

STONE CREEK ESTATES SUBDIVISION NO. 3

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 16.8692 ACRES,

THE UNDERSIGNED, OSTER CONSTRUCTION, INC. HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "STONE CREEK ESTATES SUBDIVISION NO. 3" A SUBDIVISION OF LOTS 77 TO 104 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 THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND THIS 11th DAY OF January, 2005.

OSTER CONSTRUCTION, INC.

Thomas 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 11th DAY OF January, 2005.



Rebecca Odziejewicz
NOTARY PUBLIC

MY COMMISSION EXPIRES: 05/28/09

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. 3 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE OF STREETS AND EASEMENTS AS SHOWN HEREON.

MORTGAGEE

BY: _____

TITLE: _____

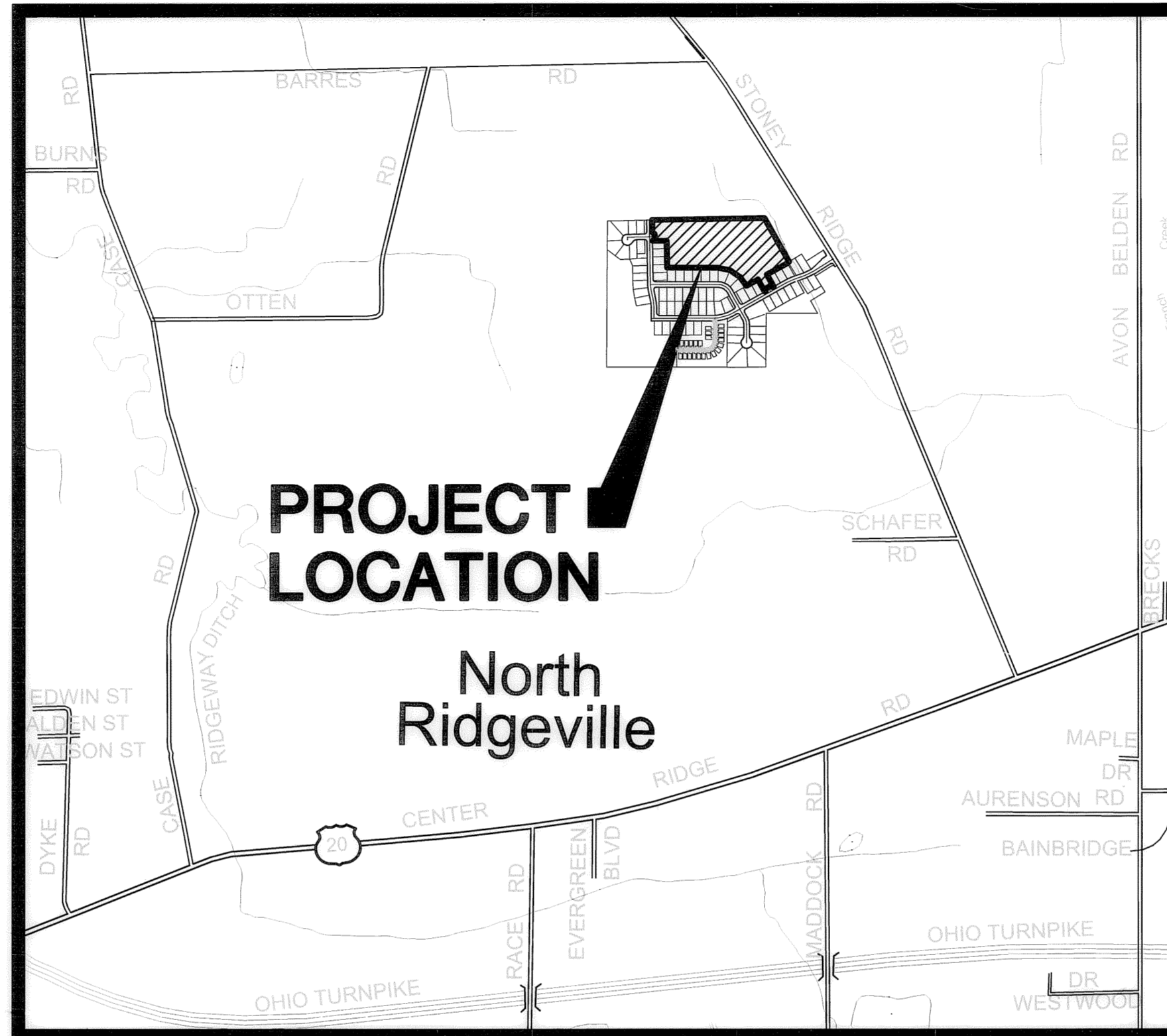
NOTARY PUBLIC

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 _____ DAY OF _____, _____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



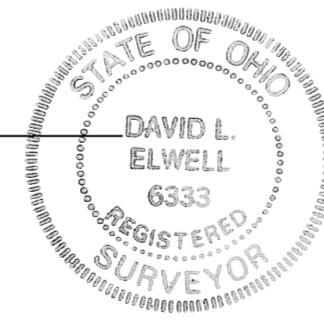
VICINITY MAP SCALE: 1"=2000'

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED STONE CREEK ESTATES SUBDIVISION NO. 3 AS SHOWN HEREON, EMBRACING 16.8692 ACRES OF LAND IN RIDGEVILLE TOWNSHIP ORIGINAL LOT NUMBER 32, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 2.1175 ACRES LIE IN PUBLIC STREET DEDICATION, AND 9.3914 ACRES LIE IN LOTS NUMBERED 77 TO 104, INCLUSIVE, AND 5.3603 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 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 Oster, President*
OSTER CONSTRUCTION, INC.
6150 PARK SQUARE DRIVE
LORAIN, OH. 44053
(440) 985-7440

PLANNING COMMISSION

APPROVED THIS 23rd DAY OF MARCH, 2005.

Ray M. Surda
SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION DATE 3-23-05

CITY COUNCIL

APPROVED THIS 23rd DAY OF MARCH, 2005.

David Millonk
MAYOR (OR DESIGNATED MEMBER OF COUNCIL) DATE 3-23-05

CITY ENGINEER

APPROVED THIS 23rd DAY OF MARCH, 2005.

Larry Sullith
CITY ENGINEER DATE 3-23-05

COUNTY AUDITOR

TRANSFERRED THIS _____ DAY OF _____, _____.

LORAIN COUNTY AUDITOR DATE

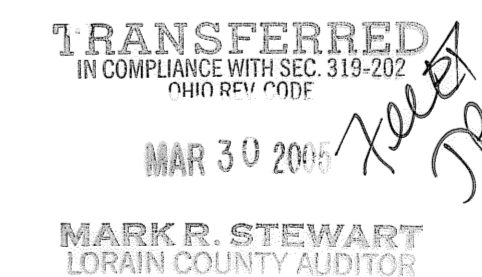
COUNTY RECORDER

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	9.3914	AC.
AREA IN BLOCKS	5.3603	AC.
AREA IN STREETS	2.1175	AC.
TOTAL AREA	16.8692	AC.



LEGEND

- \odot INDICATES IRON PIN FOUND
- \circ INDICATES IRON PIN SET
- \boxplus INDICATES MONUMENT FOUND
- \boxminus INDICATES MONUMENT SET
- \diamond RAILROAD SPIKE FOUND
- \bullet PK NAIL

DATE	DATE	DESCRIPTION	BY
04-07-04			
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CH'D BY: DLR, DLE			
DWG. NAME: 3-PLATCS.dwg			
PATH: R:\04074\LDOT\CONTROL			
F.B.:			

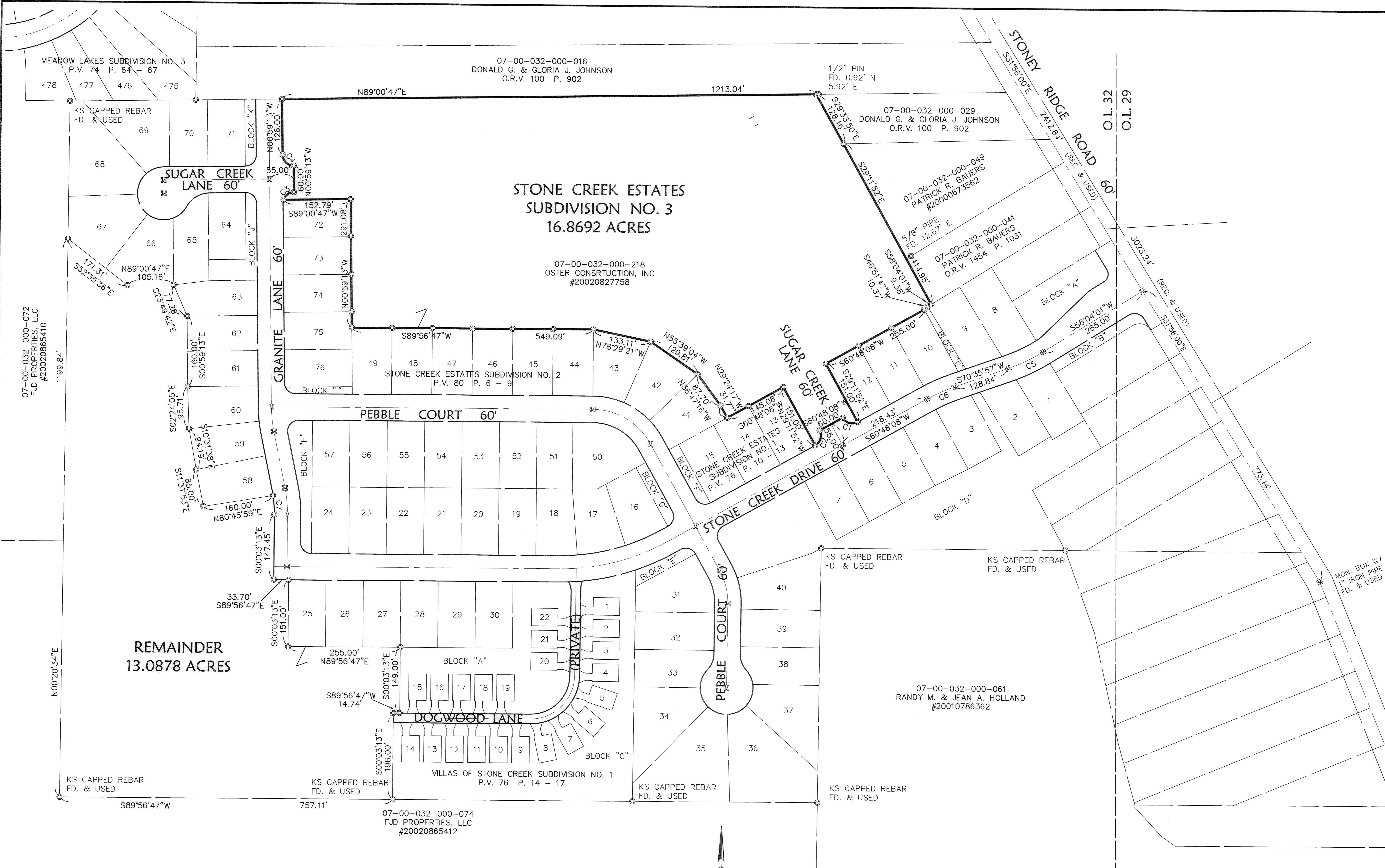


RECORD PLAT
STONE CREEK ESTATES SUBDIVISION NO. 3
OF PART OF
RIDGEVILLE TOWNSHIP ORIGINAL LOT NO. 32
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

SHEET **1** OF **3**
JOB NO. **04074**

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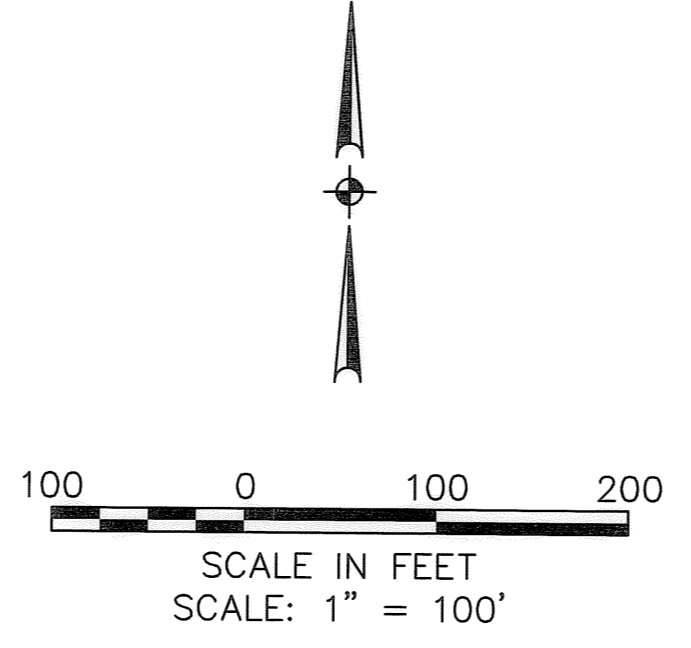


**STONE CREEK ESTATES
SUBDIVISION NO. 3
16.8692 ACRES**

**REMAINDER
13.0878 ACRES**

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	39.27	25.00	25.00	90°00'00"	35.36	N74°11'52"W
C2	39.27	25.00	25.00	90°00'00"	35.36	S15°48'08"W
C3	31.20	25.00	18.00	71°30'29"	29.22	N53°15'33"E
C4	39.27	25.00	25.00	90°00'00"	35.36	N45°59'13"W
C5	87.49	400.00	43.92	12°31'56"	87.32	S64°19'59"W
C6	68.40	400.00	34.28	9°47'49"	68.31	S65°42'03"W
C7	43.26	270.00	21.68	9°10'47"	43.21	S04°38'37"E

- LEGEND**
- ☒ EXISTING MONUMENT BOX
 - IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND
 - ☒ PROPOSED MONUMENT BOX
 - 5/8"x30" KS CAPPED PIN SET
LABELED "KS ASSOCS INC PROP MARKER"



DATE:	04-07-04	DESCRIPTION:	
DRAWN BY:	DAM	DATE:	
CHK'D BY:	D.B. JUE	REVISIONS:	
DWG. NAME:	3-PLAT02	DATE:	
PATH:	E:\MORTGAGE\CONTROL	DRAWN BY:	
F.B.:		CHK'D BY:	
DATE:	04-07-04	DWG. NAME:	3-PLAT02
DRAWN BY:	DAM	PATH:	E:\MORTGAGE\CONTROL
CHK'D BY:	D.B. JUE	F.B.:	
DWG. NAME:	3-PLAT02		
PATH:	E:\MORTGAGE\CONTROL		
F.B.:			

KS ASSOCIATES, INC.
960 BUCKINGHAM DRIVE SUITE 100
EUROPE, OHIO 44021
Phone (440) 365-4730
Fax (440) 365-4790
mlroom@ksassoc.com
www.ksassoc.com

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SHEET	OF
2	3
JOB NO.	
04074	

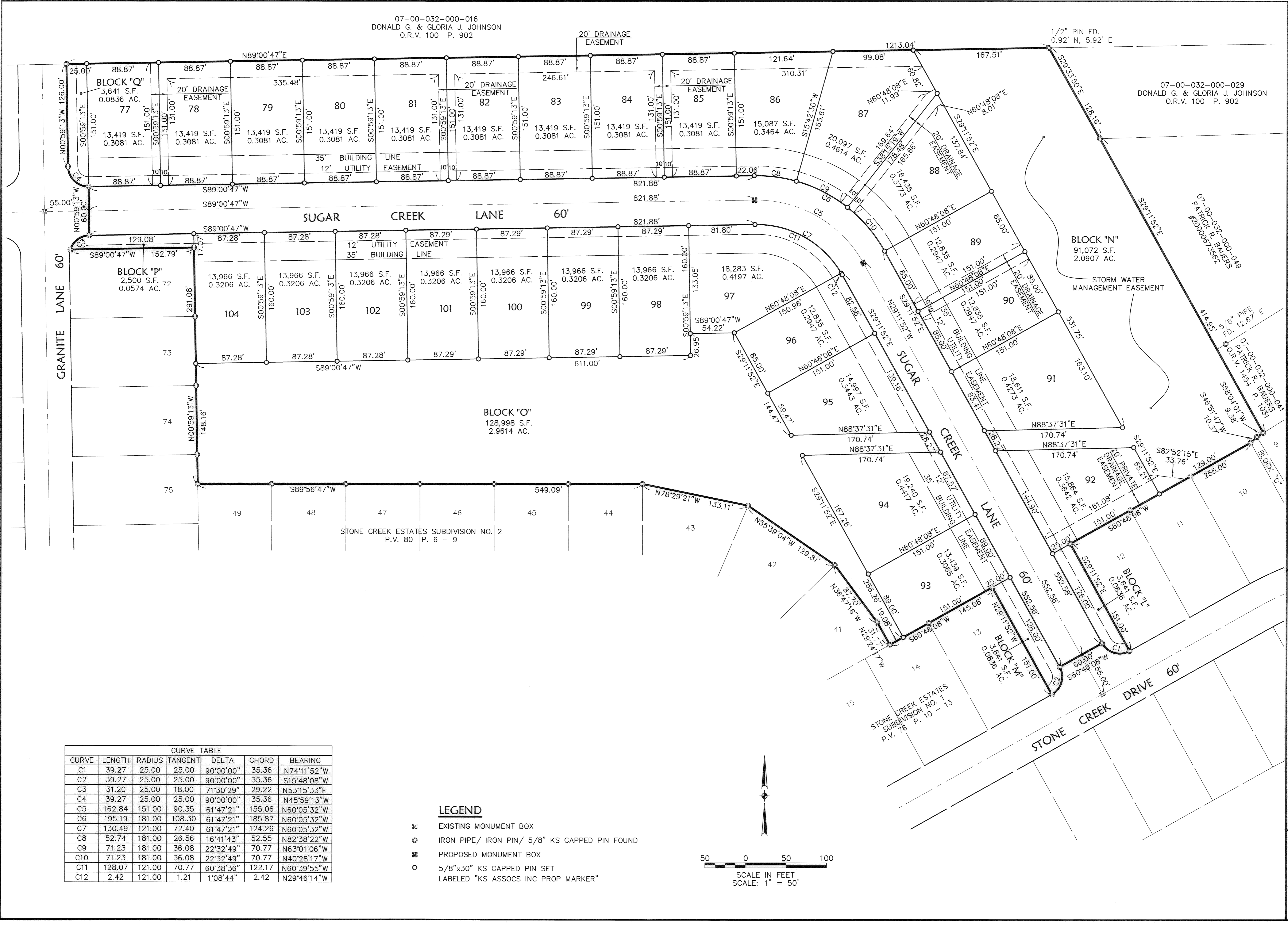
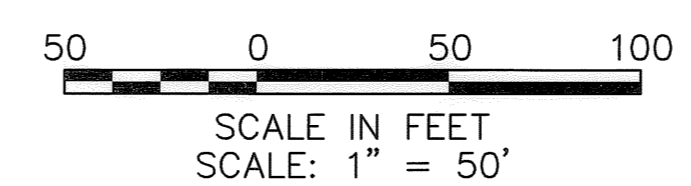
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07-00-032-000-016
DONALD G. & GLORIA J. JOHNSON
O.R.V. 100 P. 902

07-00-032-000-029
DONALD G. & GLORIA J. JOHNSON
O.R.V. 100 P. 902

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	39.27	25.00	25.00	90°00'00"	35.36	N74°11'52"W
C2	39.27	25.00	25.00	90°00'00"	35.36	S15°48'08"W
C3	31.20	25.00	18.00	71°30'29"	29.22	N53°15'33"E
C4	39.27	25.00	25.00	90°00'00"	35.36	N45°59'13"W
C5	162.84	151.00	90.35	61°47'21"	155.06	N60°05'32"W
C6	195.19	181.00	108.30	61°47'21"	185.87	N60°05'32"W
C7	130.49	121.00	72.40	61°47'21"	124.26	N60°05'32"W
C8	52.74	181.00	26.56	16°41'43"	52.55	N82°38'22"W
C9	71.23	181.00	36.08	22°32'49"	70.77	N63°01'06"W
C10	71.23	181.00	36.08	22°32'49"	70.77	N40°28'17"W
C11	128.07	121.00	70.77	60°38'36"	122.17	N60°39'55"W
C12	2.42	121.00	1.21	1°08'44"	2.42	N29°46'14"W

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



BY		
DATE		
REVISIONS		
DATE	DRAWN BY	CHKD BY
04-07-04	DM	D.R. DLE
	DWG. NAME	J-PLAT01
	PATH	R:\04000\04074\LD01\control
	F.B.	

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

KS ASSOCIATES

RECORD PLAT
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3	3
JOB NO.	
04074	