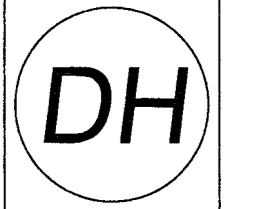


NORTH RIDGE POINTE SUBDIVISION No. 9

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO
BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30



HAYWOOD
CIVIL ENGINEERING
& LAND SURVEYING
dh@dhurveying.com
440.897.3655

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30 CONTAINING 6.0483 ACRES.

THE UNDERSIGNED (SET FORTH ALL PARTIES HAVING LEGAL TITLE OR INTEREST OF RECORD IN THE PARCEL) HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS NORTH RIDGE POINTE SUBDIVISION NO. 9, A SUBDIVISION OF LOTS 307 TO 379 INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS, SIDEWALKS, AND IMPROVEMENTS 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, ZONING, HEALTH, OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF NORTH RIDGEVILLE, OHIO FOR THE BENEFIT OF HIMSELF (THEMSELVES) AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER, OR THROUGH, THE UNDERSIGNED.

THE DIMENSIONS OF THE SUBLOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE HEREBY GRANTED WHERE INDICATED ON THE PLAT FOR PUBLIC DRAINAGE AND SIDEWALK PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

NORTH RIDGE POINT, LTD

BY: Gary Smittek
GARY SMITTEK

TITLE: Managing Member
MANAGING MEMBER

NOTARIAL SEAL

STATE OF OHIO
COUNTY OF Lorain

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL
THIS 22nd DAY OF April 2026

NOTARY PUBLIC

MY COMMISSION EXPIRES:

UTILITY EASEMENTS GRANT

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE UTILITY COMPANIES, (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE FEET IN WIDTH AND LENGTH AS SHOWN ON THIS PLAT UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREETS TO CONSTRUCT, PLACE, OPERATE MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, PIPELINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, AND DISTRIBUTING NATURAL GAS INCLUDING OTHER UTILITIES, FOR PUBLIC AND PRIVATE USE. AT SUCH LOCATIONS AS THE GRANTEE 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 GRANTEE 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 SERVICES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH 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 AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

NORTH RIDGE POINT, LTD

BY: Gary Smittek
GARY SMITTEK

TITLE: Managing Member
MANAGING MEMBER

2026-0095305

PLAT Fee: \$345.60 Page 1 of 4
Recorded: 5/11/2026 at 01:43 PM
Receipt: 120260011021

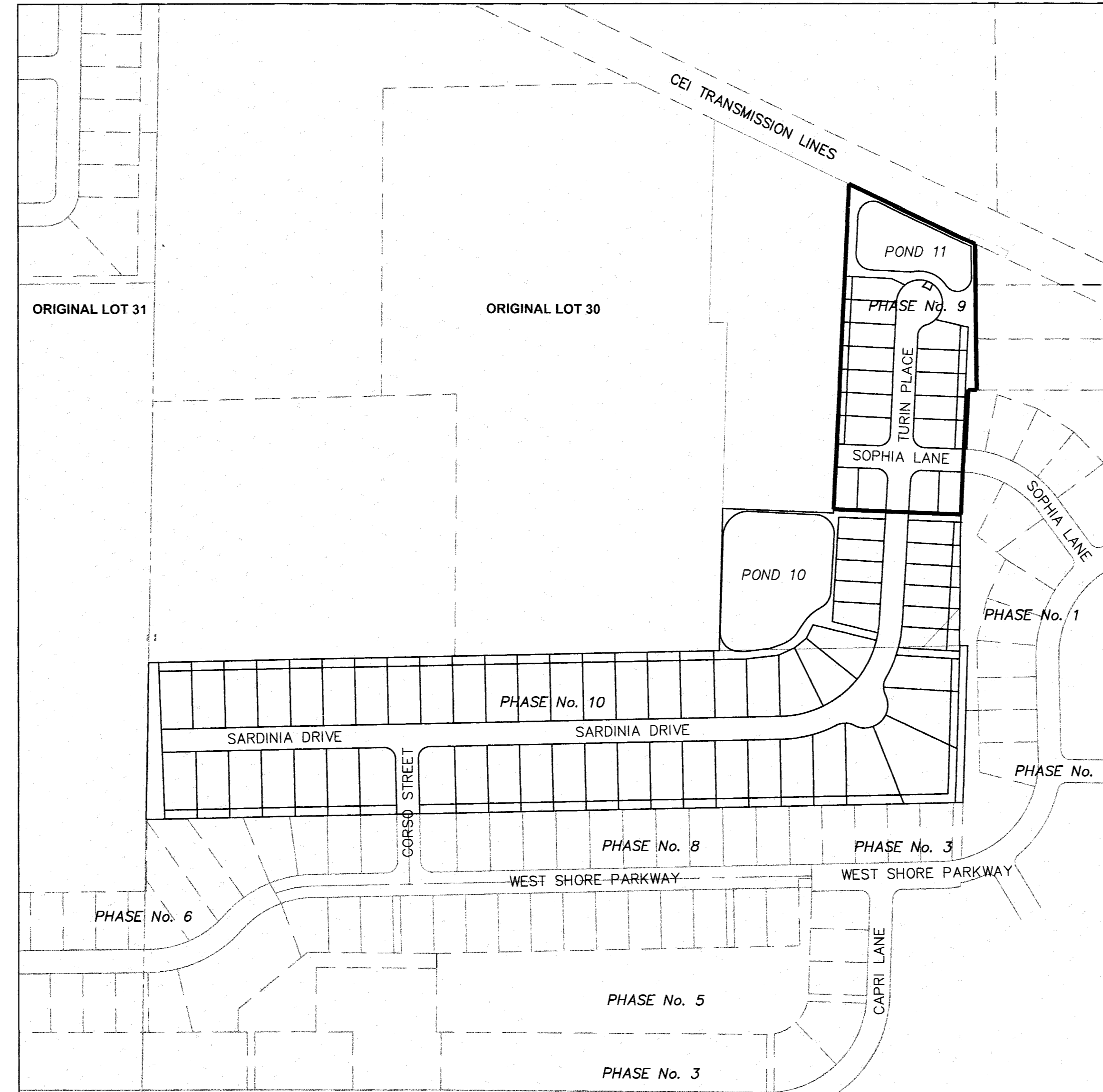
Lorain County Recorder Mike Doran



TRANSFERRED
IN COMPLIANCE WITH SEC. 3159.02
OHIO REV CODE

MAY 11 2026

CRAIG SNODGRASS, CPA, CFP®
LORAIN COUNTY AUDITOR



NORTH RIDGEVILLE APPROVALS

APPROVED THIS 27th DAY OF April 2026

C. Gavenson
NORTH RIDGEVILLE CITY ENGINEER

APPROVED THIS 22nd DAY OF APRIL 2026

Shelly J. ...
NORTH RIDGEVILLE PLANNING COMMISSION
OR RESPONSIBLE OFFICIAL

APPROVED THIS 27th DAY OF April 2026

[Signature]
MAYOR

AREA SUMMARY

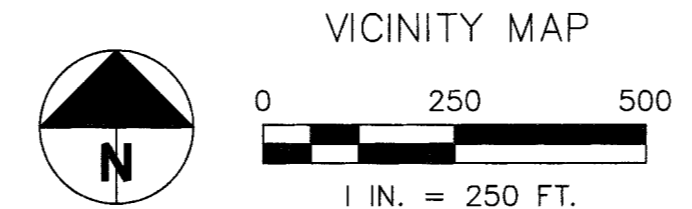
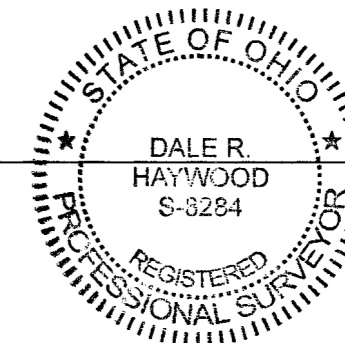
| | |
|-------------------|-------------|
| 07-00-030-000-008 | 20.0147 AC. |
| 07-00-030-000-179 | 17.9251 AC. |
| 07-00-030-000-286 | 0.1044 AC. |
| TOTAL | 38.0442 AC. |
| | |
| LOTS 307 THRU 322 | 2.6783 AC. |
| BLOCKS | 2.0295 AC. |
| STREETS | 1.3405 AC. |
| PLAT | 6.0483 AC. |
| REMAINDER | 31.9959 AC. |
| TOTAL | 38.0442 AC. |

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "NORTH RIDGE POINTE SUBDIVISION NO. 9" AS SHOWN HEREON AND CONTAINING 6.0483 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 30, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN REFERENCE STATE PLANE, OHIO NORTH ZONE AND ARE SHOWN TO DENOTE ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC

BY: [Signature]
REGISTERED SURVEYOR NO. S-8284



| SHEET INDEX | |
|-------------|-----------------|
| SHEET NO. | DESCRIPTION |
| 1 | TITLE SHEET |
| 2 | BOUNDARY SURVEY |
| 3 | PLAT |
| 4 | PLAT |

**NORTH RIDGE POINTE
SUBDIVISION NO. 9**
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
 STATE OF OHIO
 PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

TITLE SHEET

SHEET
1/4

LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- 5/8" REBAR SET WITH ID CAP
- ☒ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- ☒ MONUMENT BOX SET WITH IRON PIN/PIPE FOUND AS NOTED

P.N. 07-00-030-000-021
GERARD A. WENSINK &
DENISE L. WENSINK,
CO-TRUSTEES
FILE 2024-0036173
69.79 AC.

PN 07-00-030-000-345
GERARD A. WENSINK & DENISE
L. WENSINK, CO-TRUSTEES
FILE 2024-0036173
50.12 AC.

REMAINDER
31.9959 AC.

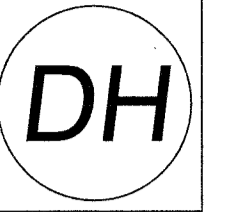
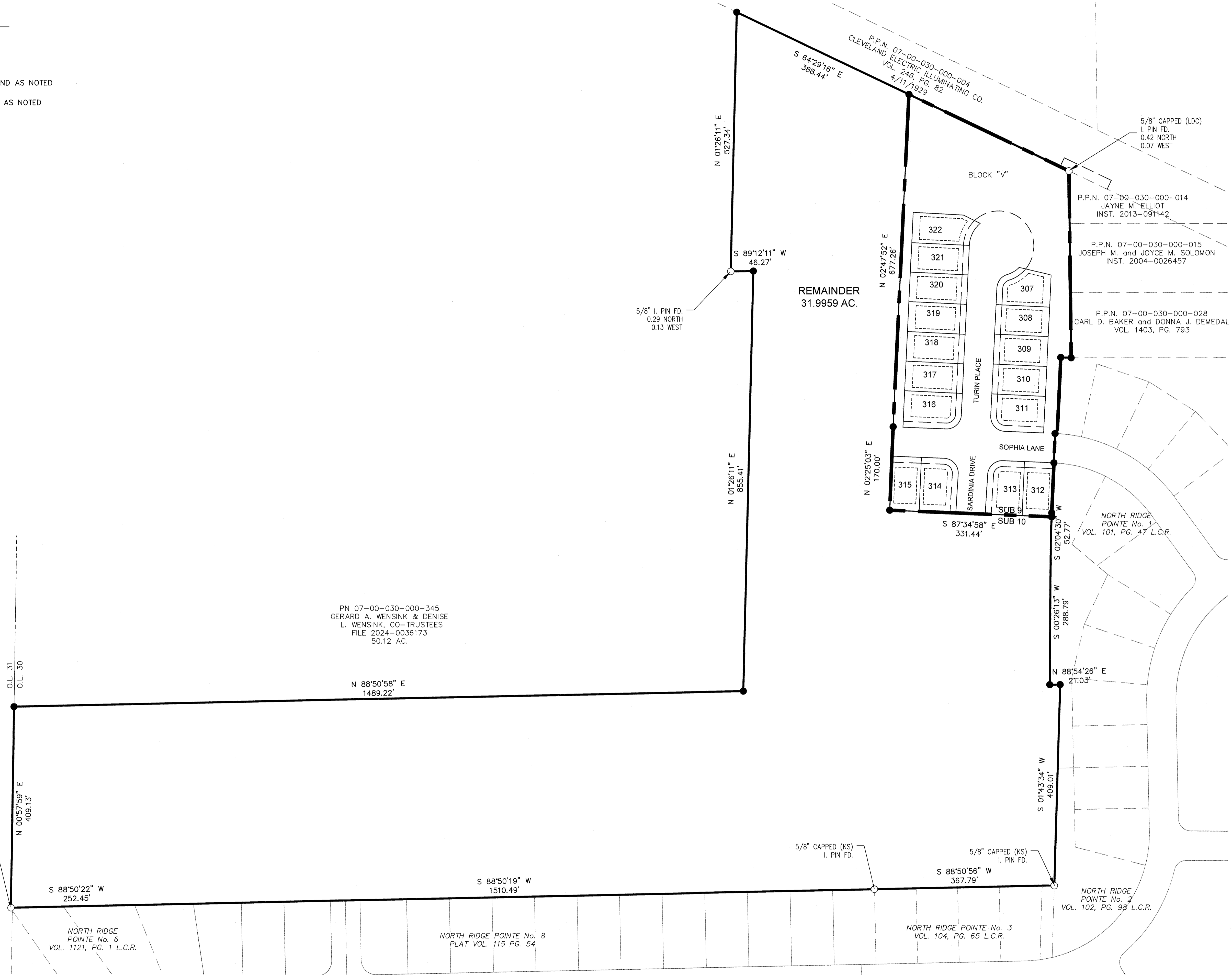
3/4" I. PIPE FD.
& USED FOR
LINE E&W
0.26 NORTH
(1 FT. DEEP)

NORTH RIDGE
POINTE No. 6
VOL. 1121, PG. 1 L.C.R.

NORTH RIDGE POINTE No. 8
PLAT VOL. 115 PG. 54

NORTH RIDGE POINTE No. 3
VOL. 104, PG. 65 L.C.R.

NORTH RIDGE
POINTE No. 2
VOL. 102, PG. 98 L.C.R.

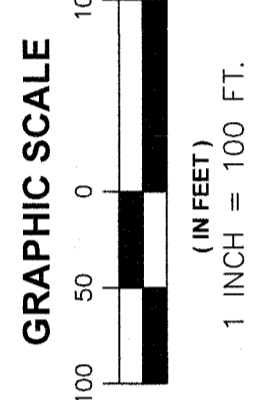


HAYWOOD
CIVIL ENGINEERING
& LAND SURVEYING
dh@dhsurveying.com
440.897.3655

3/19/2026



NORTH



NORTH RIDGE POINTE
SUBDIVISION NO. 9
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

PLAT

SHEET
3/4

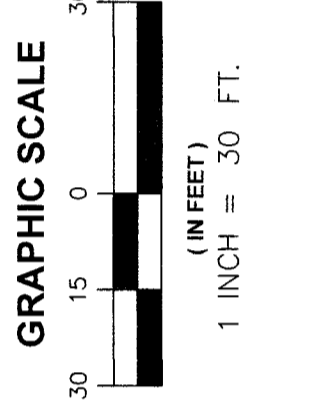


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3/19/2026



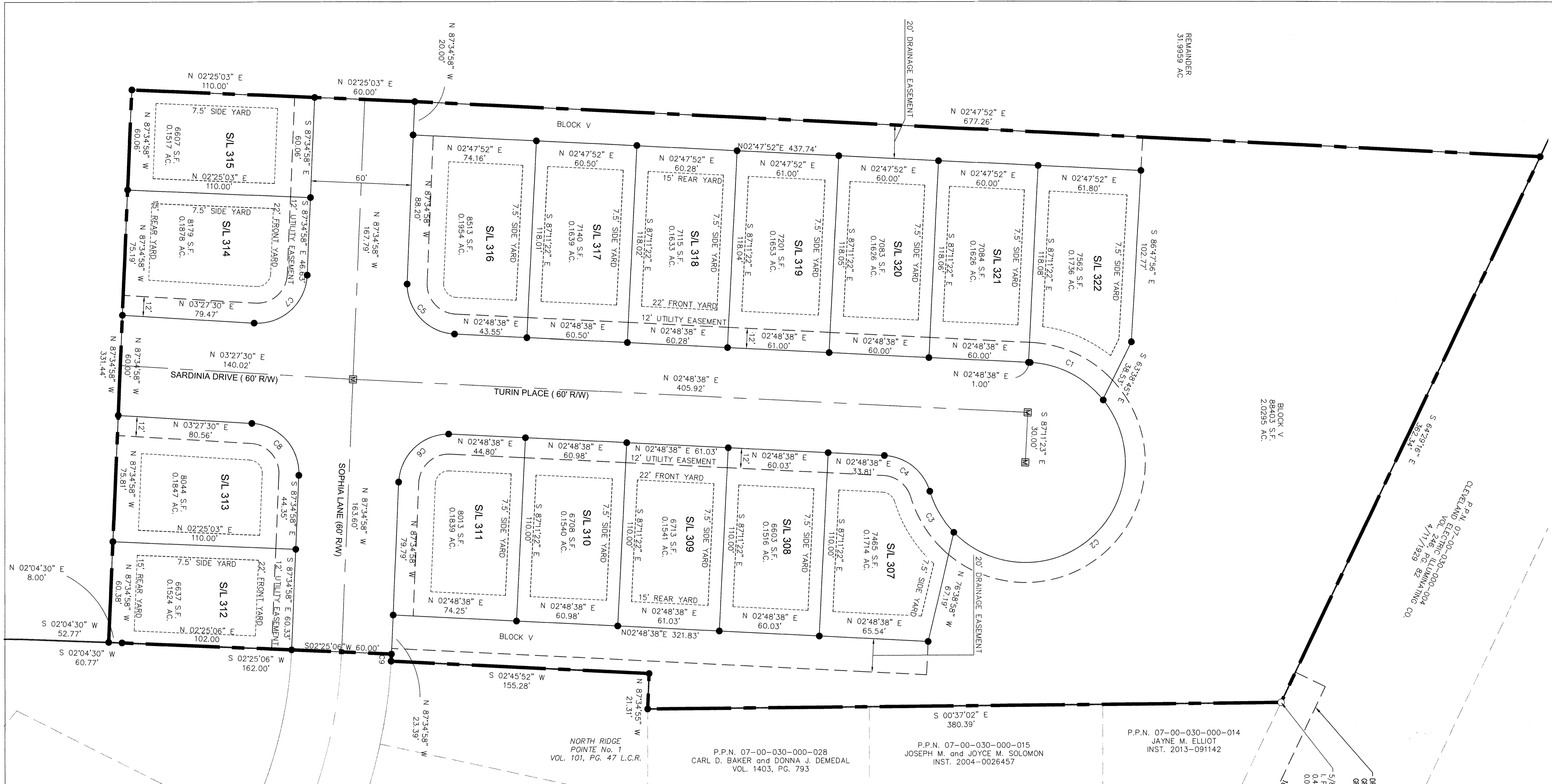
NORTH



NORTH RIDGE POINTE
SUBDIVISION NO. 9
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,
STATE OF OHIO
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30

PLAT

SHEET
4/4



DRAINAGE AND STORM SEWER EASEMENT

THE 20-FOOT DRAINAGE EASEMENTS AS SHOWN HEREON, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND ABUTTING SUBLOTS 307-311; 316-322, INCLUDING BUT NOT LIMITED TO SWALES, STORM SEWERS AND DRAINAGE STRUCTURES ARE THE RESPONSIBILITY OF THE NORTH RIDGE POINTE HOMEOWNER'S ASSOCIATION TO MAINTAIN. THESE IMPROVEMENTS ARE PRIVATELY HELD AND, THEREFORE, THE COMPLETE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION WITH RIGHTS TO ACCESS, INSTALL, MAINTAIN, REPLACE, AND/OR REMOVE STORM SEWERS, INLETS, DITCHES, SWALES, MOUNDING, VEGETATION AND OTHER APPURTENANCES OF THE DRAINAGE SYSTEM AS NECESSARY. WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES INCLUDING THE CITY OF NORTH RIDGEVILLE (CITY), THE OHIO ENVIRONMENTAL AGENCY, AND THE UNITED STATES ARMY CORP OF ENGINEERS. THE CITY SHALL HAVE ACCESS RIGHTS OVER THESE AREAS IN THE EVENT OF A PUBLIC HEALTH OR SAFETY ISSUE.

THE MAINTENANCE AND UPKEEP OF THE LAWNS IN THE DRAINAGE EASEMENT AREAS, ABUTTING SUBLOTS 307-311; 316-322, SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNERS. THE DETAILS OF THIS RESPONSIBILITY IS FURTHER DESCRIBED IN THE RESTRICTIONS AND COVENANTS BINDING UPON OWNERS OF LOTS IN NORTH RIDGE POINTE SUBDIVISION PHASE 9.

STORMWATER MANAGEMENT SYSTEM

THE NORTH RIDGE POINTE STORMWATER MANAGEMENT SYSTEM RESIDING OVER BLOCK V, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, REPRESENT A NETWORK OF STORM SEWERS, SWALES, DRAINAGE STRUCTURES, PONDS AND OTHER STORMWATER MEASURES THAT WERE APPROVED WITH THE ORIGINAL DEVELOPMENT AND SHALL REMAIN IN PERPETUITY UNLESS OTHERWISE APPROVED BY THE CITY OF NORTH RIDGEVILLE. THESE IMPROVEMENTS ARE PRIVATELY HELD AND, THEREFORE, THE COMPLETE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION WITH RIGHTS TO ACCESS, INSTALL, MAINTAIN, AND/OR REPLACE STORM SEWERS, SWALES, DRAINAGE STRUCTURES, PONDS AND OTHER MEASURES MAKING UP THE STORMWATER MANAGEMENT SYSTEM. THESE REQUIREMENTS ARE FURTHER DESCRIBED IN THE NORTH RIDGE POINTE'S DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION EASEMENTS (OR OTHER DOCUMENTATION). WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES INCLUDING THE CITY OF NORTH RIDGEVILLE (CITY), THE OHIO ENVIRONMENTAL AGENCY, AND THE UNITED STATES ARMY CORP OF ENGINEERS. THE CITY SHALL HAVE ACCESS RIGHTS OVER THESE AREAS IN THE EVENT OF A PUBLIC HEALTH OR SAFETY ISSUE.

| | | | | | | | | |
|---|--|---|---|---|---|---|---|--|
| <p>C1 A=50.46' R=60.00' Del=48°11'08" CH=S 26°54'12" W 48.99' T=26.83'</p> | <p>C2 A=182.96' R=60.00' Del=174°42'51" CH=N 41°38'48" W 119.87' T=1299.84'</p> | <p>C3 A=28.93' R=60.00' Del=27°37'44" CH=N 59°31'30" E 28.65' T=14.75'</p> | <p>C4 A=36.93' R=30.00' Del=70°31'44" CH=S 38°04'30" W 34.64' T=21.21'</p> | <p>C5 A=46.92' R=30.00' Del=89°38'24" CH=N 47°36'50" E 42.28' T=29.79'</p> | <p>C6 A=47.33' R=30.00' Del=90°23'36" CH=S 42°23'10" E 42.57' T=30.21'</p> | <p>C7 A=47.67' R=30.00' Del=91°02'28" CH=N 42°03'44" W 42.81' T=30.55'</p> | <p>C8 A=46.58' R=30.00' Del=88°57'32" CH=S 47°56'16" W 42.04' T=29.46'</p> | <p>C9 A=4.29' R=320.00' Del=0°46'05" CH=N 87°11'54" W 4.29' T=2.15'</p> |
|---|--|---|---|---|---|---|---|--|

| CLUSTER LOT AREA REGULATIONS | |
|------------------------------|------|
| FRONT SETBACK | 22' |
| REAR SETBACK | 15' |
| SIDE YARD | 7.5' |

P.P.N. 07-00-030-000-004
CLEVELAND ELECTRIC ILLUMINATING CO.
VOL. 246 PG. 62
4/11/1929

P.P.N. 07-00-030-000-014
JAYNE M. ELLIOT
INST. 2013-091142

P.P.N. 07-00-030-000-015
JOSEPH M. and JOYCE M. SOLOMON
INST. 2004-0026457

P.P.N. 07-00-030-000-028
CARL D. BAKER and DONNA J. DEMEDAL
VOL. 1403, PG. 793

NORTH RIDGE POINTE No. 1
VOL. 101, PG. 47 L.C.R.

DRAINAGE EASEMENT
GRANTEE: NORTH RIDGE POINTE LTD

5/8" CAPPED (UD) 1.04' NORTH 0.07' WEST

BLOCK V
88403 S.F.
2,0295 AC.

REMAINDER
31,959 AC