

97E5

RECORD INFORMATION USED WAS BASED ON THE FOLLOWING SURVEYS:

- A BOUNDARY SURVEY FOR FARMERS PRODUCTION CREDIT ASSOC. DATED JANUARY 1976 PREPARED BY KLEINOEDER-SCHMIDT AND ASSOC.
- A SURVEY PREPARED FOR HAROLD SWEET DATED SEPTEMBER 1974 PREPARED BY J.R. FOOR AND ASSOC.
- A SURVEY FOR ADAM C. AND ANNA S. YONKOF AND JOHN YONKOF DATED JANUARY 5, 1948 PREPARED BY J.W. WARDEN, P.S.

TOTAL AREA OF SUBDIVISION No. 3 6.5036 AC.

RIDGEFIELD HOMES, INC. SUBDIVISION No. 3

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS NO. 2 AND 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 LOTS NUMBER 2 AND 11, AND CONTAINING 6.5036 ACRES, AND BEING PART OF THE SAME TRACT AS CONVEYED TO RIDGEFIELD HOMES AND DESCRIBED IN DEED RECORDED IN FILE No. 537342 - 1338 RECORDER'S OFFICE, LORAIN COUNTY AND ALL OF BLOCK "E" AND BLOCK "F" OF RIDGEFIELD HOMES SUBDIVISION No. 2 AS RECORDED IN VOL. 57 PG. 70-73.

THE UNDERSIGNED, RIDGEFIELD HOMES, INC., MICHAEL SCHMITT PRESIDENT, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "RIDGEFIELD HOMES, INC. SUBDIVISION No. 3" A SUBDIVISION OF 16 LOTS, INCLUSIVE AND DO HEREBY ACKNOWLEDGE THIS PLAT OF THE SAME AND DEDICATE TO USE AS SUCH, 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, 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 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 WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 1 DAY OF JUNE, 1998.

Michael Schmitt
MICHAEL SCHMITT, PRES.
RIDGEFIELD HOMES, INC.

Joseph D. Mohan
WITNESS

COUNTY OF LORAIN } S.S.
STATE OF OHIO

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 WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT N. RIDGEVILLE, OHIO, THIS 1 DAY OF JUNE 1998.

NOTARY PUBLIC *Seale A. Schubert*
MY COMMISSION EXPIRES MY COMMISSION HAS NO EXPIRATION DATE.

APPROVALS

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE PLANNING COMMISSION THIS 19 DAY OF 19 1998.
Judith K. Hall SECRETARY

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE MAYOR THIS 7 DAY OF October 1998.
Maureen K. White MAYOR

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE CITY ENGINEER THIS 7th DAY OF October 1998.
Stewart L. Lorce CITY ENGINEER

TRANSFERRED THIS DAY OF 19 .
LORAIN COUNTY AUDITOR

FILED FOR RECORD THIS DAY OF AT M.
RECORDED THIS DAY OF 19 , IN PLAT BOOK No. PAGE No. .
LORAIN COUNTY RECORDER

27 JAN 1999
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TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JAN 27 1999
MARK R. STEWART
LORAIN COUNTY AUDITOR

UNDERGROUND UTILITY EASEMENT

THE RIDGEFIELD HOMES, INC., OWNERS OF THE LAND PLATTED HEREON DO HEREBY GRANT UNTO FIRST ENERGY COMPANY, ALLTEL, G.T.E., MEDIA ONE CABLE CO., THEIR SUCCESSORS AND ASSIGNS, (HEREAFTER REFERRED TO AS THE GRANTEE) 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 GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND/OR COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE 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.

Joseph D. Mohan
RIDGEFIELD HOMES, INC.

FIRST ENERGY COMPANY THIS 28th DAY OF May 1998.
BY: *Michael Zzanni*

G.T.E. THIS 17th DAY OF Sept 1998.
BY: *Michael Zzanni*

MEDIA ONE CABLE COMPANY THIS 26th DAY OF May 1998.
BY: *Cliff Guyl*

CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "RIDGEFIELD HOMES, INC. SUBDIVISION NUMBER 3", AS SHOWN HEREON AND CONTAINING 6.5036 ACRES OF LAND OF WHICH 5.8261 AC. LIE IN ORIGINAL LOT No. 2 AND 0.6775 AC. LIE 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.
ALL OF WHICH I CERTIFY TO BE CORRECT.

Richard R. Mackay 5/11/1998
RICHARD R. MACKAY P.S. 4195



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.

COUNTY OF LORAIN } S.S.
STATE OF OHIO

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 WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT N. RIDGEVILLE, OHIO, THIS 1 DAY OF JUNE 1998.

NOTARY PUBLIC *Seale A. Schubert*
MY COMMISSION EXPIRES MY COMMISSION HAS NO EXPIRATION DATE.

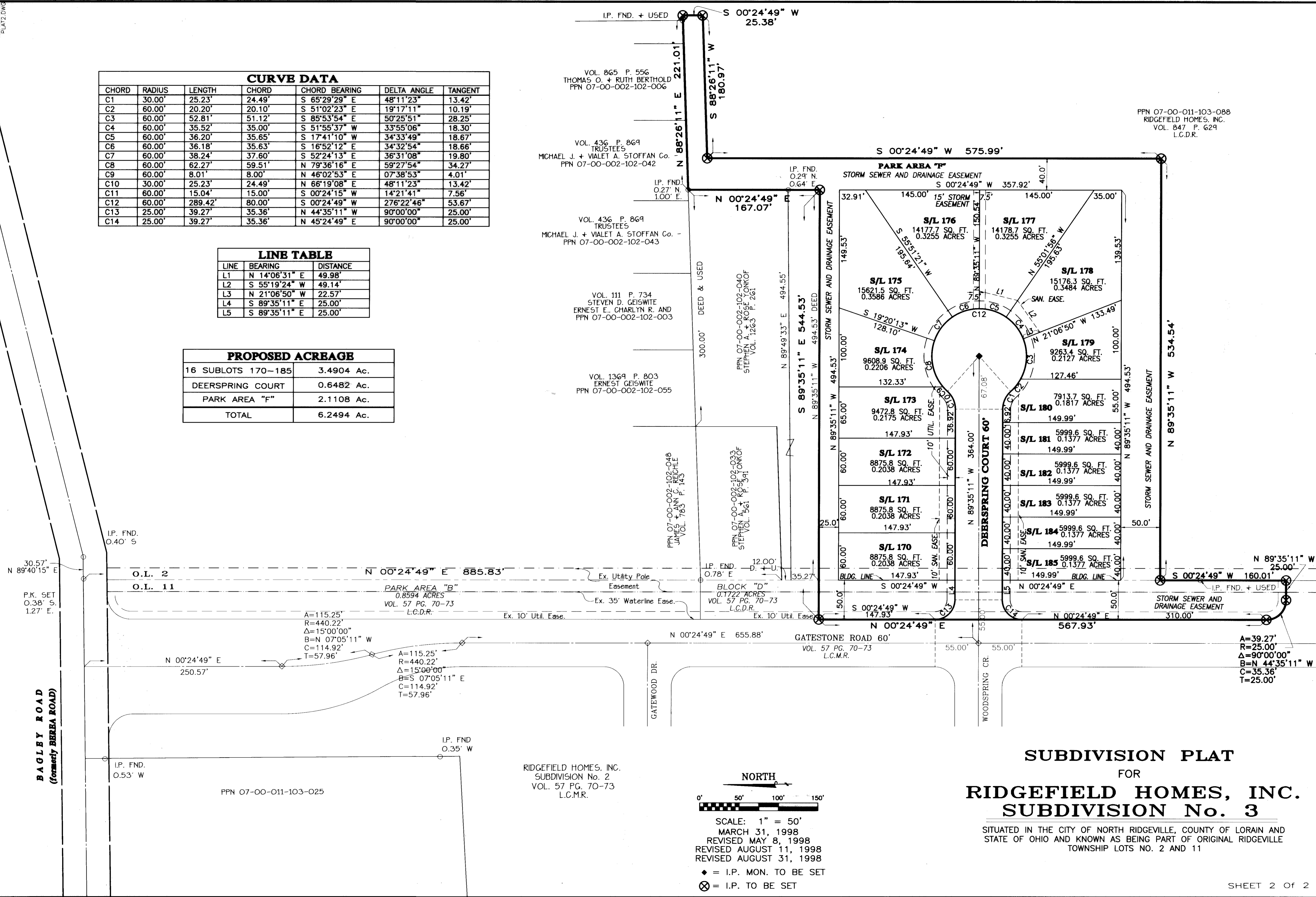
SETBACK NOTE

MINIMUM BUILDING SETBACK SHALL CONFORM TO SETBACK REQUIREMENTS AS ESTABLISHED BY THE CITY OF NORTH RIDGEVILLE PER ORDINANCE No. 2873-94.

CURVE DATA						
CHORD	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	30.00'	25.23'	24.49'	S 65°29'29" E	48°11'23"	13.42'
C2	60.00'	20.20'	20.10'	S 51°02'23" E	19°17'11"	10.19'
C3	60.00'	52.81'	51.12'	S 85°53'54" E	50°25'51"	28.25'
C4	60.00'	35.52'	35.00'	S 51°55'37" W	33°55'06"	18.30'
C5	60.00'	36.20'	35.65'	S 17°41'10" W	34°33'49"	18.67'
C6	60.00'	36.18'	35.63'	S 16°52'12" E	34°32'54"	18.66'
C7	60.00'	38.24'	37.60'	S 52°24'13" E	36°31'08"	19.80'
C8	60.00'	62.27'	59.51'	N 79°36'16" E	59°27'54"	34.27'
C9	60.00'	8.01'	8.00'	N 46°02'53" E	07°38'53"	4.01'
C10	30.00'	25.23'	24.49'	N 66°19'08" E	48°11'23"	13.42'
C11	60.00'	15.04'	15.00'	S 00°24'15" W	14°21'41"	7.56'
C12	60.00'	289.42'	80.00'	S 00°24'49" W	276°22'46"	53.67'
C13	25.00'	39.27'	35.36'	N 44°35'11" W	90°00'00"	25.00'
C14	25.00'	39.27'	35.36'	N 45°24'49" E	90°00'00"	25.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 14°06'31" E	49.98'
L2	S 55°19'24" W	49.14'
L3	N 21°06'50" W	22.57'
L4	S 89°35'11" E	25.00'
L5	S 89°35'11" E	25.00'

PROPOSED ACREAGE	
16 SUBLOTS 170-185	3.4904 Ac.
DEERSPRING COURT	0.6482 Ac.
PARK AREA "F"	2.1108 Ac.
TOTAL	6.2494 Ac.



SUBDIVISION PLAT
FOR
RIDGEFIELD HOMES, INC.
SUBDIVISION No. 3

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS NO. 2 AND 11

NORTH

 SCALE: 1" = 50'
 MARCH 31, 1998
 REVISED MAY 8, 1998
 REVISED AUGUST 11, 1998
 REVISED AUGUST 31, 1998
 ◆ = I.P. MON. TO BE SET
 ⊗ = I.P. TO BE SET