

# VILLAS OF STONE CREEK SUBDIVISION NO. 2

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 13.0878 ACRES.

THE UNDERSIGNED, OSTER CONSTRUCTION, INC. HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "VILLAS OF STONE CREEK SUBDIVISION NO. 2" A SUBDIVISION OF LOTS 23 TO 58 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 11<sup>th</sup> DAY OF JANUARY, 2005.

OSTER CONSTRUCTION, INC.

*Thomas Oster*  
THOMAS OSTER, PRESIDENT

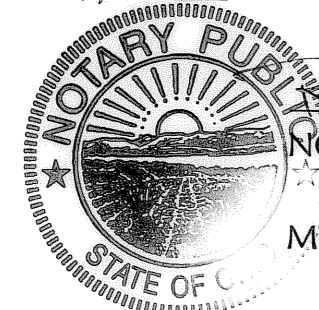
WITNESS

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 11<sup>th</sup> DAY OF JANUARY, 2005.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/28/09

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF US BANK, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF VILLAS OF STONE CREEK SUBDIVISION NO. 2 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE OF STREETS AND EASEMENTS AS SHOWN HEREON.

MORTGAGEE

BY:

TITLE:

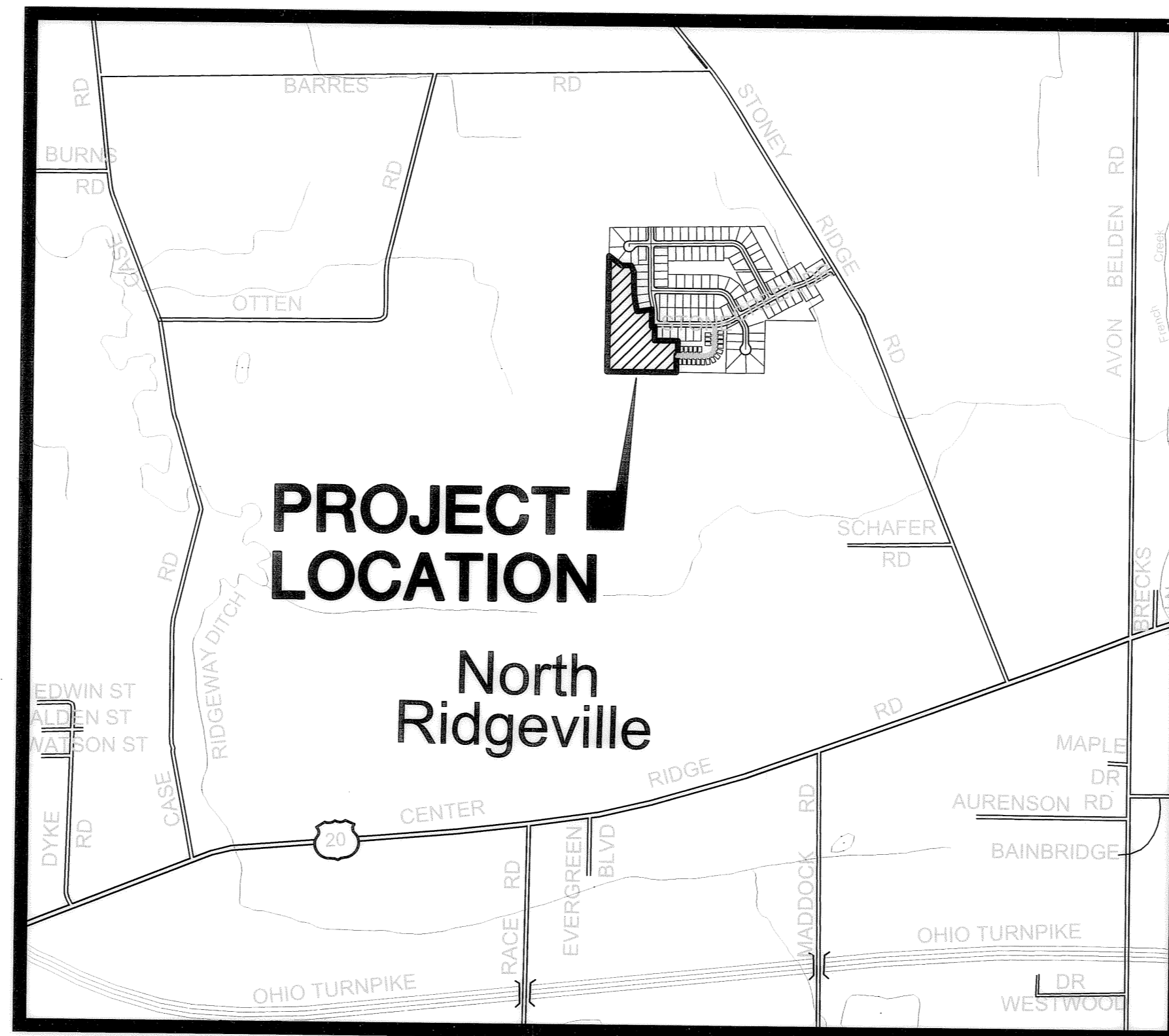
## NOTARY PUBLIC

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: \_\_\_\_\_



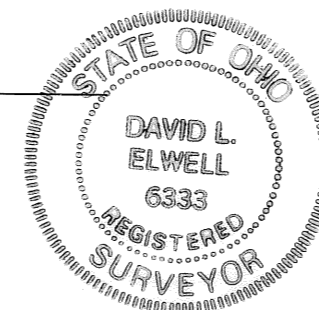
VICINITY MAP SCALE: 1"=2000'

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED VILLAS OF STONE CREEK SUBDIVISION NO. 2 AS SHOWN HEREON, EMBRACING 13.0878 ACRES OF LAND IN RIDGEVILLE TOWNSHIP ORIGINAL LOT NUMBER 32, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 2.4316 ACRES LIE IN LOTS NUMBERED 23 TO 58, INCLUSIVE, AND 10.6562 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, 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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEEES 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*  
OSTER CONSTRUCTION, INC.  
6150 PARK SQUARE DRIVE  
LORAIN, OH. 44053  
(440) 985-7440

TRANSFERRED  
IN COMPLIANCE WITH SEC. 316-202  
OHIO REV CODE

MAR 30 2005

MARK R. STEWART  
LORAIN COUNTY AUDITOR

## PLANNING COMMISSION

APPROVED THIS 23<sup>rd</sup> DAY OF MARCH, 2005.

*Kim M. Swador*  
SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION 3-23-05 DATE

## CITY COUNCIL

APPROVED THIS 23<sup>rd</sup> DAY OF MARCH, 2005.

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

## CITY ENGINEER

APPROVED THIS 23<sup>rd</sup> DAY OF March, 2005.

*Larry Kuffel*  
CITY ENGINEER 3-23-05 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	2.4316 AC.
AREA IN BLOCKS	10.6562 AC.
TOTAL AREA	13.0878 AC.

## LEGEND

- $\boxtimes$  EXISTING MONUMENT BOX
- $\odot$  IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND
- $\boxtimes$  PROPOSED MONUMENT BOX
- $\circ$  5/8"x30" KS CAPPED PIN SET  
LABELED KS ASSOCS INC PROP MARKER

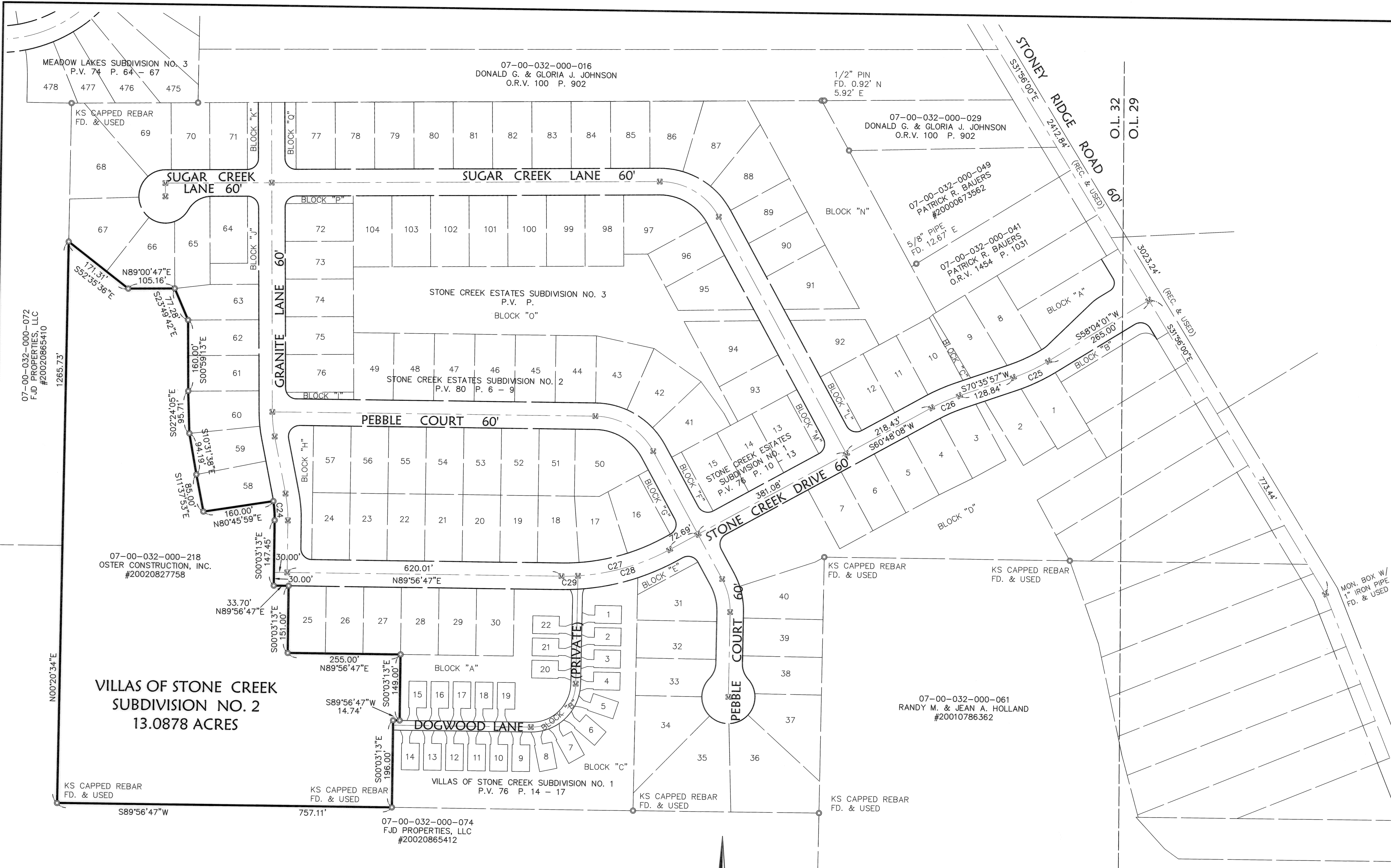
DATE	DESCRIPTION	BY
04-07-04		



RECORD PLAT  
VILLAS OF STONE CREEK SUBDIVISION NO. 2  
OF PART OF  
RIDGEVILLE TOWNSHIP ORIGINAL LOT NO. 32  
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 5  
JOB NO. 04075

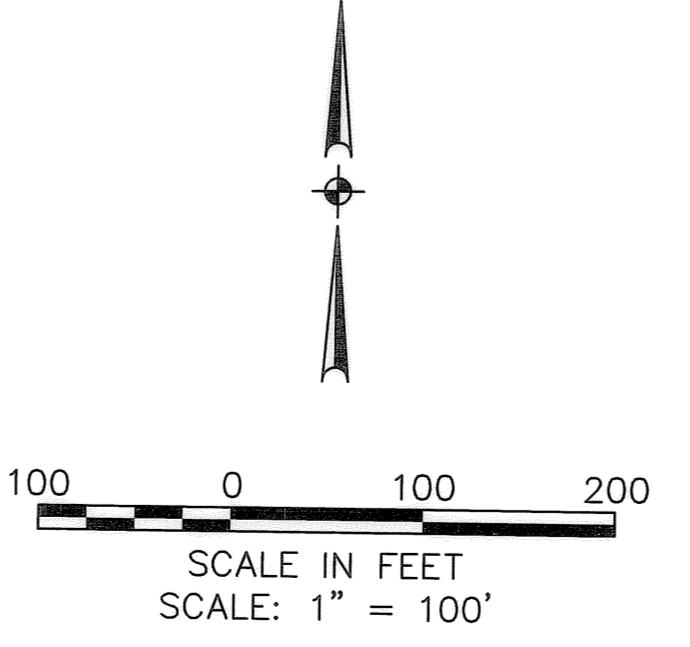
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**VILLAS OF STONE CREEK  
SUBDIVISION NO. 2  
13.0878 ACRES**

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C24	43.26	270.00	21.68	9°10'47"	43.21	S04°38'37"E
C25	87.49	400.00	43.92	12°31'56"	87.32	S64°19'59"W
C26	68.40	400.00	34.28	9°47'49"	68.31	S65°42'03"W
C27	254.33	500.00	129.98	29°08'39"	251.60	N75°22'27"E
C28	217.10	500.00	110.29	24°52'42"	215.40	N73°14'29"E
C29	37.23	500.00	18.62	4°15'57"	37.22	N87°48'48"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:	06-07-04	DRAWN BY:	DM	CHK'D BY:	DR, DJE	DATE:	
DWG. NAME:	V2-PLAT04	DATE:		DATE:		DATE:	
PATH:	R:\04075\DDT\CONTROL	DATE:		DATE:		DATE:	
F.B.:		DATE:		DATE:		DATE:	
<p><b>KS ASSOCIATES, Inc.</b>                  200 Burns Rd., Suite 100                  Spring Hill, TN 37074                  Phone: (615) 345-7300                  Fax: (615) 345-7370                  Email: info@ksassoc.com                  www.ksassoc.com</p>							
<p><b>RECORD PLAT</b>  <b>VILLAS OF STONE CREEK</b>  <b>SUBDIVISION NO. 2</b>                  OF PART OF                  RIDGEVILLE TOWNSHIP ORIGINAL LOT NO. 32                  CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO</p>							
SHEET				2			
OF				5			
JOB NO.				04075			





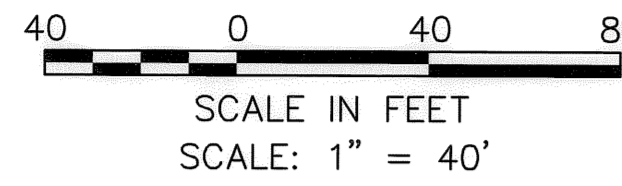
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FJD PROPERTIES, LLC  
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FJD PROPERTIES, LLC  
#20020865412

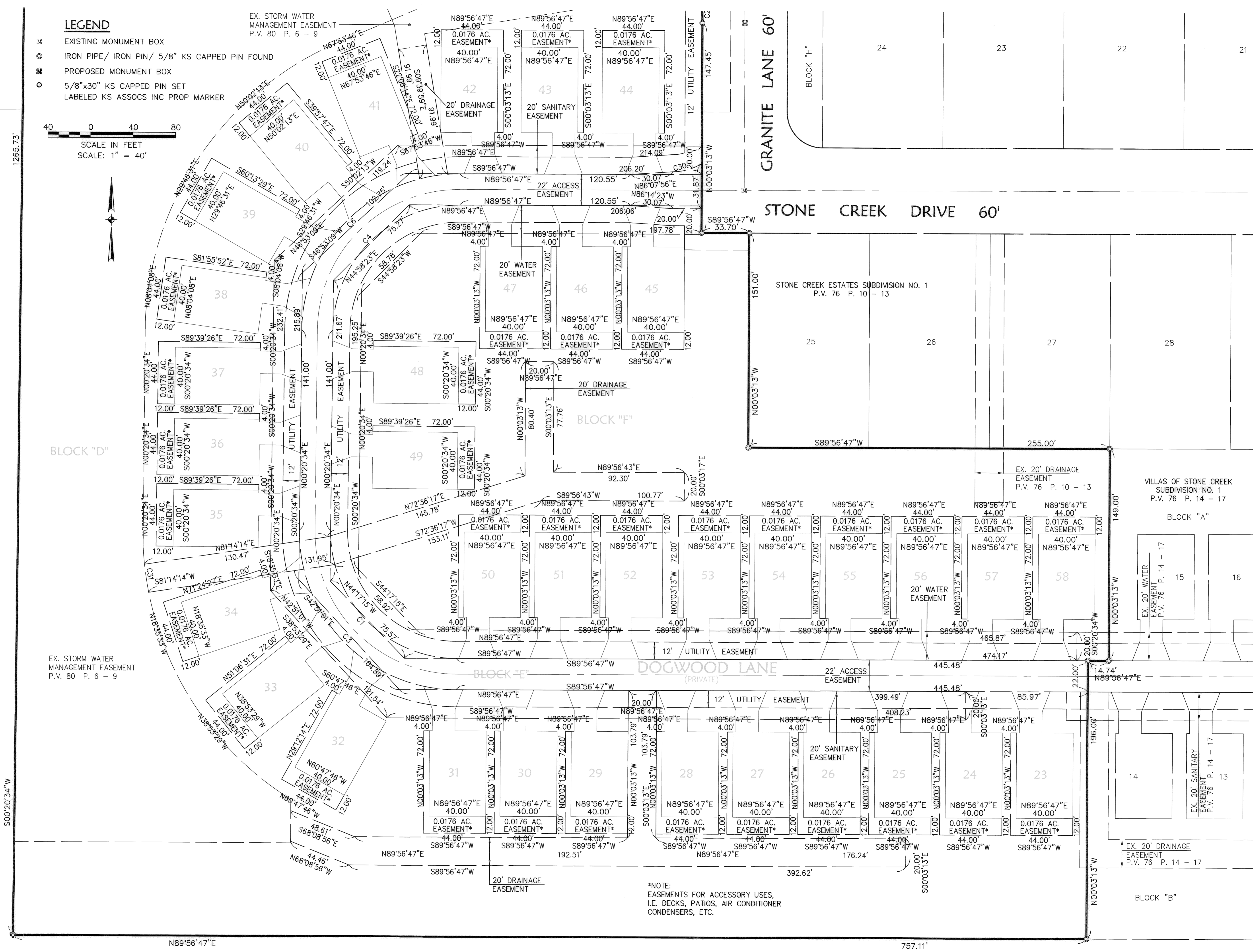
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**LEGEND**

- ☒ 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



EX. STORM WATER  
MANAGEMENT EASEMENT  
P.V. 80 P. 6 - 9



\*NOTE:  
EASEMENTS FOR ACCESSORY USES,  
I.E. DECKS, PATIOS, AIR CONDITIONER  
CONDENSERS, ETC.

BY	
DATE	
REVISIONS	
DATE	01-08-04
DRAWN BY	DAM
CHKD BY	D.B. DLB
DWG. NAME	V2-PLAT03
PATH	R:\04075\LD01\CONTROL
F.B.	
<p><b>HS ASSOCIATES, INC.</b>          260 Burns Rd., Suite 100          Elyria, Ohio 44035          Phone (440) 365-4730          Fax (440) 365-4790          mailroom@hssoc.com          www.hssoc.com</p> 	
<p><b>RECORD PLAT</b>  <b>VILLAS OF STONE CREEK</b>  <b>SUBDIVISION NO. 2</b>          OF PART OF          RIDGEVILLE TOWNSHIP ORIGINAL LOT NO. 32          CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO</p>	
SHEET	5
OF	5
JOB NO.	04075