

99E4

# RIDGEFIELD HOMES, INC. SUBDIVISION No. 5

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEFIELD TOWNSHIP LOTS NUMBER 1, 2, 11, AND 12, AND CONTAINING 64.09 ACRES, AND BEING PART OF THE SAME TRACTS AS CONVEYED TO RIDGEFIELD HOMES AND DESCRIBED IN DEEDS RECORDED IN DEED BOOK VOL. 847, PAGE 629; VOL. 1035, PAGE 106; VOL. 944, PG. 721; V. 1035, PG. 106; VOL. 833, P. 431, FILE NO. 980526304, AND FILE NO. 980526305.

### ACCEPTANCE AND DEDICATION

THE UNDERSIGNED, RIDGEFIELD HOMES, INC., MICHAEL SCHMITT PRESIDENT, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "RIDGEFIELD HOMES, INC. SUBDIVISION NO. 5" A SUBDIVISION OF 118 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, 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 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 23<sup>rd</sup> DAY OF NOVEMBER, 2000.

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

*Joseph D. Mohr*  
WITNESS

COUNTY OF LORAIN } S.S.  
STATE OF OHIO

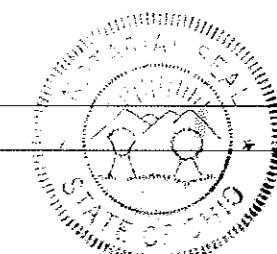
### ACREAGE BREAKDOWN

LOTS = 43.5639 AC.  
ROADS = 9.1098 AC.  
PARKS = 11.4163 AC.  
TOTAL = 64.0900 AC.

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 North Ridgeville, OHIO, THIS 23<sup>rd</sup> DAY OF November, 2000.

NOTARY PUBLIC *William F. Mahoney*  
MY COMMISSION EXPIRES \_\_\_\_\_

**WILLIAM F. MAHONEY**, Attorney  
Notary Public - State of Ohio  
My Commission has no expiration date  
Section 147.03 R.C.



### APPROVALS

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE PLANNING COMMISSION THIS 14<sup>th</sup> DAY OF December, 1999.  
*Andre K. Hall*  
SECRETARY

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
LORAIN COUNTY AUDITOR

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 316.02  
OHIO REV. CODE  
FEB 05 2001  
*Mark R. Stewart*  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE MAYOR THIS 29<sup>th</sup> DAY OF November, 2000.  
*William F. Mahoney*  
MAYOR

FILED FOR RECORD THIS 5<sup>th</sup> DAY OF FEBRUARY, 2001 AT 2:51 P.M.  
RECORDED THIS 5<sup>th</sup> DAY OF FEBRUARY, 2001 IN PLAT BOOK No. 47 PAGES NO. 55, 54, 57, 58 AND 59, INC.

*Mary Ann Johnson*  
LORAIN COUNTY RECORDER

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE CITY ENGINEER THIS 29 DAY OF November, 2000.  
*Stewart Jones*  
CITY ENGINEER

Box 1, A.C.T.  
(mailing)  
2/6/01

### 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.

FIRST ENERGY COMPANY THIS 29<sup>th</sup> DAY OF NOVEMBER, 2000

*Michael Sganzi*  
BY: Michael Sganzi

G.T.E. THIS 8<sup>th</sup> DAY OF DECEMBER, 2000.

*Delmar D. Ferguson*  
BY: Delmar D. Ferguson

A.T.&T. CABLE COMPANY THIS 27<sup>th</sup> DAY OF December

*Timothy M. Buchanan*  
BY: Timothy M. Buchanan

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. 5 64.09 AC.

PPN 07-00-002-102-022 LOTTIE PELECH VOL. 932, PG. 476 L.C.D.R.

PPN 07-00-002-102-020 ADAM C. AND ANNA S. YONKOF VOL. 633, PG. 48-49 L.C.D.R.

PPN 07-00-001-000-087 RIDGEFIELD HOMES 980526304 L.C.R. 154.65 ACRES

PPN 07-00-001-000-035 SCOTT A. + REGINA L. MORRIS

PPN 07-00-001-000-025 RIDGEFIELD HOMES VOL. 1035, PG. 106 L.C.D.R.

PPN 07-00-001-000-034 RIDGEFIELD HOMES VOL. 833, PG. 431 L.C.D.R.

PPN 07-00-012-102-117 RIDGEFIELD HOMES, INC. VOL. 833, PG. 431

PPN 07-00-002-102-019 RIDGEFIELD HOMES, INC. VOL. 833, PG. 431

PPN 07-00-011-103-088 RIDGEFIELD HOMES VOL. 847, PG. 629 L.C.D.R.

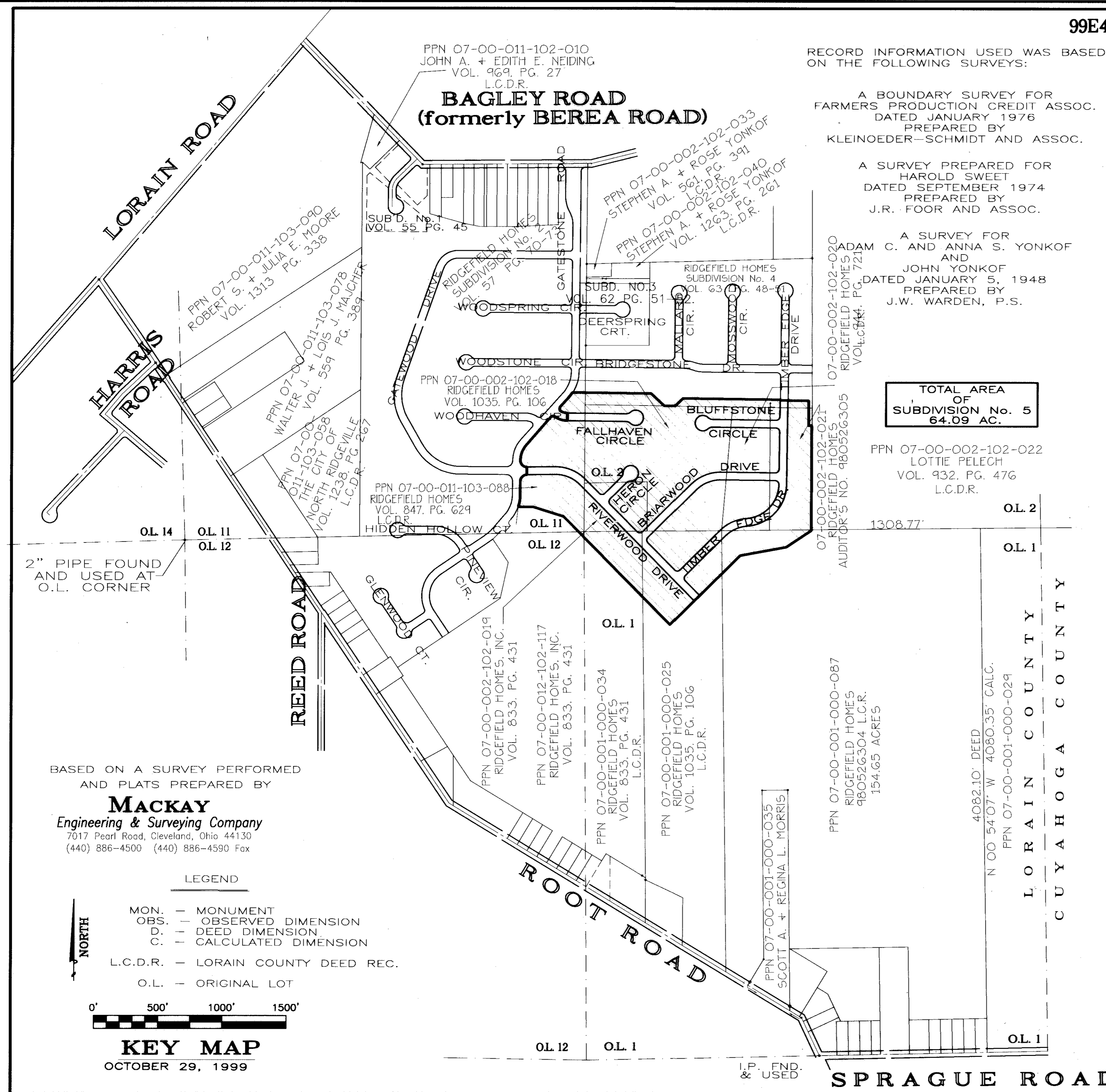
PPN 07-00-011-103-078 WALTER J. + LOIS J. MAUCHER VOL. 559, PG. 389

PPN 07-00-011-103-080 ROBERT S. + JULIA E. MOORE VOL. 1313, PG. 338

PPN 07-00-002-102-033 STEPHEN A. + ROSE YONKOF VOL. 561, PG. 391 L.C.D.R.

PPN 07-00-002-102-040 STEPHEN A. + ROSE YONKOF VOL. 1263, PG. 261 L.C.D.R.

PPN 07-00-011-102-010 JOHN A. + EDITH E. NEIDING VOL. 969, PG. 27 L.C.D.R.



BASED ON A SURVEY PERFORMED AND PLATS PREPARED BY  
**Mackay**  
Engineering & Surveying Company  
7017 Pearl Road, Cleveland, Ohio 44130  
(440) 886-4500 (440) 886-4590 Fax

LEGEND  
MON. - MONUMENT  
OBS. - OBSERVED DIMENSION  
D. - DEED DIMENSION  
C. - CALCULATED DIMENSION  
L.C.D.R. - LORAIN COUNTY DEED REC.  
O.L. - ORIGINAL LOT

KEY MAP  
OCTOBER 29, 1999

### CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "RIDGEFIELD HOMES, INC. SUBDIVISION NUMBER 5" AS SHOWN HEREON AND CONTAINING 64.09 ACRES OF LAND OF WHICH 13.36 AC. LIE IN ORIGINAL LOT No. 1 AND 41.77 AC. LIE IN ORIGINAL LOT No. 2 AND 8.93 AC. LIE IN ORIGINAL LOT No. 11 AND 0.03 AC. LIE IN ORIGINAL LOT No. 12 OF RIDGEVILLE TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED HEREON IRON PIN MONUMENTS WERE FOUND (O) OR SET (X). 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* 14 Nov. 2000  
RICHARD R. MACKAY P. 4195



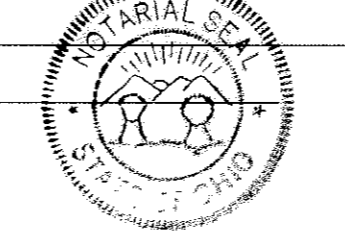
### EASEMENT DEDICATION

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. MICHAEL SCHMITT, PRESIDENT  
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 North Ridgeville, OHIO, THIS 23<sup>rd</sup> DAY OF November, 2000.

NOTARY PUBLIC *William F. Mahoney*  
MY COMMISSION EXPIRES \_\_\_\_\_



### SETBACK NOTE

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

### BLANKET EASEMENT

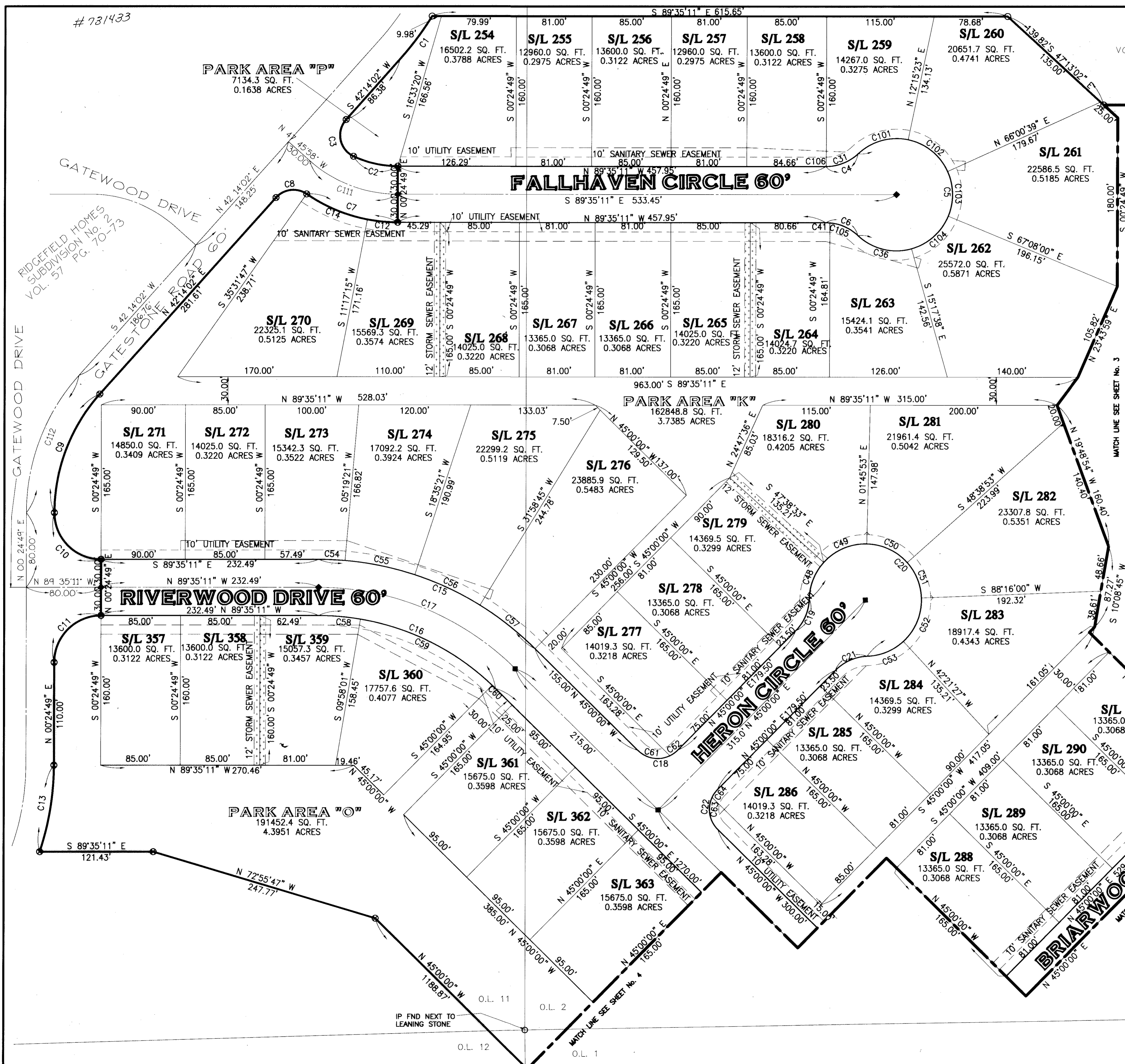
FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SURFACE DRAINAGE, THE OWNERS AND SUBDIVIDERS OF THIS SUBDIVISION RESERVE FOR THE BENEFIT OF THEMSELVES AND FOR THE BENEFIT OF THE CITY OF NORTH RIDGEVILLE, OHIO, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT BEING FIVE (5.0') FEET IN WIDTH ADJACENT AND CONTIGUOUS TO EACH SIDE-LINE OF EACH LOT AND TEN (10') FEET IN WIDTH ADJACENT AND CONTIGUOUS TO EACH REAR LINE OF EACH LOT, IN ADDITION TO THE SAME EASEMENT OVER ALL OF THE PARK AREAS INDICATED HEREON AND EASEMENTS OTHERWISE NOTED ON THIS PLAT. THIS EASEMENT DOES NOT RESTRICT BUILDING CONSTRUCTION AS PERMITTED BY THE CITY OF NORTH RIDGEVILLE BUILDING CODE.



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# 731433

RIDGEFIELD HOMES  
SUBDIVISION No. 4  
VOL. 63 PG. 48-51 L.C.M.R.



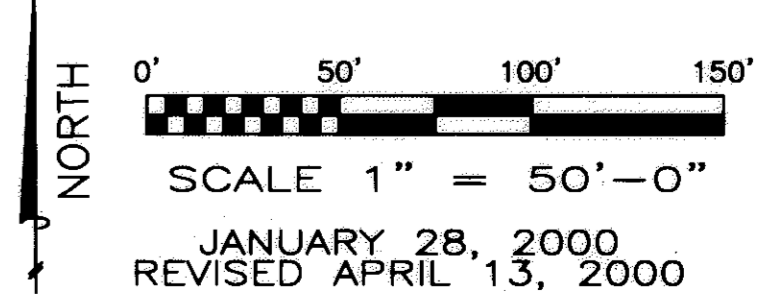
CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	323.58'	57.19'	57.11'	N 37°10'15" E	10°07'33"	28.67'
C2	111.84'	48.98'	48.58'	S 77°02'30" E	25°05'22"	24.89'
C3	25.00'	46.57'	40.12'	S 11°07'53" E	106°43'51"	33.62'
C4	50.00'	37.82'	36.93'	N 68°44'34" E	43°20'30"	19.87'
C5	60.00'	279.27'	87.27'	S 0°24'49" W	286°41'01"	63.58'
C6	50.00'	37.82'	36.93'	S 67°54'55" E	43°20'30"	19.87'
C7	171.84'	103.54'	101.98'	S 72°19'28" E	34°31'25"	53.40'
C8	25.00'	36.09'	33.03'	N 83°35'08" E	82°42'12"	22.00'
C9	189.67'	138.44'	135.39'	N 21°19'26" E	41°49'13"	72.46'
C10	50.00'	78.54'	70.71'	S 44°35'11" E	90°00'00"	50.00'
C11	50.00'	78.54'	70.71'	N 45°24'49" E	90°00'00"	50.00'
C12	171.84'	32.61'	32.56'	S 84°08'58" E	10°52'25"	16.36'
C13	291.42'	93.99'	93.58'	N 09°39'12" E	18°28'45"	47.41'
C14	171.84'	70.93'	70.43'	S 66°53'15" E	23°39'00"	35.98'
C15	330.00'	256.80'	250.37'	S 67°17'35" E	44°35'11"	135.30'
C16	270.00'	210.11'	204.85'	S 67°17'35" E	44°35'11"	110.70'
C17	300.00'	233.45'	227.61'	S 67°17'35" E	44°35'11"	123.00'
C18	30.00'	47.12'	42.43'	N 90°00'00" E	90°00'00"	30.00'
C19	50.00'	37.82'	36.93'	N 23°19'45" E	43°20'30"	19.87'
C20	60.00'	279.27'	87.27'	S 45°00'00" E	286°41'01"	63.58'
C21	50.00'	37.82'	36.93'	N 66°40'15" E	43°20'30"	19.87'
C22	30.00'	47.12'	42.43'	S 00°00'00" E	90°00'00"	30.00'
C31	50.00'	37.48'	36.61'	N 68°32'56" E	42°57'15"	19.67'
C36	60.00'	61.84'	59.14'	S 75°46'09" E	59°02'58"	33.98'
C41	50.00'	4.34'	4.34'	S 87°05'51" E	04°58'40"	2.17'
C48	60.00'	42.62'	41.73'	N 22°00'28" E	40°41'57"	22.25'
C49	60.00'	51.74'	50.15'	N 67°03'40" E	49°24'26"	27.60'
C50	60.00'	49.10'	47.74'	S 64°47'37" E	46°52'59"	26.02'
C51	60.00'	41.49'	40.67'	S 21°32'34" E	39°37'07"	21.61'
C52	60.00'	51.71'	50.12'	N 22°57'16" E	49°22'34"	27.58'
C53	60.00'	42.62'	41.73'	N 67°59'32" E	40°41'57"	22.25'
C54	330.00'	28.27'	28.26'	S 87°07'55" E	04°54'32"	14.14'
C55	330.00'	76.41'	76.24'	S 78°02'39" E	13°16'00"	38.38'
C56	330.00'	77.12'	76.95'	S 64°42'57" E	13°23'24"	38.74'
C57	330.00'	74.99'	74.83'	S 51°30'37" E	13°01'15"	37.66'
C58	270.00'	45.02'	44.97'	S 84°48'35" E	09°33'12"	22.56'
C59	270.00'	160.09'	157.75'	S 63°02'49" E	33°58'19"	82.48'
C60	270.00'	5.00'	5.00'	S 45°31'50" E	01°03'40"	2.50'
C61	30.00'	36.93'	34.64'	S 80°15'52" E	70°31'44"	21.21'
C62	30.00'	10.20'	10.15'	N 54°44'08" E	19°28'16"	5.15'
C63	30.00'	36.93'	34.64'	S 09°44'08" E	70°31'44"	21.21'
C64	30.00'	10.20'	10.15'	N 35°15'52" E	19°28'16"	5.15'
C101	60.00'	57.79'	55.58'	N 74°39'51" E	55°11'04"	31.36'
C102	60.00'	56.29'	54.25'	S 50°51'59" E	53°45'16"	30.41'
C103	60.00'	49.07'	47.71'	S 00°33'41" E	46°51'21"	26.00'
C104	60.00'	54.29'	52.45'	N 48°47'11" E	51°50'22"	29.16'
C105	50.00'	33.46'	32.86'	S 65°25'36" E	38°21'51"	17.39'
C106	50.00'	0.34'	0.34'	S 89°46'49" E	00°23'16"	0.17'
C111	141.84'	103.53'	101.25'	S 68°40'34" E	41°49'13"	54.19'
C112	219.67'	160.33'	156.80'	N 21°19'26" E	41°49'13"	83.93'

PARK AREAS		
PARK AREA	AREA	AREA (ac.)
K	3.7302	
L	0.0609	
M	1.5125	
N	1.5705	
O	4.3867	
P	0.1555	

**SUBDIVISION PLAT**  
**RIDGEFIELD HOMES, INC.**  
**SUBDIVISION No. 5**

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 1 AND 2 AND 11 AND 12

- LINE LEGEND**
- = 12' STORM SEWER EASEMENT (TYPICAL)
  - = UNDERGROUND UTILITY EASEMENT
  - = SANITARY SEWER EASEMENT
  - = IRON PIN FOUND
  - = IRON PIN SET
  - = I.P. MON. TO BE SET AT TIME OF CONSTRUCTION

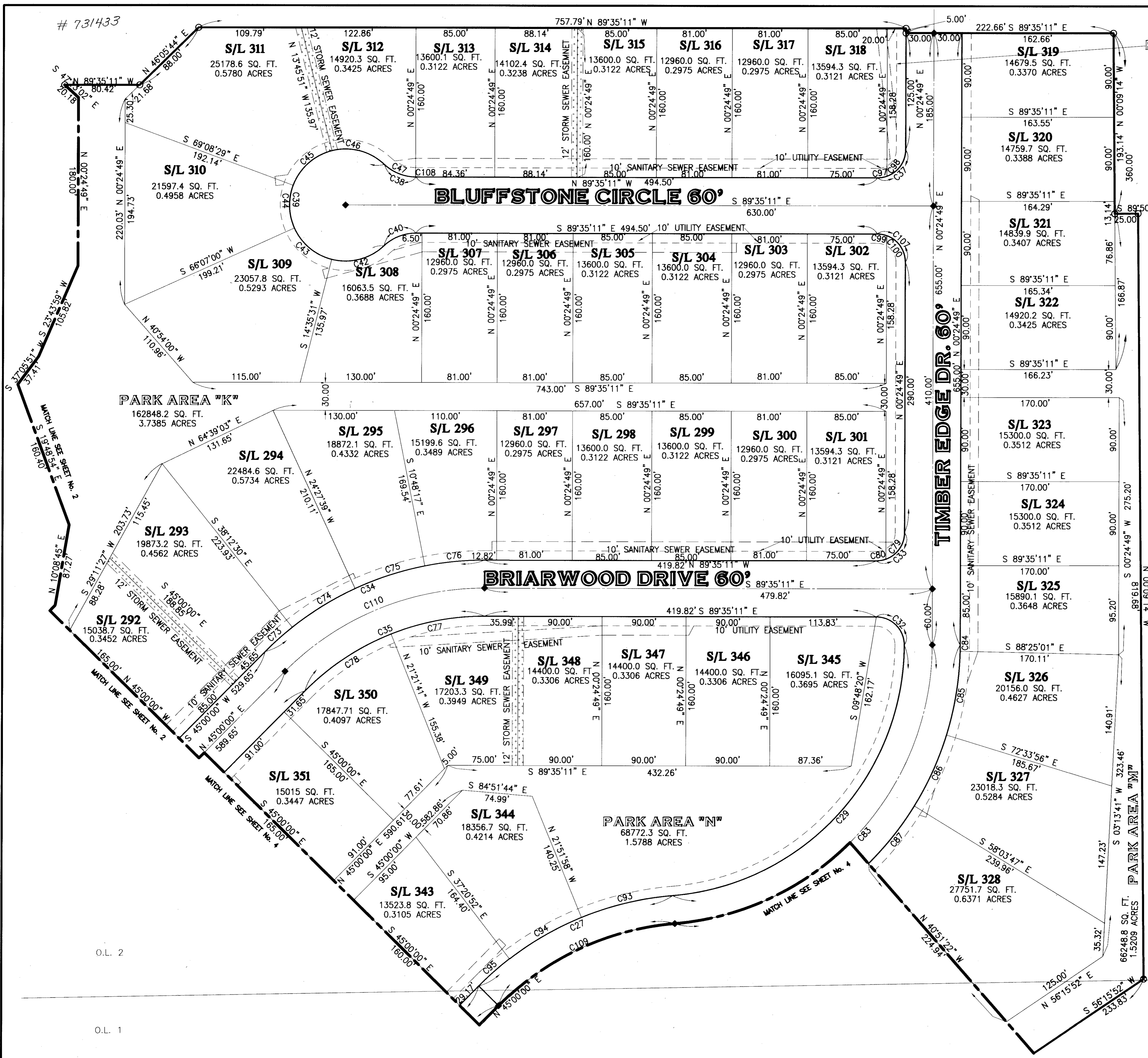


Tue Nov 14 09:47:15 2000 jmg



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PARK AREA "L"  
3012.5 SQ. FT.  
0.0692 ACRES

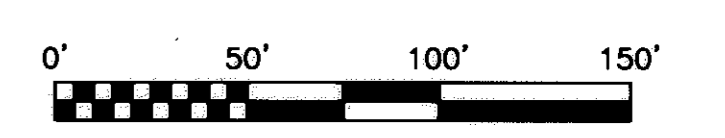
CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C27	330.00'	233.96'	229.09'	N 65°18'39" E	40°37'18"	122.14'
C29	270.00'	401.53'	365.54'	N 43°01'04" E	85°12'27"	248.31'
C32	30.00'	47.12'	42.43'	S 44°35'10" E	90°00'01"	30.00'
C33	30.00'	47.12'	42.43'	N 45°24'50" E	89°59'59"	30.00'
C34	330.00'	261.56'	254.77'	N 67°42'25" E	45°24'49"	138.09'
C35	270.00'	214.01'	208.45'	N 67°42'25" E	45°24'49"	112.98'
C37	30.00'	47.12'	42.43'	N 45°24'50" E	89°59'59"	30.00'
C38	50.00'	37.82'	36.93'	S 67°54'55" E	43°20'30"	19.87'
C39	60.00'	279.27'	87.27'	S 00°24'49" W	286°41'01"	63.58'
C40	50.00'	37.82'	36.93'	N 68°44'34" E	43°20'30"	19.87'
C42	60.00'	60.23'	57.74'	N 75°49'55" E	57°31'12"	32.93'
C43	60.00'	53.96'	52.16'	S 49°38'44" E	51°31'29"	28.96'
C44	60.00'	48.85'	45.76'	N 01°30'44" W	44°44'31"	24.69'
C45	60.00'	57.99'	55.76'	N 48°32'50" E	55°22'38"	31.49'
C46	60.00'	60.23'	57.74'	S 75°00'15" E	57°31'10"	32.93'
C47	50.00'	37.18'	36.33'	S 67°32'47" E	42°36'14"	19.50'
C73	330.00'	39.12'	39.09'	N 48°23'45" E	06°47'30"	19.58'
C74	330.00'	79.18'	78.99'	N 58°39'56" E	13°44'51"	39.78'
C75	330.00'	78.65'	78.47'	N 72°22'02" E	13°39'22"	39.51'
C76	330.00'	64.61'	64.51'	N 84°48'16" E	11°13'06"	32.41'
C77	270.00'	102.61'	102.00'	N 79°31'34" E	21°46'30"	51.93'
C78	270.00'	111.39'	110.81'	N 56°49'10" E	23°38'19"	56.50'
C79	30.00'	36.93'	34.64'	N 35°40'41" E	70°31'44"	21.21'
C80	30.00'	10.20'	10.15'	N 80°40'41" E	19°28'17"	5.15'
C81	30.00'	8.44'	8.41'	S 81°31'37" E	16°07'08"	4.25'
C82	30.00'	38.68'	36.06'	S 36°31'37" E	73°52'51"	22.56'
C83	300.00'	446.15'	406.15'	N 43°01'04" E	85°12'27"	275.90'
C84	330.00'	6.74'	6.74'	N 00°59'54" E	01°10'11"	3.37'
C85	330.00'	91.30'	91.01'	N 09°30'33" E	15°51'06"	45.94'
C86	330.00'	83.53'	83.31'	N 24°41'10" E	14°30'09"	41.99'
C87	330.00'	79.09'	78.90'	N 38°48'13" E	13°43'57"	39.74'
C93	330.00'	100.72'	100.33'	N 76°52'40" E	17°29'15"	50.76'
C94	330.00'	89.17'	88.90'	N 60°23'35" E	15°28'55"	44.86'
C95	330.00'	44.07'	44.04'	N 48°49'34" E	07°39'08"	22.07'
C97	30.00'	10.20'	10.15'	N 80°40'41" E	19°28'17"	5.15'
C98	30.00'	36.93'	34.64'	N 35°40'41" E	70°31'44"	21.21'
C99	30.00'	10.20'	10.15'	S 79°51'03" E	19°28'16"	5.15'
C100	30.00'	36.93'	34.64'	S 34°51'03" E	70°31'44"	21.21'
C107	30.00'	47.12'	42.43'	S 44°35'10" E	90°00'01"	30.00'
C108	50.00'	0.64'	0.64'	S 89°13'03" E	00°44'16"	0.32'
C109	300.00'	212.69'	208.27'	N 65°18'39" E	40°37'18"	111.04'
C110	300.00'	237.79'	231.61'	N 67°42'25" E	45°24'49"	125.53'

LINE LEGEND

- = 12' STORM SEWER EASEMENT (TYPICAL)
- = UNDERGROUND UTILITY EASEMENT
- = SANITARY SEWER EASEMENT
- = IRON PIN FOUND
- = IRON PIN SET
- = I.P. MON. TO BE SET AT TIME OF CONSTRUCTION

**SUBDIVISION PLAT**  
**RIDGEFIELD HOMES, INC.**  
**SUBDIVISION No. 5**

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 1, 2, 11 & 12



SCALE 1" = 50'-0"

JANUARY 28, 2000  
REVISED APRIL 13, 2000

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C23	30.00'	47.12'	42.43'	N 90°00'00" E	90°00'00"	30.00'
C24	30.00'	47.12'	42.43'	S 00°00'00" E	90°00'00"	30.00'
C25	30.00'	47.12'	42.43'	N 90°00'00" E	90°00'00"	30.00'
C26	30.00'	47.12'	42.43'	S 00°00'00" E	90°00'00"	30.00'
C28	270.00'	191.42'	187.44'	N 65°18'39" E	40°37'18"	99.93'
C30	330.00'	490.76'	446.77'	N 43°01'04" E	85°12'27"	303.49'
C65	30.00'	36.93'	34.64'	S 80°15'52" E	70°31'44"	21.21'
C66	30.00'	10.20'	10.15'	N 54°44'08" E	19°28'16"	5.15'
C67	30.00'	36.93'	34.64'	S 09°44'08" E	70°31'44"	21.21'
C68	30.00'	10.20'	10.15'	N 35°15'52" E	19°28'16"	5.15'
C69	30.00'	36.93'	34.64'	S 80°15'52" E	70°31'44"	21.21'
C70	30.00'	10.20'	10.15'	N 54°44'08" E	19°28'16"	5.15'
C71	30.00'	36.93'	34.64'	S 09°44'08" E	70°31'44"	21.21'
C72	30.00'	10.20'	10.15'	N 35°15'52" E	19°28'16"	5.15'
C88	330.00'	20.01'	20.01'	N 47°24'26" E	03°28'29"	10.01'
C89	330.00'	72.01'	71.87'	N 55°23'47" E	12°30'13"	36.15'
C90	330.00'	83.28'	83.06'	N 68°52'39" E	14°27'32"	41.86'
C91	270.00'	47.29'	47.23'	N 80°36'13" E	10°02'09"	23.71'
C92	270.00'	144.13'	142.43'	N 60°17'34" E	30°35'09"	73.83'
C96	330.00'	54.81'	54.74'	N 80°51'53" E	09°30'56"	27.47'



**RIGHT-OF-WAY AREA**

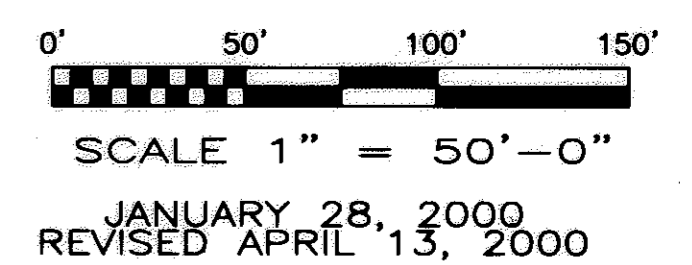
BIRCHFIELD CIRCLE = 1.7357 AC
HERON CIRCLE = 0.5850 AC
BLUFFSTONE CIRCLE = 1.0189 AC
FALLHAVEN CIRCLE = 0.9184 AC
TIMBER EDGE DRIVE = 2.4607 AC
RIVERWOOD DRIVE = 2.3911 AC

**SUBDIVISION PLAT  
RIDGEFIELD HOMES, INC.  
SUBDIVISION No. 5**

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 1, 2, 11, & 12.

**LINE LEGEND**

- = 12' STORM SEWER EASEMENT (TYPICAL)
- = UNDERGROUND UTILITY EASEMENT
- = SANITARY SEWER EASEMENT
- = IRON PIN SET
- = I.P. MON. TO BE SET AT TIME OF CONSTRUCTION





LINE#	BEARING	DISTANCE
L1	S 00°03'26" W	176.34'
L2	S 74°26'24" E	93.40'
L3	S 74°26'32" E	180.57'
L4	N 78°35'39" W	131.80'
L5	N 89°50'29" W	265.05'
L6	S 87°20'32" W	346.10'
L7	S 89°40'15" W	226.47'
L8	S 58°48'19" E	90.00'
L9	S 56°05'47" W	20.00'
L10	S 33°54'13" E	80.36'
L11	N 33°54'13" W	99.64'
L12	S 56°05'47" W	20.00'
L13	N 33°41'36" W	71.12'
L14	N 84°11'38" E	160.49'

⊗ = IRON PIN TO BE SET  
 ◆ = I.P. MON. TO BE SET

ROOT ROAD O.L. 12				
PERM. PARCEL No.	OWNER	DEED VOL.	PAGE	
07-00-012-102-004	ALAN N. & SUSAN L. DOWNEY	1302	708	
07-00-012-102-005	HERMAN E. & ELSIE V. DREGER	692	501	
07-00-012-102-014	DANIEL & ETHEL L. VICCHIO	1346	235	
07-00-012-102-015	MICHAEL & JOYCE BOUMAN	1180	210	
07-00-012-102-017	JERRY & BRANKA M. MALINAR	1022	149	
07-00-012-102-021	MARK N. & HELEN D. RASANOW	93	166	
07-00-012-102-023	HENRY & CHERYL NOETHE	318	532	
07-00-012-102-025	JOSEPH R. & BEVERLY J. STACEY	1032	388	
07-00-012-102-027	RICHARD L. & JENNIFER J. TEEL	359	47	
07-00-012-102-034	STEVEN W. & ANNE J. THOMAS	22	538	
07-00-012-102-035	ROY L. & PATTY A. FILBIN	160	50	
07-00-012-102-036	BRENT M. DENNIS & CHRISTINA M. CELLURA	747	204	
07-00-012-102-037	ROBERT F. CYNTHIA C. HURLEY	1425	30	
07-00-012-102-039	CHARLES A. & JUDITH M. NORRIS	1346	936	
07-00-012-102-041	BARBARA J. MAMRAJ	272	372	
07-00-012-102-042	KARL & EDITH FUCHS	1026	372	
07-00-012-102-043	MARY M. WINSAN	1257	285	
07-00-012-102-044	HARRY C. & NENITA M. PARKER	1425	767	
07-00-012-102-046	JAMES A. SERRE JR. & TRACIE A. SERRE	403	848	
07-00-012-102-048	ROBERT E. & ELEANOR R. HESTON	1385	641	
07-00-012-102-049	DOUGLAS A. PRITCHARD	1255	574	
07-00-012-102-050	GARY R. & DIANA W. SCADDEN	1386	271	
07-00-012-102-054	DORIS KIESEL	1218	598	
07-00-012-102-055	DORIS KIESEL	1218	598	
07-00-012-102-061	RONALD J. GOSSELIN	692	661	
07-00-012-102-062	KARL & DORIS KIESEL	663	119	
07-00-012-102-063	SHAWN R. STACEY	318	814	
07-00-012-102-064	JEFFREY M. & ELISE J. GEITHER	949	891	
07-00-012-102-068	PHILLIP HRUSCH	693	595	
07-00-012-102-069	RICHARD F. & DIANA R. PALCIE	783	348	
07-00-012-102-071	RIDGEFIELD HOMES INC.	1252	419	
07-00-012-102-072	FRED J. & BEVERLY GLEBA	1426	942	

BAGLEY ROAD O.L. 2				
PERM. PARCEL No.	OWNER	DEED VOL.	PAGE	
07-00-002-102-003	ERNEST E. CHARLYN R. STEVEN D. GEISWITE	111	734	
07-00-002-102-006	THOMAS O. & RUTH BERTHOLD	865	566	
07-00-002-102-007	KATHLEEN MARIE HIXSON	1134	252	
07-00-002-102-008	LEMMYER TRUST, ROY L. LEMMEYER TRUSTEE	1048	606	
07-00-002-102-009	ALICE C. KILBANE	421	665	
07-00-002-102-010	PAUL E. & ROSE MARY TABOR	1380	909	
07-00-002-102-013	ELSIE BRUNNER	979	45	
07-00-002-102-014	DEBRA KAY HALL	1316	203	
07-00-002-102-018	RIDGEFIELD HOMES INC.	1035	106	
07-00-002-102-033	STEPHEN A. & ROSE YONKOF	415	743	
07-00-002-102-062	STEPHEN A. & ROSE YONKOF	415	743	
07-00-002-102-042	MICHAEL J. & VIALET A. STOFFAN CO. - TRUSTEES	436	869	
07-00-002-102-043	MICHAEL J. & VIALET A. STOFFAN CO. - TRUSTEES	436	869	
07-00-002-102-047	PAUL E. & ROSE MARY TABOR	1218	911	
07-00-002-102-048	JAMES & ANN C. REICHLER	783	143	
07-00-002-102-053	STEPHEN A. & ROSE YONKOF	1385	403	
07-00-002-102-054	ERNEST GEISWITE	1369	803	
07-00-002-102-055	ERNEST GEISWITE	1369	803	

BAGLEY ROAD O.L. 11				
PERM. PARCEL No.	OWNER	DEED VOL.	PAGE	
07-00-011-103-018	JAMES MAHLICH	377	926	
07-00-011-103-019	ROBERT P. & PENNY J. WHITTY	191	541	
07-00-011-103-020	GRAVER C. & PERLIE MARCUM	1064	816	
07-00-011-103-021	JENNIFER V. MCCOY	806	312	
07-00-011-103-022	JOHN R. & BARBARA A. SANDERSON	129	846	
07-00-011-103-023	DALE E. PAPE	1288	177	
07-00-011-103-024	CLIFFORD M. & TERESE A. SMITH	1276	937	
07-00-011-103-025	GREGORY M. HARDIN	134	825	
07-00-011-103-029	LARRY J.W. ANGYALOSI	1256	296	
07-00-011-103-030	IOSIF & RODICA M. IANCU	1256	296	
07-00-011-103-079	CHARLES REISINGER	1421	130	
07-00-011-103-080	KATHLEEN R. YONKOF	811	329	
07-00-011-103-087	STEPHEN A. & ROSE YONKOF	911	817	

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	323.58'	57.19'	57.11'	N 37°10'15" E	10°07'33"	28.67'
C2	111.84'	48.98'	48.58'	S 77°02'30" E	25°05'22"	24.89'
C3	25.00'	46.57'	40.12'	S 11°07'53" E	106°43'51"	33.62'
C7	171.84'	103.54'	101.98'	S 72°19'28" E	34°31'25"	53.40'
C8	25.00'	36.09'	33.03'	N 83°35'08" E	82°42'12"	22.00'
C9	189.67'	138.44'	135.39'	N 21°19'26" E	41°49'13"	72.46'
C10	50.00'	78.54'	70.71'	S 44°35'11" E	90°00'00"	50.00'
C11	50.00'	78.54'	70.71'	N 45°24'49" E	90°00'00"	50.00'
C13	291.42'	93.99'	93.58'	N 09°39'12" E	18°28'45"	47.41'
C17	300.00'	243.46'	236.83'	S 66°20'17" E	46°29'47"	128.88'
C83	300.00'	446.15'	406.15'	N 43°01'04" E	85°12'27"	275.90'
C109	300.00'	212.69'	208.27'	N 65°18'39" E	40°37'18"	111.04'
C110	300.00'	237.79'	231.61'	N 67°42'25" E	45°24'49"	125.53'
C111	141.84'	103.53'	101.25'	S 68°40'34" E	41°49'13"	54.19'

**BOUNDARY SURVEY MAP**  
 FOR  
**RIDGEFIELD HOMES, INC.**  
**SUBDIVISION No. 5**  
**SUBDIVISION PLAT**  
 SITUATED IN THE CITY OF NORTH RIDGEVILLE,  
 COUNTY OF LORAIN AND STATE OF OHIO.

