

CHESTNUT GROVE SUBDIVISION - No. 1

PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 14
NOW IN THE
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

OCT 20 1999
RECEIVED FOR RECORD
at 2:40 clock P.M. in 214 RECORD
VOL. 64 MARY ANN JAMISON
PAGE 28 Lorain County Recorder
By: Sandra Himmer 8/24

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
OCT 29 1999
MARK R. STEWART
LORAIN COUNTY AUDITOR

UNDERGROUND UTILITY EASEMENT

WILLIAM THOMAS COMMUNITIES, INC., OWNER OF LAND PLATTED HEREON DOES HEREBY GRANT UNTO OHIO EDISON, ALTEL 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 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 TO 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.

ACCEPTED BY OHIO EDISON THIS 17 DAY OF September 1999. BY: Michael E. Zanni
ACCEPTED BY ALTEL THIS 22 DAY OF Sept. 1999. BY: Chandy Gordon
ACCEPTED BY MEDIA ONE CABLE COMPANY THIS 22 DAY OF September 1999. BY: Paula Bennis

EASEMENT DEDICATION

I, THOMAS G. SIMON, PRESIDENT OF WILLIAM THOMAS COMMUNITIES, 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, AND/OR STORM SEWER DRAINAGE, AND/OR CREEK 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, 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

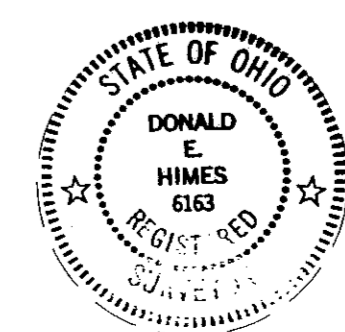
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE APPEARED THOMAS G. SIMON, PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC., OWNER OF THE LAND PLATTED HEREON, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT BEREA, OHIO, THIS 16 DAY OF SEPT. 1999.

NOTARY PUBLIC Mark Calabrese
MY COMMISSION EXPIRES MARK CALABRESE, ATTORNEY AT LAW
Notary Public - State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

SURVEYOR'S CERTIFICATE

I DECLARE THIS PLAT TO BE A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY MADE IN FEBRUARY 1999, AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE RELATED TO AN ASSUMED MERIDIAN, WHICH IS THE BEARING OF RECORD OF THE CENTERLINE OF CHESTNUT RIDGE ROAD, AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED. IRON PINS SET ARE 5/8" DIAMETER, 30" LONG WITH ZWICK CAP.

Donald E. Himes
DATE: MAY 19, 1999 DONALD E. HIMES, P.S. No. 6163



ZWICK ASSOCIATES, INC.
engineers • surveyors
8750 STEARNS ROAD, OLMSTED TWP., OHIO 44138-1743 (440) 235-2729
DESIGNED PTS DRAWN PTS CHECKED PDZ
DATE MAY 1999 REVISIONS SCALE 1"=1000'

APPROVALS

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE PLANNING COMMISSION THIS 13 DAY OF SEPT. 1999.

TRANSFERRED THIS ___ DAY OF ___ 1999.

Heather J. Jenson
PLANNING SECRETARY OR RESPONSIBLE OFFICIAL

LORAIN COUNTY AUDITOR

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE MAYOR THIS 14 DAY OF September 1999.

FILED FOR RECORD THIS ___ DAY OF ___ AT ___ M.
RECORDED THIS ___ DAY OF ___ 1999, IN PLAT BOOK
No. ___ PAGE No. ___

Maureen L. Linn
MAYOR

LORAIN COUNTY RECORDER

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE CITY ENGINEER THIS 13 DAY OF SEPT. 1999.

Stewart L. Luce
CITY ENGINEER

OWNER:

WILLIAM THOMAS COMMUNITIES, INC.
2 BEREA COMMONS, SUITE 1
BEREA, OHIO 44017
TEL: (440) 243-5668
THOMAS G. SIMON, PRESIDENT
07-00-014-104-017 DEED INSTRUMENT No. 990605715
07-00-014-104-034 DEED INSTRUMENT No. 990605715

ACCEPTANCE AND DEDICATION

THE UNDERSIGNED, WILLIAM THOMAS COMMUNITIES, INC., THOMAS G. SIMON, PRESIDENT, HERBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "CHESTNUT GROVE SUBDIVISION", A SUBDIVISION OF 23 LOTS AND BLOCKS A, B, & C, INCLUSIVE AND DOES 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, ET CETERA 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 ITSELF 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 THEREOF THE UNDERSIGNED HAS HEREUNTO SET ITS HAND THIS 16th DAY OF September, 1999.

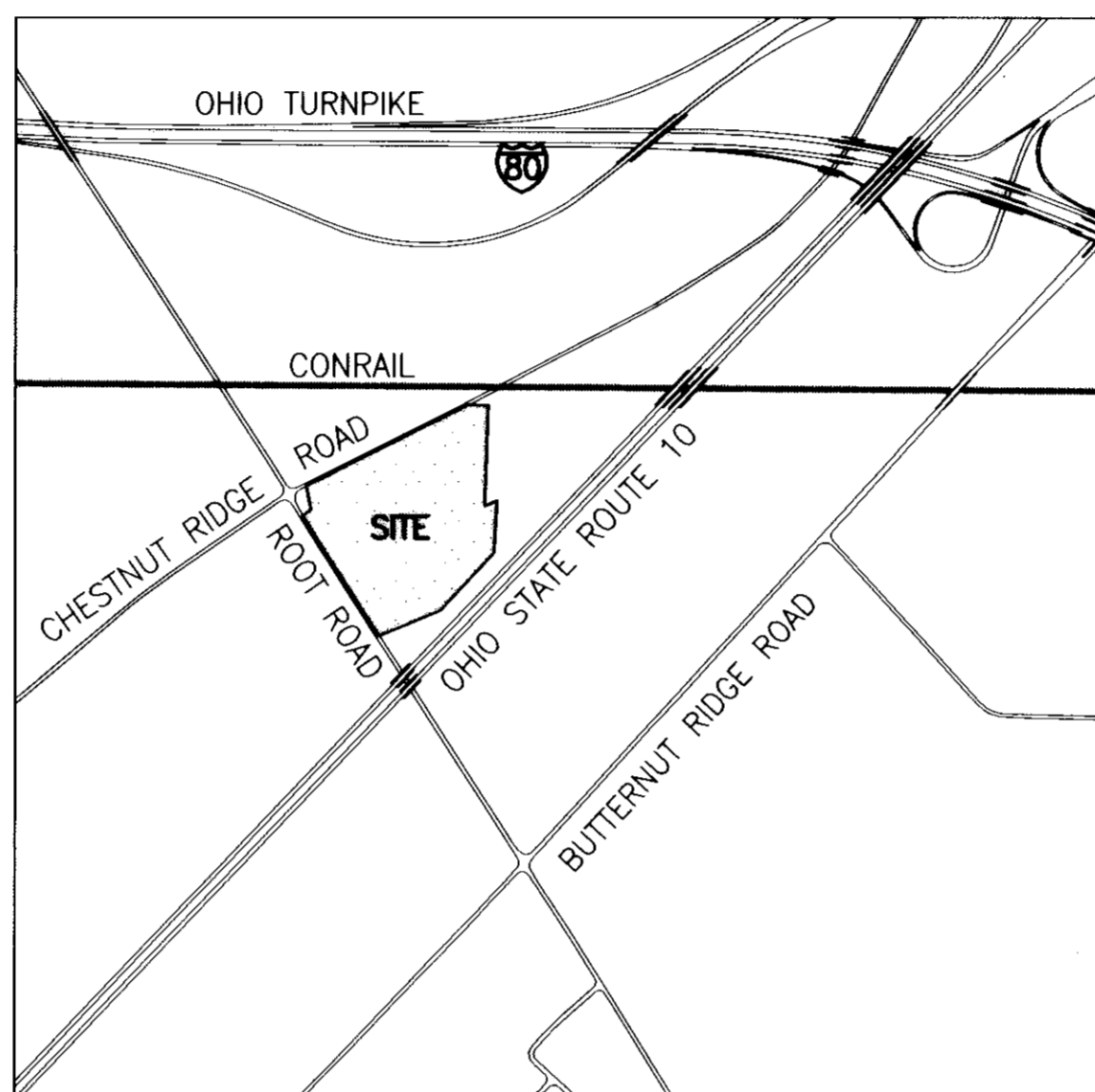
Thomas G. Simon
THOMAS G. SIMON, PRESIDENT
WILLIAM THOMAS COMMUNITIES, INC.

Sandra L. Canterbury
WITNESS Sandra L. Canterbury

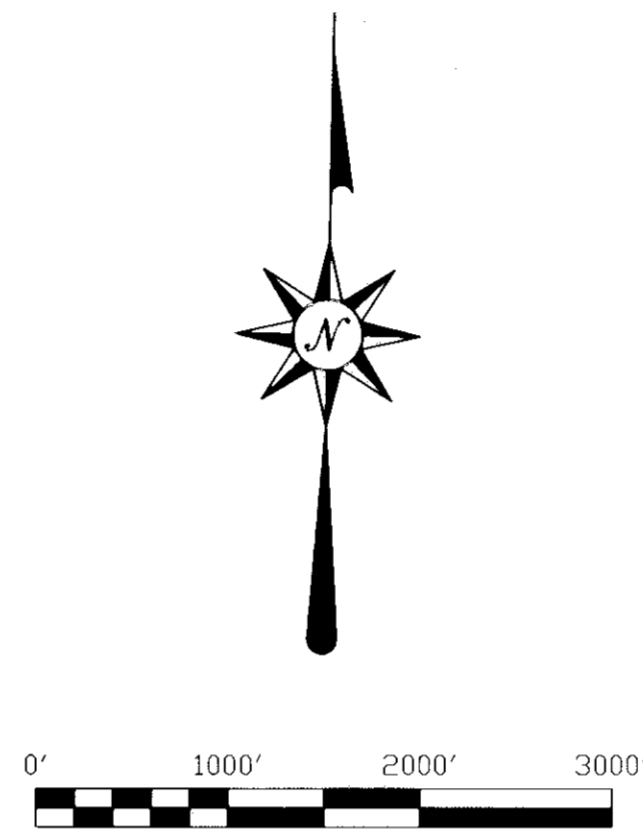
COUNTY OF LORAIN } s.s.
STATE OF OHIO

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE APPEARED THOMAS G. SIMON, PRESIDENT OF WILLIAM THOMAS COMMUNITIES, 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 BEREA, OHIO, THIS 16 DAY OF SEPT. 1999.

NOTARY PUBLIC Mark Calabrese
MY COMMISSION EXPIRES MARK CALABRESE, ATTORNEY AT LAW
Notary Public - State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.



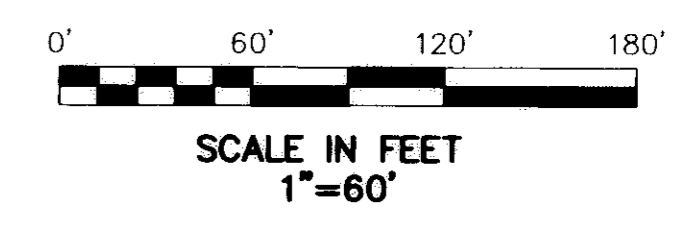
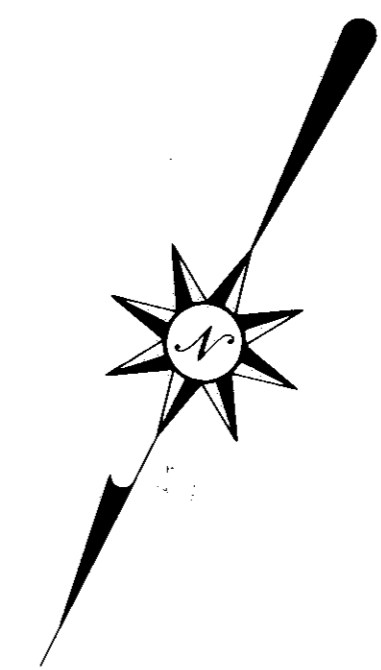
VICINITY MAP
SCALE IN FEET
1"=1000'



650367
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CHESTNUT GROVE SUBDIVISION - No. 1

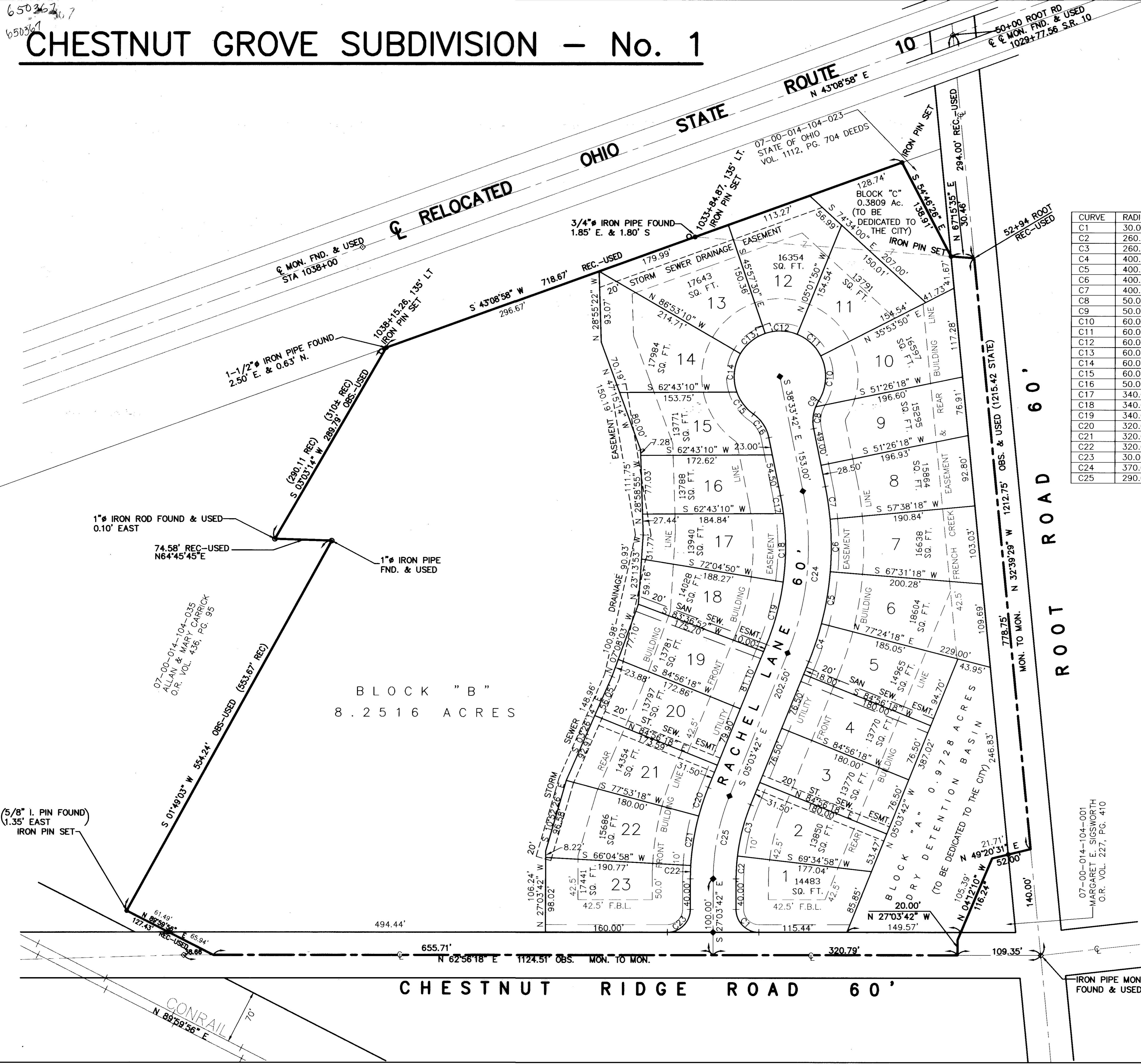


TRANSFERRED
IN COMPLIANCE WITH SEC. 3119-202
OHIO REV. CODE
OCT 28 1999
MARK R. STEWART
RAIN COUNTY AUDITOR

CURVE DATA						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	30.00'	47.12'	42.43'	N 72°03'42" W	90°00'00"	30.00'
C2	260.00'	30.15'	30.13'	S 23°44'22" E	06°38'40"	15.09'
C3	260.00'	69.68'	69.47'	S 12°44'22" E	15°21'20"	35.05'
C4	400.00'	52.59'	52.55'	S 08°49'42" E	07°32'00"	26.33'
C5	400.00'	69.00'	68.91'	S 17°32'12" E	09°53'00"	34.59'
C6	400.00'	69.00'	68.91'	N 27°25'12" W	09°53'00"	34.59'
C7	400.00'	43.28'	43.26'	N 35°27'42" W	06°12'00"	21.66'
C8	50.00'	29.12'	28.71'	S 21°52'42" E	33°22'00"	14.98'
C9	50.00'	8.70'	8.69'	S 00°12'27" E	09°58'30"	4.36'
C10	60.00'	61.66'	58.98'	S 24°39'41" E	58°52'58"	33.87'
C11	60.00'	42.86'	41.95'	N 74°34'00" W	40°55'40"	22.39'
C12	60.00'	42.86'	41.95'	S 64°30'20" W	40°55'40"	22.39'
C13	60.00'	42.86'	41.95'	S 23°34'40" W	40°55'40"	22.39'
C14	60.00'	52.22'	50.59'	S 21°49'10" E	49°52'00"	27.89'
C15	60.00'	36.81'	36.24'	N 64°19'41" W	35°09'02"	19.00'
C16	50.00'	37.82'	36.93'	N 60°13'57" W	43°20'30"	19.87'
C17	340.00'	23.87'	23.86'	N 36°33'02" W	04°01'20"	11.94'
C18	340.00'	90.00'	89.74'	S 26°57'22" E	15°10'00"	45.27'
C19	340.00'	84.92'	84.70'	S 12°13'02" E	14°18'40"	42.68'
C20	320.00'	39.37'	39.35'	S 08°35'12" E	07°03'00"	19.71'
C21	320.00'	65.94'	65.82'	S 18°00'52" E	11°48'20"	33.08'
C22	320.00'	17.56'	17.56'	S 25°29'22" E	03°08'40"	8.78'
C23	30.00'	47.12'	42.43'	S 17°56'18" W	90°00'00"	30.00'
C24	370.00'	216.33'	213.27'	S 21°48'42" E	33°30'00"	111.36'
C25	290.00'	111.35'	110.67'	S 16°03'42" E	22°00'00"	56.37'

LAND DISTRIBUTION	
23 LOTS	= 8.0393 Ac
BLOCK "A"	= 0.9728 Ac
BLOCK "B"	= 8.2516 Ac
BLOCK "C"	= 0.3809 Ac
PUBLIC STREETS	= 2.4628 Ac
TOTAL AREA	= 20.1074 Ac

- LEGEND**
- ◆ MON. BOX FOUND AND USED
 - IRON PIN SET (5/8" Ø, 30" LONG, ZWICK CAP)
 - PROPERTY CORNER FOUND AND USED AS NOTED
 - ◆ IRON PIN MONUMENT SET (5/8" Ø, 30" LONG, ZWICK CAP)



BLOCK "B"
8.2516 ACRES

BLOCK "A"
0.9728 ACRES

© **ZWICK ASSOCIATES, INC.**
engineers surveyors
8750 STEARNS ROAD, OLMSTED TWP., OHIO 44138-1743 (440) 235-2729

DESIGNED PTS	DRAWN PTS	CHECKED PDZ
DATE MAY 1999	REVISED AUGUST 1999	SCALE 1"=60'

TAX MAP DEPT. COPY # 9900203

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C:\Projects\WELL TOM.COM\INC\06\dat.dwg Wed Sep 22 16:43:31 1999 COPYRIGHT ZWICK ASSOCIATES, INC. (P.S. & ST&E)