

STONE CREEK ESTATES SUBDIVISION NO. 1

PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBERS 29 & 32

NOW IN

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBERS 29 & 32, CONTAINING 21.0284 ACRES.

THE UNDERSIGNED, OSTER CONSTRUCTION, INC. HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "STONE CREEK ESTATES SUBDIVISION NO. 1" A SUBDIVISION OF LOTS 1 TO 40 INCLUSIVE. DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC 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 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 STREET ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE OR BENEATH THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND THIS 11th DAY OF February, 2003.

OSTER CONSTRUCTION, INC.
Sharon L. Oates, President
PRESIDENT

Christie L. Tubbs
WITNESS
Julie M. Cico
WITNESS

NOTARY PUBLIC

STATE OF OHIO
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF OSTER CONSTRUCTION, INC., WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 11th DAY OF February 2003.

Julie M. Cico
NOTARY PUBLIC
JILL M. BIRO
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES: April 29, 2004

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF US BANK, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF STONE CREEK ESTATES SUBDIVISION NO. 1 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE OF STREETS AND EASEMENTS AS SHOWN HEREON.

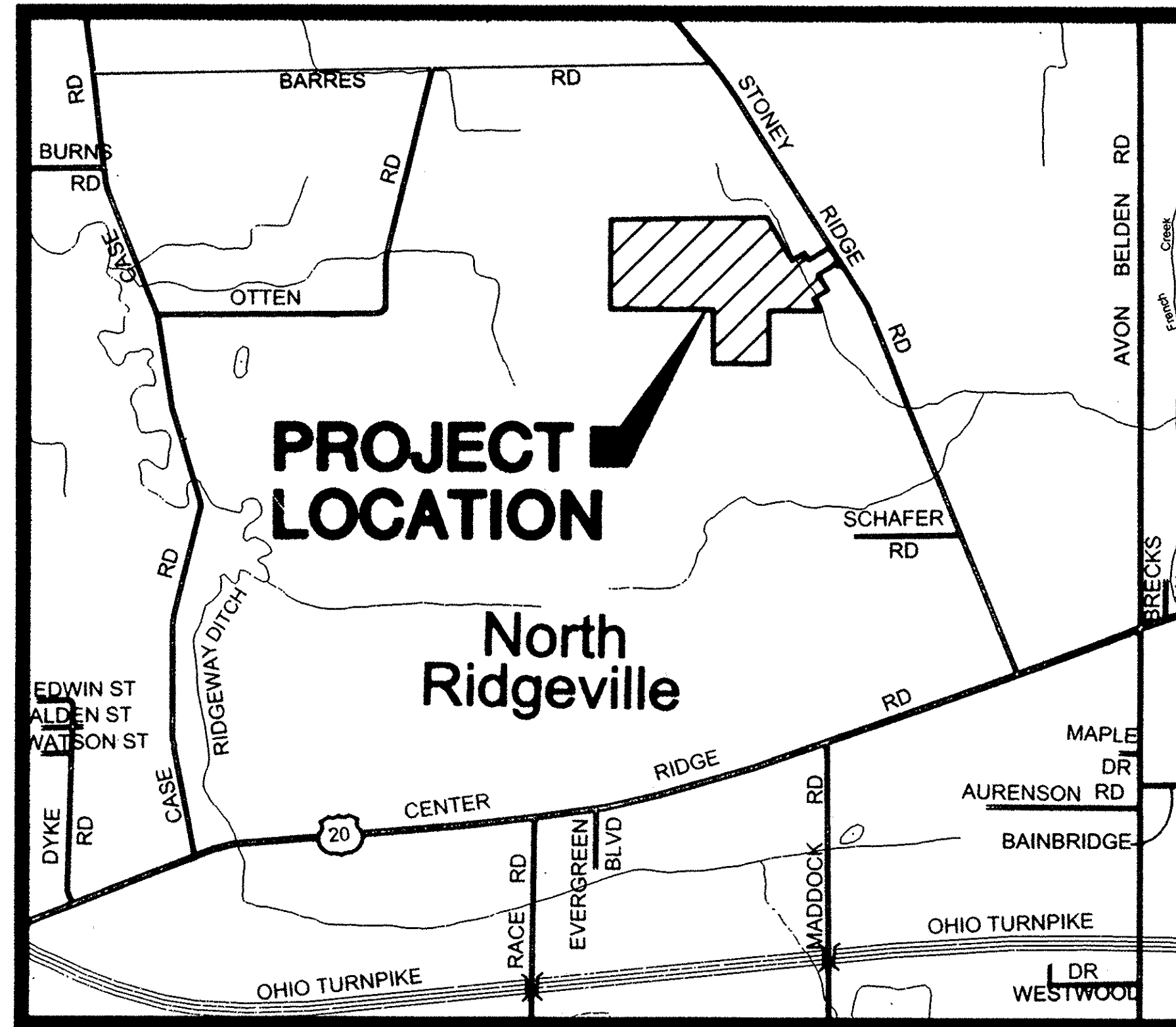
Thomas W. Kucera Jr.
MORTGAGEE
BY: *Thomas W. Kucera Jr.*
TITLE: *Vice President*

NOTARY PUBLIC

STATE OF OHIO
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICERS OF THE MORTGAGEE, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 11th DAY OF February, 2003.

Julie M. Cico
NOTARY PUBLIC
JILL M. BIRO
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES: April 29, 2004



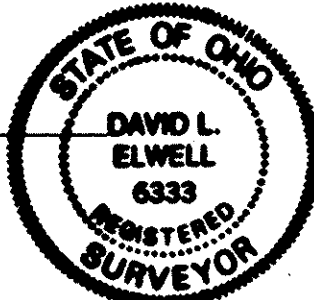
VICINITY MAP SCALE: 1"=2000'

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED STONE CREEK ESTATES SUBDIVISION NO. 1 AS SHOWN HEREON, EMBRACING 21.0284 ACRES OF LAND IN RIDGEVILLE TOWNSHIP ORIGINAL LOT NUMBERS 29 & 32, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 3.9793 ACRES LIE IN PUBLIC STREET DEDICATION, AND 13.6876 ACRES LIE IN LOTS NUMBERED 1 TO 40, INCLUSIVE, AND 3.3615 ACRES LIE IN BLOCKS.

IRON PIPES WERE FOUND AT ALL POINTS INDICATED THUSLY \odot . AND 5/8"x30" CAPPED PINS WERE SET AT ALL POINTS INDICATED AS \circ . DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE GIVEN FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. DIMENSION ON CURVES ARE ARC MEASUREMENTS. THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS ON THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE FOOT IN TEN THOUSAND FEET BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

David L. Elwell
DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333



UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO COLUMBIA GAS OF OHIO, INC., ALLTEL CORPORATION, THE ILLUMINATING COMPANY, AT&T BROAD BAND, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH, UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES, AND ALSO UPON LANDS AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTAINANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS, AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

BY: *Sharon L. Oates, President*
OSTER CONSTRUCTION, INC.
6150 PARK SQUARE DRIVE
LORAIN, OH. 44053
(440) 985-7440

RECEIVED FOR RECORD
MAY 15 2003
at 2:38 clock P.M. in Plat RECORD
VOL. 76 MARY ANN JAMISON
PAGE 5 Lorain County Recorder
MAY 15 2003
172.80
Box Maintenance/Lead

PLANNING COMMISSION

APPROVED THIS 7th DAY OF May, 2003.

Sharon L. Oates
SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION
5-7-03
DATE

CITY COUNCIL

APPROVED THIS 8th DAY OF May, 2003.

Sharon L. Oates
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)
5-8-03
DATE

CITY ENGINEER

APPROVED THIS 7th DAY OF May, 2003.

Larry J. Buffalini
CITY ENGINEER
5-7-03
DATE

COUNTY AUDITOR

TRANSFERRED THIS _____ DAY OF _____

LORAIN COUNTY AUDITOR DATE

COUNTY RECORDER

FILED FOR RECORD THIS DAY _____ AT _____ M. RECORDED THIS _____ DAY OF _____ IN PLAT BOOK _____ PAGE NO. _____

LORAIN COUNTY RECORDER DATE

AREA TABULATION:

AREA IN LOTS	13.6876 AC.	AREA IN O.L. 29	0.2247 AC.
AREA IN BLOCKS	3.3615 AC.	AREA IN O.L. 32	20.8037 AC.
AREA IN STREETS	3.9793 AC.	TOTAL AREA	21.0284
TOTAL AREA	21.0284 AC.		

LEGEND

- \odot INDICATES IRON PIN FOUND
- \circ INDICATES IRON PIN SET
- \oplus INDICATES MONUMENT FOUND
- \boxplus INDICATES MONUMENT SET
- \bullet RAILROAD SPIKE FOUND
- \bullet PK NAIL

DATE	DATE	DESCRIPTION	BY
11-27-02			
DRAWN BY: DAM			
CH'D BY:			
DWG. NAME: 1-PLATS.dwg			
PATH: R:\01326\LOTT\CONTROL			
F.R.			

KS ASSOCIATES, INC.
840 Burns Road, Suite 100
Elyria, Ohio 44036
Phone (440) 365-4736
Fax (440) 365-4790
mailroom@ksassoc.com
www.ksassoc.com

RECORD PLAT
STONE CREEK ESTATES SUBDIVISION NO. 1
OF PART OF
RIDGEVILLE TOWNSHIP ORIGINAL LOT NOS. 29 & 32
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 4
JOB NO. 01326

LEGEND

- - MONUMENT BOX FOUND
- - RR SPIKE FOUND
- - IRON PIN/PIPE FOUND
- - 5/8" CAPPED REBAR SET
- - PK NAIL

ABBREVIATIONS

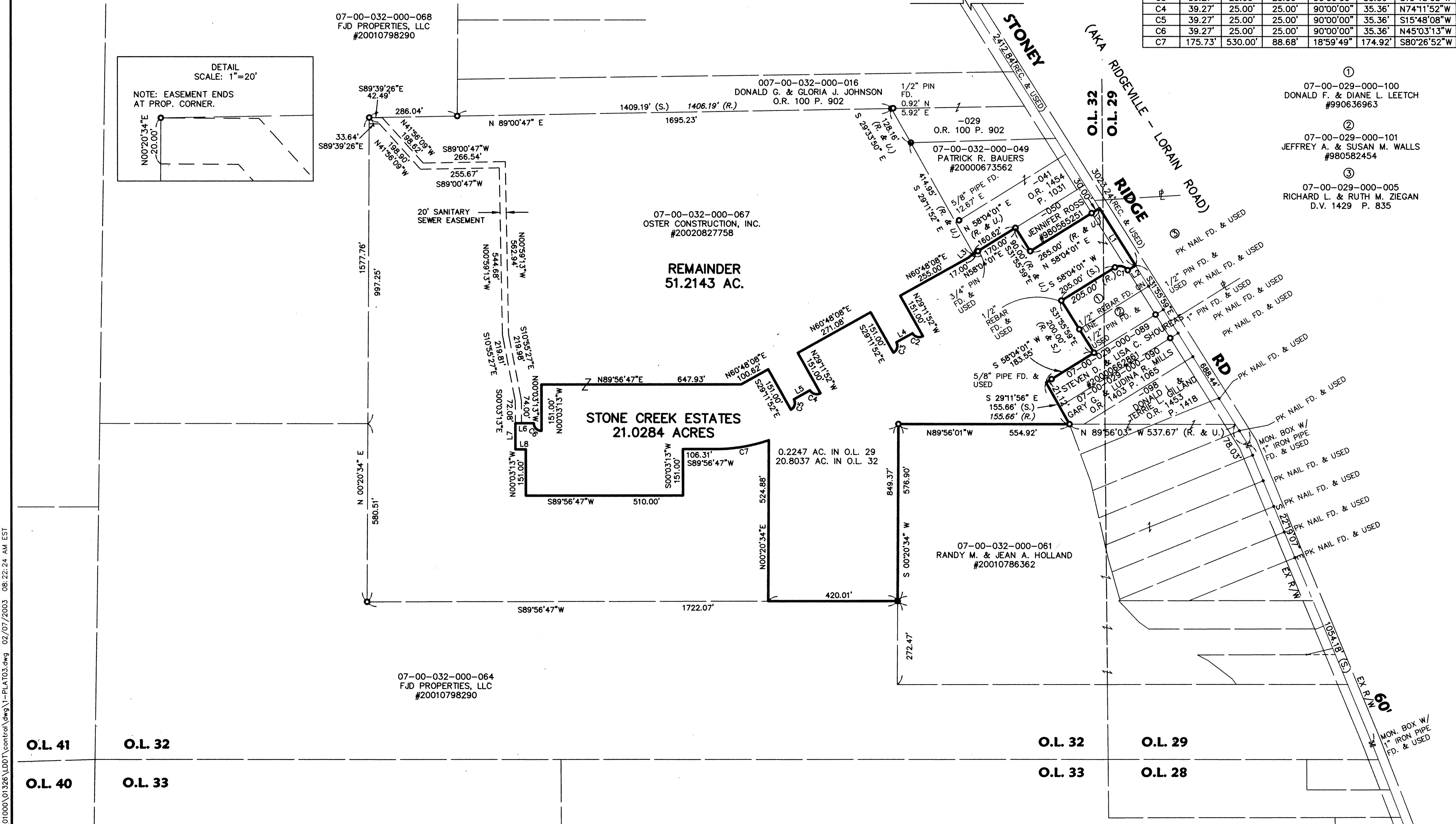
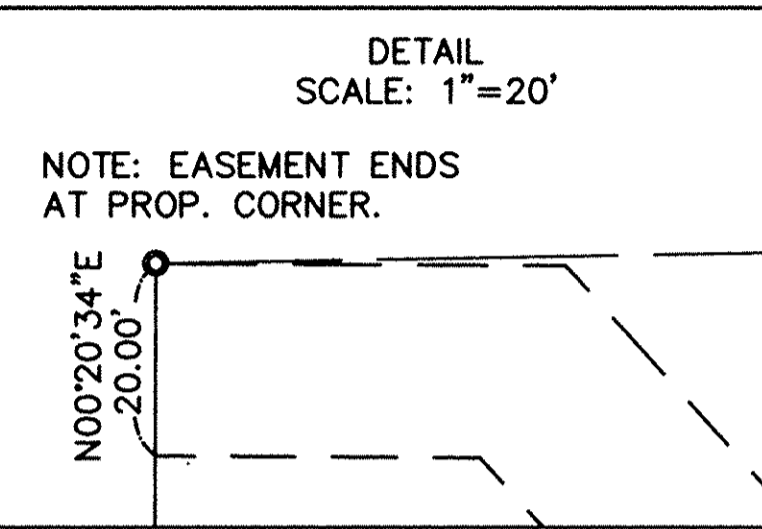
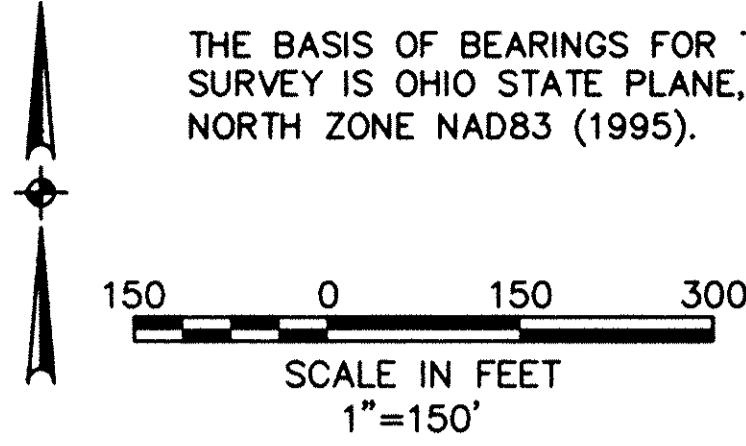
- AC. - ACRES
- R./REC. - RECORD
- FD. - FOUND
- S. - SURVEYED
- U. - USED

LINE CHART

LINE	BEARING	DISTANCE
L1	S 31°55'59" E	220.00' (R. & S.)
L2	S 58°04'01" W	30.00' (R. & U.)
L3	S 46°51'47" W	10.37'
L4	N 60°48'08" E	60.00'
L5	N 60°48'08" E	60.00'
L6	N 89°56'47" E	60.00'
L7	N 00°03'13" W	85.00'
L8	S 89°56'47" W	33.70'

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	47.12'	30.00'	30.00'	90°00'00"	42.43'	N76°55'59"W
C2	39.27'	25.00'	25.00'	90°00'00"	35.36'	N74°11'52"W
C3	39.27'	25.00'	25.00'	90°00'00"	35.36'	S15°48'08"W
C4	39.27'	25.00'	25.00'	90°00'00"	35.36'	N74°11'52"W
C5	39.27'	25.00'	25.00'	90°00'00"	35.36'	S15°48'08"W
C6	39.27'	25.00'	25.00'	90°00'00"	35.36'	N45°03'13"W
C7	175.73'	530.00'	88.68'	18°59'49"	174.92'	S80°26'52"W



BY:	
DESCRIPTION:	
DATE:	
REVISION:	
DATE: 11-27-02	
DRAWN BY: DAM	
CH'D BY: 1-PLA103.dwg	
DWG: 1-PLA103.dwg	
PATH: 01326.LDD1	
F.B. 544.547	

KS ASSOCIATES

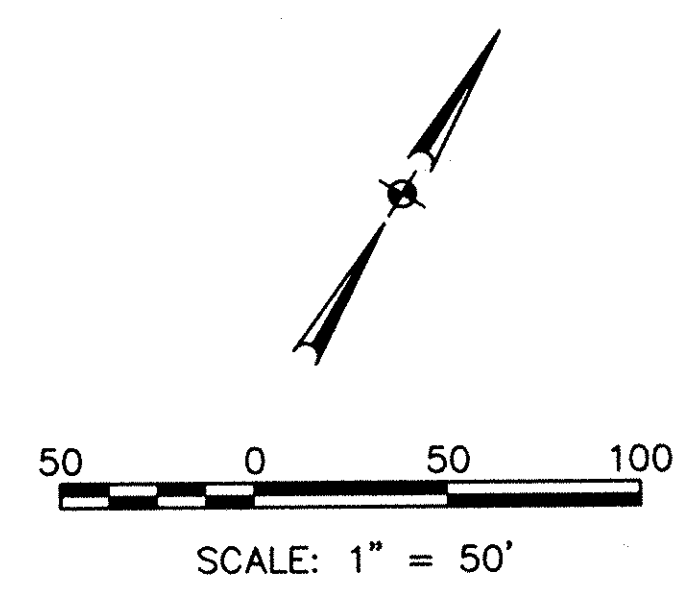
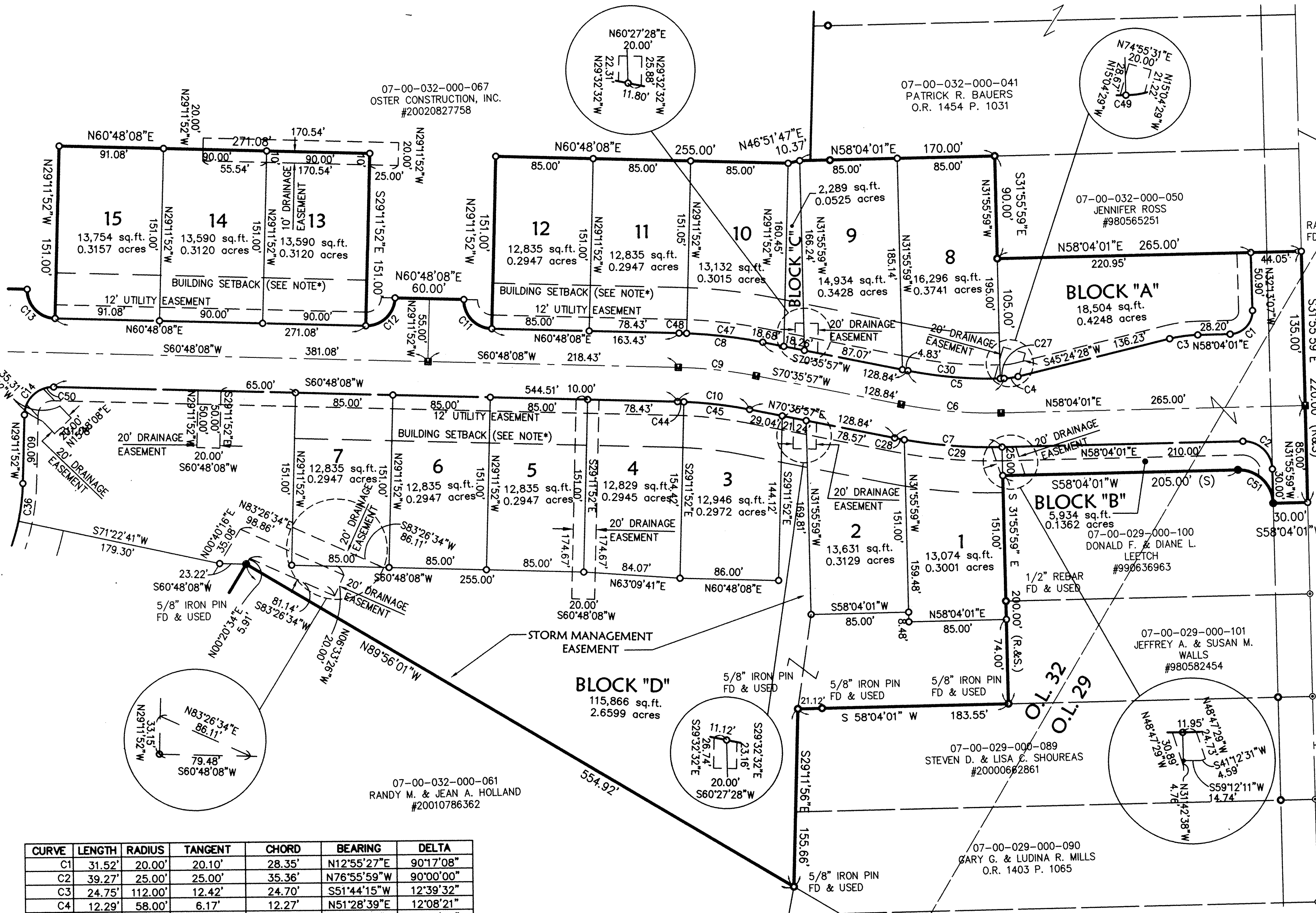
KS ASSOCIATES, INC.
 800 Burns Road, Suite 100
 Elvira, Ohio 44636
 Phone (440) 365-4750
 Fax (440) 365-4790
 info@ksassoc.com
 www.ksassoc.com

RECORD PLAT
STONE CREEK ESTATES SUBDIV. NO. 1
 OF PART OF
 ORIGINAL RIDGEVILLE TOWNSHIP LOTS NOS 29 & 32
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SHEET	2
OF	4
JOB NO.	01326

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SEE SHEET 4 FOR CONTINUATION



STONEY RIDGE ROAD 60'

LEGEND

- MONUMENT BOX FOUND
- IRON PIN FOUND
- IRON PIN SET
- PROPOSED MONUMENT BOX

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	31.52'	20.00'	20.10'	28.35'	N12°55'27"E	90°17'08"
C2	39.27'	25.00'	25.00'	35.36'	N76°55'59"W	90°00'00"
C3	24.75'	112.00'	12.42'	24.70'	S51°44'15"W	12°39'32"
C4	12.29'	58.00'	6.17'	12.27'	N51°28'39"E	12°08'21"
C5	84.29'	370.00'	42.33'	84.10'	N64°04'24"E	13°03'08"
C6	87.49'	400.00'	43.92'	87.32'	N64°19'59"E	12°31'56"
C7	94.05'	430.00'	47.22'	93.87'	N64°19'59"E	12°31'56"
C8	73.53'	430.00'	36.85'	73.44'	S65°42'03"W	9°47'49"
C9	68.40'	400.00'	34.28'	68.31'	S65°42'03"W	9°47'49"
C10	63.27'	370.00'	31.71'	63.19'	S65°42'03"W	9°47'49"
C11	39.27'	25.00'	25.00'	35.36'	S74°11'52"E	90°00'00"
C12	39.27'	25.00'	25.00'	35.36'	N15°48'08"E	90°00'00"
C13	39.27'	25.00'	25.00'	35.36'	S74°11'52"E	90°00'00"
C14	39.27'	25.00'	25.00'	35.36'	S15°48'08"W	90°00'00"
C27	3.36'	370.00'	1.68'	3.36'	N57°48'25"E	0°31'11"
C28	8.49'	430.00'	4.25'	8.49'	N70°02'01"E	1°07'53"
C29	85.56'	430.00'	42.92'	85.42'	N63°46'03"E	11°24'04"
C30	80.93'	370.00'	40.63'	80.77'	N64°19'59"E	12°31'56"
C36	33.22'	180.00'	16.66'	33.18'	N23°54'36"W	10°34'33"
C44	5.57'	370.00'	2.79'	5.57'	S61°14'01"W	0°51'47"
C45	57.69'	370.00'	28.91'	57.64'	S66°07'56"W	8°56'03"
C47	66.95'	430.00'	33.54'	66.89'	S66°08'19"W	8°55'17"
C48	6.57'	430.00'	3.29'	6.57'	S61°14'24"W	0°52'33"
C49	4.98'	370.00'	2.49'	4.98'	S58°27'10"W	0°46'19"
C50	9.35'	25.00'	4.73'	9.29'	S50°05'29"W	21°25'19"
C51	47.12'	30.00'	30.00'	42.43'	N76°55'59"W	90°00'00"

*NOTE:
SETBACKS PER CHAPTER 1282 OF THE
PLANNING AND ZONING CODE OF THE
CITY OF NORTH RIDGEVILLE.

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BY	
DESCRIPTION	
DATE	
DATE: 11-27-02	
DRAWN BY: DAM	
CH'D BY:	
DWG. NAME: 1-PLA101	
PATH: 01326\LDOT	
F.B.	

MS ASSOCIATES, INC.
860 Burns Road, Suite 100
Elmira, Ohio 44622-3730
Tel: (440) 365-5790
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mailto:info@msassoc.com
www.msassoc.com

MS ASSOCIATES

RECORD PLAT

STONE CREEK ESTATES SUBDIV. No. 1

Part of Ridgeville Township Original Lot Nos: 29 & 32
City of North Ridgeville
County of Lorain State of Ohio

SHEET 3 OF 4

JOB NO. 01326

