

WEST RIDGE ROAD 60' & VARIES
A PUBLIC RIGHT-OF-WAY
(COUNTY HIGHWAY 54)

Township of Elyria
City of Elyria

APPLE RIDGE DRIVE 60'

WEST SPRING DRIVE 60'

RIDGEWATER DRIVE 60'

The Washington Village Subdivision
Volume 26, Page 45 (1971)

BETHESDA CIRCLE 60'

GROBE REALTY LLC
INSTRUMENT NUMBER 2012-0412320
P.P.N. 05-00-088-000-025

A PUBLIC RIGHT-OF-WAY

455.29' (Act.) 455.63' (Plat V. Pg. 45 & Dd.)

S 89°29'39" W 443.26' (Calc./Ms.)

S 89°57'24" W 16.37' (Plat & Ms.)

TRAVIS TRACY
P.P.N. 06-24-017-102-070

BRANDI BORTNER
P.P.N. 06-24-017-102-071

RONALD L. & ERBA M. MASTERS
P.P.N. 06-24-017-102-066

DAVID E. & JANET L. EDDIE
INSTRUMENT NUMBER 2010-0349748
P.P.N. 06-24-017-102-026

STEPHEN A. & BETTY ANN DOMINO
INSTRUMENT NUMBER 2019-0743606
P.P.N. 06-24-017-102-027

ALEXANDER A. LENGVEL JR
& TAMARA R. LENGVEL
INSTRUMENT NUMBER 20100352635
P.P.N. 06-24-017-102-028

KEITH CARR
INSTRUMENT NUMBER 2022-067820
P.P.N. 06-24-017-102-029

MONIKA REITZ
INSTRUMENT NUMBER 970505173
P.P.N. 06-24-017-102-030

MONIKA A. BETHESDA
PARCEL #: 06-24-016-000-056

P.P.N. 06-24-017-102-036
P.P.N. 06-24-017-102-036

P.P.N. 05-00-088-000-028
P.P.N. 05-00-088-000-028

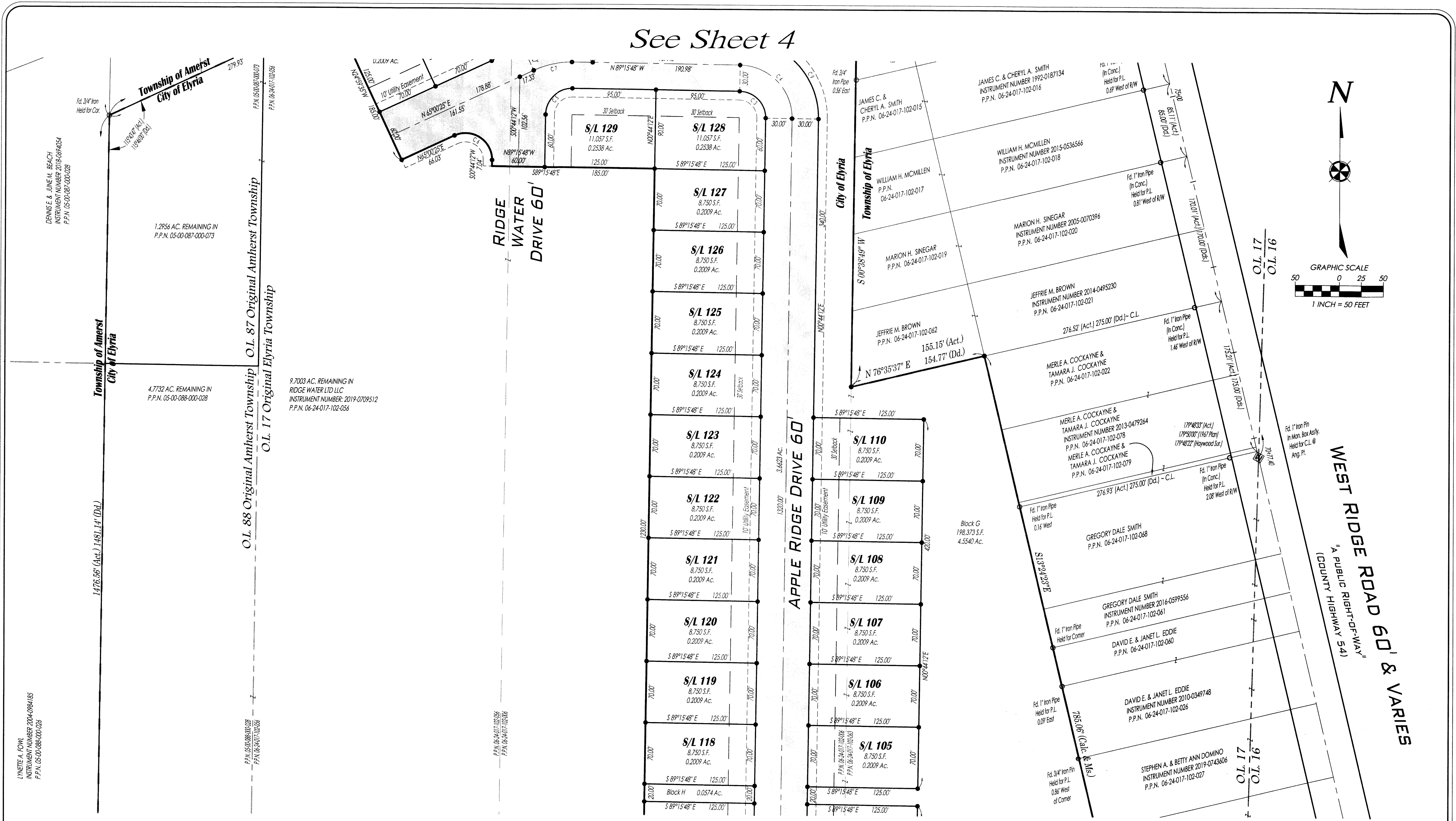
Block G
198.373 S.F.
4.5540 Ac.

Block A

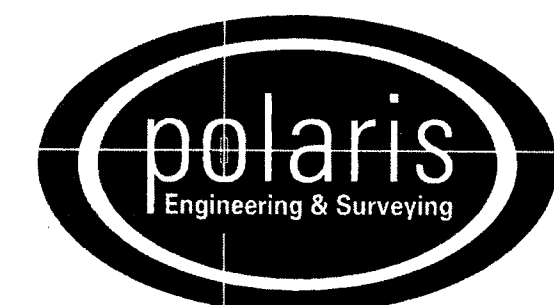
Park

See Sheet 4

See Sheet 2

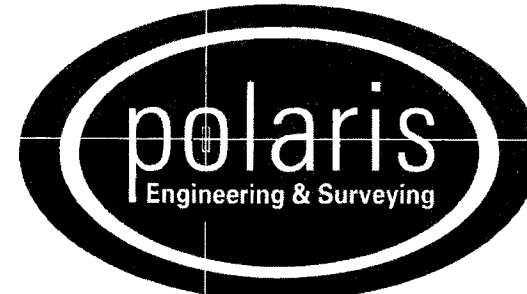


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C3	47.12'	30.00'	30.00'	42.43'	N44°15'48"W	90°00'00"
C4	94.25'	60.00'	60.00'	84.85'	N44°15'48"W	90°00'00"
C5	47.12'	30.00'	30.00'	42.43'	S45°44'12"W	90°00'00"
C6	60.60'	30.00'	47.76'	50.81'	N57°07'42"W	115°43'46"
C7	44.91'	100.00'	22.84'	44.53'	S77°52'18"W	25°43'47"
C9	97.54'	90.00'	54.18'	92.83'	N30°18'36"W	62°05'36"



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CONTRACT No.	
19025	
SHEET	OF
03	04



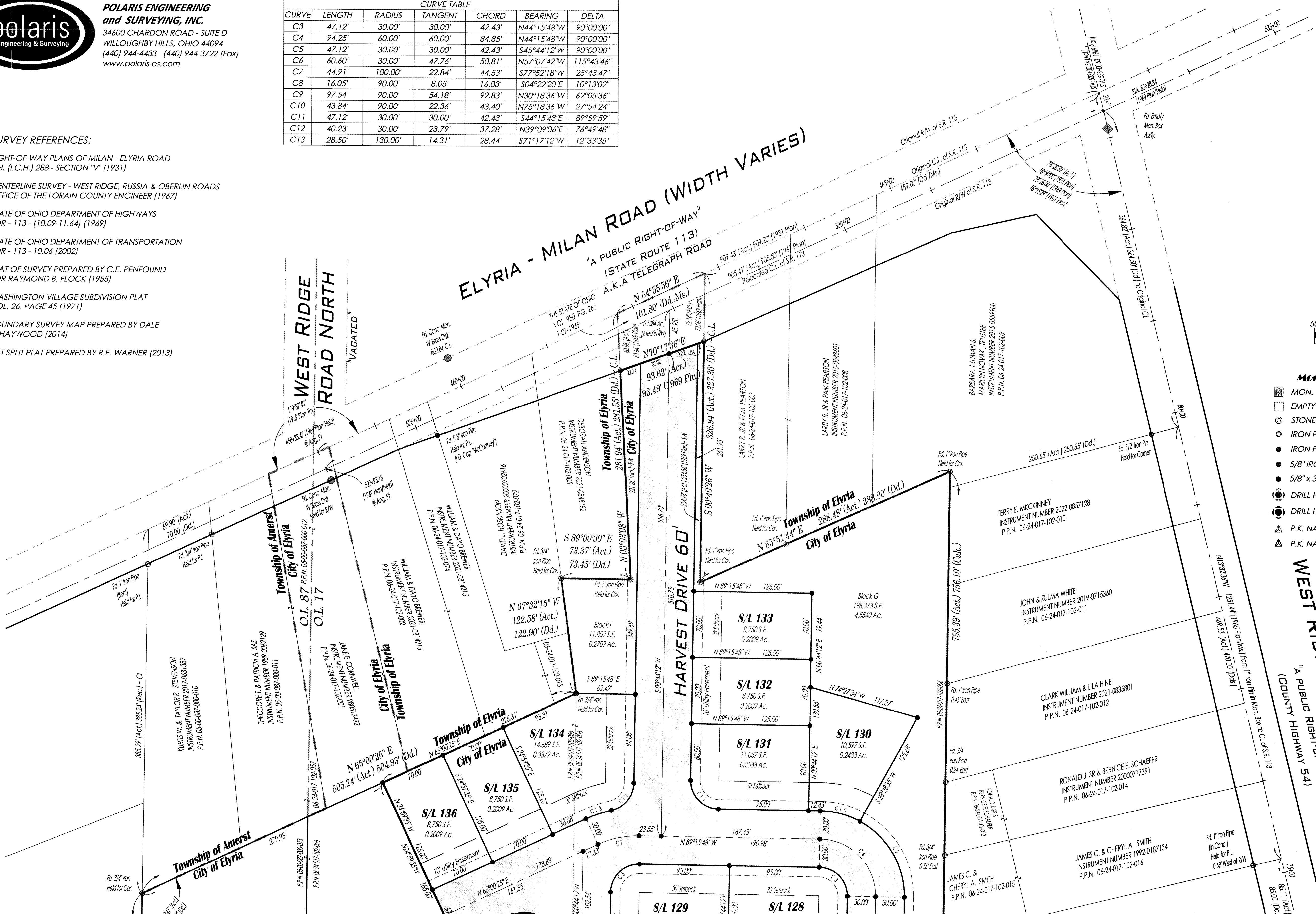
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SURVEY REFERENCES:

- RIGHT-OF-WAY PLANS OF MILAN - ELYRIA ROAD
 S.H. (I.C.H.) 288 - SECTION "V" (1931)
- CENTERLINE SURVEY - WEST RIDGE, RUSSIA & OBERLIN ROADS
 OFFICE OF THE LORAIN COUNTY ENGINEER (1967)
- STATE OF OHIO DEPARTMENT OF HIGHWAYS
 LOR - 113 - (10.09-11.64) (1969)
- STATE OF OHIO DEPARTMENT OF TRANSPORTATION
 LOR - 113 - 10.06 (2002)
- PLAT OF SURVEY PREPARED BY C.E. PENFOUND
 FOR RAYMOND B. FLOCK (1955)
- WASHINGTON VILLAGE SUBDIVISION PLAT
 VOL. 26, PAGE 45 (1971)
- BOUNDARY SURVEY MAP PREPARED BY DALE
 R. HAYWOOD (2014)
- LOT SPLIT PLAT PREPARED BY R.E. WARNER (2013)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C3	47.12'	30.00'	30.00'	42.43'	N44°15'48"W	90°00'00"
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C6	60.60'	30.00'	47.76'	50.81'	N57°07'42"W	115°43'46"
C7	44.91'	100.00'	22.84'	44.53'	S77°52'18"W	25°43'47"
C8	16.05'	90.00'	8.05'	16.03'	S04°22'20"E	10°13'02"
C9	97.54'	90.00'	54.18'	92.83'	N30°18'36"W	62°05'36"
C10	43.84'	90.00'	22.36'	43.40'	N75°18'36"W	27°54'24"
C11	47.12'	30.00'	30.00'	42.43'	S44°15'48"E	89°59'59"
C12	40.23'	30.00'	23.79'	37.28'	N39°09'06"E	76°49'48"
C13	28.50'	130.00'	14.31'	28.44'	S71°17'12"W	12°33'35"

ELYRIA - MILAN ROAD (WIDTH VARIES)
 "A PUBLIC RIGHT-OF-WAY"
 (STATE ROUTE 113)
 A.K.A TELEGRAPH ROAD



- Monument Legend:**
- MON. BOX ASSEMBLY FOUND (AS NOTED)
 - EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
 - STONE FOUND (AS NOTED)
 - IRON PIPE FOUND (AS NOTED)
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 - 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
 - 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
 - DRILL HOLE FOUND (AS NOTED)
 - DRILL HOLE SET (AS NOTED)
 - P.K. NAIL FOUND (AS NOTED)
 - P.K. NAIL SET (AS NOTED)

WEST RIDGE ROAD 60' & VARIES
 "A PUBLIC RIGHT-OF-WAY"
 (COUNTY HIGHWAY 54)

See Sheet 3

CONTRACT No.	
19025	
SHEET	OF
04	04

Plat Sheet

Instrument # 2023-0921391 Film # -

Name of Plat Ridge Water Subdivision No.3

Owner: Ridge Water LTD

Description: Situated in the City of Elyria,
County of Lorain, and State of Ohio; Being
part of original Elyria Township. Lot 17 East of
Black River and a part of original Amherst
Township Lots 87 and 88 Total Acreage is 17,4412
w/ Easements

Creating Sublots 95 thru 136 inclusive
and Blocks - G-H-I

Floor Plans: /

Related/Margin: /

Comments:

Vol 113

Receiving Stamp

Pg. 95-96-97-98

Amount: \$345.60

Initials: SC

^{TOP}
Non-conforming document
Per ORC 317.114
\$20.00 Fee

CERTIFICATE OF CORRECTION

THIS IS TO CERTIFY THAT AFTER THE RECORDING OF RIDGE WATER SUBDIVISION NO. 3 AS RECORDED IN VOLUME 113, PAGES 95-98 OF LORAIN COUNTY PLAT RECORDS, THE STREET NAME SHOWN AS "HARVEST DRIVE" DEDICATED BY THIS PLAT HAS BEEN CORRECTED TO "RIDGEWATER DRIVE."

Richard A. Thompson Jr. 9.14.23

RICHARD A. THOMPSON JR. P.S. 7388
POLARIS ENGINEERING & SURVEYING INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS,
OHIO 44094

NO TRANSFER NECESSARY
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

[Signature] 9-28-2023
DEPUTY

NOTARY:

STATE OF OHIO)

) SS:

COUNTY OF LAKE)

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR, THE ABOVE-NAMED RICHARD A. THOMPSON JR., WHO ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT TO BE HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Willoughby Hills OHIO, THIS 14th DAY OF SEPT, 2023

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES



CHUCK W SZUCS
Notary Public
State of Ohio
My Comm. Expires
November 6, 2027

2023-0930929

CERTIFICATE Fee: \$58.00 Page 1 of 1
Recorded: 9/28/2023 at 11:25 AM
Receipt: T20230009632
Lorain County Recorder Mike Doran



✓ Prepared by:
Yost Bott Ltd
260 S. Logan
Elyria, OH 44035