

STONE CREEK ESTATES SUBDIVISION NO. 2

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 15.9807 ACRES.

THE UNDERSIGNED, OSTER CONSTRUCTION, INC. HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "STONE CREEK ESTATES SUBDIVISION NO. 2" A SUBDIVISION OF LOTS 41 TO 76 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 WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND THIS 18 DAY OF FEB 04.

OSTER CONSTRUCTION, INC.

Thomas W. Kucera, President
THOMAS OSTER, PRESIDENT

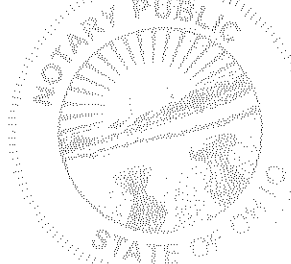
Jill M. Bird - 2-18-04
WITNESS

Jill M. Bird 2-18-04
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 WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 18 DAY OF February 2004.



Jill M. Bird
NOTARY PUBLIC
JILL M. BIRD
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. 2 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE OF STREETS AND EASEMENTS AS SHOWN HEREON.

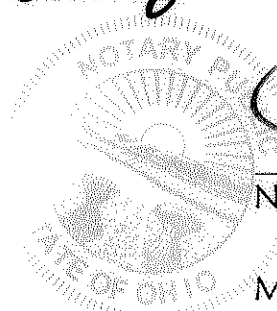
U.S. BANK NATIONAL ASSOCIATION
MORTGAGEE

BY: *Thomas W. Kucera Jr.*
THOMAS W. KUCERA JR.
TITLE: Vice President

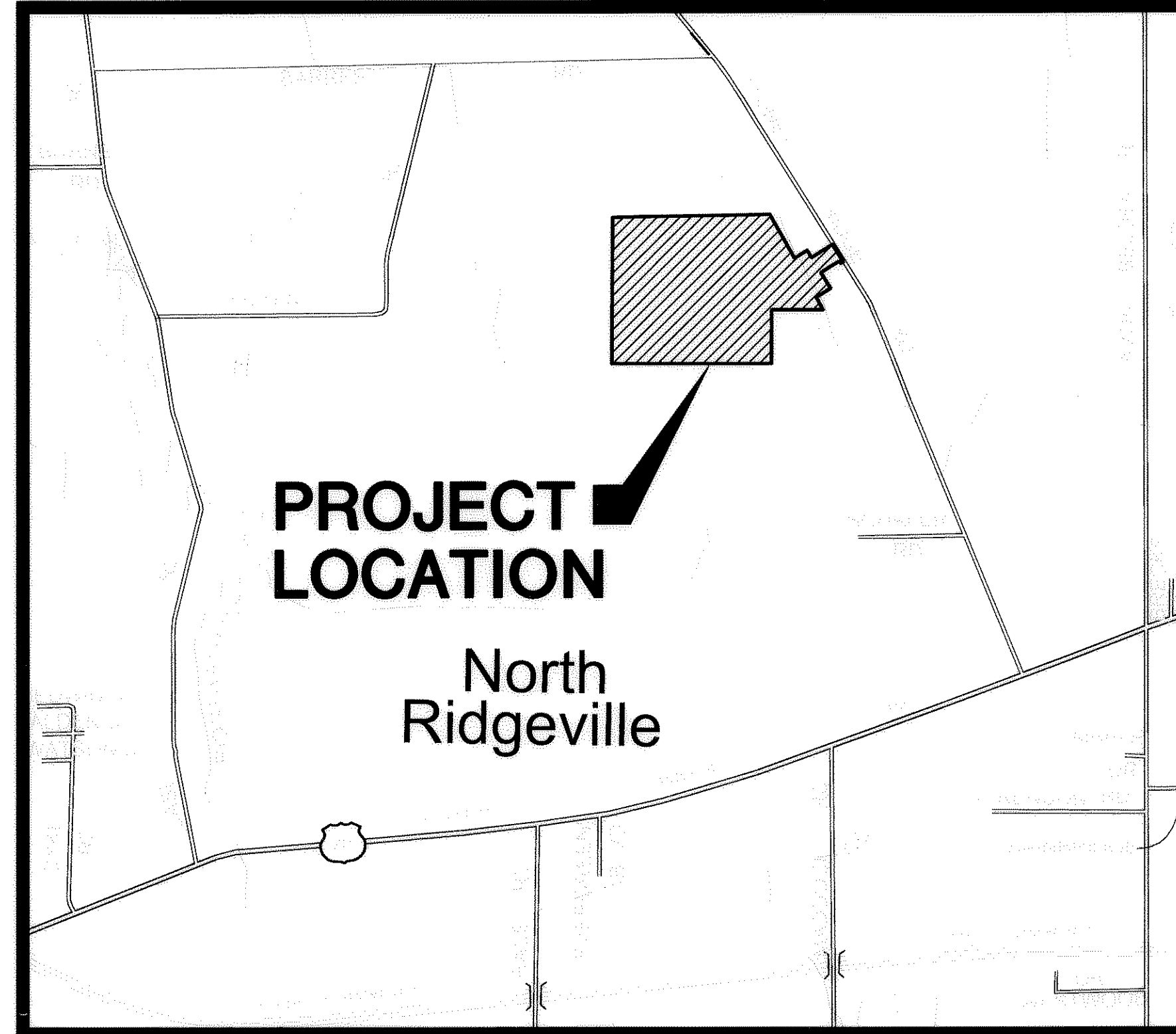
NOTARY PUBLIC

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 WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 25 DAY OF February 2004.



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



PROJECT LOCATION

North Ridgeville

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. 2 AS SHOWN HEREON, EMBRACING 15.9807 ACRES OF LAND IN RIDGEVILLE TOWNSHIP ORIGINAL LOT NUMBER 32, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 3.3364 ACRES LIE IN PUBLIC STREET DEDICATION, AND 11.8929 ACRES LIE IN LOTS NUMBERED 41 TO 76, INCLUSIVE, AND 0.7514 ACRES LIE IN BLOCKS.

IRON PIPES WERE FOUND AT ALL POINTS INDICATED THUSLY ©, AND 5/8"x30" CAPPED PINS WERE SET AT ALL POINTS INDICATED AS ○. 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, OHIO EDISON 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 W. Kucera, President*
OSTER CONSTRUCTION, INC.
6150 PARK SQUARE DRIVE
LORAIN, OH. 44053
(440) 985-7440

PLANNING COMMISSION

APPROVED THIS 1st DAY OF MARCH, 2004.

Gay M. Swick
SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION DATE

CITY COUNCIL

APPROVED THIS 1st DAY OF March, 2004.

David Gellonk
MAYOR (OR DESIGNATED MEMBER OF COUNCIL) DATE

CITY ENGINEER

APPROVED THIS 1st DAY OF March, 2004.

Larry J. Bluffith
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	11.8929 AC.
AREA IN BLOCKS	0.7514 AC.
AREA IN STREETS	3.3364 AC.
TOTAL AREA	15.9807 AC.

LEGEND

- © INDICATES IRON PIN FOUND
- INDICATES IRON PIN SET
- ☒ INDICATES MONUMENT FOUND
- ☒ INDICATES MONUMENT SET
- RAILROAD SPIKE FOUND
- PK NAIL

TRANSFERRED
IN COMPLIANCE WITH SEC. 1107.02
MAR 22 2004
MARK R. STEWART
LORAIN COUNTY AUDITOR

RECORD PLAT
STONE CREEK ESTATES SUBDIVISION NO. 2

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.
03046

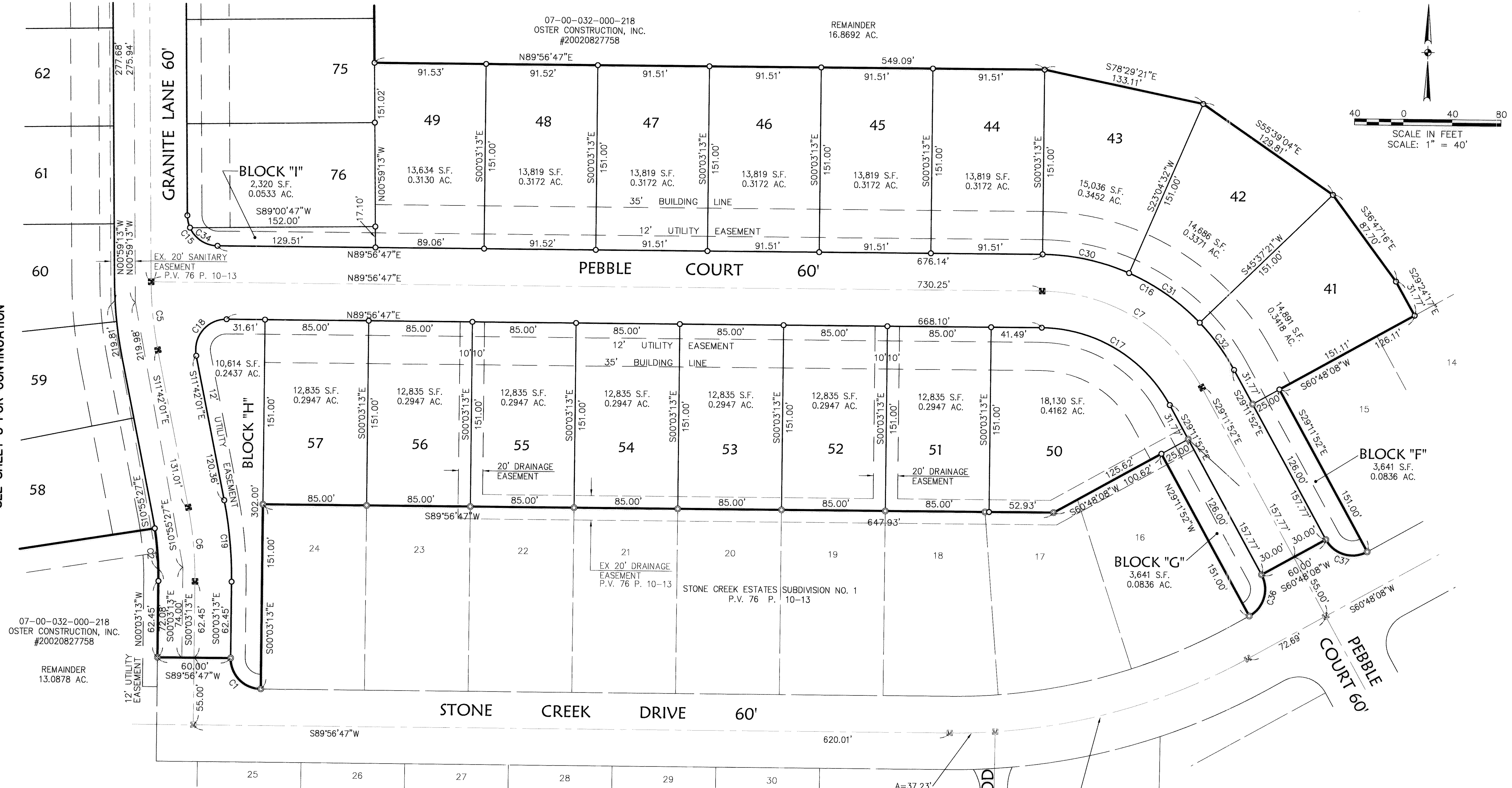
DATE	DATE	DESCRIPTION	BY
4-1-03			
DRAWN BY: DAM			
CH'D BY:			
DWG. NAME: 2-PLATCS.dwg			
PATH: R:\01326\LD\CONTROL			
F.R.:			



R:\03000\03046\eat\control\dwg\2-PLATCS.dwg 02/13/2004 09:50:50 AM EST

R:\D00000\03046\03046.dwg - R:\A102.dwg 12/09/2003 01:36:52 PM EST

SEE SHEET 3 FOR CONTINUATION



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	39.27	25.00	25.00	90°00'00"	35.36	S45°03'13"E
C2	43.26	270.00	21.68	9°10'48"	43.21	N04°38'37"W
C5	56.09	300.00	28.13	10°42'48"	56.01	S06°20'37"E
C6	60.98	300.00	30.60	11°38'47"	60.88	N05°52'37"W
C7	160.38	151.00	88.69	60°51'21"	152.95	N59°37'33"W
C15	38.86	25.00	24.60	89°04'00"	35.07	S45°31'13"E
C16	192.25	181.00	106.31	60°51'21"	183.34	N59°37'33"W
C17	128.52	121.00	71.07	60°51'21"	122.56	N59°37'33"W
C18	44.35	25.00	30.68	101°38'47"	38.76	S39°07'23"W
C19	67.08	330.00	33.66	11°38'47"	66.96	N05°52'37"W
C30	73.07	181.00	37.04	23°07'45"	72.57	N78°29'21"W
C31	71.23	181.00	36.08	22°32'49"	70.77	N55°39'04"W
C32	47.95	181.00	24.12	15°10'47"	47.81	N36°47'16"W
C34	28.57	25.00	16.08	65°29'06"	27.04	S57°18'40"E
C36	39.27	25.00	25.00	90°00'00"	35.36	N15°48'08"E
C37	39.27	25.00	25.00	90°00'00"	35.36	S74°11'52"E

A=37.23'
 R=500.00'
 T=18.62'
 Δ=41°57'
 C=37.22'
 CB=S87°48'48"W

 A=217.10'
 R=500.00'
 T=110.29'
 Δ=24°52'42"
 C=215.40'
 CB=S73°14'29"W

 DOGWOOD LANE (PRIVATE)
 VILLAS OF STONE CREEK SUBDIVISION NO. 1
 P.V. 76 P. 14-17

- LEGEND**
- ☒ EXISTING MONUMENT BOX
 - ⊙ IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND
 - 5/8"x30" KS CAPPED PIN SET
 - ☒ PROPOSED MONUMENT BOX

	BY
	DESCRIPTION
	DATE
REVISIONS	
DATE: 4-1-03	BY: DAM
DRAWN BY: DAM	CHECKED BY: 2-PLATON
DATE: 4-1-03	BY: 2-PLATON
DESIGNED BY: 2-PLATON	CHECKED BY: 2-PLATON
DATE: 4-1-03	BY: 2-PLATON
DESIGNED BY: 2-PLATON	CHECKED BY: 2-PLATON
DATE: 4-1-03	BY: 2-PLATON
DESIGNED BY: 2-PLATON	CHECKED BY: 2-PLATON

KS ASSOCIATES

260 Burns Road, Suite 100
 Elvira, Ohio 44835
 Phone (440) 365-4730
 Fax (440) 365-4790
 mail@ksassoc.com
 www.ksassoc.com

RECORD PLAT

STONE CREEK ESTATES

SUBDIVISION NO. 2

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.	03046