

Juniper Ridge Subdivision

of P.p.n. 06-24-002-000-017


Situated in the City of Elyria, County of Lorain, and State of Ohio,
known a being a subdivision of S/L 1 of the West Ridge Estates Subdivision No. 1
as recorded in Volume 26, Page 44 (1971) of Lorain County plat records
and further known as being part of Lot 2, West of the Black River, Original Elyria Township, Being
Township No. 6 North in the 17th Range West of Townships in the Connecticut Western Reserve.
October 2025 Scale 1"=40'

Owners Certification and Acceptances:

WE, THE UNDERSIGNED, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS "JUNIPER RIDGE SUBDIVISION", A SUBDIVISION OF LOTS 1-50 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 JUNIPER RIDGE SUBDIVISION**, RESPONSIBILITIES FOR "JUNIPER WAY" (A PRIVATE STREET), **BLOCKS A, B & C** AS SHOWN HEREON WITHIN **JUNIPER RIDGE SUBDIVISION** TO ACCESS, LAY, MAINTAIN, REPLACE, AND/OR REMOVE PAVEMENT, STORM 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, A WATERMAIN, SANITARY SEWER, AND INGRESS/EGRESS EASEMENT THROUGH "JUNIPER WAY" (A PRIVATE STREET) AS SHOWN HEREON.


MEMBER RIDGEWATER LTD.
ROBERT YOST


MEMBER RIDGEWATER LTD.
WILLIAM J. FORTHOFFER

Notary:

STATE OF OHIO)
COUNTY OF WYOMING) 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 Elyria, OHIO, THIS 19 DAY OF November, 2025

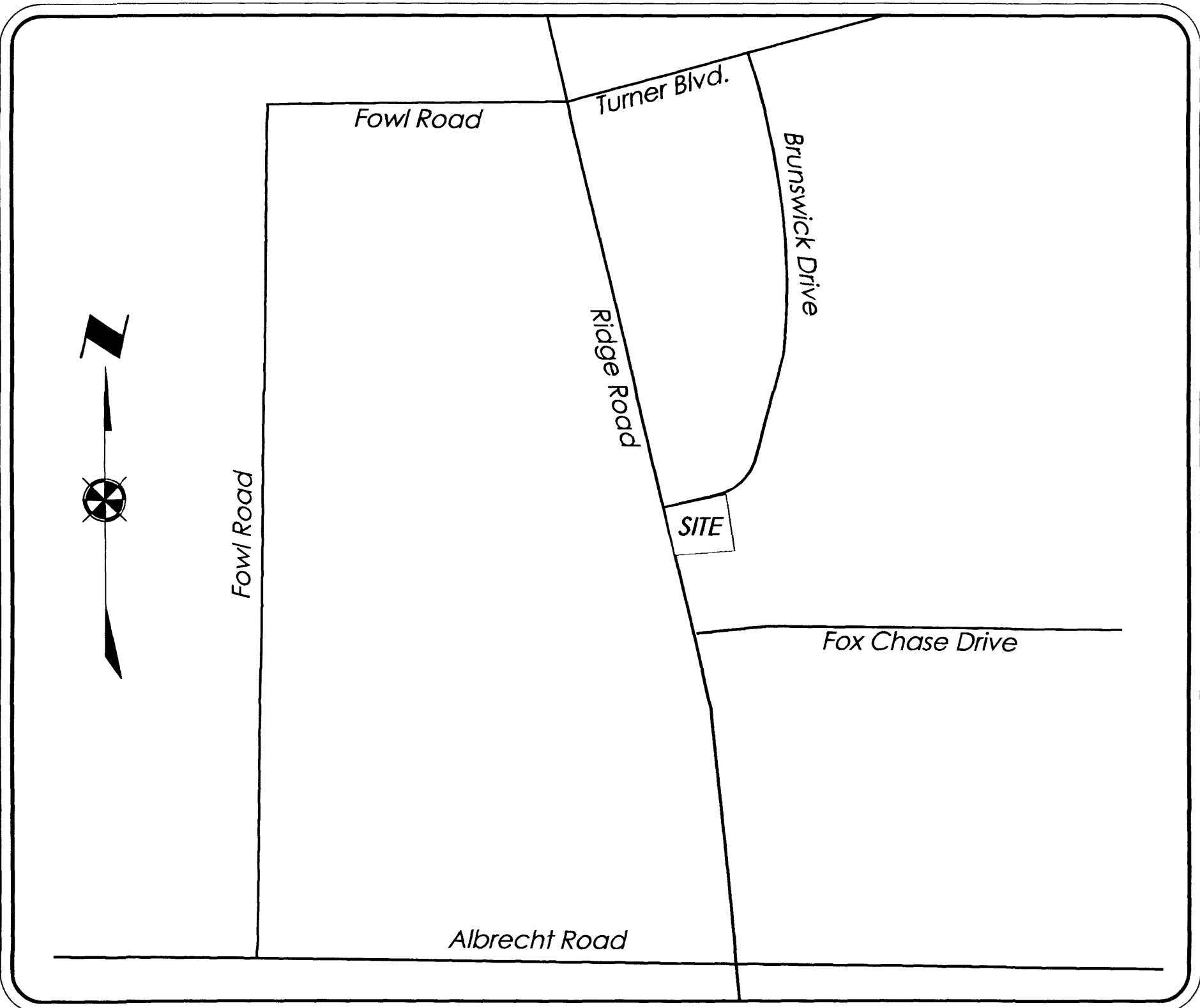

NOTARY PUBLIC
April 21, 2030
MY COMMISSION EXPIRES



TRANSFERRED
IN COMPLIANCE WITH ORC 319-202
OHIO REV CODE
NOV 21 2025
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2025-0076287
PLAT Fee: \$176.80 Page 1 of 3
Recorded: 11/21/2025 at 01:38 PM
Receipt: T20250027547
Lorain County Recorder Mike Doran

Plat Vol. 119
Pages 3-4



Vicinity Map

Area Tabulation:

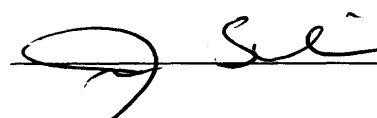
AREA IN SUBLOTS	= 4.1035 Acres
AREA IN BLOCKS	= 2.8206 Acres
TOTAL AREA	= 6.9241 Acres

Grantor/Owner/Developer:

Ridge Water Ltd.
260 South Logan
Elyria, Ohio, 44035
Contact:
Robert Yost
440-366-2241
bbyost02@gmail.com

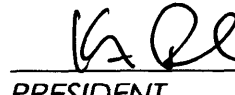
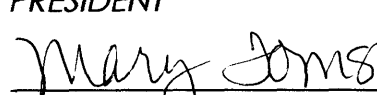
Approvals:

CITY ENGINEER:


APPROVED THIS 20th DAY OF November, 2025, BY THE CITY OF ELYRIA ENGINEER.
 Ord. 2025-179

PLANNING COMMISSION:

APPROVED THIS 20th DAY OF November, 2025 BY THE CITY OF ELYRIA PLANNING COMMISSION.

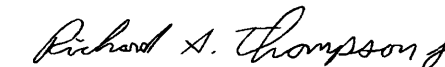

PRESIDENT

SECRETARY

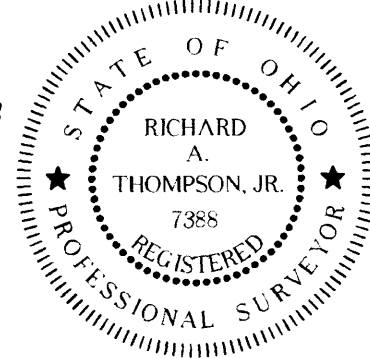
MAYOR:

APPROVED THIS 20th DAY OF November, 2025 BY THE CITY OF ELYRIA MAYOR.


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 (●).

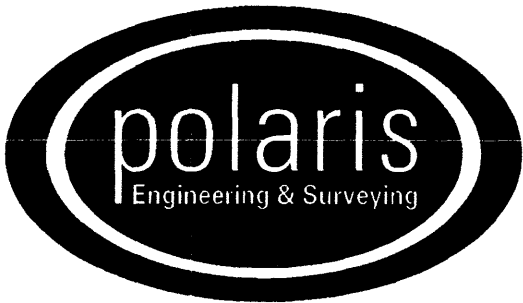

RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 10/06/25



Utility Easements:

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

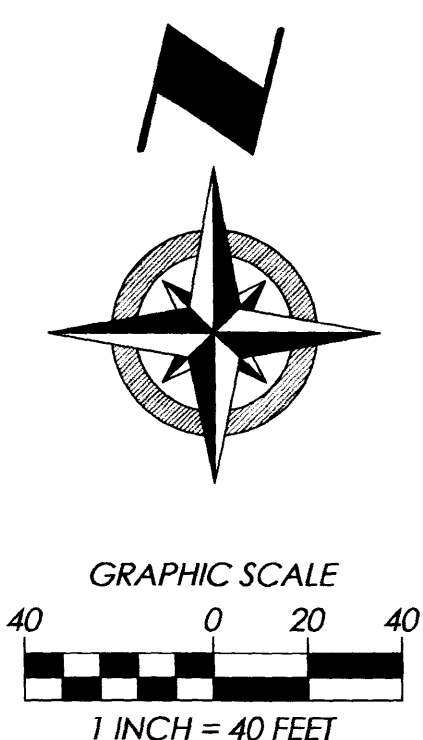
THE CITY OF ELYRIA, OHIO EDISION, WINDSTREAM ENGINEERING, TIME WARNER CABLE AND COLUMBIA GAS, THEIR SUCCESSORS AND ASSIGNS (HEREIN REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT FIFTEEN FEET (15) IN WIDTH, UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWNER BY THE GRANTOR, SHOWN 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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS SERVICE AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION 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 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.



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

DATE: 10/06/25
SCALE: 1"=40'
FOLDER: Survey Type
DWG: Subd. Plat (LDD)
TAB: 01 - Subdivision Plat

CONTRACT NO.
24165
SHEET OF
01 02



Survey Abbreviations:

(AFN.) = 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
(DOC.) = DOCUMENT NUMBER
(ENCR.) = ENCROACHMENT
(FD.) = FOUND
(INST.) = INSTRUMENT NUMBER
(MS.) = MEASURED DISTANCE
(MON.BOX) = MONUMENT BOX ASSEMBLY
(OBS.) = OBSERVED DISTANCE
(O.L.) = ORIGINAL LOT LINE
(O.R.) = OFFICIAL RECORD
(PL) = PROPERTY LINE
(P/M) = PLAT & MEASURED
(P.P.N.) = PERMANENT PARCEL NUMBER
(P.C.) = POINT OF CURVATURE
(P.T.) = POINT OF TANGENCY
(POB) = PLACE OF BEGINNING
(PPOB) = PRINCIPAL PLACE OF BEGINNING
(REC.) = RECORD DISTANCE
(R/M) = RECORD & MEASURED
(R.P.) = RECORDED PLAT
(RW) = RIGHT-OF-WAY
(TRN.) = TURNED ANGLE
(SL) = SUBLT

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)

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

DATE: 10/06/25
SCALE: 1"=40'
FOLDER: Survey Base
DWG: Subd. Plat (LDD)
TAB: 02 - Subd. Plat

WEST RIDGE ROAD 60'
"A PUBLIC RIGHT-OF-WAY"

BRUNSWICK DRIVE 60'
"A PUBLIC RIGHT-OF-WAY"
PLAT VOL. 26, PG. 44

10' Easement to the Ohio Edison Co.
Vol. 1346, Pg. 224 (1984)

10' Sanitary Sewer Easement
to the City of Ohio
Vol. 1141, Pg. 725 (1974)

10' Easement to the Ohio Edison Co.
Vol. 1346, Pg. 224 (1984)

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Vol. 1346, Pg. 224 (1984)

RIDGE WATER LTD.
INST: 20240033413
P.P.N. 06-24-002-000-017

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P.P.N. 06-24-002-000-017

WEST RIDGE GREEN LTD.
MOBILE HOME PARK
O.R. VOL. 940, PG. 576
P.P.N. 06-24-002-000-024

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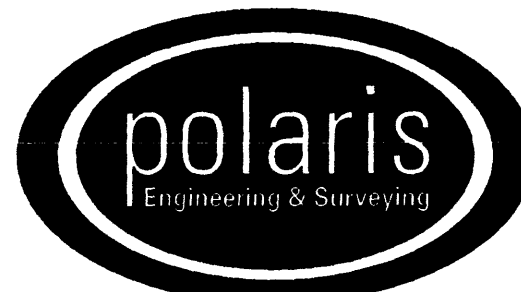
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WEST RIDGE GREEN LTD.
MOBILE HOME PARK
O.R. VOL. 940, PG. 576
P.P.N. 06-24-002-000-024

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.00	N00°27'58"W
L2	18.00	N00°27'58"W
L3	0.56	N89°32'02"E
L4	30.00	N76°15'22"E
L5	10.01	N76°15'22"E
L6	10.01	N76°15'22"E
L7	10.01	N76°15'22"E
L8	21.46	N45°26'35"W
L9	8.80	N53°30'56"W
L10	170.83	N00°25'40"W
L11	17.80	N36°29'04"E
L12	18.00	N36°29'04"E
L13	18.00	N89°34'20"E
L14	4.00	N00°25'40"W
L15	20.00	N00°25'40"W
L16	4.00	N00°25'40"W
L17	18.00	N89°34'20"E
L18	28.00	N00°25'40"W
L19	8.50	N89°32'02"E
L20	20.00	N89°32'02"E
L21	8.50	N89°32'02"E
L22	37.00	N89°32'02"E
L23	40.01	N76°15'22"E
L24	12.00	N13°44'38"W
L25	12.00	N13°44'38"W
L26	216.75	N89°32'02"E
L27	168.34	N89°32'02"E
L28	398.10	N89°32'02"E
L29	300.02	N00°25'40"W
L30	125.18	N00°25'40"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C1	39.27'	25.00'	25.00'	35.36'	N31°15'22"E
C2	16.15'	282.51'	8.08'	16.14'	N74°37'08"E
C3	40.37'	282.51'	20.22'	40.33'	N68°53'18"E
C4	119.38'	282.51'	60.59'	118.49'	N52°41'22"E
C5	12.02'	282.51'	6.01'	12.02'	N39°21'56"E
C6	12.00'	282.51'	6.00'	12.00'	N36°55'48"E
C7	52.63'	282.51'	26.39'	52.55'	N30°22'34"E
C8	225.72'	252.51'	121.03'	218.28'	N50°38'51"E
C9	167.08'	252.51'	86.73'	164.05'	N57°18'01"E
C10	58.64'	252.51'	29.45'	58.51'	N31°41'30"E
C11	187.91'	282.51'	97.58'	184.46'	N57°12'06"E
C12	64.63'	282.51'	32.46'	64.49'	N31°35'35"E
C13	37.72'	2216.05'	18.86'	37.72'	N24°33'05"E
C14	1.23'	62.00'	0.61'	1.23'	N52°56'51"W
C15	34.98'	62.00'	17.97'	34.52'	N36°13'00"W
C16	21.24'	62.00'	10.72'	21.13'	N10°14'27"W
C17	46.33'	50.00'	24.98'	44.69'	N26°58'18"W
C18	24.30'	38.00'	12.58'	23.89'	N29°17'35"W
C19	6.99'	38.00'	3.51'	6.99'	N05°42'04"W
C20	8.81'	38.00'	4.42'	8.79'	N82°53'42"E
C21	11.59'	50.00'	5.82'	11.56'	N82°53'42"E
C22	14.37'	62.00'	7.22'	14.34'	N82°53'42"E



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and SURVEYING, INC.**
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433
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CONTRACT NO.	
24165	
SHEET	OF
02	02