

# CHESTNUT GROVE SUBDIVISION No. 2

KNOWN AS BEING A SUBDIVISION OF BLOCK "B" OF CHESTNUT GROVE SUBDIVISION No. 1 RECORDED IN PLAT VOL. 64, PGS. 23 & 24

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

## UNDERGROUND UTILITY EASEMENT

WILLIAM THOMAS COMMUNITIES, INC., OWNER OF LAND PLATTED HEREON DOES HEREBY GRANT UNTO OHIO EDISON, ALLTEL, MEDIA ONE CABLE CO., THEIR SUCCESSORS AND ASSIGNS, (HEREAFTER REFERRED TO AS THE GRANTEEES) 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 GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND/OR COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWN, 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.

## APPROVALS

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE PLANNING COMMISSION THIS 27<sup>th</sup> DAY OF September 2001.

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2001.

[Signature]  
PLANNING SECRETARY OR RESPONSIBLE OFFICIAL

\_\_\_\_\_  
LORAIN COUNTY AUDITOR

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE MAYOR THIS 3<sup>rd</sup> DAY OF October 2001.

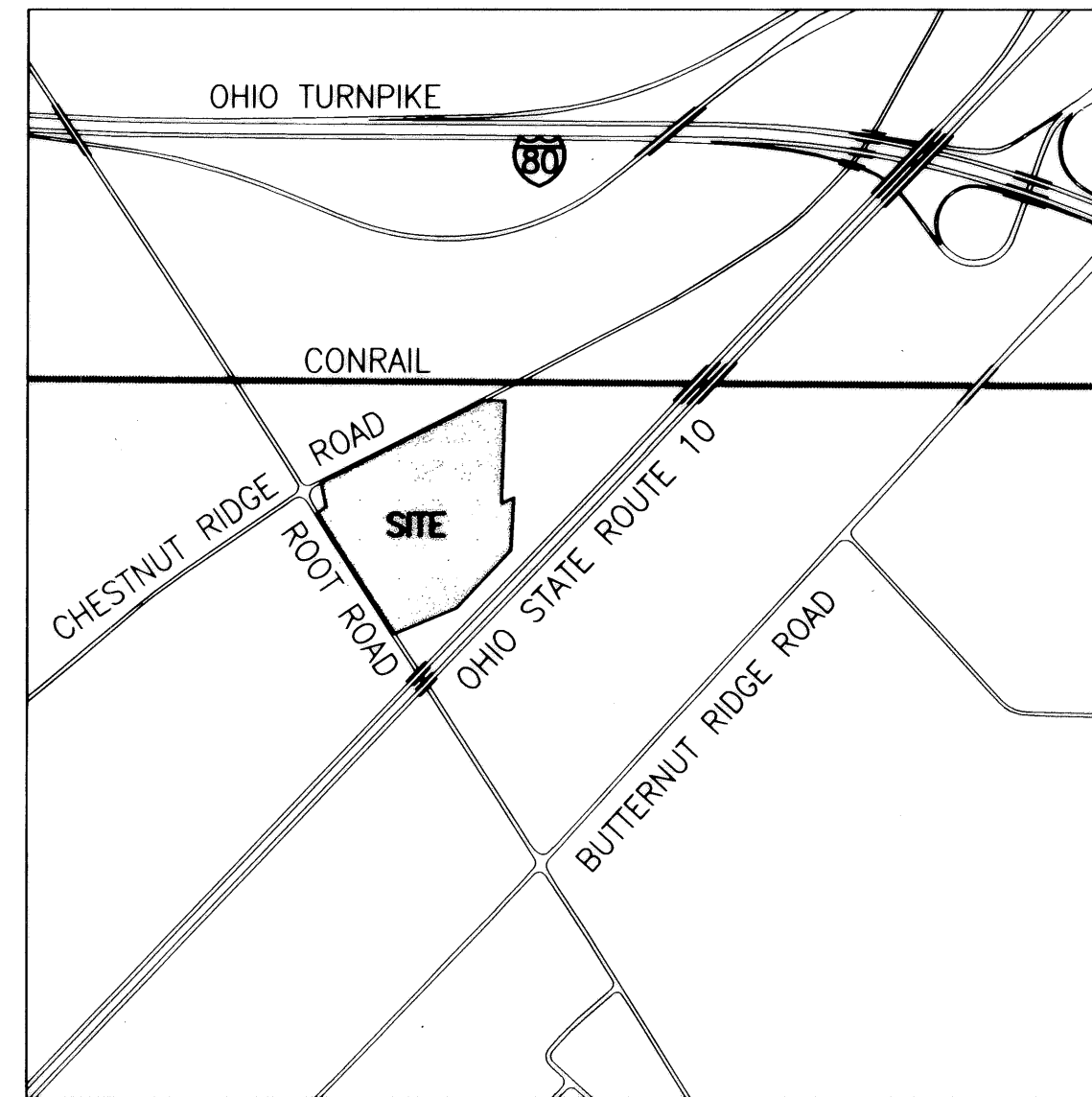
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ M.  
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2001, IN PLAT BOOK  
No. \_\_\_\_\_ PAGE No. \_\_\_\_\_

[Signature]  
MAYOR

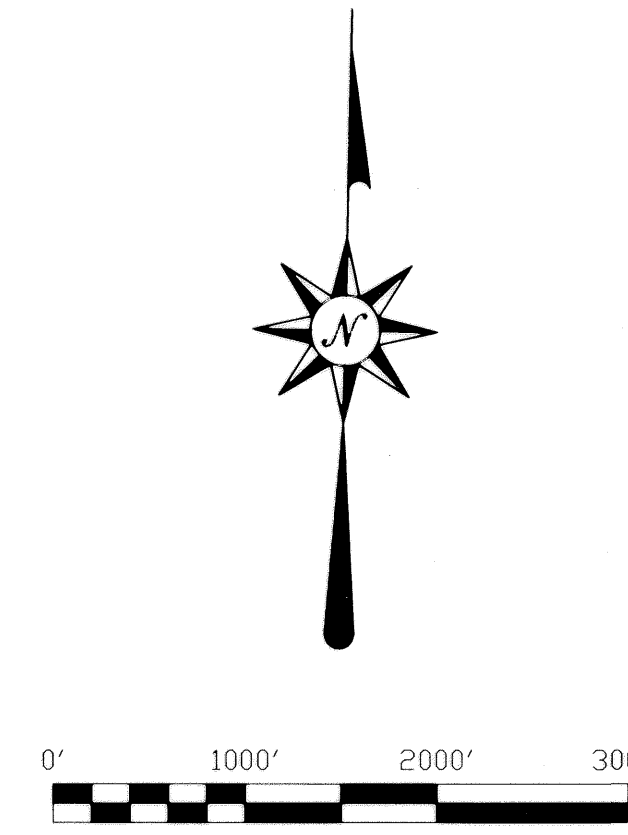
\_\_\_\_\_  
LORAIN COUNTY RECORDER

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE CITY ENGINEER THIS 3<sup>rd</sup> DAY OF October 2001.

[Signature]  
CITY ENGINEER



VICINITY MAP  
SCALE IN FEET  
1"=1000'



[Signature] Pres. Sept. 11, 2001  
WILLIAM THOMAS COMMUNITIES, INC. BY THOMAS G. SIMON, PRESIDENT DATE

ACCEPTED BY OHIO EDISON THIS 28 DAY OF August 2001. BY: [Signature]

ACCEPTED BY ALLTEL THIS 21 DAY OF Aug 2001. BY: [Signature]

ACCEPTED BY MEDIA ONE CABLE COMPANY THIS 29 DAY OF August 2001. BY: [Signature]

## 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 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 THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Olumsted Twp, OHIO, THIS 11<sup>th</sup> DAY OF September 2001.

NOTARY PUBLIC [Signature]  
MY COMMISSION EXPIRES 4-29-04

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE  
FEB 6 2002  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

## 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 20 LOTS AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF THE SAME AND DEDICATE TO PUBLIC 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 11<sup>th</sup> DAY OF September, 2001.

[Signature] Pres.  
THOMAS G. SIMON, PRESIDENT  
WILLIAM THOMAS COMMUNITIES, INC.  
[Signature]  
WITNESS

COUNTY OF LORAIN } s.s.  
STATE OF OHIO

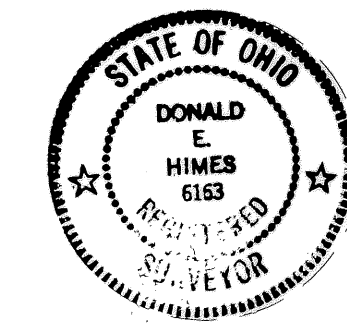
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE APPEARED THOMAS G. SIMON, PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC., OWNER OF THE LAND PLATTED HEREON, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER, IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Olumsted Twp, OHIO, THIS 11<sup>th</sup> DAY OF September 2001.

NOTARY PUBLIC [Signature]  
MY COMMISSION EXPIRES 4-29-04

## 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.

[Signature]  
DONALD E. HIMES, P.S. No. 6163  
DATE: AUGUST 24, 2001



RECEIVED FOR RECORD  
at 11:20 clock 11 M. on 11<sup>th</sup> of SEP 2001  
VOL. 77 MARY ANN JAMISON  
PAGE 5 Lorain County Recorder  
14 and 15 line 86 4 MP  
Box: Bunda - Self

7/1/14

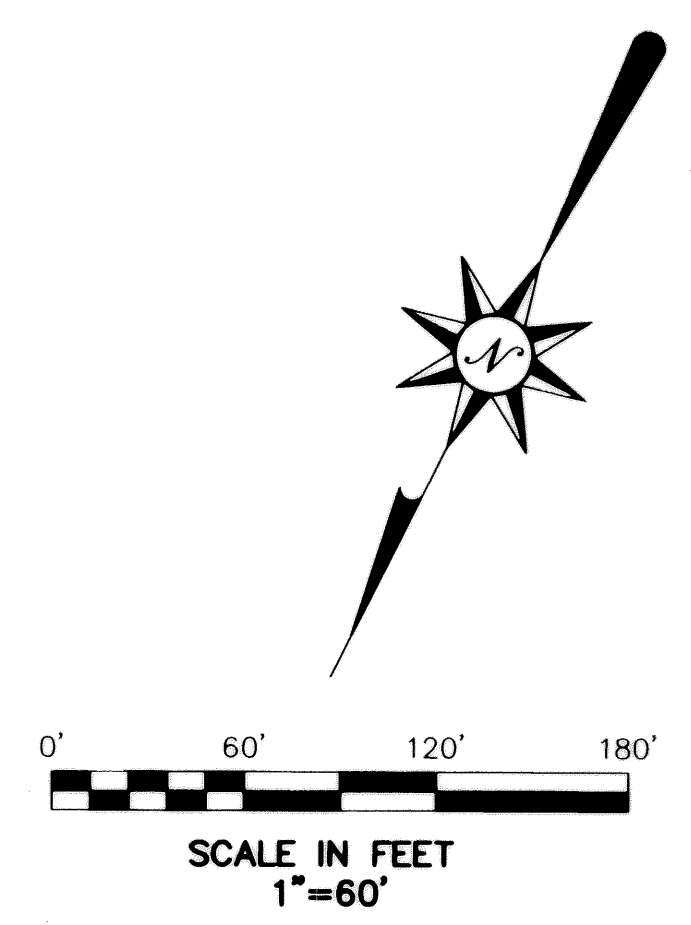
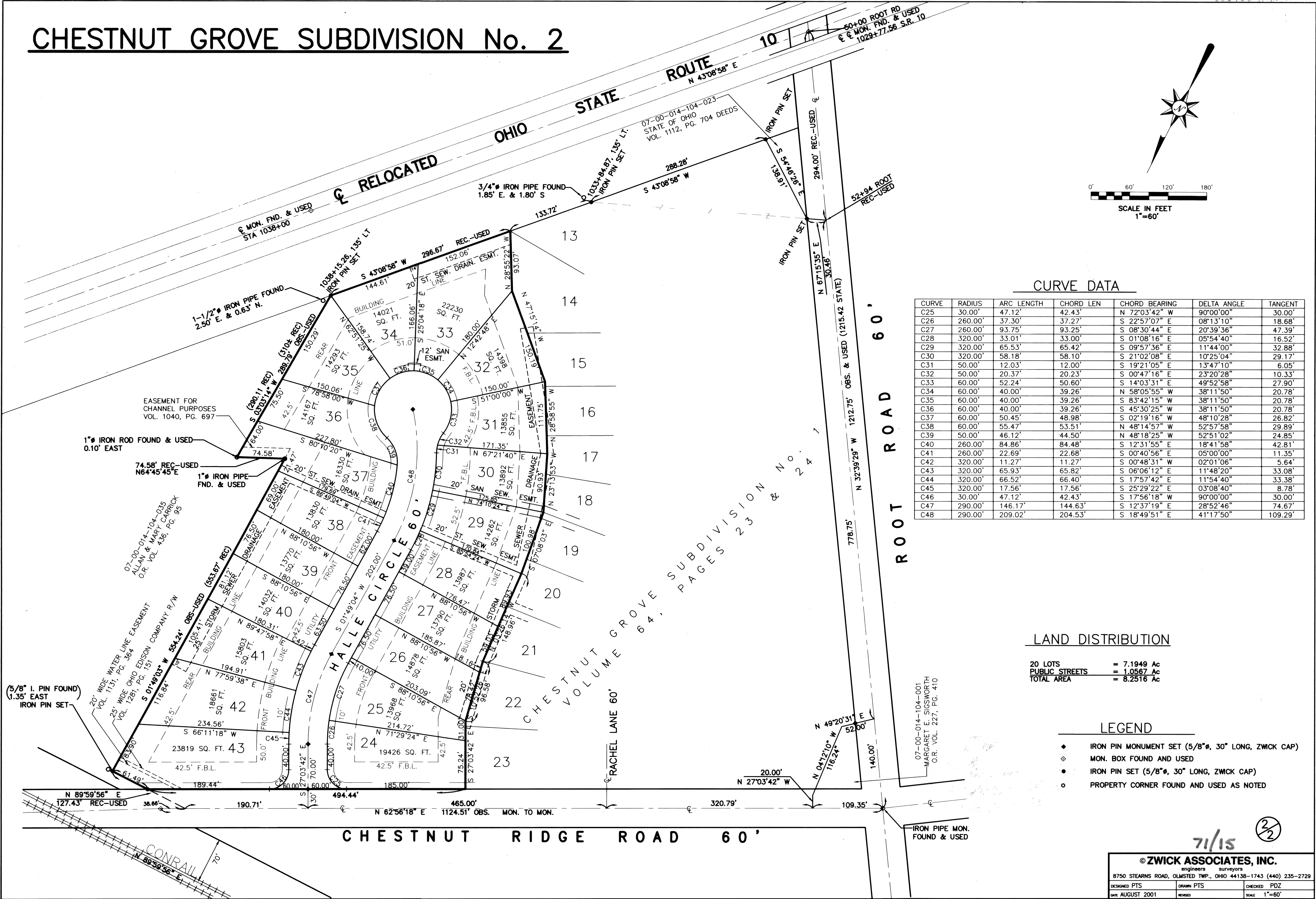
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engineers & surveyors  
8750 STEARNS ROAD, OLUMSTED TWP., OHIO 44138-1743 (440) 235-2729

DESIGNED PTS	DRAWN PTS	CHECKED PDZ
DATE AUGUST 2001	REVISED	SCALE 1"=1000'

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# CHESTNUT GROVE SUBDIVISION No. 2



### CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C25	30.00'	47.12'	42.43'	N 72°03'42" W	90°00'00"	30.00'
C26	260.00'	37.30'	37.27'	S 22°57'07" E	08°13'10"	18.68'
C27	260.00'	93.75'	93.25'	S 08°30'44" E	20°39'36"	47.39'
C28	320.00'	33.01'	33.00'	S 01°08'16" E	05°54'40"	16.52'
C29	320.00'	65.53'	65.42'	S 09°57'36" E	11°44'00"	32.88'
C30	320.00'	58.18'	58.10'	S 21°02'08" E	10°25'04"	29.17'
C31	50.00'	12.03'	12.00'	S 19°21'05" E	13°47'10"	6.05'
C32	50.00'	20.37'	20.23'	S 00°47'16" E	23°20'28"	10.33'
C33	60.00'	52.24'	50.60'	S 14°03'31" E	49°52'58"	27.90'
C34	60.00'	40.00'	39.26'	N 58°05'55" W	38°11'50"	20.78'
C35	60.00'	40.00'	39.26'	S 83°42'15" W	38°11'50"	20.78'
C36	60.00'	40.00'	39.26'	S 45°30'25" W	38°11'50"	20.78'
C37	60.00'	50.45'	48.98'	S 02°19'16" W	48°10'28"	26.82'
C38	60.00'	55.47'	53.51'	N 48°14'57" W	52°57'58"	29.89'
C39	50.00'	46.12'	44.50'	N 48°18'25" W	52°51'02"	24.85'
C40	260.00'	84.86'	84.48'	S 12°31'55" E	18°41'58"	42.81'
C41	260.00'	22.69'	22.68'	S 00°40'56" E	05°00'00"	11.35'
C42	320.00'	11.27'	11.27'	S 00°48'31" W	02°01'06"	5.64'
C43	320.00'	65.93'	65.82'	S 06°06'12" E	11°48'20"	33.08'
C44	320.00'	66.52'	66.40'	S 17°57'42" E	11°54'40"	33.38'
C45	320.00'	17.56'	17.56'	S 25°29'22" E	03°08'40"	8.78'
C46	30.00'	47.12'	42.43'	S 17°56'18" W	90°00'00"	30.00'
C47	290.00'	146.17'	144.63'	S 12°37'19" E	28°52'46"	74.67'
C48	290.00'	209.02'	204.53'	S 18°49'51" E	41°17'50"	109.29'

### LAND DISTRIBUTION

20 LOTS = 7.1949 Ac  
 PUBLIC STREETS = 1.0567 Ac  
 TOTAL AREA = 8.2516 Ac

### LEGEND

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

7/15

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 engineers surveyors

8750 STEARNS ROAD, OLMSTED TWP., OHIO 44138-1743 (440) 235-2729

DESIGNED PTS	DRAWN PTS	CHECKED PDZ
DATE AUGUST 2001	REVISED	SCALE 1"=60'

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