

# BUTTERNUT GROVE SUBDIVISION No. 1

**PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 13 & 14  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO**

10' UTILITY EASEMENT GRANTED TO PUBLIC & PRIVATE UTILITY COMPANIES FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, & REPAIR OF UTILITIES.

### OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING OF ORIGINAL LOT NUMBERS 13 & 14, CONTAINING 34.6548 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO MOULD DEVELOPMENT CO. & DESCRIBED IN THE DEEDS RECORDED IN O.R. VOLUME 44, PAGE 790 & O.R. VOLUME 877, PAGE 698, RECORDER'S OFFICE, LORAIN COUNTY, OHIO.

THE UNDERSIGNED DONALD MOULD HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "BUTTERNUT GROVE SUBDIVISION NO. 1" A SUBDIVISION OF LOTS 1 TO 39, 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, ETCETERAS 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 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 WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 11th DAY OF JUNE, 1999.

Dore T. Macken  
WITNESS  
Donald Mould  
GENERAL PARTNER - MOULD DEVELOPMENT CO.

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT \_\_\_\_\_, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF BUTTERNUT GROVE SUBDIVISION NO. 1 AS SHOWN HEREON, AND PRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

MORTGAGEE: \_\_\_\_\_  
BY: \_\_\_\_\_ (TITLE)  
WITNESS \_\_\_\_\_  
MORTGAGEE: \_\_\_\_\_  
BY: \_\_\_\_\_ (TITLE)  
WITNESS \_\_\_\_\_

### NOTARY PUBLIC

STATE OF OHIO  
SS  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID FOR COUNTY AND STATE, DID PERSONALLY APPEAR \_\_\_\_\_ WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 199\_\_.

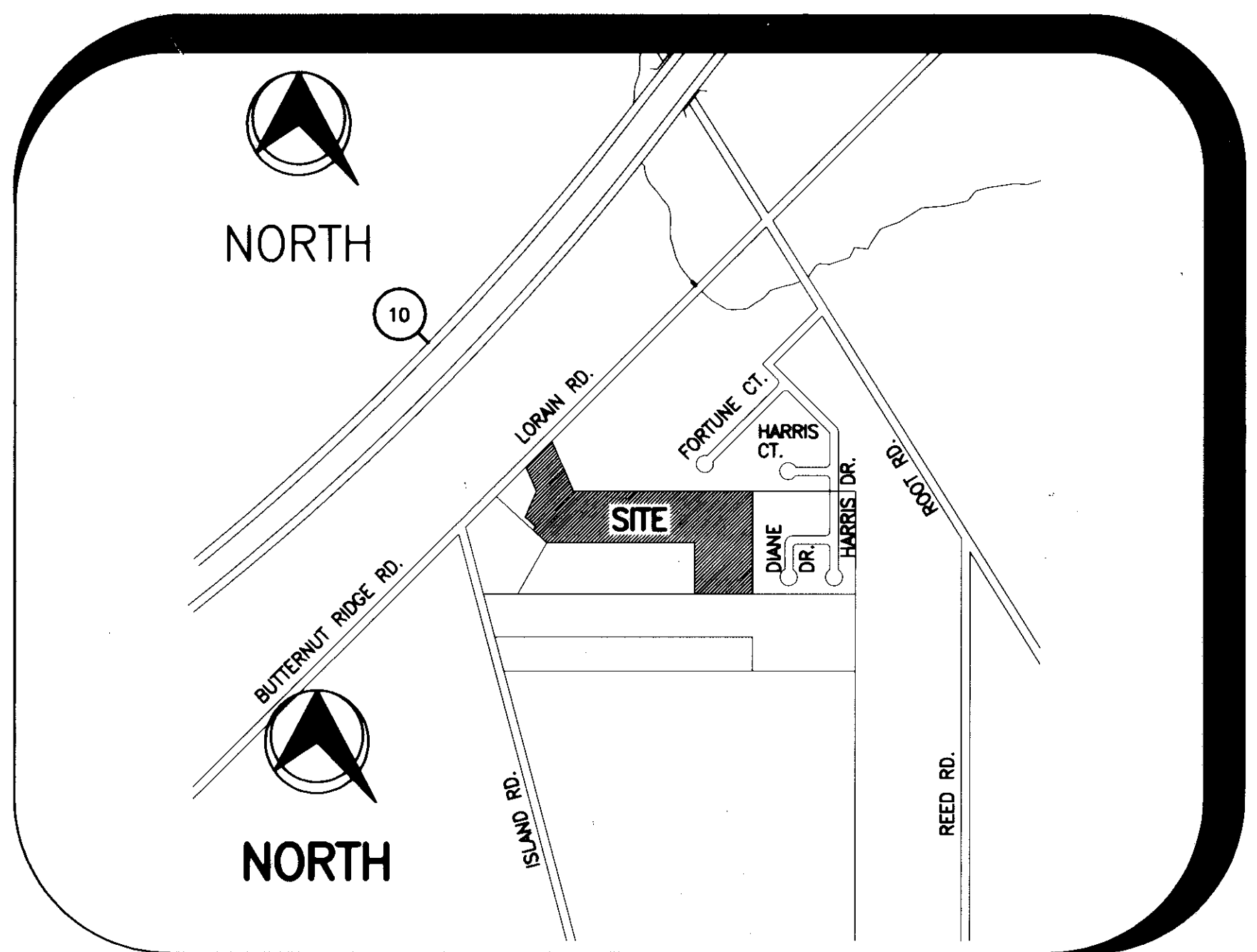
NOTARY PUBLIC  
MY COMM. EXPIRES: \_\_\_\_\_

### APPROVALS:

WITHIN THE CITY OF NORTH RIDGEVILLE  
APPROVED THIS 9th DAY OF June 19 99  
Shandra H. Wall  
SECRETARY OF PLANNING COMMISSION  
APPROVED THIS 9th DAY OF June 19 99  
Deanna L. Hill  
MAYOR  
APPROVED THIS 9th DAY OF June 19 99  
Stewart Lovace  
CITY ENGINEER

AUG 3 1999  
RECEIVED FOR RECORD  
at 1:30 clock P.M. in PLAT RECORD  
VOL. 63 MARY ANN JAMISON  
PAGE 43 Lorain County Recorder  
45  
46  
Buck Lere Lm #17280 ct

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_  
LORAIN COUNTY AUDITOR  
FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_ AT \_\_\_\_ M.  
RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_ IN PLAT BOOK \_\_\_\_  
PAGE NO. \_\_\_\_



**VICINITY MAP  
NOT TO SCALE**

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED BUTTERNUT GROVE SUBDIVISION NO. 1, AS SHOWN HEREON AND CONTAINING 34.6548 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOTS 13 & 14, IN THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED -●-, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND 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 MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO 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 THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

|   |               |
|---|---------------|
| AREA IN 39 SUBLOTS                                      | 15.9597 ACRES |
| AREA IN PARCEL 1 - BLOCK "D"                            | 6.5968 ACRES  |
| AREA IN RIGHT-OF-WAY                                    | 3.0922 ACRES  |
| AREA IN BUTTERNUT RIDGE ROAD & ISLAND ROAD RIGHT-OF-WAY | 0.6208 ACRES  |
| AREA IN OPEN SPACE - BLOCKS "A", "B" & "C"              | 0.2828 ACRES  |
| AREA IN REMAINDER - BLOCK "E"                           | 8.1025 ACRES  |
| TOTAL AREA IN SUBDIVISION                               | 34.6548 ACRES |

BY: Thomas J. Neff  
THOMAS J. NEFF  
REGISTERED SURVEYOR NO. S-7065

TRANSFERRED  
MARK R. STEWART  
LORAIN COUNTY AUDITOR



### NOTARY PUBLIC

STATE OF OHIO  
SS  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID FOR COUNTY AND STATE, DID PERSONALLY APPEAR DONALD MOULD WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 11th DAY OF JUNE, 1999.



James A. Cook  
NOTARY PUBLIC  
MY COMM. EXPIRES: 11-9-2003

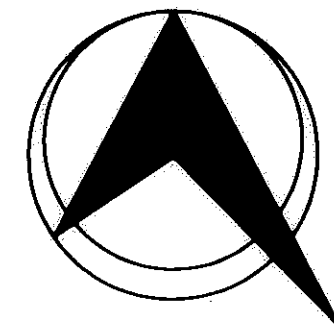
### LEGEND

- CAPPED IRON PIN (SEE NOTE TO RIGHT)
- MONUMENT BOX AND PIN (TO BE SET AFTER STREET CONSTRUCTION)
- IRON PIN FOUND
- ▨ STORM WATER MANAGEMENT EASEMENT / STORM SEWER EASEMENT (SEE PLAN)

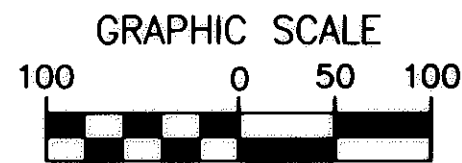
### NOTE:

- Indicates 5/8" Iron Pin w/cap marked T.J.NEFF-7065 Set or to be set.
- Indicates Iron Pin w/cap to be set at time of lot transfer by record surveyor



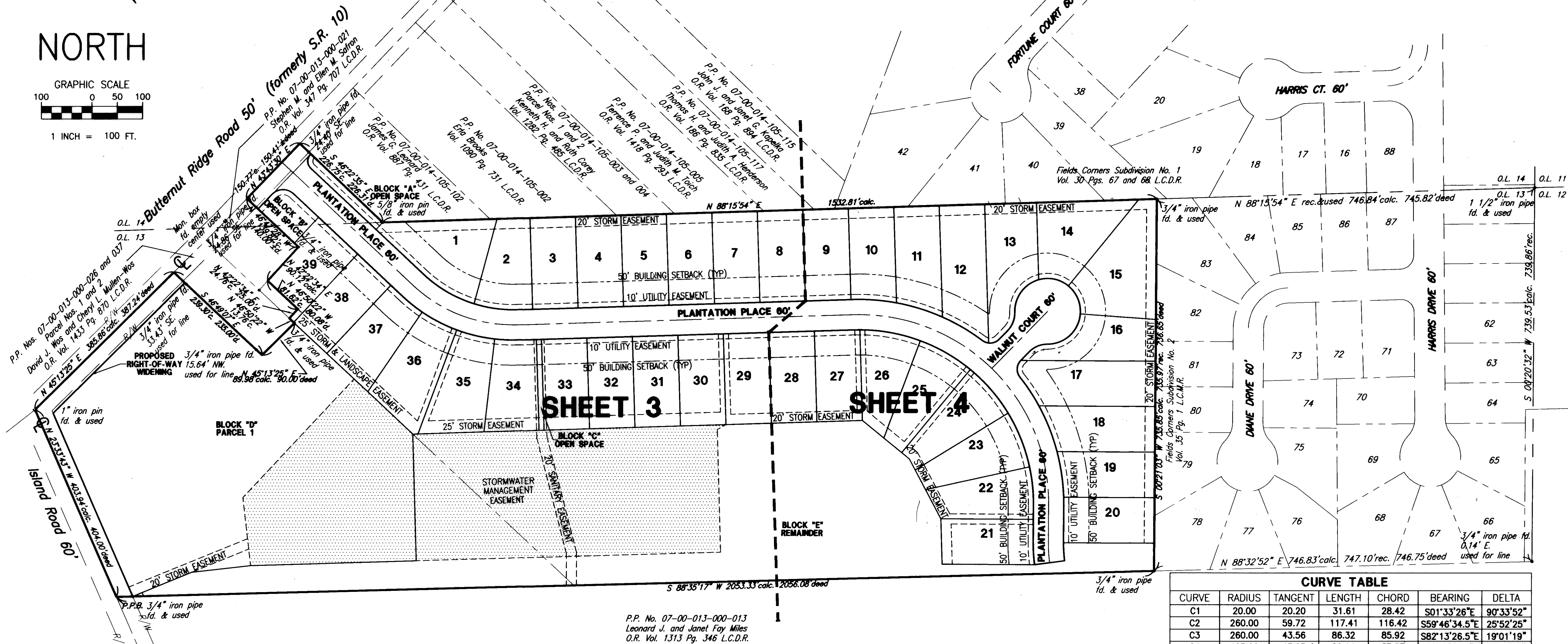


NORTH



1 INCH = 100 FT.

NOTE:  
BUTTERNUT RIDGE ROAD RIGHT-OF-WAY  
IS SHOWN AS 50'. NO VERIFICATION  
OF 60' RIGHT-OF-WAY COULD BE MADE.



P.P. No. 07-00-013-000-013  
Leonard J. and Janet Fay Miles  
O.R. Vol. 1313 Pg. 346 L.C.D.R.

# INDEX MAP

- LEGEND**
- CAPPED IRON PIN (SEE NOTE TO RIGHT)
  - MONUMENT BOX AND PIN (TO BE SET AFTER STREET CONSTRUCTION)
  - IRON PIN FOUND
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**NOTE:**

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- Indicates Iron Pin w/cap to be set at time of lot transfer by record surveyor

| CURVE TABLE |        |         |        |        |               |           |
|-------------|--------|---------|--------|--------|---------------|-----------|
| CURVE       | RADIUS | TANGENT | LENGTH | CHORD  | BEARING       | DELTA     |
| C1          | 20.00  | 20.20   | 31.61  | 28.42  | S01°33'26"E   | 90°33'52" |
| C2          | 260.00 | 59.72   | 117.41 | 116.42 | S59°46'34.5"E | 25°52'25" |
| C3          | 260.00 | 43.56   | 86.32  | 85.92  | S82°13'26.5"E | 19°01'19" |
| C4          | 405.00 | 43.23   | 86.14  | 85.97  | N85°38'31.5"W | 12°11'09" |
| C5          | 405.00 | 47.91   | 95.37  | 95.15  | N72°48'12"W   | 13°29'30" |
| C6          | 405.00 | 46.20   | 92.01  | 91.81  | N59°32'56.5"W | 13°01'01" |
| C7          | 25.00  | 6.94    | 13.54  | 13.38  | S68°33'24.5"E | 31°01'57" |
| C8          | 25.00  | 12.09   | 22.52  | 21.77  | N70°07'03"E   | 51°37'08" |
| C9          | 50.00  | 21.18   | 40.07  | 39.01  | N21°20'51.5"E | 45°55'15" |
| C10         | 65.00  | 50.77   | 86.20  | 80.02  | S36°22'41.5"W | 75°58'55" |
| C11         | 65.00  | 33.82   | 62.36  | 60.00  | N78°08'40"W   | 54°58'22" |
| C12         | 65.00  | 33.82   | 62.36  | 60.00  | N23°10'17.5"W | 54°58'23" |
| C13         | 65.00  | 60.52   | 97.47  | 88.59  | N47°16'19"E   | 85°54'50" |
| C14         | 50.00  | 21.18   | 40.07  | 39.01  | S67°16'06.5"W | 45°55'15" |
| C15         | 25.00  | 21.98   | 36.06  | 33.02  | S02°58'56.5"W | 82°39'05" |
| C16         | 405.00 | 34.44   | 68.72  | 68.64  | N33°28'55.5"W | 09°43'21" |
| C17         | 405.00 | 48.92   | 97.36  | 97.13  | N21°44'02.5"W | 13°46'25" |
| C18         | 405.00 | 45.82   | 91.25  | 91.06  | N08°23'33"W   | 12°54'34" |
| C19         | 405.00 | 8.09    | 16.18  | 16.18  | N00°47'36.5"W | 02°17'19" |
| C20         | 260.00 | 18.01   | 35.97  | 35.94  | S03°36'43"E   | 07°55'32" |
| C21         | 320.00 | 22.17   | 44.27  | 44.23  | S03°36'43"E   | 07°55'32" |
| C22         | 345.00 | 38.34   | 76.37  | 76.21  | N05°59'26.5"W | 12°40'59" |
| C23         | 345.00 | 57.93   | 114.79 | 114.27 | N21°51'52"W   | 19°03'52" |
| C24         | 345.00 | 57.93   | 114.79 | 114.27 | N40°55'44"W   | 19°03'52" |
| C25         | 345.00 | 57.93   | 114.79 | 114.27 | N59°59'36"W   | 19°03'52" |
| C26         | 345.00 | 61.87   | 122.44 | 121.80 | N79°41'33"W   | 20°20'02" |
| C27         | 345.00 | 5.65    | 11.29  | 11.29  | S89°12'10"W   | 01°52'32" |
| C28         | 320.00 | 23.03   | 45.97  | 45.94  | S87°37'09"E   | 08°13'54" |
| C29         | 320.00 | 38.92   | 77.46  | 77.27  | S76°34'08"E   | 13°52'08" |
| C30         | 320.00 | 38.92   | 77.46  | 77.27  | S62°42'00.5"E | 13°52'07" |
| C31         | 320.00 | 24.98   | 49.85  | 49.80  | S51°18'09.5"E | 08°55'35" |
| C32         | 30.00  | 29.71   | 46.83  | 42.22  | S88°26'34"W   | 89°26'08" |
| CL1         | 290.00 | 119.81  | 227.24 | 221.47 | S69°17'14"E   | 44°53'44" |
| CL2         | 375.00 | 159.34  | 301.35 | 293.31 | N68°42'48.5"W | 46°02'35" |
| CL3         | 375.00 | 159.34  | 301.35 | 293.31 | N22°40'14"W   | 46°02'34" |
| CL4         | 290.00 | 20.09   | 40.12  | 40.08  | S03°36'43"E   | 07°55'32" |

SCALE 1"=100'

JOB NO. 11751

DRAWN BY DWY

DATE APRIL 30, 1999

REV NO. DATE

DESCRIPTION

NEFF & ASSOCIATES  
A PROFESSIONAL CORPORATION  
ENGINEERS • PLANNERS  
LANDSCAPE ARCHITECTS  
6405 Pine Ridge Road, Suite 4110  
Cincinnati, Ohio 45242  
(603) 884-1900 FAX (603) 884-6443

**NA**

BUTTERNUT GROVE SUBDIVISION  
FINAL PLAT - No. 1  
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

SHEET NO.  
2014

VOL. 63 PG. 44

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