

# INDIAN RIDGE ESTATES SUBDIVISION NO. 4

INDIAN RIDGE ESTATES SUBDIVISION NUMBER 4  
PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 16  
NOW IN THE CITY OF VERMILION, COUNTY OF LORAIN AND STATE OF OHIO

### SURVEYORS CERTIFICATE

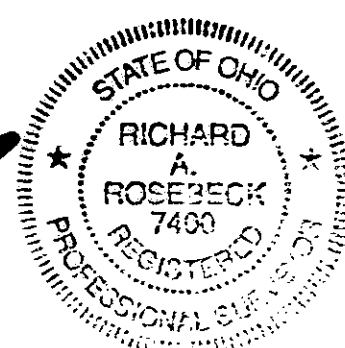
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, VERMILION ACRES LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP, I HAVE SURVEYED AND PLATTED INDIAN RIDGE ESTATES SUBDIVISION NUMBER 4 AS SHOWN HEREON AND CONTAINING 11.9585 ACRES OF LAND IN ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 16, NOW IN THE CITY OF VERMILION, COUNTY OF LORAIN AND STATE OF OHIO. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE GIVEN FOR THE PURPOSE OF DESCRIBING ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT.

I FURTHER CERTIFY THAT THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARY OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS CLOSED WITHIN A LIMIT OF ERROR OF ONE FOOT IN TEN THOUSAND FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY, AND THAT ALL OF THE REQUIRED SURVEY MONUMENTS ARE CORRECTLY SHOWN HEREON AND THAT THOSE WHICH ARE NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE ON THE SITE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION.

AREA IN LOTS 50 TO 76 = 10.2463 ACRES  
AREA IN RIGHT OF WAY = 1.7122 ACRES

TOTAL AREA = 11.9585 ACRES

*Richard A. Rosebeck*  
RICHARD A. ROSEBECK  
REGISTERED SURVEYOR NO. 7400



CITY ENGINEER

APPROVED BY THE ENGINEER OF THE CITY OF VERMILION FOR RECORDING PURPOSES ONLY ON THIS 13<sup>th</sup> DAY OF July, 1999.

*Joseph J. Schelle*  
VERMILION CITY ENGINEER

### PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF VERMILION FOR RECORDING PURPOSES ONLY THIS 16<sup>th</sup> DAY OF July, 1999.

*Michael S. McCarthy*  
CHAIRMAN

*Nancy A. Reina*  
SECRETARY

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF INDIAN RIDGE ESTATES SUBDIVISION NUMBER 4 WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF VERMILION FOR RECORDING PURPOSES ONLY ON THIS 16 DAY OF July, 1999.

*Jimmy Zavis*  
MAYOR

*Guenter Schickel*  
CLERK OF COUNCIL

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT VERMILION ACRES LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP, OWNER OF ALL LANDS CONTAINED WITHIN THIS PLAT OF INDIAN RIDGE ESTATES SUBDIVISION NUMBER 4, DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

*Thomas J. Oster*  
VERMILION ACRES LIMITED PARTNERSHIP  
BY: INDIAN RIDGE DEVELOPMENT CO., INC.,  
GENERAL PARTNER  
THOMAS J. OSTER

*Alice M. Bramham*  
WITNESS

*Evelyn R. Oster*  
VERMILION ACRES LIMITED PARTNERSHIP  
BY: INDIAN RIDGE DEVELOPMENT CO., INC.,  
SECRETARY / TREASURER  
EVELYN R. OSTER

*Mary J. Carney*  
WITNESS

### NOTARY PUBLIC

STATE OF OHIO  
SS:  
COUNTY OF LORAIN

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED THOMAS J. OSTER AND EVELYN R. OSTER WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 30<sup>th</sup> DAY OF JUNE, 1999.

*Mary J. Carney*  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 6-2-2001

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF THE LENDING INSTITUTION NAMED BELOW, MORTGAGEE OF LANDS EMBRACED IN THIS FOREGOING PLAT OF INDIAN RIDGE ESTATES SUBDIVISION NUMBER 4, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

OHIO SAVINGS BANK  
MORTGAGEE

BY: *Eric Edlund*  
Eric Edlund, Vice President

BY: *Steven S. Swartz*  
Steven S. Swartz, Vice President

### NOTARY PUBLIC

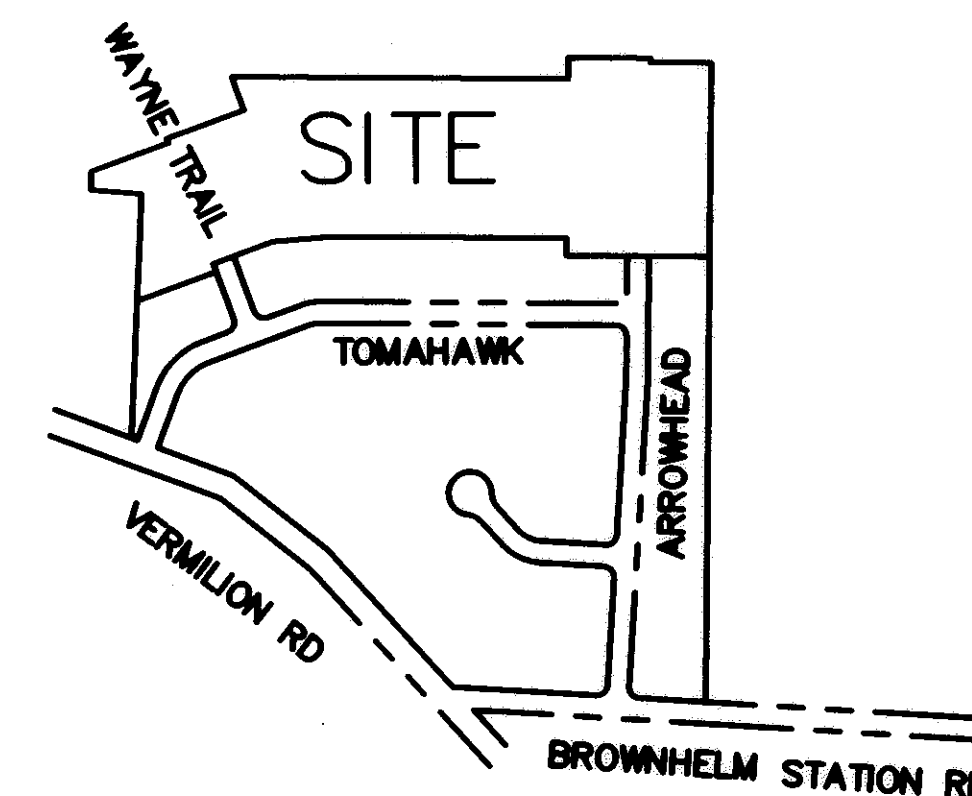
COUNTY OF Cuyahoga  
SS:  
STATE OF OHIO

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICERS OF THE MORTGAGEE, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING PLAT AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 8<sup>th</sup> DAY OF July, 1999.

*Patricia L. Jaenstadt*  
NOTARY PUBLIC



MY COMMISSION EXPIRES: My Commission Exp. Jan. 31, 2001



VICINITY MAP  
NO SCALE

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE

AUG 19 1999

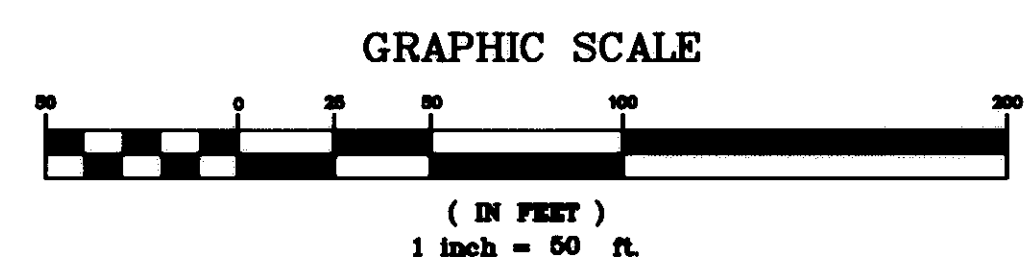
MARK R. STEWART  
LORAIN COUNTY AUDITOR

AUG 19 1999  
RECEIVED FOR RECORD  
at 2:28 clock P.M. in RECORD  
VOL. 63 MAPS AND PLATS  
PAGE 51-57 Lorain County Recorder  
By: *Tom Witherspoon*  
*J. Schelle*

RECORD PLAT INDIAN RIDGE ESTATES NO.4 PART OF ORIGINAL LOT 16 OF BROWNHELM TOWNSHIP CITY OF VERMILION, LORAIN COUNTY, OHIO FEBRUARY 3, 1999			ROSEBECK & ASSOCIATES REGISTERED ENGINEER AND SURVEYOR 4511 OAK HILL BLD, LORAIN, OHIO 44053 PHONE: (440) 282-3872		SHEET 1 OF 2
NO.	DATE	DESCRIPTION	PAR	BY	
	2/3/99	ORIGINAL ISSUE			

636526

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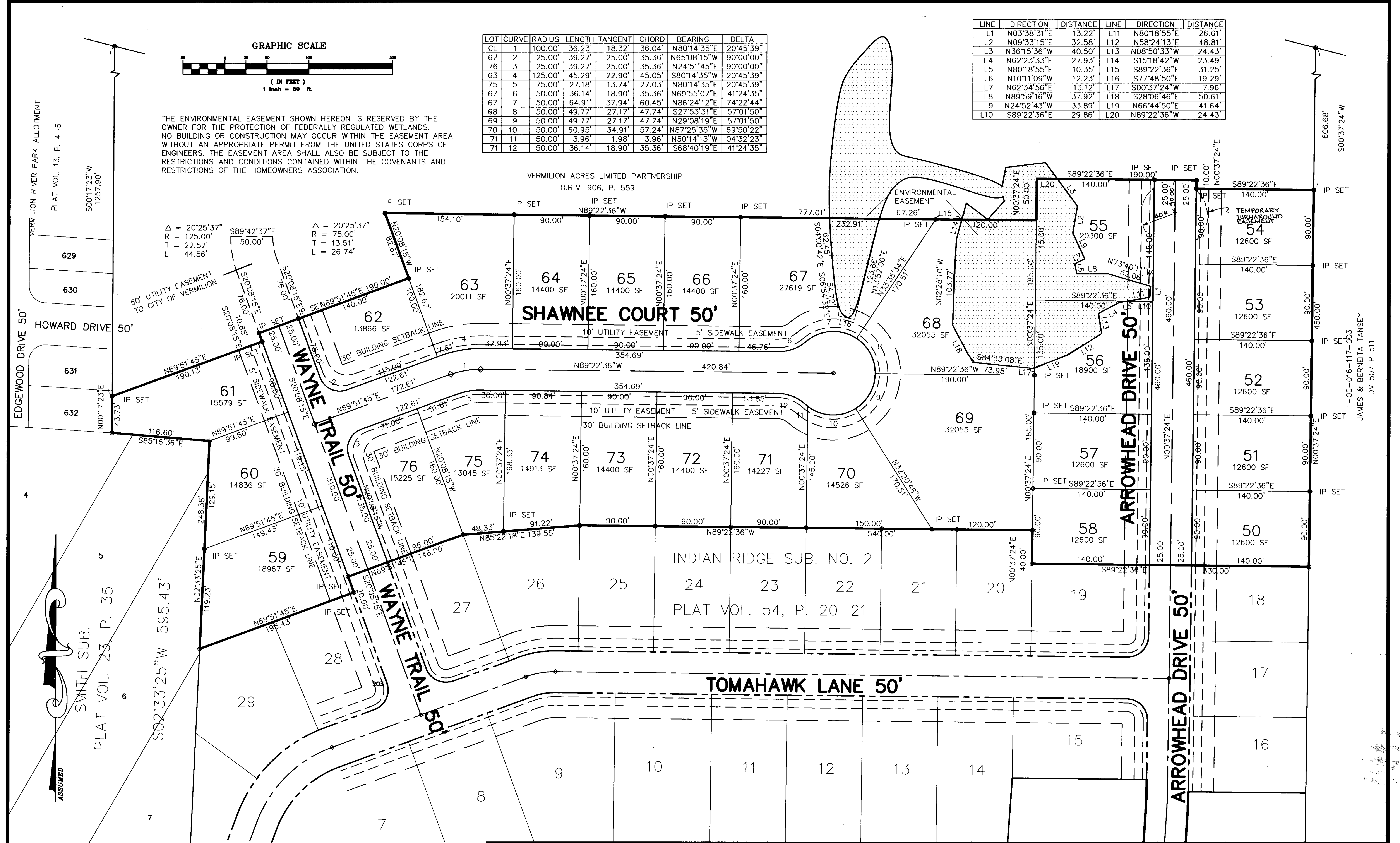


LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL	1	100.00'	36.23'	18.32'	36.04'	N80°14'35"E	20°45'39"
62	2	25.00'	39.27'	25.00'	35.36'	N65°08'15"W	90°00'00"
76	3	25.00'	39.27'	25.00'	35.36'	N24°51'45"E	90°00'00"
63	4	125.00'	45.29'	22.90'	45.05'	S80°14'35"W	20°45'39"
75	5	75.00'	27.18'	13.74'	27.03'	N80°14'35"E	20°45'39"
67	6	50.00'	36.14'	18.90'	35.36'	N69°55'07"E	41°24'35"
67	7	50.00'	64.91'	37.94'	60.45'	N86°24'12"E	74°22'44"
68	8	50.00'	49.77'	27.17'	47.74'	S27°53'31"E	57°01'50"
69	9	50.00'	49.77'	27.17'	47.74'	N29°08'19"E	57°01'50"
70	10	50.00'	60.95'	34.91'	57.24'	N87°25'35"W	69°50'22"
71	11	50.00'	3.96'	1.98'	3.96'	N50°14'13"W	04°32'23"
71	12	50.00'	36.14'	18.90'	35.36'	S68°40'19"E	41°24'35"

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N03°38'31"E	13.22'	L11	N80°18'55"E	26.61'
L2	N09°33'15"E	32.58'	L12	N58°24'13"E	48.81'
L3	N36°15'36"W	40.50'	L13	N08°50'33"W	24.43'
L4	N62°23'33"E	27.93'	L14	S15°18'42"W	23.49'
L5	N80°18'55"E	10.35'	L15	S89°22'36"E	31.25'
L6	N10°11'09"W	12.23'	L16	S77°48'50"E	19.29'
L7	N62°34'56"E	13.12'	L17	S00°37'24"W	7.96'
L8	N89°59'16"W	37.92'	L18	S28°06'46"E	50.61'
L9	N24°52'43"W	33.89'	L19	N66°44'50"E	41.64'
L10	S89°22'36"E	29.86'	L20	N89°22'36"W	24.43'

THE ENVIRONMENTAL EASEMENT SHOWN HEREON IS RESERVED BY THE OWNER FOR THE PROTECTION OF FEDERALLY REGULATED WETLANDS. NO BUILDING OR CONSTRUCTION MAY OCCUR WITHIN THE EASEMENT AREA WITHOUT AN APPROPRIATE PERMIT FROM THE UNITED STATES CORPS OF ENGINEERS. THE EASEMENT AREA SHALL ALSO BE SUBJECT TO THE RESTRICTIONS AND CONDITIONS CONTAINED WITHIN THE COVENANTS AND RESTRICTIONS OF THE HOMEOWNERS ASSOCIATION.

VERMILION ACRES LIMITED PARTNERSHIP  
O.R.V. 906, P. 559



SURVEY MAP <b>INDIAN RIDGE ESTATES NO. 4</b> PART OF ORIGINAL LOT 16 OF BROWNHelm TOWNSHIP CITY OF VERMILION, LORAIN COUNTY, OHIO FEBRUARY 3, 1999			<b>ROSEBECK &amp; ASSOCIATES</b> REGISTERED ENGINEER AND SURVEYOR 4511 OAK HILL BLD, LORAIN, OHIO 44053 PHONE: (440) 282-3872			SHEET 2 OF 2
NO.	DATE	DESCRIPTION	BY			
	5/15/99	TEMP. TURNAROUND ESMT.	PAR			
	5/11/99	ENVIRONMENTAL ESMT.	PAR			
	2/3/99	ORIGINAL ISSUE	PAR			

63/57