

# CAMDEN RIDGE SUBDIVISION NO. 2

BEING PART OF BLACK RIVER TOWNSHIP  
ORIGINAL LOT 10, TRACT 2  
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

### APPROVALS

#### CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF THE DEDICATION OF CAMDEN RIDGE SUBDIVISION NO. 2 AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREET SHOWN HEREON AND APPROVE SAME.

*Patrick A. McGannon*  
LORAIN CITY SURVEYOR  
PATRICK A. MCGANNON, P.S.

2-20-02  
DATE

#### COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF CAMDEN RIDGE SUBDIVISION NO. 2 WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE NO. 17-02 PASSED THIS 15th DAY OF Feb 2002.

*Nancy Brewer*  
CLERK OF COUNCIL

#### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF CAMDEN RIDGE SUBDIVISION NO. 2 IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

*Craig Ha*  
CHAIRMAN, CITY OF LORAIN  
PLANNING COMMISSION

2-19-02  
DATE

#### LAW DIRECTOR CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF THE DEDICATION OF CAMDEN RIDGE SUBDIVISION NO. 2 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

*Mark R. Pomeroy*  
LAW DIRECTOR, CITY OF LORAIN

2/20/02  
DATE

#### PARK DEPARTMENT CERTIFICATE

THIS IS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 1111.05 AS APPROVED BY ORDINANCE NO. 186-85 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN HAVE BEEN MET; WHEREIN THE PARK DEDICATION HAS BEEN WAIVED AND OTHER CONSIDERATIONS ACCEPTED IN LIEU THEREOF.

*Craig Miller*  
DIRECTOR OF PUBLIC SERVICE

2/19/02  
DATE

#### MORTGAGEE'S CERTIFICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED Bruce Stevens REPRESENTING FirstMerit Bank, NA AS MORTGAGEE OF LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF "CAMDEN RIDGE SUBDIVISION NO. 2" TO BE CORRECT AND DOES DEDICATE TO PUBLIC USE THE ROADWAYS AND EASEMENTS AS SHOWN HEREON.

BY: *Bruce Stevens*

STATE OF OHIO }  
LORAIN COUNTY }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Bruce Stevens REPRESENTING FirstMerit Bank, NA WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED.

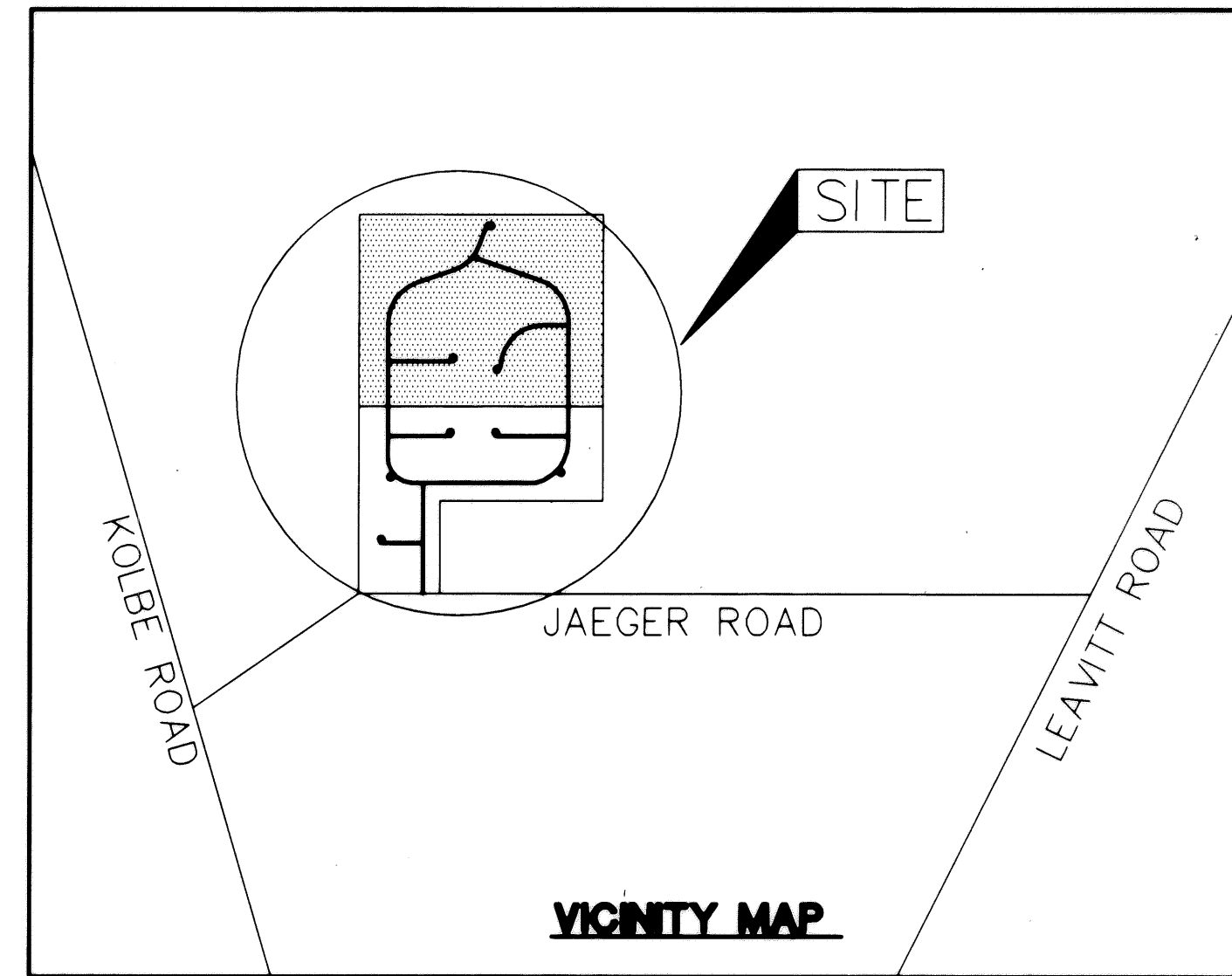
IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 20th DAY OF February 2002.

*Pamela K. Wilgor*  
NOTARY PUBLIC  
PAMELA K. WILGOR  
Notary Public State of Ohio  
My Commission Expires October 26, 2006  
MY COMM. EXPIRES

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED "CAMDEN RIDGE SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 34.3175 ACRES OF LAND IN ORIGINAL LOT 10 OF BLACK RIVER TOWNSHIP, TRACT 2, CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO. IRON PINS HAVE EITHER BEEN SET OR WILL BE SET AT ALL POINTS INDICATED ON THE PLAT. DISTANCES ARE SHOWN IN FEET AND IN DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY.

AREA IN SUBLOTS - 16.6317 AC.  
AREA IN BLOCKS G, H & I - 12.4903 AC.  
AREA IN R/W - 5.1954 AC.  
AREA IN SUBD. NO. 2 - 34.3174 AC.

*Ehtesham M. Suhail*  
EHTESHAM M. SUHAIL, P.E., P.S.



#### OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ROBERT M. CAMPANA REPRESENTING CAMPANA DEVELOPMENT I, LLC. OWNER OF LAND CONTAINED WITHIN THIS PLAT OF CAMDEN RIDGE SUBDIVISION NO. 2, DO HEREBY ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE THE ROADWAYS AND EASEMENTS AS SHOWN HEREON.

*Robert M. Campana*  
BY: ROBERT M. CAMPANA, MANAGER  
CAMPANA DEVELOPMENT I, LLC

STATE OF OHIO }  
LORAIN COUNTY }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR ROBERT M. CAMPANA, MANAGER, CAMPANA DEVELOPMENT I, LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED.

IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF January 2001.

*Shelia J. Harris*  
NOTARY PUBLIC

MY COMM. EXPIRES 6/2/02

#### UTILITY EASEMENT

CAMPANA DEVELOPMENT I, LLC., THE OWNER OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE OHIO EDISON CO., COLUMBIA GAS OF OHIO, CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC., THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEEES), A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, EXCEPT WHERE SHOWN OTHERWISE, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEEES SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

CAMPANA DEVELOPMENT I, LLC.

*Robert M. Campana*  
BY: ROBERT M. CAMPANA,  
MANAGER

APR 4 2002

**Suhail & Suhail Inc.**  
Consulting Engineers & Surveyors

One Chagrin Highlands  
2000 Auburn Drive, Suite 200  
Beachwood, Ohio 44122  
(216) 378-7707 Fax: (216) 378-7712

RECEIVED FOR RECORD  
at 11:00 clock A.M. in 2002 RECORD  
VOL. 21 MARY ANN JAMISON  
PAGE 47 of 48 Lorain County Recorder  
Box LTC Linda MURPHY  
86.40 mg  
MR

DR. BY HS  
CHK. BY EMS  
DATE JAN. 15, 2002  
SCALE N.T.S.

**CAMDEN RIDGE SUBDIVISION  
NO. 2**

BEING PART OF BLACK RIVER TOWNSHIP ORIGINAL LOT 10 TRACT 2  
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO

**COVER SHEET  
FINAL PLAT**

PREPARED FOR  
**CAMPANA DEVELOPMENT I, LLC.**

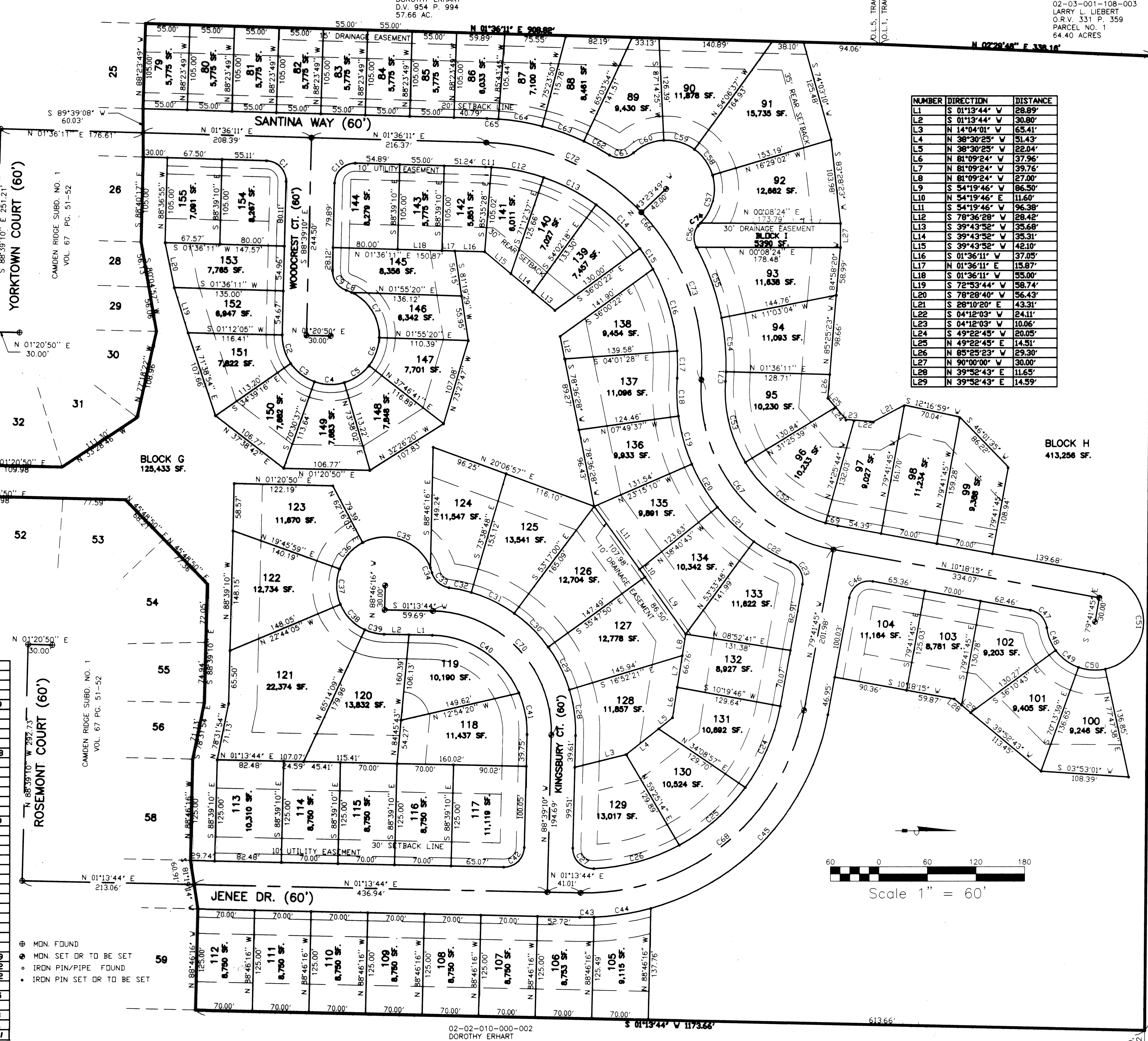
S&S JOB NO.  
**99165**

SHEET NO.  
**1 OF 2**

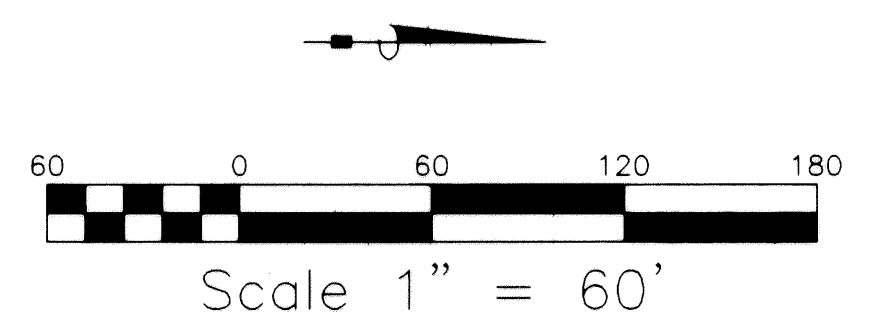


NUMBER	IC (DEGREE OF CURVE)	CH. BEARING	TAN. RADIUS	LENGTH	CL
C1	89°44'39"	N 46°28'30" E	24.89	25.00	35.28
C2	36°00'06"	S 73°20'47" V	19.50	60.00	37.70
C3	35°51'21"	N 37°25'03" E	19.41	60.00	37.55
C4	35°51'21"	N 01°33'42" E	19.41	60.00	37.55
C5	35°51'21"	N 34°17'39" V	19.41	60.00	37.55
C6	35°51'21"	N 70°09'00" V	19.41	60.00	37.55
C7	66°26'37"	S 58°42'01" V	39.30	60.00	69.58
C8	07°01'36"	N 21°57'55" E	3.68	60.00	7.36
C9	72°53'43"	S 54°53'58" V	18.46	25.00	31.81
C10	90°15'21"	N 43°31'30" E	25.11	25.00	39.38
C11	01°42'20"	S 02°27'21" V	3.65	245.00	7.29
C12	15°28'54"	N 11°02'58" E	33.30	245.00	66.20
C13	17°10'19"	N 27°22'34" E	36.99	245.00	73.43
C14	18°01'56"	N 44°58'42" E	38.87	245.00	77.11
C15	07°02'00"	N 57°30'40" E	15.06	245.00	30.06
C16	24°56'53"	N 73°30'06" E	54.20	245.00	106.68
C17	07°51'16"	N 89°54'11" E	16.82	245.00	33.59
C18	11°41'08"	N 87°59'15" E	23.54	230.00	46.91
C19	15°26'52"	N 74°25'15" E	31.19	230.00	62.01
C20	15°26'39"	N 58°58'29" E	31.19	230.00	62.00
C21	15°30'34"	N 43°29'53" E	31.32	230.00	62.26
C22	12°59'00"	N 29°15'06" E	26.17	230.00	52.12
C23	77°32'39"	S 61°31'55" V	20.08	25.00	33.84
C24	25°52'16"	N 66°45'37" V	56.27	245.00	110.63
C25	25°29'40"	N 41°04'39" E	55.43	245.00	109.02
C26	25°53'05"	N 15°23'17" V	56.30	245.00	109.75
C27	93°47'35"	N 44°27'03" E	26.71	25.00	40.92
C28	18°13'11"	S 82°14'15" V	28.86	180.00	57.24
C29	18°55'29"	S 63°39'55" V	30.00	180.00	59.45
C30	18°55'29"	S 44°44'26" V	30.00	180.00	59.45
C31	18°55'29"	S 25°48'57" V	30.00	180.00	59.45
C32	06°59'29"	S 11°51'28" V	14.15	180.00	28.22
C33	67°35'17"	N 41°09'21" E	16.73	25.00	29.49
C34	06°19'22"	S 71°47'19" V	3.31	60.00	6.62
C35	96°21'34"	S 20°26'50" E	67.06	60.00	100.91
C36	42°30'04"	S 48°58'59" E	23.33	60.00	44.51

NUMBER	IC (DEGREE OF CURVE)	CH. BEARING	TAN. RADIUS	LENGTH	CL
C37	42°30'04"	N 88°30'57" E	23.33	60.00	44.51
C38	42°30'04"	N 46°00'53" E	23.33	60.00	44.51
C39	23°32'07"	N 12°59'47" E	12.50	60.00	24.65
C40	65°01'23"	N 33°44'26" E	76.48	120.00	136.19
C41	25°05'41"	N 78°47'59" E	26.71	120.00	52.56
C42	89°52'54"	S 43°42'43" E	24.95	25.00	39.22
C43	03°14'56"	N 00°23'44" V	8.65	305.00	17.29
C44	13°22'50"	N 08°42'37" V	35.78	305.00	71.23
C45	64°17'43"	N 47°32'53" V	191.68	305.00	342.26
C46	90°00'00"	S 34°41'45" E	25.00	25.00	39.27
C47	72°53'43"	N 46°45'07" E	18.46	25.00	31.81
C48	29°22'41"	N 68°30'38" E	15.73	60.00	30.76
C49	34°02'56"	N 36°47'49" E	18.37	60.00	35.66
C50	31°58'42"	N 03°47'00" E	17.19	60.00	33.49
C51	157°29'23"	S 89°02'57" V	301.50	60.00	164.92
C52	42°55'11"	S 37°01'52" V	66.83	170.00	127.35
C53	35°20'22"	S 76°09'38" V	54.15	170.00	104.85
C54	12°39'15"	S 85°16'34" V	33.82	305.00	67.36
C55	17°25'23"	S 70°14'15" V	46.73	305.00	92.75
C56	73°49'00"	N 81°33'57" V	18.78	25.00	32.21
C57	61°26'16"	N 79°45'54" V	35.65	60.00	64.34
C58	37°37'35"	S 54°42'10" V	20.44	60.00	39.40
C59	38°38'58"	S 16°33'54" V	21.04	60.00	40.47
C60	39°22'35"	S 22°26'52" E	21.47	60.00	41.23
C61	73°49'00"	S 05°13'40" E	18.78	25.00	32.21
C62	06°44'44"	S 28°18'29" V	17.97	305.00	35.91
C63	10°19'55"	S 19°46'09" V	27.57	305.00	54.93
C64	10°19'55"	S 09°26'14" V	27.57	305.00	54.93
C65	02°40'05"	S 02°56'14" V	7.10	305.00	14.20
C66	92°13'38"	N 47°43'00" E	285.90	275.00	442.66
C67	83°31'34"	N 52°04'02" E	178.59	200.00	291.56
C68	80°55'29"	N 39°14'00" E	234.56	275.00	388.41
C69	05°16'01"	N 12°56'16" E	7.82	170.00	15.63
C70	90°07'06"	S 46°17'17" V	150.31	150.00	235.93
C71	02°13'38"	N 87°17'00" V	5.93	305.00	11.85
C72	45°00'01"	S 24°06'11" V	113.91	275.00	215.99
C73	47°13'37"	S 70°13'00" V	120.22	275.00	226.67
C74	00°23'19"	N 44°51'06" N	0.20	60.00	0.41



NUMBER	DIRECTION	DISTANCE
L1	S 01°13'44" V	28.89'
L2	S 01°13'44" V	30.80'
L3	N 14°04'01" V	65.41'
L4	N 38°30'25" V	51.43'
L5	N 38°30'25" V	22.04'
L6	N 81°09'24" V	37.96'
L7	N 81°09'24" V	39.76'
L8	N 81°09'24" V	27.00'
L9	S 54°19'46" V	86.50'
L10	N 54°19'46" V	116.60'
L11	S 54°19'46" V	96.38'
L12	S 78°36'28" V	28.42'
L13	S 39°43'52" V	35.68'
L14	S 39°43'52" V	35.31'
L15	S 39°43'52" V	42.10'
L16	S 01°36'11" V	37.05'
L17	N 01°36'11" V	15.87'
L18	S 01°36'11" V	55.00'
L19	S 72°53'44" V	58.74'
L20	S 78°28'40" V	56.43'
L21	S 28°10'20" V	43.31'
L22	S 04°12'03" V	24.11'
L23	S 04°12'03" V	10.06'
L24	N 49°22'45" V	20.05'
L25	N 49°22'45" V	14.51'
L26	N 85°25'23" V	29.30'
L27	N 90°00'00" V	30.00'
L28	N 39°52'43" V	11.65'
L29	N 39°52'43" V	14.59'



02-03-005-103-001  
DOROTHY ERHART  
D.V. 954 P. 994  
57.66 AC.

02-03-001-108-003  
LARRY L. LIEBERT  
O.R.V. 331 P. 359  
PARCEL NO. 1  
64.40 ACRES

02-02-011-101-003  
LARRY L. LIEBERT  
O.R.V. 331 P. 359  
PARCEL NO. 2  
53.45 ACRES

PREPARED FOR  
**CAMPANA DEVELOPMENT I, LLC**

**CAMDEN RIDGE SUBDIVISION NO. 2**

**FINAL PLAT**

DR. BY: HS  
CHK. BY: EMS  
DATE: JAN. 15, 2002  
SCALE: 1" = 60'

SUHAIL M. SUHAIL  
REGISTERED PROFESSIONAL SURVEYOR  
STATE OF OHIO

**Suhail & Suhail, Inc.**  
Consulting Engineers & Surveyors  
One Chagrin Highlands  
2000 Auburn Dr., Suite 200  
Beachwood, Ohio 44122  
(216) 378-7707 Fax: (216) 378-7712

SAS JOB NO. **99165**  
SHEET NO. **2 OF 2**