

MACKAY

4195

CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "RIDGEFIELD HOMES SUBDIVISION NUMBER 1" AS SHOWN HEREON AND CONTAINING 7.5144 ACRES OF LAND IN ORIGINAL LOT No. 11 OF RIDGEVILLE TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED HEREON IRON PIN MONUMENTS WERE FOUND OR SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO EXPRESS ANGLES ONLY. THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR ONE (1) FOOT TO THE TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY.

THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THE SURVEY.

Ruhan R markon RICHARD R. MACKAY P.S. 4195

BLANKET EASEMENT

FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SURFACE DRAINAGE. THE OWNERS AND SUBDIVIDERS OF THIS SUBDIVISION RESERVE FOR THE BENEFIT OF THEMSELVES AND FOR THE BENEFIT OF THE CITY OF NORTH RIDGEVILLE, OHIO, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT BEING FIVE (5.0') FEET IN WIDTH ADJACENT AND CONTIGUOUS TO EACH SIDE—LINE OF EACH LOT AND TEN (10') FEET IN WIDTH ADJACENT AND CONTIGUOUS TO EACH REAR LINE OF EACH LOT, IN ADDITION TO THE SAME EASEMENT OVER ALL OF THE PARK AREAS INDICATED HEREON AND EASEMENTS OTHERWISE NOTED ON THIS PLAT. THIS EASEMENT DOES NOT RESTRICT BUILDING CONSTRUCTION AS PERMITTED BY THE CITY OF NORTH RIDGEVILLE BUILDING CODE.

EASEMENT DEDICATION

I, MICHAEL SCHMITT, PRESIDENT, RIDGEFIELD HOMES, INC., OWNER OF THE LANDS EMBRACED WITHIN THIS PLAT, DO HEREBY GRANT TO PUBLIC USE FOREVER THE EASEMENTS SHOWN ON THIS PLAT. SAID EASEMENTS, DESIGNATED HEREON AS "SANITARY SEWER, STORM SEWER DRAINAGE, AND/OR WATER MAIN EASEMENT" OF THE LIMITS SHOWN ARE GRANTED TO THE CITY OF NORTH RIDGEVILLE, OHIO, AND ARE INTENDED GENERALLY TO CONSTRUCT, OPERATE, CLEAN, REPAIR AND MAINTAIN SANITARY SEWERS, STORM SEWERS OR SWALES, WATER MAINS. DITCHES, AND/OR CHANNELS INCLUDING ALL MANHOLES, CATCH BASINS, HEADWALLS AND RELATED APPURTENANCES. SAID EASEMENTS SHALL INCLUDE THE RIGHT OF ACCESS AND INGRESS AND EGRESS AND THE RIGHT TO REMOVE TREES AND LANDSCAPING WHICH MAY INTERFERE WITH THE CONSTRUCTION, OPERATION REPAIR OR MAINTENANCE OF SAID FACILITIES.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE APPEARED MICHAEL SCHMITT, PRESIDENT, RIDGEFIELD HOMES, INC., OWNER OF THE LAND PLATTED HEREON, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER, IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT STANKSVILLE, OHIO, THIS 6 TOWAY OF 11 ARCH. 25.

NOTARY PUBLIC MY COMMISSION EXPIRES -

RIDGEFIELD HOMES, INC. SUBDIVISION No. 1

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT No. 11

ACCEPTANCE AND DEDICATION

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 11, AND CONTAINING 7.5144 ACRES, AND BEING PART OF THE SAME TRACT AS CONVEYED TO RIDGEFIELD HOMES AND DESCRIBED IN DEED RECORDED IN DEED BOOK 883 PAGE 422, RECORDERS'S OFFICE, LORAIN COUNTY.

THE UNDERSIGNED, RIDGEFIELD HOMES, INC., MICHAEL SCHMITT PRESIDENT, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "RIDGEFEILD HOMES SUBDIVISION NUMBER 1" A SUBDIVISION OF BLOCKS A, B, AND C, INCLUSIVE AND DO HEREBY ACKNOWLEDGE THIS PLAT OF THE SAME AND DEDICATE TO USE "WOODBRIDGE COURT (60 FEET WIDE) AS SHOWN HEREON IN GRAPHIC SYMBOL AND ALL OR PARTS OF 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 LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF NORTH RIDGEVILLE. OHIO. 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 IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE

BEFORE ME A NOTARY PUBLÍC IN AND FOR SAID COUNTY AND STATE APPEARED MICHAEL SCHMITT, PRESIDENT, RIDGEFIELD HOMES, INC., OWNER OF THE LAND PLATTED HEREON, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER, IN WITNESS THEREOF I HAVE

MY COMMISSION EXPIRES Notary Public, - State of Ohio

MORTGAGE RELEASE

THE UNDERSIGNED, HUNTINGTON NATIONAL BANK, BY JAMES R. LOGAN ___ , HERBY CONSENT TO THE DEDICATION OF THE STREETS AS SHOWN HEREON IN GRAPHIC SYMBOL AND THE LANDS EMBRACED WITHIN THE SAID STREET LINES ARE HEREBY RELEASED FROM THE OPERATIONS OF THE MORTGAGE HELD BY HUNTINGTON NATIONAL BANK.

LILINTINGTON NATIONAL BANK

JAMES R. LOGAN BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE APPEARED _ OFFICER FOR HUNTINGTON NATIONAL BANK, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER, IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT STRONGSVILLE , OHIO, THIS 30 DAY OF JUNE

WILLIAM F. MAHONEY, Attorney MY COMMISSION EXPIRES Notary Public, - State of Ohy

TRANSFERRED N COMPLIANCE WITH SEC. 319-202 SEP 7 1995 X9

MARK R. STEWART

LORAIN COUNTY AUDITOR

(1.m.

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE PLANNING COMMISSION THIS 25 DAY OF April 1995

PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE OR THIS DAY OF HEALT 1995. THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE CITY ENGINEER THIS BO DAY OF APRIL 1995.

TRANSFERRED THIS _____ DAY OF____ LORAIN COUNTY AUDITOR FILED FOR RECORD THIS DAY OF September AT 11:29 AM.

RECORDED THIS 7+4 DAY OF September 19 95, IN PLAT BOOK

No. 55 PAGE No. 45 + 46 inc. 86 40 me many Ann Jameson LORAINDRAID COUNTY REGARDERE BOX: L.C.T.

UNDERGROUND UTILITY EASEMENT

THE RIDGEFIELD HOMES, INC., OWNERS OF THE LAND PLATTED HEREON DO HEREBY GRANT UNTO OHIO EDISON COMPANY, ALLTEL, G.T.E., CONTINENTAL CABLE CO., THEIR SUCCESSORS AND ASSIGNS, (HEREAFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET WIDE UNDER, OVER AND THROUGH ALL SUBLOTS BLOCKS AND ALL LAND SHOWN HEREON, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATION CABLES, DUCTS, CONDUITS, 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 AND/OR COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT REMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND/OR COMMUNICATION FACILITIES, 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, BLOCKS AND LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

RIDGEFIELD HOMES, INC.

OHIO EDISON COMPANY THIS 2 DAY OF APEL 1972.

BY: Dwald R. Charlen

BY: Dwald R. Charlen

BY: John John

BY: John John

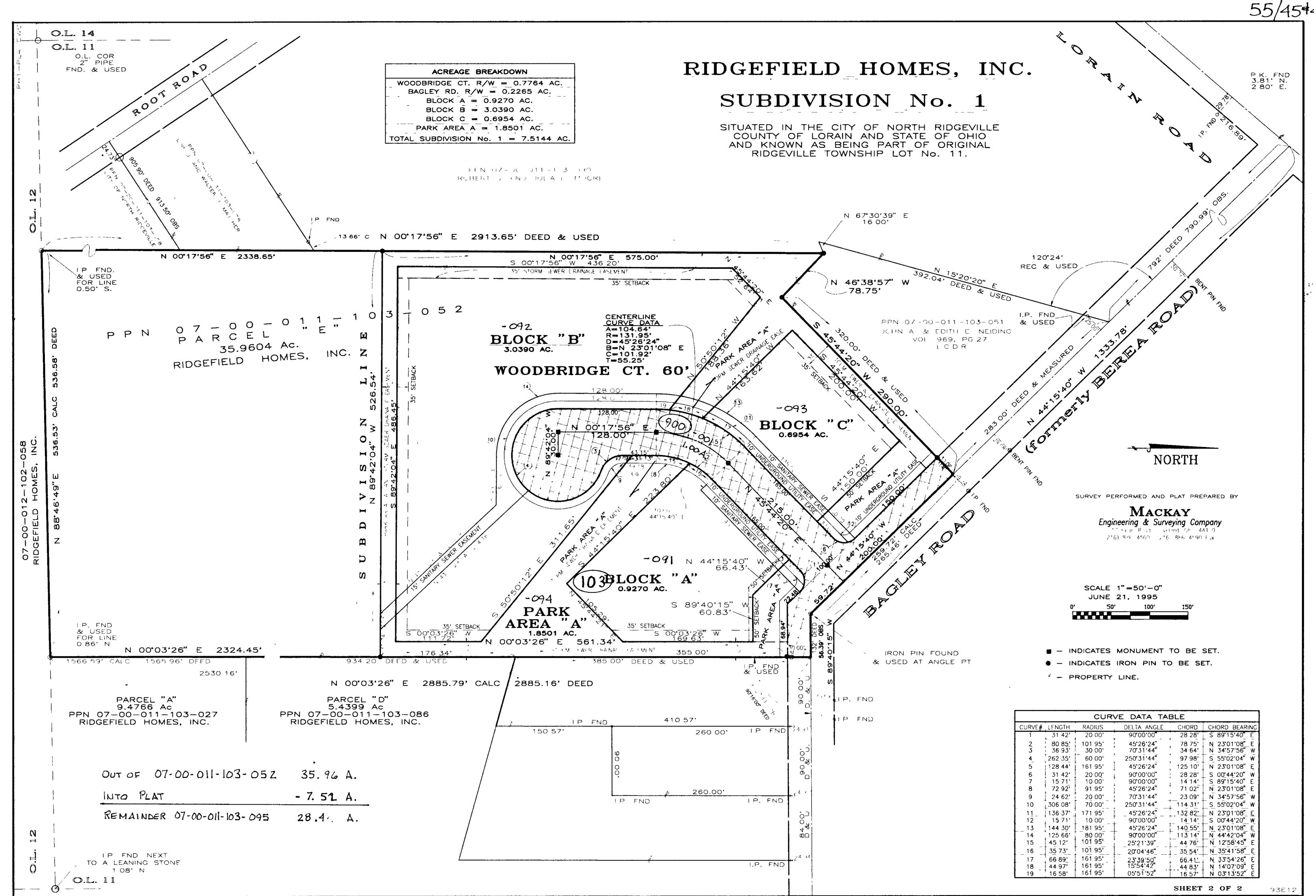
CONTINENTAL CABLE COMPANY THIS 10 DAY OF APEL 1995.

BY: John Day Of Day Of Apel 1995.

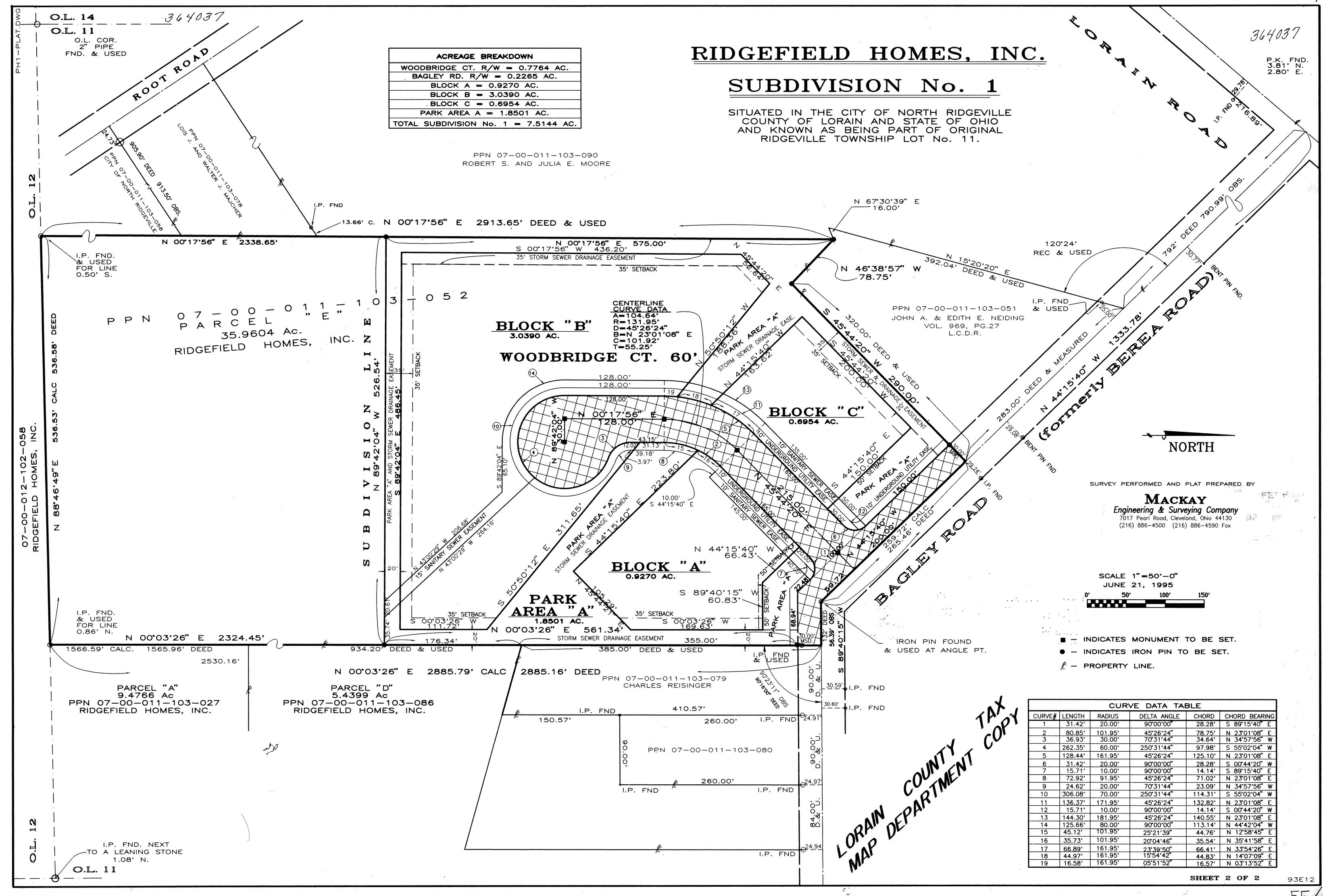
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