

868572

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ACCEPTANCE AND DEDICATION (CITY OF NORTH RIDGEVILLE)

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL LOT NO. 36, CONTAINING 8.5884 ACRES, AND BEING PART OF THE SAME TRACT DESIGNATED "BLOCK E" OF WATERBURY SUBDIVISION NO. 1 AS SHOWN BY PLAT RECORDED IN VOLUME 70, PAGE 51 OF PLAT RECORDS: RECORDER'S OFFICE, LORAIN COUNTY, OHIO

THE UNDERSIGNED:
WHITLATCH AND CO.

HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "CHADDWYCK AT WATERBURY SUBDIVISION", A SUBDIVISION OF LOTS 1 THROUGH 39, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO USE AS SUCH, ALL OR PART OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETCETERA 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 OTHER LAWFUL RULED 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 FOR THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BELOW THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 25TH DAY OF AUGUST, 2002

WITNESS Lynn Harlan SIGNED William C. Whitlatch
LYNN HARLAN WILLIAM C. WHITLATCH

SURVEYED AND PLATTED BY LDC INC. CIVIL ENGINEERS AND SURVEYORS

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT. DIMENSIONS ON CURVES ARE ARC MEASUREMENTS.

BY Michael P. Spellacy
MICHAEL P. SPELLACY
REGISTERED SURVEYOR NO. 8169



STATE OF OHIO }
COUNTY OF Summit }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, WILLIAM C. WHITLATCH, PRESIDENT OF WHITLATCH AND CO. WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF WHITLATCH AND CO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Wadsworth, OHIO, THIS 25TH DAY OF August, 2002.

Ann M. Kohut
NOTARY PUBLIC

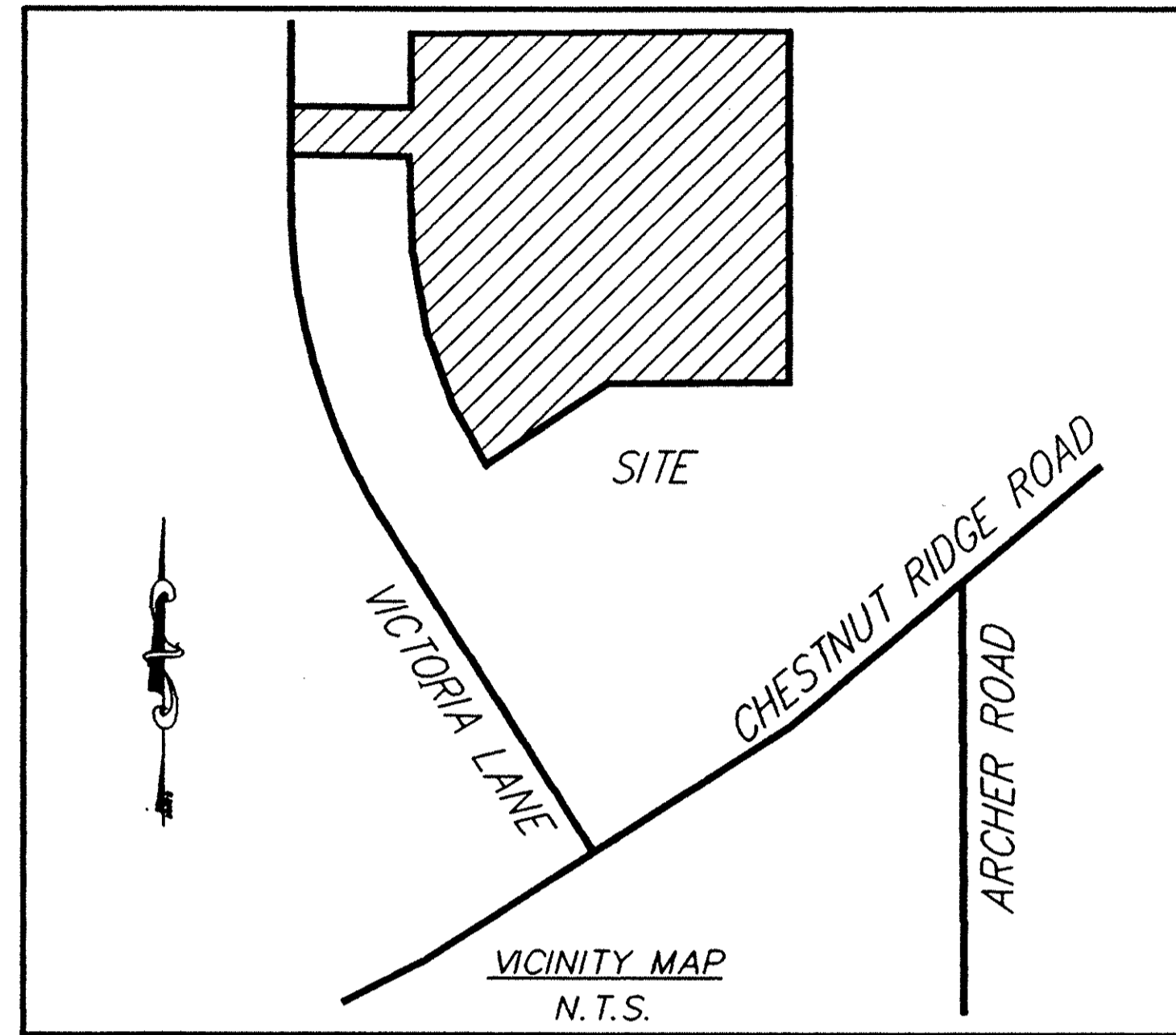


ANN M. KOHUT
Notary Public, State of Ohio
My Commission Expires June 13, 2006
Recorded in Summit County

TRANSFERRED
IN COMPLIANCE WITH SEP. 316.202
OHIO REV. CODE
NOV - 8 2002
MARK R. STEWART
LORAIN COUNTY AUDITOR

CHADDWYCK AT WATERBURY

PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT No. 36 NOW IN THE CITY OF NORTH RIDGEVILLE - COUNTY OF LORAIN - STATE OF OHIO
MAY, 2002



APPROVALS (CITY OF NORTH RIDGEVILLE)

APPROVED THIS 17TH DAY OF October 2002

DeeAnn Johnson
SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION

APPROVED THIS 17TH DAY OF October 2002

Walter Kohler
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVED THIS 17TH DAY OF October 2002

Thomas Eckert
CITY ENGINEER

TRANSFERRED THIS _____ DAY OF _____ 2002

LORAIN COUNTY AUDITOR

FILED FOR RECORD THIS 8 DAY OF NOV. 2002 AT 1:55 PM

RECORDED THIS 8 DAY OF NOV 2002 IN PLAT BOOK 74
PAGE NO. 67
86.40 sq/lot
Mary Ann Jamison
LORAIN COUNTY RECORDER

UTILITY EASEMENTS

AND DOES HEREBY GRANT UNTO THE CITY OF NORTH RIDGEVILLE, OHIO EDISON COMPANY, ALLTEL, COLUMBIA GAS OF OHIO, AND AT&T BROADBAND, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEE) A PERMANENT UNDERGROUND UTILITY EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS 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 ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

Michael S. Zanni OHIO EDISON COMPANY
Randy Entler ALLTEL
Mart West COLUMBIA GAS
Larry J. Demosky AT&T BROADBAND
MICHAEL S. ZANNI
RANDY ENTLER
MART WEST
LARRY J. DEMOSKY

MORTGAGE RELEASE

BE IT KNOWN THAT METROPOLITAN BANK AND TRUST COMPANY MORTGAGEE OF THE LAND INDICATED ON THE ANNEXED PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IT# 01-00-036-000-188 & 01-00-036-000-062 OF LORAIN COUNTY RECORD OF MORTGAGES, AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF METROPOLITAN BANK AND TRUST COMPANY HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY James J. Haskewson Vice President THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT Highland Hills, OHIO, THIS 23RD DAY OF August, 2002.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Gilbert K. Kives
Lois A. Gattuzzi
BY: Gilbert K. Kives
BY: Lois A. Gattuzzi

STATE OF OHIO }
COUNTY OF Cuyahoga }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, James J. Haskewson THROUGH: Metropolitan Bank and Trust Company WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREBY AFFIX MY HAND AND OFFICIAL SEAL AT Highland Hills, OHIO, THIS 23RD DAY OF August, 2002.

Lois A. Gattuzzi
NOTARY PUBLIC

LOIS A. GATTUZZI
Notary Public, State of Ohio
My Commission Expires Dec. 17, 2002
(Recorded in Lake County)

AREA TABULATION

SUBLOTS (39) 6.2420 AC.
R/W 2.3350 AC.
BLOCKS 0.0114 AC.
TOTAL 8.5884 AC.

REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
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1471 Lear Industrial Park Ave., Ohio 44011
TEL: (440) 937-5601 (440) 937-5602 FAX: (440) 937-5603

CHADDWYCK AT WATERBURY
SUBDIVISION PLAT
CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO

DATE MAY 20th, 2002
SCALE: HOR. 1"=1'
VERT. none
FILENAME Plot-01
COMPUTER MPS
FIELD CREW _____

RECORD PLAT

SHEET 1 OF 2
CONTRACT No
WHITC1-0202

SUBDIVISION PLAT

For Whitlatch and Co.

May, 2002 - 1"=50'

North



64 63 62 61 60 59 58 57 56 55 54
Elizabeth Lane 60'

Victoria Lane 60'

Chadwyck Lane 60'

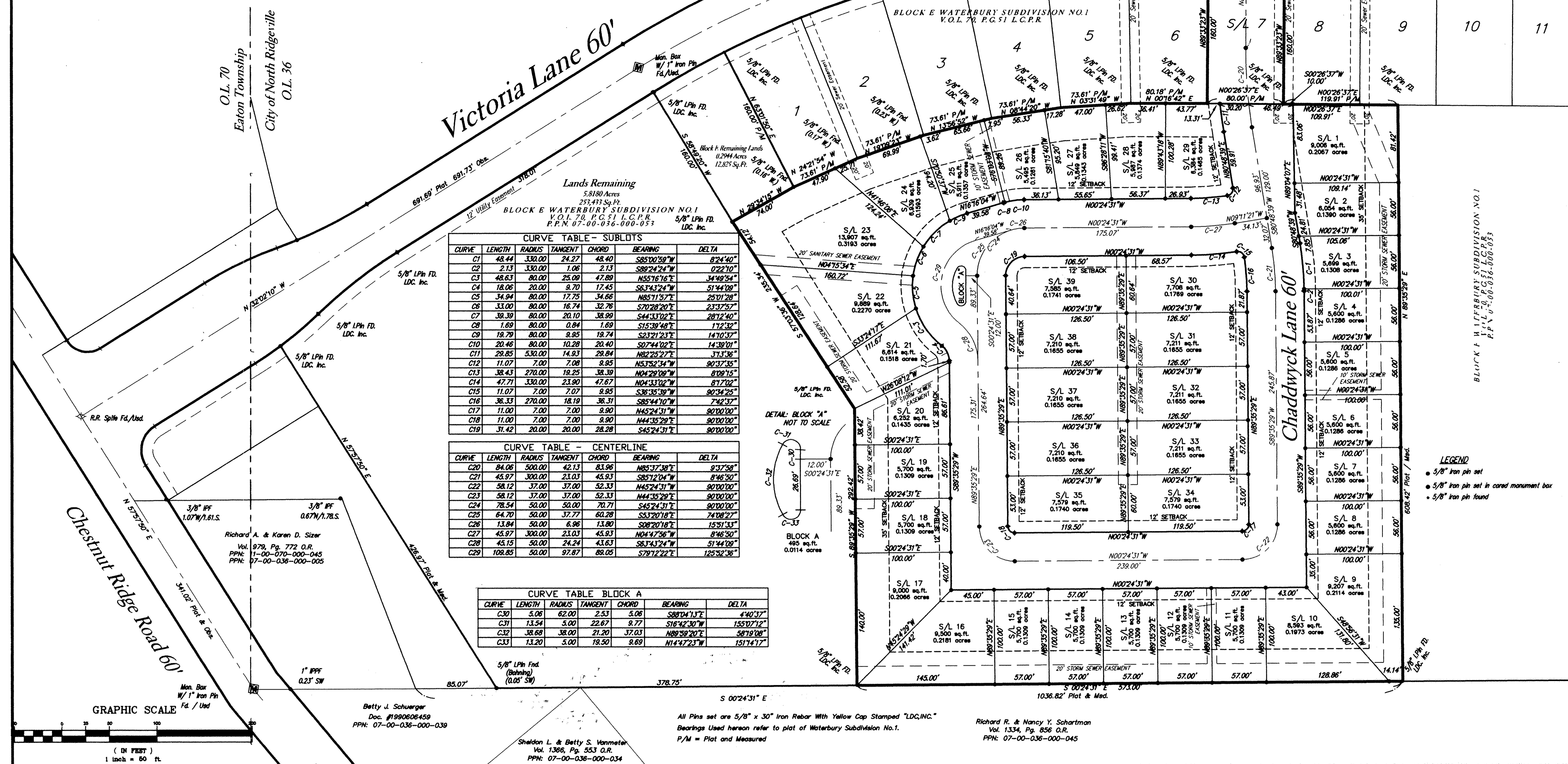
Chestnut Ridge Road 60'

Lands Remaining
5.8180 Acres
253,433 Sq. Ft.
BLOCK E WATERBURY SUBDIVISION NO.1
VOL. 70, PG. 51 L.C.P.R.
P.P.N. 07-00-036-000-053

CURVE TABLE - SUBLOTS						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	48.44	330.00	24.27	48.40	S85°00'59"W	82°44'0"
C2	2.13	330.00	1.06	2.13	S89°24'24"W	0°22'10"
C3	48.63	80.00	23.08	47.89	N55°16'16"E	34°49'54"
C4	18.06	20.00	9.70	17.45	S63°43'24"W	51°44'08"
C5	34.94	80.00	17.75	34.66	N85°11'57"E	25°01'28"
C6	33.00	80.00	16.74	32.76	S70°28'20"E	23°37'57"
C7	39.39	80.00	20.10	38.99	S44°33'02"E	28°12'40"
C8	1.69	80.00	0.84	1.69	S15°39'48"E	1°12'32"
C9	19.79	80.00	9.95	19.74	S23°21'23"E	14°10'37"
C10	20.46	80.00	10.28	20.40	S07°44'02"E	14°39'01"
C11	29.85	530.00	14.93	29.84	N82°25'27"E	31°37'36"
C12	11.07	7.00	7.08	9.95	N53°52'34"W	90°37'35"
C13	38.43	270.00	18.25	38.39	N04°29'08"W	81°09'15"
C14	47.71	330.00	23.90	47.67	N04°33'02"W	87°10'2"
C15	11.07	7.00	7.07	9.95	S38°35'39"W	90°34'25"
C16	36.33	270.00	18.19	36.31	S85°44'10"W	7°42'37"
C17	11.00	7.00	7.00	9.90	N45°24'31"W	90°00'00"
C18	11.00	7.00	7.00	9.90	N44°35'29"E	90°00'00"
C19	31.42	20.00	20.00	28.28	S45°24'31"E	90°00'00"

CURVE TABLE - CENTERLINE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C20	84.06	500.00	42.13	83.96	N85°37'38"E	93°37'58"
C21	45.97	300.00	23.03	45.93	S85°12'04"W	8°46'50"
C22	58.12	37.00	37.00	52.33	N45°24'31"W	90°00'00"
C23	58.12	37.00	37.00	52.33	N44°35'29"E	90°00'00"
C24	78.54	50.00	50.00	70.71	S45°24'31"E	90°00'00"
C25	64.70	50.00	37.77	60.28	S53°20'18"E	74°08'27"
C26	13.94	50.00	6.96	13.90	S08°20'18"E	15°51'33"
C27	45.97	300.00	23.03	45.93	N04°47'56"W	8°46'50"
C28	45.15	50.00	24.24	43.63	S63°43'24"W	51°44'08"
C29	108.85	50.00	97.87	88.05	S79°12'22"E	125°52'36"

CURVE TABLE BLOCK A						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C30	5.06	62.00	2.53	5.06	S88°04'11"E	4°40'37"
C31	13.54	5.00	22.67	9.77	S16°42'30"W	155°07'12"
C32	38.68	38.00	21.20	37.03	N89°59'20"E	58°19'08"
C33	13.20	5.00	19.50	9.69	N14°47'23"W	151°14'17"



Betty J. Schuerg
Doc. #1990606459
PPN: 07-00-036-000-039

Sheldon L. & Betty S. Vanmeter
Vol. 1366, Pg. 553 O.R.
PPN: 07-00-036-000-034

All Pins set are 5/8" x 30" Iron Rebar With Yellow Cap Stamped "LDC, INC."
Bearings Used hereon refer to plat of Waterbury Subdivision No.1.
P/M = Plat and Measured

Richard R. & Nancy Y. Schartman
Vol. 1334, Pg. 856 O.R.
PPN: 07-00-036-000-045

REV. No.	DATE	BY	CHK'D

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CHADWYCK AT WATERBURY SUBDIVISION PLAT

CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO

DATE: November 5, 2002
SCALE: HOR. 1"=50'
VERT. none
FILENAME: PLAT-02
COMPUTER: MFS
FIELD CREW: _____

Situated in the City of North Ridgeville, County of Lorain and State of Ohio. Being part of Original Ridgeville Township Lot 36, Further known as being a part of Block E of the Waterbury Subdivision No.1 as shown by plat recorded in Volume 70, Page 51 of Lorain County Plat Records.

SHEET 2 OF 2
CONTRACT No. Whitc1-0202