

DATE: 12/03/24  
SCALE: 1"=40'  
FOLDER: Survey Base  
DWG: Subd. Plat (LDD)  
TAB: 01 - Subdivision Plat

# Windsor Place Subdivision

Situated in the City of Elyria, County of Lorain, and State of Ohio, and  
further known as being part of Lot 29, East 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  
& Being a Re-Subdivision of Block "A in the Robindale Park Subdivision No. 1, as Recorded in Plat Vol. 22, Pg. 73 of Lorain County Records  
November 2024 Scale 1"=40'

## Owners Certification and Acceptance:

WE, THE UNDERSIGNED, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS "WINDSOR PLACE SUBDIVISION", A SUBDIVISION OF LOTS 1-62 INCLUSIVE, AND BLOCKS A, B & C AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND EASEMENTS SHOWN HEREON.

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION OF WINDSOR PLACE SUBDIVISION, RESPONSIBILITIES FOR "SHARROCK LANE, ELDREME LANE & ALEXANDER DRIVE (ALL PRIVATE STREETS), BLOCKS A, B & C AS SHOWN HEREON WITHIN WINDSOR PLACE SUBDIVISION TO ACCESS, LAY, MAINTAIN, REPLACE, AND/OR REMOVE PAVEMENT, STORM SEWERS, SANITARY SEWERS, INLETS, DITCHES, SWALES, EARTH MOUNDS, PLANTINGS AND/OR OTHER APPURTENANCES. ANY REGRADING OF THE EASEMENT AREA SHALL BE SUBJECT TO CITY CODES.

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT TO THE CITY OF ELYRIA ITS SUCCESSORS AND ASSIGNS, AN WATERMAIN AND INGRESS/EGRESS EASEMENT THROUGH "SHARROCK LANE, ELDREME LANE & ALEXANDER DRIVE (ALL PRIVATE STREETS) AS SHOWN HEREON.

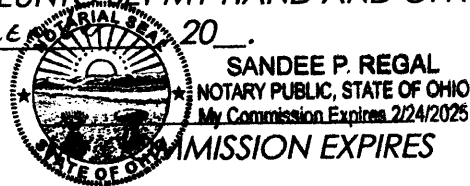
Robert Yost  
ROBERT YOST, Windsor Place of Elyria LLC

## Notary:

STATE OF OHIO  
COUNTY OF Lorain

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, 2024.  
Sandee P. Regal  
NOTARY PUBLIC



## Mortgage Release:

THIS IS TO CERTIFY THAT BUCKEYE COMMUNITY 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.

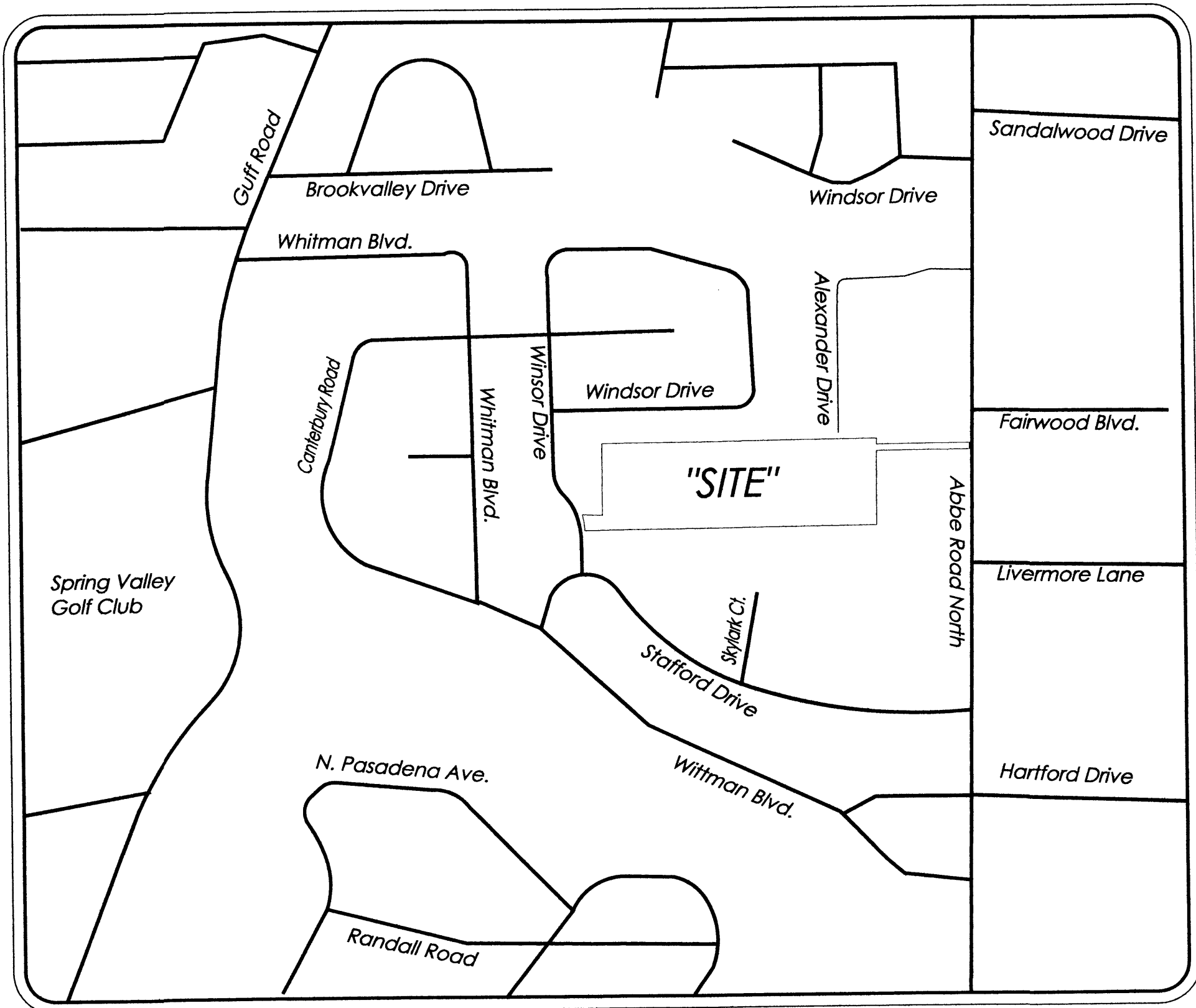
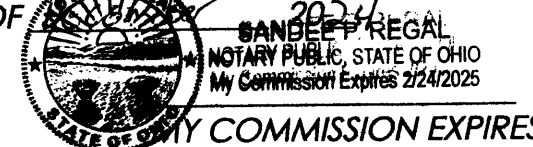
Buckeye Community Bank  
MORTGAGEE  
Paul A. Campbell  
BY  
EXECUTIVE VICE PRESIDENT  
TITLE

## Notary:

STATE OF OHIO  
COUNTY OF Lorain

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 Elyria, OHIO, THIS 6 DAY OF December, 2024.  
Sandee P. Regal  
NOTARY PUBLIC



Vicinity Map - Scale 1" = 1000'

## Area Tabulation:

AREA IN SUBLOTS = 4.6712 Acres  
AREA IN BLOCKS = 5.1630 Acres  
TOTAL AREA = 9.8342 Acres

## Grantor/Owner/Developer:

Tylin Limited  
260 South Logan  
Elyria, Ohio, 44035  
Contact:  
Robert Yost  
440-366-2241  
bbyost102@gmail.com

## Approvals:

### CITY ENGINEER:

APPROVED THIS 6 DAY OF February, 2025, BY THE CITY OF ELYRIA ENGINEER.  
[Signature] Dr. 2025-04

### PLANNING COMMISSION:

APPROVED THIS 10 DAY OF February, 2025, BY THE CITY OF ELYRIA PLANNING COMMISSION.  
[Signature]  
PRESIDENT  
Mary Tomlin  
SECRETARY

### MAYOR:

APPROVED THIS 6 DAY OF February, 2025, BY THE CITY OF ELYRIA MAYOR.  
[Signature]

## 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: 12/03/24



## Utility Easements:

THE OWNERS OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO UTILITIES SPECIFICALLY BUT NOT LIMITED TO:

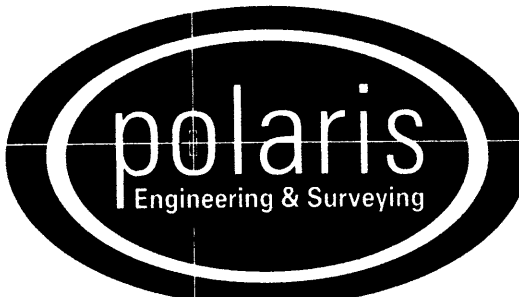
THE CITY OF ELYRIA, OHIO EDISON, WINDSTREAM ENGINEERING, TIME WARNER CABLE AND COLUMBIA GAS, THEIR SUCCESSORS AND ASSIGNS (HEREIN REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) IN WIDTH, UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWNER BY THE GRANTOR, SHOWN HEREON AND 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 LAWN, 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.

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
FEB 10 2025

J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

2025-0042025  
PLAT Fee: \$263.20 Page 1 of 4  
Recorded: 21/02/2025 at 01:59 PM  
Receipt: T20250002860  
Lorain County Recorder Mike Dornn

Plat Vol. 117  
Pages 41-42-43



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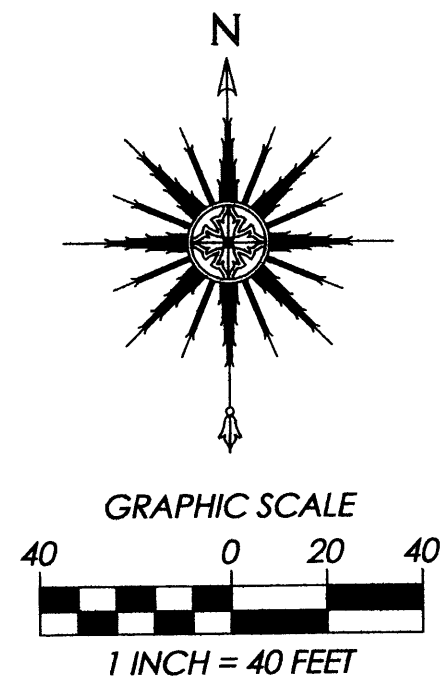
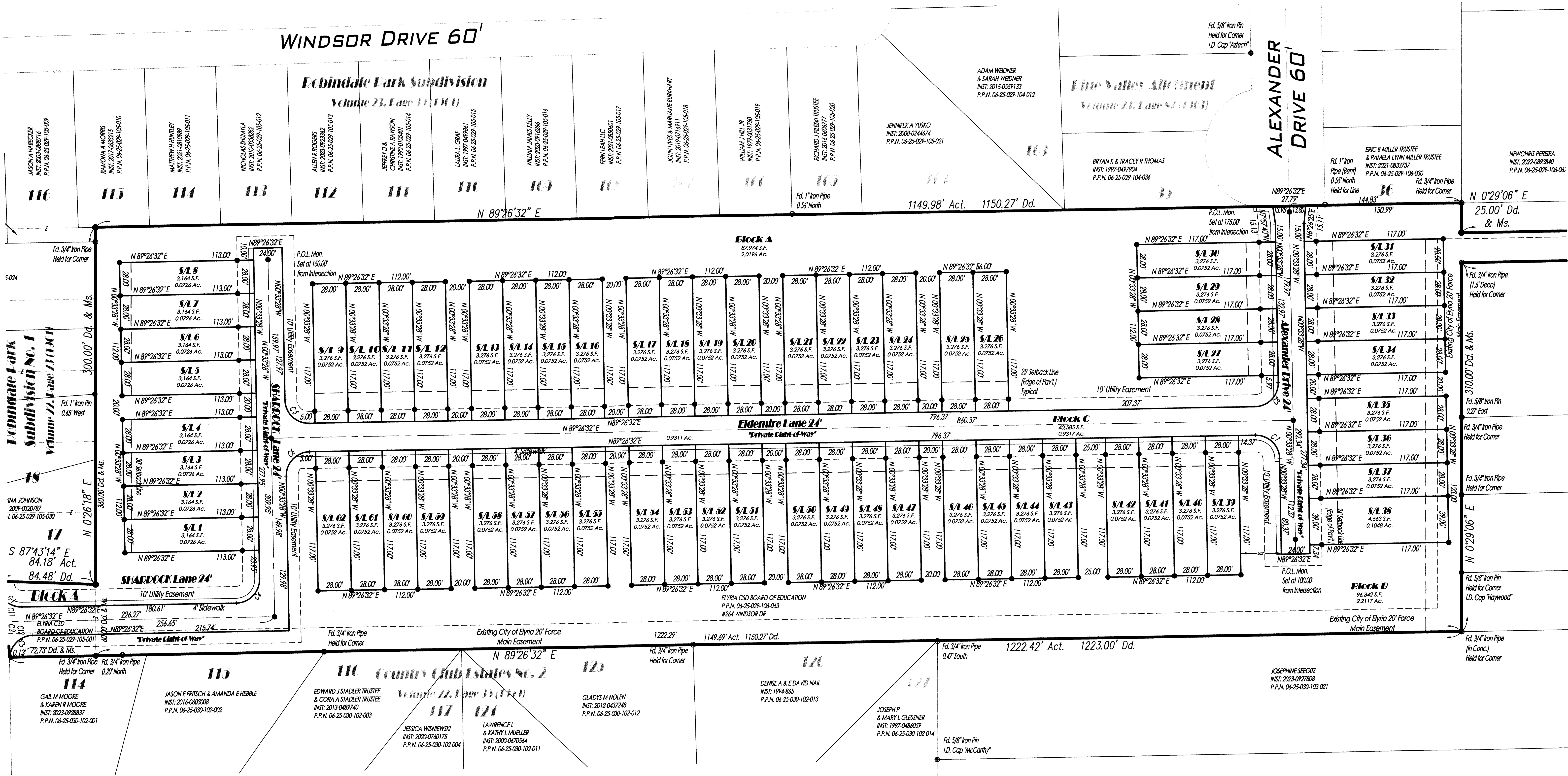
CONTRACT No.  
22015  
SHEET OF  
01 03

Match Line - See Sheet 3

Match Line - See Sheet 3

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

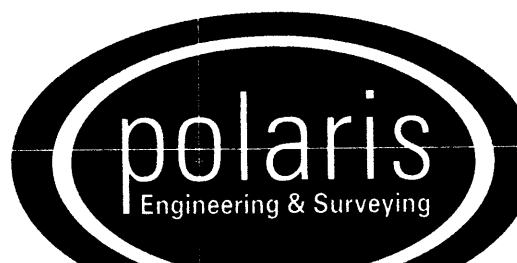


- Survey Abbreviations:**
- (A.F.N.) = AUTOMATIC FILE NUMBER
  - (ACT.) = ACTUAL DISTANCE
  - (CALC.) = CALCULATED DISTANCE
  - (CL) = CENTERLINE
  - (C/M) = CALCULATED & MEASURED
  - (C.S.R.) = CITY SURVEY RECORDS
  - (Dd.) = DEED DISTANCE
  - (D.R.) = DEED RECORD
  - (D/M) = DEED & MEASURED
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  - (P.C.) = POINT OF CURVATURE
  - (P.T.) = POINT OF TANGENCY
  - (POB) = PLACE OF BEGINNING
  - (PROB) = PRINCIPAL PLACE OF BEGINNING
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  - (R.P.) = RECORDED PLAT
  - (RW) = RIGHT-OF-WAY
  - (TRN.) = TURNED ANGLE
  - (S/L) = SUBLOT

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	26.07'	20.00'	15.26'	24.26'	N53°12'44"W	74°41'27"
C2	57.44'	230.07'	28.87'	57.29'	N08°42'51"W	14°18'20"
C3	29.41'	20.00'	18.09'	26.83'	N47°19'07"E	84°14'50"
C4	31.42'	20.00'	20.00'	28.28'	N44°26'32"E	90°00'00"
C5	31.42'	20.00'	20.00'	28.28'	N45°33'28"W	90°00'00"
C6	31.42'	20.00'	20.00'	28.28'	N44°26'32"E	90°00'00"
C7	31.42'	20.00'	20.00'	28.28'	N45°33'28"W	90°00'00"
C8	31.42'	20.00'	20.00'	28.28'	N44°26'32"E	90°00'00"
C9	7.75'	230.07'	3.88'	7.75'	N16°49'57"W	1°55'52"
C10	65.20'	230.07'	32.82'	64.98'	N09°40'47"W	16°14'12"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C11	27.32'	230.07'	13.68'	27.31'	N12°27'53"W	6°48'16"
C12	30.12'	230.07'	15.08'	30.10'	N05°18'43"W	7°30'04"

**Survey References:**  
COUNTY TAX MAPS (AS NOTED)  
COUNTY RECORD DEEDS (AS NOTED)  
COUNTY RECORD PLATS (AS NOTED)  
COUNTY ROAD RECORDS (AS NOTED)  
SURVEY PERFORMED BY (AS NOTED)



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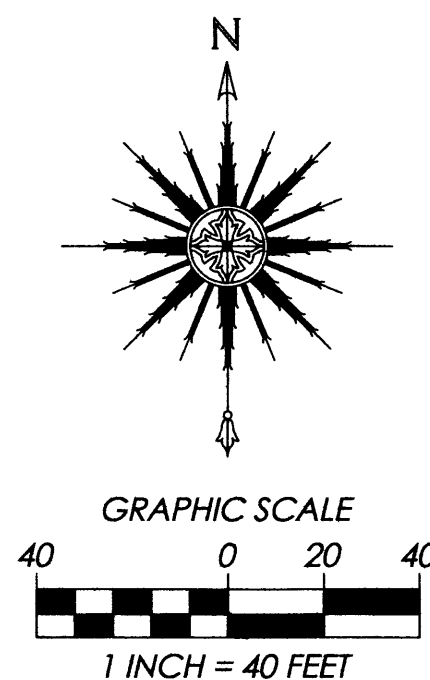
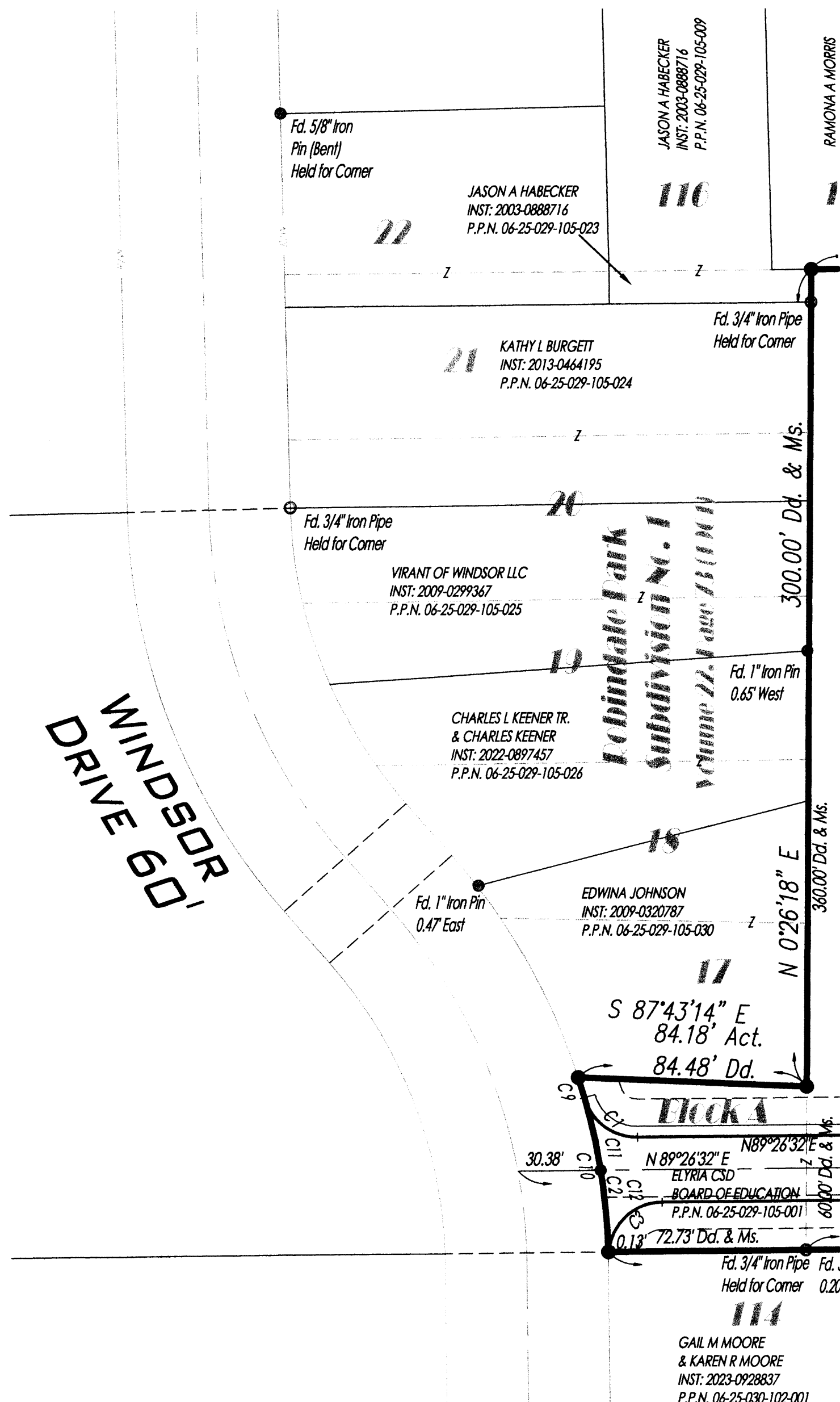
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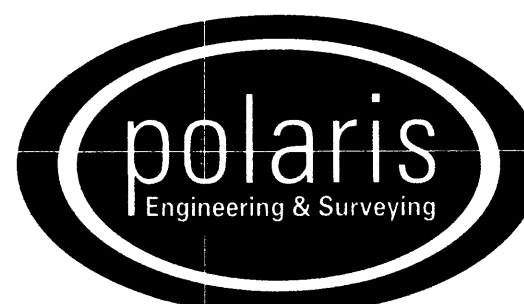
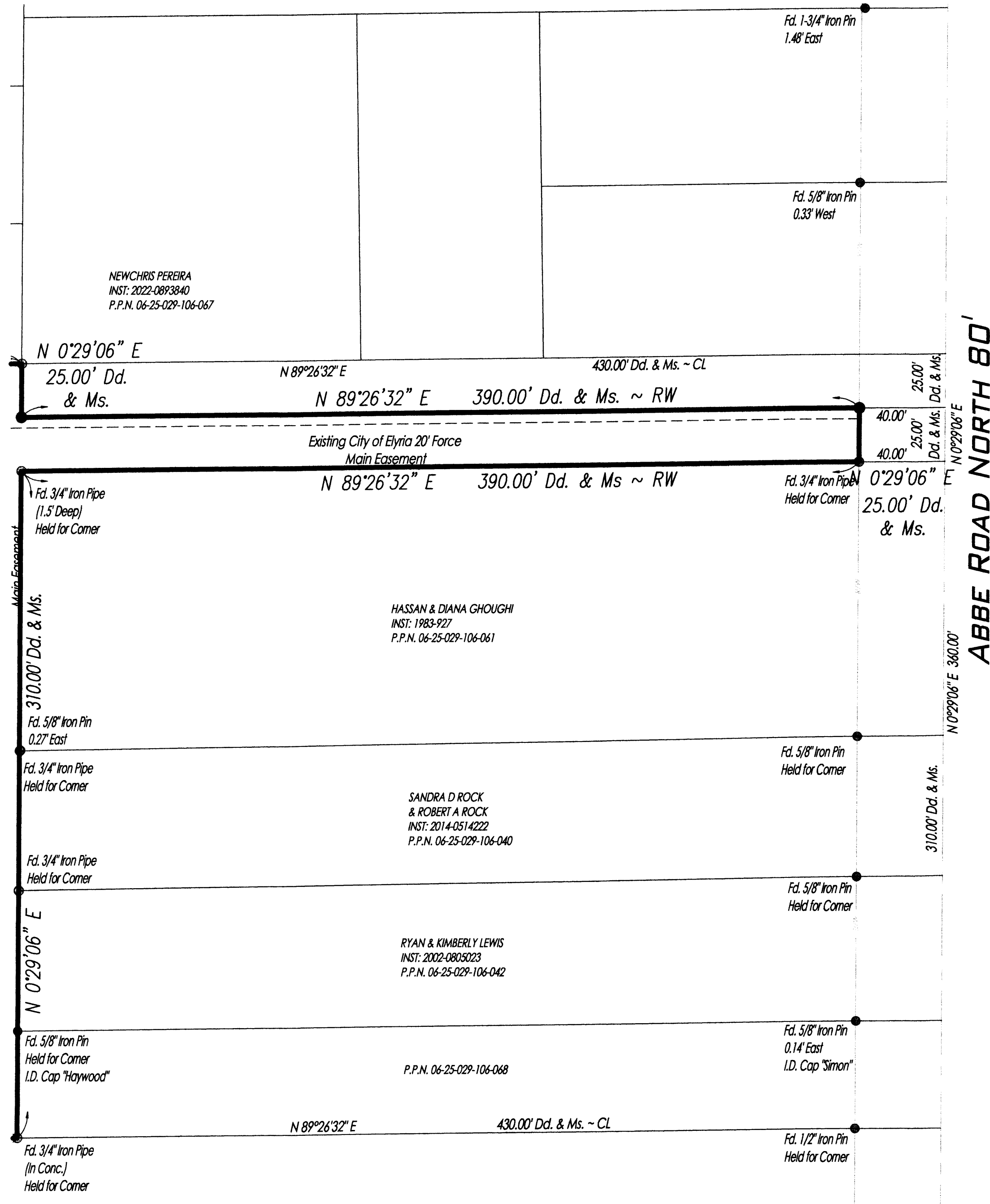
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**Survey References:**

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- COUNTY RECORD DEEDS (AS NOTED)
- COUNTY RECORD PLATS (AS NOTED)
- COUNTY ROAD RECORDS(AS NOTED)
- SURVEY PERFORMED BY(AS NOTED)



Match Line - See Sheet 2



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