

NORTH RIDGE POINTE SUBDIVISION NO. 8

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO
BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30
AND BEING A RESUBDIVISION OF BLOCK "M" IN NORTH RIDGE POINTE SUBDIVISION NO. 5
RECORDED IN PLAT VOLUME 109 PAGE 30

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30 CONTAINING 17.7747 ACRES.

THE UNDERSIGNED (SET FORTH ALL PARTIES HAVING LEGAL TITLE OR INTEREST OF RECORD IN THE PARCEL) HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS NORTH RIDGE POINTE SUBDIVISION NO. 8, A SUBDIVISION OF LOTS 276 TO 306 INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS, SIDEWALKS, AND IMPROVEMENTS 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, ZONING, HEALTH, OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF NORTH RIDGEVILLE, OHIO FOR THE BENEFIT OF HIMSELF (THEMSELVES) AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER, OR THROUGH, THE UNDERSIGNED.

THE DIMENSIONS OF THE SUBLOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE HEREBY GRANTED WHERE INDICATED ON THE PLAT FOR PUBLIC DRAINAGE AND SIDEWALK PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

NORTH RIDGE POINT, LTD

BY: Gary Smitek, Managing Member
GARY SMITEK

TITLE: MANAGING MEMBER

NORTH RIDGE POINTE HOMEOWNERS' ASSOCIATION, INC.

BY: Gary Smitek, President
GARY SMITEK

TITLE: PRESIDENT

NOTARIAL SEAL

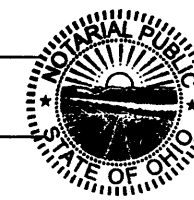
STATE OF OHIO
COUNTY OF Lorain

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 14th DAY OF March, 2024

NOTARY PUBLIC Michele Mitchell



Michele Mitchell
Notary Public, State of Ohio
My Commission Expires 12/26/2027

MY COMMISSION EXPIRES: 12/26/2027

UTILITY EASEMENTS GRANT

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE UTILITY COMPANIES, (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE FEET IN WIDTH AND LENGTH AS SHOWN ON THIS PLAT UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREETS TO CONSTRUCT, PLACE, OPERATE MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, PIPELINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, AND DISTRIBUTING NATURAL GAS INCLUDING OTHER UTILITIES, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE 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 GRANTEE BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWN, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID SERVICES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

NORTH RIDGE POINT, LTD

BY: Gary Smitek, Managing Member
GARY SMITEK

TITLE: MANAGING MEMBER

NORTH RIDGE POINTE HOMEOWNERS' ASSOCIATION, INC.

BY: Gary Smitek, President
GARY SMITEK

TITLE: PRESIDENT

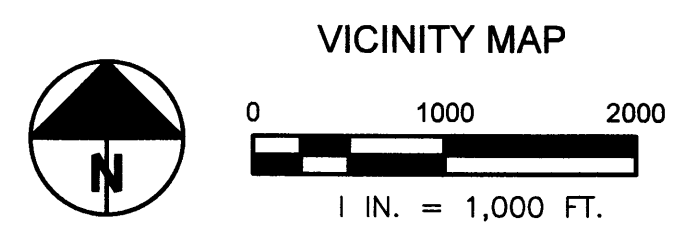
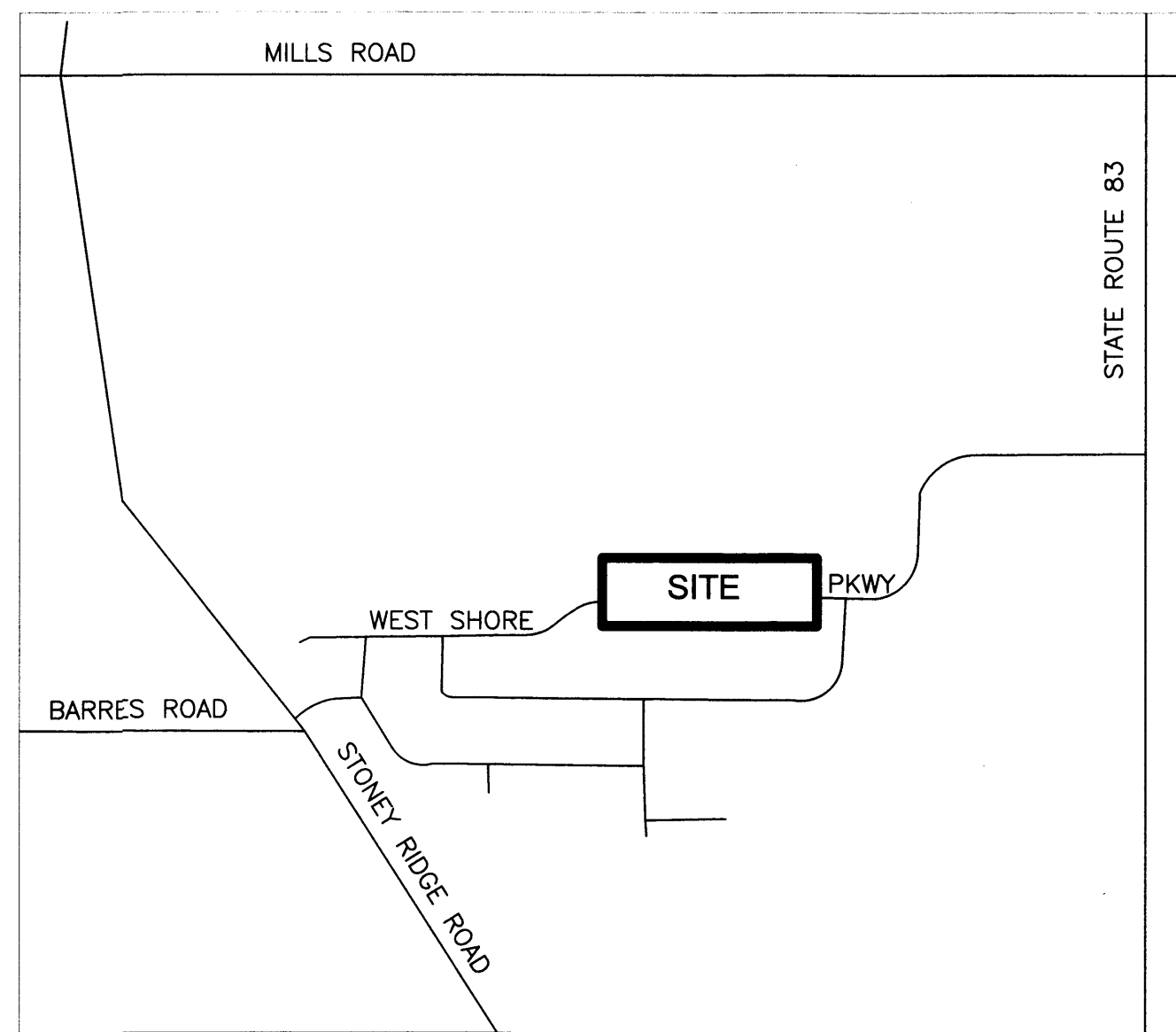
DRAINAGE AND STORM SEWER EASEMENTS

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 NORTH RIDGE POINTE 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.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAR 20 2024
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2024-0007382
PLAT Fee: \$349.60 Page 1 of 5
Recorded: 3/20/2024 at 02:09 PM
Receipt: T20240065305
Lorain County Recorder Mike Doran

Plat Vol 115
Pg 54, 55, 56, 57



NORTH RIDGEVILLE APPROVALS

APPROVED THIS 14th DAY OF MARCH, 2024

[Signature]
NORTH RIDGEVILLE CITY ENGINEER

APPROVED THIS 14th DAY OF March, 2024

[Signature]
NORTH RIDGEVILLE CITY COUNCIL

APPROVED THIS 14th DAY OF MARCH, 2024

[Signature]
NORTH RIDGEVILLE PLANNING COMMISSION
OR RESPONSIBLE OFFICIAL

AREA SUMMARY

| | | |
|--------------|-------------------|-------------|
| INTO PLAT | | |
| REMAINDER 6A | 07-00-030-000-310 | 11.7019 AC. |
| BLOCK M | 07-00-030-000-302 | 6.0728 AC. |
| TOTAL | | 17.7747 AC. |

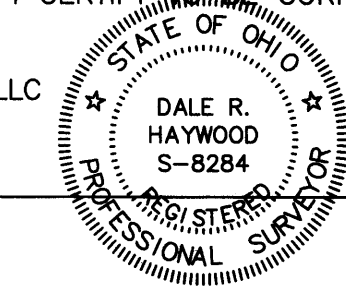
| | | |
|-------------|----------------------------|-------------|
| OUT OF PLAT | | |
| LOTS | 276 THRU 306 | 9.4324 AC. |
| BLOCKS | S, T, & U | 6.1926 AC. |
| STREETS | WEST SHORE PKWY & CORSO ST | 2.1497 AC. |
| TOTAL | | 17.7747 AC. |

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "NORTH RIDGE POINTE SUBDIVISION NO. 8" AS SHOWN HEREON AND CONTAINING 17.7747 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 30, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED @ , IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS INDICATED O , IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN REFERENCE STATE PLANE, OHIO NORTH ZONE AND ARE SHOWN TO DENOTE ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC

BY: Dale Haywood



DATE 11/27/2023

REGISTERED SURVEYOR NO. S-8284

11/27/2023
4/25/2023

NORTH RIDGE POINTE SUBDIVISION No. 8
NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

RECORD PLAT

SHEET
1 of 4

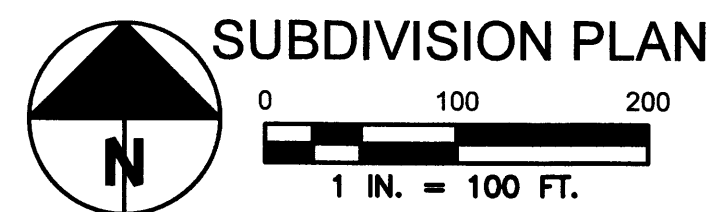
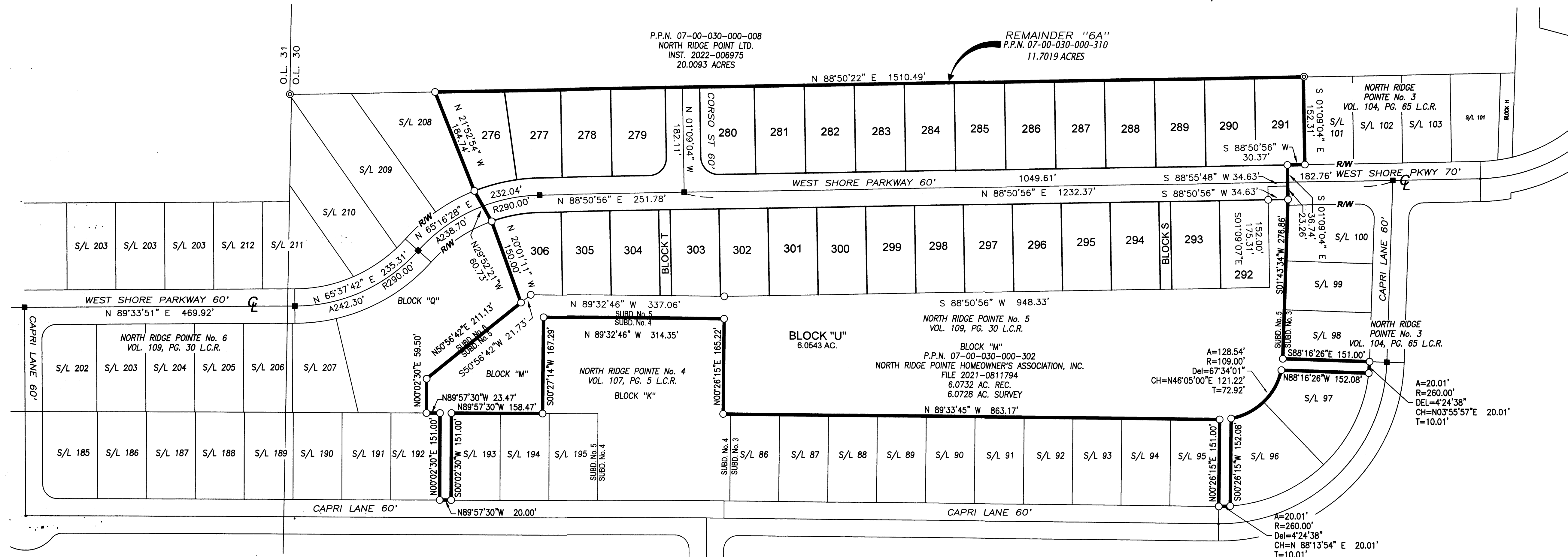
NORTH RIDGE POINTE SUBDIVISION NO. 8

11/27/2023
4/25/2023

AREA SUMMARY

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NORTH RIDGE POINTE SUBDIVISION No. 8
NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

RECORD PLAT

SHEET 2 of 4

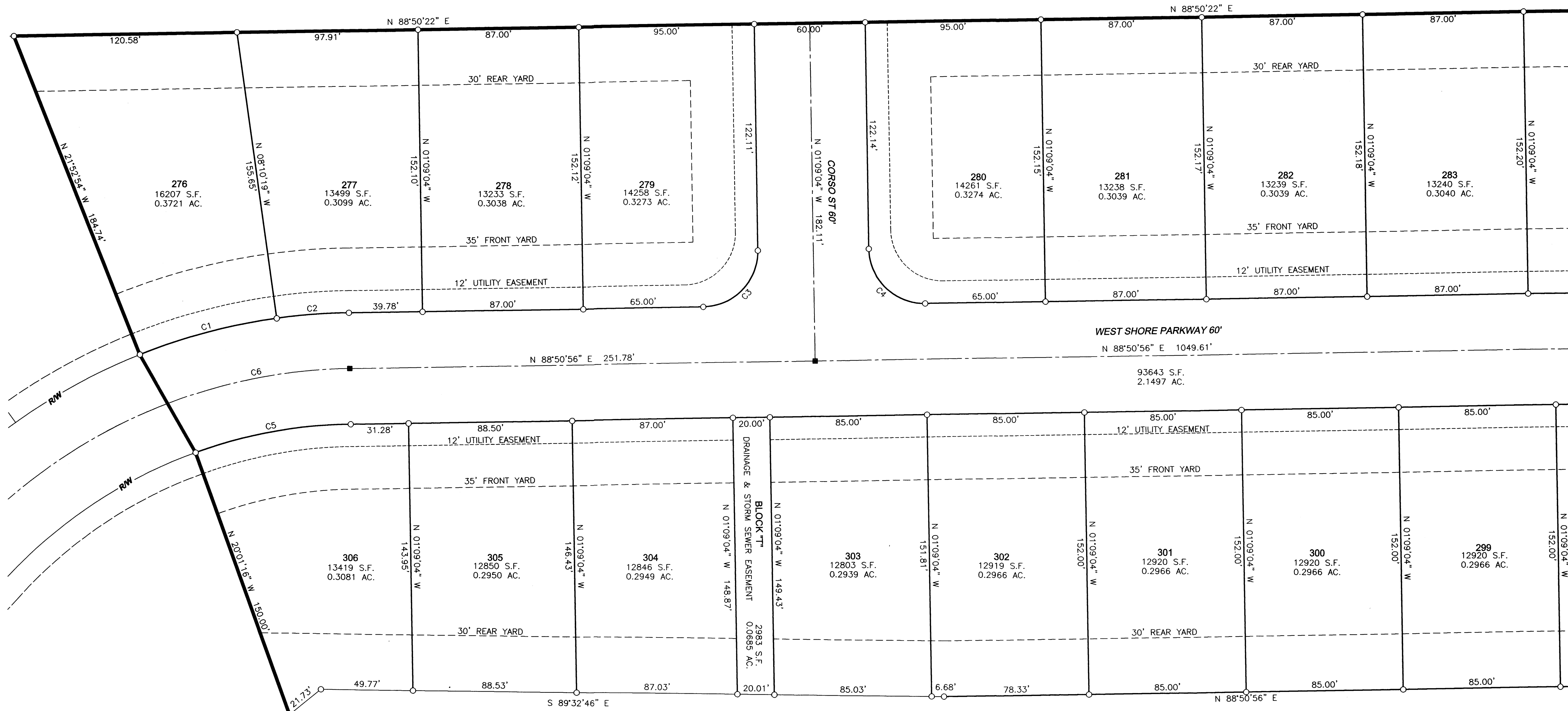
NORTH RIDGE POINTE SUBDIVISION NO. 8

11/27/2023
4/25/2023

NORTH RIDGE POINTE SUBDIVISION No. 8
NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

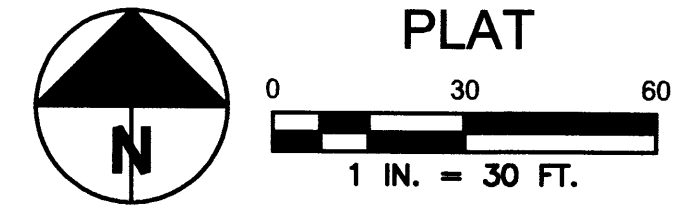
RECORD PLAT

SHEET
3 of 4



CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|-------|---------|------------|--------------|---------------|-------------|---------|
| C1 | 320.00' | 76.61' | 76.43' | S 74°58'10" W | 13°43'03" | 38.49' |
| C2 | 320.00' | 39.21' | 39.19' | N 85°20'18" E | 7°01'14" | 19.63' |
| C3 | 30.00' | 47.12' | 42.43' | S 43°50'56" W | 90°00'00" | 30.00' |
| C4 | 30.00' | 47.12' | 42.43' | S 46°09'04" E | 90°00'00" | 30.00' |
| C5 | 260.00' | 85.67' | 85.29' | N 79°24'32" E | 18°52'48" | 43.23' |
| C6 | 290.00' | 100.75' | 100.25' | N 78°53'45" E | 19°54'21" | 50.89' |

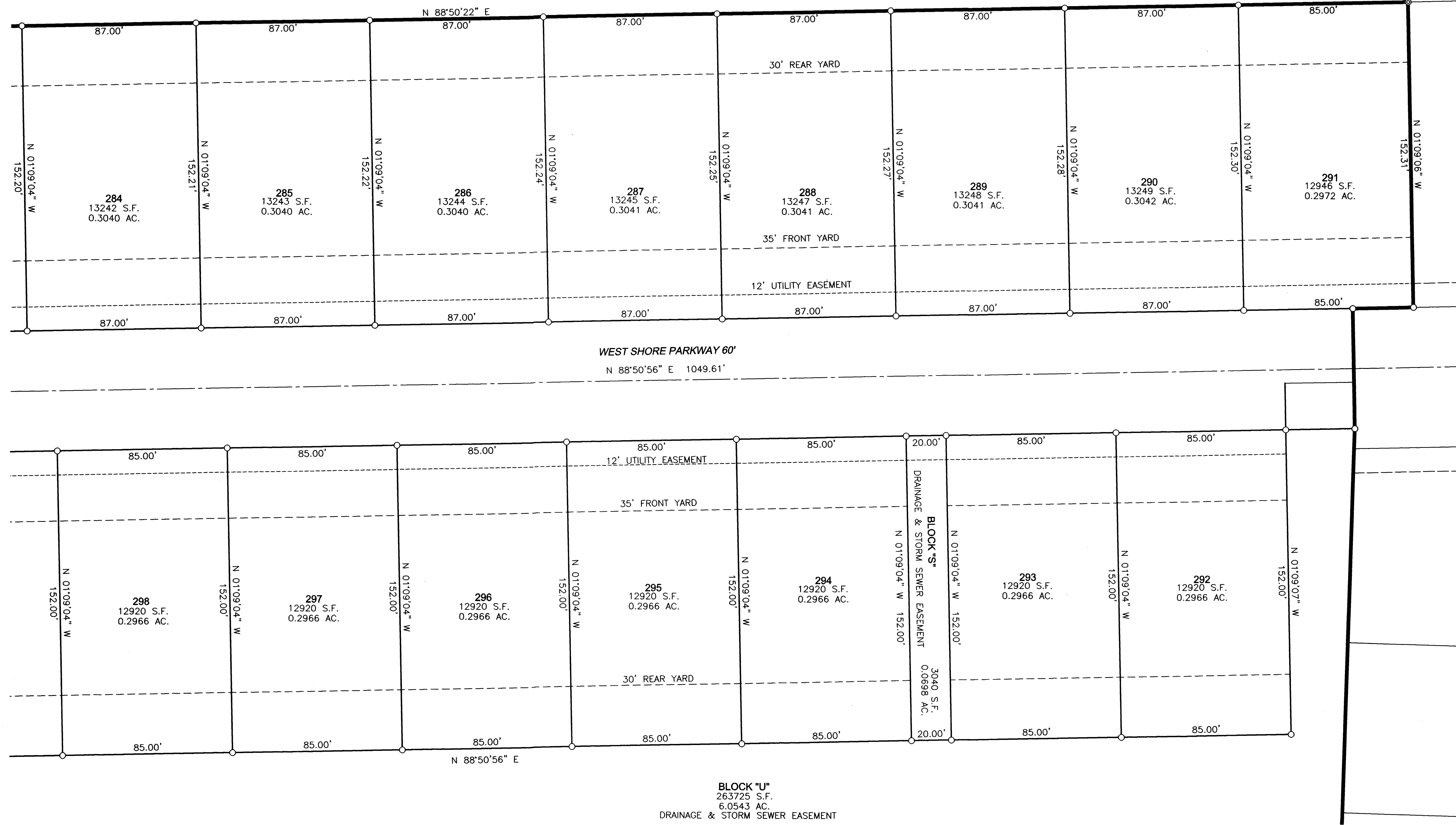


BLOCK "U"
263725 S.F.
6.0543 AC.
DRAINAGE & STORM SEWER EASEMENT

PLAT

NORTH RIDGE POINTE SUBDIVISION NO. 8

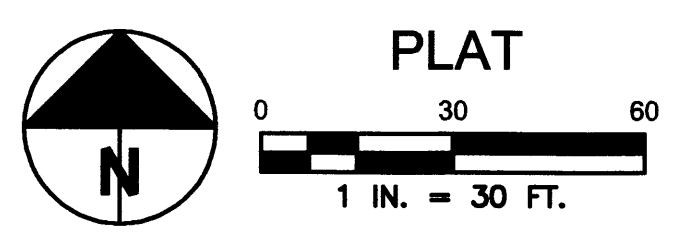
11/27/2023
4/25/2023



NORTH RIDGE POINTE SUBDIVISION No. 8
NORTH RIDGEVILLE, LOHMAN COUNTY, OHIO

RECORD PLAT

SHEET
4 of 4



Plat Sheet

Instrument # 2024-000-7382

Film # _____

Name of Plat North Ridge Pointe Subdivision NO 8

Owner: North Ridge Point Ltd

Description: Situated in the City of North Ridgeville
County of Lorain and State of Ohio Being Part
of Original Ridgeville Township Lot 30 and
being a Resubdivision of Block "M" in North
Ridge Pointe Subdivision No. 5 Recorded in
Plat Vol 109 Page 30
Creating Sublots 276 through 306 concurrent
and Blocks "S" and "T"

Floor Plans: /

Related/Margin: Plat Vol 109 Pg 30

Comments: /

Vol 115

Receiving Stamp

Pg. 54, 55, 56, 57

Amount: 349.40/100
Initials: Jh / TM