

HERITAGE RIDGE ESTATES

BEING KNOWN AS PARTS OF ORIGINAL BROWNHELM TOWNSHIP
LOT NOS. 40, 41 AND 56

COUNTY OF LORAIN STATE OF OHIO

OCTOBER, 2002

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF BROWNHELM, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL LOT NOS. 40, 41 AND 56 OF SAID TOWNSHIP CONTAINING 76.5773 ACRES, AND BEING THE SAME TRACT CONVEYED TO TIMOTHY ABRAHAM, MARJORIE ABRAHAM, GREGORY ABRAHAM AND EILEEN ABRAHAM AND DESCRIBED IN THE DEED RECORDED IN DOCUMENT NO. 980517804 AND 980517805 IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

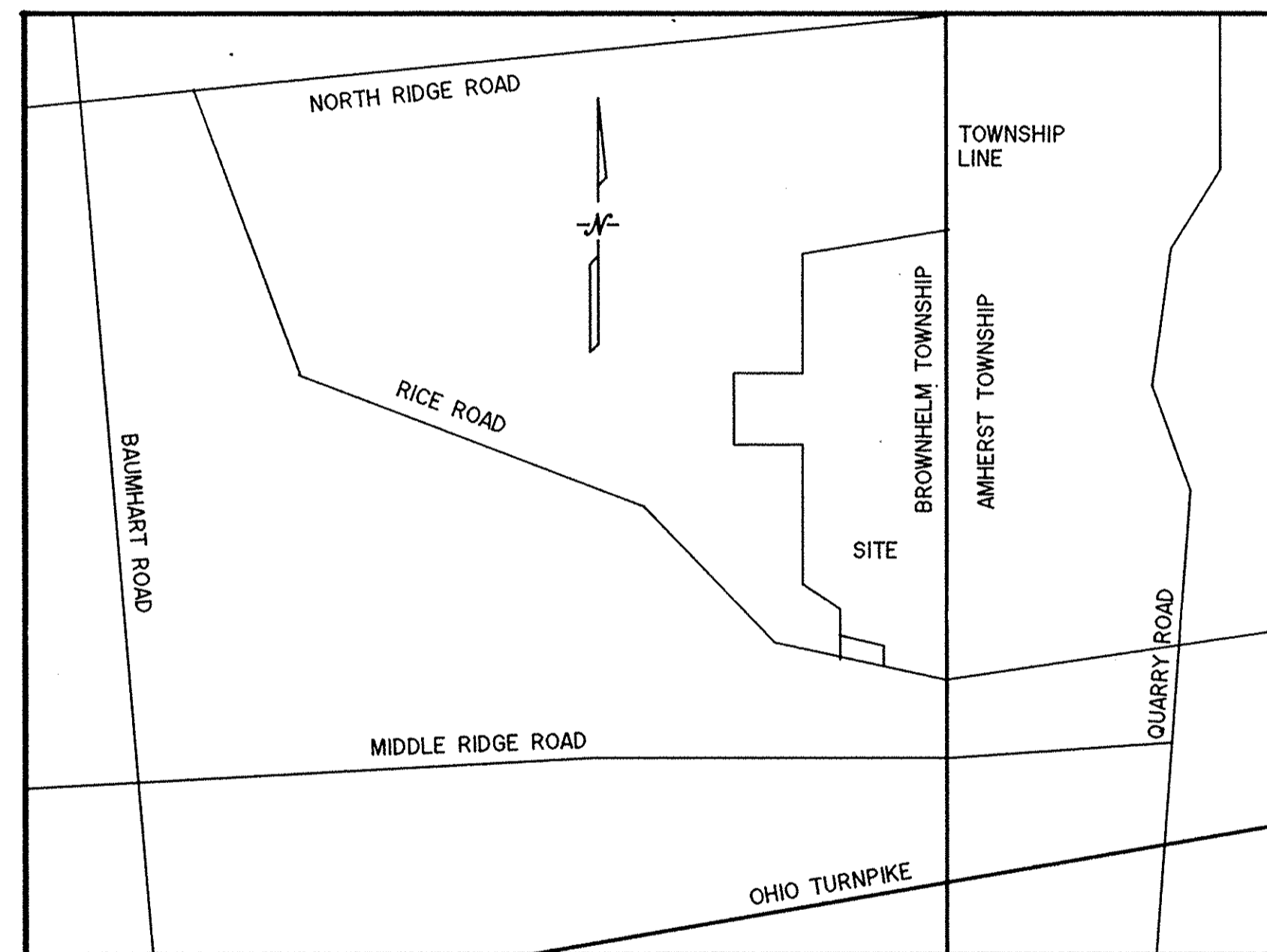
THE UNDERSIGNED TIMOTHY ABRAHAM, MARJORIE ABRAHAM, GREGORY ABRAHAM AND EILEEN ABRAHAM HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS HERITAGE RIDGE ESTATES A SUBDIVISION OF LOTS 1 TO 37, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OF RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, 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 ON THE PLAT 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 HAVE HEREUNTO SET THEIR HANDS THIS 18th DAY OF October, 2002.

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
COBBLESTONE CORNER PROFESSIONAL CENTER
39049 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
(440) 327-2925
FAX 327-2964



VICINITY MAP
N.T.S.

APPROVED THIS 18 DAY OF October, 2002.

Keith Carney
LORAIN COUNTY ENGINEER

APPROVED THIS 18 DAY OF OCTOBER, 2002.

Keith Carney
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 18th DAY OF OCTOBER, 2002.

James F. Boudreau, Jr.
LORAIN COUNTY BOARD OF HEALTH

APPROVED THIS 22nd DAY OF OCTOBER, 2002.

Inez A. Barck
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS 18th DAY OF October, 2002.

Ronald F. Twining
DIRECTOR, LORAIN COUNTY PLANNING COMM.

APPROVED AS TO FORM THIS 18th DAY OF October, 2002.

Donald A. Jamison
LORAIN COUNTY PROSECUTOR'S OFFICE

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
NOV 14 2002
MARK R. STEWART
LORAIN COUNTY AUDITOR

Timothy Abraham
TIMOTHY ABRAHAM

Jessica A. Hunt
WITNESS

Marjorie Abraham
MARJORIE ABRAHAM

Robert H. Prange
WITNESS

Gregory Abraham
GREGORY ABRAHAM

Jessica A. Hunt
WITNESS

Eileen Abraham
EILEEN ABRAHAM

Robert H. Prange
WITNESS

NOTARIAL SEAL

STATE OF OHIO
COUNTY OF LORAIN

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR TIMOTHY ABRAHAM, MARJORIE ABRAHAM, GREGORY ABRAHAM AND EILEEN ABRAHAM, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 18th DAY OF October, 2002.

BY: *Jessica A. Hunt* NOTARY PUBLIC
Jessica A. Hunt
my Commission Expires: 12-25-06

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "HERITAGE RIDGE ESTATES" AS SHOWN HEREON AND CONTAINING 76.5773 ACRES OF LAND IN ORIGINAL LOT NOS. 40, 41 AND 56 OF BROWNHELM TOWNSHIP, LORAIN COUNTY, OHIO, AT ALL POINTS THUSLY INDICATED —●—, IRON PIPE OR PIN MONUMENTS WERE FOUND AND AT ALL POINTS INDICATED THUSLY —○— IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND USED TO DESCRIBE ANGLES ONLY. THE PLAN 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 OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.



BY: *Thomas A. Simon*
THOMAS A. SIMON,
REGISTERED SURVEYOR NO. S-7775

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT _____ AS _____ AND _____ AS _____ MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF "HERITAGE RIDGE ESTATES" TO BE CORRECT AND DEDICATED TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

WITNESS _____

STATE OF OHIO
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS _____ DAT OF _____, 20____.

BY: _____, NOTARY PUBLIC

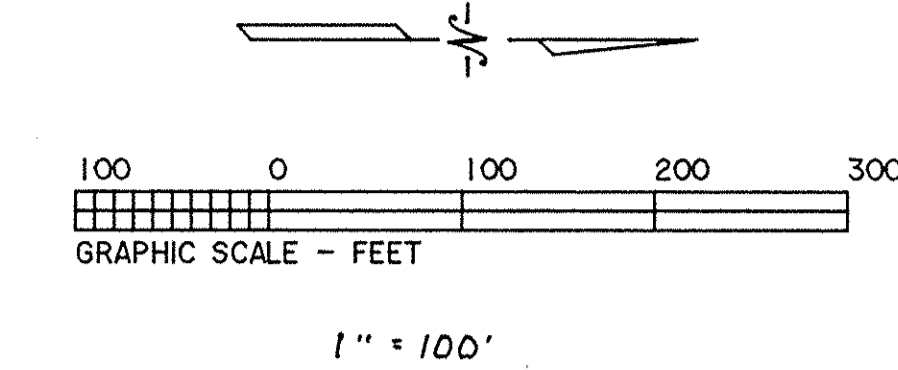
NOV 14 2002
RECEIVED FOR RECORD
at 11:50 clock A.M. In 2nd RECORD
VOL. 14 MARY ANN JAMISON
PAGE 11 Lorain County Recorder

12, \$129.60
13, incl
TJM

869503

869503 # 189

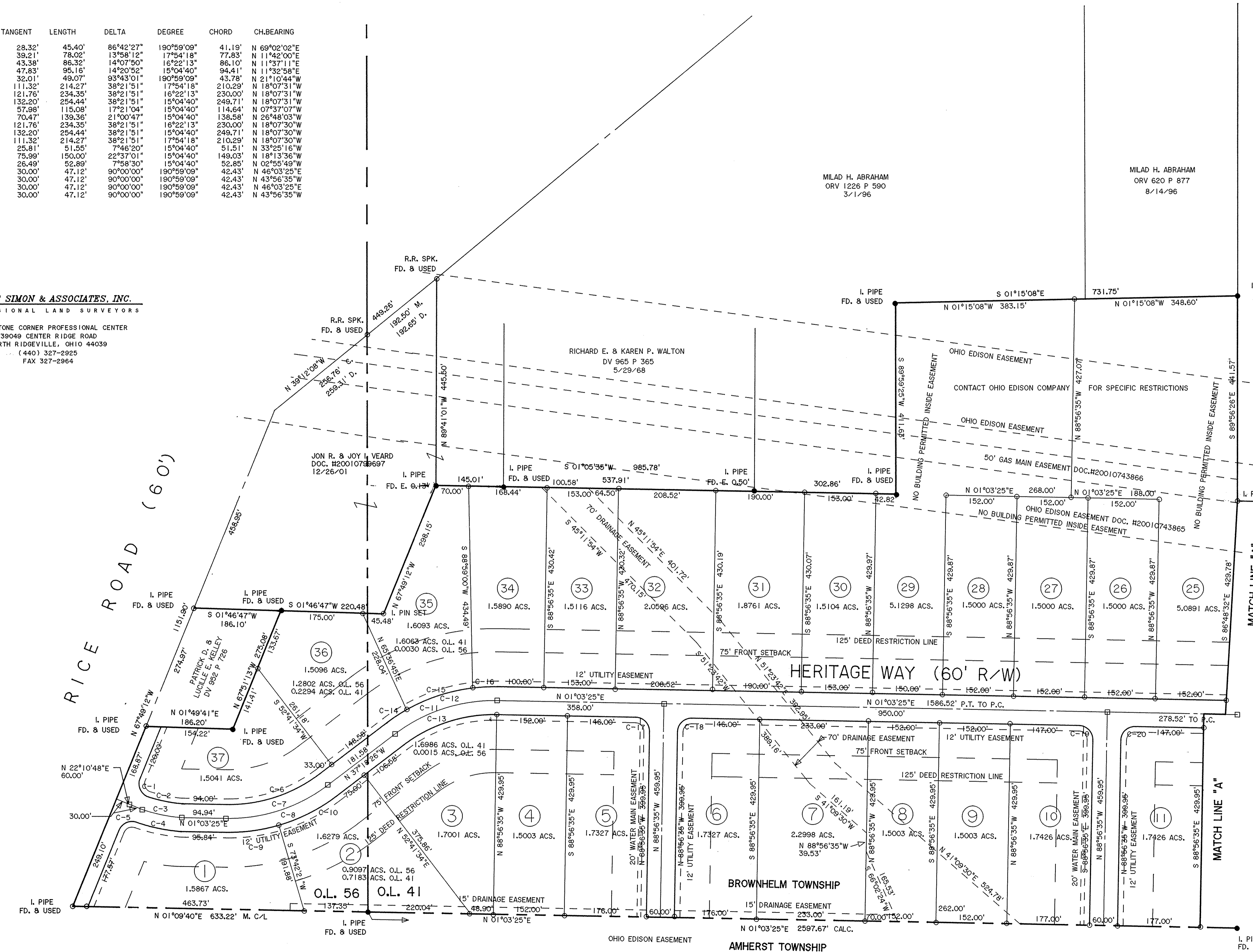
| CURVE | RADIUS | TANGENT | LENGTH | DELTA | DEGREE | CHORD | CH.BEARING |
|-------|---------|---------|---------|-----------|------------|---------|--------------|
| C-1 | 30.00' | 28.32' | 45.40' | 86°42'27" | 190°59'09" | 41.19' | N 69°02'02"E |
| C-2 | 320.00' | 39.21' | 78.02' | 13°58'12" | 17°54'18" | 77.83' | N 11°42'00"E |
| C-3 | 350.00' | 43.38' | 86.32' | 14°07'50" | 16°22'13" | 86.10' | N 11°37'11"E |
| C-4 | 380.00' | 47.83' | 95.16' | 14°20'52" | 15°04'40" | 94.41' | N 11°32'58"E |
| C-5 | 30.00' | 32.01' | 49.07' | 93°43'01" | 190°59'09" | 43.78' | N 21°10'44"W |
| C-6 | 320.00' | 111.32' | 214.27' | 38°21'51" | 17°54'18" | 210.29' | N 18°07'31"W |
| C-7 | 350.00' | 121.76' | 234.35' | 38°21'51" | 16°22'13" | 230.00' | N 18°07'31"W |
| C-8 | 380.00' | 132.20' | 254.44' | 38°21'51" | 15°04'40" | 249.71' | N 18°07'31"W |
| C-9 | 380.00' | 57.98' | 115.08' | 17°21'04" | 15°04'40" | 114.64' | N 07°37'07"W |
| C-10 | 380.00' | 70.47' | 139.36' | 21°00'47" | 15°04'40" | 138.58' | N 26°48'03"W |
| C-11 | 350.00' | 121.76' | 234.35' | 38°21'51" | 16°22'13" | 230.00' | N 18°07'30"W |
| C-12 | 380.00' | 132.20' | 254.44' | 38°21'51" | 15°04'40" | 249.71' | N 18°07'30"W |
| C-13 | 320.00' | 111.32' | 214.27' | 38°21'51" | 17°54'18" | 210.29' | N 18°07'30"W |
| C-14 | 380.00' | 25.81' | 51.55' | 7°46'20" | 15°04'40" | 51.51' | N 33°25'16"W |
| C-15 | 380.00' | 75.99' | 150.00' | 22°37'01" | 15°04'40" | 149.03' | N 18°13'36"W |
| C-16 | 380.00' | 26.49' | 52.89' | 7°58'30" | 15°04'40" | 52.85' | N 02°55'49"W |
| C-17 | 30.00' | 30.00' | 47.12' | 90°00'00" | 190°59'09" | 42.43' | N 46°03'25"E |
| C-18 | 30.00' | 30.00' | 47.12' | 90°00'00" | 190°59'09" | 42.43' | N 43°56'35"W |
| C-19 | 30.00' | 30.00' | 47.12' | 90°00'00" | 190°59'09" | 42.43' | N 46°03'25"E |
| C-20 | 30.00' | 30.00' | 47.12' | 90°00'00" | 190°59'09" | 42.43' | N 43°56'35"W |



- MONUMENT BOX TO BE SET
- IRON PIN SET AT S/L CORNER 5/8" DIAMETER, 30" LONG WITH PLASTIC CAP "T. SIMON, S-7775"

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OHIO EDISON COMPANY
D.V. 637 PG. 88

ACREAGE BREAKDOWN

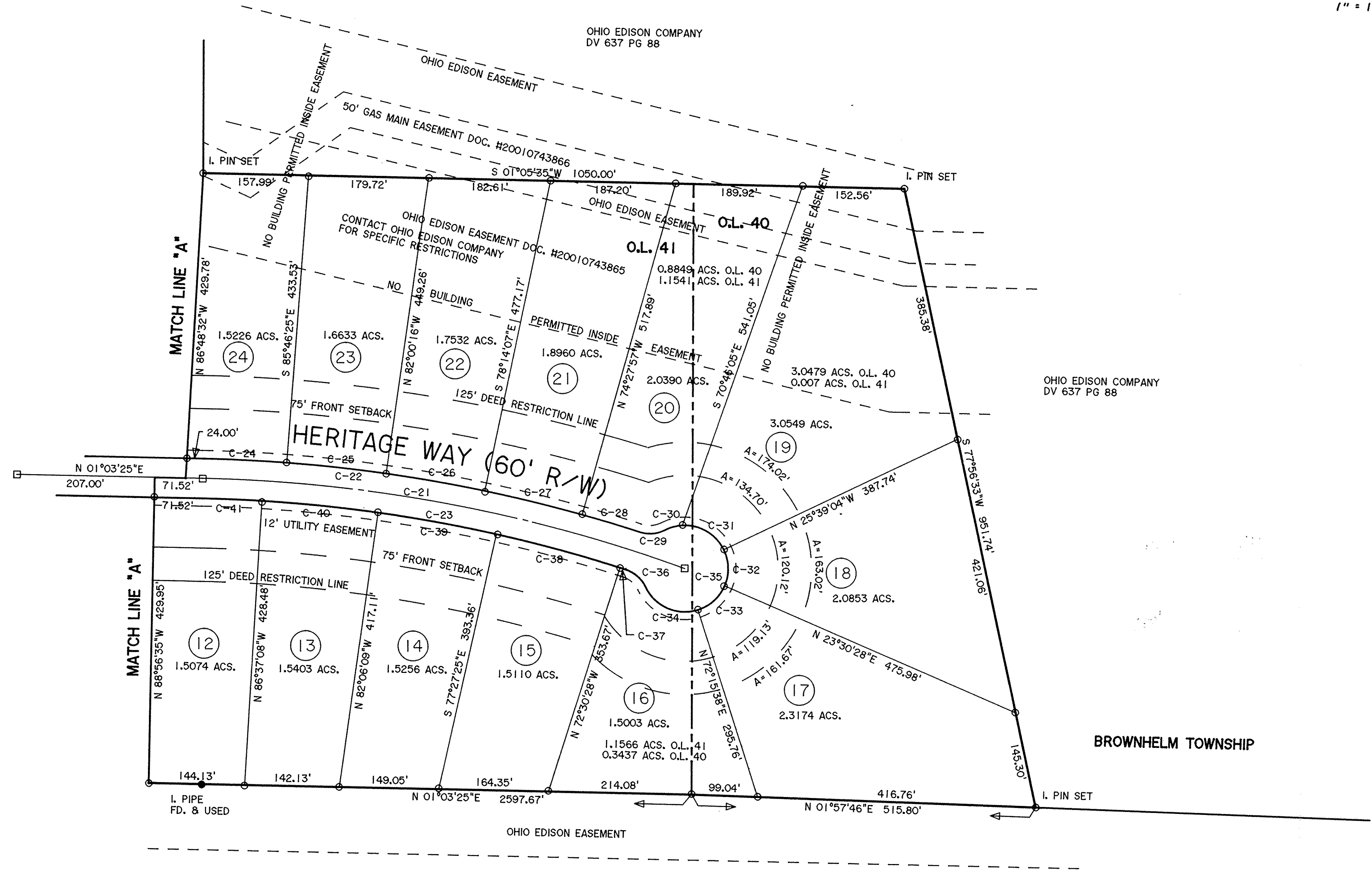
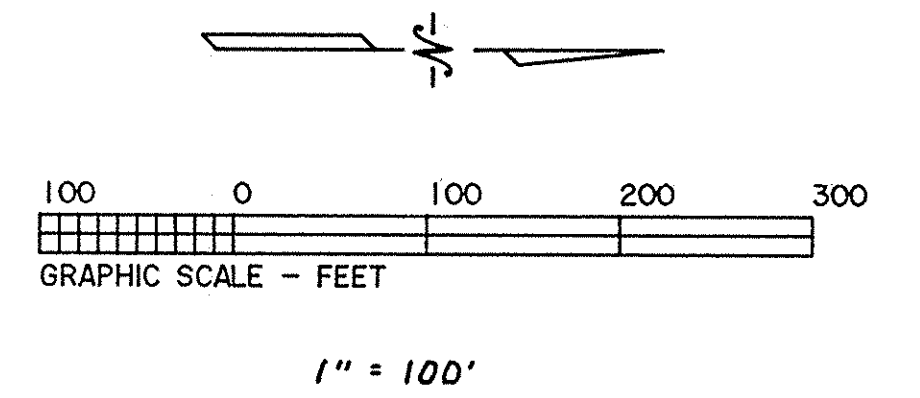
O.L. 56
1.0588 ACS. IN RIGHT OF WAY
5.2822 ACS. IN SUBLOTS
6.3410 ACS. TOTAL

O.L. 41
4.9317 ACS. IN RIGHT OF WAY
56.5066 ACS. IN SUBLOTS
61.4383 ACS. TOTAL

O.L. 40
0.1188 ACS. IN RIGHT OF WAY
8.6792 ACS. IN SUBLOTS
8.7980 ACS. TOTAL

ROBERT L. & DORIS JEAN THOMAS
D.V. 1092 P. 554
11-30-73

HERITAGE RIDGE ESTATES
SHEET 2 OF 3



| CURVE | RADIUS | TANGENT | LENGTH | DELTA | DEGREE | CHORD | CH. BEARING |
|-------|----------|---------|---------|------------|------------|---------|--------------|
| C-21 | 2250.55' | 372.43' | 738.17' | 18°47'34" | 2°32'45" | 734.87' | N 10°27'17"E |
| C-22 | 2280.55' | 333.93' | 663.15' | 16°39'38" | 2°30'45" | 660.81' | N 09°23'20"E |
| C-23 | 2220.55' | 325.14' | 645.70' | 16°39'38" | 2°34'49" | 643.42' | N 09°23'20"E |
| C-24 | 2280.55' | 63.06' | 126.09' | 3°10'04" | 2°30'45" | 126.07' | N 02°38'27"E |
| C-25 | 2280.55' | 75.04' | 150.03' | 3°46'09" | 2°30'45" | 150.00' | N 06°06'40"E |
| C-26 | 2280.55' | 75.04' | 150.03' | 3°46'09" | 2°30'45" | 150.00' | N 09°52'49"E |
| C-27 | 2280.55' | 75.04' | 150.03' | 3°46'09" | 2°30'45" | 150.00' | N 13°38'58"E |
| C-28 | 2280.55' | 43.49' | 86.98' | 2°11'07" | 2°30'45" | 86.97' | N 16°37'43"E |
| C-29 | 50.00' | 21.59' | 40.77' | 46°42'50" | 114°35'30" | 39.65' | N 02°38'53"W |
| C-30 | 65.00' | 14.58' | 28.68' | 25°16'49" | 88°08'50" | 28.45' | N 15°23'40"W |
| C-31 | 65.00' | 43.11' | 76.13' | 67°06'12" | 88°08'50" | 71.85' | N 30°47'51"E |
| C-32 | 65.00' | 29.73' | 55.76' | 49°09'18" | 88°08'50" | 54.07' | S 88°55'42"W |
| C-33 | 65.00' | 29.45' | 55.30' | 48°44'53" | 88°08'50" | 53.65' | N 42°06'57"W |
| C-34 | 65.00' | 56.83' | 93.40' | 82°19'31" | 88°08'50" | 85.57' | S 23°25'23"W |
| C-35 | 65.00' | 62.09' | 309.28' | 272°37'13" | 88°08'50" | 89.80' | N 71°43'28"W |
| C-36 | 50.00' | 21.60' | 40.78' | 46°44'10" | 114°35'30" | 39.66' | S 41°30'11"W |
| C-37 | 2220.55' | 4.40' | 8.80' | 0°13'37" | 2°34'49" | 8.80' | S 17°37'28"W |
| C-38 | 2220.55' | 95.96' | 191.81' | 4°56'57" | 2°34'49" | 191.75' | S 15°01'04"W |
| C-39 | 2220.55' | 90.07' | 180.04' | 4°38'44" | 2°34'49" | 180.00' | S 10°13'13"W |
| C-40 | 2220.55' | 87.57' | 175.04' | 4°30'59" | 2°34'49" | 174.99' | S 05°38'21"W |
| C-41 | 2220.55' | 45.01' | 90.01' | 2°19'21" | 2°34'49" | 90.00' | S 02°13'03"W |

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 SHEET 3 OF 3