

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. 4

Being a Re-Subdivision of Sublots 66, 67 & 68 of the Ridge Water Subdivision No. 1 as Recorded in Volume 110, Pages 77-81 and Sublot 93, Blocks D & F of the Ridge Water Subdivision No. 2 as Recorded in Volume 113, Pages 87-89 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 in the Connecticut Western Reserve
November 22, 2023 Scale 1"=60'

*THIS PLAT IS BEING RE-FILED TO CORRECT OWNERSHIP OF SUBJECT PARCELS

2023-0936320 VOL. 114 PG. 58-59 W.J.F.

OWNERS CERTIFICATION AND ACCEPTANCE:

WE, THE UNDERSIGNED, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS RIDGE WATER SUBDIVISION NO. 4, A SUBDIVISION OF LOTS 137-140 INCLUSIVE AND BLOCKS J & K AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME.

ROBERT YOST
RIDGE WATER LTD.

LINDSAY BOTT
DALE YOST CONSTRUCTION CO.

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 22 DAY OF November, 2023.

NOTARY PUBLIC



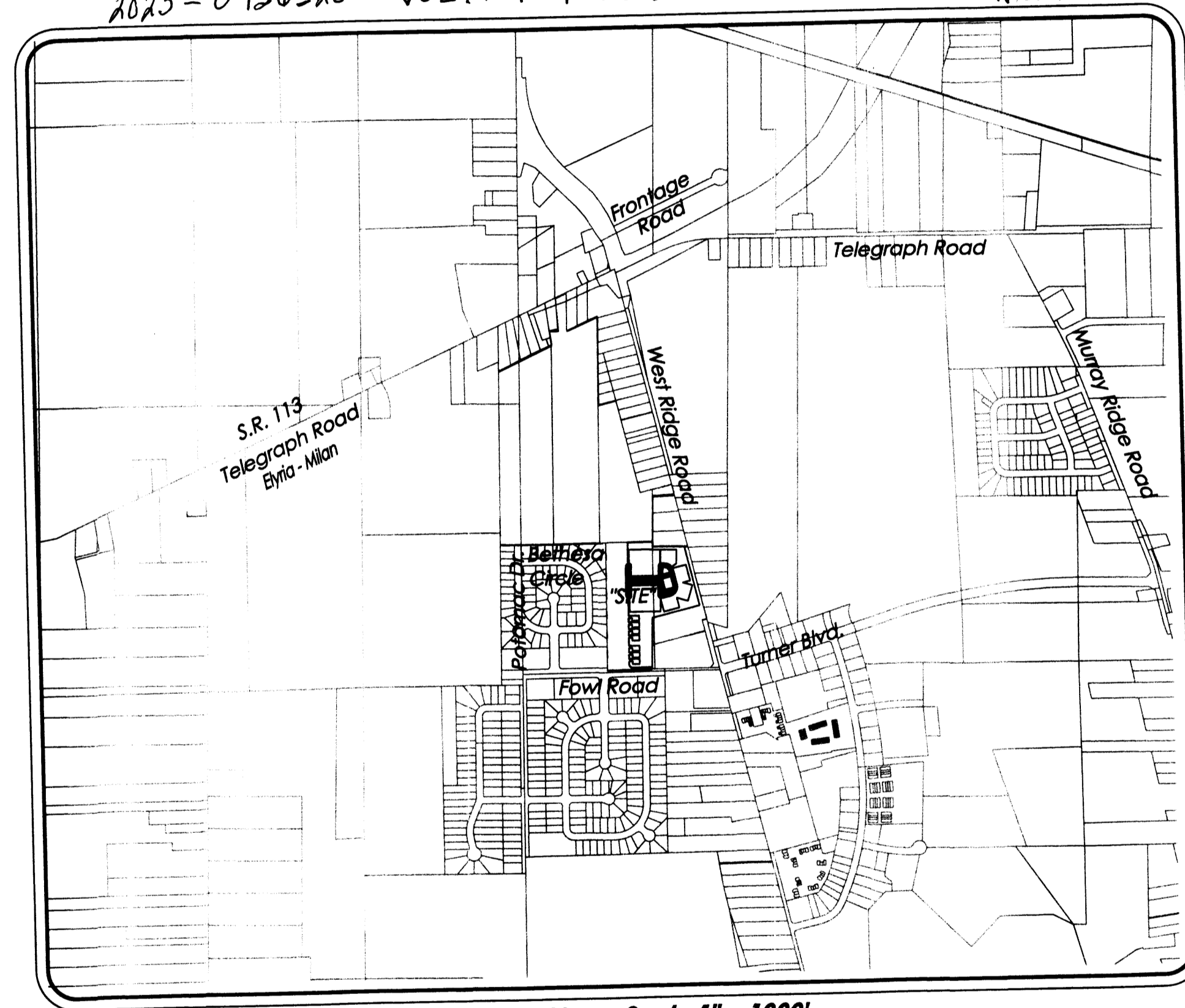
NOTARY:

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.

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NOTARY PUBLIC



Vicinity Map - Scale 1" = 1000'

AREA TABULATION:

AREA IN SUBLOTS	= 0.3265 Acres
AREA IN BLOCK J	= 0.4524 Acres
AREA IN BLOCK K	= 0.1717 Acres
TOTAL AREA	= 0.9506 Acres

PLAT VOL 114
PGS 65, 66

2023-0936912
PLAT Fee: \$184.80 Page 1 of 3
Recorded: 11/28/2023 at 11:09 AM
Receipt: T20230013896
Lorain County Recorder Mike Doran



ORIGINAL LOT AREA TABULATION:

AREA IN O.L. 17
BLOCK J = 0.2698 Acres

AREA IN O.L. 16
BLOCK J = 0.1826 Acres
BLOCK K = 0.1717 Acres
SUBLOTS = 0.3265 Acres
TOTAL = 0.6808 Acres

NO TRANSFER NECESSARY
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
11/28/23 DC
DEPUTY

TRANSFERRED
IN COMPLIANCE WITH SECTION 303.02 OF THE OHIO REV. CODE
NOV 28 2023

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

APPROVALS:

CITY ENGINEER:

APPROVED THIS 22 DAY OF November, 2023 BY THE CITY OF ELYRIA ENGINEER.

PLANNING COMMISSION:

APPROVED THIS 27 DAY OF November, 2023 BY THE CITY OF ELYRIA PLANNING COMMISSION.

PRESIDENT

SECRETARY

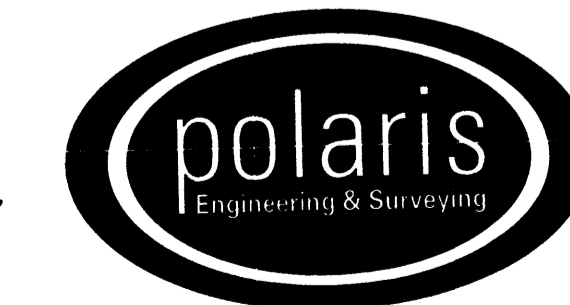
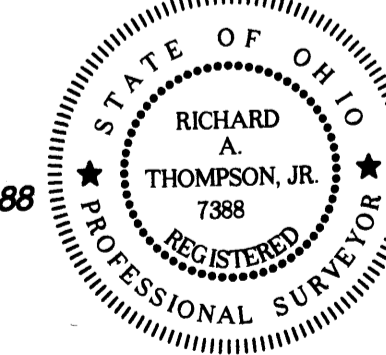
MAYOR:

APPROVED THIS 22 DAY OF November, 2023 BY THE CITY OF ELYRIA MAYOR.

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 AN 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 (●).

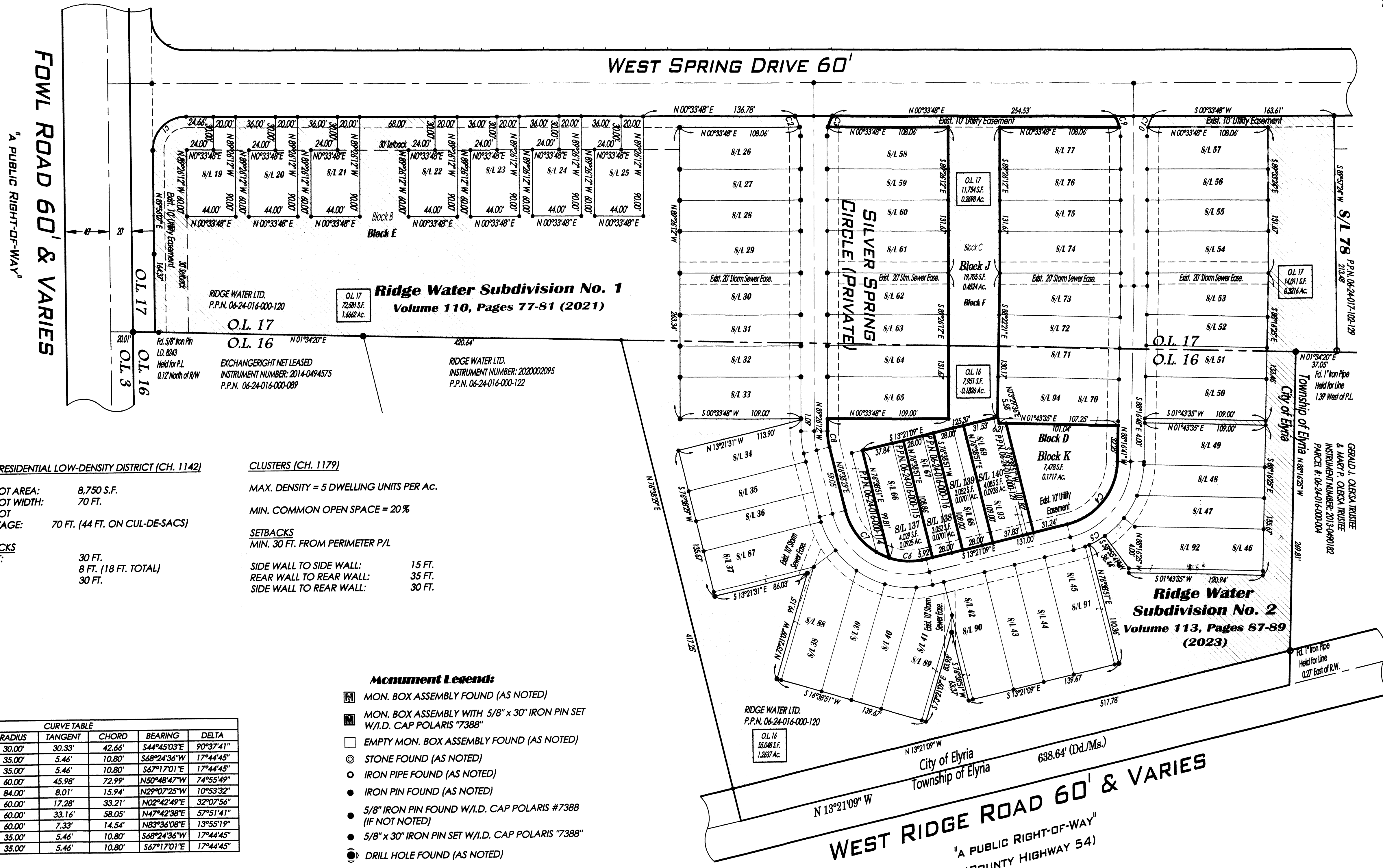
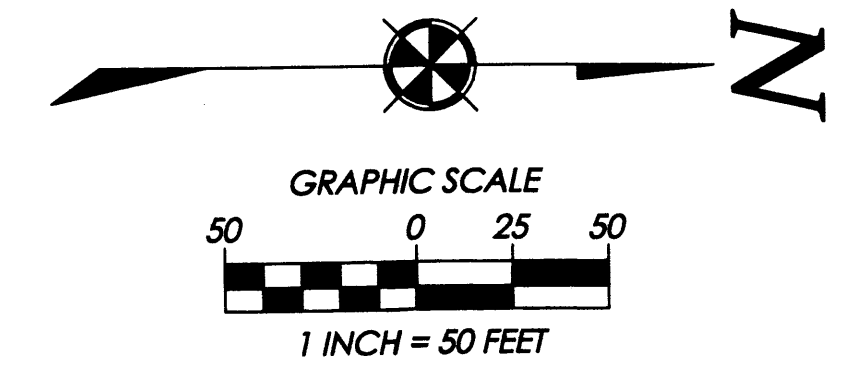
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 11/22/23



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	02

Ridge Water Subdivision No. 4



DALE YOST CONSTRUCTION CO.
 P.P.N. 06-24-016-000-114
 P.P.N. 06-24-016-000-115
 P.P.N. 06-24-016-000-116
 P.P.N. 06-24-016-000-129

RIDGE WATER LTD.
 P.P.N. 06-24-017-000-098
 P.P.N. 06-24-017-000-099
 P.P.N. 06-24-017-000-100
 P.P.N. 06-24-017-000-101
 P.P.N. 06-24-017-000-102
 P.P.N. 06-24-017-000-103
 P.P.N. 06-24-017-000-104

Ridge Water Subdivision No. 1
 Volume 110, Pages 77-81 (2021)

Ridge Water Subdivision No. 2
 Volume 113, Pages 87-89 (2023)

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

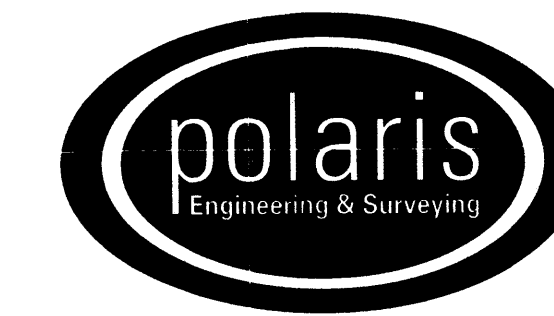
MIN. LOT AREA: 8,750 S.F.
 MIN. LOT WIDTH: 70 FT.
 MIN. LOT FRONTAGE: 70 FT. (44 FT. ON CUL-DE-SACS)
 SETBACKS
 FRONT: 30 FT.
 SIDE: 8 FT. (18 FT. TOTAL)
 REAR: 30 FT.

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	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	47.45'	30.00'	30.33'	42.64'	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	78.46'	60.00'	45.98'	72.99'	N50°48'47"W	74°55'49"
C5	15.97'	84.00'	8.01'	15.94'	N22°07'25"W	10°53'32"
C6	33.65'	60.00'	17.28'	33.21'	N02°42'49"E	32°07'56"
C7	60.59'	60.00'	33.16'	58.05'	N47°42'38"E	57°51'41"
C8	14.58'	60.00'	7.33'	14.54'	N83°36'08"E	13°55'19"
C9	10.84'	35.00'	5.46'	10.80'	S68°24'36"W	17°44'45"
C10	10.84'	35.00'	5.46'	10.80'	S67°17'01"E	17°44'45"

- Monument Legends:**
- ☐ MON. BOX ASSEMBLY FOUND (AS NOTED)
 - ☐ MON. BOX ASSEMBLY WITH 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
 - ☐ 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 W/I.D. CAP POLARIS #7388 (IF NOT NOTED)
 - 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
 - ⊕ DRILL HOLE FOUND (AS NOTED)
 - ⊕ DRILL HOLE SET
 - △ P.K. NAIL FOUND (AS NOTED)
 - △ P.K. NAIL SET



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