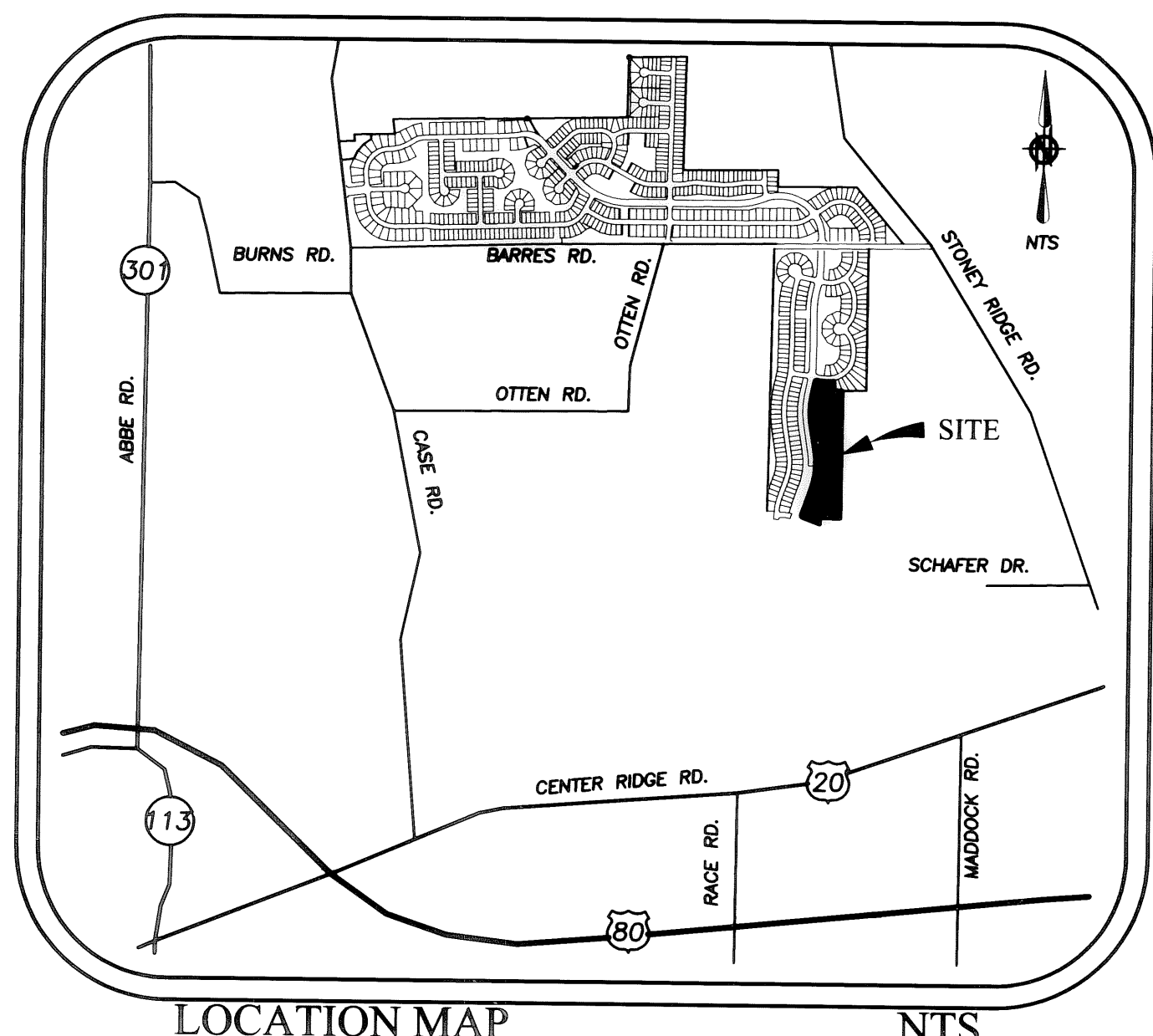


# MEADOW LAKES SUBDIVISION No. 7

BEING SUBLOTS 730-780 INCLUSIVE AND BLOCKS "GGGG", "HHHH", AND "IIII" SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 32.



## 50 FOOT WIDE EASEMENT FOR GREENVIEW TRAIL:

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 32, CONTAINING 13.6897 ACRES OF LAND, OF WHICH 8.6434 ACRES LIE WITHIN SUBLOTS 730-780 INCLUSIVE AND 5.0463 ACRES LIE WITHIN BLOCKS. FURTHERMORE, 1.8861 ACRES OF LAND LIE WITHIN THE 50 FOOT WIDE EASEMENT ALONG GREENVIEW TRAIL (PRIVATE).

WE, THE UNDERSIGNED (FJD PROPERTIES, LLC), BEING THE OWNER OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO EXECUTION OF THIS PLAT AND DO HEREBY GRANT AN EASEMENT ALONG GREENVIEW TRAIL (PRIVATE) FOR THE RIGHT OF ACCESS AND MAINTENANCE OF RETENTION FACILITIES, WATER MAIN AND SANITARY SEWER TO THE CITY OF NORTH RIDGEVILLE, THEIR SUCCESSORS OR ASSIGNS AS SHOWN THEREON.

THE EASEMENT ALONG GREENVIEW TRAIL (PRIVATE), SHOWN HEREON IS FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SANITARY SEWER, GAS, ELECTRIC, CABLE TV, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES, SHRUBS, BUSHES, BUILDINGS OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. THE CITY OF NORTH RIDGEVILLE WILL ONLY PROVIDE TEMPORARY PAVEMENT RESTORATION FOR SANITARY SEWER AND WATER MAIN MAINTENANCE FOR GREENVIEW TRAIL (PRIVATE).

MAINTENANCE COSTS OF STREET PAVEMENT, STORM SEWERS AND RETENTION FACILITIES FOR GREENVIEW TRAIL (PRIVATE) ARE THE RESPONSIBILITY OF THE LAND OWNERS. IN THE EVENT PROPER MAINTENANCE IS NOT PERFORMED ON RETENTION FACILITIES, THE CITY OF NORTH RIDGEVILLE WILL HAVE THE RIGHT TO PERFORM THE NECESSARY MAINTENANCE AND ASSESS THE LAND OWNERS IN ACCORDANCE WITH THE CITY OF NORTH RIDGEVILLE STORM WATER MANAGEMENT MANUAL.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ALONG GREENVIEW TRAIL (PRIVATE) SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE MUNICIPALITY OF NORTH RIDGEVILLE, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

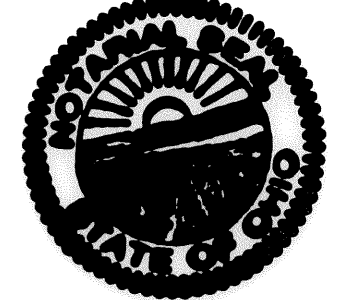
IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 16th DAY OF DECEMBER, 2004.

WITNESS (FJD PROPERTIES, LLC)  
Christopher C. Teater  
BY: Frank Deltoro  
MANAGING MEMBER

WITNESS  
Beverly A. Matthews

## NOTARY PUBLIC:

STATE OF OHIO  
COUNTY OF LORAIN  
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 OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 16th DAY OF DECEMBER, 2004.



Christopher C. Teater  
NOTARY PUBLIC  
CHRISTOPHER C. TEATER, Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 147.03 RC, C.  
MY COMMISSION EXPIRES: \_\_\_\_\_

## MUNICIPAL ENGINEER:

APPROVED THIS 12th DAY OF January, 2005  
Larry J. Griffith  
CITY ENGINEER - LARRY GRIFFITH

## MUNICIPAL COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF "MEADOW LAKES SUBDIVISION No. 7" IS HEREBY APPROVED THIS 12th DAY OF JANUARY, 2005  
G. David Gillock  
MAYOR - G. DAVID GILLOCK  
(OR DESIGNATED MEMBER OF COUNCIL)

## PLANNING COMMISSION:

WE HEREBY APPROVE THIS PLAT OF "MEADOW LAKES SUBDIVISION No. 7" ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE MUNICIPALITY OF NORTH RIDGEVILLE, OHIO APPROVED THIS 12th DAY OF JANUARY, 2005  
Angela Jansda  
SECRETARY (OR RESPONSIBLE OFFICIAL)  
CITY PLANNING COMMISSION

## MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICER OF Charter One Bank N.A. MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF MEADOW LAKES SUBDIVISION No. 7 HEREBY ACCEPT THE SAME TO BE CORRECT AND GRANT AN EASEMENT ALONG GREENVIEW TRAIL (PRIVATE) AS SHOWN HEREIN.

Charter One Bank N.A.  
MORTGAGEE  
Joe

TITLE: Vice-President

## NOTARY PUBLIC:

STATE OF OHIO  
COUNTY OF LORAIN  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF THE MORTGAGEE, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 16th DAY OF DECEMBER, 2004.



Christopher C. Teater  
NOTARY PUBLIC  
CHRISTOPHER C. TEATER, Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 147.03 RC, C.  
MY COMMISSION EXPIRES: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED "MEADOW LAKES SUBDIVISION No. 7" AS SHOWN HEREON, SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 32, CONTAINING 13.6897 ACRES OF LAND, OF WHICH 8.6434 ACRES LIE WITHIN SUBLOTS 730-780 INCLUSIVE AND 5.0463 ACRES LIE WITHIN BLOCKS. FURTHERMORE, 1.8861 ACRES OF LAND LIE WITHIN THE 50 FOOT WIDE EASEMENT ALONG GREENVIEW TRAIL (PRIVATE). DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY FOR WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Christopher M. Hirzel 12/14/2004  
CHRISTOPHER M. HIRZEL, P.S.  
REGISTERED SURVEYOR NO. 8081  
DATE



ACREAGE SUMMARY	
5.0463 ACRES IN BLOCKS	AREA IN BLOCK "GGGG" 0.0046 OF AN ACRE
8.6434 ACRES IN SUBLOTS	AREA IN BLOCK "HHHH" 4.8746 ACRES
13.6897 ACRES TOTAL IN O.L. 32	AREA IN BLOCK "IIII" 0.1671 OF AN ACRE
13.6897 ACRES TOTAL IN SUBDIVISION NO. 7	

## ALLTEL UTILITY EASEMENT

FJD PROPERTIES, LLC, THE OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE ALLTEL CORPORATION AND THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE), A PERMANENT RIGHT-OF-WAY EASEMENT AS SHOWN HEREIN, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND COMMUNICATION CABLES, DUCTS, CONDUITS, MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEE TO DISTRIBUTE AND TRANSMIT COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE, AT SUCH LOCATIONS AS DETERMINED BY GRANTEE, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT COMMUNICATION FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS, TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, EXCEPT THAT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED BY GRANTEE, AS PROVIDED FOR HEREIN. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

(FJD PROPERTIES, LLC)

BY: Frank Deltoro 12-16-2004  
MANAGING MEMBER DATE

J:\04-1809\DRAWINGS\dwg\SURVEY PLAT (PAGE 1).DWG

DATE	BY	DESCRIPTION
12/08/04	CMH	ISSUE TO COUNTY FOR REVIEW
12/14/04	CMH	ISSUE TO CLIENT ON MYLAR FOR SIGNATURES

DRAWN BY: BDA

CHECKED BY: CMH

**BRAMHALL**  
ENGINEERING AND SURVEYING CO., INC.  
37307 HARVEST DRIVE AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:  
FJD PROPERTIES, LLC  
37000 CENTER RIDGE RD.  
NORTH RIDGEVILLE, OHIO 44039

MEADOW LAKES SUBDIVISION No. 7  
RECORD PLAT  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
1 OF 3  
JOB NO.  
04-1809



05776

05776 #2166

# MEADOW LAKES SUBDIVISION No. 7

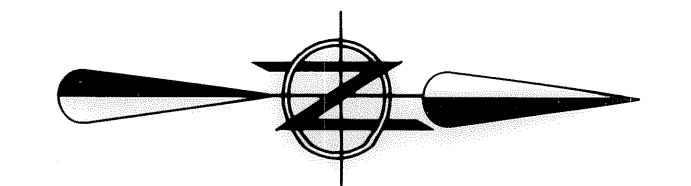
BEING SUBLOTS 730-780 INCLUSIVE SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 32.

### LEGEND:

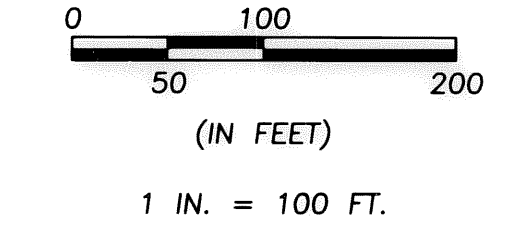
- IRON PIN/PIPE FOUND AS NOTED
- 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL 8073"
- ☒ MONUMENT BOX FOUND
- ☑ MONUMENT BOX SET
- (REC.) RECORD
- (MEAS.) MEASURED

### BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF OVERLOOK WAY WHICH WAS ASSUMED TO BE NORTH 81°33'09" WEST AS SURVEYED IN AUGUST OF 2004

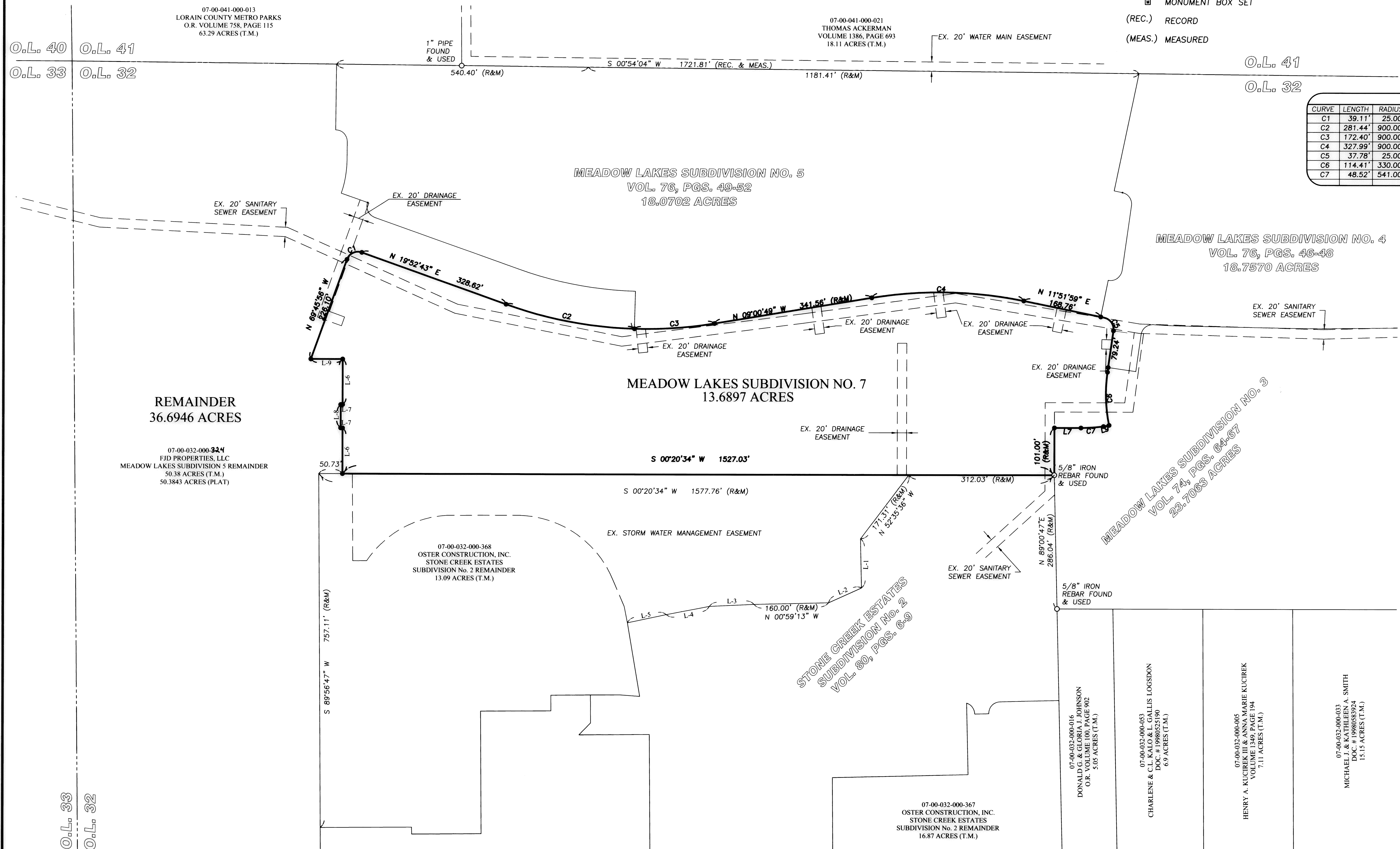


### GRAPHIC SCALE



CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	39.11'	25.00'	35.25'	N 24°56'37" W	24.84'	89°38'01"
C2	281.44'	900.00'	280.30'	N 10°55'12" E	141.88'	17°55'01"
C3	172.40'	900.00'	172.13'	N 03°31'34" W	86.46'	10°58'31"
C4	327.99'	900.00'	326.17'	N 01°25'35" E	165.83'	20°52'49"
C5	37.78'	25.00'	34.28'	N 55°09'25" E	23.55'	86°34'52"
C6	114.41'	330.00'	113.84'	N 88°30'53" E	57.78'	19°51'51"
C7	48.52'	541.00'	48.51'	S 03°33'23" E	24.28'	05°08'21"

LINE TABLE		
LINE	LENGTH	BEARING
L1	105.16' (R&M)	N 89°00'47" E
L2	77.28' (R&M)	N 23°49'42" W
L3	95.71' (R&M)	N 02°24'05" W
L4	94.19' (R&M)	N 10°31'38" W
L5	85.00' (R&M)	N 11°37'53" W
L6	97.50'	N 89°39'26" W
L7	4.00'	S 00°20'34" W
L8	50.00'	N 89°39'26" W
L9	68.32'	N 00°20'34" E



J:\041809\DRAWINGS\DWG\SURVEY PLAT (PAGE 2).DWG

REVISION	DATE	BY	DESCRIPTION
	12/08/04	CMH	ISSUE TO COUNTY FOR REVIEW
	12/14/04	CMH	ISSUE TO CLIENT ON MYLAR FOR SIGNATURES
	01/04/05	CMH	REVISED PER COMMENTS BY COUNTY

DRAWN BY:  
BDA

CHECKED BY:  
CMH

**BRAMHALL**  
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PREPARED FOR:  
FJD PROPERTIES, LLC  
37000 CENTER RIDGE ROAD  
NORTH RIDGEVILLE, OHIO 44039

**MEADOW LAKES SUBDIVISION NO. 7**  
**RECORD PLAT**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
2 OF 3

JOB NO.  
04-1809

Tax Map Dept. Copy # 04-00819

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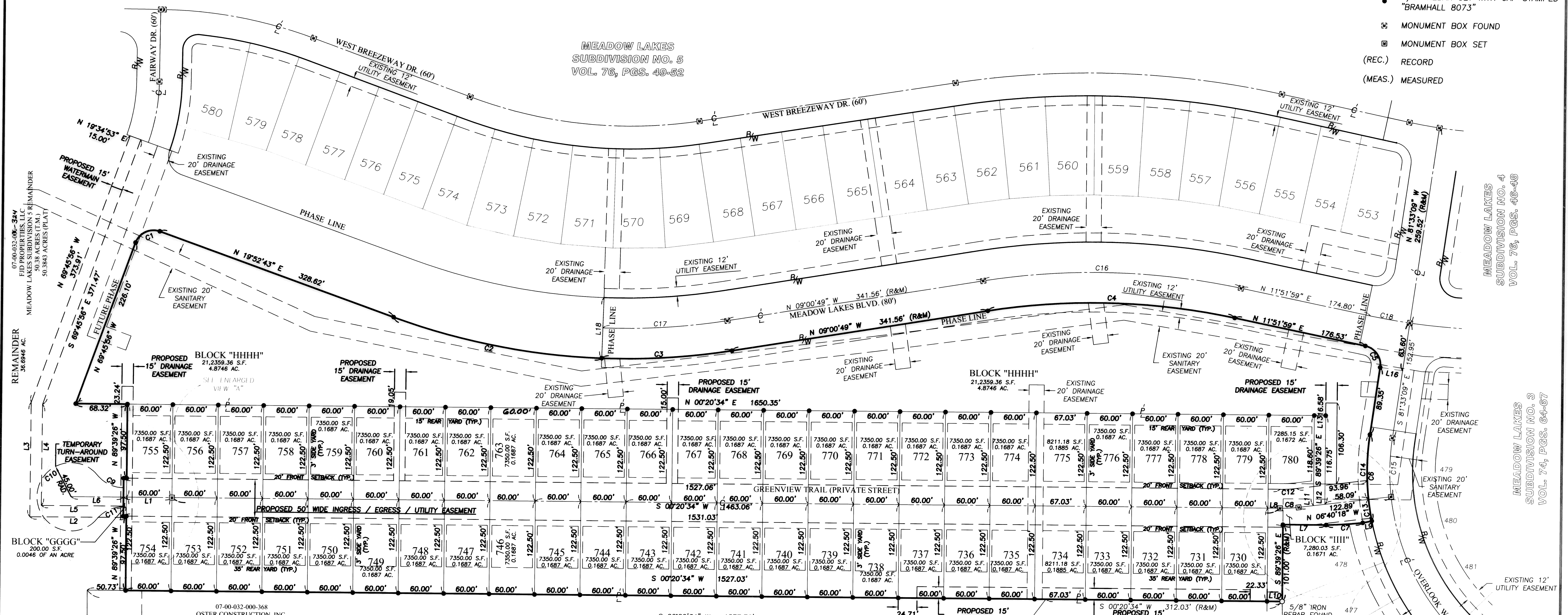
051716 #2166

# MEADOW LAKES SUBDIVISION No. 7

BEING SUBLOTS 730-780 INCLUSIVE SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 32.

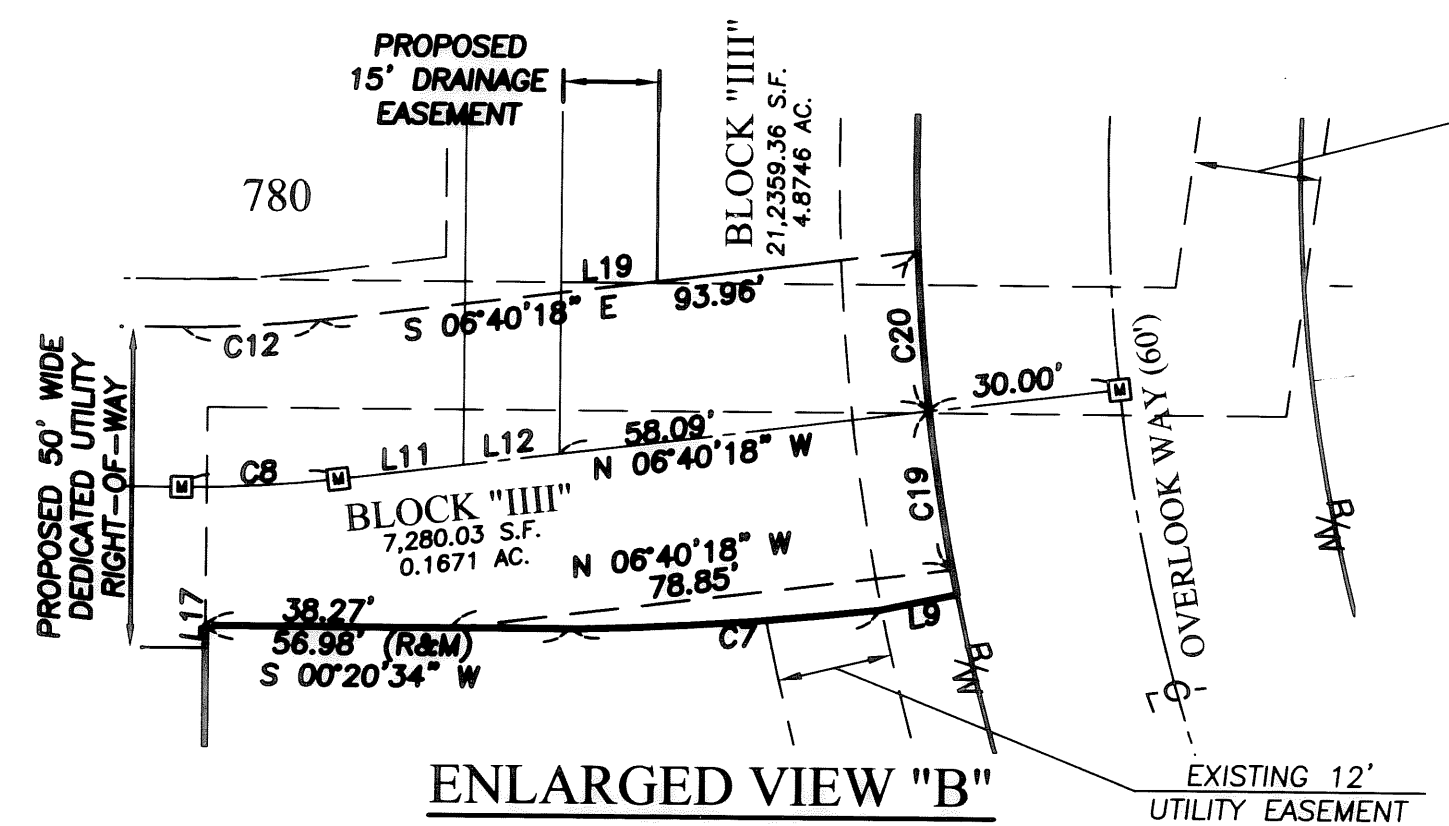
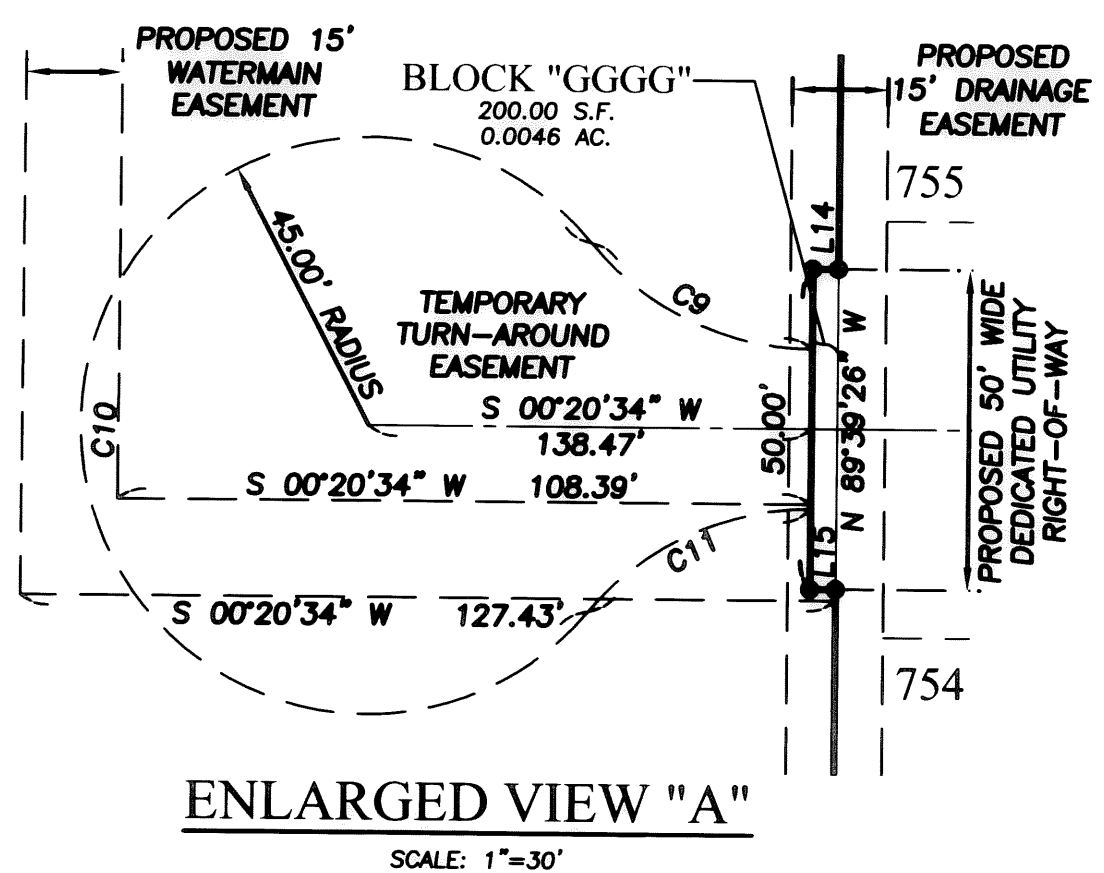
### LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL 8073"
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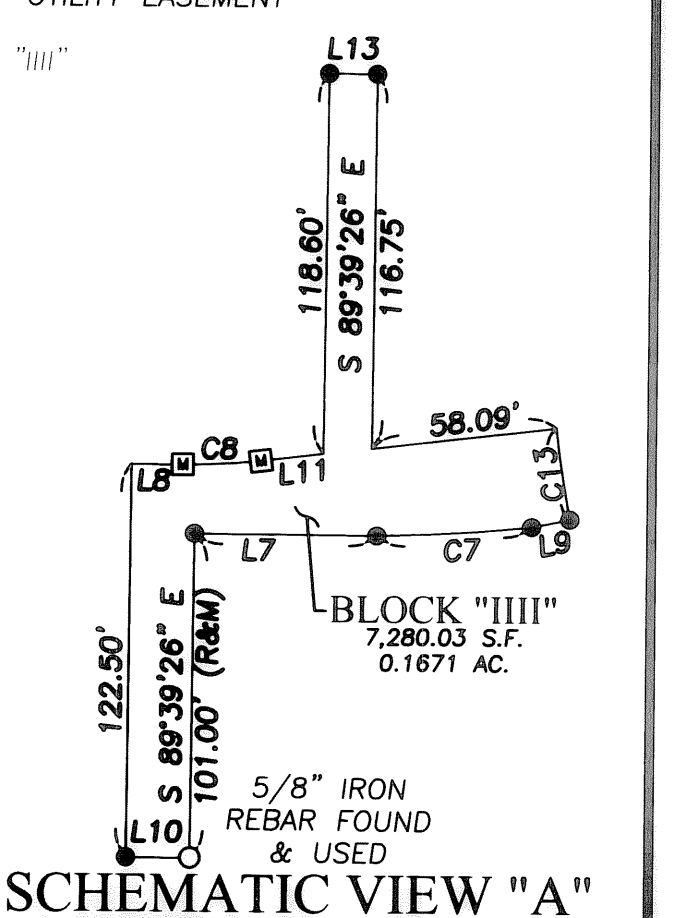
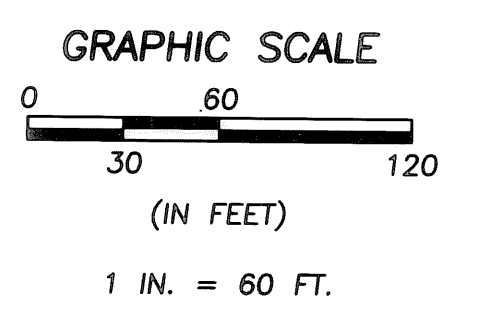
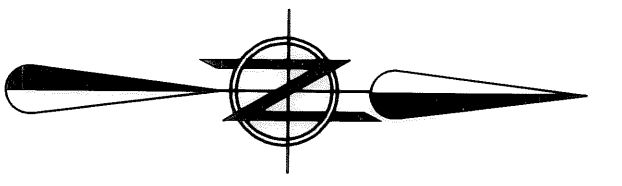


CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	39.11'	25.00'	35.25'	N 24°56'37" W	24.84'	89°38'01"
C2	281.44'	900.00'	280.30'	N 10°55'12" E	141.88'	17°55'01"
C3	172.40'	900.00'	172.13'	N 03°31'34" W	86.46'	10°58'31"
C4	327.99'	900.00'	326.17'	N 01°25'35" E	165.83'	20°52'49"
C5	37.78'	25.00'	34.28'	N 55°09'25" E	23.55'	86°34'52"
C6	114.41'	330.00'	113.84'	N 88°30'53" E	57.78'	19°51'51"
C7	48.52'	541.00'	48.51'	S 03°33'23" E	24.28'	05°08'21"
C8	24.48'	200.00'	24.47'	N 03°09'52" E	12.26'	07°00'46"
C9	39.50'	45.00'	38.24'	N 25°29'18" E	21.12'	50°17'35"
C10	220.37'	45.00'	57.50'	N 89°39'26" W	37.37'	280°35'02"
C11	39.50'	45.00'	38.24'	N 24°48'01" W	21.12'	50°17'35"
C12	21.42'	175.00'	21.41'	N 03°09'52" W	10.72'	07°00'47"
C13	28.94'	330.00'	28.93'	N 81°05'45" E	14.48'	05°01'29"
C14	85.47'	330.00'	85.23'	S 88°58'19" E	42.98'	14°50'23"
C15	77.55'	300.00'	77.33'	S 88°57'29" E	38.95'	13°27'52"
C16	342.56'	940.00'	340.67'	S 01°25'35" W	173.20'	20°52'49"
C17	164.74'	860.00'	164.48'	N 03°31'34" W	82.62'	10°58'31"
C18	55.16'	860.00'	55.15'	N 10°01'44" E	27.59'	03°40'31"
C19	25.02'	330.00'	25.01'	N 81°26'12" W	12.51'	04°20'36"
C20	25.03'	330.00'	25.02'	N 85°46'53" E	12.52'	04°20'45"

LINE TABLE		
LINE	LENGTH	BEARING
L1	64.00'	S 00°20'34" W
L2	127.43'	S 00°20'34" W
L3	150.62'	N 89°30'25" W
L4	132.97'	S 89°30'25" E
L5	108.39'	S 00°20'34" E
L6	69.24'	S 00°20'34" W
L7	56.98' (R&M)	S 00°20'34" W
L8	16.03'	S 00°20'34" W
L9	12.18' (R&M)	N 11°25'00" W
L10	20.00'	S 00°20'34" W
L11	19.69'	N 06°40'18" W
L12	15.11'	N 06°40'18" W
L13	15.00'	N 00°20'34" E
L14	4.00'	N 00°20'34" E
L15	4.00'	N 00°20'34" E
L16	30.00'	S 08°26'50" W
L17	3.50'	N 89°39'24" W
L18	80.00' (R&M)	N 88°02'19" W
L19	15.11'	S 06°40'18" E



**BASIS OF BEARINGS:**  
A PORTION OF THE CENTERLINE OF OVERLOOK WAY WHICH WAS ASSUMED TO BE NORTH 81°33'09" WEST AS SURVEYED IN AUGUST OF 2004



DATE	BY	DESCRIPTION
12/08/04	CMH	ISSUE TO COUNTY FOR REVIEW
12/14/04	CMH	ISSUE TO CLIENT ON MYLAR FOR SIGNATURES
12/20/04	CMH	REVISED PER COMMENTS BY CITY
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PREPARED FOR:  
**FJD PROPERTIES, LLC**  
37000 CENTER RIDGE ROAD  
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**MEADOW LAKES SUBDIVISION No. 7**  
**RECORD PLAT**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
3 OF 3  
JOB NO.  
04-1809