

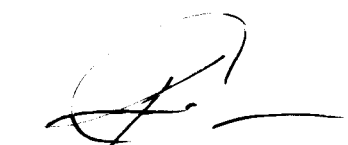
# EAGLE MEADOW SUBDIVISION

## Creating Sublot Nos. 1 through 67, Block "A", Block "B" and Block "C" and Dedicating Jack Ryan Drive, Chandler Way and Cora Court and dedicating a portion of Sugar Ridge Road


Situated in the City of North Ridgeville, County of Lorain and State of Ohio, also known as being part of Original Ridgeville Township Lot. No. 47 and further known as being all of a 32.72 acre parcel of land conveyed to Greyfoxnorthridgeville LLC by deed dated December 21, 2021 and recorded in Instrument No. 2021-0855133 of the Lorain County Recorders Office.

### APPROVALS:

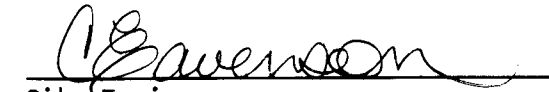
This Plat of Eagle Meadow, the granting of easements for public facilities and appurtenances, and the dedication for public purposes of the streets hereon, has been approved by the Council of the City of North Ridgeville, Ohio on this 15<sup>th</sup> day of August, 2023 for record purposes.

  
Mayor

Approved by the Planning Commission of the City of North Ridgeville, Ohio on this 15<sup>th</sup> day of AUGUST, 2023.

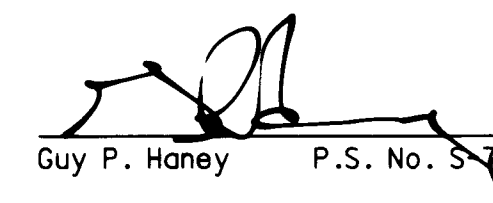
  
Chairman OR RESPONSIBLE OFFICIAL

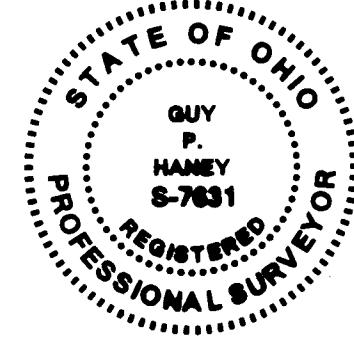
Approved by the Engineer of the City of North Ridgeville, Ohio on this 15<sup>th</sup> day of AUGUST, 2023.

  
City Engineer

### SURVEYOR CERTIFICATION:

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. All dimensional and geodetic details are correct and the survey balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set by me as shown.

  
Guy P. Haney P.S. No. 57631 Date 8/4/23



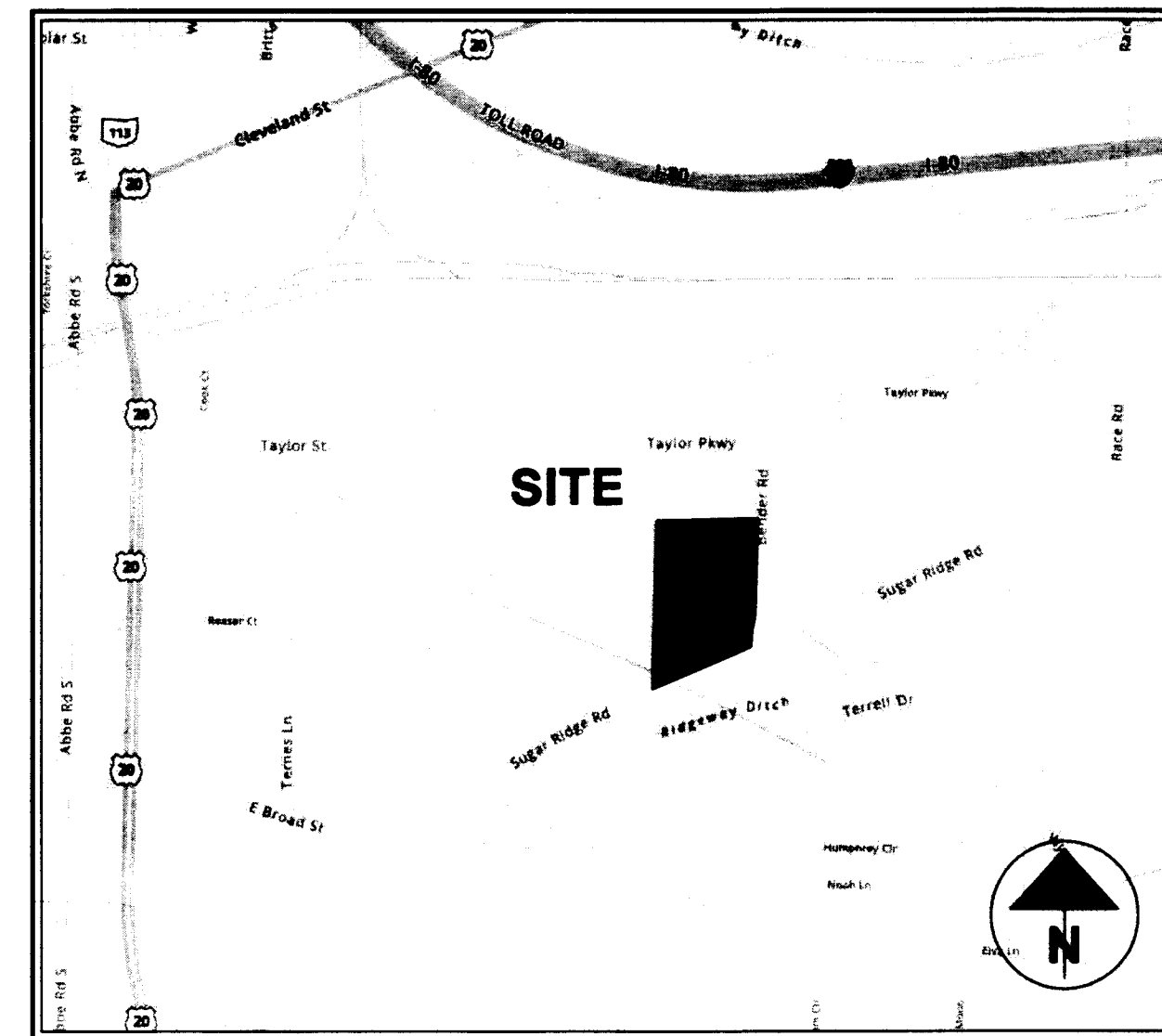
### GENERAL UTILITY EASEMENTS:

We, the owners of the within platted land, do hereby grant unto Wide Open West, The City of North Ridgeville, Ohio Edison, Everstream Solutions, Columbia Gas of Ohio, Windstream Ohio, Charter Communications, their successors and assigns, (hereinafter referred to as grantees) a permanent right-of-way and easement twelve (12) feet in width under, over and through all sublots and all lands shown hereon and parallel with and contiguous to all street lines to construct, place, operate, maintain repair, reconstruct and relocate such underground electric, gas 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 grantees for distributing and transmitting electricity, gas, and communication signals, for public and private use at such locations as the grantees may determine, upon within and across said easement premises. Said easement rights shall include the right, without liability therefore, to remove any and all facilities not contemplated in the rights conveyed to grantees by this easement grant within said easement premises including, but not limited to irrigation systems electronic animal fencing, trees and landscaping including lawns, flowers or shrubbery and landscape lighting within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric and communications facilities, the right to install, repair, operation of said electric and communications facilities, the right to install, repair, augment, and maintain service cables outside the above described easement premises, and with the right of access and egress to and from any of the within described premises for exercising any of the purposes of the right-of-way and easement grant. All sublots and all lands shall be restricted to underground utility service.

Grantor:

Greyfoxnorthridgeville LLC

By: 



### LOCATION MAP

LATITUDE: 41°22'05.5"  
LONGITUDE: 82°03'27.7"

Not To Scale

AREA TABLE	
Sublots (67)	18.4379 acres
Block "A"	2.4152 acres
Block "B"	1.9095 acres
Block "C"	4.8669 acres
Right of Way(New)	4.3695 acres
Right of Way(Sugar Ridge Rd.)	0.7267 acres
<b>Total</b>	<b>32.7257 acres</b>

### NOTES:

\* 10 foot reservation strip shown on page 2 of 3 to be rescinded automatically upon the future dedication and extension of Street A

### REFERENCE WORKS:

Deed Documents as referenced by the Survey

"Parcel Split & Consolidation Map for Future Roadway" by Mark A. Yeager, P.S. 7289, on file as Survey 31793 of the Lorain County Engineer's Survey Records.

"Beckett Corp. Boundary & Split Map" by Mark A. Yeager, P.S. 7289, on file as Survey 32778 of the Lorain County Engineer's Survey Records.

"Plat & Boundary Survey & Split for Sarah M. & Kurtis R. Linden" by Thomas A. Simon, P.S. 7775, on file as Survey 48346 of the Lorain County Engineer's Survey Records.

"Plat of Lot Split, Part of Sublot No. 8" by Norman R. Hura, P.S. 5208, on file as Survey 46323 of the Lorain County Engineer's Survey Records.

### BASIS OF BEARINGS:

Centerline bearing of Sugar Ridge Road was calculated to be North 66°45'07" East, between monuments found, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground as established by ODOT VRS GPS observations in January of 2022.

5/8" Iron pins to be set by me at all Sublot and Block corners. 3/4" Iron pins to be set in all centerline monuments by me.

All 5/8" x 30" iron pins set are affixed with a plastic cap bearing the inscription "TGC ENG 7631-8557"

### ACCEPTANCE & DEDICATION:

The undersigned (set forth all parties having record legal title interest in the parcel) Greyfoxnorthridgeville LLC hereby certify that the attached plat correctly represents their "Eagle Meadow" a subdivision of lots 1 through 67, inclusive, do hereby acknowledge this plat of same and dedicate to the public such, all or parts of the roads and storm sewer 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 lots and streets are shown on the plat in feet and decimal parts thereof. Easements are reserved where indicated on the plat for above and beneath the surface of the ground.

In witness thereof the undersigned have hereunto set their hand this 7<sup>th</sup> day of August, 2023

Witness Dorothy J. Brown Signed Richard A. Sommers  
DOROTHY J. BROWN (Greyfoxnorthridgeville LLC)

State/Commonwealth of Ohio

Before me a notary public in and for said county and state, personally appeared the above named

Richard A. Sommers, member Owner/Agent who acknowledged the making of the foregoing instrument

and the signing of this plat to be their own free act and deed. In testimony whereof I have hereunto set my hand

and official seal at Chardon, Ohio this 7<sup>th</sup> day of August, 2023.

  
Notary public

12-16-23  
My commission expires

### DRAINAGE AND 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 Eagle Meadows 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

DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	⊗
MONUMENT BOX	Ⓜ	Ⓜ
IRON PIN	○ I.P.F.	●
IRON PIPE	⊙ I.P.F.	⊙
LIMITED ACCESS R/W	--- Ex LA --- Ex LA ---	
CENTERLINE	---	
PROPERTY LINE	---	
RIGHT-OF-WAY LINE	--- Ex R/W ---	
EASEMENT LINE	---	
ORIGINAL PROP. LINE	---	
ORIGINAL LOT LINE	---	

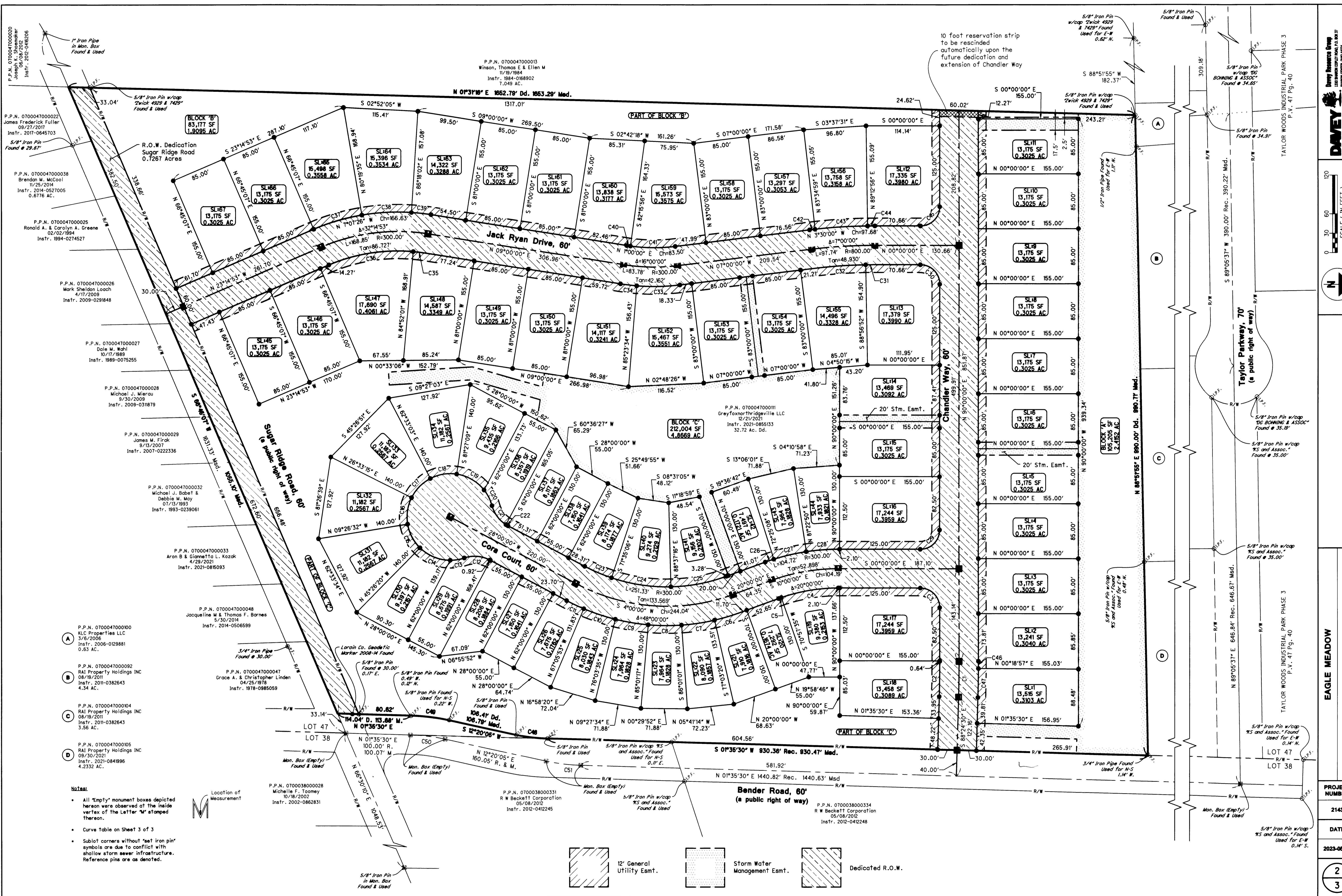
Sheet Index	
Sheet Number	Sheet Title
1	TITLE
2	SUBLOTS
3	EASEMENTS



Plat Vol 114  
pgs 27, 28, 29

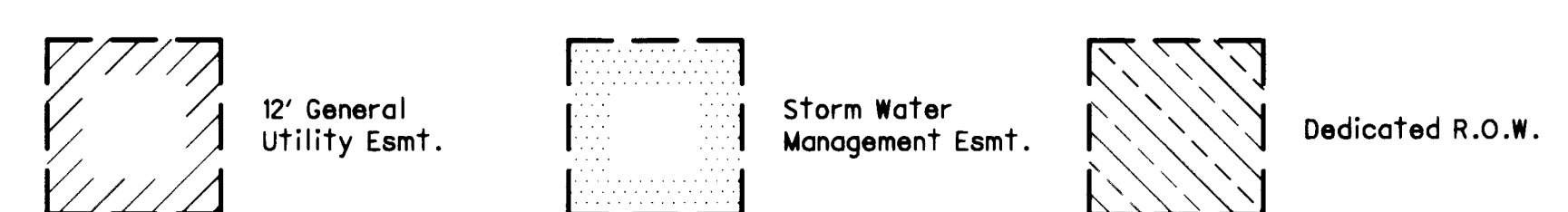
TRANSFERED  
IN COMPLY WITH SEC  
831.002  
AUG 16 2023  
LORAIN COUNTY AUDITOR

Free  
EX  
2



P.P.N. 070004700002 Joseph K. Shemader 06/08/2002 Instr. 2002-0448206  
 P.P.N. 0700047000022 James Frederick Fuller 09/27/2001 Instr. 2001-0645703  
 P.P.N. 0700047000038 Brandon M. McCool 11/25/2014 Instr. 2014-0527005 0.6776 AC.  
 P.P.N. 0700047000025 Ronald A. & Carolyn A. Greene 02/02/1994 Instr. 1994-0274527  
 P.P.N. 0700047000026 Mark Sheldon Looch 4/17/2009 Instr. 2009-0291848  
 P.P.N. 0700047000027 Dale M. Wahl 10/17/1989 Instr. 1989-0075255  
 P.P.N. 0700047000028 Michael J. Mierou 9/30/2009 Instr. 2009-0318179  
 P.P.N. 0700047000029 James M. Firak 9/13/2007 Instr. 2007-0222336  
 P.P.N. 0700047000032 Michael J. Babe & Debbie M. Moy 07/13/1993 Instr. 1993-0239061  
 P.P.N. 0700047000033 Aron B & Giannetta L. Kozak 4/29/2021 Instr. 2021-0815093  
 P.P.N. 0700047000048 Jacqueline M. & Thomas F. Barnes 5/30/2014 Instr. 2014-0506599  
 P.P.N. 0700047000100 KLC Properties LLC 3/6/2006 Instr. 2006-0128881 0.63 AC.  
 P.P.N. 0700047000092 RAI Property Holdings INC 08/19/2011 Instr. 2011-0382643 4.34 AC.  
 P.P.N. 0700047000104 RAI Property Holdings INC 08/19/2011 Instr. 2011-0382643 3.56 AC.  
 P.P.N. 0700047000105 RAI Property Holdings INC 09/30/2021 Instr. 2021-0841896 4.2332 AC.  
 P.P.N. 0700038000028 Michelle F. Toomey 10/18/2002 Instr. 2002-0862831  
 P.P.N. 0700038000031 R W Beckett Corporation 05/08/2012 Instr. 2012-0412245  
 P.P.N. 0700038000034 R W Beckett Corporation 05/08/2012 Instr. 2012-0412248

- Notes:**
- All "Empty" monument boxes depicted herein were observed at the inside vertex of the Letter "M" stamped thereon.
  - Curve Table on Sheet 3 of 3
  - Sublot corners without "set iron pin" symbols are due to conflict with shallow storm sewer infrastructure. Reference pins are as denoted.



**DAVEY**  
 Resealed Driveway  
 1100 W. WYOMING ST., SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.7663 FAX: 303.733.7664

**EAGLE MEADOW**  
**SUBLOTS**

PROJECT NUMBER: 2143  
 DATE: 2023-05-30  
 SHEET: 2 OF 3

P.P.N. 0700047000020  
Joseph K. Shoemaker  
06/08/2012  
Instr. 2012-0416206

P.P.N. 0700047000013  
Winson, Thomas E & Ellen M  
11/19/1984  
Instr. 1984-0168902  
7.049 AC.

P.P.N. 0700047000010  
KLC Properties LLC  
3/8/2006  
Instr. 2006-0129881  
0.63 AC.

P.P.N. 0700047000022  
James Frederick Fuller  
08/27/2017  
Instr. 2017-0645703

P.P.N. 0700047000038  
Brendon M. McCool  
11/25/2014  
Instr. 2014-0527005  
0.6716 AC.

P.P.N. 0700047000025  
Ronald A. & Carolyn A. Greene  
02/02/1994  
Instr. 1994-0274527

P.P.N. 0700047000026  
Mark Sheldon Loach  
4/17/2009  
Instr. 2009-0291848

P.P.N. 0700047000027  
Dale M. Wahi  
10/17/1989  
Instr. 1989-0075255

P.P.N. 0700047000028  
Michael J. Mierau  
9/30/2009  
Instr. 2009-0318179

P.P.N. 0700047000029  
James M. Firk  
9/13/2007  
Instr. 2007-0222336

P.P.N. 0700047000032  
Michael J. Babel &  
Debbie M. May  
07/13/1993  
Instr. 1993-0239061

P.P.N. 0700047000033  
Aron B. & Giannetta L. Kozak  
4/29/2021  
Instr. 2021-0815093

P.P.N. 0700047000048  
Jacqueline M & Thomas F. Barnes  
5/30/2014  
Instr. 2014-0506599

P.P.N. 0700047000047  
Grace A. & Christopher Linden  
04/25/1978  
Instr. 1978-0985059

P.P.N. 0700038000028  
Michelle F. Toomey  
10/18/2002  
Instr. 2002-0862831

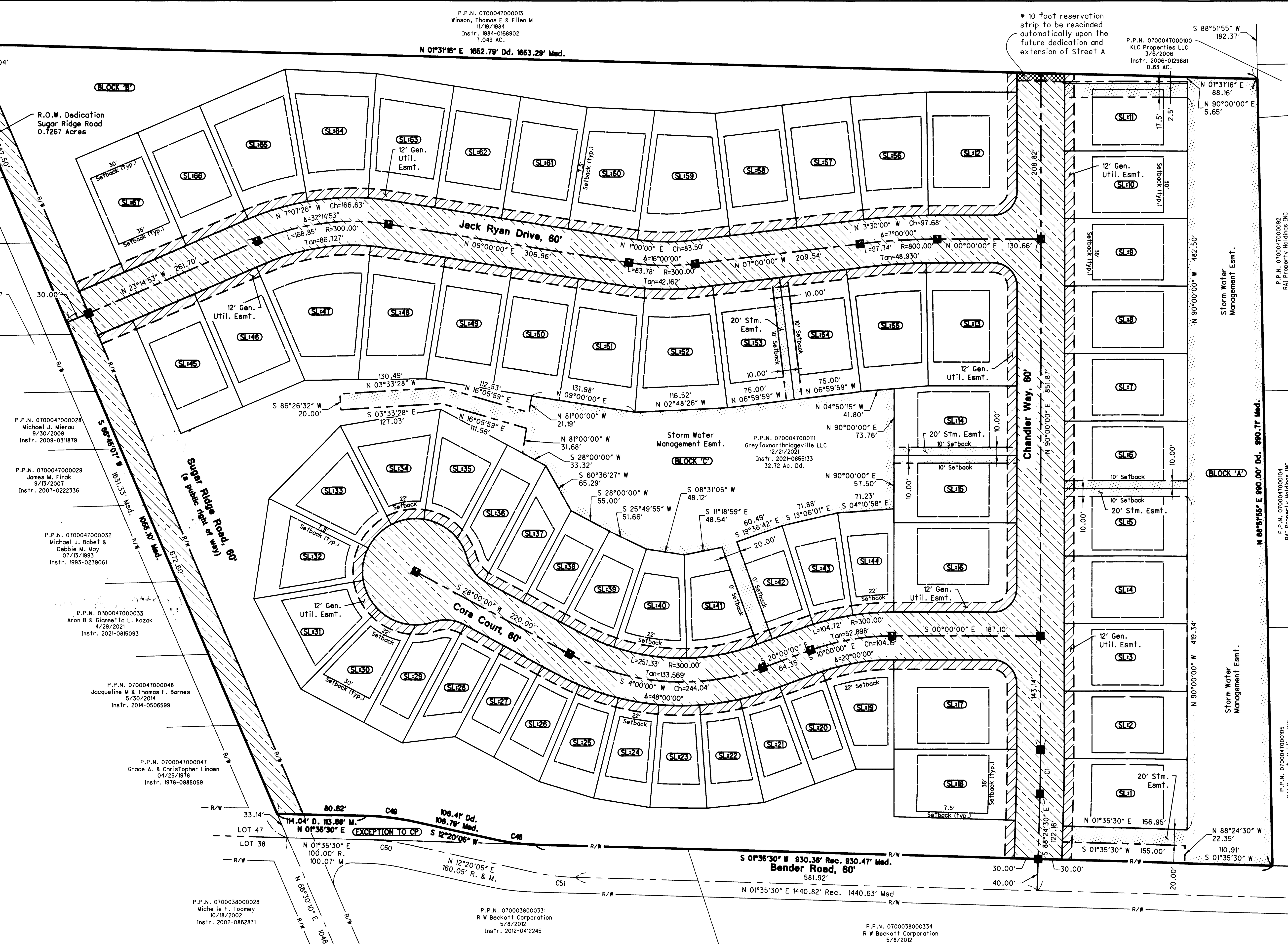
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R W Beckett Corporation  
5/8/2012  
Instr. 2012-0412245

P.P.N. 0700038000034  
R W Beckett Corporation  
5/8/2012  
Instr. 2012-0412248

**Building Setbacks:**  
\*Unless otherwise noted  
Front: 35 feet  
Side: 7.5 feet  
Rear: 30 feet

\* 10 foot reservation strip to be rescinded automatically upon the future dedication and extension of Street A

GENERAL CURVE TABLE						
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TAN
C1	55.56'	2000.00'	55.55'	S 89°12'15" E	1°35'30"	27.78'
C2	54.72'	1970.00'	54.72'	N 89°12'15" W	1°35'30"	27.36'
C3	47.12'	30.00'	42.43'	S 45°00'00" W	90°00'00"	30.00'
C4	89.72'	270.00'	89.31'	S 09°31'12" E	19°02'25"	45.28'
C5	4.52'	270.00'	4.52'	S 19°31'12" E	0°57'35"	2.26'
C6	40.64'	330.00'	40.61'	S 16°28'20" E	7°03'20"	20.34'
C7	51.62'	330.00'	51.56'	S 08°27'49" E	8°57'42"	25.86'
C8	51.62'	330.00'	51.56'	S 00°29'52" W	8°57'42"	25.86'
C9	51.62'	330.00'	51.56'	S 09°27'34" W	8°57'42"	25.86'
C10	51.62'	330.00'	51.56'	S 18°25'16" W	8°57'42"	25.86'
C11	29.36'	330.00'	29.35'	S 25°27'03" W	5°05'53"	14.69'
C12	40.89'	50.00'	39.76'	S 04°34'09" W	46°51'42"	21.67'
C13	22.23'	67.00'	22.13'	S 09°21'17" E	19°00'51"	11.22'
C14	51.93'	67.00'	50.64'	S 22°21'24" W	44°24'31"	27.35'
C15	42.09'	67.00'	41.40'	S 62°33'34" W	35°59'48"	21.77'
C16	42.09'	67.00'	41.40'	N 81°26'39" W	35°59'48"	21.77'
C17	42.09'	67.00'	41.40'	N 45°26'51" W	35°59'48"	21.77'
C18	42.09'	67.00'	41.40'	N 09°27'03" W	35°59'48"	21.77'
C19	50.20'	67.00'	49.03'	N 30°00'37" E	42°55'42"	26.34'
C20	27.35'	67.00'	27.16'	N 63°10'03" E	23°23'20"	13.87'
C21	37.20'	50.00'	36.35'	N 53°32'46" E	42°37'53"	19.51'
C22	3.69'	50.00'	3.69'	N 30°06'55" E	4°13'50"	1.85'
C23	45.17'	270.00'	45.12'	N 23°12'27" E	9°35'06"	22.64'
C24	93.28'	270.00'	92.81'	N 08°31'05" E	19°47'37"	47.11'
C25	87.75'	270.00'	87.36'	N 10°41'22" W	18°37'16"	44.27'
C26	13.93'	330.00'	13.93'	N 18°47'26" W	2°25'08"	6.97'
C27	51.62'	330.00'	51.56'	N 13°06'01" W	8°57'42"	25.86'
C28	49.64'	330.00'	49.60'	N 04°18'35" W	8°37'10"	24.87'
C29	47.12'	30.00'	42.43'	N 45°00'00" W	90°00'00"	30.00'
C30	47.12'	30.00'	42.43'	S 45°00'00" W	90°00'00"	30.00'
C31	14.14'	770.00'	14.14'	S 00°31'34" E	1°03'08"	7.07'
C32	79.93'	770.00'	79.90'	S 04°01'34" E	5°56'52"	40.00'
C33	66.85'	330.00'	66.74'	S 01°11'47" E	11°36'26"	33.54'
C34	25.30'	330.00'	25.29'	S 06°48'13" W	4°23'34"	12.66'
C35	18.22'	270.00'	18.22'	S 07°03'59" W	3°52'00"	9.11'
C36	133.74'	270.00'	132.38'	S 09°03'27" E	28°22'52"	68.27'
C37	78.18'	330.00'	78.00'	N 16°27'39" W	13°34'27"	39.28'
C38	77.02'	330.00'	76.85'	N 02°59'14" W	13°22'23"	38.69'
C39	30.53'	330.00'	30.52'	N 06°20'59" E	5°18'02"	15.28'
C40	5.96'	270.00'	5.96'	N 08°22'02" E	1°15'56"	2.98'
C41	69.43'	270.00'	69.24'	N 00°22'02" E	14°44'04"	34.91'
C42	8.44'	830.00'	8.44'	N 06°42'31" W	0°34'59"	4.22'
C43	81.59'	830.00'	81.56'	N 03°36'03" W	5°37'57"	40.83'
C44	11.37'	830.00'	11.37'	N 00°23'32" W	0°47'04"	5.68'
C45	47.12'	30.00'	42.43'	N 45°00'00" W	90°00'00"	30.00'
C46	11.19'	2030.00'	11.19'	S 89°50'31" E	0°18'57"	5.60'
C47	45.19'	2030.00'	45.19'	S 89°02'46" E	1°16'32"	22.60'
C48	48.75'	260.00'	48.68'	S 06°57'47" W	10°44'35"	24.45'
C49	60.00'	320.00'	59.91'	S 06°57'47" W	10°44'35"	30.09'
C50	54.37'	290.00'	54.30'	N 06°57'47" E	10°44'35"	27.27'
C51	54.38'	290.00'	54.30'	N 06°57'47" E	10°44'35"	27.27'



**DAVEY**  
Resource Group

120  
SCALE (IN FEET)  
1 inch = 60 ft.

**EAGLE MEADOW EASEMENTS**

PROJECT NUMBER	2143
DATE	2023-05-30
	3
	3

Plat Sheet

Instrument # 20230925880

Film # \_\_\_\_\_

Name of Plat: Eagle Meadow Subdivision

Owner: Greyfox North Ridgville LLC

Description: Situated in the City of North Ridgville  
County of Lorain State of Ohio also known as  
being part of original Ridgville Township Lot No 47

Acreage / Easements  
32.7257

Creating sublots 1 thru 67 inc

Blocks A B and C

and dedicating Jack Ryan Drive, Chandler Way  
and Cora Court and dedicating a portion of  
Sugar Ridge Road

Floor Plans: \_\_\_\_\_

Related/Margin: 20210855133

Comments: \_\_\_\_\_

Vol. 114

Receiving Stamp

Pg. 27, 28, 29

Amount: 263.20

Initials: PT