

9/4/214 #1959

9/4/214

VILLAS OF STONE CREEK SUBDIVISION NO. 1

PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 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 NUMBER 32, CONTAINING 5.2767 ACRES.

THE UNDERSIGNED, OSTER CONSTRUCTION, INC. HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "VILLAS OF STONE CREEK SUBDIVISION NO. 1" A SUBDIVISION OF LOTS 1 TO 22 INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH, ALL OR PART OF THE 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.

Thomas W. Kucera, Jr.
MANAGING MEMBER
PRESIDENT

Christine L. Tubbs
WITNESS
CHRISTINE L. TUBBS

Jill M. Biro
WITNESS
JILL M. BIRO

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.



Jill M. Biro
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 VILLAS OF STONE CREEK 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*

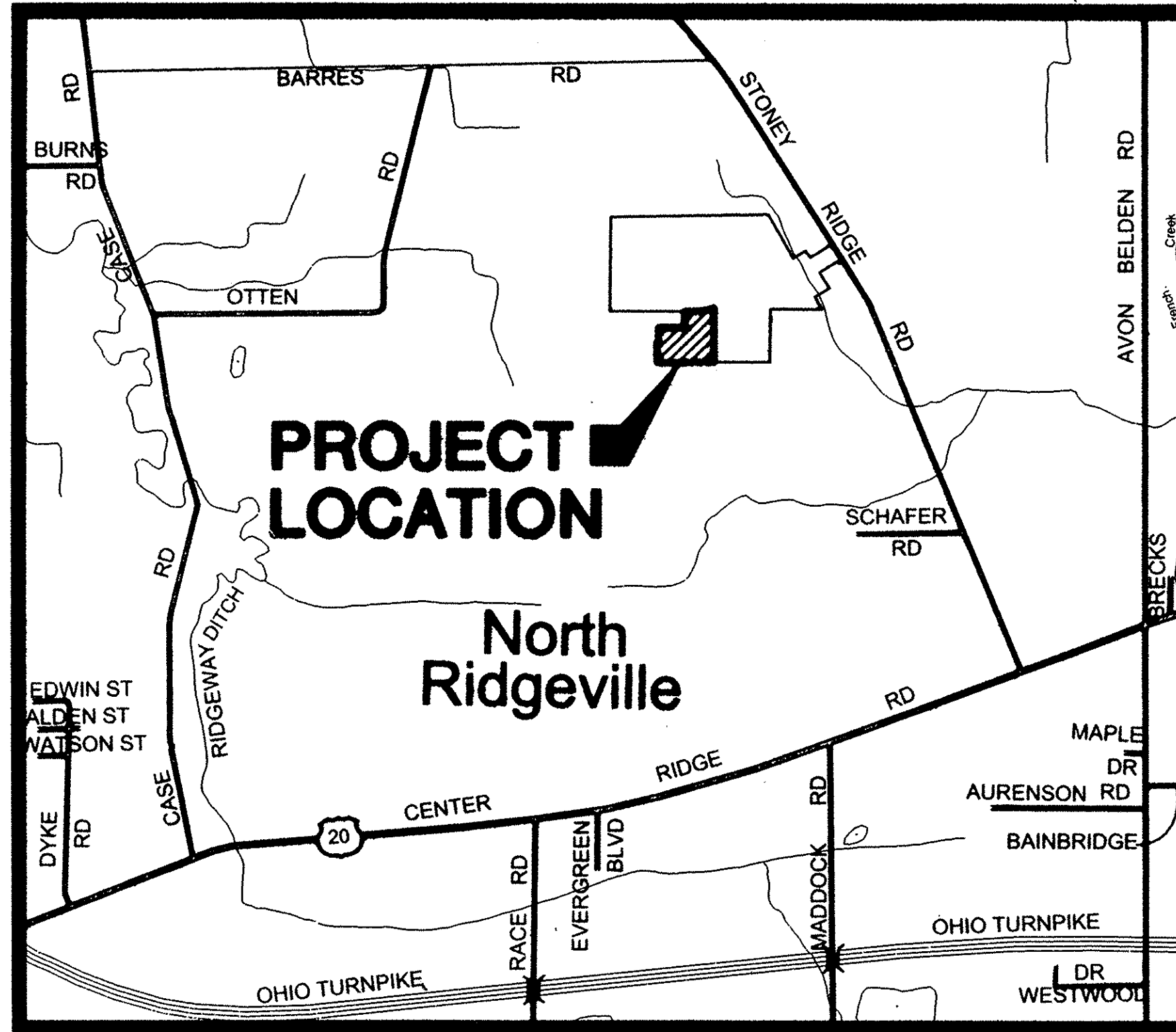
NOTARY PUBLIC

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.



Jill M. Biro
NOTARY PUBLIC
JILL M. BIRO
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires April 29, 2004



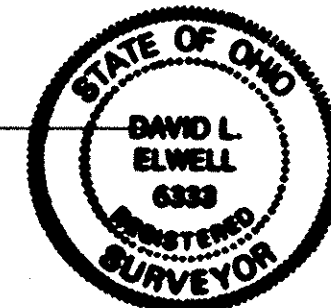
VICINITY MAP SCALE: 1"=2000'

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED VILLAS OF STONE CREEK SUBDIVISION NO. 1 AS SHOWN HEREON, EMBRACING 5.2767 ACRES OF LAND IN RIDGEVILLE TOWNSHIP ORIGINAL LOT NUMBER 32, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 1.4850 ACRES LIE IN LOTS NUMBERED 1 TO 22, INCLUSIVE AND 3.7917 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 THEREFOR, 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.

GRANTOR:
Thomas W. Kucera, Jr.
OSTER CONSTRUCTION, INC.
6150 PARK SQUARE DRIVE
LORAIN, OH. 44053
(440) 985-7440

RECEIVED FOR RECORD
MAY 15 2003
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VOL. 26 MARY ANN JAMISON 17282
PAGES 14 Lorain County Recorder
15, 16, 17
Boy, Millennium - Samifer

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-022
OHIO REV. CODE
MAY 15 2003
MARK R. STEWART
LORAIN COUNTY AUDITOR

AREA TABULATION:			
AREA IN LOTS	1.4850 AC.	AREA IN O.L. 32	5.2767
AREA IN BLOCKS	3.7917 AC.		
TOTAL AREA	5.2767 AC.		

- LEGEND
- \odot INDICATES IRON PIN FOUND
 - \circ INDICATES IRON PIN SET
 - \otimes INDICATES MONUMENT FOUND
 - \blacksquare INDICATES MONUMENT SET
 - \bullet RAILROAD SPIKE FOUND

DATE	DESCRIPTION	BY
11-27-02		

KS ASSOCIATES
250 Burns Road, Suite 100
Elyria, Ohio 44036
Phone (440) 365-4730
Fax (440) 365-4790
mailroom@ksassoc.com
www.ksassoc.com

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

SHEET 1 OF 4
JOB NO. 02080

LEGEND

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

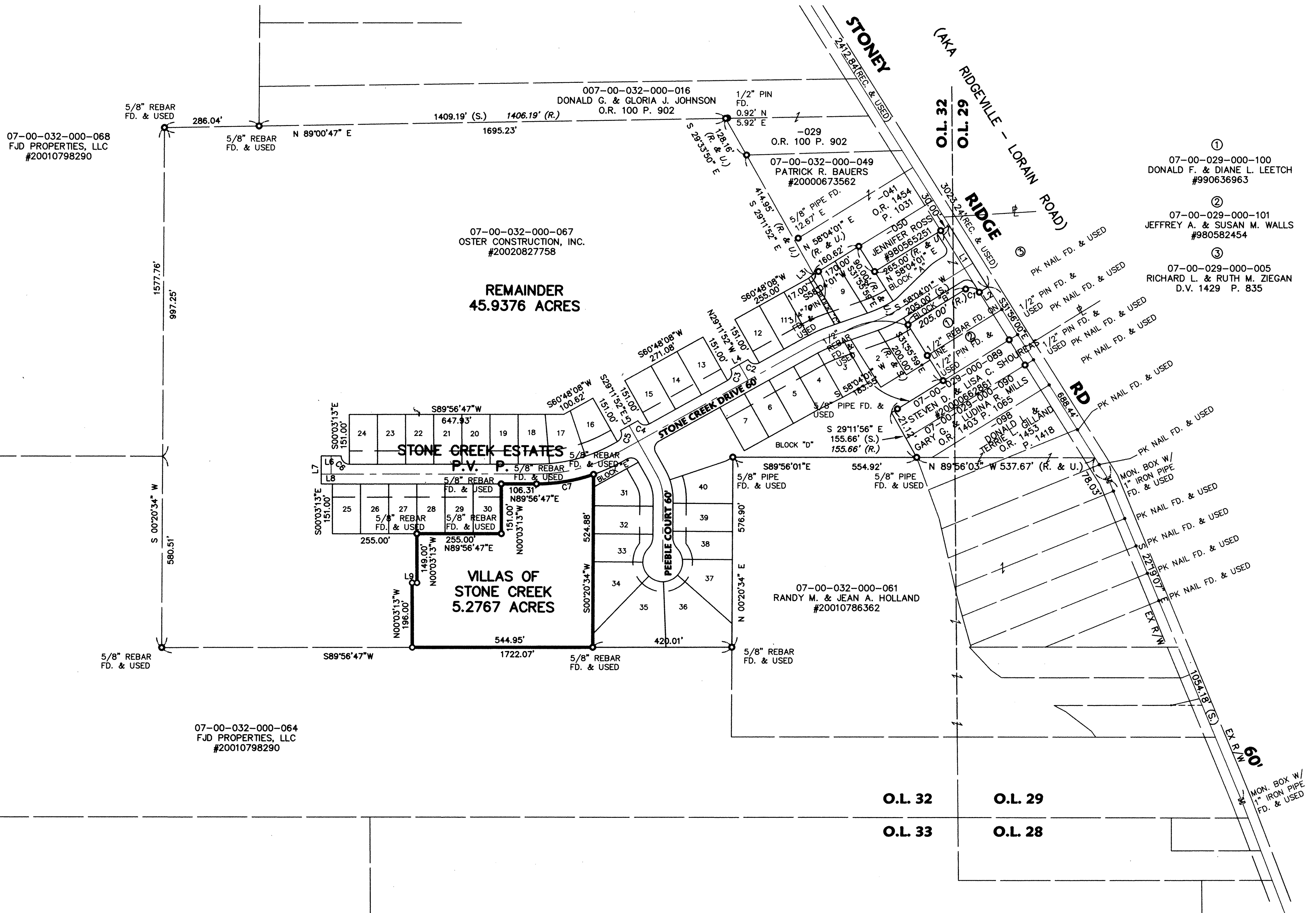
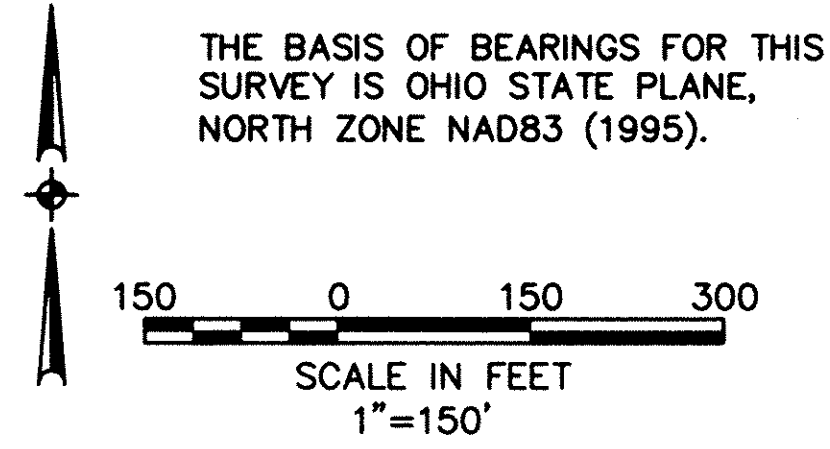
ABBREVIATIONS

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

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'	N80°26'52"E

LINE CHART

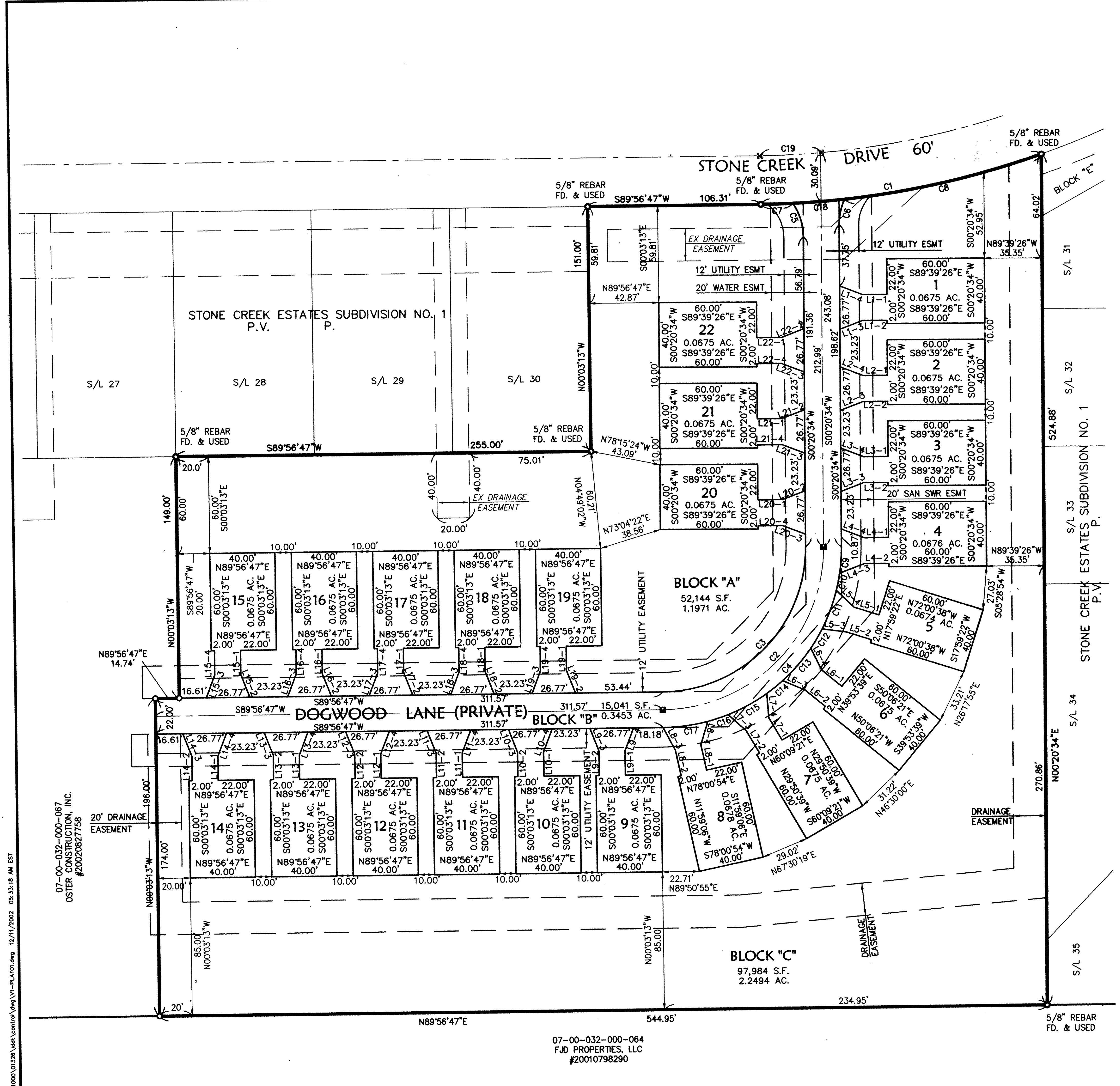
LINE	BEARING	DISTANCE
L1	S 31°55'59" E	220.00' (R. & S.)
L2	S 58°04'01" W	30.00' (R. & U.)
L3	S 46°51'47" W	10.37'
L4	S 60°48'08" W	60.00'
L5	S 60°48'08" W	60.00'
L6	S 89°56'47" W	60.00'
L7	S 00°03'13" E	85.00'
L8	S 89°56'47" W	33.70'
L9	N 89°56'47" E	14.74'



BY	
DESCRIPTION	
DATE	
NO. 33	
DATE: 11-27-02	
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F.B. 544, 547	
RECORD PLAT VILLAS OF STONE CREEK SUB. NO. 1 OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS NO. 32 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO	
SHEET	2
OF	4
JOB NO.	02060

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9/4/21



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	175.73'	530.00'	88.68'	174.92'	N80°26'52"E	18°59'49"
C2	156.39'	100.00'	99.31'	140.93'	N45°08'40"E	89°36'13"
C3	139.19'	89.00'	88.39'	125.43'	N45°08'40"E	89°36'13"
C4	173.59'	111.00'	110.23'	156.43'	N45°08'40"E	89°36'13"
C5	21.82'	37.00'	11.24'	21.51'	N16°33'18"W	33°47'43"
C6	16.20'	37.00'	8.23'	16.07'	S12°53'02"W	25°04'58"
C7	19.73'	530.00'	9.87'	19.73'	N88°52'48"E	2°07'58"
C8	124.16'	530.00'	62.37'	123.88'	N77°39'39"E	13°25'21"
C9	16.43'	111.00'	8.23'	16.42'	N04°35'01"E	8°28'55"
C10	10.82'	111.00'	5.41'	10.81'	N11°36'58"E	5°34'59"
C11	25.36'	111.00'	12.74'	25.31'	N20°57'14"E	13°05'33"
C12	13.80'	111.00'	6.91'	13.79'	N31°03'41"E	7°07'21"
C13	26.52'	111.00'	13.32'	26.45'	N41°27'57"E	13°41'13"
C14	12.56'	111.00'	6.28'	12.55'	N51°33'00"E	6°28'52"
C15	27.17'	111.00'	13.65'	27.10'	N61°48'10"E	14°01'28"
C16	13.18'	111.00'	6.60'	13.17'	N72°13'02"E	6°48'16"
C17	27.76'	111.00'	13.95'	27.68'	N82°46'58"E	14°19'37"
C18	31.83'	530.00'	15.92'	31.83'	N86°05'34"E	3°26'29"
C19	37.23'	500.00'	18.62'	37.22'	N87°48'48"E	4°15'57"

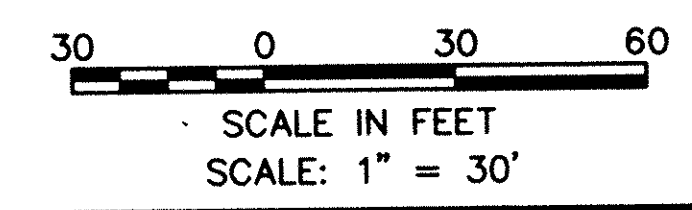
LINE TABLE

LINE	BEARING	LENGTH
L1-1	S89°39'26"E	15.00'
L1-2	S89°39'26"E	15.00'
L1-3	N69°18'11"E	15.00'
L1-4	S68°37'06"E	15.00'
L2-1	S89°39'26"E	15.00'
L2-2	S89°39'26"E	15.00'
L2-3	N69°18'11"E	15.00'
L2-4	S68°37'06"E	15.00'
L3-1	S89°39'26"E	15.00'
L3-2	S89°39'26"E	15.00'
L3-3	N69°18'11"E	15.00'
L3-4	S68°37'06"E	15.00'
L4-1	S89°39'26"E	15.00'
L4-2	S89°39'26"E	15.00'
L4-3	N69°18'11"E	16.30'
L4-4	S68°37'06"E	15.00'
L5-1	S72°00'38"E	16.00'
L5-2	S72°00'38"E	16.00'
L5-3	S82°10'22"E	15.00'
L5-4	S45°47'02"E	15.00'
L6-1	S50°06'21"E	16.00'
L6-2	N50°06'21"W	16.00'
L6-3	S66°33'11"E	15.00'
L6-4	N25°42'33"W	15.00'
L7-1	S29°50'39"E	16.00'
L7-2	N29°50'39"W	16.00'
L7-3	S47°34'46"E	15.00'
L7-4	S04°04'27"E	15.00'
L8-1	N11°59'06"W	16.00'
L8-2	N11°59'06"W	16.00'
L8-3	S27°34'23"E	16.00'
L8-4	N17°05'05"E	15.00'
L9-1	S00°03'13"E	15.00'
L9-2	S00°03'13"E	15.00'
L9-3	N21°05'36"W	15.00'
L9-4	S20°59'09"W	15.00'
L10-1	S00°03'13"E	15.00'
L10-2	S00°03'13"E	15.00'
L10-3	N21°05'36"W	15.00'
L10-4	S20°59'09"W	15.00'
L11-1	S00°03'13"E	15.00'
L11-2	S00°03'13"E	15.00'
L11-3	N21°05'36"W	15.00'
L11-4	S20°59'09"W	15.00'

LINE TABLE

LINE	BEARING	LENGTH
L12-1	S00°03'13"E	15.00'
L12-2	S00°03'13"E	15.00'
L12-3	N21°05'36"W	15.00'
L12-4	S20°59'09"W	15.00'
L13-1	S00°03'13"E	15.00'
L13-2	S00°03'13"E	15.00'
L13-3	N21°05'36"W	15.00'
L13-4	S20°59'09"W	15.00'
L14-1	S00°03'13"E	15.00'
L14-2	S00°03'13"E	15.00'
L14-3	N21°05'36"W	15.00'
L14-4	S20°59'09"W	15.00'
L15-1	N00°03'13"W	15.00'
L15-2	S21°05'36"E	15.00'
L15-3	N20°59'09"E	15.00'
L15-4	N00°03'13"W	15.00'
L16-1	N00°03'13"W	15.00'
L16-2	S21°05'36"E	15.00'
L16-3	N20°59'09"E	15.00'
L16-4	N00°03'13"W	15.00'
L17-1	N00°03'13"W	15.00'
L17-2	S21°05'36"E	15.00'
L17-3	N20°59'09"E	15.00'
L17-4	N00°03'13"W	15.00'
L18-1	N00°03'13"W	15.00'
L18-2	S21°05'36"E	15.00'
L18-3	N20°59'09"E	15.00'
L18-4	N00°03'13"W	15.00'
L19-1	N00°03'13"W	15.00'
L19-2	S21°05'36"E	15.00'
L19-3	N20°59'09"E	15.00'
L19-4	N00°03'13"W	15.00'
L20-1	N89°39'26"W	15.00'
L20-2	S69°18'11"W	15.00'
L20-3	N68°37'06"W	15.00'
L20-4	N89°39'26"W	15.00'
L21-1	N89°39'26"W	15.00'
L21-2	S69°18'11"W	15.00'
L21-3	N68°37'06"W	15.00'
L21-4	N89°39'26"W	15.00'
L22-1	N89°39'26"W	15.00'
L22-2	S69°18'11"W	15.00'
L22-3	N68°37'06"W	15.00'
L22-4	N89°39'26"W	15.00'

- LEGEND**
- INDICATES IRON PIN FOUND
 - INDICATES IRON PIN SET
 - ⊗ INDICATES MONUMENT FOUND
 - ⊗ INDICATES MONUMENT SET
 - RAILROAD SPIKE FOUND



DATE: 11-27-02
 DRAWN BY: DAM
 CHTD BY:
 DWG. NAME: VI-PLATD
 PATH: 01326\LD1D
 F.B.

REVISIONS

MS ASSOCIATES, INC.
 601 North Main Street, Suite 100
 Phone (440) 345-4730
 Fax (440) 345-4700
 mailroom@msassoc.com
 www.msassoc.com

MS ASSOCIATES

RECORD PLAT

VILLAS OF STONE CREEK SUBDIV. No. 1

Part of Ridgeville Township Original Lot No. 32
 City of North Ridgeville
 County of Lorain State of Ohio

SHEET 3 OF 4

JOB NO. 02060

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07-00-032-000-067
OSTER CONSTRUCTION, INC.
#20020827758

07-00-032-000-064
FJD PROPERTIES, LLC
#20010798290

Tax MAP DEPT. COPY #03-00587

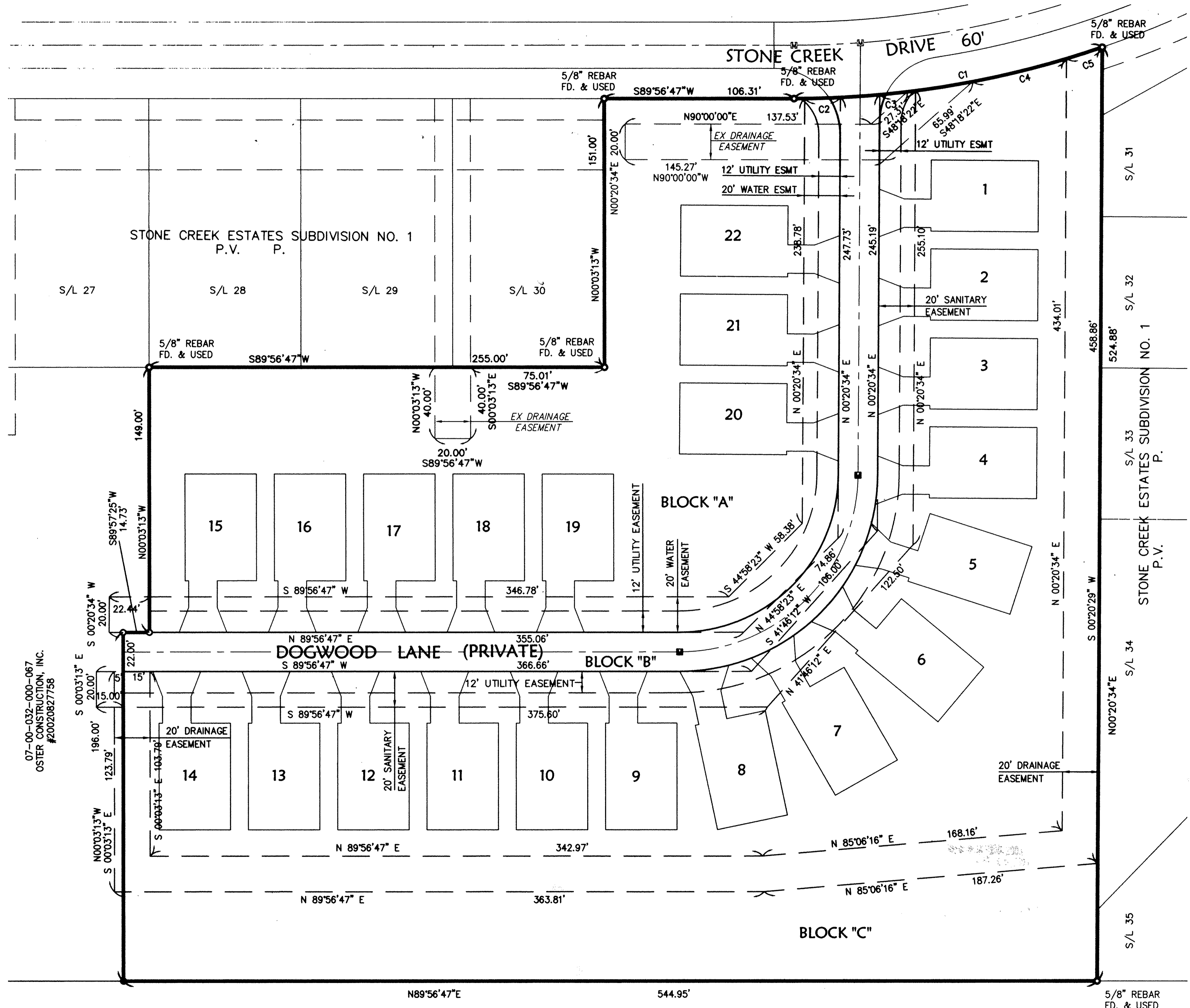
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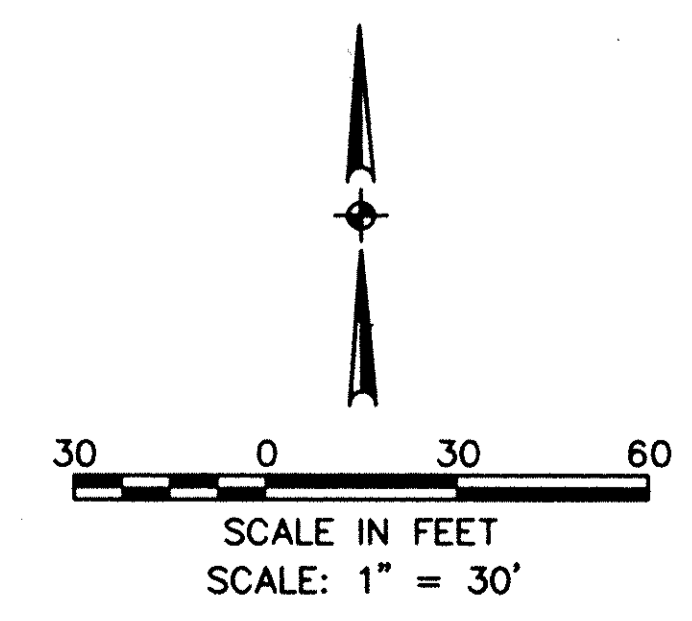
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07-00-032-000-067
OSTER CONSTRUCTION, INC.
#20020827758

07-00-032-000-064
FJD PROPERTIES, LLC
#20010798290



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	175.73'	530.00'	88.68'	174.92'	N80°26'52"E	18°59'49"
C2	20.01'	530.00'	10.01'	20.01'	N88°13'07"E	2°09'49"
C3	20.14'	530.00'	10.07'	20.14'	N83°39'46"E	2°10'37"
C4	54.14'	530.00'	27.09'	54.11'	N76°09'09"E	5°51'09"
C5	21.06'	530.00'	10.53'	21.06'	N72°05'16"E	2°16'37"



- LEGEND**
- INDICATES IRON PIN FOUND
 - INDICATES IRON PIN SET
 - ⊠ INDICATES MONUMENT FOUND
 - INDICATES MONUMENT SET
 - RAILROAD SPIKE FOUND

BY		DATE		REVISIONS		DATE		DRAWN BY		CHK'D BY		DWG. NAME		P.A.T.H.	
<p>RECORD PLAT</p> <p>VILLAS OF STONE CREEK SUB. NO. 1</p> <p>Part of Ridgeway Township, Original Lot No. 32 City of North Ridgeville County of Lorain State of Ohio</p>															
<p>SHEET 4 OF 4</p> <p>JOB NO. 02060</p>															

HS ASSOCIATES, INC.
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