

The Crossing at French Creek Subdivision No. 1

Creating Sublot Nos. 1 through 41, Block 'A', Block 'B', Block 'C', Block 'D' and Dedication Baldauf Crossing and Marcella Way and dedicating a portion of Avon Belden 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. Nos. 19 and 20 and further known as being all of 3 parcels of land conveyed to The Drees Company by deed dated June 28, 2024 and recorded in Instrument No. 20240017934 of the Lorain County Recorder's Records.

ACCEPTANCE & DEDICATION:

The undersigned (set forth all parties having record legal title interest in the parcel) The Drees Company hereby certify that the attached plat correctly represents their "The Crossing at French Creek Subdivision No. 1" a subdivision of lots 1 through 41, inclusive, do hereby acknowledge this plat of same and dedicate to the public such, all or parts of the roads, boulevards, cul-de-sacs, parks, planting strips, etcetera 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 20th day of MARCH, 2025.

Witness Antony Soboda Signed Thomas D. Sutcliffe, ASST. SEC./CLEVELAND LAND
(The Drees Company)

State/Commonwealth of OHIO

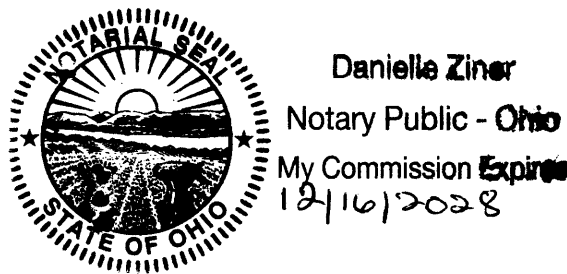
Before me a notary public in and for said county and state, personally appeared the above named

Thomas D. Sutcliffe 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 Brecksville, Ohio this 20 day of March, 2025.

Danielle Ziner
Notary public



12/16/2028
My commission expires

DRAINAGE AND STORM SEWER EASEMENTS:

Easements to the Homeowners Association

Drainage and storm sewer easements as shown hereon, outside of the public right of way, including, but not limited to, access, grading, drainage, storm sewers, and drainage structures are the responsibility of the Crossing at French Creek 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, walking paths 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.

Easements to the City of North Ridgeville

The drainage easements dedicated to the City of North Ridgeville (City) are depicted on the attached exhibit. The owner, its successors and their assignees (Owner) do hereby grant to the City these areas for the purpose of maintaining a public storm sewer, ditch and water course drainage system to and abutting the French Creek area. These easements shall be explicit to access, maintain, repair, replace and operate the complete drainage system. It shall be the City's responsibility to restore any disturbed areas, necessary for maintenance, to their existing condition. Otherwise, it shall be the Owner's responsibility to routinely maintain the lawn in these areas. The Owner agrees that no buildings, structures, lighting, landscaping or other vertical obstructions shall be erected in these easement areas. The Owner further agrees not to construct any sidewalks, driveways or pavement without the consent of the City. The Owner shall also maintain the grade across these easements that was originally approved at Planning. This easement shall run with the land in perpetuity.

LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	⊗ M
MONUMENT BOX	Ⓜ	Ⓜ
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	 Z	
ORIGINAL LOT LINE	-----	

Sheet List Table

Sheet Number	Sheet Title
1	TITLE
2	OVERALL
3	SUBLOTS
4	SWM ESMT DETAIL

APPROVALS:

Approved by the Secretary (or responsible official) City Planning Commission this 4th day of APRIL, 2025

Guy M. FURSDON
Secretary (or responsible official) - Print

Guy M. Fursdon
Sign

Approved by Mayor (or designated member of Council) this 4th day of April, 2025

Kevin Corcoran
Mayor (or designated member of Council) - Print

Kevin Corcoran
Sign

Approved by City Engineer this 4th day of April, 2025

CHRISTINA FAUVENSON
City Engineer - Print

C. Fauverson
Sign

Transferred by the Lorain County Auditor this _____ day of _____, 20____

Lorain County Auditor - Print

Sign

Filed for record this _____ day of _____, 20____ at _____.

Recorded this _____ day of _____, 20____ in Plat Book _____ Page No. _____

Lorain County Recorder - Print

Sign

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.102
OHIO REV. CODE

APR - 9 2025

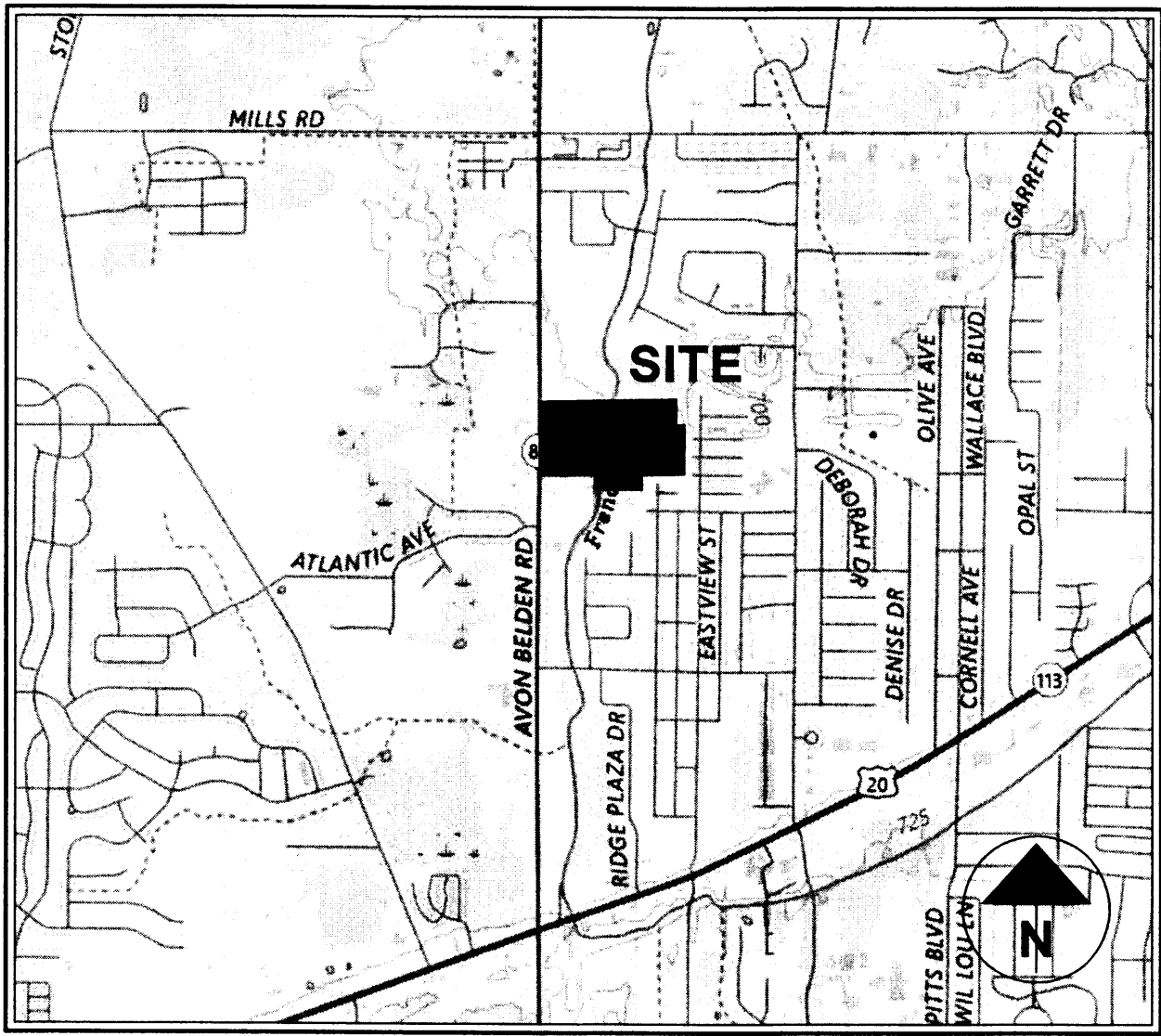
J. CRAIG SNODGRASS, CPA, CCFM
LORAIN COUNTY AUDITOR

2025-0048532

PLAT Fee: \$345.60 Page 1 of 5
Recorded: 4/9/2025 at 02:04 PM
Receipt: T20250007510

Lorain County Recorder Mike Doran

Plat 16/117
Pages 82-83-84-85



LOCATION MAP

LATITUDE: 41°24'28.7"

LONGITUDE: 82°00'53.3"

Not To Scale

AREA TABLE

Sublots (41)	10.8316 acres
Block 'A'	6.4639 acres
Block 'A' in Lot 19	0.3566 acres
Block 'A' in Lot 20	6.1073 acres
Block 'B'	0.1069 acres
Block 'C'	0.4201 acres
Block 'D'	29.1026 acres
Block 'D' in Lot 19	8.3681 acres
Block 'D' in Lot 20	20.7345 acres
Right of Way(New)	2.6386 acres
ROW in Lot 19	1.3270 acres
ROW in Lot 20	1.3116 acres
Right of Way(Avon Belden Rd.)	0.8313 acres
Total	50.3950 acres

NOTES:

REFERENCE WORKS:

Deed Documents as referenced by the Survey

Parcel Split & Consolidation Map for Donald Pincombe by Wilfredo Barbosa, P.S. 8301, on file as Survey 700020 of the Lorain County Engineer's Survey Records.

Survey prpared for Otto Laubenthal by Dane A. Haponek, P.S. 6211, on file as Survey 700020A of the Lorain County Engineer's Survey Records.

BASIS OF BEARINGS:

Centerline bearing of Avon Belden Road was calculated to be North 00°12'51" East, 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 "DAVEY RESOURCE GROUP"

Grantor:

The Drees Company

By: Thomas D. Sutcliffe - ASST. SECRETARY/CLEVELAND LAND

SITE LOCATION: 5725 AVON BELDEN ROAD (S.R.83), NORTH RIDGEVILLE, OHIO

PARCELS:	PARCEL	AREA	OWNER
	0700019000010	15.3 AC	THE DREES COMPANY
	0700020101001	8.9 AC	THE DREES COMPANY
	0700020101042	26.2 AC	THE DREES COMPANY

SITE AREA: 50.4 AC TOTAL GROSS PARCEL AREA
- 0.8 AC EXISTING RIGHT-OF-ROW
49.6 AC TOTAL NET PROJECT AREA

CURRENT ZONING DISTRICT: R-1 RESIDENCE DISTRICT

PROPOSED ZONING DISTRICT: SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT
CHAPTER 1282 SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT:

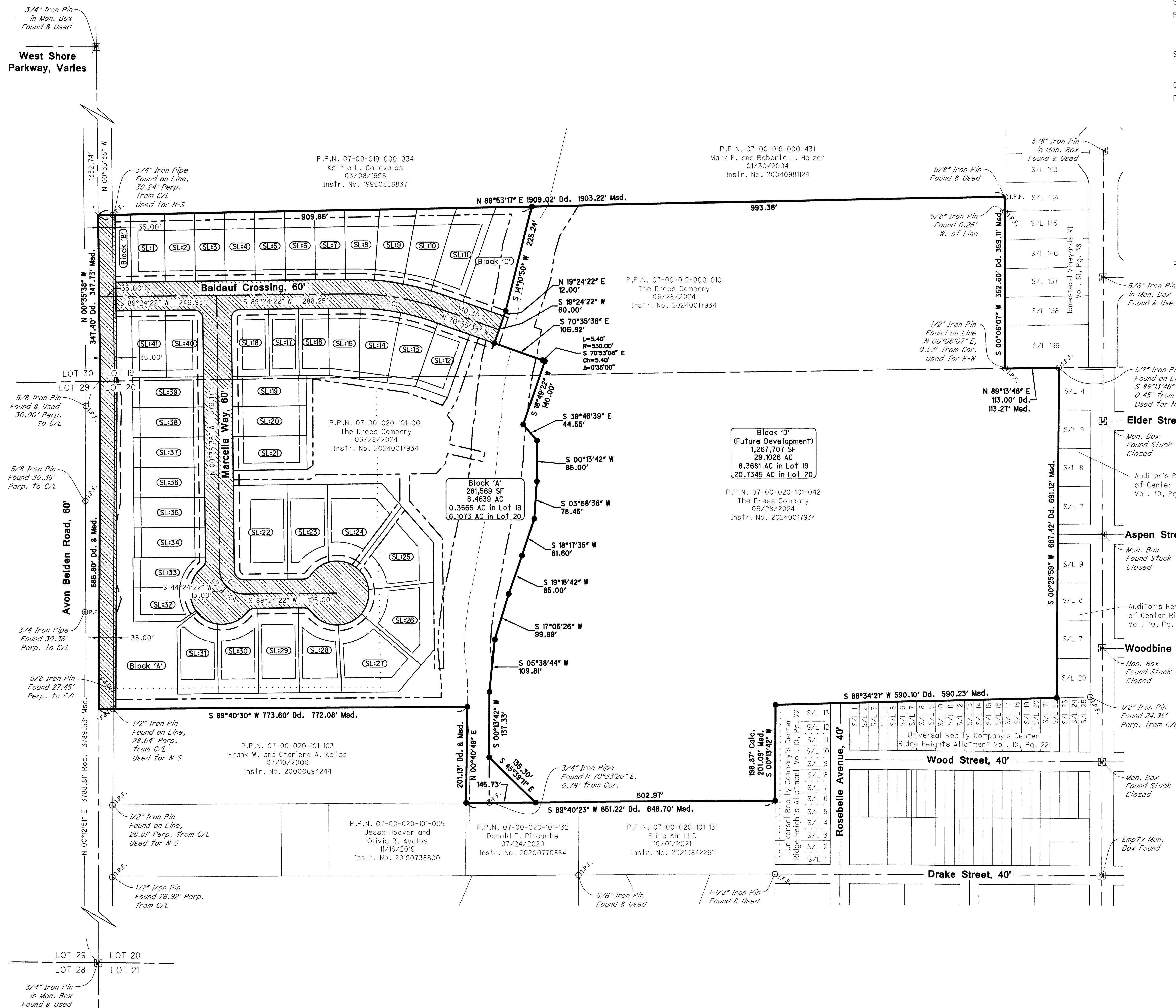
	PER CODE	SHOWN
-MIN. DEVELOPMENT AREA:	25 AC	49.6 AC
-MAX. DENSITY:	2.3 D.U./AC (115)	1.85 D.U./AC (92)
-MIN. REQUIRED OPEN SPACE:	20% GROSS (10.1 AC)	20.1% (10.13 AC)
-MAX. CLUSTER UNITS:	35% ALLOWABLE (40)	33% (38)
-MIN. CLUSTER-OPEN SPACE SB:15'		VARIES
-MIN. CLUSTER-LOT PL SB:	35'	35' MIN.
-MIN. SING-FAM. LOT AREA:	12,800 SF	12,835 SF
-MIN. SING-FAM. LOT WIDTH:	80'-100', 85' AVG.	85'
-MIN. CORNER LOT WIDTH:	95' @ BLDG. LINE	95'
-MIN. SING-FAM. FRONT YARD:	30'-40', 35' AVG.	35'
-MIN. SING-FAM. SIDE YARD:	5' PER, 15' TOTAL	5', 7.5'
-MIN. SING-FAM. REAR YARD:	30'	30'
-MAX. BLDG. HEIGHT:	35'	35'
-MIN. CLUSTER FRONT YARD:	22' OFF EOP,SDWLK	22' OFF ROW
-MIN. PARKING PER UNIT:	2 ENCLOSED SPACES	2 ENCLOSED SPACES

PROPOSED DEVELOPMENT INFORMATION:
TOTAL NET PROJECT AREA: 49.6 AC

PHASE AREAS:	<u>ROW AREA</u>	<u>LOT AREA</u>	<u>OPEN SPACE AREA</u>	<u>TOTAL AREA</u>
PHASE 1:	2.63 AC	10.83 AC	6.88 AC	21.18 AC
PHASE 2:	4.16 AC	21.85 AC	3.25 AC	28.42 AC
	<u>6.79 AC</u>	<u>32.68 AC</u>	<u>10.13 AC</u>	<u>49.6 AC</u>

PROPOSED LOTS:	<u>CLUSTER LOTS</u>	<u>SINGLE-FAMILY LOTS</u>	
PHASE 1	31	10	
PHASE 2	7	44	
	38	54	92 TOTAL LOTS

*The minimum separation between adjacent detached cluster buildings shall be not less than 6 feet.

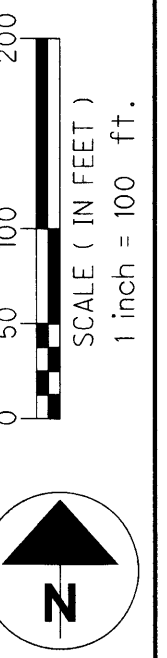


GENERAL CURVE TABLE						
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA	TAN.
C1	174.53'	500.00'	173.65'	N 80°35'38" W	20°00'00"	88.16
C2	78.54'	50.00'	70.71'	N 45°35'38" W	90°00'00"	50.00
C3	39.27'	50.00'	38.27'	S 23°05'38" E	45°00'00"	20.71
C4	39.27'	50.00'	38.27'	S 68°05'38" E	45°00'00"	20.71

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423



DAVEY
Resource Group



OVERALL

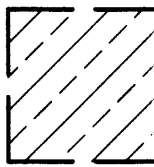
PROJECT NUMBER	2193	DATE	2025-04-04
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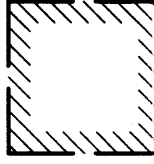
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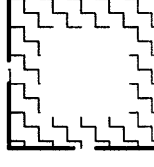
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C3	39.27'	50.00'	38.27'	S 23°05'38" E	45°00'00"	20.71
C4	39.27'	50.00'	38.27'	S 68°05'38" E	45°00'00"	20.71
C5	42.99'	530.00'	42.98'	N 88°16'12" W	4°38'52"	21.51
C6	60.52'	530.00'	60.49'	N 82°40'30" W	6°32'34"	30.29
C7	60.52'	530.00'	60.49'	N 76°07'56" W	6°32'34"	30.29
C8	20.97'	530.00'	20.97'	N 71°43'39" W	2°16'01"	10.49
C9	66.19'	470.00'	66.13'	S 74°37'42" E	8°04'08"	33.15
C10	85.95'	470.00'	85.83'	S 83°54'05" E	10°28'38"	43.09
C11	11.93'	470.00'	11.93'	S 89°52'01" E	1°27'14"	5.96
C12	28.27'	18.00'	25.46'	N 44°24'22" E	90°00'00"	18.00
C13	31.42'	20.00'	28.28'	N 45°35'38" W	90°00'00"	20.00
C14	17.47'	18.00'	16.79'	S 61°35'49" W	55°37'05"	9.49
C15	47.33'	67.00'	46.35'	S 54°01'35" W	40°28'38"	24.70
C16	61.43'	67.00'	59.30'	N 79°28'05" W	52°32'02"	33.07
C17	54.73'	67.00'	53.22'	N 29°47'53" W	46°48'22"	29.00
C18	54.73'	67.00'	53.22'	N 17°00'29" E	46°48'22"	29.00
C19	54.73'	67.00'	53.22'	N 63°48'51" E	46°48'22"	29.00
C20	67.60'	67.00'	64.77'	S 63°52'46" E	57°48'25"	36.99
C21	17.47'	18.00'	16.79'	S 62°47'06" E	55°37'05"	9.49
C22	16.41'	18.00'	15.85'	N 63°16'51" E	52°15'01"	8.83
C23	71.28'	67.00'	67.97'	N 67°38'03" E	60°57'25"	39.43
C24	51.24'	67.00'	50.00'	S 59°58'42" E	43°49'05"	26.95
C25	3.77'	67.00'	3.77'	N 36°27'26" W	3°13'26"	1.89
C26	51.24'	67.00'	50.00'	S 12°56'11" E	43°49'05"	26.95
C27	49.91'	67.00'	48.77'	S 30°18'52" W	42°41'01"	26.18
C28	16.41'	18.00'	15.85'	S 25°31'52" W	52°15'01"	8.83
C29	28.27'	18.00'	25.46'	S 45°35'38" E	90°00'00"	18.00
C30	340.56'	67.00'	75.67'	S 00°35'38" E	291°14'11"	45.84

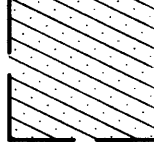
P.P.N. 07-00-020-101-103
Frank W. and Charlene A. Kotas
07/10/2000
Instr. No. 20000694244

Hatch Legend

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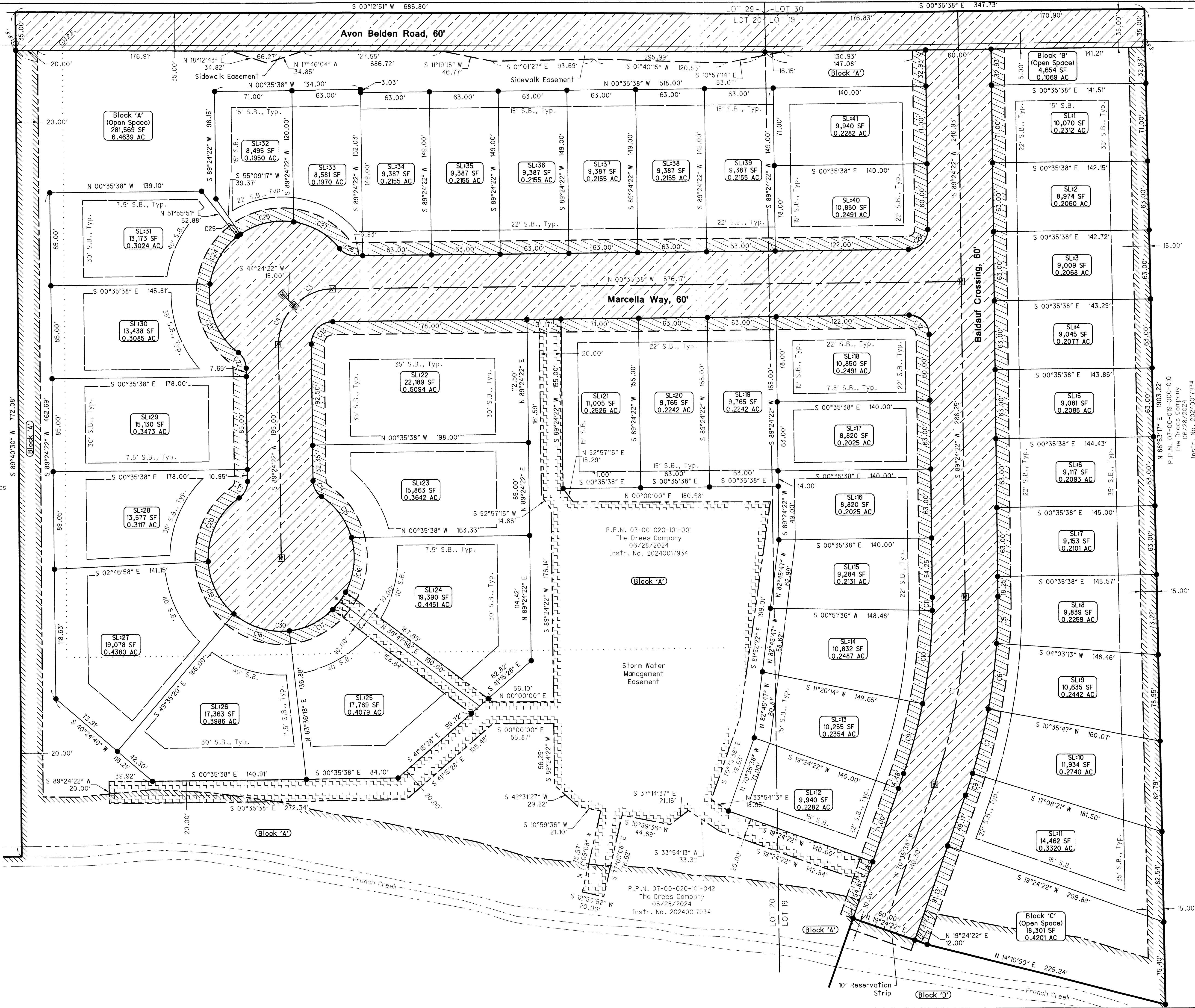
Dedicated
Right of Way
- 

Drainage Easement (to the City of
North Ridgeville), 55' from creek
C/L unless otherwise noted
- 

Storm Water Management
Easement (to H.O.A.)
See page 4 for details
- 

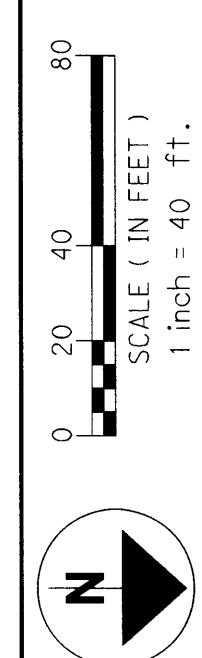
12' General
Utility
Easement

*Note: Certain Iron Pins are set on the edges of Storm Sewer Easements due to potential conflict with Storm Water infrastructure. Iron Pin offset distances are as denoted on Storm Sewer easements





DAVEY Resource Group
1310 SHARON CREEK ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.550.8004 FAX 330.820.8423



0 20 40 80
SCALE (IN FEET)
1 inch = 40 ft.

THE CROSSING AT FRENCH CREEK
SUBLOTS

PROJECT NUMBER
2193

DATE
2025-04-04

3
4

P.P.N. 07-00-020-101-010
The Drees Company
06/28/2024
Instr. No. 20240017934

P.P.N. 07-00-020-101-001
The Drees Company
06/28/2024
Instr. No. 20240017934

P.P.N. 07-00-020-101-042
The Drees Company
06/28/2024
Instr. No. 20240017934

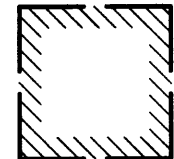
See Sheet 3 of 4

See Sheet 3 of 4

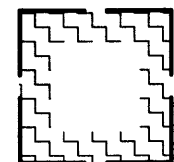
Hatch Legend



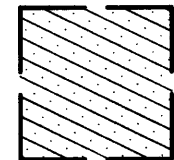
Dedicated
Right of Way



Drainage Easement (to the City of
North Ridgeville), 55' from creek
C/L unless otherwise noted



Storm Water Management
Easement (to H.O.A.)



12' General
Utility
Easement

Block 'A'
281,569 SF
6.4639 AC
0.3566 AC in Lot 19
6.1073 AC in Lot 20

Block 'D'
(Future Development)
1,267,707 SF
29.1026 AC

Baldaur Crossing 80'

Block 'C'

LOT 20
LOT 19