

**SUBDIVISION PLAT
SOUTH RIDGE AT FIELDSTONE LAKES SUBDIVISION NO. 1
CREATING BLOCK 'A', SOUTH RIDGE AT FIELDSTONE LAKES
DETACHED CLUSTER HOMES LOTS 1 THROUGH 66
AND BLOCKS 'B', 'C', & 'D' AND EASEMENTS SHOWN HEREON**

BEING A RE-SUBDIVISION OF BLOCK 'C', FIELDSTONE LAKES NO. 1 AS SHOWN BY THE
RECORDED PLAT IN VOLUME 88, PAGE 5-7 OF THE LORAIN COUNTY RECORDS OF
PLATS, PART OF ORIGINAL EATON TOWNSHIP LOT NUMBER 91, NOW IN THE CITY OF
ELYRIA, LORAIN COUNTY, OHIO

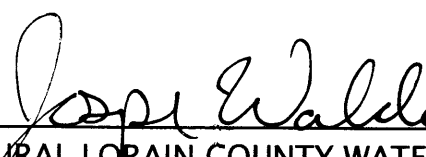
UTILITY EASEMENT

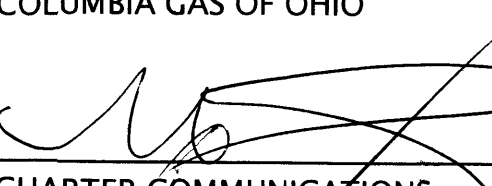
FL SOUTH, LLC., THE OWNERS OF THE WITHIN PLATTED LAND (HEREINAFTER REFERRED TO AS THE "GRANTOR"), DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY, RURAL LORAIN COUNTY WATER AUTHORITY, CHARTER COMMUNICATIONS, AND COLUMBIA GAS COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT-OF-WAY AND EASEMENT UNDER, OVER, AND THROUGH ALL LANDS SO DESIGNATED HEREON, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES 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 AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES, GAS PIPE LINES, AND PIPES 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 PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

FL SOUTH LLC, AN OHIO, LIMITED LIABILITY COMPANY
BY: FLS DEV CO INC., ITS SOLE MEMBER

BY: 
THOMAS G. SIMON, PRESIDENT


THE OHIO EDISON COMPANY

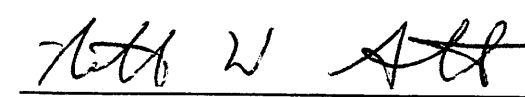

RURAL LORAIN COUNTY WATER AUTHORITY

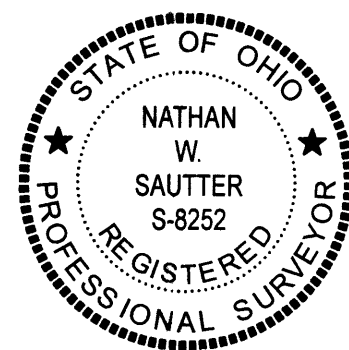
COLUMBIA GAS OF OHIO

CHARTER COMMUNICATIONS

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "SOUTH RIDGE AT FIELDSTONE LAKES SUBDIVISION NO. 1" AS SHOWN HEREON AND CONTAINING 28.3509 ACRES OF LAND IN ORIGINAL LOT 91 OF EATON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON THE FIELDSTONE LAKES SUBDIVISION NO. 1 PLAT AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

SCALE:
SHEET 2: 1" = 60'
SHEET 3: 1" = 50'

F.E. KROCKA & ASSOCIATES, INC.

BY: 
NATHAN W. SAUTTER
OHIO REGISTERED SURVEYOR NO. 8252



WE, THE UNDERSIGNED OWNERS OF THE LANDS EMBRACED AND DESCRIBED HEREON AS "SOUTH RIDGE AT FIELDSTONE LAKES SUBDIVISION NO. 1", DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST, AND DO HEREBY DEDICATE TO PUBLIC USE THE EASEMENTS AND OTHER PUBLIC AREAS DESIGNATED IN GRAPHIC SYMBOLS ON THIS PLAT.

FL SOUTH LLC, AN OHIO, LIMITED LIABILITY COMPANY
BY: FLS DEV CO INC., ITS SOLE MEMBER

BY: 
THOMAS G. SIMON, PRESIDENT

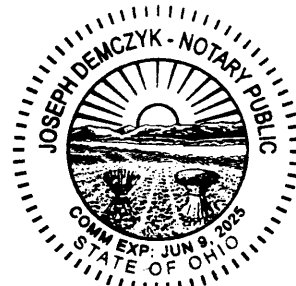
COUNTY OF Lorain
STATE OF OHIO) SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR FLS DEV CO INC.,

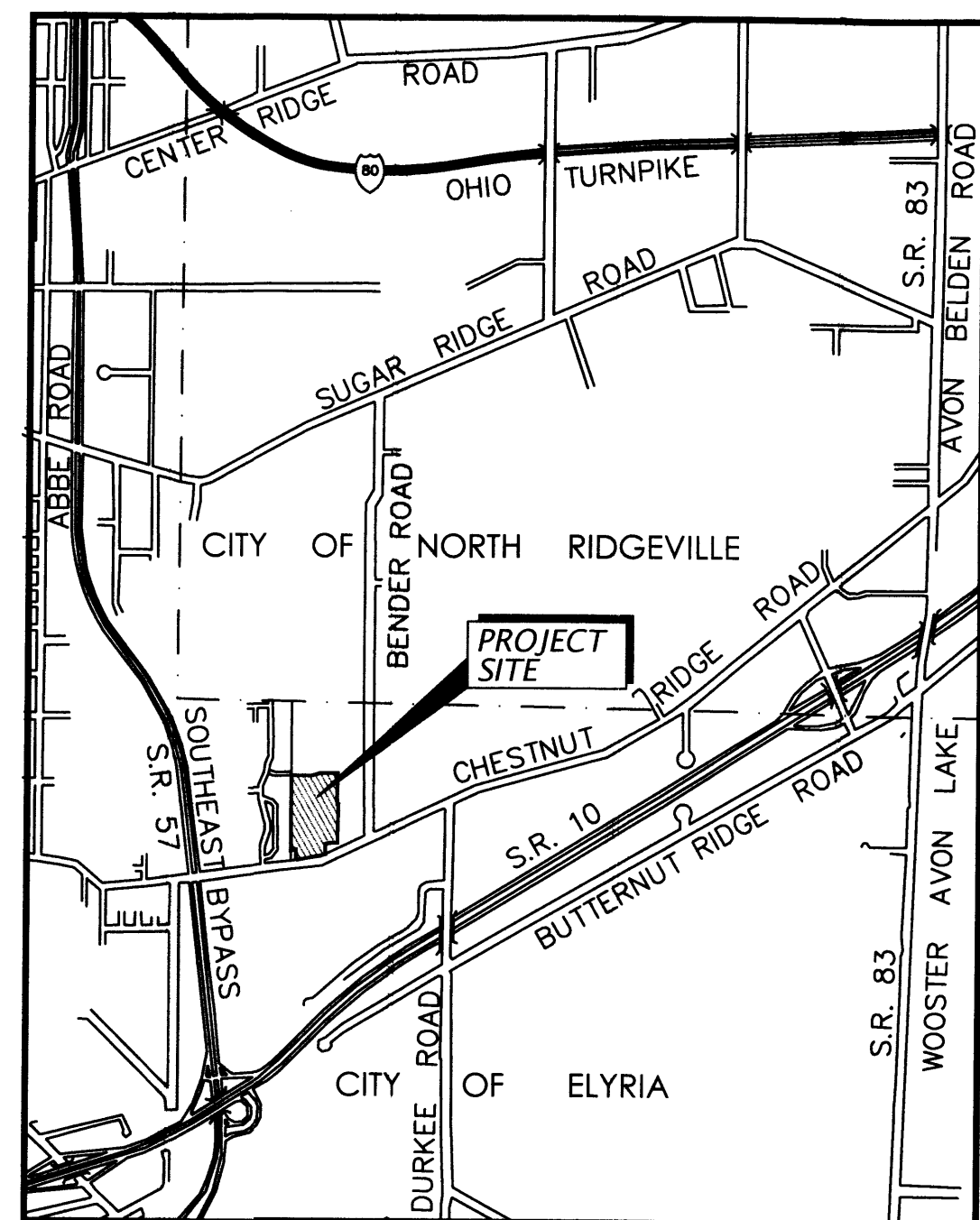
BY: Joseph Demczuk, PRES., WHO ACKNOWLEDGED THEY DID SIGN THE FOREGOING PLAT AND THAT IT WAS THEIR FREE ACT AND DEED AND THE FREE ACT OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL

SEAL AT Lorain County, OHIO THIS 13th DAY OF December, 2024




NOTARY PUBLIC Joseph Demczuk
MY COMMISSION EXPIRES
June 9, 2025

**APPROVALS****PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ELYRIA HAS APPROVED THIS PLAT OF SOUTH RIDGE AT FIELDSTONE LAKES SUBDIVISION NO. 1

ON THIS 26th DAY OF December, 2024

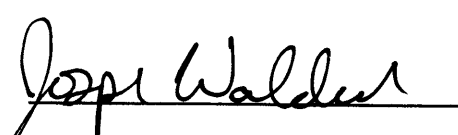
 PLANNING COMMISSION PRESIDENT

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 26th DAY OF December, 2024.

 CITY ENGINEER Ord 2024-160

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13th DAY OF December, 2024

 RURAL LORAIN COUNTY WATER AUTHORITY

2025-0045904
PLAT Fee: \$263.20 Page 1 of 4
Recorded: 3/19/2025 at 10:36 AM
Receipt: T20250005638
Lorain County Recorder Mike Doran



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAR 19 2025
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

PIAT VOL 117
Pgs 67, 68, 69

