

WINDSOR POINT SUBDIVISION NO. 3

PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBERS 31 & 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 NUMBERS 31 & 42, CONTAINING 23.4129 ACRES,

THE UNDERSIGNED, OSTER CONSTRUCTION, INC. HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "WINDSOR POINT SUBDIVISION NO. 3" A SUBDIVISION OF LOTS 108 TO 153 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 10th DAY OF August, 2005.

OSTER CONSTRUCTION, INC.

Thomas Oster, President
THOMAS OSTER, PRESIDENT

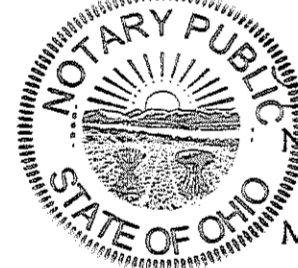
WITNESS

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 10th DAY OF August, 2005.



Rebecca Ondrejovic
REBECCA ONDREJOVIC, NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/28/09

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

OHIO SAVINGS BANK
MORTGAGEE

BY: *David L. Elwell*

TITLE: Assistant Secretary

NOTARY PUBLIC

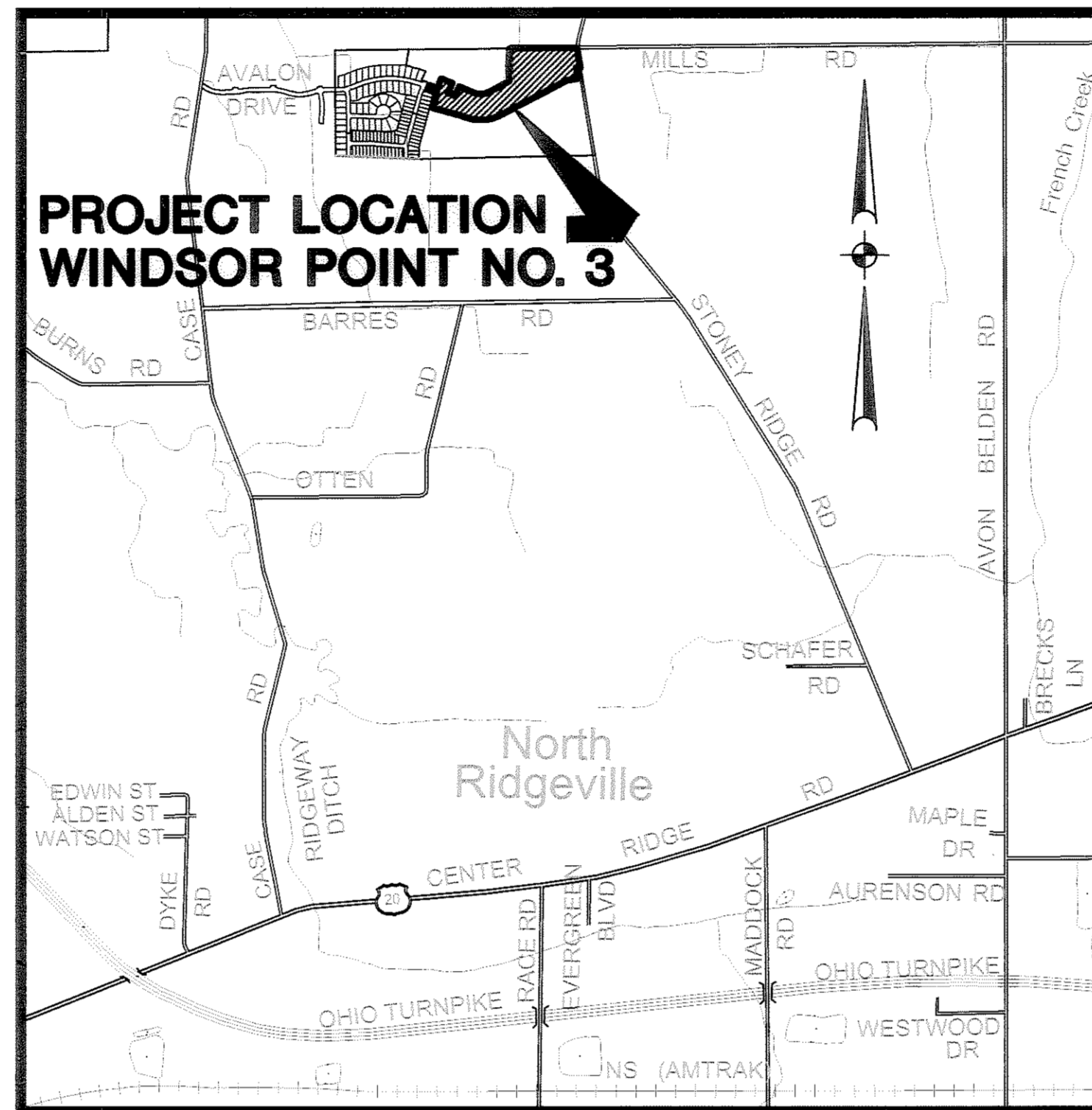
STATE OF OHIO
CUYAHOGA COUNTY

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 15th DAY OF August, 2005.

MITCHELL COHEN
Notary Public, State of Ohio
My Commission Does Not Expire
Recorded in Cuyahoga County

Mitchell Cohen
NOTARY PUBLIC

MY COMMISSION EXPIRES: Has no expiration



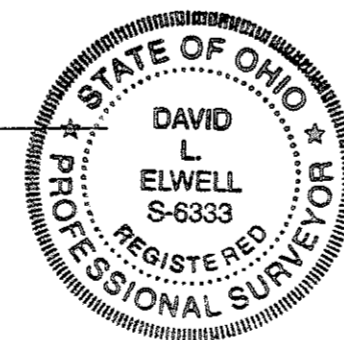
VICINITY MAP NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED WINDSOR POINT SUBDIVISION NO. 3 AS SHOWN HEREON, EMBRACING 23.4129 ACRES OF LAND IN RIDGEVILLE TOWNSHIP ORIGINAL LOT NUMBERS 31 & 42, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 3.9671 ACRES LIE IN PUBLIC STREET DEDICATION, AND 14.4094 ACRES LIE IN LOTS NUMBERED 108 TO 135, INCLUSIVE, AND 5.0364 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, MAINTENANCE, 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, OHIO
(440) 985-7440

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-012
OHIO REV. CODE
OCT 04 2005
MARK R. STEWART
LORAIN COUNTY AUDITOR

PLANNING COMMISSION

APPROVED THIS 23rd DAY OF September, 2005.

Greg M. Windsor
SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION
DATE 9-23-05

CITY COUNCIL

APPROVED THIS 27th DAY OF SEPTEMBER, 2005.

David Kellonk
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)
DATE 9-27-05

CITY ENGINEER

APPROVED THIS 23rd DAY OF September, 2005.

Darryl Siffich
CITY ENGINEER
DATE 9-23-05

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	14.4094 AC.	AREA IN O.L. 31	3.7461 AC.
AREA IN BLOCKS	5.0364 AC.	AREA IN O.L. 42	19.6668 AC.
AREA IN STREETS	3.9671 AC.	TOTAL AREA	23.4129 AC.
TOTAL AREA	23.4129 AC.		

LEGEND

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

DATE	DATE	DESCRIPTION	BY
2-1-05			
DRAWN BY: DAM			
CH'D BY:			
DWG. NAME: 3-PLATCS			
PATH: R:\05028\LD01\CONTROL			
F.B.:			

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

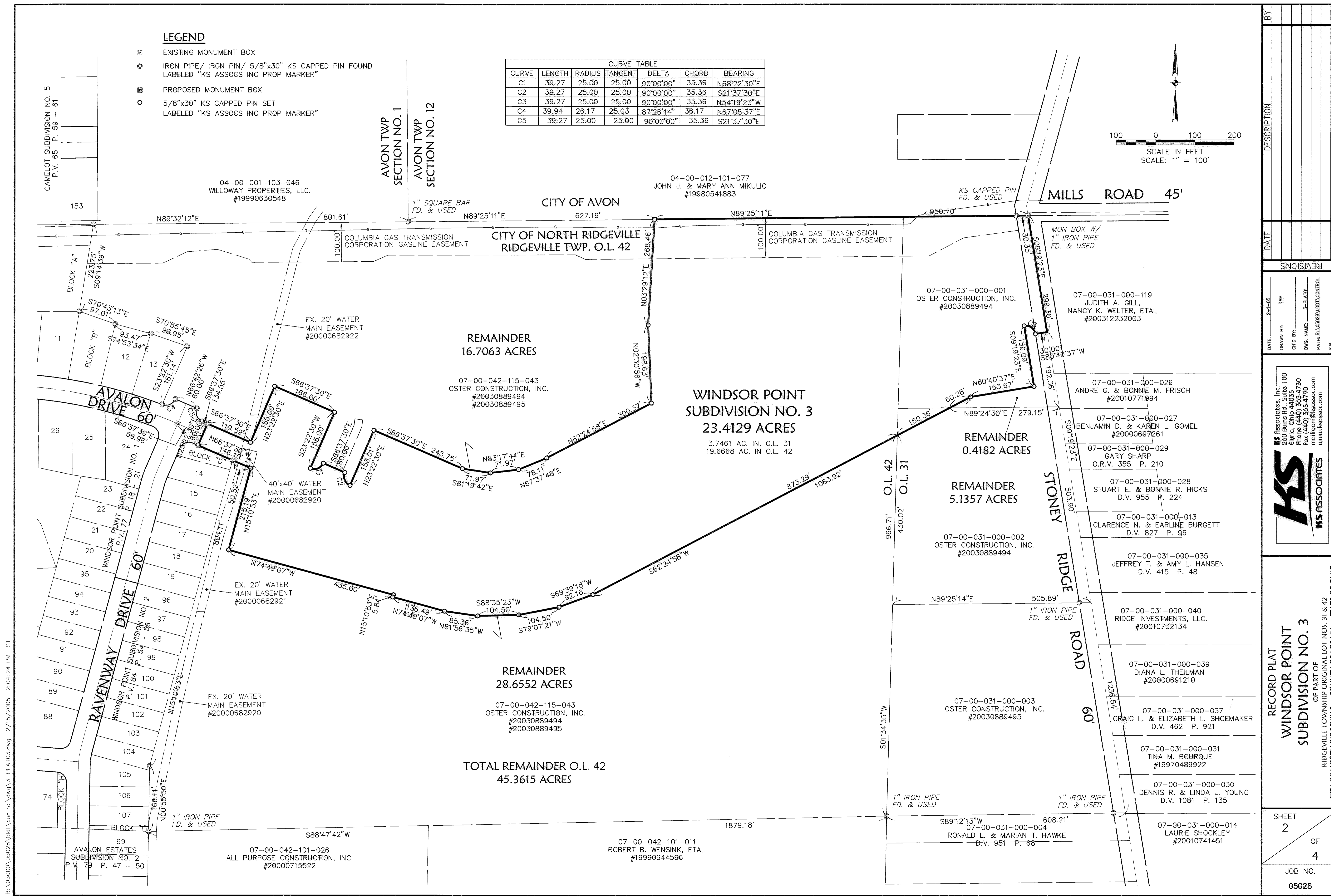
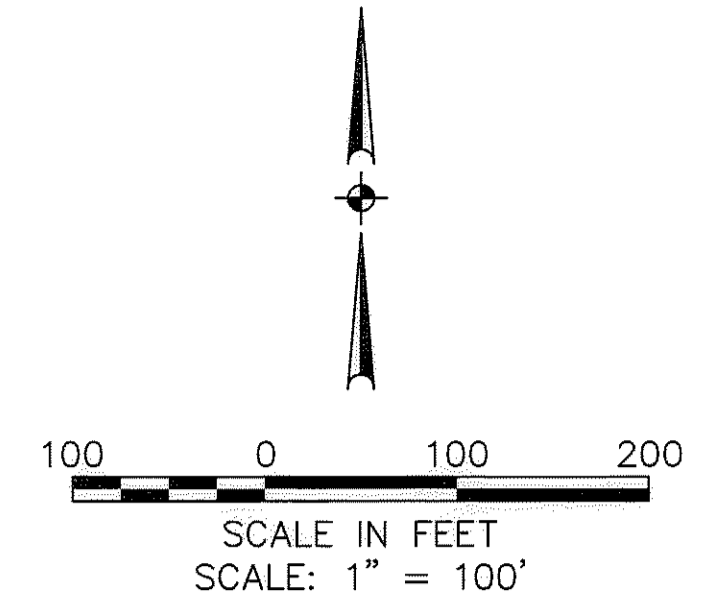
RECORD PLAT
WINDSOR POINT
SUBDIVISION NO. 3
OF PART OF
RIDGEVILLE TOWNSHIP ORIGINAL LOT NOS. 31 & 42
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

SHEET
1
OF
4
JOB NO.
05028

LEGEND

- ☒ EXISTING MONUMENT BOX
- ⊙ IRON PIPE/ IRON PIN/ 5/8"x30" 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"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	39.27	25.00	25.00	90°00'00"	35.36	N68°22'30"E
C2	39.27	25.00	25.00	90°00'00"	35.36	S21°37'30"E
C3	39.27	25.00	25.00	90°00'00"	35.36	N54°19'23"W
C4	39.94	26.17	25.03	87°26'14"	36.17	N67°05'37"E
C5	39.27	25.00	25.00	90°00'00"	35.36	S21°37'30"E



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BY									
DATE	2-1-05	DRAWN BY	DMM	CHKD BY	JPL	DWS. NAME	JPL	PATH	E:\05028\1\CONTROL
REVISIONS									
RECORD PLAT WINDSOR POINT SUBDIVISION NO. 3 <small>OF PART OF</small> <small>RIDGEVILLE TOWNSHIP ORIGINAL LOT NOS. 31 & 42</small> <small>CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO</small>									
SHEET									
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OF									
4									
JOB NO.									
05028									

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04-00-001-103-046
WILLOWAY PROPERTIES, LLC.
#19990630548

CITY OF AVON
CITY OF NORTH RIDGEVILLE

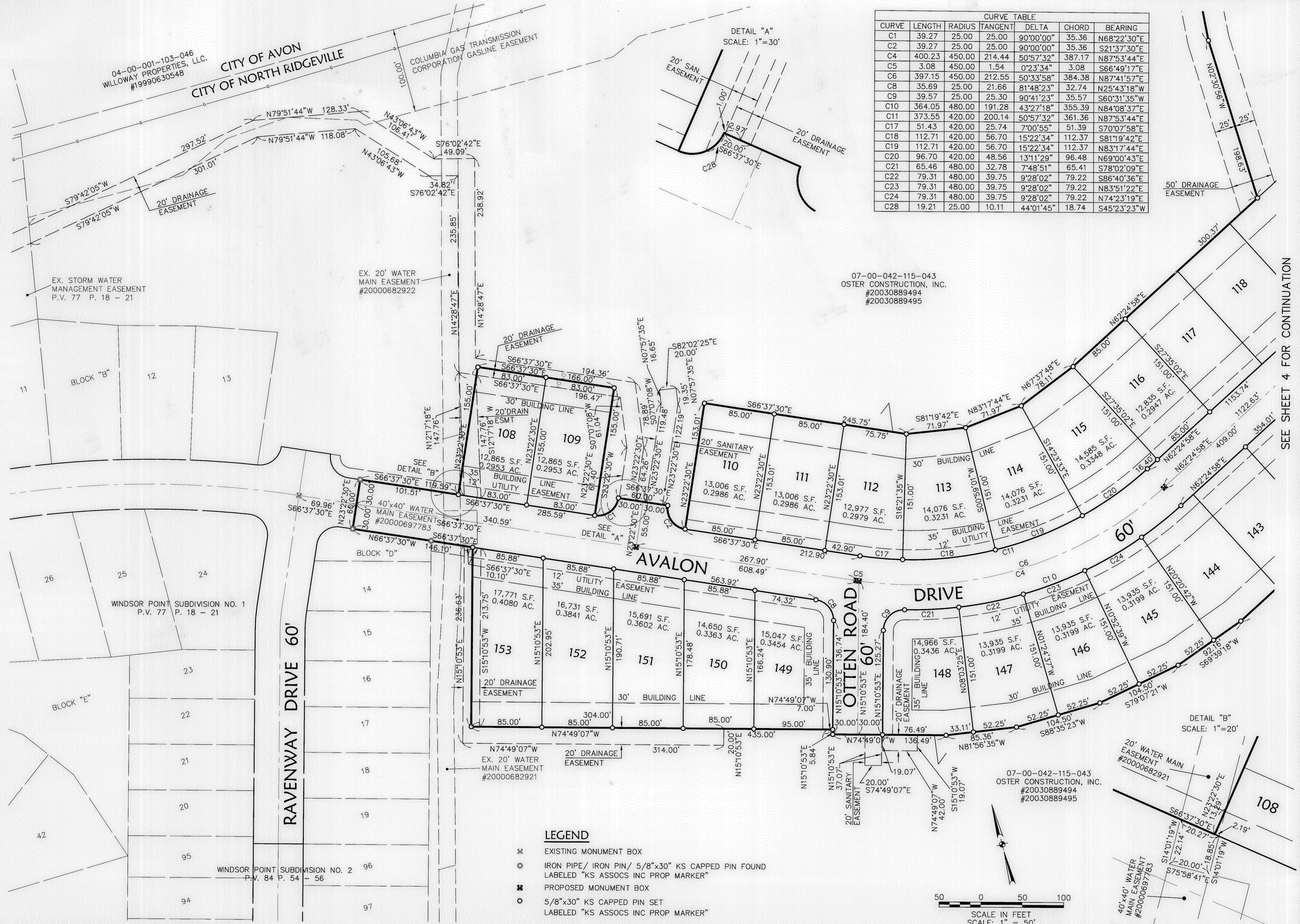
COLUMBIA GAS TRANSMISSION CORPORATION
GASLINE EASEMENT

DETAIL "A"
SCALE: 1"=30'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	39.27	25.00	25.00	90°00'00"	35.36	N68°22'30"E
C2	39.27	25.00	25.00	90°00'00"	35.36	S21°37'30"E
C4	400.23	450.00	214.44	50°57'32"	387.17	N87°53'44"E
C5	3.08	450.00	1.54	0°23'34"	3.08	S66°49'17"E
C6	397.15	450.00	212.55	50°33'58"	384.38	N87°41'57"E
C8	35.69	25.00	21.66	81°48'23"	32.74	N25°43'18"W
C9	39.57	25.00	25.30	90°41'23"	35.57	S60°31'35"W
C10	364.05	480.00	191.28	43°27'18"	355.39	N84°08'37"E
C11	373.55	420.00	200.14	50°57'32"	361.36	N87°53'44"E
C17	51.43	420.00	25.74	7°00'55"	51.39	S70°07'58"E
C18	112.71	420.00	56.70	15°22'34"	112.37	S81°19'42"E
C19	112.71	420.00	56.70	15°22'34"	112.37	N83°17'44"E
C20	96.70	420.00	48.56	13°11'29"	96.48	N69°00'43"E
C21	65.46	480.00	32.78	7°48'51"	65.41	S78°02'09"E
C22	79.31	480.00	39.75	9°28'02"	79.22	S86°40'36"E
C23	79.31	480.00	39.75	9°28'02"	79.22	N83°51'22"E
C24	79.31	480.00	39.75	9°28'02"	79.22	N74°23'19"E
C28	19.21	25.00	10.11	44°01'45"	18.74	S45°23'23"W

07-00-042-115-043
OSTER CONSTRUCTION, INC.
#20030889494
#20030889495

SEE SHEET 4 FOR CONTINUATION



LEGEND

- ⊠ EXISTING MONUMENT BOX
- IRON PIPE/ IRON PIN/ 5/8"x30" 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"

DATE	DESCRIPTION	REVISIONS

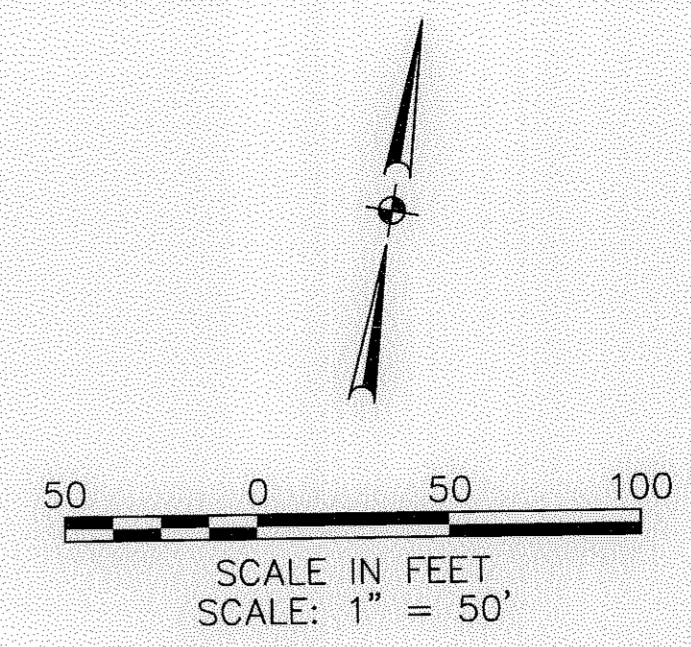
DATE: 2-1-05
DRAWN BY: DAW
C'D BY: J-PLAT/LL
DWG. NAME: J-PLAT/LL
PATH: R:\05028\DDT\CONTROL

KS ASSOCIATES, INC.
260 Burns Rd., Suite 100
Elyria, Ohio 44035
Phone (440) 365-4730
Fax (440) 365-4790
mailto:ksassoc.com
www.ksassoc.com

RECORD PLAT
**WINDSOR POINT
SUBDIVISION NO. 3**
OF PART OF
RIDGEVILLE TOWNSHIP ORIGINAL LOT NOS. 31 & 42
CITY OF NORTH RIDGEVILLE COUNTY OF LOHAIN STATE OF OHIO

SHEET 3	OF 4
JOB NO. 05028	

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C3	39.27	25.00	25.00	90°00'00"	35.36	N54°19'23"W
C7	63.74	200.00	32.14	18°15'39"	63.47	S71°32'48"W
C12	39.27	25.00	25.00	90°00'00"	35.36	N72°35'02"W
C13	39.27	25.00	25.00	90°00'00"	35.36	S17°24'58"W
C14	52.59	165.00	26.52	18°15'39"	52.36	S71°32'48"W
C15	74.90	235.00	37.77	18°15'39"	74.58	S71°32'48"W
C16	39.27	25.00	25.00	90°00'00"	35.36	N35°40'37"E
C25	60.64	480.00	30.36	7°14'20"	60.60	N66°02'08"E
C26	45.99	235.00	23.07	11°12'44"	45.91	S68°01'20"W
C27	28.91	235.00	14.47	7°02'54"	28.89	S77°09'10"W



- LEGEND**
- ◻ EXISTING MONUMENT BOX
 - IRON PIPE/ IRON PIN/ 5/8"x30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
 - ◻ PROPOSED MONUMENT BOX
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07-00-042-115-043
OSTER CONSTRUCTION, INC.
#20030889494
#20030889495

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#20030889494
#20030889495



SEE SHEET 3 FOR CONTINUATION

NORTH RIDGEVILLE ZONING CHAPTER 1282
SINGLE-FAMILY REQUIREMENTS

LOT SIZE (1282.11 C1, C2) AREA: 12,800 S.F.
MIN. WIDTH: 80'
MAX. WIDTH: 100'
AVE. WIDTH: 85'
MIN. CORNER LOT WIDTH: 95'

FRONT SETBACKS (1282.11 C3) MIN. FRONT: 30'
MAX. FRONT: 40'
AVE. FRONT: 35'

SIDE YARD SETBACKS (1282.11 C4) MIN. SIDE: 5'
MIN. BTWN. DWELLINGS: 15'

REAR SETBACKS (1282.11 C5) MIN. REAR: 30'

CLUSTER LOT REQUIREMENTS

FRONT SETBACK FROM SIDEWALK OR PAVEMENT (1282.11 C3) MIN. FRONT: 22'

SIDE YARD SETBACKS (1282.11 B2, C4) MIN. BTWN. DWELLINGS: 6'
FROM COMMON OPEN SPACE MIN. DIST: 15'
FROM SINGLE FAMILY PROPERTY LINE MIN. DIST: 35'

DATE	DESCRIPTION
2-1-05	DRAWN BY: DAM
	CHKD BY:
	DWG. NAME: 3-PLATZ
	PATH: E:\05028\05028\05028\CONTROL
	F.B.

REVISIONS

<p>KS Associates, Inc. 260 Burns Rd., Suite 100 Elvira, Ohio 44035 Phone (440) 565-4730 Fax (440) 565-4790 mailroom@ksassoc.com www.ksassoc.com</p>	<p>07-00-031-000-119 JUDITH A. GILL NANCY K. WELTER, ETAL #200312232003</p>
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<p>07-00-031-000-026 ANDRE G. & BONNIE M. FRISCH #20010771994</p>	<p>07-00-031-000-001 OSTER CONSTRUCTION, INC. #20030889494</p>
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<p>RECORD PLAT WINDSOR POINT SUBDIVISION NO. 3</p>	<p>OF PART OF RIDGEVILLE TOWNSHIP ORIGINAL LOT NOS. 31 & 42 CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO</p>
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SHEET	4
OF	4
JOB NO.	05028

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