

HOMESTEAD VINEYARDS VI

ORIGINAL RIDGEVILLE LOT NO. 19

CITY OF NORTH RIDGEVILLE

COUNTY OF LORAIN

STATE OF OHIO

DATE: JULY 30, 1997
REVISED: FEBRUARY 13, 1998

SHEET INDEX	
SHEET No. 1	COVER SHEET
SHEET No. 2	PLAT OF HOMESTEAD VINEYARDS VI

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.

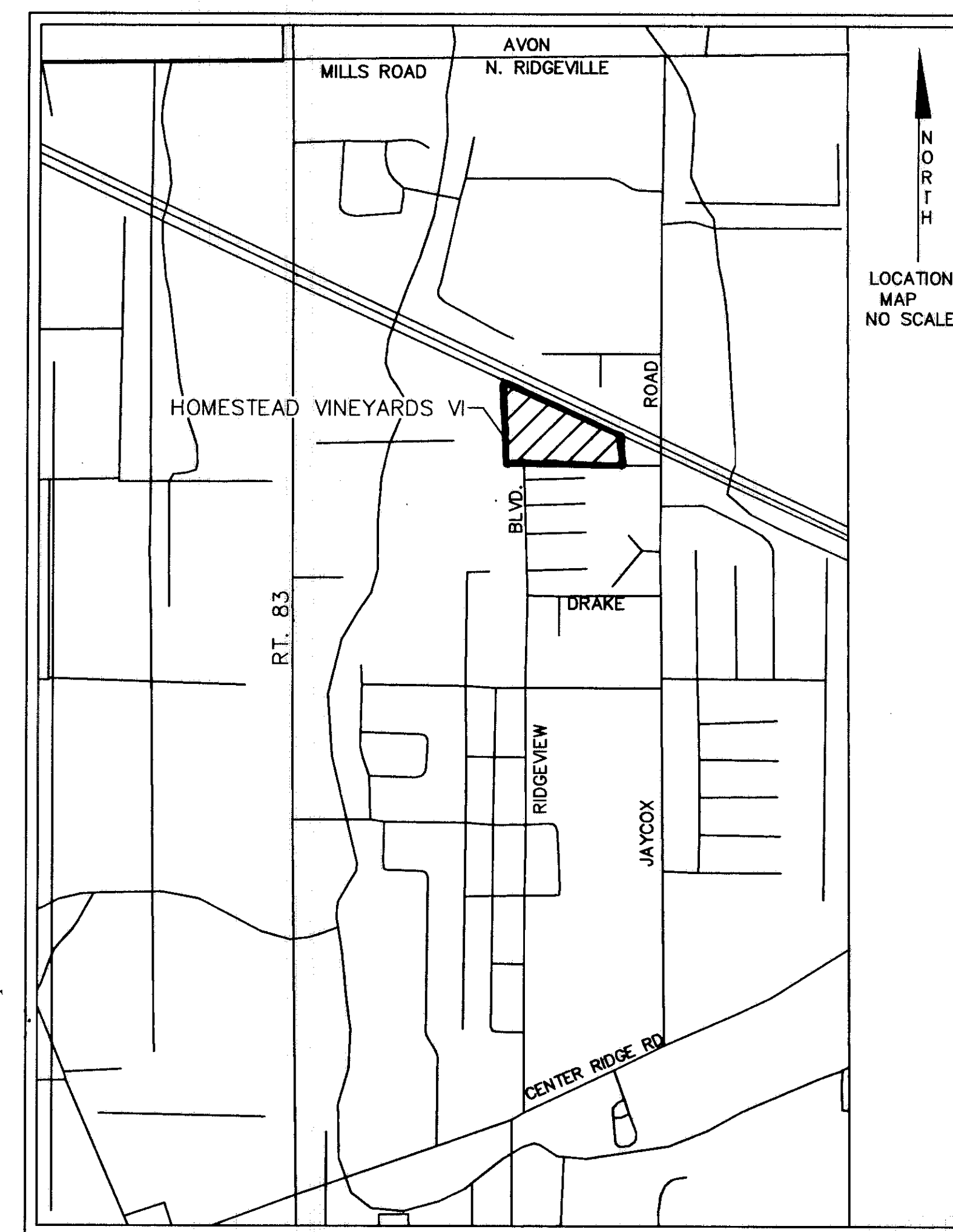
UTILITY EASEMENT:
GIVEN TO PUBLIC AND PRIVATE UTILITIES & IS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, REPAIR, OR ALTERATION OF THE UTILITIES.

AREAS:
LOT AREA = 497,137.21 S.F.
= 11.4127 ACRES 11.4174
STREET AREA = 78,364.44 S.F.
= 1.7990 ACRES
TOTAL AREA = 575,501.65 S.F.
= 13.2117 ACRES 13.2164

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED & PLATTED "HOMESTEAD VINEYARDS VI" AS SHOWN HEREON AND CONTAINING 13.2164 ACRES OF LAND IN ORIGINAL LOT NO. 19 OF RIDGEVILLE TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED BY IRON PIN MONUMENTS FOUND OR SET, 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: [Signature]
DANE A. HAPONEK
REGISTERED SURVEYORS NO. OHIO S6211



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 13.2117 ACRES AND BEING THE SAME TRACT CONVEYED TO FRANK J. DETTONE AND DESCRIBED FILE NO. 473242, IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "HOMESTEAD VINEYARDS VI," A SUBDIVISION OF 36 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 18TH DAY OF FEBRUARY 1998

[Signature] WITNESS
[Signature] OWNER

NOTARIAL SEAL

STATE OF OHIO, COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE DID PERSONALLY APPEAR FRANK J. DETTONE AND 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 18TH DAY OF FEBRUARY 1998

[Signature] DWAYNE E LEWIS, NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES 12/27/2002

MORTGAGEE'S CERTIFICATE

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

WITNESS _____

WITNESS _____

NOTARIAL SEAL

STATE OF OHIO, COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE DID PERSONALLY APPEAR _____ AND 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 _____ DAY OF _____ 1998

NOTARY PUBLIC _____

WITHIN THE CITY OF NORTH RIDGEVILLE

APPROVED THIS 18TH DAY OF February 1998
[Signature]
SECRETARY CITY PLANNING COMMISSION

APPROVED THIS 28TH DAY OF MAY 1998
[Signature]
MAYOR

APPROVED THIS 28TH DAY OF May 1998
[Signature]
CITY ENGINEER

TRANSFERRED THIS _____ DAY OF _____ 1998
LORAIN COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____ 1998 AT _____ M

RECORDED THIS _____ DAY OF _____ 1998 IN PLAT BOOK _____ PAGE _____

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE

SEP 17 1998

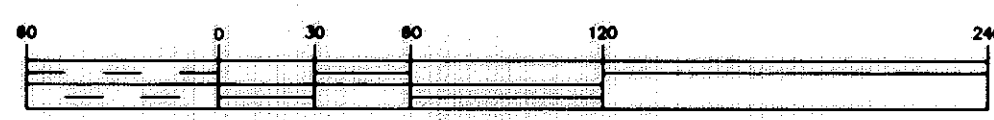
MARK R. STEWART
LORAIN COUNTY AUDITOR

RECEIVED FOR RECORD

at 2:00 P.M. in PLAT RECORD
VOL. 66 MARY ANN JAMISON
PAGE 3839 Lorain County Recorder

Box MICHAEL ZUMMICH
327-5365 #8640

GRAPHIC SCALE



(IN FEET)

DATE: JANUARY - 1998
REVISED: FEBRUARY 13, 1998
REVISED: AUGUST 26, 1998

JANE & ERNEST BALAS
PPN 7-00-019-000-170
VOL. 577 PG. 44

WEST LINE OF SUBN. ESTABLISHED BY BOUNDARY SURVEY OF
FROM HOMESTEAD VINEYARDS SUBN. NO. 5 PV 54 PG 39 TO
A REC. DIST. OF 113.00 FT ALONG A WESTERLY PROJ. OF THE
NORTH LINE OF CENTER RIDGE HEIGHTS SUBN PV 10 PG 22.

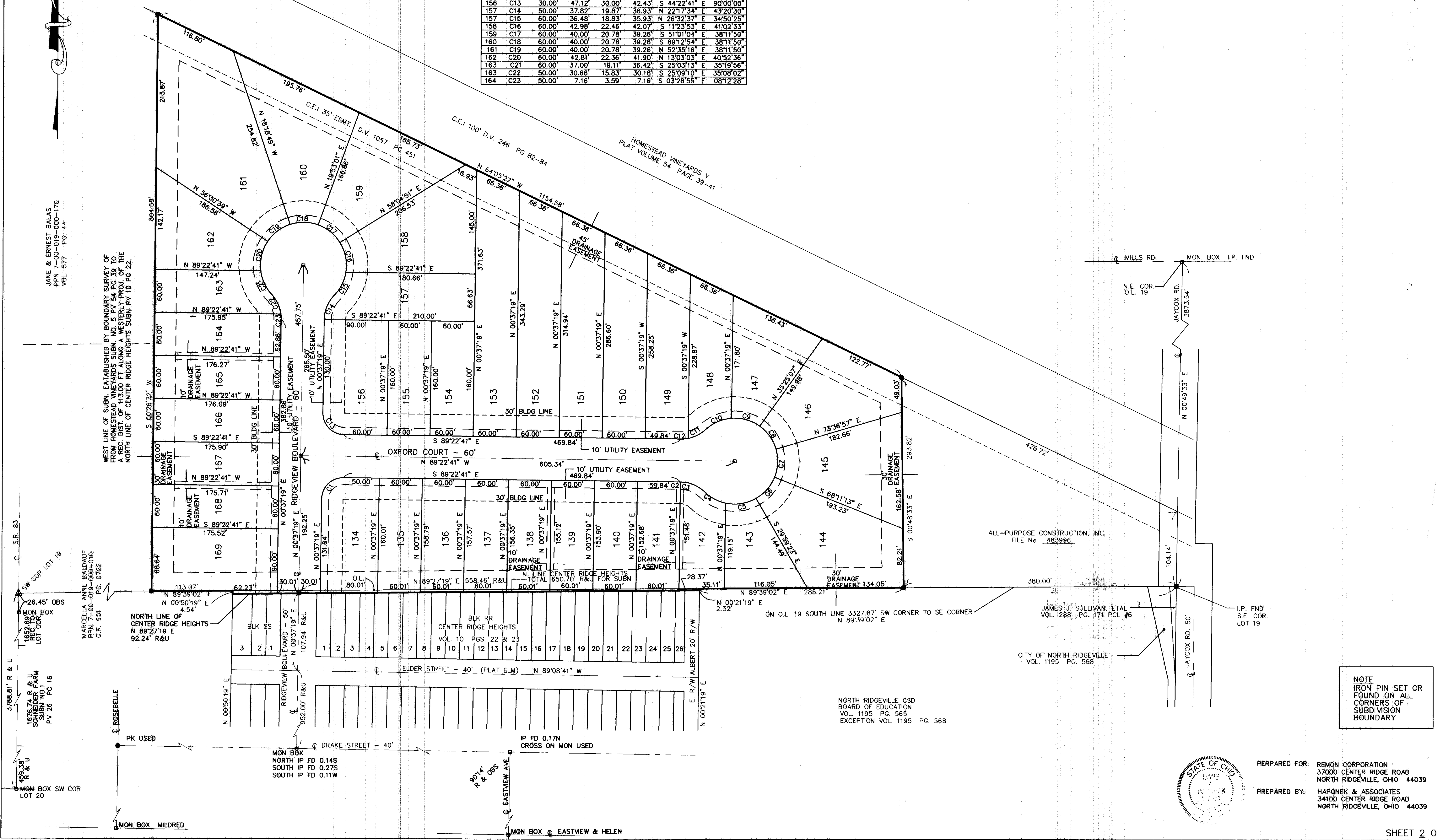
** CURVE DATA **

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
134	C1	30.00'	47.12'	30.00'	42.43'	N 45°37'19" E	90°00'00"
141	C2	50.00'	0.16'	0.08'	0.16'	N 89°17'15" W	00°10'51"
142	C3	50.00'	37.66'	19.78'	36.78'	S 67°37'00" E	43°09'39"
142	C4	60.00'	33.43'	17.16'	33.00'	S 61°59'49" E	31°55'16"
143	C5	60.00'	44.02'	23.05'	43.04'	N 81°01'35" E	42°01'56"
144	C6	60.00'	40.00'	20.78'	39.26'	N 40°54'42" E	38°11'50"
145	C7	60.00'	40.00'	20.78'	39.26'	N 02°42'52" E	38°11'50"
146	C8	60.00'	40.00'	20.78'	39.26'	N 35°28'58" W	38°11'50"
147	C9	60.00'	41.78'	21.78'	40.95'	S 74°31'55" E	39°54'04"
148	C10	60.00'	40.04'	20.80'	39.30'	N 66°23'56" E	38°14'15"
148	C11	50.00'	27.59'	14.16'	27.24'	S 63°05'25" W	31°37'13"
149	C12	50.00'	10.23'	5.13'	10.21'	N 84°45'40" E	11°43'18"
156	C13	30.00'	47.12'	30.00'	42.43'	S 44°22'41" E	90°00'00"
157	C14	50.00'	37.82'	19.87'	36.93'	N 22°17'34" E	43°20'30"
157	C15	60.00'	36.48'	18.83'	35.93'	N 26°32'37" E	34°50'25"
158	C16	60.00'	42.98'	22.46'	42.07'	S 11°23'53" E	41°02'33"
159	C17	60.00'	40.00'	20.78'	39.26'	S 51°01'04" E	38°11'50"
160	C18	60.00'	40.00'	20.78'	39.26'	S 89°12'54" E	38°11'50"
161	C19	60.00'	40.00'	20.78'	39.26'	N 52°35'16" E	38°11'50"
162	C20	60.00'	42.81'	22.36'	41.90'	N 13°03'03" E	40°52'36"
163	C21	60.00'	37.00'	19.11'	36.42'	S 25°03'13" E	35°19'56"
163	C22	50.00'	30.66'	15.83'	30.18'	S 25°09'10" E	35°08'02"
164	C23	50.00'	7.16'	3.59'	7.16'	S 03°28'55" E	08°12'28"

PLAT OF HOMESTEAD VINEYARDS VI

ORIGINAL RIDGEVILLE LOT NO. 19

CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO



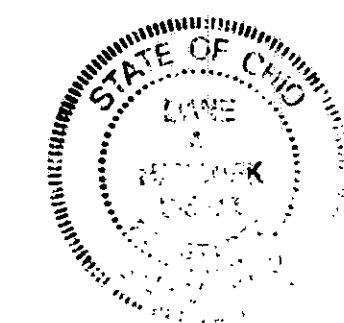
ALL-PURPOSE CONSTRUCTION, INC.
FILE No. 483996

JAMES J. SULLIVAN, ETAL
VOL. 288 PG. 171 PCL #6

CITY OF NORTH RIDGEVILLE
VOL. 1195 PG. 568

NORTH RIDGEVILLE OSD
BOARD OF EDUCATION
VOL. 1195 PG. 565
EXCEPTION VOL. 1195 PG. 568

NOTE
IRON PIN SET OR
FOUND ON ALL
CORNERS OF
SUBDIVISION
BOUNDARY



PERPARED FOR: REMON CORPORATION
37000 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
PREPARED BY: HAPONKE & ASSOCIATES
34100 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039