

# WINDSOR POINT SUBDIVISION NO. 2

PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 42

NOW IN THE

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 12.2433 ACRES.

THE UNDERSIGNED, OSTER CONSTRUCTION, INC. HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "WINDSOR POINT SUBDIVISION NO. 2" A SUBDIVISION OF LOTS 57 TO 107 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

OSTER CONSTRUCTION, INC.

*Thomas O. Oster, President*  
THOMAS OSTER, PRESIDENT

WITNESS

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 24<sup>th</sup> DAY OF March, 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 OHIO SAVINGS BANK, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF WINDSOR POINT SUBDIVISION NO. 2 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE OF STREETS AND EASEMENTS AS SHOWN HEREON

OHIO SAVINGS BANK  
MORTGAGEE

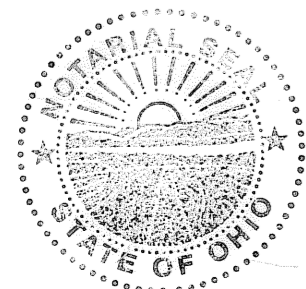
BY: *Eric D. Edwards*  
ERIC D. EDWARDS

TITLE: VICE PRESIDENT

## NOTARY PUBLIC

STATE OF OHIO  
LORAIN COUNTY

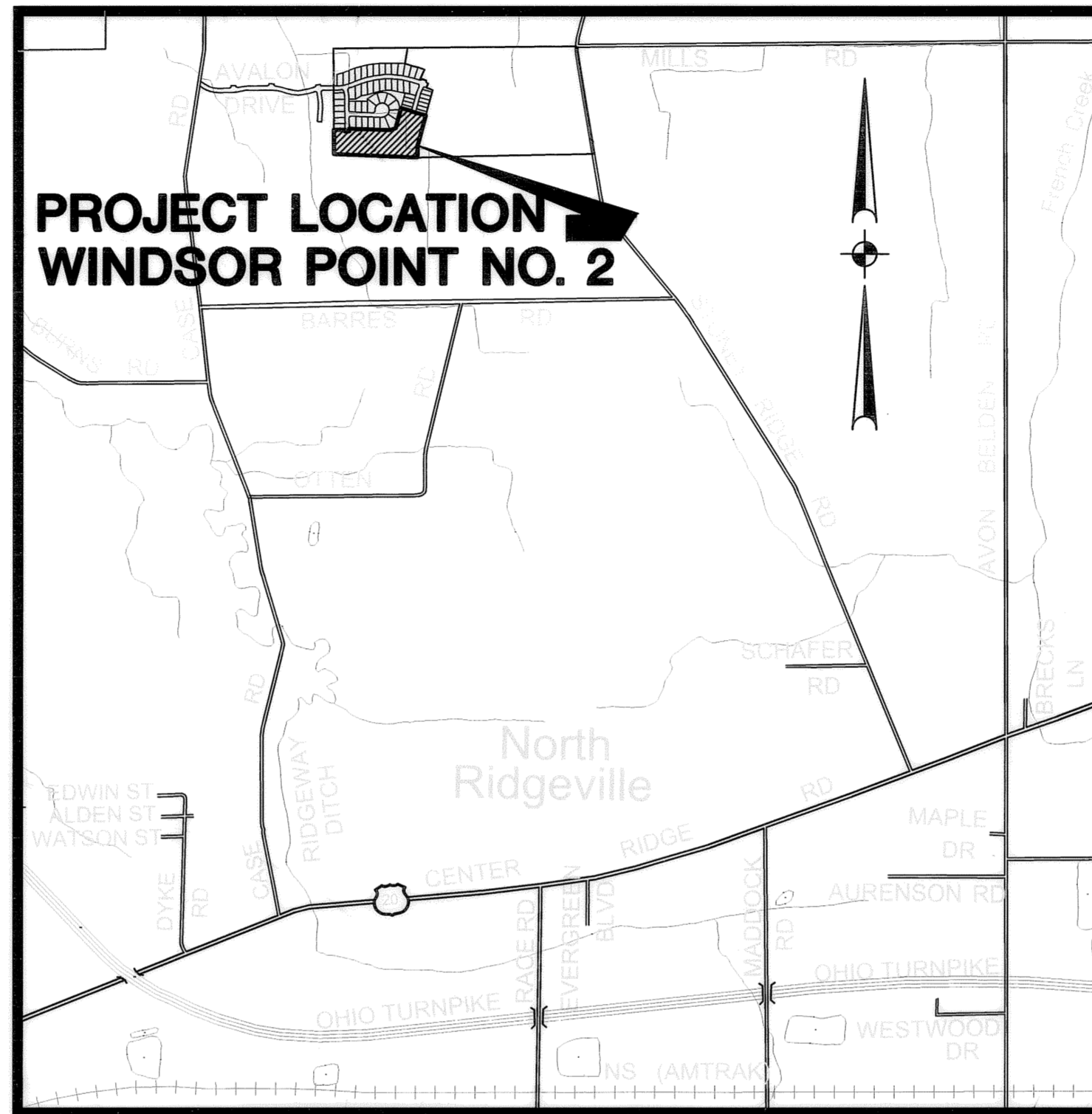
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICERS OF THE MORTGAGEE, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 19<sup>th</sup> DAY OF APRIL, 2004.



*Mark R. Stewart*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 16, 2006

JUDITH M. PROBERT, Notary Public  
State of Ohio, Lorain County  
My Commission Expires July 15, 2006



VICINITY MAP NO SCALE

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED WINDSOR POINT SUBDIVISION NO. 2 AS SHOWN HEREON, EMBRACING 12.2433 ACRES OF LAND IN RIDGEVILLE TOWNSHIP ORIGINAL LOT NUMBER 42, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 2.3876 ACRES LIE IN PUBLIC STREET DEDICATION, AND 9.5797 ACRES LIE IN LOTS NUMBERED 57 TO 107, INCLUSIVE, AND 0.2760 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 O. Oster, President*  
OSTER CONSTRUCTION, INC.  
6150 PARK SQUARE DRIVE  
LORAIN, OHIO  
(440) 985-7440

## PLANNING COMMISSION

APPROVED THIS 9<sup>th</sup> DAY OF JUNE, 2004.

*Ray M. Swisher*  
SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION DATE

## CITY COUNCIL

APPROVED THIS 16<sup>th</sup> DAY OF June, 2004.

*Sam J. Griffith*  
MAYOR (OR DESIGNATED MEMBER OF COUNCIL) DATE

## CITY ENGINEER

APPROVED THIS 10<sup>th</sup> DAY OF June, 2004.

*Larry J. Griffith*  
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	9.5797 AC.	AREA IN O.L. 42	12.2433 AC.
AREA IN BLOCKS	0.2760 AC.		
AREA IN STREETS	2.3876 AC.		
TOTAL AREA	12.2433 AC.		

## LEGEND

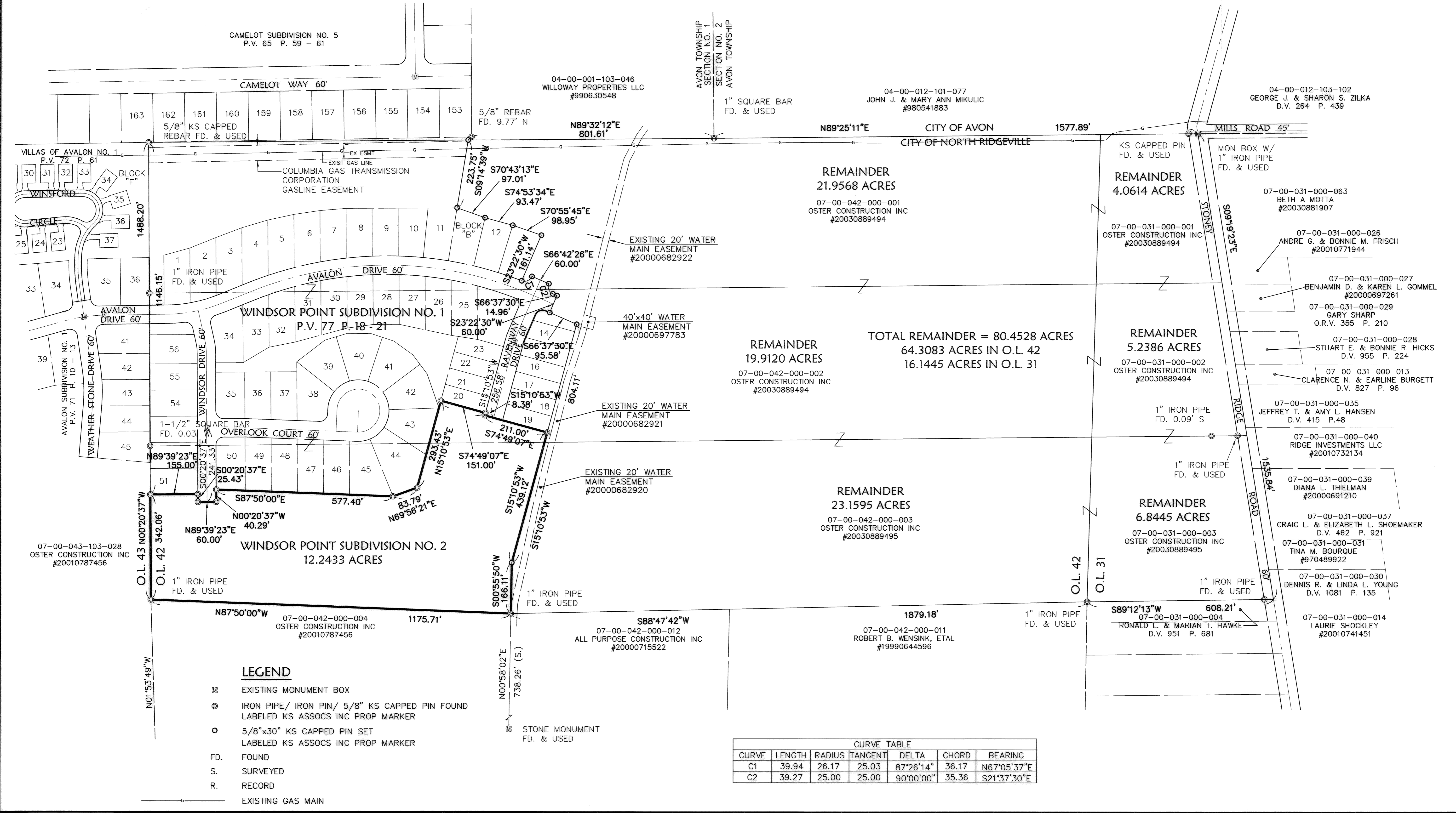
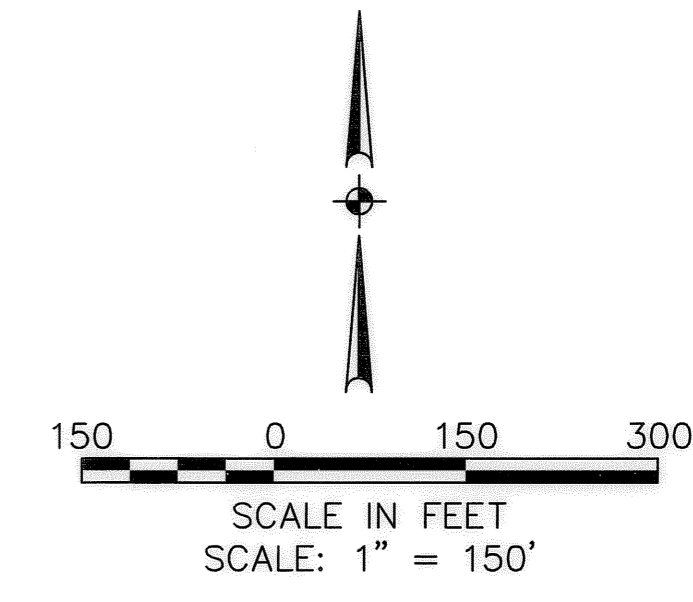
- $\odot$  INDICATES IRON PIN FOUND
- $\circ$  INDICATES IRON PIN SET
- $\boxplus$  INDICATES MONUMENT FOUND
- $\boxminus$  INDICATES MONUMENT SET
- $\diamond$  RAILROAD SPIKE FOUND

DATE	DATE	DESCRIPTION	BY
5-28-03			
DRAWN BY: DAM			
CHD BY:			
DWG. NAME: 1-PLATCS			
PATH: R:\03133\LDIT\CONTROL			
F.B.:			



RECORD PLAT  
WINDSOR POINT  
SUBDIVISION NO. 2  
OF PART OF  
RIDGEVILLE TOWNSHIP ORIGINAL LOT NO. 42  
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 3  
JOB NO. 03133



- LEGEND**
- ☒ EXISTING MONUMENT BOX
  - ⊙ IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND  
Labeled KS ASSOCS INC PROP MARKER
  - 5/8"x30" KS CAPPED PIN SET  
Labeled KS ASSOCS INC PROP MARKER
  - FD. FOUND
  - S. SURVEYED
  - R. RECORD
  - EXISTING GAS MAIN

**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

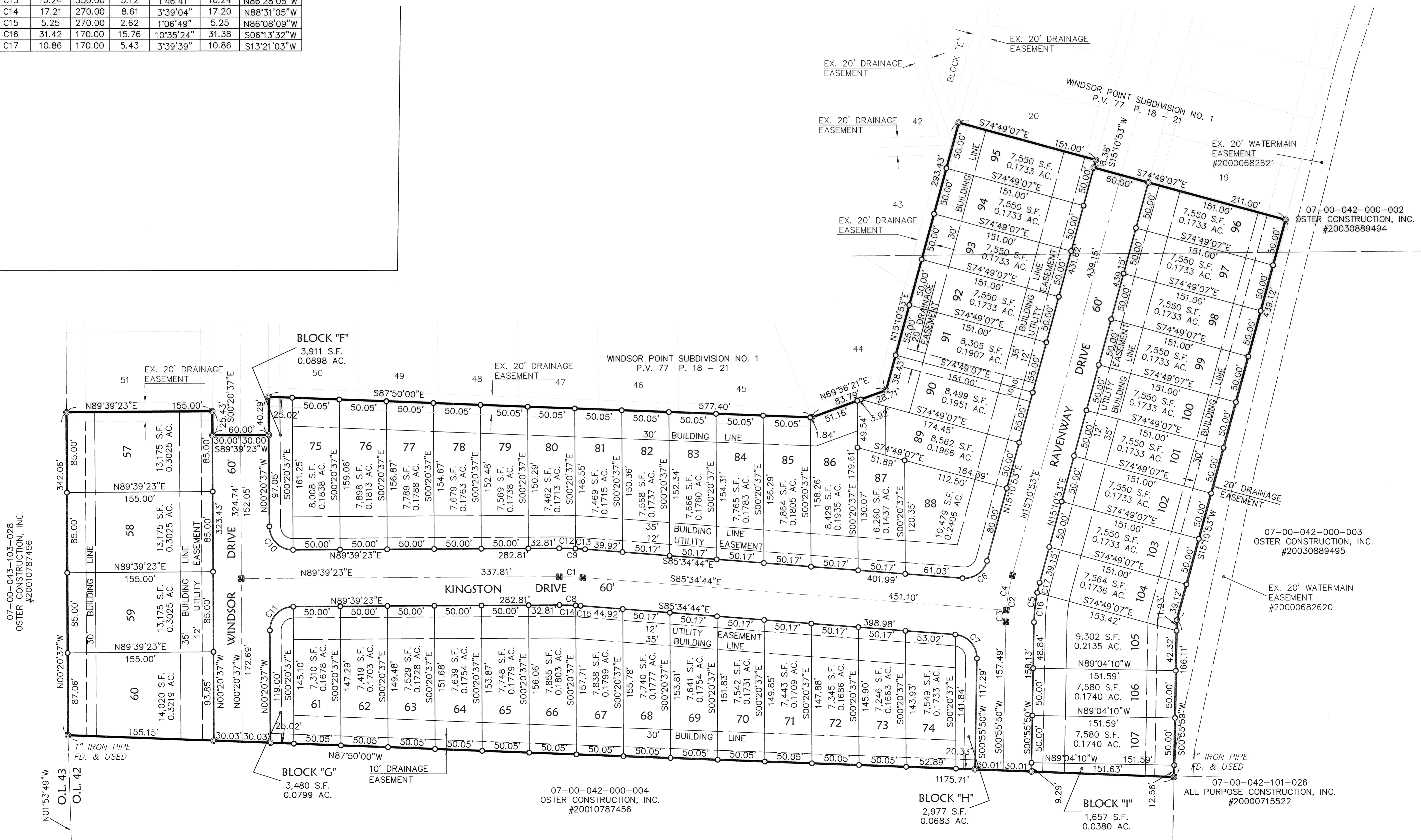
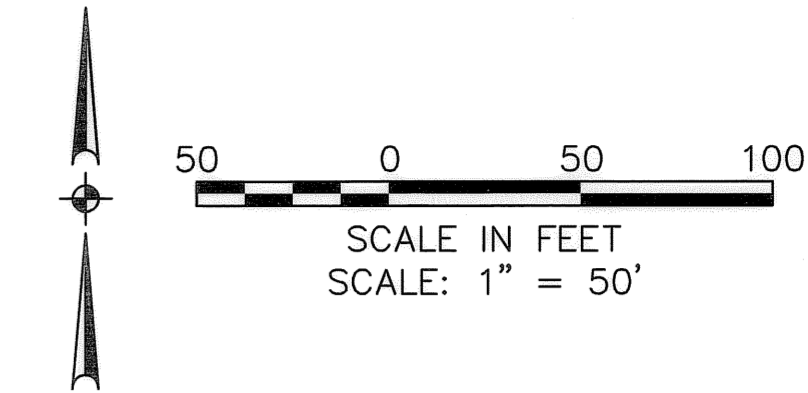
BY	
DATE	
REVISIONS	
DATE: 5-28-03	DRAWN BY: DAM CHTD BY: L-PLA02 DWG. NAME: 1-PLA02 PATH: R:\031333\JOB\CONTROL
<b>RECORD PLAT</b> <b>WINDSOR POINT</b> <b>SUBDIVISION NO. 2</b> <small>OF PART OF</small> <small>RIDGEVILLE TOWNSHIP ORIGINAL LOT NO. 42</small> <small>CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO</small>	
SHEET	2
OF	3
JOB NO.	03133

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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	24.95	300.00	12.48	4°45'53"	24.94	N87°57'41"W
C2	49.74	200.00	25.00	14°15'03"	49.62	S08°03'21"W
C3	12.18	200.00	6.09	3°29'26"	12.18	S02°40'33"W
C4	37.56	200.00	18.84	10°45'37"	37.51	S09°48'04"W
C5	42.28	170.00	21.25	14°15'03"	42.17	S08°03'21"W
C6	34.57	25.00	20.70	79°14'23"	31.88	N54°48'04"E
C7	37.75	25.00	23.52	86°30'34"	34.26	N42°19'27"W
C8	22.45	270.00	11.23	4°45'53"	22.45	N87°57'41"W
C9	27.44	330.00	13.73	4°45'53"	27.44	N87°57'41"W
C10	39.27	25.00	25.00	90°00'00"	35.36	S45°20'37"E
C11	39.27	25.00	25.00	90°00'00"	35.36	S44°39'23"W
C12	17.20	330.00	8.60	2°59'12"	17.20	N88°51'01"W
C13	10.24	330.00	5.12	1°46'41"	10.24	N86°28'05"W
C14	17.21	270.00	8.61	3°39'04"	17.20	N88°31'05"W
C15	5.25	270.00	2.62	1°06'49"	5.25	N86°08'09"W
C16	31.42	170.00	15.76	10°35'24"	31.38	S06°13'32"W
C17	10.86	170.00	5.43	3°39'39"	10.86	S13°21'03"W

**LEGEND**

- EXISTING MONUMENT BOX
- IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND  
Labeled KS ASSOCS INC PROP MARKER
- PROPOSED MONUMENT BOX
- 5/8"x30" KS CAPPED PIN SET  
Labeled KS ASSOCS INC PROP MARKER
- FD. FOUND



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07-00-043-103-028  
OSTER CONSTRUCTION, INC.  
#20010787456

N01°53'49"W  
O.L. 43  
O.L. 42

BLOCK "C"  
3,480 S.F.  
0.0799 AC.

07-00-042-000-004  
OSTER CONSTRUCTION, INC.  
#20010787456

BLOCK "H"  
2,977 S.F.  
0.0683 AC.

BLOCK "I"  
1,657 S.F.  
0.0380 AC.

07-00-042-101-026  
ALL PURPOSE CONSTRUCTION, INC.  
#20000715522

BY	
DATE	
REVISIONS	
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DATE	

**KS ASSOCIATES**

KS Associates, Inc.  
260 Burns Rd., Suite 100  
Elipico, Ohio 44035  
Phone (440) 365-4730  
Fax (440) 365-4790  
mailroom@ksassoc.com  
www.ksassoc.com

RECORD PLAT  
**WINDSOR POINT  
SUBDIVISION NO. 2**  
OF PART OF  
RIDGEVILLE TOWNSHIP ORIGINAL LOT NO. 42  
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SHEET	3	OF	3
JOB NO.	03133		