

HOMESTEAD VINEYARDS V

ORIGINAL RIDGEVILLE LOT NO. 19

AND PART OF HOMESTEAD VINEYARDS II, P.V. 46 PAGES 24-26

AND PART OF DORCHESTER MEADOWS III P.V. 30 PAGES 48-49

AND PART OF HOMESTEAD VINEYARDS IV

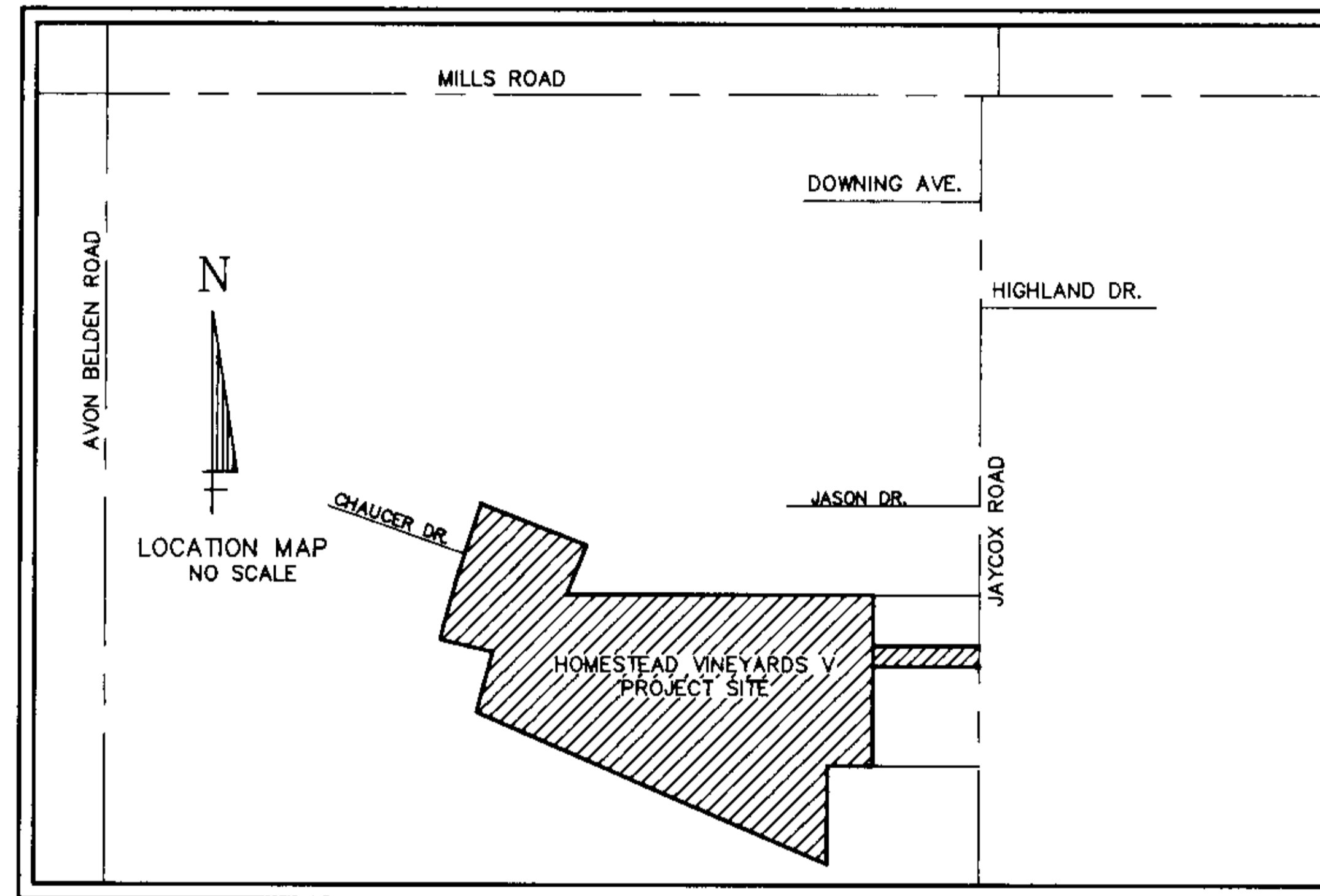
P.V. 54 PAGE 15

CITY OF NORTH RIDGEVILLE

COUNTY OF LORAIN

STATE OF OHIO

SHEET INDEX	
SHEET No. 1	COVER SHEET
SHEET No. 2	PLAT OF HOMESTEAD VINEYARDS V
SHEET No. 3	BOUNDARY & BLOCKS OF HOMESTEAD VINEYARDS V



DRAINAGE EASEMENT:
GIVEN TO THE CITY OF NORTH RIDGEVILLE 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:
GIVEN TO PUBLIC AND PRIVATE UTILITIES & IS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, REPAIR, OR ALTERATION OF THE UTILITIES.

AREAS:
 LOT AREA = 638,938.245 S.F.
 = 14.668 ACRES
 STREET AREA = 71,811.4016 S.F.
 = 2.1077 ACRES
 BLOCK "D" = 186,006.164 S.F.
 = 4.270 ACRES
 TOTAL AREA = 916,755.8188 S.F.
 = 21.0458 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 21.0458 ACRES AND BEING THE SAME TRACT CONVEYED TO FRANK DETTORE AND DESCRIBED O.R. 1014 PAGE 406 O.R. 1216 PAGE 478 O.R. 1218 PAGE 412 AND HOMESTEAD VINEYARDS IV PLAT VOL. 54 PAGE 15 IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED FRANK DETTORE HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "HOMESTEAD VINEYARDS V," A SUBDIVISION OF 27 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 14th DAY OF DECEMBER 1994

Patricia Conrad WITNESS
Frank Detto FRANK DETTORE

Joyce L. Spawo
 NOTARIAL SEAL

STATE OF OHIO, COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE DID PERSONALLY APPEAR FRANK 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 HERETO SET MY HAND AND OFFICIAL SEAL THIS 14th DAY OF DECEMBER 1994

Patricia Conrad
 NOTARY PUBLIC EXPIRES 12/11/96 PATRICIA CONRAD

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED & PLATTED "HOMESTEAD VINEYARDS V" AS SHOWN HEREON AND CONTAINING 21.0458 ACRES OF LAND IN ORIGINAL LOT NO. 19 OF RIDGEVILLE TOWNSHIP, LORAIN COUNTY, OHIO, AT ALL POINTS INDICATED AND NOTED ON PLAT ARE IRON PIN MONUMENTS FOUND OR SET. DISTANCES ARE SHOWN IN FEET OF DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

BY: Dane A. Haponek
 DANE A. HAPONEK
 REGISTERED SURVEYORS NO. OHIO 56211



MORTGAGEE'S CERTIFICATE

THIS TO CERTIFY THAT _____ AS _____ MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "HOMESTEAD VINEYARDS V" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR PURPOSES THE ROADS AS SHOWN HEREON.

Patricia Conrad WITNESS
James J. Sullivan

Joyce L. Spawo 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 HERETO SET MY HAND AND OFFICIAL SEAL THIS 14th DAY OF DECEMBER 1994

Patricia Conrad
 NOTARY PUBLIC EXPIRES 12/11/96 PATRICIA CONRAD

WITHIN THE CITY OF NORTH RIDGEVILLE

APPROVED THIS 13th DAY OF December 1994

James J. Hall
 SECRETARY CITY PLANNING COMMISSION

APPROVED THIS 13th DAY OF December 1994

Mark R. Stewart
 CITY ENGINEER

APPROVED THIS 13th DAY OF December 1994

Mark R. Stewart
 CITY ENGINEER

TRANSFERRED
 IN COMPLIANCE WITH SEC. 314.202
 OHIO REV. CODE

MAR 21 1995

MARK R. STEWART
 LORAIN COUNTY AUDITOR

TRANSFERRED THIS _____ DAY OF _____ 1994

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

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

Accepted for recording
 MAR 21 1995
 PLAT
 VC: 54
 PAGE: 15
 LORAIN COUNTY RECORDER

12960 B4
 (Atty Conrad)
 Box: Mabel House

PROPERTY LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	630.00	73.50	36.79	73.46	N 85°49'55" W	06°41'04"
C2	570.00	40.69	20.35	40.68	N 84°32'04" W	04°05'23"
C3	25.00	40.75	26.53	38.39	N 46°43'16" E	93°23'57"
C4	50.00	37.82	19.87	36.93	S 21°38'58" E	43°20'30"
C5	60.00	55.22	29.74	53.29	N 16°57'22" W	52°43'43"
C6	60.00	54.78	29.47	52.90	N 35°33'56" E	52°18'54"
C7	60.00	59.27	32.30	56.89	N 89°58'43" W	56°35'47"
C8	60.00	54.78	29.47	52.90	N 35°31'22" W	52°18'54"
C9	60.00	55.22	29.74	53.29	N 16°59'56" E	52°43'43"
C10	50.00	37.82	19.87	36.93	N 21°41'32" E	43°20'30"
C11	25.00	39.27	25.00	35.36	S 44°58'43" E	90°00'00"
C12	50.00	15.21	7.67	15.15	N 81°18'18" E	17°25'59"
C13	50.00	39.73	20.98	38.70	S 48°49'22" W	45°31'52"
C14	60.00	72.95	41.75	68.54	S 61°53'21" W	89°39'51"
C15	60.00	48.88	25.89	47.54	S 59°56'32" E	46°40'25"
C16	60.00	49.09	26.01	47.73	S 13°09'58" E	46°52'42"
C17	60.00	49.09	26.01	47.73	N 33°42'44" E	46°52'42"
C18	60.00	34.42	17.70	33.95	N 73°35'11" E	32°52'12"
C19	630.00	38.97	19.49	38.96	S 88°12'24" E	03°32'38"
C20	630.00	43.38	21.70	43.37	S 84°27'44" E	03°56'42"
C21	570.00	66.50	33.29	66.46	S 85°49'55" E	06°41'04"
C22	30.00	47.12	30.00	42.43	N 45°49'33" E	90°00'00"
C23	30.00	47.12	30.00	42.43	N 44°10'27" W	90°00'00"
C24	44.90	54.82	18.54	55.90	N 42°15'01" W	44°26'12"
C25	60.00	60.01	57.19	51.54	N 46°39'04" W	57°05'40"
C26	60.00	54.55	29.32	52.69	S 78°39'04" W	52°05'13"
C27	60.00	51.96	31.06	55.20	N 73°15'18" E	54°42'18"
C28	60.00	106.50	76.60	74.51	N 55°56'14" W	105°32'46"
C29	50.00	11.42	5.73	11.39	S 78°45'49" W	13°04'52"
C30	50.00	26.41	13.52	26.10	N 79°33'56" W	30°15'38"

CENTER LINE CURVE TABLE

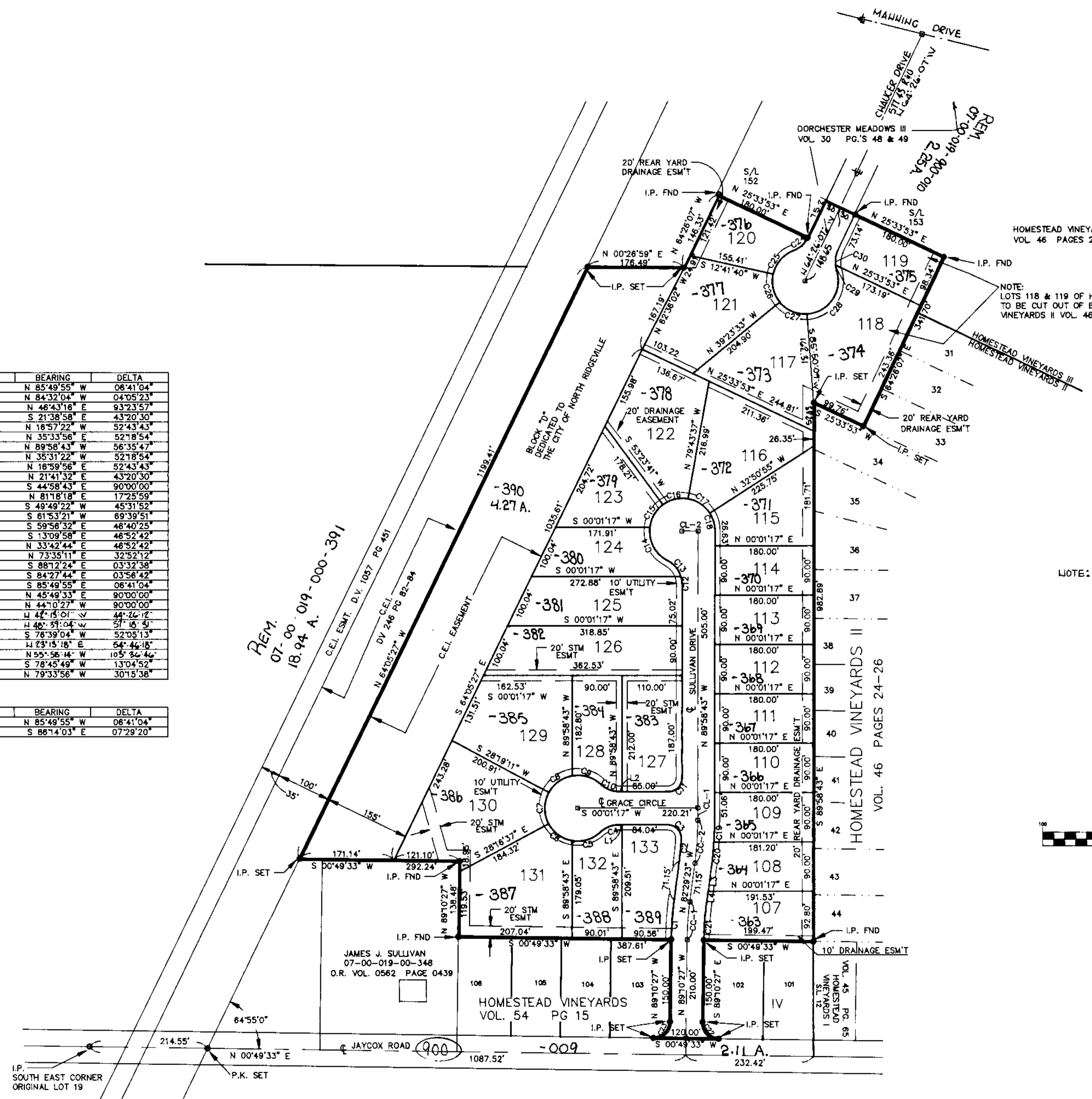
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CC-1	600.00	70.00	35.04	69.96	N 85°49'55" W	06°41'04"
CC-2	600.00	78.42	39.27	78.37	S 86°14'03" E	07°29'20"

CENTER LINE TABLE

LINE	DIRECTION	DISTANCE
CL-1	N 89°58'43" W	22.69
CL-2	S 00°01'17" W	30.00

PROPERTY LINE TABLE

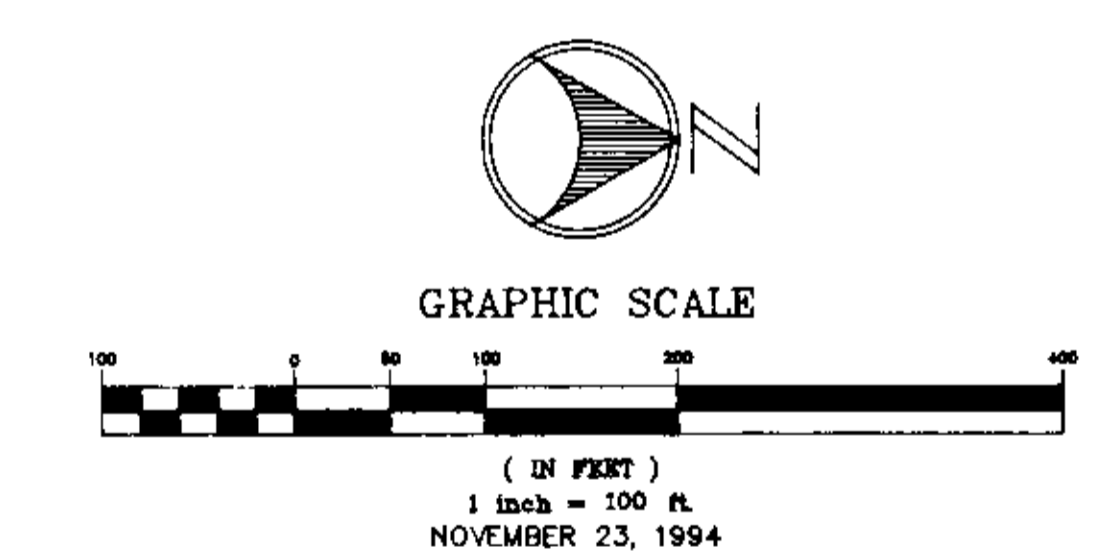
LINE	DIRECTION	DISTANCE
L1	S 00°01'17" W	4.72
L2	S 00°01'17" W	4.72
L3	S 82°29'23" E	47.23
L4	S 82°29'23" E	23.92



HOMESTEAD VINEYARDS III
VOL. 46 PAGES 27-29

NOTE:
LOTS 118 & 119 OF HOMESTEAD VINEYARDS V
TO BE CUT OUT OF BLOCK "B" OF HOMESTEAD
VINEYARDS II VOL. 46 PAGES 24-26.

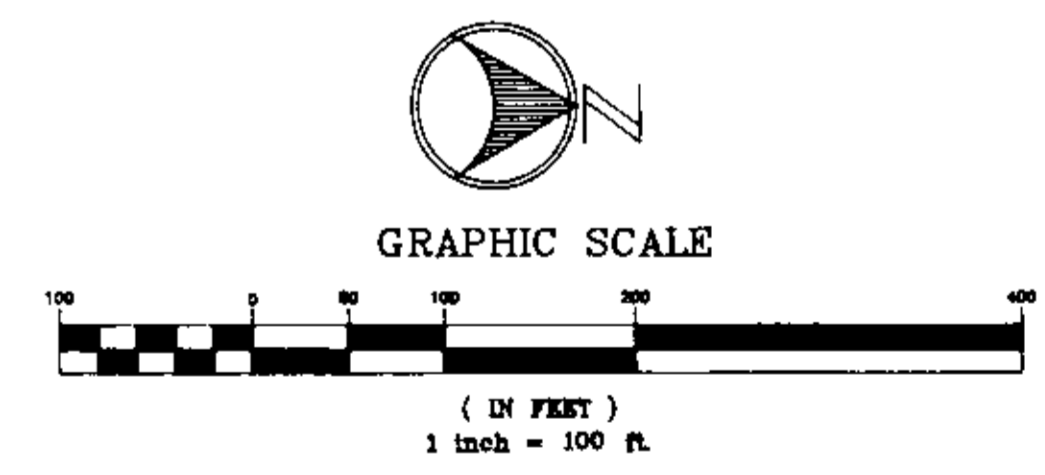
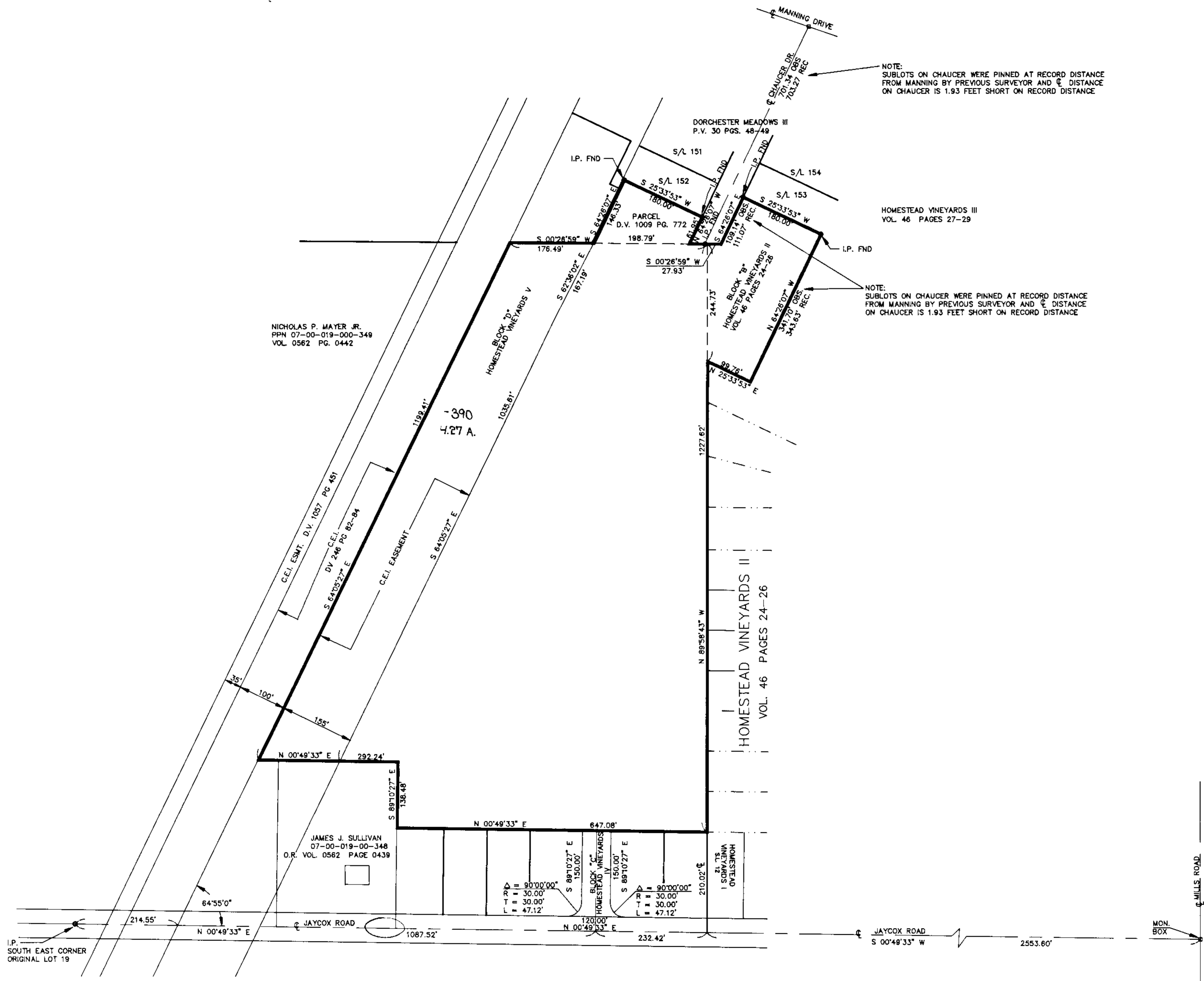
NOTE: ALL BUILDING LINES ARE AT
A 50 FT. SETBACK



HOMESTEAD VINEYARDS V

PREPARED FOR
FRANK DITTORE
37000 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

PREPARED BY
MICHAEL ZINICH & ASSOC.
38586 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039



HOMESTEAD VINEYARDS V

PREPARED FOR
FRANK DETTNER
37000 CENTER RIDGE ROAD
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PREPARED BY
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35888 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039