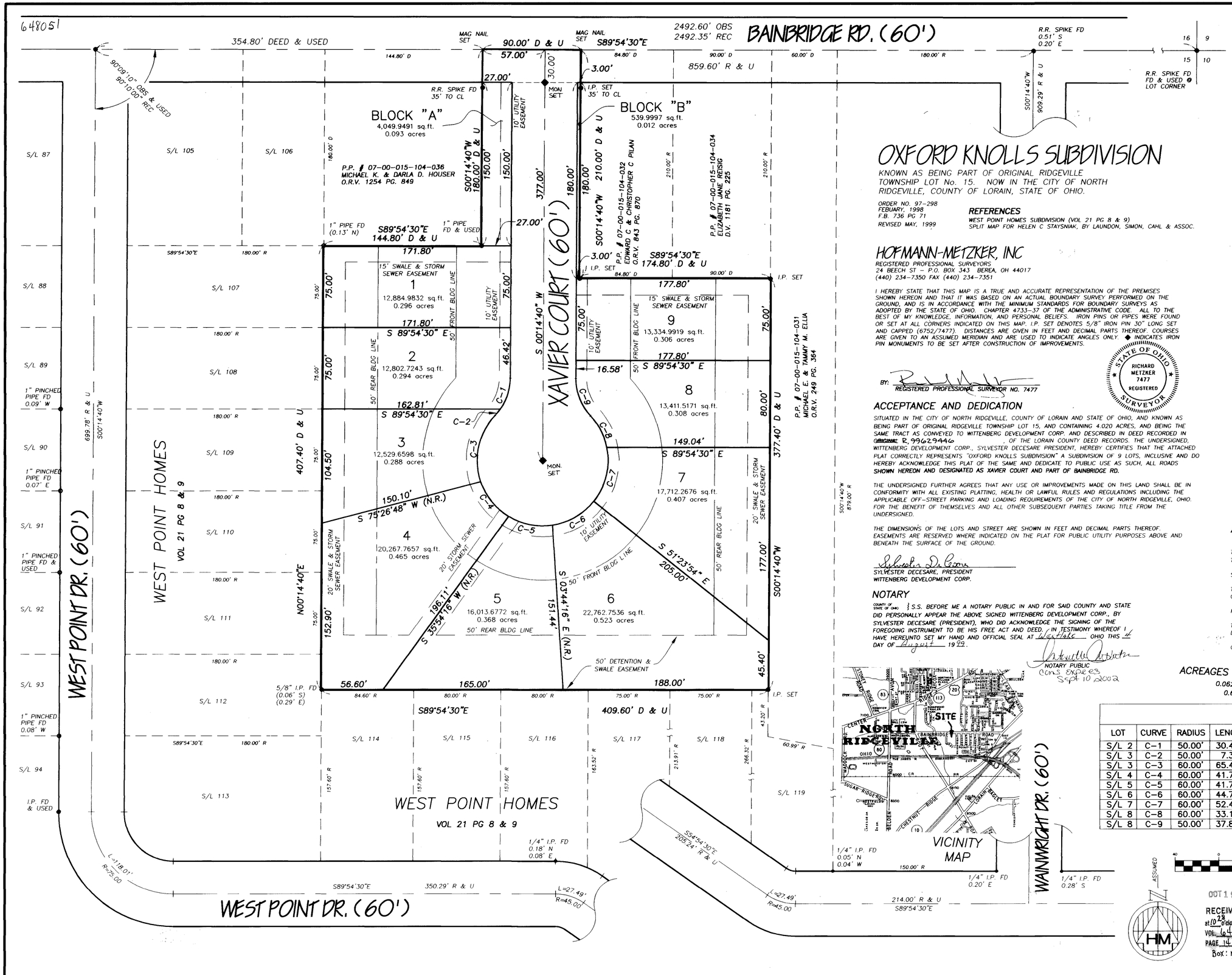
648051



OXFORD KNOLLS SUBDIVISION

KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT No. 15. NOW IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO.

ORDER NO. 97-298
FEBUARY, 1998
F.B. 736 PG 71
REVISED MAY, 1999

REFERENCES
WEST POINT HOMES SUBDIVISION (VOL 21 PG 8 & 9)
SPLIT MAP FOR HELEN C STAYSNIAK, BY LAUNDON, SIMON, CAHL & ASSOC.

HOFMANN-METZKER, INC

REGISTERED PROFESSIONAL SURVEYORS
24 BEECH ST – P.O. BOX 343 BEREA, OH 44017
(440) 234-7350 FAX (440) 234-7351

I HEREBY STATE THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF THE PREMISES SHOWN HEREON AND THAT IT WAS BASED ON AN ACTUAL BOUNDARY SURVEY PERFORMED ON THE GROUND, AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF OHIO. CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE. ALL TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND PERSONAL BELIEFS. IRON PINS OR PIPES WERE FOUND OR SET AT ALL CORNERS INDICATED ON THIS MAP. I.P. SET DENOTES 5/8" IRON PIN 30" LONG SET AND CAPPED (6752/7477). DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. COURSES ARE GIVEN TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. ◆ INDICATES IRON PIN MONUMENTS TO BE SET AFTER CONSTRUCTION OF IMPROVEMENTS.

BY: _____
REGISTERED PROFESSIONAL SURVEYOR NO. 7477

STATE OF OHIO
RICHARD METZKER 7477 REGISTERED
SURVEYOR

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 LOT 15, AND CONTAINING 4.020 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO WITTENBERG DEVELOPMENT CORP. AND DESCRIBED IN DEED RECORDED IN ~~ORIGINAL~~ R. 9962946 , OF THE LORAIN COUNTY DEED RECORDS. THE UNDERSIGNED, WITTENBERG DEVELOPMENT CORP., SYLVESTER DECESARE PRESIDENT, HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "OXFORD KNOLLS SUBDIVISION" A SUBDIVISION OF 9 LOTS, INCLUSIVE AND DO HEREBY ACKNOWLEDGE THIS PLAT OF THE SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL ROADS **SHOWN HEREON AND DESIGNATED AS XAVIER COURT AND PART OF BAINBRIDGE RD.**

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 THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREET 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.

Sylvester DeCesare
SYLVESTER DECESARE, PRESIDENT
WITTENBERG DEVELOPMENT CORP.

NOTARY

COUNTY OF STATE OF OHIO } S.S. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED WITTENBERG DEVELOPMENT CORP., BY SYLVESTER DECESARE (PRESIDENT), WHO DID ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Westlake OHIO THIS 4 DAY OF August 1999.

NOTARY PUBLIC
Comm Expires Sept 10, 2002

UNDERGROUND UTILITY EASEMENT

WITTENBERG DEVELOPMENT CORP., OWNERS OF THE LAND PLATTED HEREON DO HEREBY GRANT UNTO OHIO EDISON COMPANY, ALLTEL, COLUMBIA GAS, AND MEDIA ONE, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET WIDE UNDER, OVER AND THROUGH ALL SUBLOTS, BLOCKS, AND LAND AS 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 GRANTEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND/OR COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES 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 PREMISES 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 THAT THIS RIGHT-OF-WAY AND EASEMENT GRANT. ALL SUBLOTS, BLOCKS AND LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

WITTENBERG DEVELOPMENT CORP. Sylvester DeCesare DATE 8-4-99
OHIO EDISON COMPANY [illegible] DATE 7-21-99
ALLTEL [illegible] A-1 DATE 7/20/99
COLUMBIA GAS [illegible] DATE 7/22/99
MEDIA ONE [illegible] DATE 7/22/99

EASEMENT DEDICATION

I, SYLVESTER DECESARE, PRESIDENT, WITTENBERG DEVELOPMENT CORP., 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 "STORM SEWER", AND "SWALE AND STORM SEWER" OF THE LIMITS SHOWN ARE GRANTED TO THE CITY OF NORTH RIDGEVILLE, OHIO, AND ARE INTENDED GENERALLY TO CONSTRUCT, OPERATE, CLEAN, REPAIR AND MAINTAIN STORM SEWERS OR SWALES, 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.

Sylvester DeCesare
SYLVESTER DECESARE, PRESIDENT
WITTENBERG DEVELOPMENT CORP.

NOTARY

COUNTY OF STATE OF OHIO } S.S. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED WITTENBERG DEVELOPMENT CORP., BY SYLVESTER DECESARE (PRESIDENT), WHO DID ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Westlake OHIO THIS 4 DAY OF August 1999.

NOTARY PUBLIC
Comm Expires Sept 10, 2002

APPROVALS

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE PLANNING COMMISSION THIS 30 DAY OF August 1999
SECRETARY Sandra K. Hall

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE MAYOR THIS 30 DAY OF August 1999
MAYOR Deanna Hilliard

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE CITY ENGINEER THIS 30th DAY OF August 1999
CITY ENGINEER Stewart Lovecc

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202 OHIO REV. CODE
OCT 19 1999
MARK R. STEWART
LORAIN COUNTY AUDITOR

ACREAGES OF STREET DEDICATION

0.062 AC – BAINBRIDGE RD.
0.661 AC – XAVIER CT.

CURVE DATA

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
S/L 2	C-1	50.00'	30.45'	15.71'	29.98'	N 17°41'29" E	34°53'38"
S/L 3	C-2	50.00'	7.37'	3.69'	7.37'	N 39°21'44" E	08°26'52"
S/L 3	C-3	60.00'	65.46'	36.42'	62.26'	S 12°19'52" W	62°30'37"
S/L 4	C-4	60.00'	41.75'	21.76'	40.91'	S 38°51'24" E	39°51'55"
S/L 5	C-5	60.00'	41.75'	21.76'	40.91'	S 78°43'20" E	39°51'56"
S/L 6	C-6	60.00'	44.76'	23.48'	43.73'	N 59°58'24" E	42°44'36"
S/L 7	C-7	60.00'	52.41'	28.01'	50.76'	N 13°34'42" E	50°02'47"
S/L 8	C-8	60.00'	33.15'	17.01'	32.73'	N 27°16'16" W	31°39'09"
S/L 8	C-9	50.00'	37.82'	19.87'	36.93'	S 21°25'35" E	43°20'30"

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

OCT 19 1999
RECEIVED FOR RECORD
at 10:28 o'clock A M. In PLAT RECORD
VOL. 64 MARY ANN JAMISON
PAGE 14 Lorain County Recorder
Box: MIKE DECESARE 13:20 PM

NOTE:
I.P. SET DENOTES 5/8" IRON PIN – 30" LONG SET AND CAPPED 6752/7477

R OR REC – DENOTES RECORD ANGLE OR DISTANCE
U OR USED – DENOTES USED ANGLE OR DISTANCE
D OR DEED – DENOTES DEED ANGLE OR DISTANCE
O OR OBS – DENOTES OBSERVED ANGLE OR DISTANCE

TAX MAP DEPT. COPY # 99-00198

64/14