

# MEADOW LAKES SUBDIVISION No. 5

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 18.0703 ACRES.

THE UNDERSIGNED, FJD PROPERTIES, LLC HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "MEADOW LAKE SUBDIVISION NO. 5" A SUBDIVISION OF LOTS 553 TO 607 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 27th DAY OF SEPTEMBER, 2002.

FJD PROPERTIES, LLC

Frank J. Deltore  
MANAGING MEMBER

[Signature]  
WITNESS

Lisa King  
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 FJD PROPERTIES, LLC, 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 27th DAY OF SEPTEMBER, 2002.



[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/7/05

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF Fifth Third Bank MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF MEADOW LAKES SUBDIVISION NO. 5 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE OF STREETS AND EASEMENTS AS SHOWN HEREON

[Signature]  
MORTGAGEE

BY: Timothy M. Brown  
TITLE: Asst. Vice President

### NOTARY PUBLIC

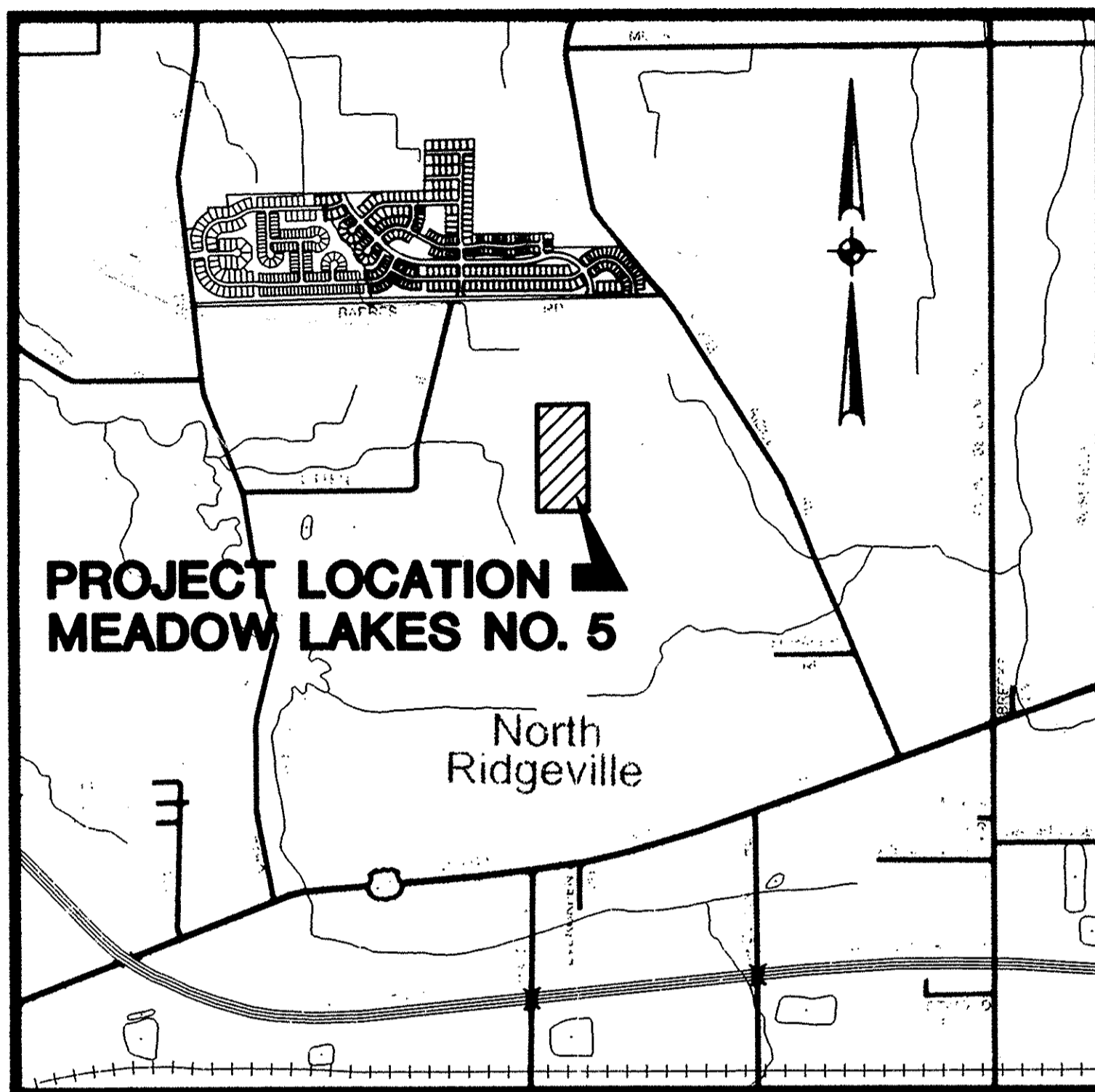
STATE OF OHIO  
LORAIN COUNTY

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 23 DAY OF April, 2003.



[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-29-2006



PROJECT LOCATION  
MEADOW LAKES NO. 5

VICINITY MAP SCALE: 1"=2000'

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED MEADOW LAKES SUBDIVISION NO. 5 AS SHOWN HEREON, EMBRACING 18.0703 ACRES OF LAND IN RIDGEVILLE TOWNSHIP ORIGINAL LOT NUMBER 32, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 4.4283 ACRES LIE IN PUBLIC STREET DEDICATION, AND 9.6334 ACRES LIE IN LOTS NUMBERED 553 TO 607, INCLUSIVE, AND 4.0087 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.

[Signature]  
DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333



### UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE COLUMBIA GAS OF OHIO, 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.

GRANTOR:

BY: [Signature]  
FJD PROPERTIES, LLC  
37000 Center Ridge Road  
North Ridgeville, Ohio  
(440) 327-5366

### PLANNING COMMISSION

APPROVED THIS 9th DAY OF May, 2003.

[Signature]  
SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION DATE 5-9-03

### CITY COUNCIL

APPROVED THIS 12th DAY OF May, 2003.

[Signature]  
MAYOR (OR DESIGNATED MEMBER OF COUNCIL) DATE 5-12-03

### CITY ENGINEER

APPROVED THIS 9th DAY OF May, 2003.

[Signature]  
CITY ENGINEER DATE 5-9-03

### 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

RECEIVED FOR RECORD  
JUN 30 2003  
IN COMPLIANCE WITH SEC. 319.022  
OHIO REV. CODE  
JUN 30 2003  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

AREA TABULATION:  
AREA IN LOTS 9.6334 AC.  
AREA IN BLOCKS 4.0087 AC.  
AREA IN STREETS 4.4283 AC.  
TOTAL AREA 18.0703 AC.

AREA IN O.L. 32 18.0703 AC.

### LEGEND

- $\odot$  INDICATES IRON PIN FOUND
- $\circ$  INDICATES IRON PIN SET
- $\otimes$  INDICATES MONUMENT FOUND
- $\boxplus$  INDICATES MONUMENT SET
- $\bullet$  RAILROAD SPIKE FOUND

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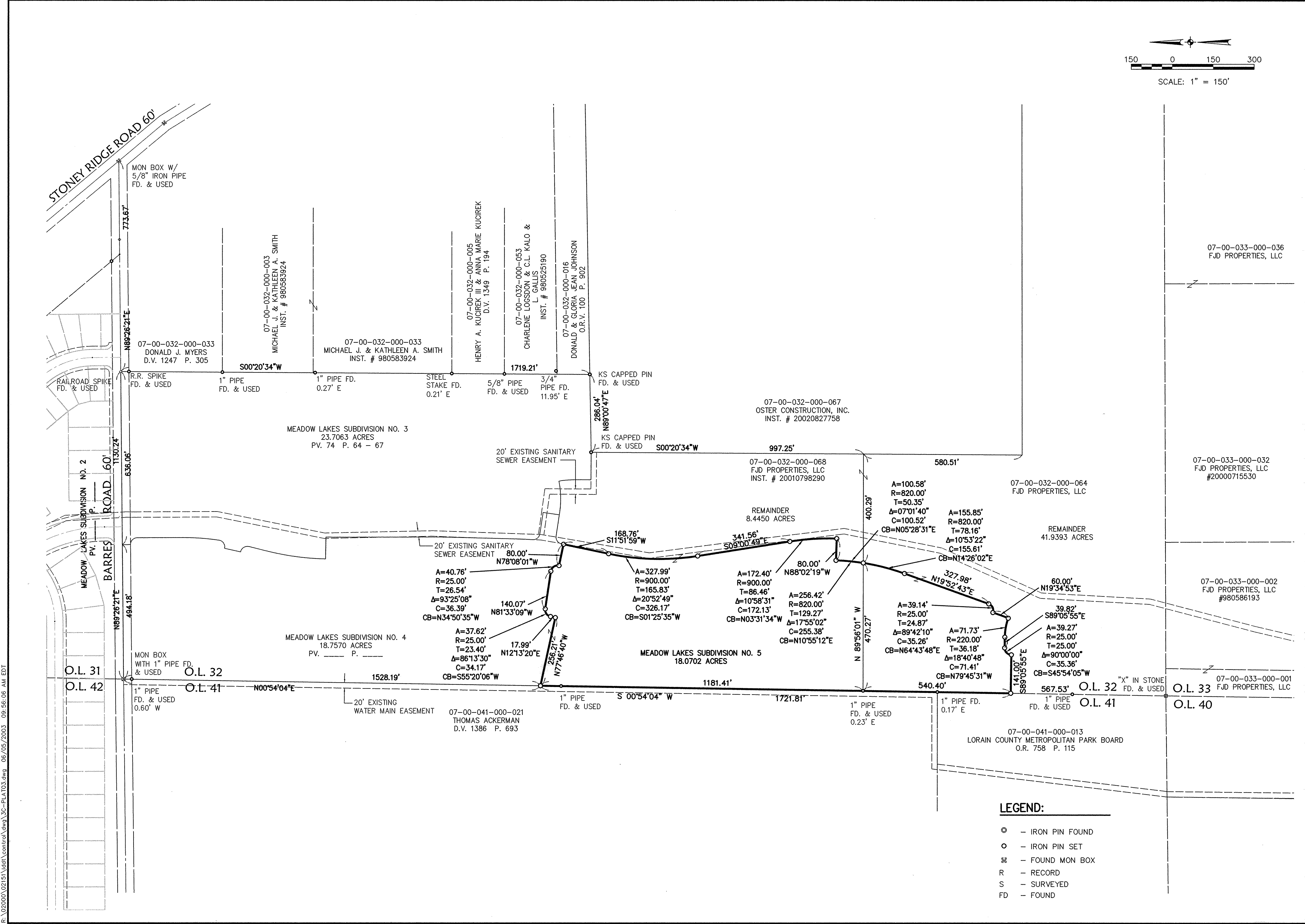
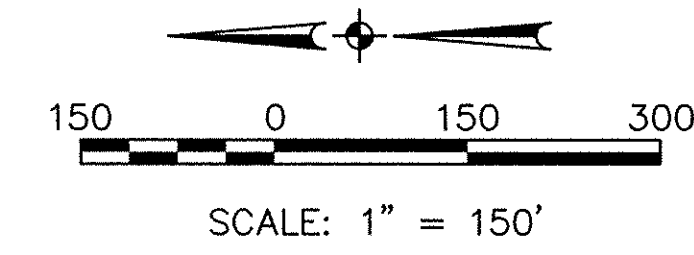
**KS ASSOCIATES**

KS ASSOCIATES, INC.  
260 Burns Road, Suite 100  
P.O. Box 569  
Elyria, Ohio 44036  
Phone (440) 365-4730  
Fax (440) 365-4790  
mailroom@ksassoc.com  
www.ksassoc.com

**RECORD PLAT**  
**MEADOW LAKES SUBDIVISION NO. 5**

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. 02151

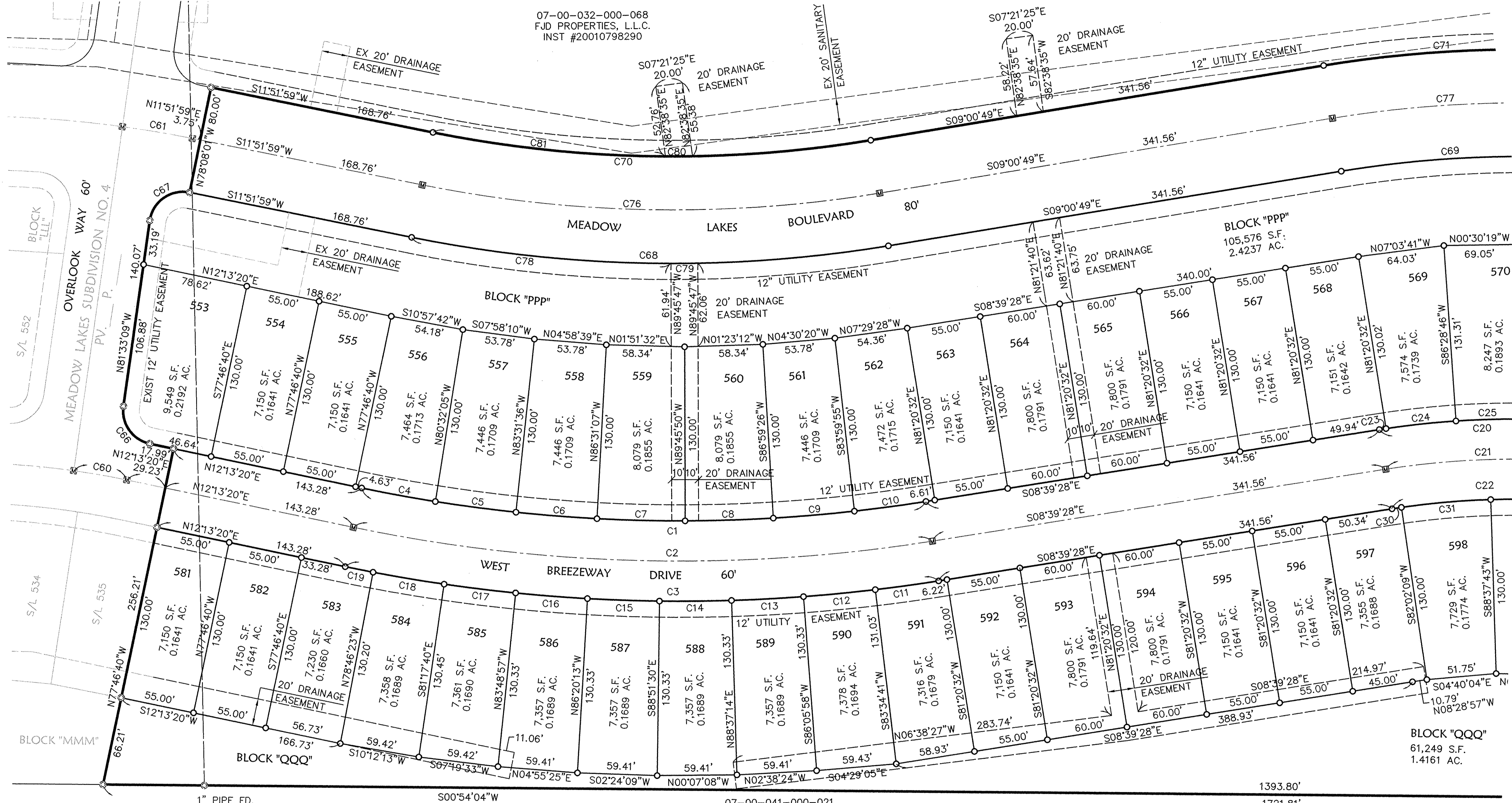


- LEGEND:**
- ⊙ - IRON PIN FOUND
  - - IRON PIN SET
  - ⊕ - FOUND MON BOX
  - R - RECORD
  - S - SURVEYED
  - FD - FOUND

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PATH: E:\0251\0251\0251.DWG		DATE: 10-14-09										
F.B.		DATE: 10-14-09										
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<p><b>DESCRIPTION</b></p> <p>07-00-032-000-067 OSTER CONSTRUCTION, INC. INST. # 20020827758</p> <p>07-00-032-000-068 FJD PROPERTIES, LLC INST. # 20010798290</p> <p>07-00-032-000-064 FJD PROPERTIES, LLC</p> <p>07-00-033-000-036 FJD PROPERTIES, LLC</p> <p>07-00-033-000-032 FJD PROPERTIES, LLC #20000715530</p> <p>07-00-033-000-002 FJD PROPERTIES, LLC #980586193</p> <p>07-00-033-000-001 FJD PROPERTIES, LLC</p>												
<p><b>RECORD PLAT</b></p> <p><b>MEADOW LAKES SUBDIVISION NO. 5</b></p> <p>OR PART OF RIDGEVILLE TOWNSHIP ORIGINAL LOT NO. 32</p> <p>CITY OF NORTH RIDGEVILLE</p> <p>COUNTY OF LORAIN STATE OF OHIO</p>												
<p>SHEET 2 OF 4</p> <p>JOB NO. 02151</p>												

**KS ASSOCIATES, INC.**  
 200 Burns Road, Suite 100  
 Elyria, Ohio 44035  
 Phone (440) 365-4730  
 Fax (440) 365-4790  
 mailroom@ksassoc.com  
 www.ksassoc.com

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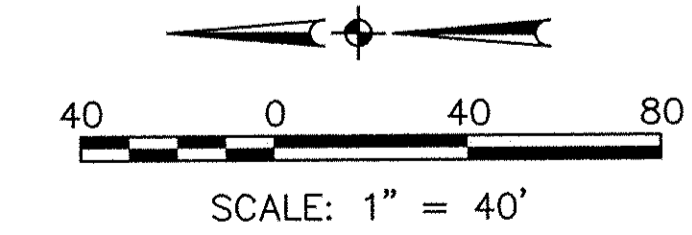
SEE SHEET 4 FOR CONTINUATION

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CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	422.74'	1160.00'	213.74'	420.40'	S01'46'56"W	20'52'49"
C2	433.67'	1190.00'	219.27'	431.27'	S01'46'56"W	20'52'49"
C3	444.60'	1220.00'	224.79'	442.15'	S01'46'56"W	20'52'49"
C4	55.82'	1160.00'	27.91'	55.81'	S10'50'38"W	2'45'25"
C5	60.57'	1160.00'	30.29'	60.57'	S07'58'10"W	2'59'31"
C6	60.57'	1160.00'	30.29'	60.57'	S04'58'39"W	2'59'31"
C7	65.71'	1160.00'	32.86'	65.70'	S01'51'32"W	3'14'44"
C8	65.71'	1160.00'	32.86'	65.70'	S01'23'12"E	3'14'44"
C9	60.57'	1160.00'	30.29'	60.57'	S04'30'20"E	2'59'31"
C10	53.78'	1160.00'	26.90'	53.78'	S07'19'47"E	2'39'23"
C11	47.61'	1220.00'	23.81'	47.61'	S07'32'23"E	2'14'10"
C12	53.68'	1220.00'	26.85'	53.68'	S05'09'41"E	2'31'16"
C13	53.68'	1220.00'	26.85'	53.68'	S02'38'24"E	2'31'16"
C14	53.68'	1220.00'	26.85'	53.68'	S00'07'08"E	2'31'16"
C15	53.68'	1220.00'	26.85'	53.68'	S02'24'09"W	2'31'16"
C16	53.68'	1220.00'	26.85'	53.68'	S04'55'25"W	2'31'16"

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C17	53.68'	1220.00'	26.85'	53.68'	S07'26'41"W	2'31'16"
C18	53.69'	1220.00'	26.85'	53.69'	S09'57'58"W	2'31'17"
C19	21.19'	1220.00'	10.60'	21.19'	S11'43'29"W	0'59'43"
C20	322.73'	640.00'	164.87'	319.32'	N05'47'18"E	28'53'32"
C21	307.60'	610.00'	157.15'	304.35'	N05'47'18"E	28'53'32"
C22	292.47'	580.00'	149.42'	289.38'	N05'47'18"E	28'53'32"
C23	5.06'	640.00'	2.53'	5.06'	N08'25'53"W	0'27'11"
C24	52.33'	640.00'	26.18'	52.31'	N05'51'46"W	4'41'04"
C25	57.33'	640.00'	28.69'	57.31'	N00'57'15"W	5'07'58"
C26	57.33'	640.00'	28.69'	57.31'	N04'10'43"E	5'07'58"
C27	52.55'	640.00'	26.29'	52.54'	N09'05'50"E	4'42'17"
C28	52.55'	640.00'	26.29'	52.54'	N13'48'07"E	4'42'17"
C29	45.57'	640.00'	22.80'	45.56'	N18'11'40"E	4'04'48"
C30	7.02'	580.00'	3.51'	7.02'	N08'18'39"W	0'41'38"
C31	66.74'	580.00'	33.41'	66.70'	N04'40'04"W	6'35'34"
C60	40.19'	610.00'	20.10'	40.18'	N10'20'06"E	3'46'30"
C61	55.16'	860.00'	27.59'	55.15'	N10'01'44"E	3'40'31"

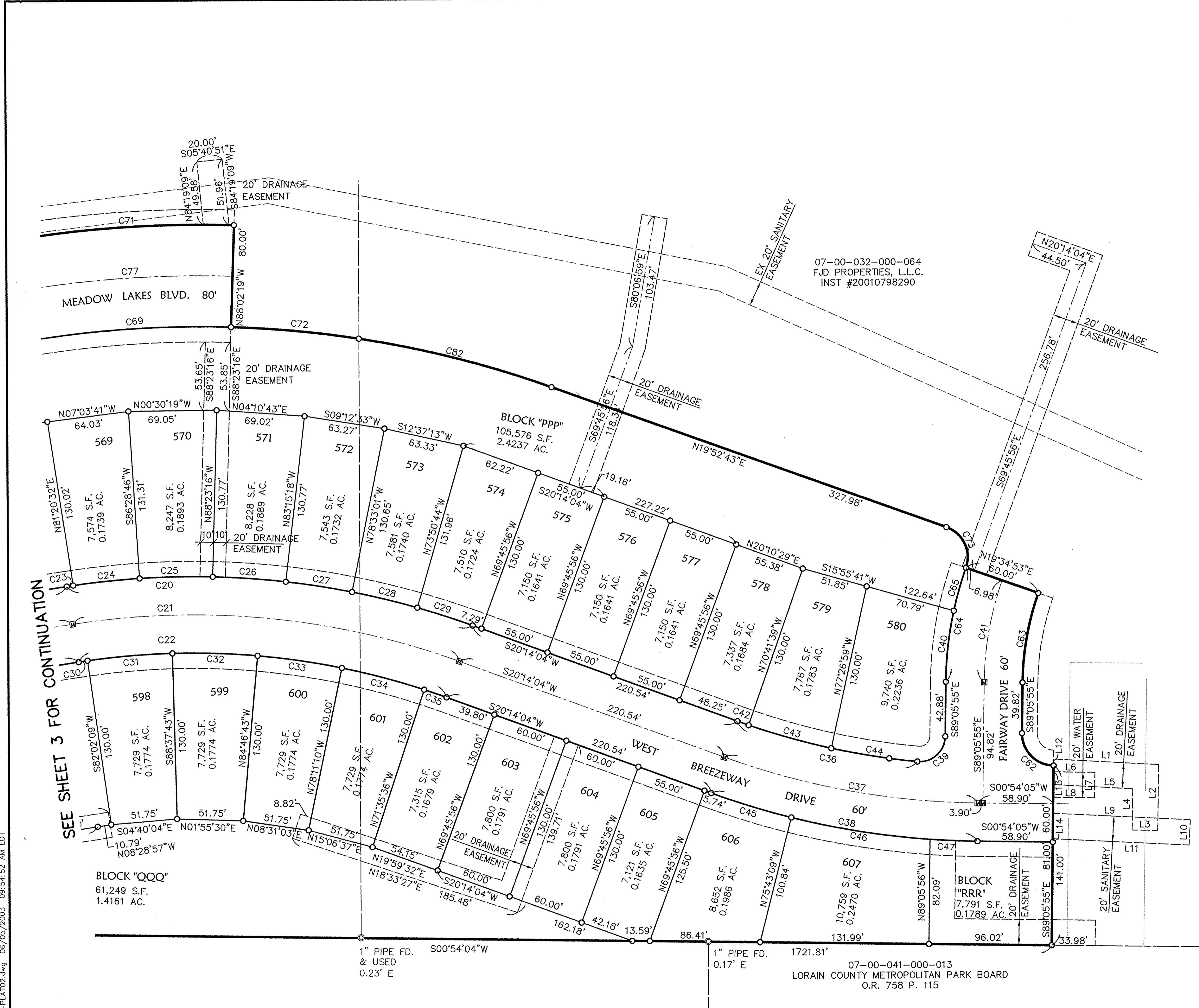
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C66	37.62'	25.00'	23.40'	34.17'	S55'20'06"W	86'13'30"
C67	40.76'	25.00'	26.54'	36.39'	N34'50'35"W	93'25'08"
C68	357.14'	980.00'	180.57'	355.17'	S01'25'35"W	20'52'49"
C69	157.07'	820.00'	78.78'	156.83'	N03'31'34"W	10'58'31"
C70	327.99'	900.00'	165.83'	326.17'	S01'25'35"W	20'52'49"
C71	172.40'	900.00'	86.46'	172.13'	N03'31'34"W	10'58'31"
C76	342.56'	940.00'	173.20'	340.67'	S01'25'35"W	20'52'49"
C77	164.74'	860.00'	82.62'	164.48'	N03'31'34"W	10'58'31"
C78	194.49'	980.00'	97.57'	194.17'	S06'10'52"W	11'22'16"
C79	20.00'	980.00'	10.01'	20.00'	S00'05'21"E	01'10'10"
C80	20.17'	900.00'	10.09'	20.17'	S00'07'11"W	01'17'03"
C81	174.43'	900.00'	87.49'	174.16'	S06'18'51"W	11'06'17"



- LEGEND:**
- ⊙ - IRON PIN FOUND
  - - IRON PIN SET
  - ⊞ - FOUND MON BOX
  - ⊞ - PROPOSED MON BOX SET

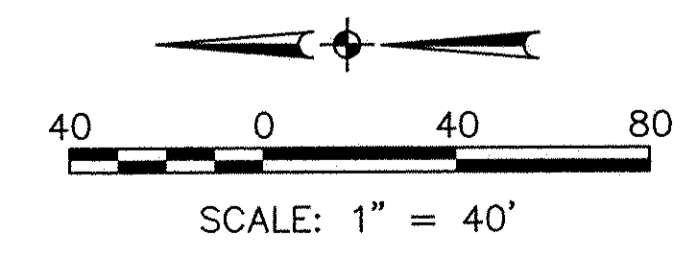
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THOMAS C. ACKERMAN  
D.V. 1386 P. 693

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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C20	322.73'	640.00'	164.87'	319.32'	N05°47'18"E	28°53'32"
C21	307.60'	610.00'	157.15'	304.35'	N05°47'18"E	28°53'32"
C22	292.47'	580.00'	149.42'	289.38'	N05°47'18"E	28°53'32"
C23	5.06'	640.00'	2.53'	5.06'	N08°25'53"W	0°27'11"
C24	52.32'	640.00'	26.18'	52.31'	N05°51'46"W	4°41'03"
C25	57.33'	640.00'	28.69'	57.31'	N00°57'15"W	5°07'58"
C26	57.33'	640.00'	28.69'	57.31'	N04°10'43"E	5°07'58"
C27	52.55'	640.00'	26.29'	52.54'	N09°05'50"E	4°42'17"
C28	52.55'	640.00'	26.29'	52.54'	N13°48'07"E	4°42'17"
C29	45.57'	640.00'	22.80'	45.56'	N18°11'40"E	4°04'48"
C30	7.02'	580.00'	3.51'	7.02'	N08°18'39"W	0°41'38"
C31	66.74'	580.00'	33.41'	66.70'	N04°40'04"W	6°35'34"
C32	66.74'	580.00'	33.41'	66.70'	N01°55'30"E	6°35'34"
C33	66.74'	580.00'	33.41'	66.70'	N08°31'03"E	6°35'34"
C34	66.74'	580.00'	33.41'	66.70'	N15°06'37"E	6°35'34"
C35	18.50'	580.00'	9.25'	18.50'	N19°19'14"E	1°49'40"
C36	144.50'	570.00'	72.64'	144.11'	S12°58'20"W	14°31'28"
C37	202.46'	600.00'	102.20'	201.50'	S10°34'04"W	19°19'59"
C38	212.58'	630.00'	107.31'	211.57'	S10°34'04"W	19°19'59"
C39	33.09'	200.00'	21.75'	29.45'	S41°41'40"E	94°48'31"
C40	56.27'	280.00'	28.23'	56.17'	N83°20'31"W	11°30'49"
C41	81.51'	250.00'	41.12'	81.15'	N79°45'31"W	18°40'48"
C42	9.24'	570.00'	4.62'	9.24'	S19°46'13"W	0°55'42"
C43	67.21'	570.00'	33.64'	67.17'	S15°55'41"W	6°45'20"
C44	68.05'	570.00'	34.07'	68.01'	S09°07'48"W	6°50'26"
C45	65.46'	630.00'	32.76'	65.43'	S17°15'27"W	5°57'13"
C46	109.97'	630.00'	55.13'	109.83'	S09°16'48"W	10°00'06"
C47	37.14'	630.00'	18.58'	37.14'	S02°35'25"W	3°22'40"
C62	39.27'	250.00'	25.00'	35.36'	S45°54'05"W	90°00'00"
C63	71.73'	220.00'	36.18'	71.41'	N79°45'31"W	18°40'48"
C64	91.29'	280.00'	46.05'	90.88'	N79°45'31"W	18°40'48"
C65	35.02'	280.00'	17.53'	35.00'	N74°00'07"W	7°09'59"
C69	157.07'	820.00'	78.78'	156.83'	N03°31'34"W	10°58'31"
C71	172.40'	900.00'	86.46'	172.13'	N03°31'34"W	10°58'31"
C72	100.58'	820.00'	50.35'	100.52'	N05°28'31"E	0°70'14"
C73	39.14'	250.00'	24.87'	35.26'	N64°43'48"E	89°42'10"
C77	164.74'	860.00'	82.62'	164.48'	N03°31'34"W	10°58'31"
C82	155.85'	820.00'	78.16'	155.61'	N14°26'02"E	10°53'22"

LINE TABLE		
LINE	LENGTH	BEARING
L1	82.07'	S03°19'47"W
L2	51.59'	N89°05'55"W
L3	20.00'	N00°54'05"E
L4	32.42'	S89°05'55"E
L5	62.05'	N03°19'47"E
L6	32.31'	N00°54'05"E
L7	20.00'	S89°05'55"E
L8	32.31'	S00°54'05"W
L9	107.43'	S02°59'52"W
L10	20.00'	N87°00'08"W
L11	106.70'	N02°59'52"E
L12	5.06'	N89°05'55"W
L13	5.00'	N89°05'55"W
L14	2.54'	N89°05'55"W



- LEGEND:**
- ⊙ - IRON PIN FOUND
  - - IRON PIN SET
  - ☒ - FOUND MON BOX
  - - PROPOSED MON BOX SET

BY \_\_\_\_\_

DATE \_\_\_\_\_

REVISIONS \_\_\_\_\_

DATE: 10-17-02

DRAWN BY: DAM

CHK BY: JC-PLATZ

DWG. NAME: MEADOW LAKES SUBDIVISION NO. 5

PATH: 02151\10MNS\

F.B. \_\_\_\_\_

HS ASSOCIATES, INC.  
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 mail@hsassoc.com  
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**HS ASSOCIATES**

RECORD PLAT  
 MEADOW LAKES  
 SUBDIVISION NO. 5  
 OF PART OF  
 RIDGEVILLE TOWNSHIP ORIGINAL LOT NO. 32  
 CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

SHEET 4 OF 4

JOB NO. 02151

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