

GRANTOR/OWNER/DEVELOPER:

Ridge Water Ltd.
260 South Logan
Elyria, Ohio, 44035
Contact:
Robert Yost & William Forthofer
440-366-2241
bbyost102@gmail.com

Ridge Water Subdivision No. 6

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
Feb., 2024 Scale 1"=50'

AREA TABULATION:

AREA IN PROPOSED R.O.W.	= 1.9147 Acres
AREA IN SUBLOTS	= 8.5431 Acres
AREA IN BLOCKS	= 0.1148 Acres
TOTAL AREA	= 10.5726 Acres

OWNERS CERTIFICATION AND ACCEPTANCE:

WE, THE UNDERSIGNED, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS RIDGE WATER SUBDIVISION NO. 6, A SUBDIVISION OF LOTS 153-191 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
RIDGE WATER LTD.

[Signature]
WILLIAM FORTHOFER
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 OHIO, THIS 19 DAY OF July, 2024

[Signature]
SANDÉE P. REGAL
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 2/24/2025

MORTGAGE RELEASE:

THIS IS TO CERTIFY THAT BUCKEYE BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF RIDGE WATER SUBDIVISION NO. 6, AS SHOWN HEREIN, AND PRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENT AS SHOWN HEREON.

[Signature]
PAUL A. CAMPAGNA
EX. VICE PRESIDENT

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 OFFICER OF Buckeye Community Bank WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED.

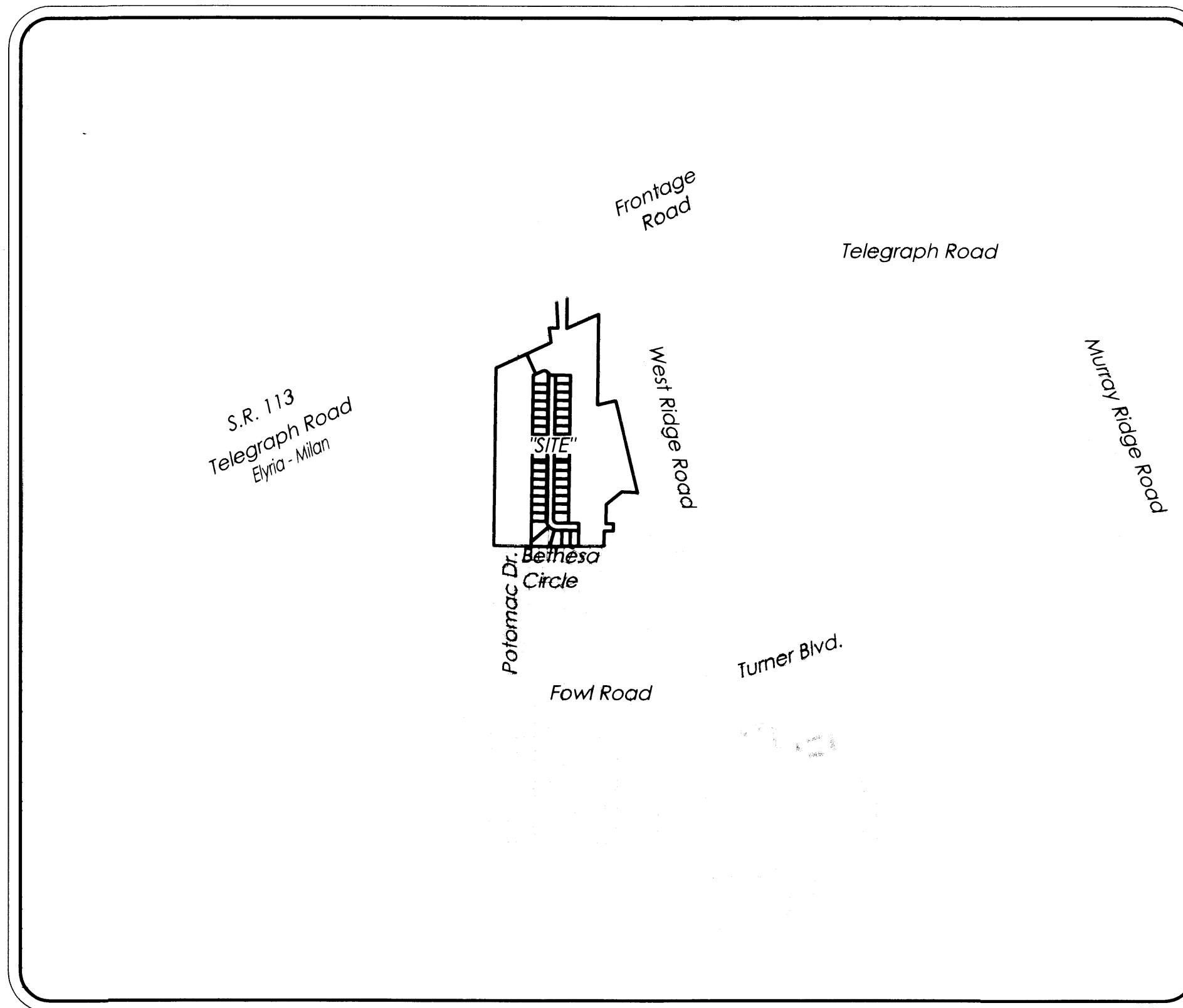
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT OHIO, THIS 19 DAY OF July, 2024

[Signature]
SANDÉE P. REGAL
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 2/24/2025

TRANSFERRED
IN COMPLIANCE WITH §§ 315-202
OHIO REV. CODE
AUG - 9 2024
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2024-0022479
PLAT Fee: \$172.80 Page 1 of 3
Recorded: 8/9/2024 at 10:39 AM
Receipt: 120240016157
Lorain County Recorder Mike Doran

Plat Vol 116
Pages 45, 46



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 OWNER 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.

APPROVALS:

CITY ENGINEER:

APPROVED THIS 7 DAY OF August, 2024, BY THE CITY OF ELYRIA ENGINEER.

[Signature]

Ord 24-111
7-8-24

PLANNING COMMISSION:

APPROVED THIS 7 DAY OF August, 2024 BY THE CITY OF ELYRIA PLANNING COMMISSION.

[Signature]
PRESIDENT
[Signature]
SECRETARY

PC meeting
6-4-24

MAYOR:

APPROVED THIS 7 DAY OF August 2024 BY THE CITY OF ELYRIA MAYOR.

[Signature]

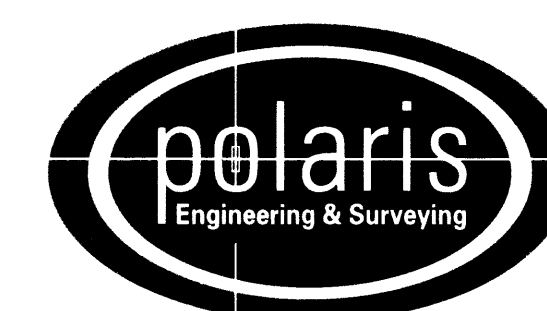
R-LD - RESIDENTIAL LOW-DENSITY DISTRICT (CH. 1142)

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.

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 (●).

[Signature]
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 02/08/24

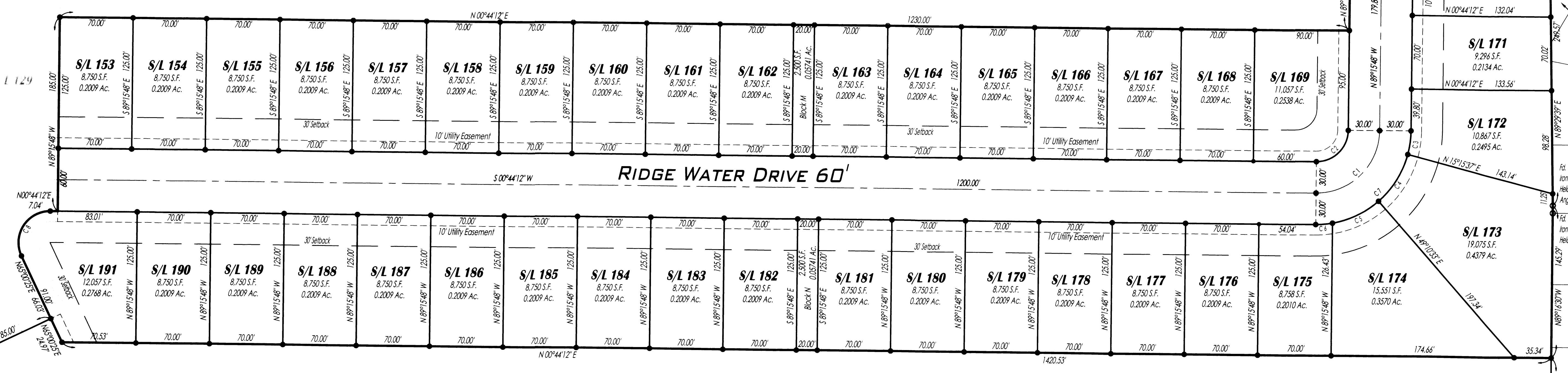


POLARIS ENGINEERING and SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

CONTRACT No.	
19025	
SHEET	OF
01	02

RIDGE WATER DRIVE 60'
 Volume 113, Pages 93-98 (2023)

SU125 SU127 SU129 SU131 SU133 SU135 SU137 SU139 SU141 SU143 SU145 SU147 SU149 SU151 SU153 SU155 SU157 SU159 SU161 SU163 SU165 SU167 SU169 SU171 SU173 SU175 SU177 SU179 SU181 SU183 SU185 SU187 SU189 SU191



RIDGE WATER DRIVE 60'

Washington Village
 Subdivision
 Volume 26, Page 45 (1971)

POTOMAC
 DRIVE 60'
 "A PUBLIC RIGHT-OF-WAY"

JANE E. CORNWELL
 INSTRUMENT NUMBER 180513492
 P.P.N. 06-24-017-102-001

06-24-017-102-057

THEODORE T. &
 PATRICIA A. SAS
 INSTRUMENT NUMBER
 1989-0062129
 P.P.N. 05-00-087-000-011

KURTIS W. & TAYLOR
 R. STEVENSON
 INSTRUMENT NUMBER
 2017-0631389
 P.P.N. 05-00-087-000-010

1.2956 AC. REMAINING IN
 RIDGE WATER LTD LLC
 P.P.N. 05-00-087-000-073

4.8874 AC. REMAINING IN
 RIDGE WATER LTD LLC
 INSTRUMENT NUMBER: 2019-0709512
 P.P.N. 06-24-017-102-188

4.7732 AC. REMAINING IN
 RIDGE WATER LTD LLC
 P.P.N. 05-00-088-000-028

DENNIS E. & JUNE M. BEACH
 INSTRUMENT NUMBER 2018-0694054
 P.P.N. 05-00-087-000-028

LYNETTE A. FOWL
 INSTRUMENT NUMBER 2004-0984185
 P.P.N. 05-00-088-000-026

Fd. 3/4" Iron Pipe
 Held for P.L.

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

O.L. 17 Original Elyria Township
 O.L. 87 Original Amherst Township
 O.L. 88 Original Amherst Township

City of Elyria
 Township of Amherst

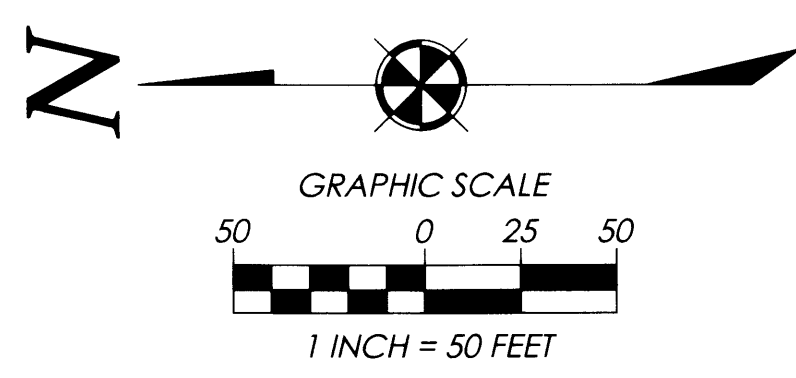
S00°44'12"W

1476.56' (Act.) 1481.14' (Dd.)

Boundary 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

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	94.25'	60.00'	60.00'	84.85'	S44°15'48"E	90°00'00"
C2	47.12'	30.00'	30.00'	42.43'	S44°15'49"E	90°00'00"
C3	22.81'	90.00'	11.47'	22.75'	S82°00'05"E	14°31'26"
C4	53.27'	90.00'	27.44'	52.50'	S57°46'55"E	33°54'56"
C5	49.23'	90.00'	25.25'	48.62'	S25°09'09"E	31°20'36"
C6	16.05'	90.00'	8.05'	16.03'	S04°22'20"E	10°13'02"
C7	141.37'	90.00'	90.00'	127.28'	S44°15'48"E	90°00'00"
C8	60.60'	30.00'	47.76'	50.81'	N57°07'42"W	115°43'46"



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CONTRACT No.
19025

SHEET 02 OF 02

Plat Sheet

Instrument # 2024-0022479

Film # _____

Name of Plat: Ridge Water Subdivision DO 6

Owner: Ridge Water LTD

Description: Situated in the City of Elyria, County of Lorain, State of Ohio being part of Lot 17 West of Black River Original Elyria Township, part of lots 87 and 88, Original Amherst Township
10.5726 Acres

Creating sublots 153 through 191 Concurrent and Blocks "M" and "N"
Easements also

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol.

116

Receiving Stamp

Pg.

45, 46

Amount:

\$ 172.80

Initials:

JH