

INDEX OF SHEETS

- SHEET 1/3 SUBDIVISION PLAT - SOUTH HALF WITH SIGNATURE APPROVALS
- SHEET 2/3 SUBDIVISION PLAT - NORTH HALF
- SHEET 3/3 SUBDIVISION PLAT - WESTIN WAY AND SURVEYOR'S CERTIFICATE

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 3 DAY OF DECEMBER 1998.

CITY ENGINEER John Hart

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 7 DAY OF DEC. 1998.

PLANNING COMMISSION-CHAIRPERSON Richard E. Keys

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 31ST DAY OF DECEMBER 1998. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

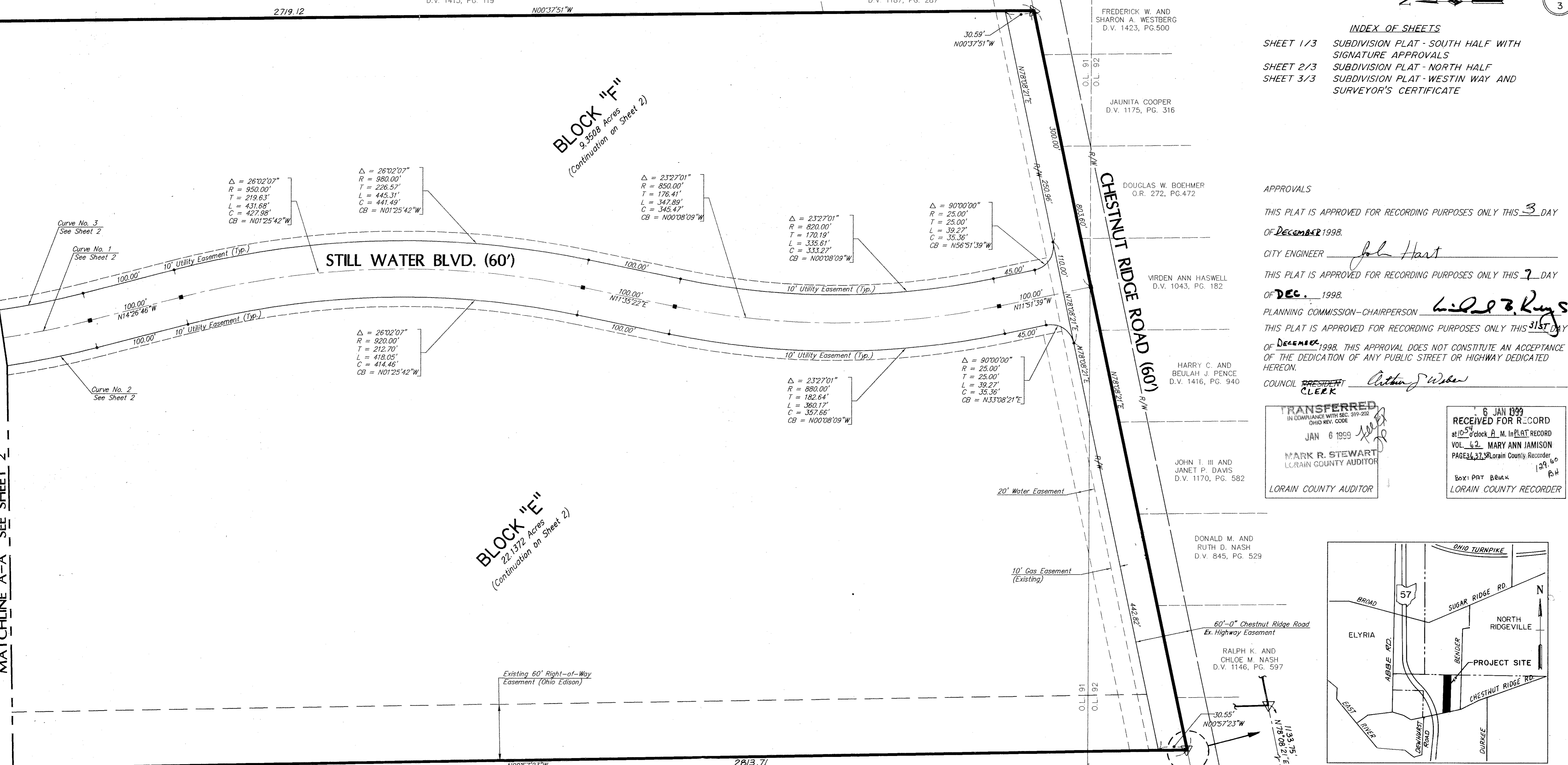
COUNCIL PRESIDENT Arthur J. Wiser  
CLERK

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JAN 6 1999  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

6 JAN 1999  
RECEIVED FOR RECORD  
at 10:24 o'clock A.M. in PLAT RECORD  
VOL. 62 MARY ANN JAMISON  
PAGE 31, 32 Lorain County Recorder  
1998  
Box: PRT Bldg.  
LORAIN COUNTY RECORDER

MATCHLINE A-A SEE SHEET 2

MATCHLINE A-A SEE SHEET 2



BLOCK "E"  
22.372 Acres  
(Continuation on Sheet 2)

BLOCK "F"  
9.3508 Acres  
(Continuation on Sheet 2)

**OWNERS CERTIFICATION**  
ACCEPTANCE & DEDICATION  
WE, THE UNDERSIGNED OWNER, SUNRISE DEVELOPMENT CO. HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS CHESTNUT RIDGE RESIDENTIAL DEVELOPMENT NO. 1, A SUBDIVISION OF LOTS 1 TO 31 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS:  
STILL WATER BLVD.  
MILL STREAM CIRCLE  
FIELDSTONE DRIVE  
WESTIN WAY AND PART OF CHESTNUT RIDGE ROAD.  
WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THIS UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF ELYRIA, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM UNDER OR THROUGH THE UNDERSIGNED.

CHESTNUT RIDGE PROPERTIES, LTD.  
(Commercial Development)  
Doc. No. 980523936

IN WITNESS WHEREOF, WE SUNRISE DEVELOPMENT COMPANY, AN OHIO CORPORATION, BY ROBERT F. MONCHEIN, VICE PRESIDENT, HAVE HEREUNTO SET OUR HAND THIS 16<sup>TH</sup> DAY OF NOVEMBER 1998.

SUNRISE DEVELOPMENT CO.  
Robert F. Monchein  
ROBERT F. MONCHEIN, VICE PRESIDENT

STATE OF OHIO  
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>TH</sup> DAY OF NOVEMBER 1998.

Laura Dulack  
NOTARY PUBLIC  
MY COMM. EXPIRES

**UTILITIES EASEMENT**  
SUNRISE DEVELOPMENT COMPANY, OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY, THE ALLTEL COMPANY, MEDIA ONE CABLE COMPANY AND COLUMBIA GAS COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT TEN (10) FEET IN WIDTH, AS SHOWN HEREIN, TO CONSTRUCT, PLACE AND OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, GAS LINES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATIONS SIGNALS AND GAS SERVICE FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREOF, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATIONS FACILITIES. THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE LINES 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 WILL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

<u>Richard A. Marchinski</u>	DATE	<u>David L. ...</u>	DATE
11/16/98		11/16/98	
<u>William ...</u>	DATE	<u>Thomas ...</u>	DATE
11/16/98		11/16/98	
<u>Robert F. Monchein</u>	DATE	<u>...</u>	DATE
11-16-98			

SUNRISE DEVELOPMENT COMPANY  
ROBERT F. MONCHEIN, VICE PRESIDENT

**LEGEND**

- Proposed Iron Pin Monument Box Assembly
- 5/8" Capped Iron Pin Set
- Iron Pin Found
- P.K. Nail Set in Asphalt Pavement

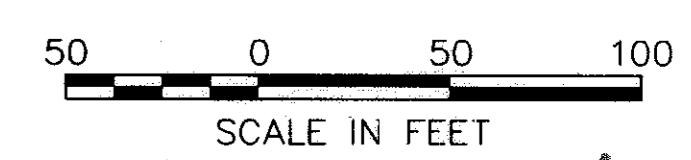
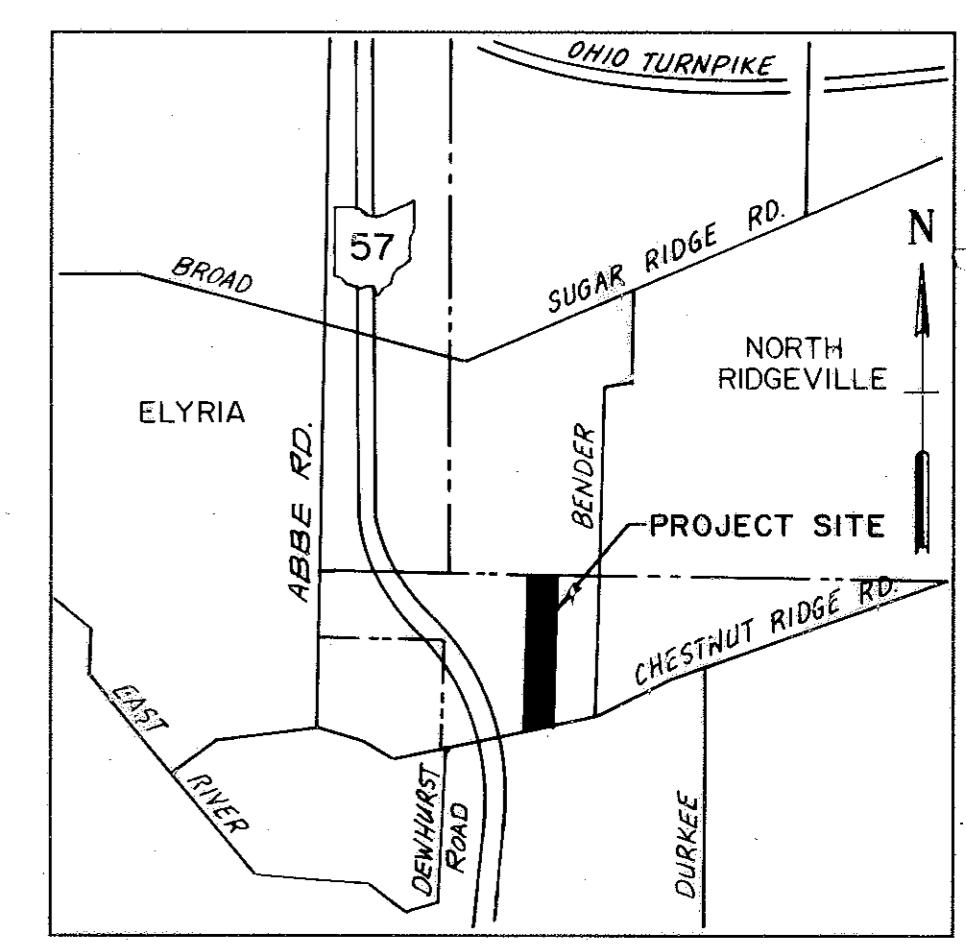
**SUBDIVISION PLAT  
CHESTNUT RIDGE  
RESIDENTIAL DEVELOPMENT NO. 1**

PART OF ORIGINAL EATON TOWNSHIP LOTS 91 & 92, ORIGINAL CARLISLE TOWNSHIP SECTION 5 AND ORIGINAL ELYRIA TOWNSHIP LOT 1\* NOW IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 53.6284 ACRES OF LAND OF WHICH 8.1812 ACRES ARE DEDICATED STREETS, 36.9552 ACRES ARE WITHIN BLOCKS AND 8.4920 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 1 TO 31 INCLUSIVE

**NOVEMBER 12, 1998**

\* EAST OF THE RIVER TRACT

TAX MAP DEPT. COPY # 99-00136



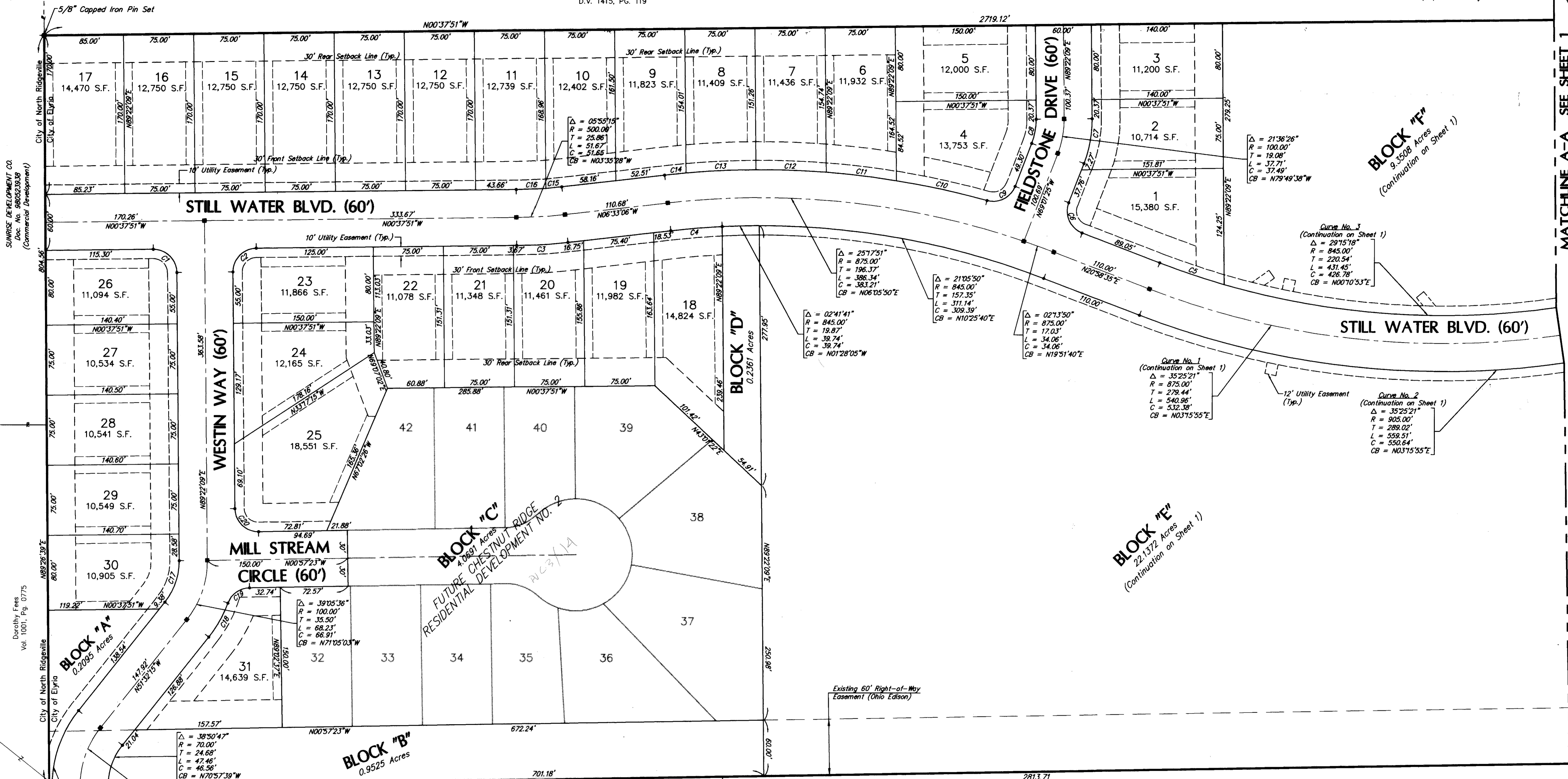
MARY JANE BLAKESLEE  
D.V. 1415, PG. 119

SUNRISE DEVELOPMENT CO.  
Doc. No. 980523938  
(Commercial Development)

Dorothy Fees  
Vol. 1001, Pg. 0775

**EUTHENICS Inc.**  
CONSULTING ENGINEERS  
CLEVELAND, OHIO

DESIGNED: WMB  
DATE: NOV., 1998  
CHECKED: WCH  
DATE: NOV., 1998  
DRAWN: WMB  
SCALE: AS NOTED



**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	25.00'	90°00'00"	39.27'	25.00'	N44°22'09"E 35.36'
C2	25.00'	90°00'00"	39.27'	25.00'	N45°37'51"W 35.36'
C3	530.00'	05°55'15"	54.77'	27.41'	N03°35'28"W 54.74'
C4	845.00'	03°44'11"	55.10'	27.56'	N04°41'01"W 55.09'
C5	845.00'	04°56'43"	72.93'	36.49'	N18°30'13"E 72.91'
C6	25.00'	90°00'00"	39.27'	25.00'	N65°58'35"E 35.36'
C7	130.00'	21°36'26"	49.03'	24.81'	N79°49'38"W 48.74'
C8	70.00'	21°36'26"	26.40'	13.36'	N79°49'38"W 26.24'
C9	25.00'	84°30'18"	36.87'	22.71'	N26°46'16"W 33.62'
C10	905.00'	06°17'18"	99.33'	49.71'	N12°20'14"E 99.28'
C11	905.00'	04°47'23"	75.66'	37.85'	N06°47'54"E 75.63'
C12	905.00'	04°45'17"	75.10'	37.57'	N02°01'33"E 75.08'
C13	905.00'	04°45'10"	75.07'	37.56'	N02°43'40"W 75.05'
C14	905.00'	01°28'51"	22.86'	11.43'	N05°49'41"W 22.86'
C15	470.00'	02°05'52"	17.21'	8.61'	N05°30'10"W 17.21'
C16	470.00'	03°49'23"	31.36'	15.69'	N02°32'32"W 31.35'
C17	70.00'	39°05'36"	47.76'	24.85'	N71°05'03"W 46.84'
C18	130.00'	18°24'37"	41.77'	21.07'	N60°44'34"W 41.59'
C19	25.00'	68°59'30"	30.10'	17.18'	N35°27'08"W 28.32'
C20	25.00'	90°19'32"	39.41'	25.14'	N44°72'23"E 35.46'

SUNRISE DEVELOPMENT CO.  
Doc. No. 980523938  
(Commercial Development)

CHESTNUT RIDGE PROPERTIES, LTD.  
Doc. No. 980523936  
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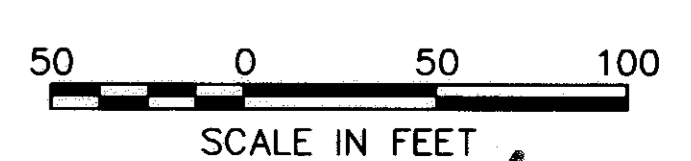
CHESTNUT RIDGE PROPERTIES, LTD.  
Doc. No. 980523936  
(Commercial Development)

# SUBDIVISION PLAT CHESTNUT RIDGE RESIDENTIAL DEVELOPMENT NO. 1

PART OF ORIGINAL EATON TOWNSHIP LOTS 91 & 92, ORIGINAL CARLISLE TOWNSHIP SECTION 5 AND ORIGINAL ELYRIA TOWNSHIP LOT 1 EAST OF THE RIVER TRACT NOW IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 53.6284 ACRES OF LAND OF WHICH 8.1812 ACRES ARE DEDICATED STREETS, 36.9552 ACRES ARE WITHIN BLOCKS AND 8.4920 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 1 TO 31 INCLUSIVE

- LEGEND**
- Proposed Iron Pin Monument Box Assembly
  - 5/8" Capped Iron Pin Set
  - Iron Pin Found
- BLOCK ACREAGE**
- BLOCK A = 0.2095 Ac.
  - BLOCK B = 0.9525 Ac.
  - BLOCK C = 4.0691 Ac.
  - BLOCK D = 0.2361 Ac.
  - BLOCK E = 22.1372 Ac.
  - BLOCK F = 9.3508 Ac.
- ORIGINAL LOT & SECTION ACREAGE BREAKDOWN**
- Elyria Township O.L. 1 = 0.8710 Ac.
  - Carlisle Township Sect. 5 = 0.1142 Ac.
  - Eaton Township O.L. 91 = 52.0373 Ac.
  - Eaton Township O.L. 92 = 0.60559 Ac.
- 36.9552 Ac. 53.6284 Ac.

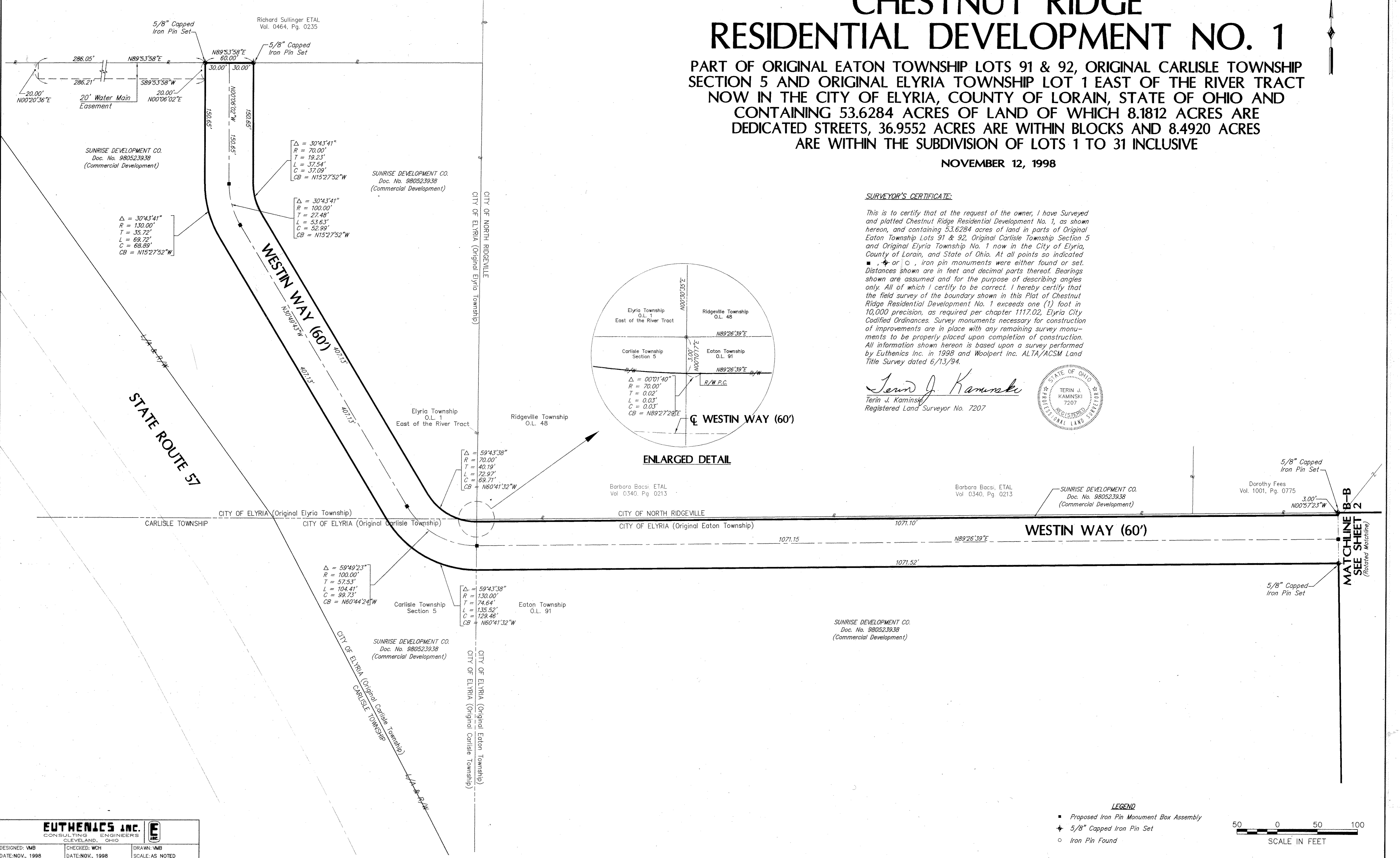
NOVEMBER 12, 1998



# SUBDIVISION PLAT CHESTNUT RIDGE RESIDENTIAL DEVELOPMENT NO. 1

PART OF ORIGINAL EATON TOWNSHIP LOTS 91 & 92, ORIGINAL CARLISLE TOWNSHIP SECTION 5 AND ORIGINAL ELYRIA TOWNSHIP LOT 1 EAST OF THE RIVER TRACT NOW IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 53.6284 ACRES OF LAND OF WHICH 8.1812 ACRES ARE DEDICATED STREETS, 36.9552 ACRES ARE WITHIN BLOCKS AND 8.4920 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 1 TO 31 INCLUSIVE

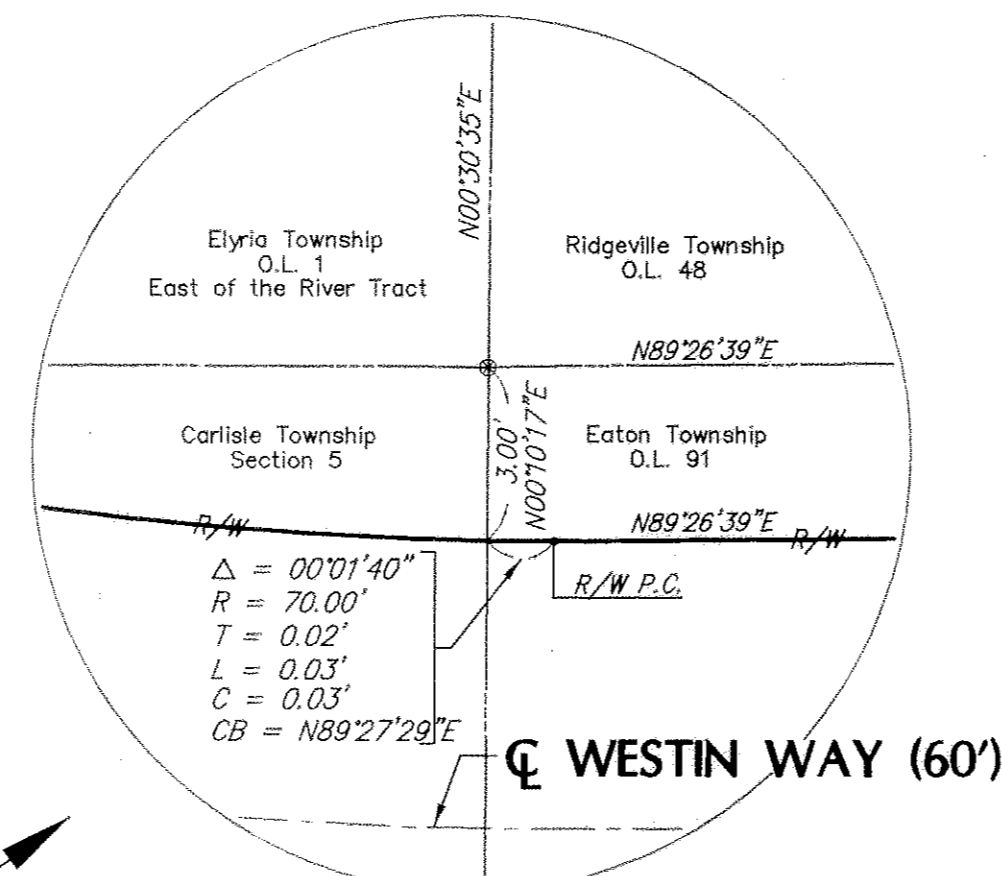
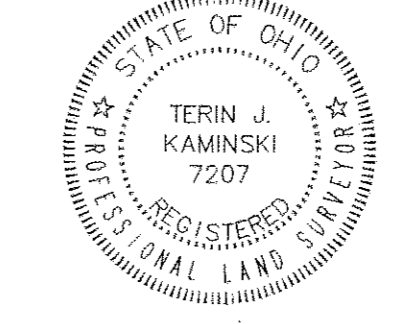
NOVEMBER 12, 1998



**SURVEYOR'S CERTIFICATE:**

This is to certify that at the request of the owner, I have Surveyed and platted Chestnut Ridge Residential Development No. 1, as shown hereon, and containing 53.6284 acres of land in parts of Original Eaton Township Lots 91 & 92, Original Carlisle Township Section 5 and Original Elyria Township No. 1 now in the City of Elyria, County of Lorain, and State of Ohio. At all points so indicated  $\blacksquare$ ,  $\blacklozenge$  or  $\circ$ , iron pin monuments were either found or set. Distances shown are in feet and decimal parts thereof. Bearings shown are assumed and for the purpose of describing angles only. All of which I certify to be correct. I hereby certify that the field survey of the boundary shown in this Plat of Chestnut Ridge Residential Development No. 1 exceeds one (1) foot in 10,000 precision, as required per chapter 1117.02, Elyria City Codified Ordinances. Survey monuments necessary for construction of improvements are in place with any remaining survey monuments to be properly placed upon completion of construction. All information shown hereon is based upon a survey performed by Euthenics Inc. in 1998 and Woolpert Inc. ALTA/ACSM Land Title Survey dated 6/13/94.

*Terin J. Kaminski*  
Terin J. Kaminski  
Registered Land Surveyor No. 7207

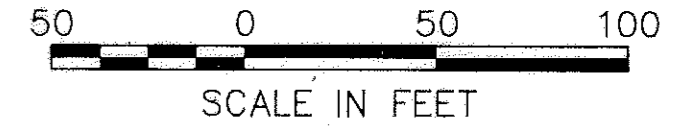


ENLARGED DETAIL

**WESTIN WAY (60')**

**LEGEND**

- $\blacksquare$  Proposed Iron Pin Monument Box Assembly
- $\blacklozenge$  5/8" Capped Iron Pin Set
- $\circ$  Iron Pin Found



**EUTHENICS INC.**  
CONSULTING ENGINEERS  
CLEVELAND, OHIO

DESIGNED: VMB    CHECKED: WCH    DRAWN: VMB  
DATE: NOV, 1998    DATE: NOV, 1998    SCALE: AS NOTED