

**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. 5

Being a Re-Subdivision of Sublots 19-25 of the Ridge Water  
Subdivision No. 1 as Recorded in Volume 110, Pages 77-81 & Block E 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  
Nov., 2023 Scale 1"=60'

**APPROVALS:**

**CITY ENGINEER:**

APPROVED THIS 8<sup>th</sup> DAY OF December, 2023, BY THE CITY OF ELYRIA ENGINEER.

**PLANNING COMMISSION:**

APPROVED THIS 8<sup>th</sup> DAY OF December, 2023, BY THE CITY OF ELYRIA PLANNING COMMISSION.

PRESIDENT  
SECRETARY

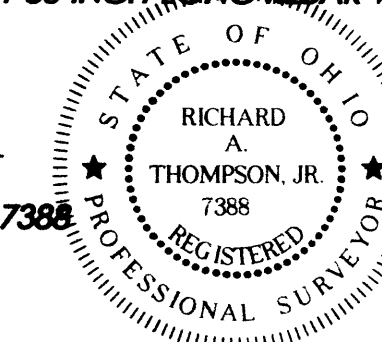
**MAYOR:**

APPROVED THIS 8<sup>th</sup> DAY OF December, 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 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 (●).

Richard A. Thompson Jr.  
RICHARD A. THOMPSON, JR.  
OHIO PROFESSIONAL SURVEYOR #7388  
DATE: 11/27/23



**OWNERS CERTIFICATION AND ACCEPTANCE:**

WE, THE UNDERSIGNED, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS RIDGE WATER SUBDIVISION NO. 5. A SUBDIVISION OF LOTS 141-152 INCLUSIVE AND BLOCK L AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME.

ROBERT YOST  
RIDGE WATER LTD.

WILLIAM FORTHOFFER  
RIDGE WATER LTD.

**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 6 DAY OF December, 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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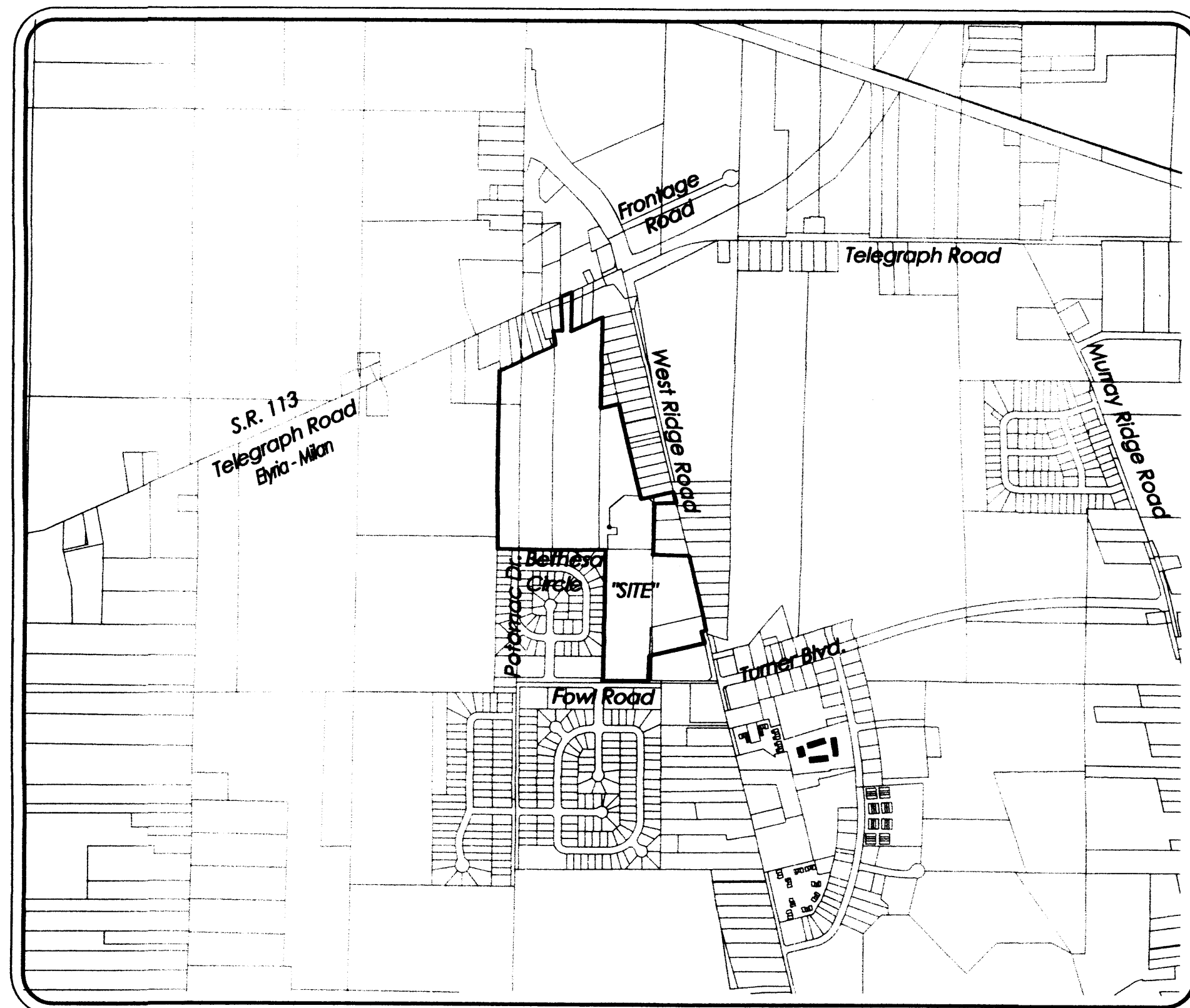
NOTARY PUBLIC



**TRANSFERRED**  
IN COMPLIANCE WITH SSB: 315-392  
OHIO REV. 02/04  
JAN 10 2024  
I. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

2024-0000858  
PLAT Fee: \$180.80 Page 1 of 3  
Recorded: 1/10/2024 at 11:29 AM  
Receipt: T20240000618  
Lorain County Recorder Mike Doran

PLAT V01 114  
Pgs 85, 86



Vicinity Map - Scale 1" = 1000'

**AREA TABULATION:**

AREA IN SUBLOTS = 0.8771 Acres  
AREA IN BLOCK L = 2.8951 Acres  
TOTAL AREA = 3.7722 Acres

**ORIGINAL LOT AREA TABULATION:**

AREA IN O.L. 17  
BLOCK L = 1.6314 Acres  
SUBLOTS = 0.8771 Acres  
TOTAL = 2.5085 Acres

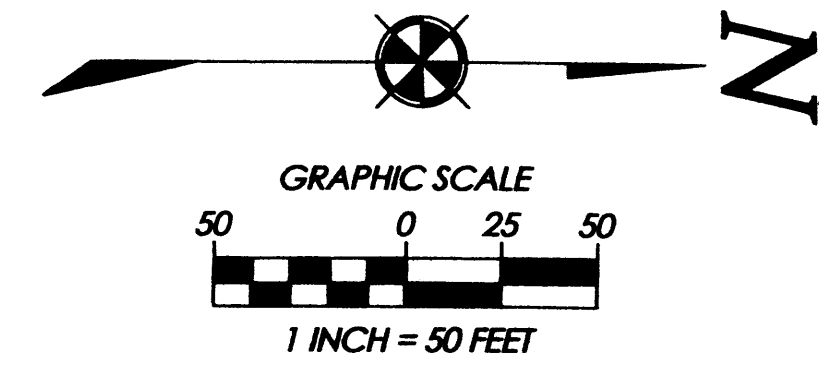
AREA IN O.L. 16  
BLOCK L = 1.2637 Acres  
TOTAL = 3.7722 Acres



**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

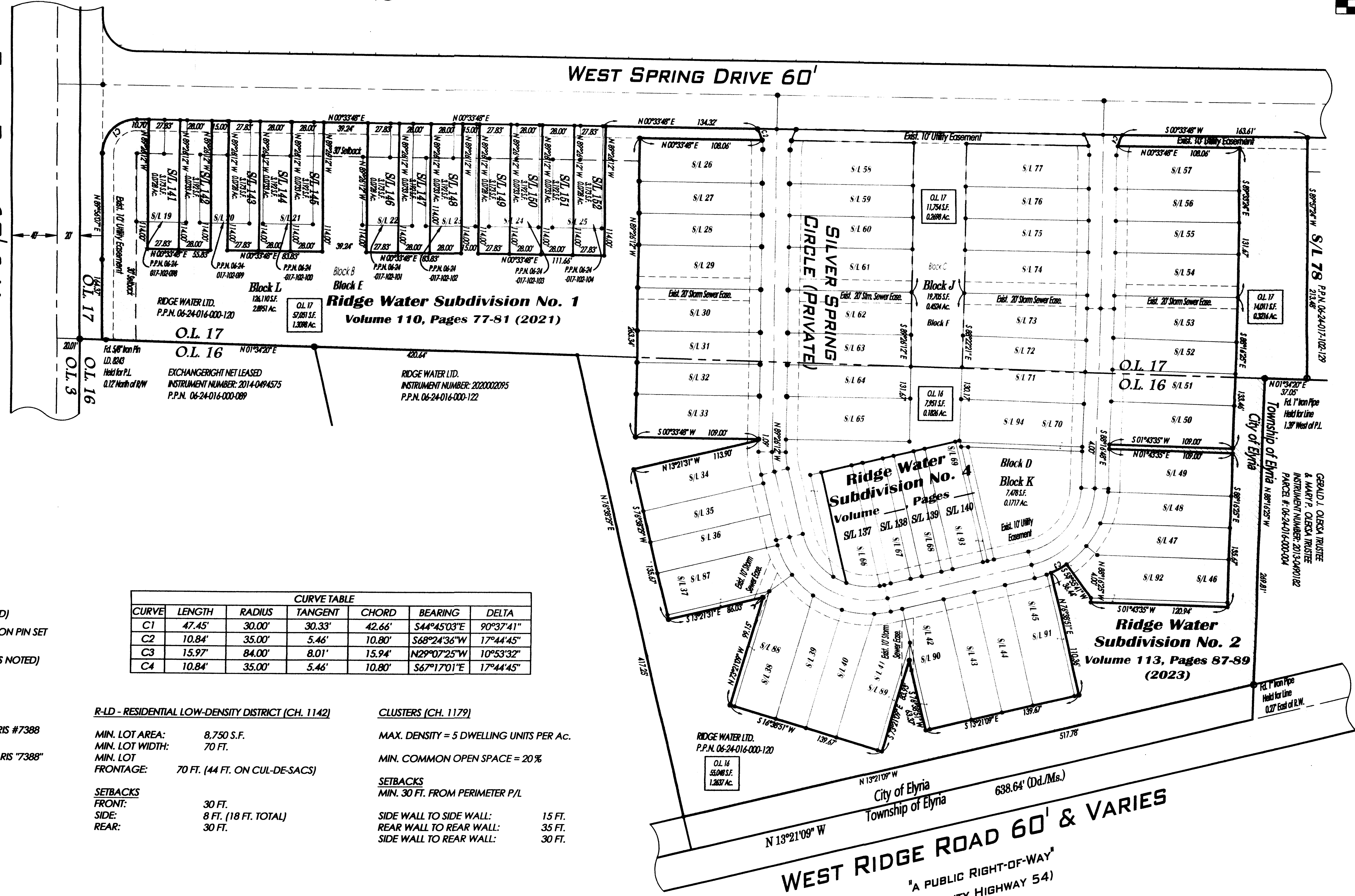
# Ridge Water Subdivision No. 5



FOWL ROAD 60' & VARIES  
"A PUBLIC RIGHT-OF-WAY"

WEST SPRING DRIVE 60'

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



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	15.97'	84.00'	8.01'	15.94'	N29°07'25"W	10°53'32"
C4	10.84'	35.00'	5.46'	10.80'	S67°17'01"E	17°44'45"

- Monument Legend:**
- 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

**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)

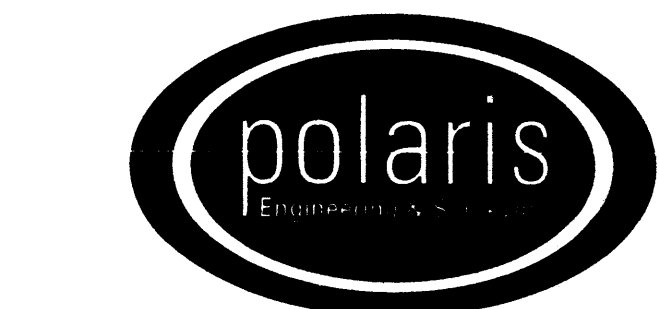
**SETBACKS**  
FRONT: 30 FT.  
SIDE: 8 FT. (18 FT. TOTAL)  
REAR: 30 FT.

**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.



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CONTRACT No.	
19025	
SHEET	OF
02	02

Plat SheetInstrument # 2024-0000858 Film # \_\_\_\_\_Name of Plat: RIDGE WATER SUBDIVISION NO 5Owner: RIDGE WATER LTD.

Description: 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,  
BENJ. A. RESUBDIVISION OF SUBLOTS 19-25 OF  
RIDGE WATER SUBDIVISION NO 1 AND BLOCK E OF  
RIDGE WATER SUBDIVISION NO 2 .3.7722 ACRES  
CREATING SUBLOTS 141 THRU 152 CONCURRENT  
AND CREATING BLOCK "L"

Floor Plans: —Related/Margin: PLAT VOL 110 PGS 77-81 ANDComments: PLAT VOL 113 PGS 87-89Vol. 114Receiving StampPg. 85, 86Amount: \$180.80Initials: ST