

PLAT OF SUBDIVISION FOR BLISS PARKWAY

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL LOT NUMBERS 3 AND 10, CONTAINING 14.8203 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO MOULD DEVELOPMENT, LLC AND DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 20030906193, RECORDER'S OFFICE, LORAIN COUNTY, OHIO.

THE UNDERSIGNED DONALD MOULD HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "BLISS PARKWAY SUBDIVISION", A SUBDIVISION OF S/L 1 THRU 4, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO USE AS SUCH, ALL OR PARTS 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 AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HAS HEREUNTO SET HIS HAND THIS 13 DAY OF December, 2004.

BY MOULD DEVELOPMENT, LLC

By Donald Mould
DONALD MOULD
VICE PRESIDENT/MANAGING PARTNER

IN THE PRESENCE OF

Kristen Seith
PRINT NAME Kristen Seith

Angela M. Hale
PRINT NAME Angela M. Hale

SURVEYED AND PLATTED BY: NEFF & ASSOCIATES

NOTARY PUBLIC

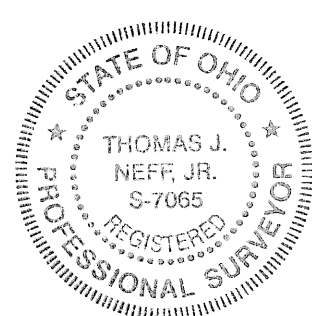
COUNTY OF LORAIN SS
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID FOR COUNTY AND STATE, APPEARED DONALD MOULD WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 13 DAY OF December, 2004.

Laura M. Gawley
NOTARY PUBLIC
LAURA M. GAWLEY
NOTARY PUBLIC STATE OF OHIO
MY COMM. EXPIRES 2-22-06

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED BLISS PARKWAY SUBDIVISION, AS SHOWN HEREON AND CONTAINING 14.8203 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOTS 3 AND 10, IN THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.



BY: Thomas J. Neff
THOMAS J. NEFF
REGISTERED SURVEYOR NO. S-7065

09-27-04
DATE

ACCEPTED BY THE ILLUMINATING COMPANY
THIS ___ DAY OF ___, 20__

BY: _____

PRINT NAME: _____

ACCEPTED BY COLUMBIA GAS
THIS DAY OF ___, 20__

BY: _____

PRINT NAME: _____

ACCEPTED BY COMCAST
THIS ___ DAY OF ___, 20__

BY: _____

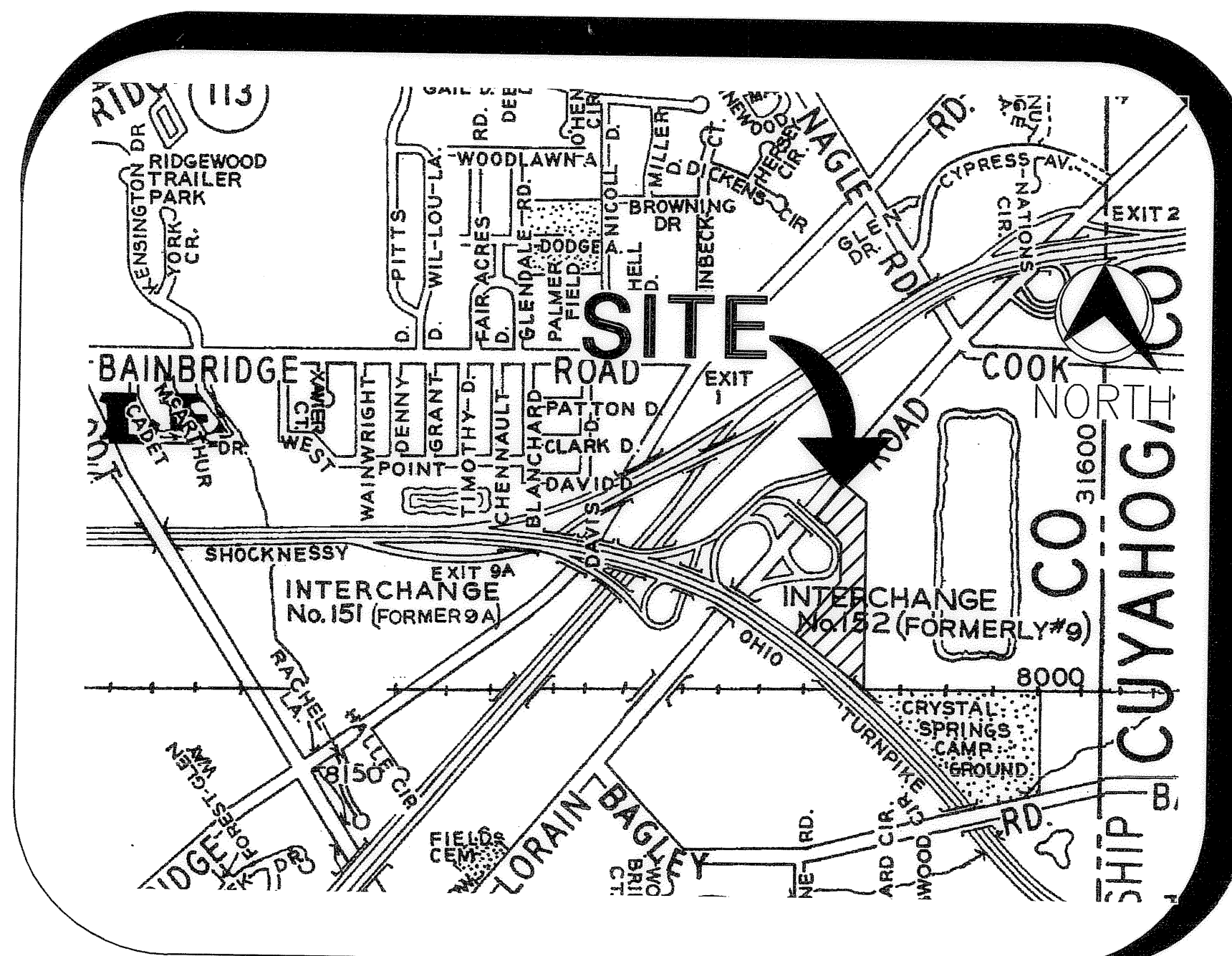
PRINT NAME: _____

ACCEPTED BY ALLTEL
THIS ___ DAY OF ___, 20__

BY: _____

PRINT NAME: _____

TOTAL AREA: 14.8203 AC.
PARCEL AREAS: 13.0903 AC.
EXISTING RIGHT-OF-WAY AREA: 0.1969 AC.
PROPOSED RIGHT-OF-WAY AREA: 1.5331 AC.



VICINITY MAP
NOT TO SCALE

12' UTILITY EASEMENT

THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS, COMCAST, ALLTEL, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH THE PARCELS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND ELECTRIC, GAS, AND COMMUNICATION CABLES, DUCT, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE (I) THE RIGHT WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPING LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATION FACILITIES, (II) THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES AND (III) 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. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

GRANTED BY MOULD DEVELOPMENT, LLC
THIS ___ DAY OF ___, 20__

DONALD MOULD, VICE PRESIDENT/MANAGING PARTNER

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT _____, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF BLISS PARKWAY SUBDIVISION AS SHOWN HEREON, AND PRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

MORTGAGEE: _____

BY: _____
(TITLE)

MORTGAGEE: _____

BY: _____
(TITLE)

NOTARY PUBLIC

COUNTY OF LORAIN SS
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID FOR COUNTY AND STATE, APPEARED _____

WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ___ DAY OF ___, 200__.

NOTARY PUBLIC

MY COMM. EXPIRES: _____

APPROVALS:

APPROVED THIS 7th DAY OF DECEMBER 2004

Joseph J. Janda
SECRETARY OF PLANNING COMMISSION (OR RESPONSIBLE OFFICIAL)

APPROVED THIS 7th DAY OF DECEMBER 2004

David Killock
MAYOR

APPROVED THIS 7th DAY OF December 2004

Laura J. Griffith
CITY ENGINEER

TRANSFERRED THIS ___ DAY OF ___, 20__
LORAIN COUNTY AUDITOR

FILED FOR RECORD THIS ___ DAY OF ___, 20__ AT ___ M.

RECORDED THIS ___ DAY OF ___, 20__ IN PLAT BOOK ___

PAGE NO. ___

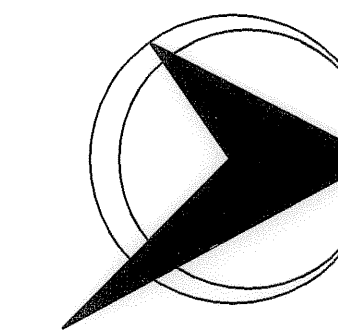
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
ORC REV. CODE
FEB 22 2005
MARK R. STEWART
LORAIN COUNTY AUDITOR



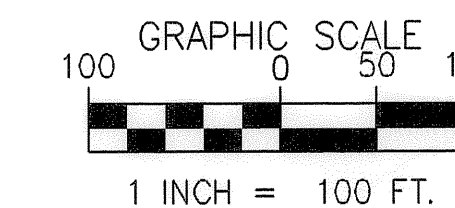
NEFF & ASSOCIATES
A PROFESSIONAL CORPORATION
ENGINEERS - PLANNERS
LANDSCAPE ARCHITECTS
SURVEYORS
8405 York Road Parma Heights, Ohio 44130
(440) 884-3100 FAX (440) 884-6443

LEGEND OF SYMBOLS

- PROPOSED RIGHT-OF-WAY DEDICATION
- EXISTING RIGHT-OF-WAY DEDICATION
- STORM WATER MANAGEMENT EASEMENT
- IRON PIN OR PIPE FOUND
- 5/8" IRON PIN W/CAP MARKED NEFF & ASSOC.-7065 (SET OR TO BE SET)
- MONUMENT BOX AND PIN FOUND AS DESCRIBED
- MONUMENT BOX W/ 5/8" IRON PIN W/ CAP MARKED NEFF & ASSOC.-7065 (TO BE SET AFTER STREET CONSTRUCTION)



NORTH

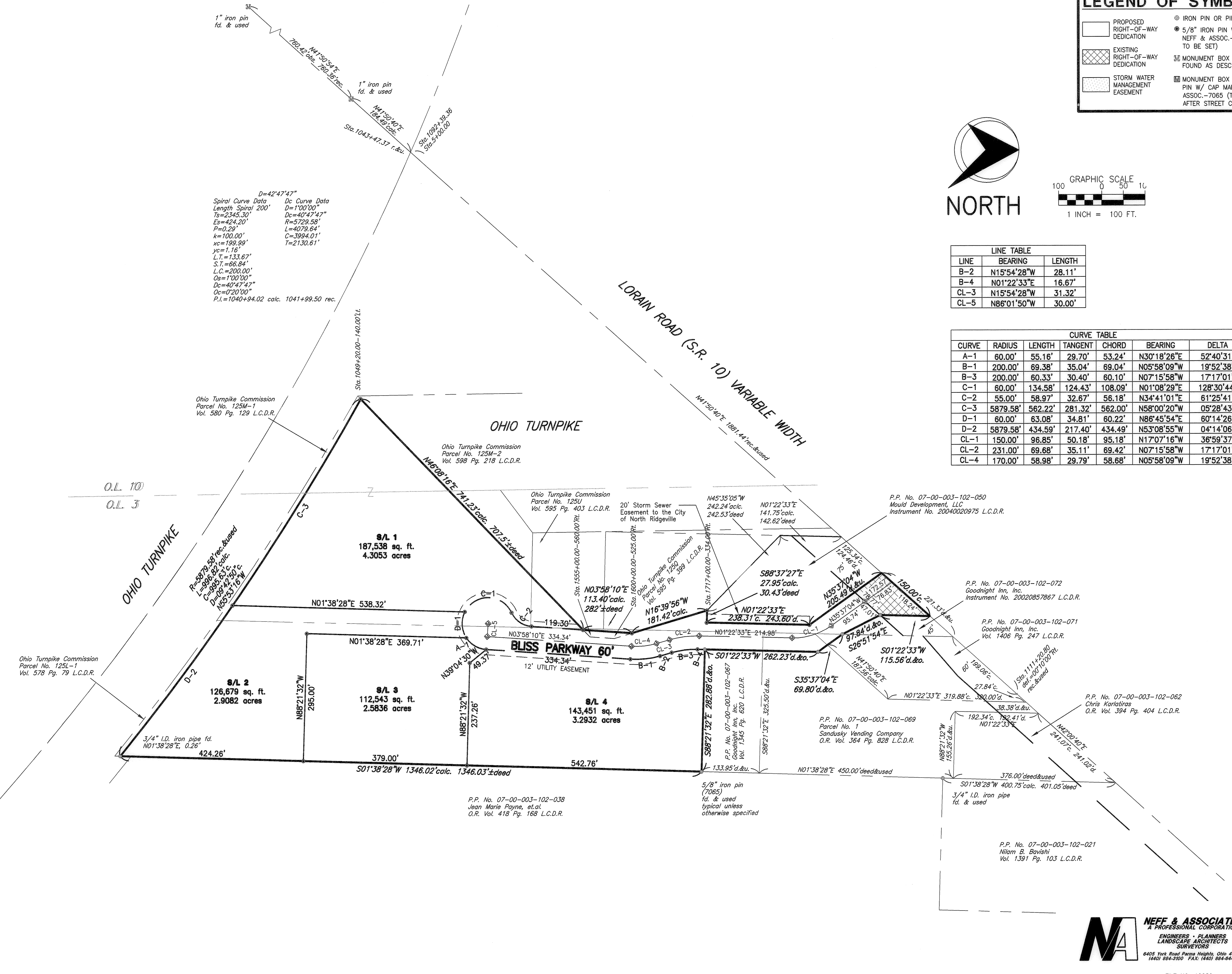


LINE TABLE		
LINE	BEARING	LENGTH
B-2	N15°54'28"W	28.11'
B-4	N01°22'33"E	16.67'
CL-3	N15°54'28"W	31.32'
CL-5	N86°01'50"W	30.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A-1	60.00'	55.16'	29.70'	53.24'	N30°18'26"E	52°40'31"
B-1	200.00'	69.38'	35.04'	69.04'	N05°58'09"W	19°52'38"
B-3	200.00'	60.33'	30.40'	60.10'	N07°15'58"W	17°17'01"
C-1	60.00'	134.58'	124.43'	108.09'	N01°08'29"E	128°30'44"
C-2	55.00'	58.97'	32.67'	56.18'	N34°41'01"E	61°25'41"
C-3	5879.58'	562.22'	281.32'	562.00'	N58°00'20"W	05°28'43"
D-1	60.00'	63.08'	34.81'	60.22'	N86°45'54"E	60°14'26"
D-2	5879.58'	434.59'	217.40'	434.49'	N53°08'55"W	04°14'06"
CL-1	150.00'	96.85'	50.18'	95.18'	N17°07'16"W	36°59'37"
CL-2	231.00'	69.68'	35.11'	69.42'	N07°15'58"W	17°17'01"
CL-4	170.00'	58.98'	29.79'	58.68'	N05°58'09"W	19°52'38"

Spiral Curve Data
 D=42'47.47"
 Length Spiral 200'
 Ts=2345.30'
 Es=424.20'
 P=0.29'
 k=100.00'
 xc=199.99'
 yc=1.16'
 L.T.=133.67'
 S.T.=66.84'
 L.C.=200.00'
 Os=1'00'00"
 Dc=40'47.47"
 Oc=0'20'00"
 P.I.=1040+94.02 calc. 1041+99.50 rec.

Dc Curve Data
 D=100'00"
 Dc=40'47.47"
 R=5729.58'
 L=4079.64'
 C=3994.01'
 T=2130.61'



S.T. Sta. 1007+33.84 rec.&used
 S.T. Sta. 1007+33.84 rec.&used
 S4726°10'E rec.&used
 S4726°10'E 469.69 obs.
 P.K. nail fd. & used
 P.K. nail fd. & used

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