

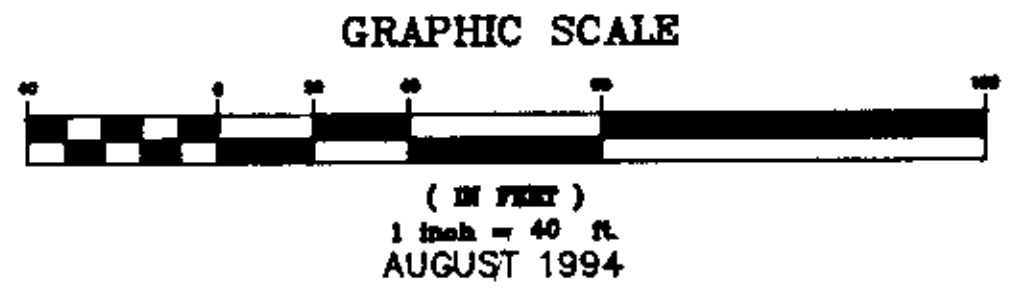
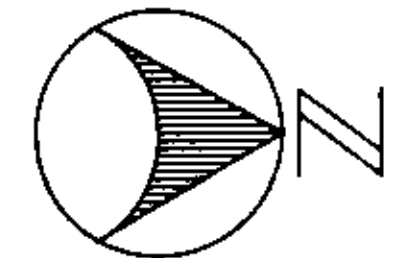
HOMESTEAD VINEYARDS IV

ORIGINAL RIDGEVILLE LOT NO. 19

CITY OF NORTH RIDGEVILLE

COUNTY OF LORAIN

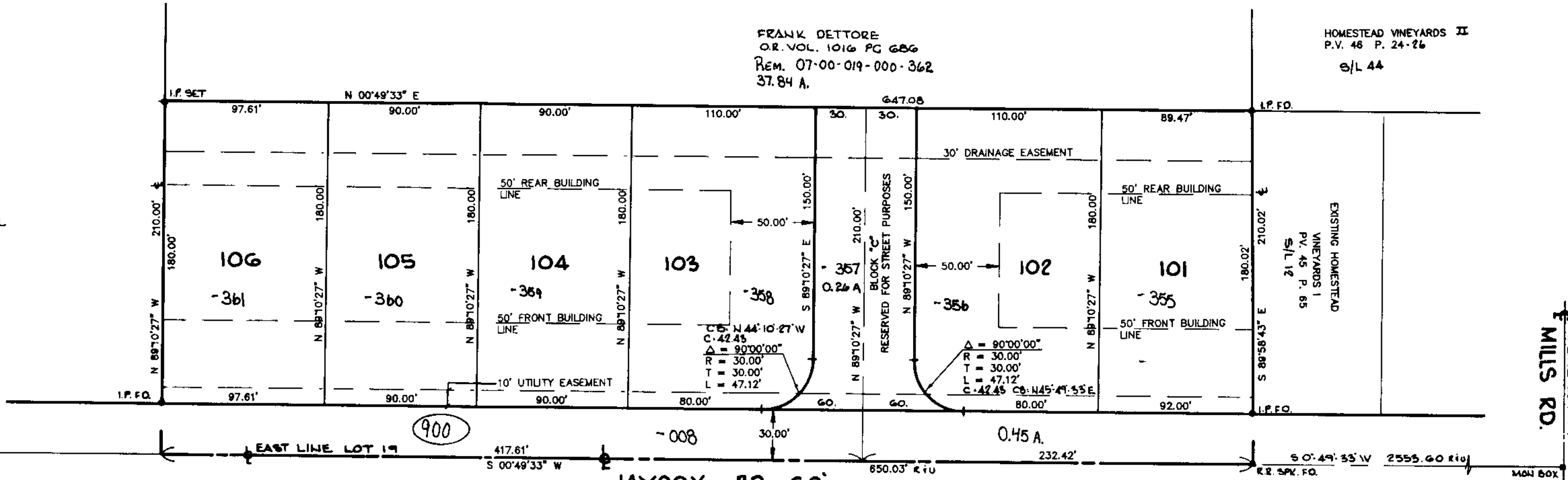
STATE OF OHIO



JAMES J. SULLIVAN ETAL
O.R. 0562 PG. 0439

FRANK DETTORE
O.R. VOL. 1016 PG 686
REM. 07-00-019-000-362
37.84 A.

HOMESTEAD VINEYARDS II
P.V. 46 P. 24-26
S/L 44



S.E. CORNER
ORIGINAL LOT 19
I.P. FOUND

DRAINAGE EASEMENT:
TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR,
OR ALTER AN OPEN CHANNEL AND/OR PIPES
TO DRAIN & STORE STORMWATER FROM THIS
PROPERTY & ADJOINING LANDS. THE AREA IS
NOT TO HAVE ANY STRUCTURES OR FENCES
BUILT IN OR ON IT.

UTILITY EASEMENT:
IS FOR PUBLIC AND/OR PRIVATE UTILITIES
& IS FOR THE CONSTRUCTION, MAINTENANCE,
OPERATION, REPAIR, OR ALTERATION OF
THE UTILITIES.

AREAS:
LOT AREA = 105,515.833 S.F.
= 2.422 ACRES
BLOCK "C"
= 11,186,283 S.F.
= 0.257 ACRES
STREET AREA = 19,494,582 S.F.
= 0.448 ACRES
TOTAL AREA = 136,196,698 S.F.
= 3.127 ACRES

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 19, CONTAINING 3.127 ACRES AND BEING THE SAME TRACT CONVEYED TO FRANK DETTORE AND DESCRIBED IN THE DEED RECORDED IN O.R. VOL. 1016 PAGE 686 IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED FRANK J. DETTORE (SET FORTH ALL PARTIES HAVING LEGAL INTEREST IN THE PARCEL) HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "HOMESTEAD VINEYARDS IV," A SUBDIVISION OF 8 LOTS INCLUSIVE. DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL DE SACS, PARKS, PLANTING STRIPS, ETCETERA SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL THE 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 PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF, THE UNDERSIGNED HAVE HERETO SET THEIR HANDS THIS 10TH DAY OF OCTOBER 1994

Frank A. Lott WITNESS
Frank J. Detto OWNER'S SIGNATURE

Joyce L. Goparo WITNESS
James J. Sullivan OWNER'S SIGNATURE

NOTARIAL SEAL

STATE OF OHIO, COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE DID PERSONALLY APPEAR FRANK J. DETTORE ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED. IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 10 DAY OF OCTOBER 1994
Patricia Conrad (SEAL)
NOTARY PUBLIC PATRICIA CONRAD

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED & PLATTED "HOMESTEAD VINEYARDS IV" AS SHOWN HEREON AND CONTAINING 3.127 ACRES OF LAND IN ORIGINAL LOT NO. 19 OF RIDGEVILLE TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED BY IRON PIN MONUMENTS WERE FOUND OR SET. DISTANCES ARE SHOWN IN FEET OF DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. ALL WHICH I CERTIFY TO BE CORRECT.

BY: [Signature]

REGISTERED SURVEYORS NO. OHIO 5611

MORTGAGEE'S CERTIFICATE

THIS TO CERTIFY THAT JAMES J. SULLIVAN AS AGENT AND [Signature] AS MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "HOMESTEAD VINEYARDS IV" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR PURPOSES THE ROADS AS SHOWN HEREON.

Frank A. Lott WITNESS
James J. Sullivan

Joyce L. Goparo WITNESS

NOTARIAL SEAL

STATE OF OHIO, COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE DID PERSONALLY APPEAR JAMES J. SULLIVAN ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 10 DAY OF OCTOBER 1994

Patricia Conrad (SEAL)
NOTARY PUBLIC
PATRICIA CONRAD



WITHIN THE CITY OF NORTH RIDGEVILLE

APPROVED THIS 4TH DAY OF October 1994

Andrea K. Hall
SECRETARY CITY PLANNING COMMISSION

APPROVED THIS 6TH DAY OF October 1994

[Signature]
MAYOR

APPROVED THIS 6TH DAY OF October 1994

[Signature]
CITY ENGINEER

TRANSFERRED THIS _____ DAY OF _____ 1994

FILED FOR RECORD THIS _____ DAY OF _____ 1994 AT _____ M

RECORDED THIS _____ DAY OF _____ 1994 IN PLAT BOOK _____ PAGE _____

SUBDIVIDER/OWNER

FRANK DETTORE
37100 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

SURVEYOR

HAPONEK & ASSOCIATES, INC.
34100 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

DEC 15 1994

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE

DEC 15 1994

JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

TAX MAP DEPT. COPY