

GARDNER ESTATES SUBDIVISION

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO,
AND BEING KNOWN AS PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 19.

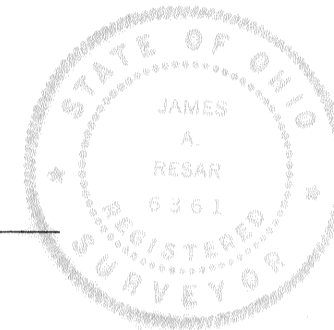
2004

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION No. 19, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 9.615 ACRES OF LAND OF WHICH 1.671 ACRES ARE IN RIGHT-OF-WAYS, 8.007 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 1 TO 15, BLOCK A AND BLOCK B, INCLUSIVE, AND BEING THE SAME TRACT AS CONVEYED TO THE MARIAN GARDNER-STAFFORD FAMILY REVOCABLE LIVING TRUST, DESCRIBED IN DOC. #97000499543.

DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON. ALL OF WHICH I CERTIFY TO BE CORRECT.

J.A.R. Engineering & Surveying, Inc.
CONSULTING ENGINEERS / SURVEYORS
24629 DETROIT ROAD WESTLAKE, OHIO 44145
Phone: (440) 871-8345

JAMES A. RESAR, P.E., P.S.
REG. OHIO SURVEYOR #6361



- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - ◆ MONUMENT BOX SET
 - ◇ MONUMENT BOX FOUND

OWNERS CERTIFICATE FOR ACCEPTANCE & DEDICATION

I, THE UNDERSIGNED STATUTORY AGENT OF PPM DEVELOPMENT, LLC. HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS GARDNER ESTATES SUBDIVISION. A SUBDIVISION OF LOTS 1 TO 15, BLOCK A, AND BLOCK B, INCLUSIVE WITH COMMON AREAS, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATE AS SCHOOLHOUSE 60 FT. I GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF NORTH RIDGEVILLE, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNEES TAKING TITLE FROM, UNDER OR THROUGH UNDERSIGNED.

IN WITNESS WHEREOF, I, PPM DEVELOPMENT, LLC., BY GEORGE POTZ, STATUTORY AGENT, HAVE HEREUNTO SET OUR HANDS THIS

DAY OF October 2004.

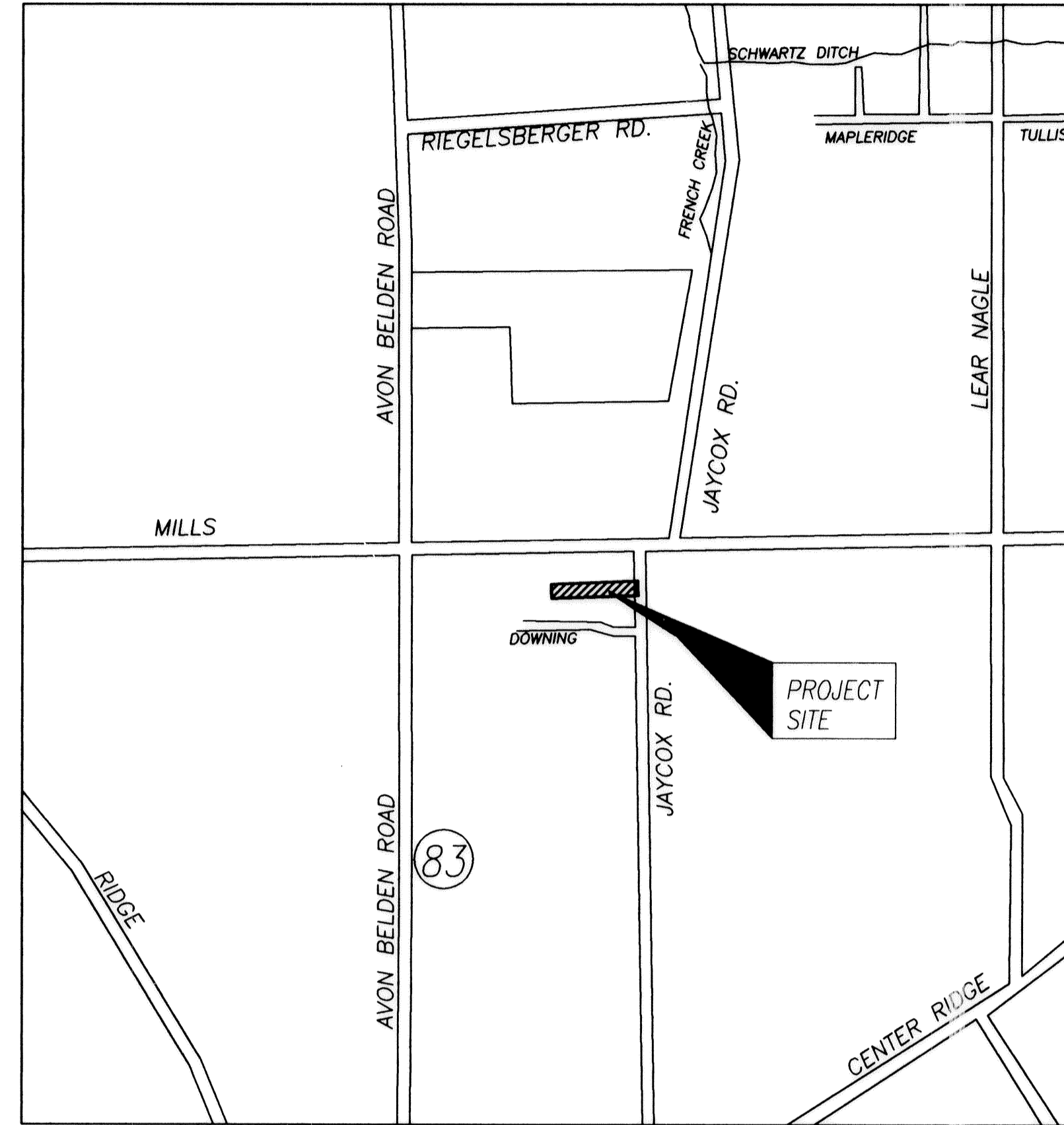
George Potz
PPM DEVELOPMENT, LLC
BY: GEORGE POTZ
STATUTORY AGENT

NOTARIAL SEAL
STATE OF OHIO
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF October 2004.

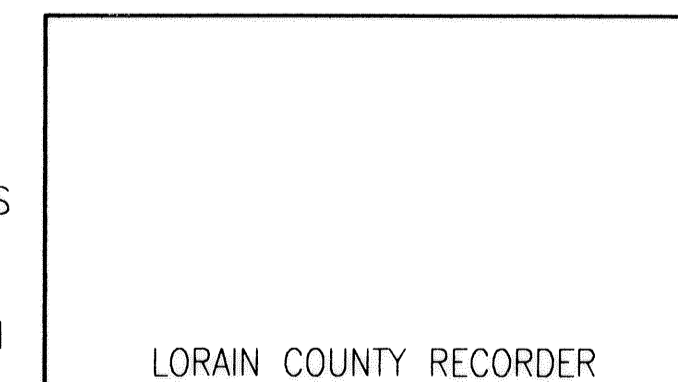
NOTARY PUBLIC Kelly Brady
MY COMM. EXPIRES 5-18-09



VICINITY MAP
N.T.S.

UTILITY EASEMENT

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND AND DO HEREBY GRANT UNTO THE CITY OF NORTH RIDGEVILLE, AN OHIO MUNICIPAL CORPORATION (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTH AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS BELOW GROUND TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES THE RIGHT TO CLEAN, DEEPEN, WIDEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.



George Potz
PPM DEVELOPMENT, LLC
BY: GEORGE POTZ, STATUTORY AGENT

APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE FOR RECORDING PURPOSES ONLY THIS 8th DAY OF October 2004.

James M. ...
PLANNING COMMISSION - CHAIRPERSON
(OR REPRESENTATIVE OFFICIAL)

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE FOR RECORDING PURPOSES BY ORDINANCE NO. 2952-2003 ON THIS 10th DAY OF October 2004.

David ...
COUNCIL PRESIDENT - MAYOR

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF NORTH RIDGEVILLE FOR RECORDING PURPOSES ONLY THIS 8th DAY OF October 2004.

Laura ...
CITY ENGINEER

UNDERGROUND EASEMENT

WE, THE OWNERS OF THE WITHIN PLATTED LAND, PPM DEVELOPMENT, LLC, DO HEREBY GRANT UNTO OHIO EDISON, ALLTEL COMMUNICATIONS, COLUMBIA GAS, COMCAST, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, BELOW GROUND TRANSFORMERS, AND OTHER BELOW GROUND FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

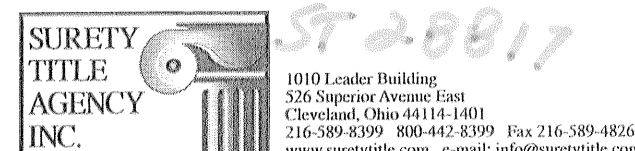
George Potz
PPM DEVELOPMENT, LLC
BY: GEORGE POTZ, STATUTORY AGENT

John ...
OHIO EDISON

Scott ...
ALLTEL COMMUNICATIONS

John ...
COLUMBIA GAS

Margaret ...
COMCAST



J:\Users\jpotz\Documents\GARDNER ESTATES - 10/20/04\10/20/04 2:28:52 PM Administration - 10/20/04 - 10/20/04 (06.09 x 24.00 Inches).11

MUIRWOOD VILLAGE PHASE 2
VOL. 30, P. G. 38-69

DORCHESTER MEADOWS SUB. No. 1
VOL. 27, PG. 57

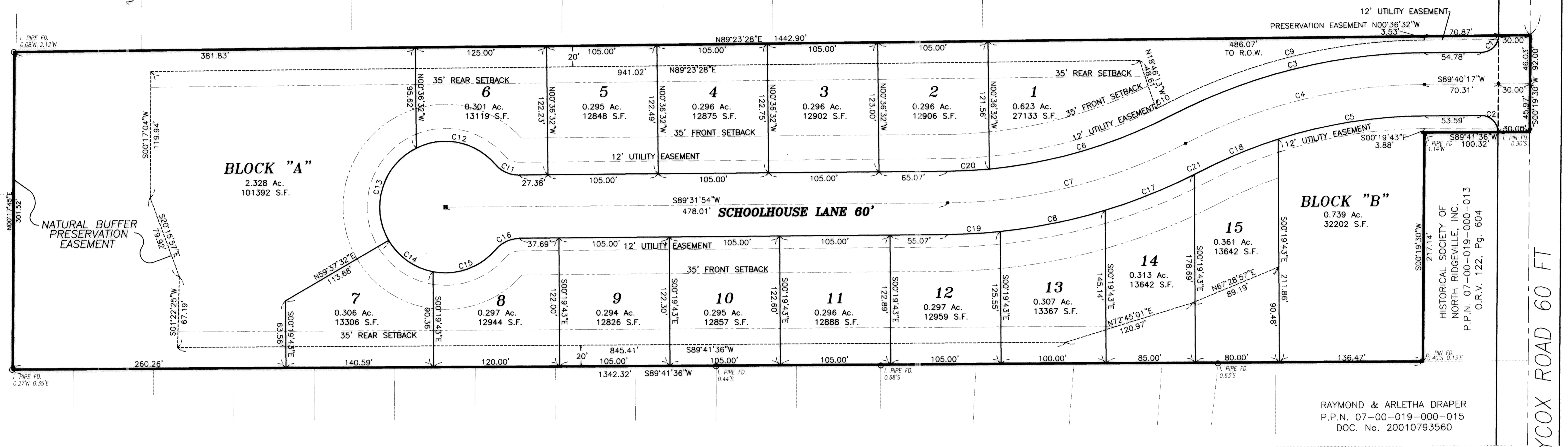
CANTERBURY VILLAGE
VOL. 34, P. G. 57

MUIRWOOD VILLAGE CONDOMINIUM PHASE III
VOL. 51, PG. 39-49

MUIRWOOD VILLAGE PHASE 4
VOL. 52, P. G. 47-53

MILLS ROAD O.L. 13
GREENWICH AVE. 60' O.L. 19
DUE EAST

HORZ. 1" = 50'



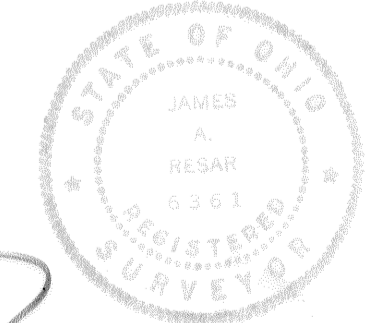
DORCHESTER MEADOWS SUB. No. 1
VOL. 27, PG. 57

RAYMOND & ARLETHA DRAPER
P.P.N. 07-00-019-000-015
DOC. No. 20010793560

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C1	25.05	16.07	89°19'00"	15.88	N45°00'47"E	22.59
C2	25.33	15.95	90°58'42"	16.22	N45°47'29"W	22.75
C3	250.76	530.00	27°06'31"	127.77	S76°07'02"W	248.43
C4	236.57	500.00	27°06'31"	120.54	S76°07'02"W	234.37
C5	141.59	470.00	17°15'38"	71.33	S81°02'28"W	141.05
C6	181.25	470.00	22°05'46"	91.77	N73°36'39"E	180.13
C7	235.35	500.00	26°58'07"	119.89	N76°02'50"E	233.18
C8	102.05	530.00	11°01'56"	51.18	N78°36'34"E	101.89
C9	256.44	542.00	27°06'31"	130.67	S76°07'02"W	254.05
C10	9.79	458.00	1°13'27"	4.89	N63°10'30"E	9.79
C11	26.03	30.00	49°42'19"	13.90	S65°36'57"E	25.22
C12	82.28	62.50	75°25'57"	48.33	N78°28'46"W	76.47
C13	102.73	62.50	94°10'44"	67.23	S16°42'54"W	91.55
C14	53.33	62.50	48°53'33"	28.41	S54°49'15"E	51.73
C15	66.12	62.50	60°36'59"	36.53	N70°25'29"E	63.08
C16	25.87	30.00	49°24'54"	13.80	S64°49'27"W	25.08
C17	91.48	530.00	9°53'24"	45.86	N68°08'54"E	91.37
C18	80.78	470.00	9°50'53"	40.49	S67°29'13"W	80.68
C19	50.01	530.00	5°24'22"	25.02	N86°49'43"E	49.99
C20	39.97	470.00	4°52'22"	20.00	N87°05'43"E	39.96
C21	5.92	530.00	0°38'26"	2.96	N62°52'59"E	5.92

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REG. OHIO SURVEYOR #6361

REVISIONS	DATE	DESCRIPTION
7.28.04		ADDED CURVE DATA C21
8.17.04		ADDED DIMENSIONS & OWNER INFO.
8.24.04		ADJUSTED C2 & NW PL OF S/L7
8.24.04		ADJUSTED WEST PL'S ON 6 & 8

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RECORD PLAT
GARDNER ESTATES
JAYCOX ROAD
NORTH RIDGEVILLE, OHIO

2
2
08/03