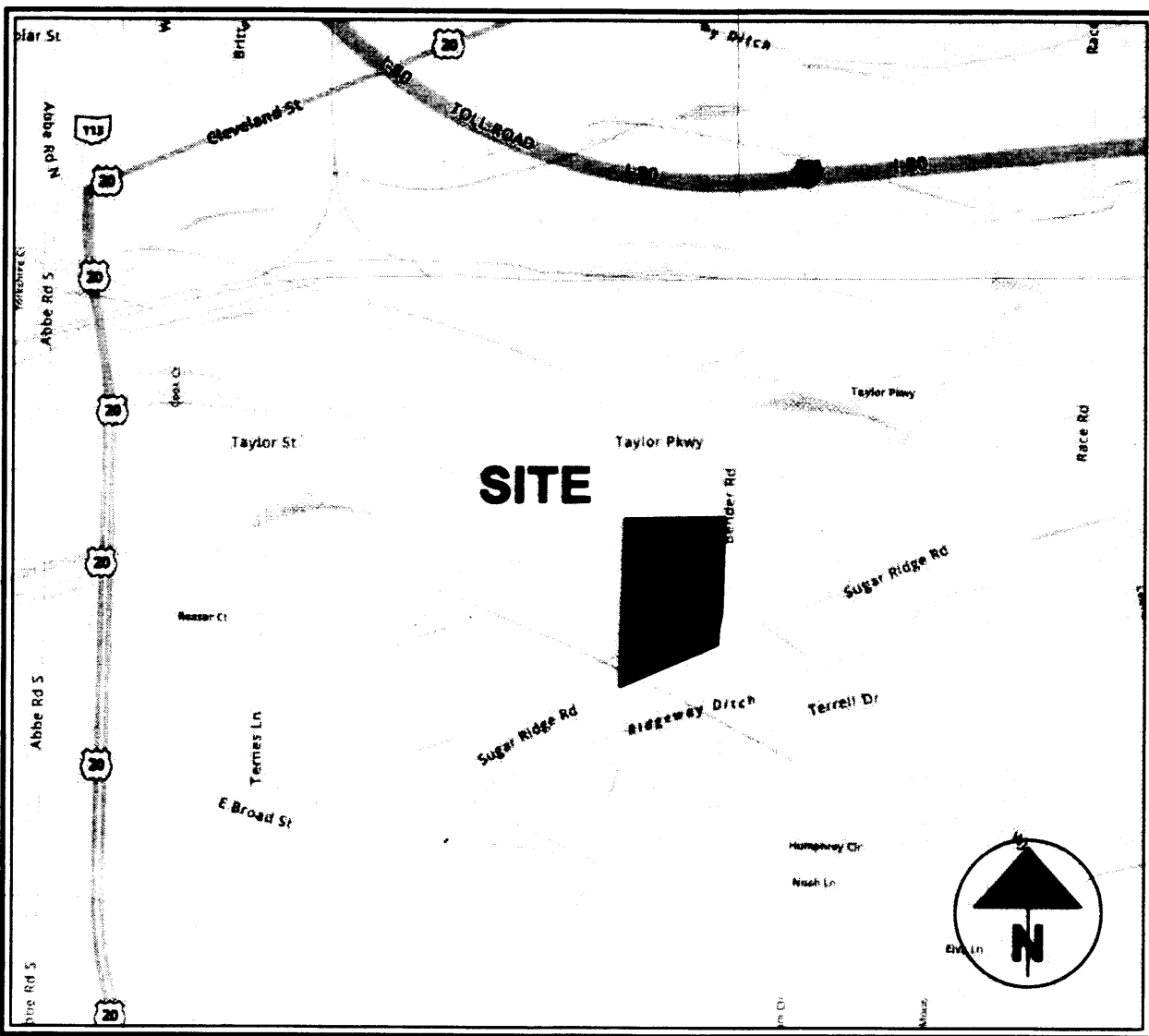


EAGLE MEADOW
SUBDIVISION CORRECTED PLAT

Creating Sublot Nos. 1 through 67, Block "A",
Block "B" and Block "C" and Dedication Jack
Ryan Drive, Chandler Way and Cora Court and
dedicating a portion of Sugar Ridge Road

Situated in the City of North Ridgeville, County of Lorain and State of Ohio, also
known as being part of Original Ridgeville Township Lot. No. 47 and further known
as being all of a 32.72 acre parcel of land conveyed to Greyfoxnorthridgeville LLC
by deed dated December 21, 2021 and recorded in Instrument No. 2021-0855133 of the
Lorain County Recorders Office.



LOCATION MAP

LATITUDE: 41°22'05.5"
LONGITUDE: 82°03'27.7"

Not To Scale

AREA TABLE	
Sublots (67)	18.4379 acres
Block "A"	2.4152 acres
Block "B"	1.9095 acres
Block "C"	4.8669 acres
Right of Way(New)	4.3695 acres
Right of Way(Sugar Ridge Rd.)	0.7267 acres
Total	32.7257 acres

NOTES:

* 10 foot reservation strip shown on page 2 of 3 to be rescinded automatically upon the future dedication and extension of
Street A

REFERENCE WORKS:

Deed Documents as referenced by the Survey

"Parcel Split & Consolidation Map for Future Roadway" by Mark A. Yeager, P.S. 7289, on file as Survey 31793 of the Lorain
County Engineer's Survey Records.

"Beckett Corp. Boundary & Split Map" by Mark A. Yeager, P.S. 7289, on file as Survey 32778 of the Lorain County Engineer's
Survey Records.

"Plat & Boundary Survey & Split for Sarah M. & Kurtis R. Linden" by Thomas A. Simon, P.S. 7775, on file as Survey 48346 of
the Lorain County Engineer's Survey Records.

"Plat of Lot Split, Part of Sublot No. 8" by Norman R. Hura, P.S. 5208, on file as Survey 46323 of the Lorain County
Engineer's Survey Records.

BASIS OF BEARINGS:

Centerline bearing of Sugar Ridge Road was calculated to be North 66°45'07" East, between monuments found, based upon Ohio
State Plane Coordinate System, North Zone, NAD 1983, Ground as established by ODOT VRS GPS observations in January of
2022.

5/8" Iron pins to be set by me at all Sublot and Block corners. 3/4" Iron pins to be set in all centerline monuments by me.

All 5/8" x 30" iron pins set are affixed with a plastic cap bearing the inscription "TGC ENG 7631-8557"

2025-0048443
PLAT Fee: \$263.20 Page 1 of 4
Recorded: 4/9/2025 at 10:39 AM
Receipt: T20250007456
Lorain County Recorder Mike Doran
LORAIN COUNTY AUDITOR

Plat Vol. 117
Pages 79-80-81

NO TRANSFER NECESSARY
J. CAROL SWANBERG, CPA, CGPM
LORAIN COUNTY AUDITOR
4/9/25
DEPUTY

This plat is being Recorded to correct the
'Storm Water Management Easement' over
Sublot 11 and Block 'A'. **RECORDED AS ORIGINAL**
20230925880, VOL. 114, PGS 27, 28, 29

ACCEPTANCE & DEDICATION:

The undersigned (set forth all parties having record legal title interest in the parcel) Greyfoxnorthridgeville LLC
herby certify that the attached plat correctly represents their "Eagle Meadow" a subdivision of lots 1 through
67, inclusive, do hereby acknowledge this plat of same and dedicate to the public such, all or parts of the roads
and storm sewer easements 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, health or other lawful rules and regulations including the applicable off-street parking and
loading requirements of the City of North Ridgeville, Ohio, for the benefit of themselves and all other subsequent
parties taking title from, under or through the undersigned.

The dimensions of the lots and streets are shown on the plat in feet and decimal parts thereof. Easements are
reserved where indicated on the plat for above and beneath the surface of the ground.

In witness thereof the undersigned have hereunto set their hand this 7th day of August, 2023

Witness Dorothy J. Brown Signed Richard A. Sommers
DOROTHY J. BROWN (Greyfoxnorthridgeville LLC)

State/Commonwealth of Ohio

Before me a notary public in and for said county and state, personally appeared the above named

Richard A. Sommers, member Owner/Agent who acknowledged the making of the foregoing instrument

and the signing of this plat to be their own free act and deed. In testimony whereof I have hereunto set my hand

and official seal at Chardon, Ohio this 7th day of August, 2023.

John Carter
Notary public

My commission expires 12-16-23

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 Eagle Meadows
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.

LEGEND	
DESCRIPTION	FOUND SET
MAG NAIL	○ M.N.F. ☒
MONUMENT BOX	□ M. ☒
IRON PIN	○ I.P.F. ☒
IRON PIPE	⊙ P.F. ☒
LIMITED ACCESS R/W	--- Ex LA --- Ex LA ---
CENTERLINE	_____
PROPERTY LINE	_____
RIGHT-OF-WAY LINE	--- Ex R/W ---
EASEMENT LINE	_____
ORIGINAL PROP. LINE	_____
ORIGINAL LOT LINE	_____

Sheet Index	
Sheet Number	Sheet Title
1	TITLE
2	SUBLOTS
3	EASEMENTS

APPROVALS:

This Plat of Eagle Meadow, the granting of easements for public facilities and appurtenances, and the dedication for
public purposes of the streets hereon, has been approved by the Council of the City of North Ridgeville, Ohio on
this 15th day of August, 2023 for record purposes.

[Signature]
Mayor

Approved by the Planning Commission of the City of North Ridgeville, Ohio on this 15th day of August, 2023.

[Signature]
Chairman OR
RESPONSIBLE OFFICIAL

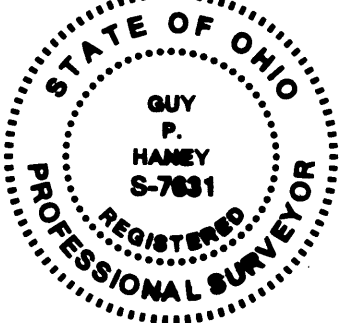
Approved by the Engineer of the City of North Ridgeville, Ohio on this 15th day of August, 2023.

[Signature]
City Engineer

SURVEYOR CERTIFICATION:

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable.
Distances are given in feet and decimal parts thereof. All dimensional and geodetic details are correct and the survey
balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set by me as shown.

[Signature] 8/4/23
Guy P. Haney P.S. No. 57631 Date



GENERAL UTILITY EASEMENTS:

We, the owners of the within platted land, do hereby grant unto Wide Open West, The City of North Ridgeville, Ohio Edison,
Everstream Solutions, Columbia Gas of Ohio, Windstream Ohio, Charter Communications, their successors and assigns,
(hereinafter referred to as grantees) a permanent right-of-way and easement twelve (12) feet in width under, over and
through all sublots and all lands shown hereon and parallel with and contiguous to all street lines to construct, place,
operate, maintain repair, reconstruct and relocate such underground electric, gas 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 grantees for distributing and transmitting electricity, gas, and communication signals, for
public and private use at such locations as the grantees 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 grantees by this easement grant within said easement premises including, but not limited to irrigation
systems electronic animal fencing, trees and landscaping including lawns, flowers or shrubbery and landscape lighting within
and without said easement premises which may interfere with the installation, maintenance, repair or operation of said
electric and communications facilities, the right to install, repair, operation of said electric and communications facilities,
the right to install, repair, augment, and maintain service cables outside the above described easement premises, and with
the right of access and egress to and from any of the within described premises for exercising any of the purposes of the
right-of-way and easement grant. All sublots and all lands shall by restricted to underground utility service.

Grantor:

Greyfoxnorthridgeville LLC

By: [Signature]

Davey Resource Group
1110 SHAWAN CORLEY ROAD, P.O. BOX 27
SHAWAN, OHIO 44884
PH: 419-292-1111 FAX: 419-292-1112
WWW.DAVEY-RESOURCE.COM

EAGLE MEADOW
TITLE

PROJECT NUMBER
2143
DATE
2023-06-30

1
3

