

WINDSOR POINT SUBDIVISION NO. 1

PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 42

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 42, CONTAINING 30.5049 ACRES,

THE UNDERSIGNED, OSTER CONSTRUCTION, INC. HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "WINDSOR POINT SUBDIVISION NO. 1" A SUBDIVISION OF LOTS 1 TO 56 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 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 OR BENEATH THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND THIS 18th DAY OF July, 2003.

OSTER CONSTRUCTION, INC.

Thomas J. Odeh, President
PRESIDENT

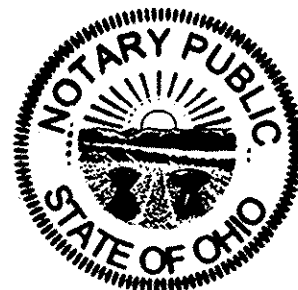
Austin Stan
WITNESS

Christina L. Tubbs
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 18th DAY OF July, 2003.



Austin Stan
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-9-08

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF OHIO SAVINGS BANK MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF WINDSOR POINT SUBDIVISION NO. 1 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE OF STREETS AND EASEMENTS AS SHOWN HEREON

OHIO SAVINGS BANK
MORTGAGEE

BY: Douglas Smith

TITLE: VICE PRESIDENT

NOTARY PUBLIC

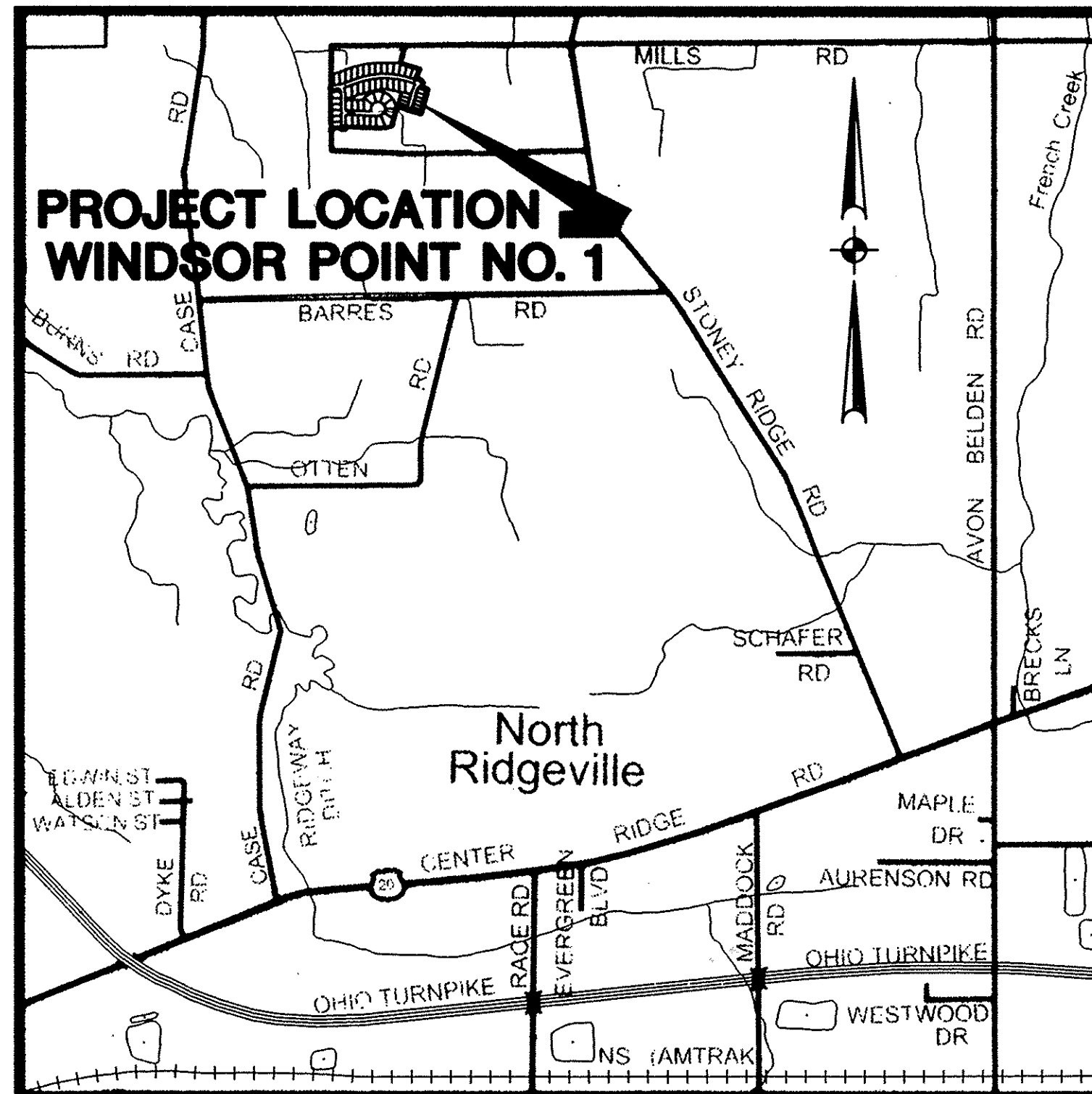
STATE OF OHIO
LORAIN COUNTY

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 28th DAY OF July, 2003.



Judith M. Paskert
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 15, 2006



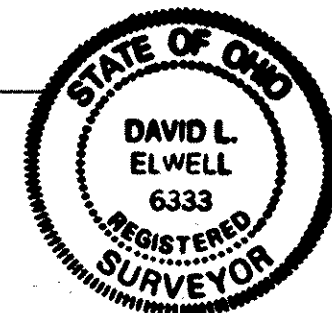
VICINITY MAP SCALE: 1"=2000'

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED WINDSOR POINT SUBDIVISION NO. 1 AS SHOWN HEREON, EMBRACING 30.5049 ACRES OF LAND IN RIDGEVILLE TOWNSHIP ORIGINAL LOT NUMBER 42, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 4.5630 ACRES LIE IN PUBLIC STREET DEDICATION, AND 17.8853 ACRES LIE IN LOTS NUMBERED 1 TO 56, INCLUSIVE, AND 8.0566 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 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: Thomas J. Odeh, President
OSTER CONSTRUCTION, INC.
6150 PARK SQUARE DRIVE
LORAIN, OHIO
(440) 985-7440

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE

AUG 2 2 2003

MARK R. STEWART
LORAIN COUNTY AUDITOR

fee of
Lmn

PLANNING COMMISSION

APPROVED THIS 28th DAY OF JULY, 2003.
Ben M. Windsor
SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION DATE

CITY COUNCIL

APPROVED THIS 30th DAY OF JULY, 2003.
Shanna Kopic
MAYOR (OR DESIGNATED MEMBER OF COUNCIL) DATE

CITY ENGINEER

APPROVED THIS 28th DAY OF July, 2003.
Larry J. Shifflet
CITY ENGINEER 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	17.8853 AC.	AREA IN O.L. 42	30.5049 AC.
AREA IN BLOCKS	8.0566 AC.		
AREA IN STREETS	4.5630 AC.		
TOTAL AREA	30.5049 AC.		

AUG 22 2003

RECEIVED FOR RECORD
at 3:42 o'clock P.M. in PLAT RECORD
VOL. 77 JUDITH M. MEDWICK
PAGE 5 Lorain County Recorder
18, 19, 20 + 21 inc.

345⁰⁰ MR
Box: Mulliman
Title
(Jennifer)

LEGEND

- \odot INDICATES IRON PIN FOUND
- \circ INDICATES IRON PIN SET
- \oplus INDICATES MONUMENT FOUND
- \boxplus INDICATES MONUMENT SET
- \ominus RAILROAD SPIKE FOUND

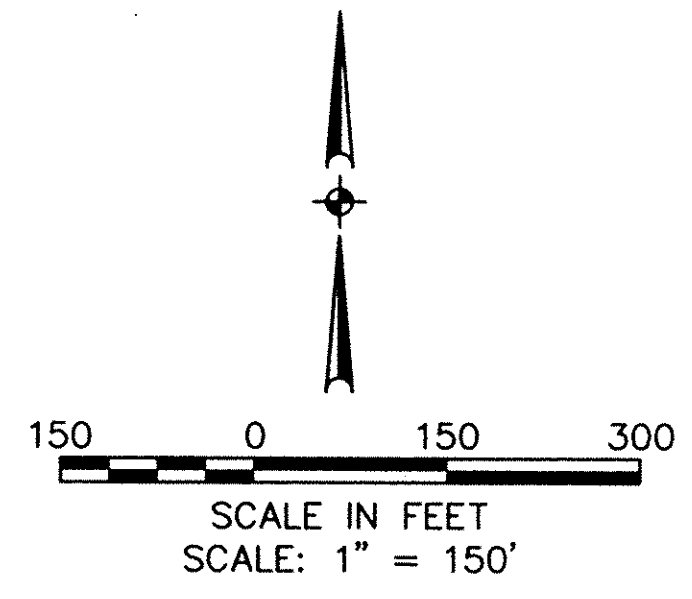
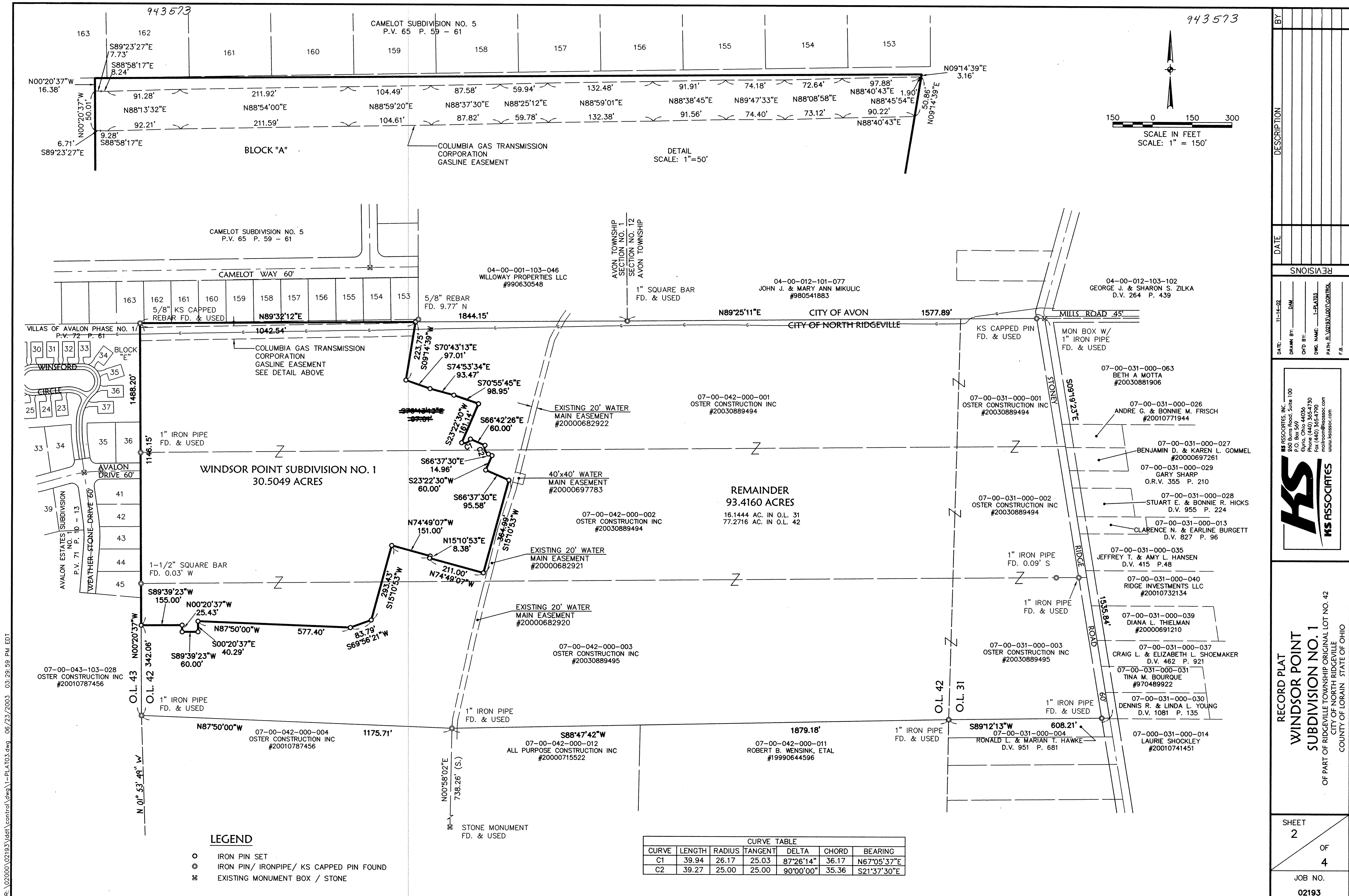
DATE	DESCRIPTION	BY
11-14-02		
DATE	DESCRIPTION	BY
DRAWN BY: <u>DAM</u>		
CHD BY:		
DWG. NAME: <u>1-PLATCS.dwg</u>		
PATH: <u>R:\02193\1\001\CONTROL</u>		
F.B.:		

KS ASSOCIATES, INC.
260 Burns Road, Suite 100
P.O. Box 569
Clyde, Ohio 44026
Phone: (440) 365-4730
Fax: (440) 365-4790
mailto:room@ksassoc.com
www.ksassoc.com

RECORD PLAT
WINDSOR POINT SUBDIVISION NO.1
OF PART OF
RIDGEVILLE TOWNSHIP ORIGINAL LOT NO. 42
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

SHEET
1 OF
4
JOB NO.
02193

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LEGEND

- IRON PIN SET
- ⊙ IRON PIN/ IRONPIPE/ KS CAPPED PIN FOUND
- ⊞ EXISTING MONUMENT BOX / STONE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	39.94	26.17	25.03	87°26'14"	36.17	N67°05'37"E
C2	39.27	25.00	25.00	90°00'00"	35.36	S21°37'30"E

BY	
DESCRIPTION	
DATE	
REVISIONS	
DATE	11-14-02
DRAWN BY	DAM
CWD BY	L-BLADIS
DWC NAME	L-BLADIS
PATH	\\SAS\BLADIS\CONTROL
F.B.	

HS ASSOCIATES
 800 Burns Road, Suite 100
 P.O. Box 369
 Avon, Ohio 44001
 Phone: (440) 935-4730
 Fax: (440) 935-4700
 mlh@hsassoc.com
 www.hsassoc.com

RECORD PLAT
WINDSOR POINT
SUBDIVISION NO. 1
 OF PART OF RIDGEVILLE TOWNSHIP ORIGINAL LOT NO. 42
 CITY OF NORTH RIDGEVILLE
 COUNTY OF LORAIN STATE OF OHIO

SHEET	2	OF	4
JOB NO.	02193		

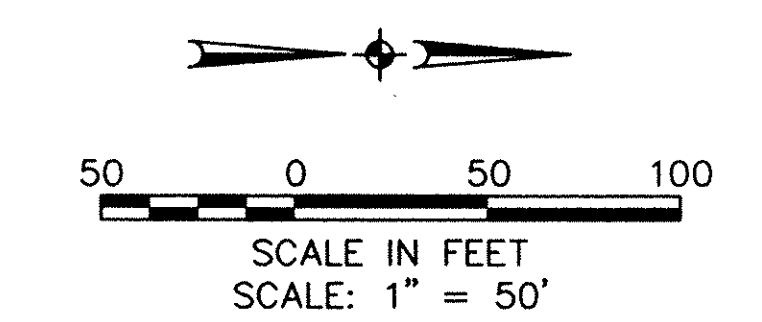
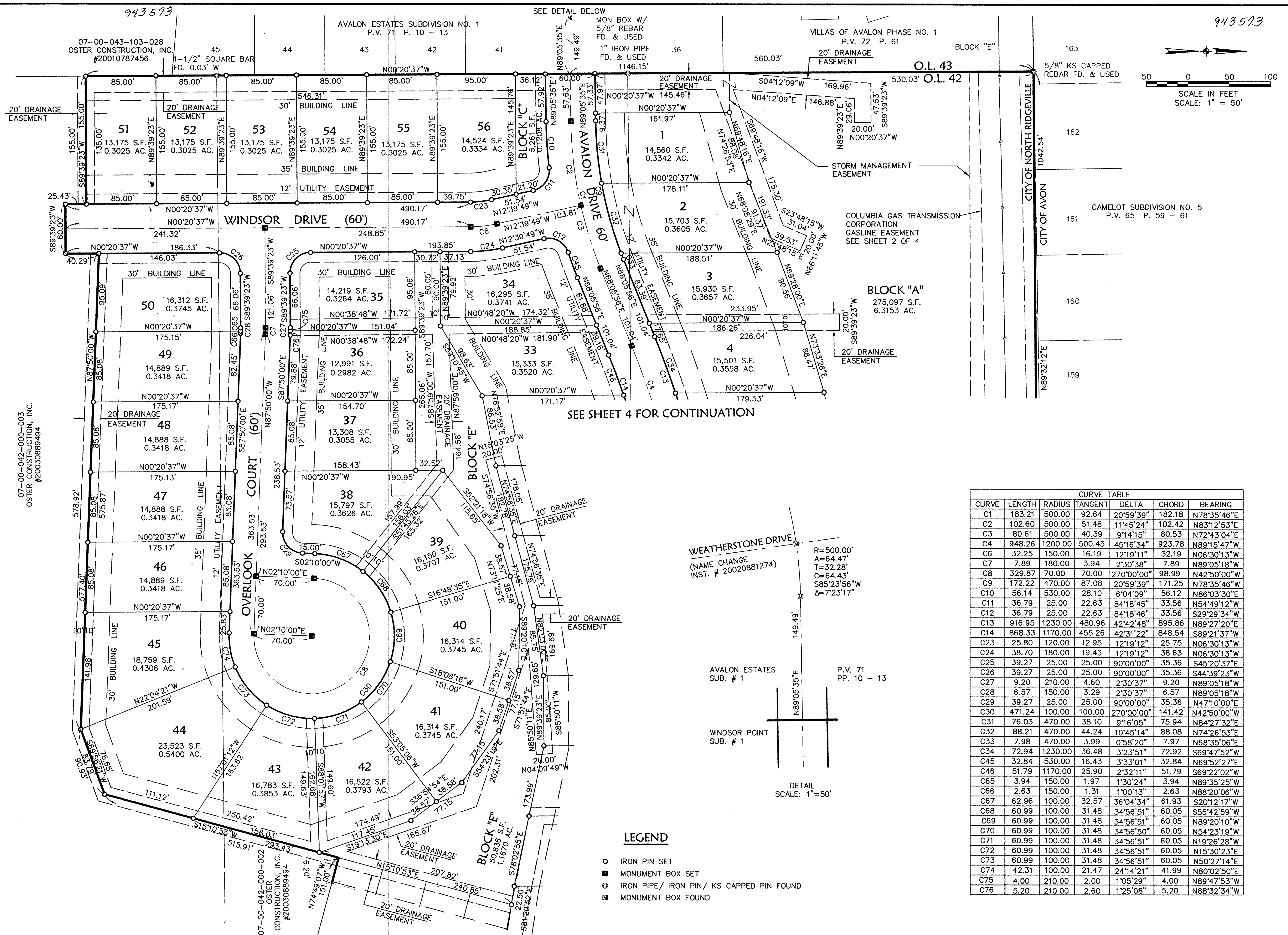
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TAX MAP DEPT. COPY #03-00624

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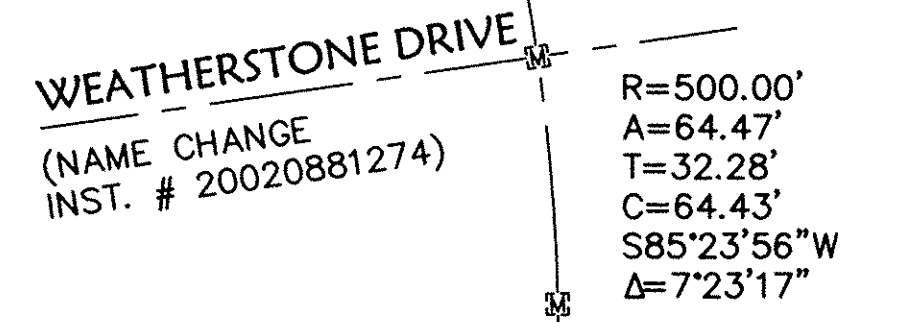


SEE SHEET 4 FOR CONTINUATION

LEGEND

- IRON PIN SET
- MONUMENT BOX SET
- IRON PIPE/ IRON PIN/ KS CAPPED PIN FOUND
- MONUMENT BOX FOUND

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	183.21	500.00	92.64	20°59'39"	182.18	N78°35'46"E
C2	102.60	500.00	51.48	11°45'24"	102.42	N83°12'53"E
C3	80.61	500.00	40.39	9°14'15"	80.53	N72°43'04"E
C4	948.26	1200.00	500.45	45°16'34"	923.78	N89°15'47"W
C6	32.25	150.00	16.19	12°19'11"	32.19	N06°30'13"W
C7	7.89	180.00	3.94	2°30'38"	7.89	N89°05'18"W
C8	329.87	70.00	70.00	270°00'00"	98.99	N42°50'00"W
C9	172.22	470.00	87.08	20°59'39"	171.25	N78°35'46"W
C10	56.14	530.00	28.10	6°04'09"	56.12	N86°03'30"E
C11	36.79	25.00	22.63	84°18'45"	33.56	N54°49'12"W
C12	36.79	25.00	22.63	84°18'46"	33.56	S29°29'34"W
C13	916.95	1230.00	480.96	42°42'48"	895.86	N89°27'20"E
C14	868.33	1170.00	455.26	42°31'22"	848.54	S89°21'37"W
C23	25.80	120.00	12.95	12°19'12"	25.75	N06°30'13"W
C24	38.70	180.00	19.43	12°19'12"	38.63	N06°30'13"W
C25	39.27	25.00	25.00	90°00'00"	35.36	S45°20'37"E
C26	39.27	25.00	25.00	90°00'00"	35.36	S44°39'23"W
C27	9.20	210.00	4.60	2°30'37"	9.20	N89°05'18"W
C28	6.57	150.00	3.29	2°30'37"	6.57	N89°05'18"W
C29	39.27	25.00	25.00	90°00'00"	35.36	N47°10'00"E
C30	471.24	100.00	100.00	270°00'00"	141.42	N42°50'00"W
C31	76.03	470.00	38.10	9°16'05"	75.94	N84°27'32"E
C32	88.21	470.00	44.24	10°45'14"	88.08	N74°26'53"E
C33	7.98	470.00	3.99	0°58'20"	7.97	N68°35'06"E
C34	72.94	1230.00	36.48	3°23'51"	72.92	S69°47'52"W
C45	32.84	530.00	16.43	3°33'01"	32.84	N69°52'27"E
C46	51.79	1170.00	25.90	2°32'11"	51.79	S69°22'02"W
C65	3.94	150.00	1.97	1°30'24"	3.94	N89°35'25"W
C66	2.63	150.00	1.31	1°00'13"	2.63	N88°20'06"W
C67	62.96	100.00	32.57	36°04'34"	61.93	S20°12'17"W
C68	60.99	100.00	31.48	34°56'51"	60.05	S55°42'59"W
C69	60.99	100.00	31.48	34°56'51"	60.05	N89°20'10"W
C70	60.99	100.00	31.48	34°56'50"	60.05	N54°23'19"W
C71	60.99	100.00	31.48	34°56'51"	60.05	N19°26'28"W
C72	60.99	100.00	31.48	34°56'51"	60.05	N15°30'23"E
C73	60.99	100.00	31.48	34°56'51"	60.05	N50°27'14"E
C74	42.31	100.00	21.47	24°14'21"	41.99	N80°02'50"E
C75	4.00	210.00	2.00	1°05'29"	4.00	N89°47'53"W
C76	5.20	210.00	2.60	1°25'08"	5.20	N88°32'34"W



AVALON ESTATES SUB. # 1 P.V. 71 PP. 10 - 13

WINDSOR POINT SUB. # 1

DETAIL SCALE: 1"=50'

07-00-042-000-003 OSTER CONSTRUCTION, INC. #20030889494

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RECORD PLAT
WINDSOR POINT
SUBDIVISION NO. 1

OF PART OF
RIDGEVILLE TOWNSHIP ORIGINAL LOT NO. 42
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

DATE: 11-14-02
DRAWN BY: DAM
CHECKED BY: L-PLATO
DATE: 11-14-02
DESIGNED BY: L-PLATO
DATE: 11-14-02
SCALE: 1"=50'

DESCRIPTION
DATE
REVISIONS
DATE
BY

7-29-03 REVISED BUILDING LINE

MS ASSOCIATES, INC.
260 Burns Road, Suite 100
P.O. Box 569
Elvira, Ohio 44026
Phone: 419-232-9790
Fax: 419-232-9790
mailto:msa@msaassoc.com
www.msassoc.com

KS ASSOCIATES

SHEET 3 OF 4

JOB NO. 02193

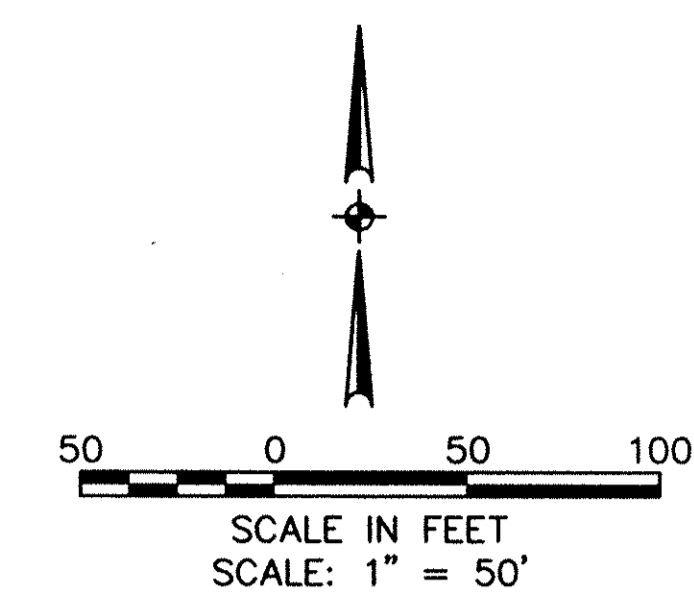
943573

943573

CAMELOT SUBDIVISION NO. 5
P.V. 65 P. 59 - 61

04-00-001-103-046
WILLOWAY PROPERTIES, LLC
#990630548

5/8" REBAR
FD. 9.77' N
CITY OF AVON
CITY OF NORTH RIDGEVILLE



BLOCK "A"
275,097 S.F.
6.3153 AC.

BLOCK "B"
15,099 S.F.
0.3466 AC.

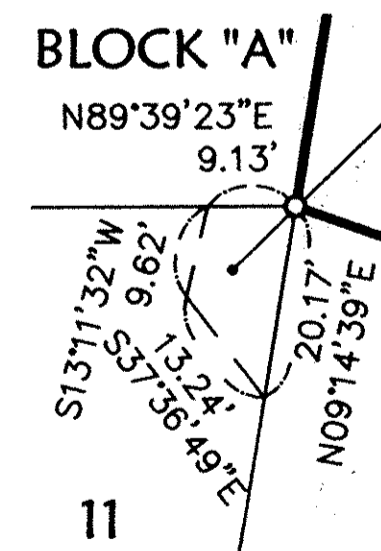
BLOCK "D"
4,656 SF
0.1069 AC.

LEGEND

- IRON PIN SET
- MONUMENT BOX SET
- IRON PIN/ IRON PIPE/ KS CAPPED PIN FOUND

CURVE	LENGTH	RADIUS	CURVE TABLE			BEARING
			TANGENT	DELTA	CHORD	
C4	948.26	1200.00	500.45	45°16'34"	923.78	N89°15'47"W
C5	25.74	180.00	12.89	8°11'37"	25.72	S19°16'42"W
C13	916.95	1230.00	480.96	42°42'48"	895.86	N89°27'20"E
C14	868.33	1170.00	455.26	42°31'22"	848.54	S89°21'37"W
C15	39.94	26.17	25.03	87°26'14"	36.17	N67°05'37"E
C16	39.27	25.00	25.00	90°00'00"	35.36	S21°37'30"E
C17	40.47	25.00	25.23	92°45'12"	36.19	N23°00'06"W
C18	39.27	25.00	25.00	90°00'00"	35.36	S68°22'30"W
C19	54.95	50.00	30.62	62°57'51"	52.22	N08°06'26"W
C20	254.50	60.00	97.86	243°01'39"	102.30	S81°55'28"W
C21	30.03	210.00	15.04	8°11'37"	30.01	S19°16'42"W
C22	21.45	150.00	10.74	8°11'37"	21.45	S19°16'42"W
C35	88.49	1230.00	44.26	4°07'19"	88.47	S73°33'26"W
C36	86.92	1230.00	43.48	4°02'56"	86.90	S77°38'34"W
C37	85.85	1230.00	42.94	3°59'57"	85.83	S81°40'01"W
C38	85.23	1230.00	42.63	3°58'12"	85.21	S85°39'05"W
C39	85.02	1230.00	42.53	3°57'37"	85.00	S89°36'59"W
C40	81.51	1230.00	40.77	3°47'49"	81.50	N86°30'18"W
C41	82.66	1230.00	41.35	3°51'02"	82.65	N82°40'52"W
C42	84.53	1230.00	42.28	3°56'16"	84.52	N78°47'13"W
C43	82.66	1230.00	41.35	3°51'02"	82.65	N74°53'34"W
C44	81.14	1230.00	40.58	3°46'47"	81.13	N71°04'40"W
C47	88.83	1170.00	44.44	4°21'01"	88.81	S72°48'38"W
C48	87.10	1170.00	43.57	4°15'55"	87.08	S77°07'05"W
C49	85.92	1170.00	42.98	4°12'27"	85.90	S81°21'16"W
C50	85.24	1170.00	42.64	4°10'27"	85.22	S85°32'43"W
C51	85.02	1170.00	42.53	4°09'48"	85.00	S89°42'51"W
C52	85.25	1170.00	42.64	4°10'30"	85.23	N86°07'00"W
C53	85.95	1170.00	42.99	4°12'31"	85.93	N81°55'30"W
C54	87.14	1170.00	43.59	4°16'02"	87.12	N77°41'13"W
C55	126.10	1170.00	63.11	6°10'30"	126.04	N72°27'57"W

SEE SHEET 3 FOR CONTINUATION



DETAIL
SCALE: 1" = 20'

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RECORD PLAT
WINDSOR POINT
SUBDIVISION NO. 1
OF PART OF
RIDGEVILLE TOWNSHIP ORIGINAL LOT NO. 42
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

DATE: 11-14-02
DRAWN BY: DAM
CVD BY:
DWG. NAME: L-PLAT02
PATH: E:\02000\02193\DDT\CONTROL
F.B.

REVISIONS

SHEET 4 OF 4
JOB NO. 02193