

APPROVALS:

Approved by the Secretary (or responsible official) City Planning Commission this 29th day of APRIL, 2026

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

Sign *Guy M. Fursdon*

Approved by Mayor (or designated member of Council) this 13th day of May, 2026

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

Sign *K. Caccorran*

Approved by City Engineer this 13th day of MAY, 2026

CHRISTINA EAVENSON
City Engineer - Print

Sign *C. Eavenson*

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

SURVEYOR CERTIFICATION:

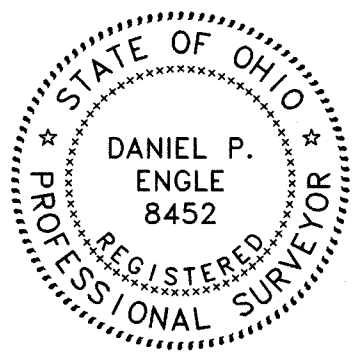
Surveyed by Davey Resource Group - Civil Engineers and Surveyors

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct. Dimensions on curves are arc measurements.

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.

Daniel P. Engle
Daniel P. Engle P.E. No. S-8452

4/24/2026
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:

The Drees Company

By: *Thomas D. Sutcliffe*
THOMAS D. SUTCLIFFE, ASST. SEC./CLEVELAND LAND

E-ONE EJECTOR PUMPS:

The Lots comprising Phase 2 shall require "E-One Ejector Pumps", which shall be utilized to pump effluence from individual Living Units into a private collective mini-forced main system (the "E-One Forced-Main")

E-One Ejector Pumps shall be owned and maintained by each such Owner of a Lot upon which an E-One Ejector Pump is located at the time such Owner purchases their Lot.

The Association shall be responsible for, and shall maintain, the E-One Forced-Main and all other ancillary parts of the E-One System that shall be located within the public Right of Way and/or the Common Elements.

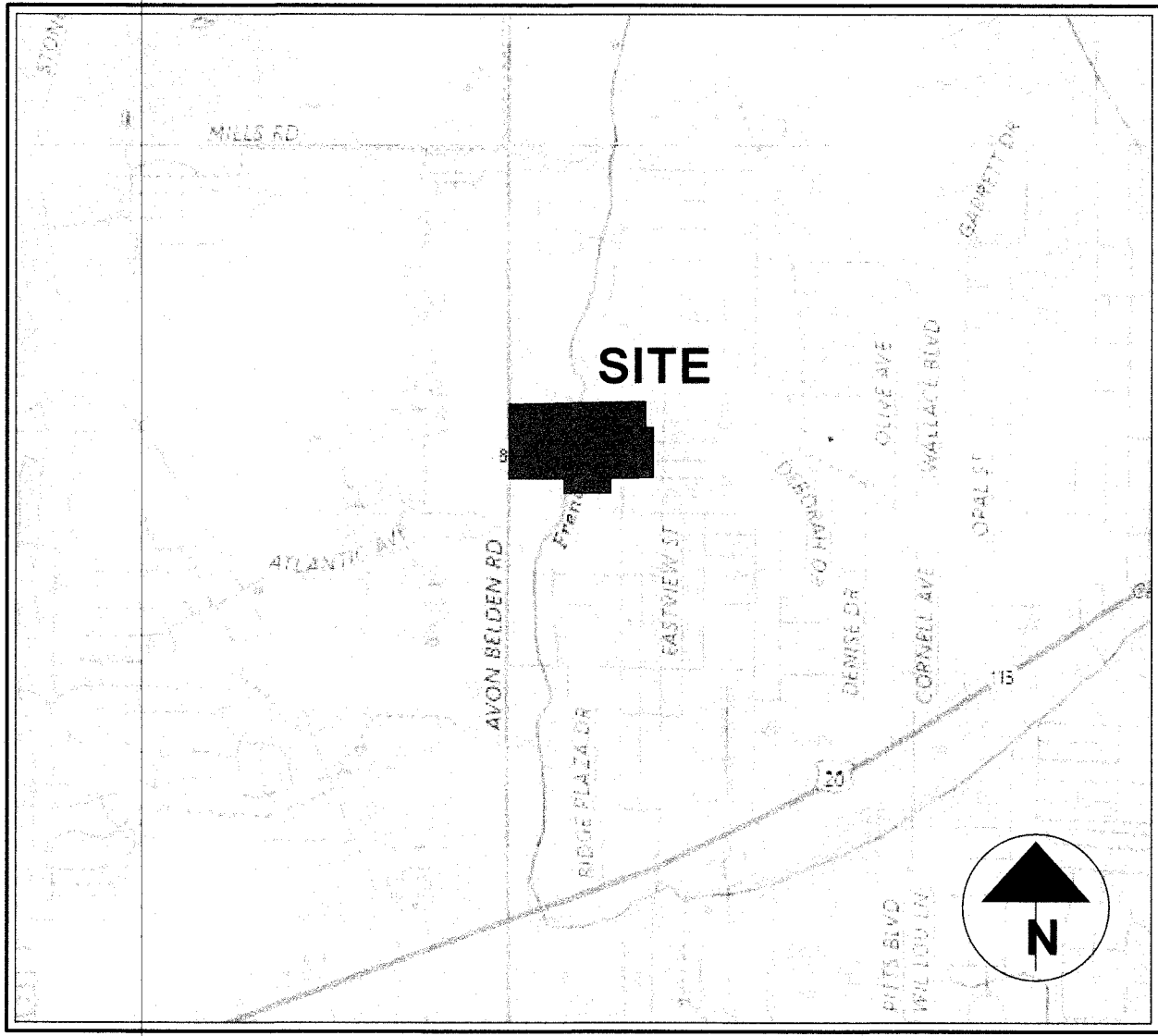
The Association shall be further responsible for any restoration of the public Right of Way and/or Common Elements as may be necessary in conjunction with any required maintenance of the E-One System in perpetuity.

The City of North Ridgeville shall have access rights over these areas in the event of a Public Health Safety issue.

The Crossing at French Creek Subdivision No. 2

Creating Sublot Nos. 42 through 92, Block 'E', Block 'F', and Dedicating Raymond Drive, Harold Court, and portions of Baldauf Crossing and Rosebelle Avenue

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 a replat of all of Block D as shown on the Crossing at French Creek Subdivision No. 1, recorded in Instrument No. 2025-0048532 of the Lorain County Recorder's Records.



LOCATION MAP

LATITUDE: 41°24'28.7"
LONGITUDE: 82°00'53.3"

Not To Scale

AREA TABLE	
Sublots (51)	21.4792 acres
Block 'E'	3.1970 acres
Block 'F'	0.3174 acres
Right of Way(New)	4.1090 acres
Total	29.1026 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 prepared 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"

SANITARY FORCE MAIN EASEMENTS:

Sanitary Force Main Easements as shown hereon, outside the public right-of-way. It shall be the Owner's responsibility to routinely maintain the lawn in these areas. The Owner agrees that no buildings, structures, fences, 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 Home Owner's Association. The HOA and City of North Ridgeville shall have access rights over these areas in the event of Public Health Safety issues.

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. 2" a subdivision of lots 42 through 92, 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 27th day of APRIL, 2026

Witness *Blair William Sharpe* Signed *Thomas D. Sutcliffe*
BLAIR WILLIAM SHARPE, ASST. SEC./CLEVELAND LAND THOMAS D. SUTCLIFFE, ASST. SEC./CLEVELAND LAND
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 Bracksville, Ohio this 27th day of April, 2026

Danielle Ziner
Notary public

12/16/2028
My commission expires



Danielle Ziner
Notary Public - Ohio
My Commission Expires 12/16/2028

TRANSFERRED
IN COMPLIANCE WITH SEC. 318-207
OHIO REV. CODE
MAY 21 2026
I. CRAIG SKODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

STORM WATER MANAGEMENT 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.

The City of North Ridgeville shall have access rights over these areas in the event of a Public Health Safety Issue.

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 and unnamed ditch areas. 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, fences, 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.

GRANT OF CONSERVATION EASEMENTS

We the undersigned owners of the land as shown on this plat do hereby create and establish conservation areas ("protected property", as shown hereon, permanently protected by a recorded grant of conservation easement,

Instrument No. _____ for the maintaining of the character of lands contained herein.

We do hereby grant unto the West Creek Conservancy, their successors and assigns (herein after referred to as the grantee), perpetual preservation and conservation easements to access and monitor said protected property and other facilities as are deemed necessary or convenient by the grantee.

Grantor: The Drees Company

Thomas D. Sutcliffe
Owner/Agent
THOMAS D. SUTCLIFFE
ASST. SEC./CLEVELAND LAND

Sheet List Table	
Sheet Number	Sheet Title
1	TITLE
2	OVERALL
3	SUBLOTS NORTH
4	SUBLOTS SOUTH

LEGEND		
DESCRIPTION	FOUND	SET
MAG NAIL	⊙ M.N.F.	⊗
MONUMENT BOX	Ⓜ	Ⓜ
IRON PIN	⊙ I.P.F.	⊗
IRON PIPE	⊙ P.F.	⊗
5/8" IRON PIN W/ CAP	⊗	●
DAVEY RESOURCE GROUP		
LIMITED ACCESS R/W	—L/A—	—L/A—
CENTERLINE	—	—
PROPERTY LINE	—	—
RIGHT-OF-WAY LINE	—R/W—	—R/W—
EASEMENT LINE	—	—
ORIGINAL PROP. LINE	—	—
ORIGINAL LOT LINE	—	—

P.P.N. 07-00-019-000-034
Kathie L. Catavolos
03/08/1995
Instr. No. 19950336837

P.P.N. 07-00-019-000-431
Mark E. and Roberta L. Helzer
01/30/2004
Instr. No. 20040981124
N 88°53'17" E 993.36' Rec. & Msd.



The Crossing at French Creek
Subdivision No. 1
Instr. No. 2025-0048532

Drainage Easement to the
City of North Ridgeville

*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

Hatch Legend



3/4" Iron Pipe
Found N 70°33'20" E,
0.78' from Cor.

P.P.N. 07-00-020-101-132
Donald F. Pincombe
07/24/2020
Instr. No. 20200770854

P.P.N. 07-00-020-101-131
Elite Air LLC
10/01/2021
Instr. No. 20210842261

GENERAL CURVE TABLE						
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA	TAN.
C1	78.54'	50.00'	70.71'	N 45°35'38" W	90°00'00"	50.00
C2	39.27'	50.00'	38.27'	S 23°05'38" E	45°00'00"	20.71
C3	39.27'	50.00'	38.27'	S 68°05'38" E	45°00'00"	20.71
C4	132.88'	400.00'	132.27'	N 09°44'42" E	19°02'00"	67.06
C5	104.16'	400.00'	103.87'	N 07°41'19" E	14°55'13"	52.38
C6	28.71'	400.00'	28.71'	N 17°12'19" E	4°06'46"	14.36
C7	99.66'	300.00'	99.20'	N 09°44'42" E	19°02'00"	50.29
C8	104.16'	400.00'	103.87'	N 82°18'41" W	14°55'13"	52.38
C9	5.40'	530.00'	5.40'	N 70°53'08" W	0°35'00"	2.70

S 00°13'42" W 201.09' Rec. & Msd.
Universal Realty Company's Center
Ridge Heights Allotment Vol. 10, Pg. 22

S/L 13
S/L 12
S/L 11
S/L 10
S/L 9
S/L 8
S/L 7
S/L 6
S/L 5

Rosebelle Avenue, 40'

S 88°34'21" W 590.23' Rec. & Msd.

Universal Realty Company's Center
Ridge Heights Allotment Vol. 10, Pg. 22

Wood Street, 40'

S/L 1
S/L 2
S/L 3
S/L 4
S/L 5
S/L 6
S/L 7
S/L 8
S/L 9
S/L 10
S/L 11
S/L 12
S/L 13
S/L 14
S/L 15
S/L 16
S/L 17
S/L 18
S/L 19
S/L 20
S/L 21
S/L 22
S/L 23
S/L 24
S/L 25

GENERAL CURVE TABLE						
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA	TAN.
C48	53.65'	67.00'	52.23'	N 22°42'44" W	45°52'53"	28.36'
C49	68.35'	330.00'	68.23'	N 06°09'44" E	11°52'04"	34.30'
C50	41.27'	330.00'	41.24'	N 15°40'44" E	7°09'56"	20.66'
C51	41.93'	370.00'	41.91'	N 06°00'54" E	6°29'37"	20.99'
C52	80.98'	370.00'	80.82'	N 06°29'54" E	12°32'23"	40.65'

Side Building Setbacks:
7.5 feet unless otherwise noted

