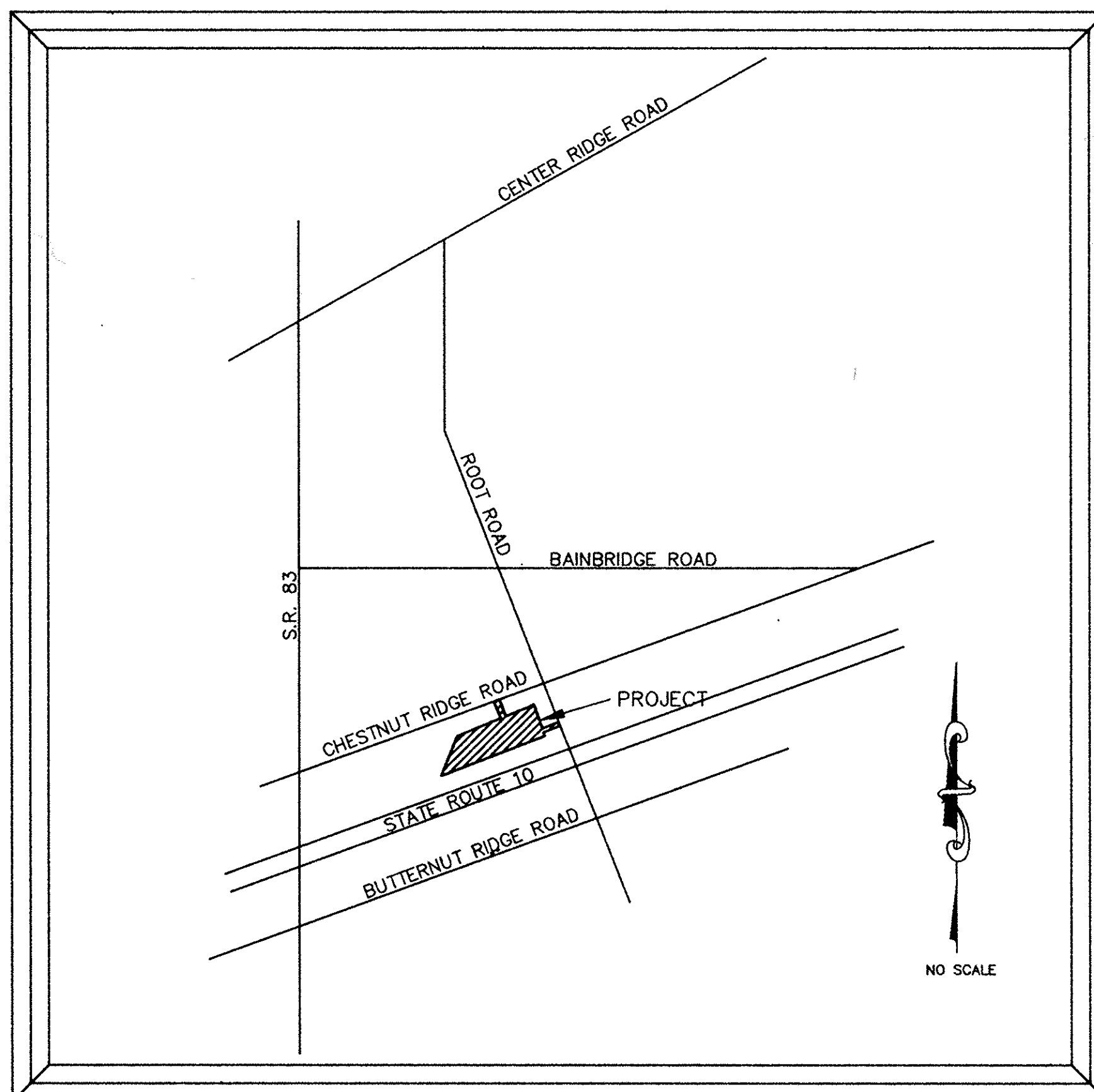


# WILDWOOD ESTATES

## ORIGINAL RIDGEVILLE TWP LOT NO. 14

CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

### LOCATION MAP



SHEET INDEX	
SHEET No. 1	COVER SHEET
SHEET No. 2	PLAT OF WILDWOOD ESTATES

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 = 1,752,815.196 S.F.  
= 40.2391 ACRES  
STREET AREA = 282,683.5584 S.F.  
= 6.4895 ACRES  
BLOCK "A" = 17,250.4044 S.F.  
= 0.3960 ACRES  
TOTAL AREA = 2,052,748.8889 S.F.  
= 47.1246 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. 14, CONTAINING 47.1246 ACRES AND BEING THE SAME TRACT CONVEYED TO \_\_\_\_\_ AND DESCRIBED O.R. \_\_\_\_\_ PAGE \_\_\_\_\_ O.R. \_\_\_\_\_ PAGE \_\_\_\_\_ O.R. \_\_\_\_\_ PAGE \_\_\_\_\_ AND PLAT \_\_\_\_\_ IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED DONALD MOULD HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "WILDWOOD ESTATES," A SUBDIVISION OF 73 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 17th DAY OF December, 1996

South A. Haponek WITNESS  
Donald Mould DONALD MOULD

#### NOTARIAL SEAL

STATE OF OHIO, COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE DID PERSONALLY APPEAR Donald Mould 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 17 DAY OF December, 1996

South A. Haponek NOTARY PUBLIC

#### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED & PLATTED "WILDWOOD ESTATES" AS SHOWN HEREON AND CONTAINING 47.1246 ACRES OF LAND IN ORIGINAL LOT NO. 14 OF RIDGEVILLE TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED BY \_\_\_\_\_, 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 S6211



#### MORTGAGEE'S CERTIFICATE

THIS TO CERTIFY THAT Frank J. Dolegna AS SE. V.P. MORTGAGEE OF AND Eric Edlund AS V.P. MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "WILDWOOD ESTATES" TO BE CORRECT AND DEDICATE TO PUBLIC USE FOR PURPOSES THE ROADS AS SHOWN HEREON.

Patricia A. Haponek WITNESS  
Patricia A. Haponek WITNESS  
Frank J. Dolegna BY Frank J. Dolegna  
Eric Edlund BY Eric Edlund  
South A. Haponek WITNESS  
South A. Haponek WITNESS

#### NOTARIAL SEAL

STATE OF OHIO, COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE DID PERSONALLY APPEAR Frank J. Dolegna AND Eric Edlund 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 17th DAY OF December, 1996

South A. Haponek NOTARY PUBLIC

#### WITHIN THE CITY OF NORTH RIDGEVILLE

APPROVED THIS 16th DAY OF December, 1996

Andrea H. Hall  
SECRETARY CITY PLANNING COMMISSION

APPROVED THIS 13 DAY OF December, 1996

Maureen Ellis  
MAYOR

APPROVED THIS 13 DAY OF December, 1996

Stewart Lovell  
CITY ENGINEER

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996 \_\_\_\_\_ LORAIN COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996 AT \_\_\_\_\_ M

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996 IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

JAN 10 1997

RECEIVED FOR RECORD  
IN COMPLIANCE WITH SEC. 319-202  
VOL. 52 MARY ANN JAMISON  
PAGE 3432 Lorain County Recorder  
#36 42 94  
Box 1270 (L.M.)

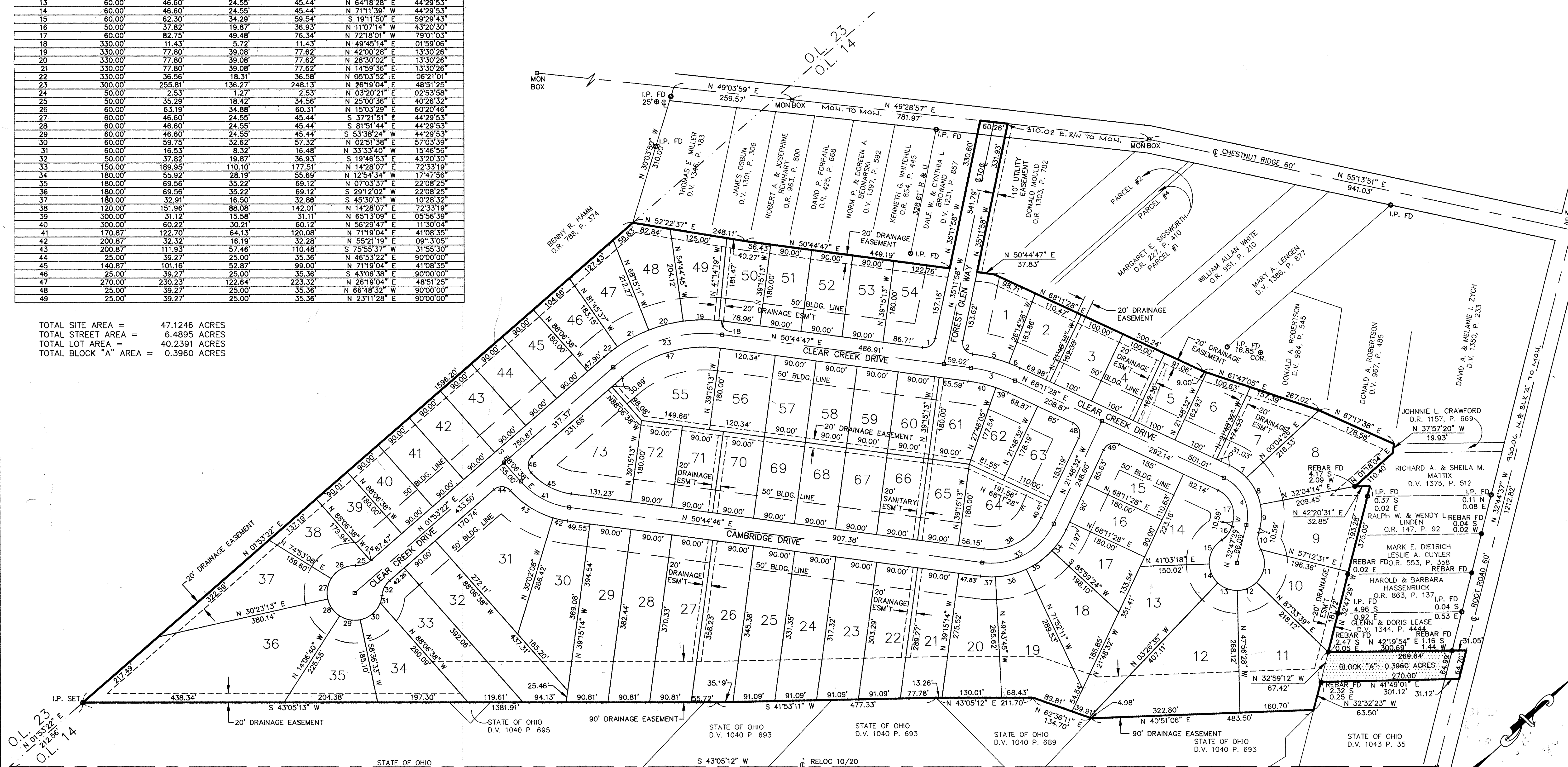
TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JAN 10 1997  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	25.00'	37.50'	23.29'	34.08'	N 07°46'24" E	85°56'45"
2	25.00'	41.04'	26.83'	36.58'	N 82°13'26" W	94°03'15"
3	330.00'	100.47'	50.63'	100.09'	N 59°28'07" E	17°26'41"
4	90.00'	124.12'	74.21'	114.52'	S 72°18'01" E	79°01'03"
5	360.00'	81.75'	41.05'	81.58'	N 57°15'08" E	13°00'41"
6	360.00'	27.86'	13.93'	27.85'	N 65°58'28" E	04°26'00"
7	120.00'	45.83'	23.20'	45.55'	N 79°07'57" E	21°52'58"
8	120.00'	67.01'	34.41'	66.14'	N 73°55'40" W	31°59'48"
9	120.00'	52.65'	26.76'	52.23'	N 45°21'37" W	25°08'17"
10	50.00'	37.82'	19.87'	36.93'	N 54°27'44" W	43°20'30"
11	60.00'	77.17'	44.96'	71.96'	N 39°17'10" W	73°41'38"
12	60.00'	46.60'	24.55'	45.44'	N 19°48'35" E	44°29'53"
13	60.00'	46.60'	24.55'	45.44'	N 64°18'28" E	44°29'53"
14	60.00'	46.60'	24.55'	45.44'	N 71°11'39" W	44°29'53"
15	60.00'	62.30'	34.29'	59.54'	S 19°11'50" E	59°29'43"
16	50.00'	37.82'	19.87'	36.93'	N 11°07'14" W	43°20'30"
17	60.00'	82.75'	49.48'	76.34'	N 72°18'01" W	79°01'03"
18	330.00'	11.43'	5.72'	11.43'	N 49°45'14" E	01°59'06"
19	330.00'	77.80'	39.08'	77.62'	N 42°00'28" E	13°30'26"
20	330.00'	77.80'	39.08'	77.62'	N 28°30'02" E	13°30'26"
21	330.00'	77.80'	39.08'	77.62'	N 14°59'36" E	13°30'26"
22	330.00'	36.56'	18.31'	36.56'	N 05°03'52" E	06°21'01"
23	300.00'	255.81'	136.27'	248.13'	N 26°19'04" E	48°51'25"
24	50.00'	2.53'	1.27'	2.53'	N 03°20'21" E	02°53'58"
25	50.00'	35.29'	18.42'	34.56'	N 25°00'36" E	40°26'32"
26	60.00'	63.19'	34.88'	60.31'	N 15°03'29" E	60°20'46"
27	60.00'	46.60'	24.55'	45.44'	S 37°21'51" E	44°29'53"
28	60.00'	46.60'	24.55'	45.44'	S 81°51'44" E	44°29'53"
29	60.00'	46.60'	24.55'	45.44'	S 53°38'24" W	44°29'53"
30	60.00'	59.75'	32.62'	57.32'	N 02°51'38" E	57°03'39"
31	60.00'	16.53'	8.32'	16.48'	N 33°33'40" W	15°46'56"
32	50.00'	37.82'	19.87'	36.93'	S 19°46'53" E	43°20'30"
33	150.00'	189.95'	110.10'	177.51'	N 14°28'07" E	72°33'19"
34	180.00'	55.92'	28.19'	55.69'	N 12°54'34" W	17°47'56"
35	180.00'	69.56'	35.22'	69.12'	N 07°03'37" E	22°08'25"
36	180.00'	69.56'	35.22'	69.12'	S 29°12'02" W	22°08'25"
37	180.00'	32.91'	16.50'	32.88'	S 45°30'31" W	10°28'32"
38	120.00'	151.96'	88.08'	142.01'	N 14°28'07" E	72°33'19"
39	300.00'	31.12'	15.58'	31.11'	N 65°13'09" E	05°56'39"
40	300.00'	60.22'	30.21'	60.12'	N 56°29'47" E	11°30'04"
41	170.87'	122.70'	64.13'	120.08'	N 71°19'04" E	41°08'35"
42	200.87'	32.32'	16.19'	32.28'	N 55°21'19" E	09°13'05"
43	200.87'	111.93'	57.46'	110.48'	S 75°55'37" W	31°55'30"
44	25.00'	39.27'	25.00'	35.36'	N 46°53'22" E	90°00'00"
45	140.87'	101.16'	52.87'	99.00'	N 71°19'04" E	41°08'35"
46	25.00'	39.27'	25.00'	35.36'	S 43°06'38" E	90°00'00"
47	270.00'	230.23'	122.64'	223.32'	N 26°19'04" E	48°51'25"
48	25.00'	39.27'	25.00'	35.36'	N 66°48'32" W	90°00'00"
49	25.00'	39.27'	25.00'	35.36'	N 23°11'28" E	90°00'00"

TOTAL SITE AREA = 47.1246 ACRES  
 TOTAL STREET AREA = 6.4895 ACRES  
 TOTAL LOT AREA = 40.2391 ACRES  
 TOTAL BLOCK "A" AREA = 0.3960 ACRES

LEGEND

- MONUMENT BOX = □
- REBAR FOUND = ●
- IRON PIN FOUND = ○
- IRON PIN SET = ●

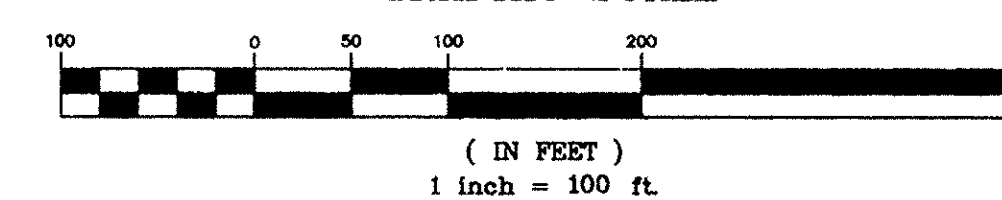


NOTE: ALL STREET RIGHT OF WAYS SHALL BE 60' WIDE

NOTE: ALL LOTS SHALL HAVE A 10' WIDE UTILITY EASEMENT ADJACENT AND PARALLEL TO THE RIGHT OF WAY LINE OF THE STREET. IN ADDITION TO LOT 1 SHALL HAVE A 20' WIDE EASEMENT ADJACENT AND PARALLEL TO FOREST GLEN



GRAPHIC SCALE



DONALD MOULD WILDWOOD ESTATES PLAT

SEPTEMBER 13, 1996  
 REVISED: NOV. 22, 1996  
 MICHAEL JUNICH & ASSOCIATES  
 35608 CENTER RIDGE ROAD  
 NORTH RIDGEVILLE, OHIO 44039  
 PH: (216) 827-7740  
 FAX: (216) 827-5620