

# SANDY RIDGE SUBDIVISION NO. 1

PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBERS 39, 40, 45, & 46

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 39, 40, 45, & 46, CONTAINING 26.6677 ACRES.

THE UNDERSIGNED, SANDY RIDGE DEVELOPMENT, LTD. HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "SANDY RIDGE SUBDIVISION NO. 1" A SUBDIVISION OF LOTS 1 TO 54 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 DAY OF \_\_\_\_\_, 2005.

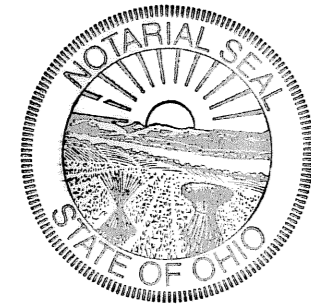
SANDY RIDGE DEVELOPMENT, LTD.

*Robert Yost*  
ROBERT YOST \_\_\_\_\_ WITNESS  
*John O'Neill*  
JOHN O'NEILL \_\_\_\_\_ WITNESS

## NOTARY PUBLIC

STATE OF OHIO  
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR ROBERT YOST, THE ABOVE SIGNED OFFICER OF SANDY RIDGE DEVELOPMENT, LTD. 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

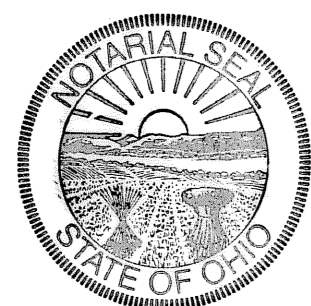


*Michelle Shoups*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

## NOTARY PUBLIC

STATE OF OHIO  
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR JOHN O'NEILL, THE ABOVE SIGNED OFFICER OF SANDY RIDGE DEVELOPMENT, LTD. 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.



*Michelle Shoups*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED *Buckeye Bank*, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF SANDY RIDGE SUBDIVISION HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE OF STREETS AND EASEMENTS AS SHOWN HEREON.

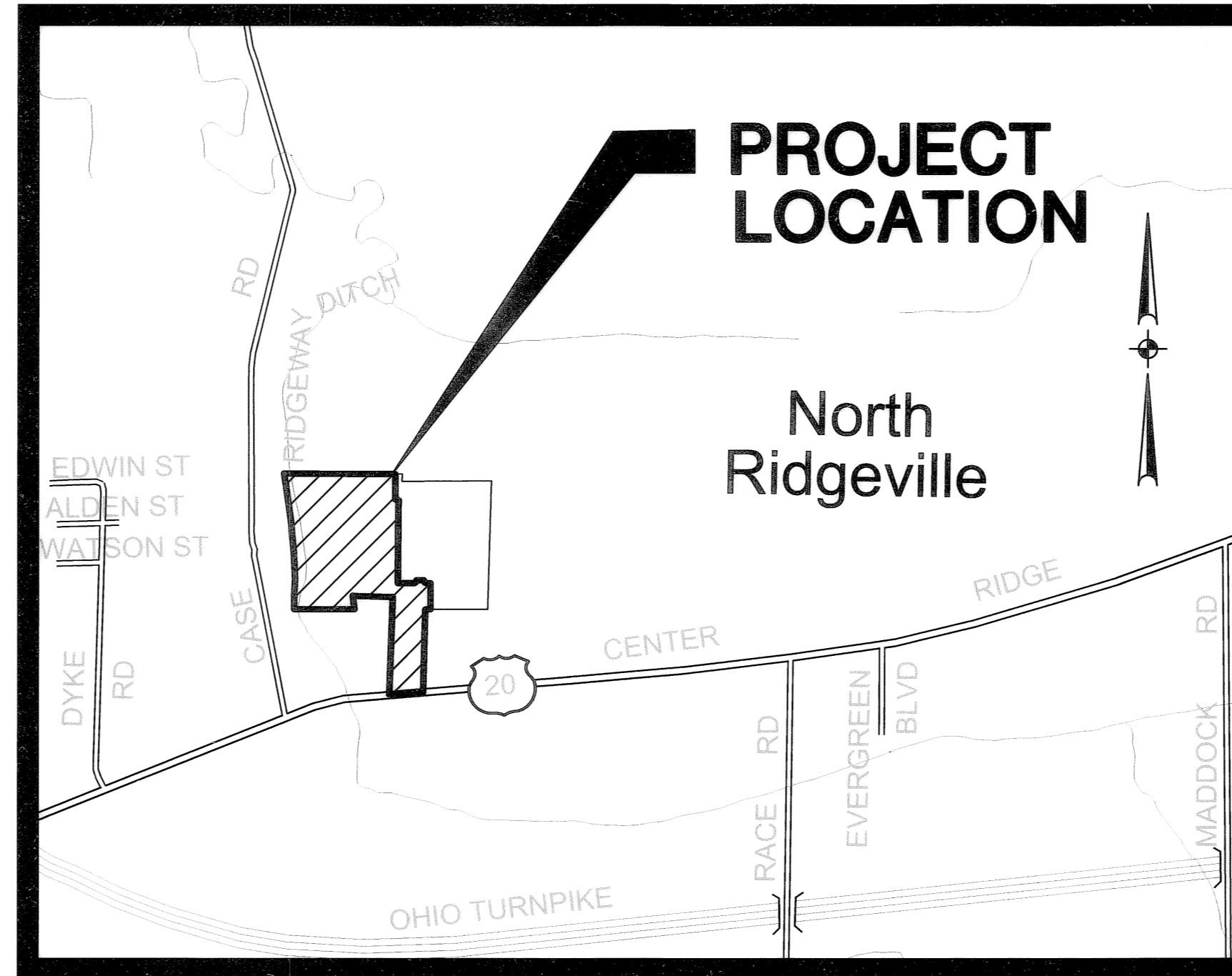
*Buckeye Community Bank*  
MORTGAGEE

BY: *Bruce Stearns*

TITLE: *President + CEO.*



*Michelle Shoups*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_



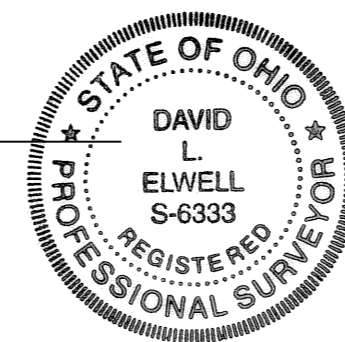
VICINITY MAP NO SCALE

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED SANDY RIDGE SUBDIVISION NO. 1 AS SHOWN HEREON, EMBRACING 26.6677 ACRES OF LAND IN RIDGEVILLE TOWNSHIP ORIGINAL LOT NUMBERS 39, 40, 45, & 46 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 5.0538 ACRES LIE IN PUBLIC STREET DEDICATION, AND 9.1821 ACRES LIE IN LOTS NUMBERED 1 TO 54, INCLUSIVE, AND 12.4318 ACRES LIE IN BLOCKS.

IRON PIPES WERE FOUND AT ALL POINTS INDICATED THUSLY AND 5/8"x30" CAPPED PINS WERE SET AT ALL POINTS INDICATED AS . 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* 7-15-05  
DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333



## 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 \_\_\_\_\_, 2005.

*Michelle Shoups*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

## PLANNING COMMISSION

APPROVED THIS 27<sup>th</sup> DAY OF July, 2005.  
*Kay M. Jordan*  
SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION DATE 7-27-05

## CITY COUNCIL

APPROVED THIS 27<sup>th</sup> DAY OF July, 2005.  
*David Hillcock*  
MAYOR (OR DESIGNATED MEMBER OF COUNCIL) DATE

## CITY ENGINEER

APPROVED THIS 27<sup>th</sup> DAY OF July, 2005.  
*Laura Gilfoin*  
CITY ENGINEER DATE 7-27-05

## COUNTY AUDITOR

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.  
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	9.1821	AC.
AREA IN BLOCKS	12.4318	AC.
AREA IN STREETS	5.0538	AC.
TOTAL AREA	26.6677	AC.
AREA IN O.L. 39	3.4977	AC.
AREA IN O.L. 40	1.3031	AC.
AREA IN O.L. 45	21.0785	AC.
AREA IN O.L. 46	0.7884	AC.
TOTAL AREA	26.6677	AC.

TRANSF. IN COMPLIANCE WITH 2005  
OCT 07 2005  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

## LEGEND

- EXISTING MONUMENT BOX
- IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
- PROPOSED MONUMENT BOX
- 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"

DATE	DATE	DESCRIPTION	BY
7-11-05			
DRAWN BY: DAM			
CHD BY:			
DWG. NAME: 1-PLATCS.dwg			
PATH: R:\04087\DDT\CONTROL			
F.B.:			



## RECORD PLAT SANDY RIDGE SUBDIVISION NO. 1

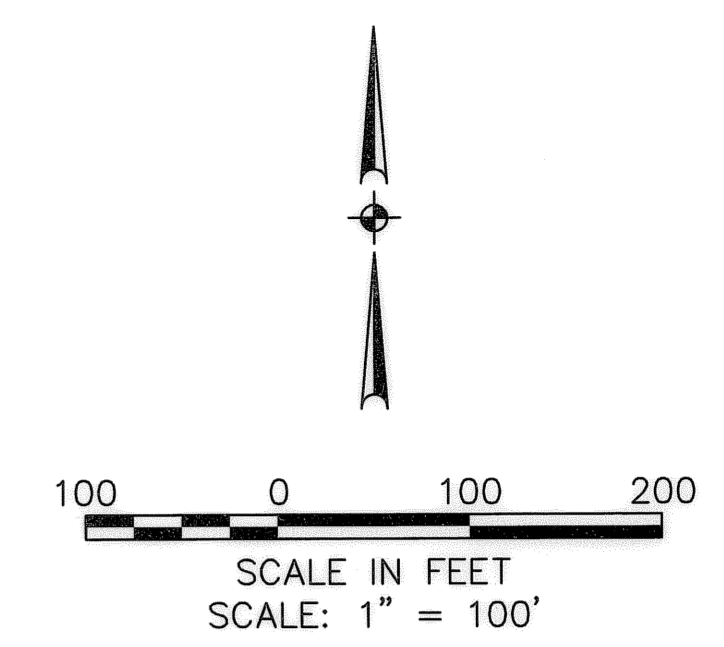
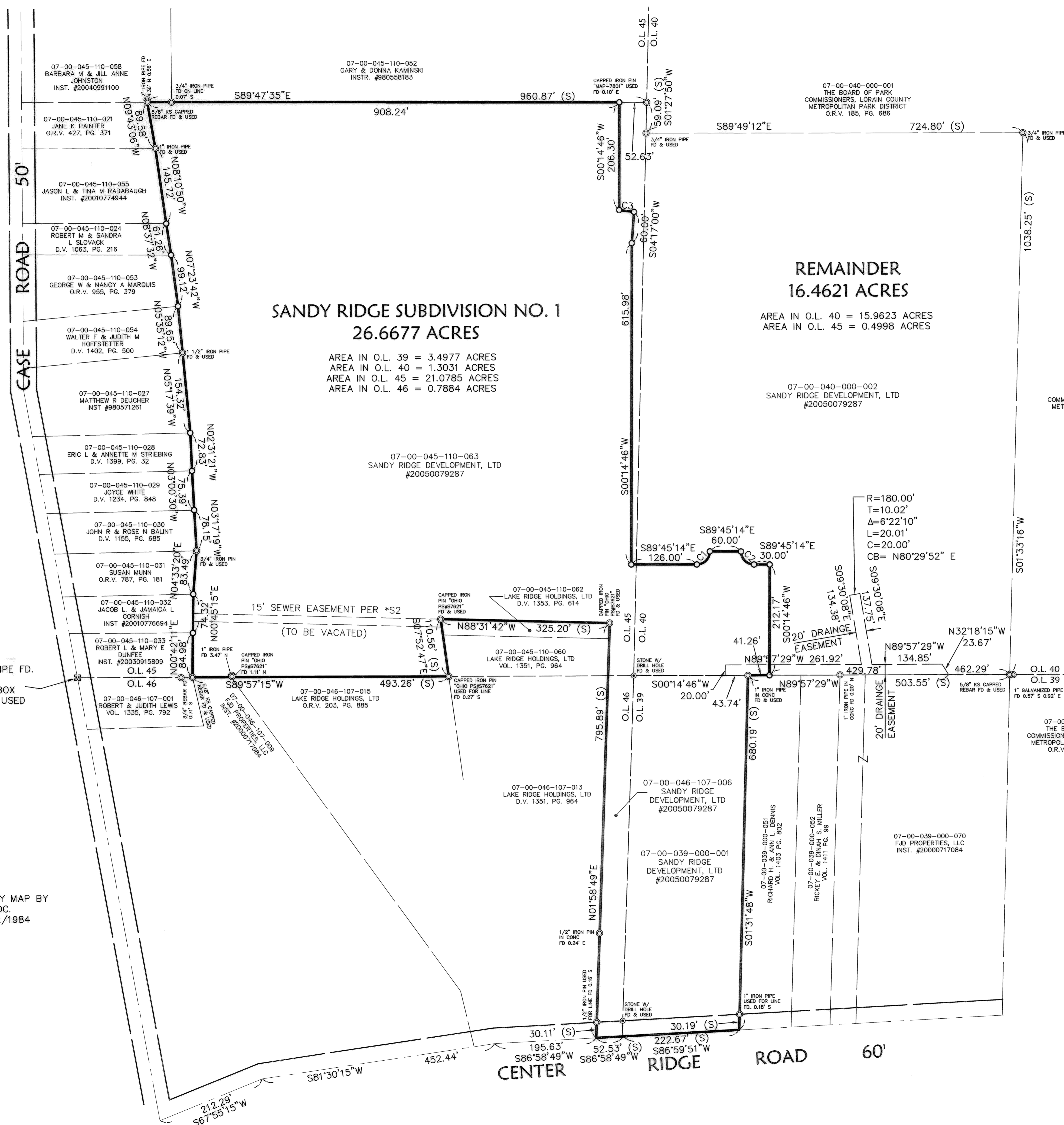
OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NOS. 39, 40, 45, & 46 CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 4  
JOB NO. 04087



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\*S2 : SURVEY & TOPOGRAPHY MAP BY  
KLEINOEDER-SCHMIDT & ASSOC.  
DATED 8/1984, REVISED 9/12/1984



**SANDY RIDGE SUBDIVISION NO. 1**  
26.6677 ACRES

AREA IN O.L. 39 = 3.4977 ACRES  
AREA IN O.L. 40 = 1.3031 ACRES  
AREA IN O.L. 45 = 21.0785 ACRES  
AREA IN O.L. 46 = 0.7884 ACRES

**REMAINDER**  
16.4621 ACRES

AREA IN O.L. 40 = 15.9623 ACRES  
AREA IN O.L. 45 = 0.4998 ACRES

- 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"
  - ⊙ DRILLHOLE FOUND
  - FD FOUND
  - (S) SURVEYED
  - (R) RECORD
  - D.V. DEED VOLUME
  - PG. PAGE
  - O.L. ORIGINAL LOT
  - O.R.V. OFFICIAL RECORD VOLUME
  - INST. INSTRUMENT
  - N NORTH
  - S SOUTH
  - E EAST
  - W WEST

BY:	
DESCRIPTION:	
DATE:	
REVISIONS:	
DATE:	12-10-04
DRAWN BY:	DAM
CHKD BY:	
DWG. NAME:	1-PLAT04
PATH:	E:\04087\DDT\CONTROL
F.B.:	
DATE:	7-20-05
DESCRIPTION:	ADDED DRAINAGE EASEMENT
BY:	DLE

**KS ASSOCIATES, INC.**  
260 Burns Rd., Suite 100  
Elyria, Ohio 44035  
Phone (440) 565-4750  
Fax (440) 565-4790  
mailroom@ksassoc.com  
www.ksassoc.com

**RECORD PLAT**  
**SANDY RIDGE SUBDIVISION NO. 1**  
OF PART OF  
ORIGINAL RIDGEVILLE TOWNSHIP LOT NOS. 39, 40, 45, 46  
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

SHEET  
2  
OF  
4

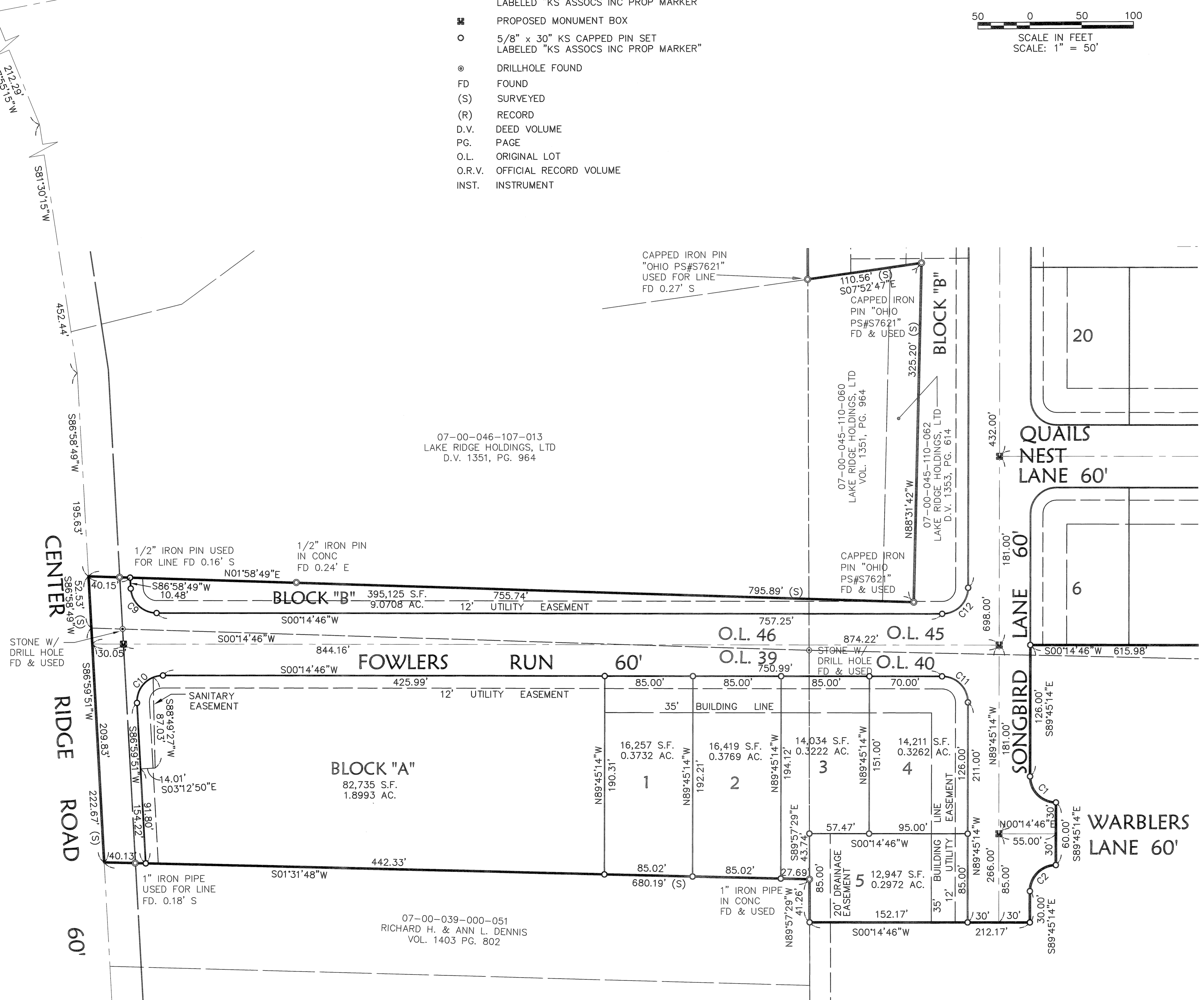
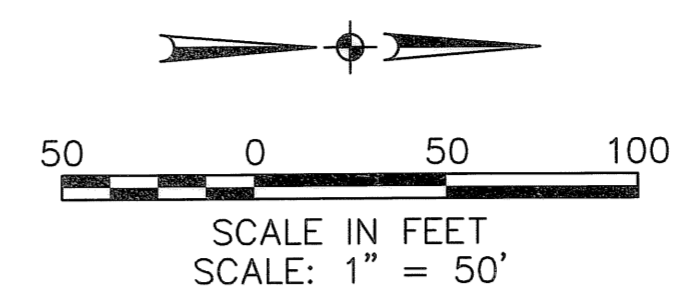
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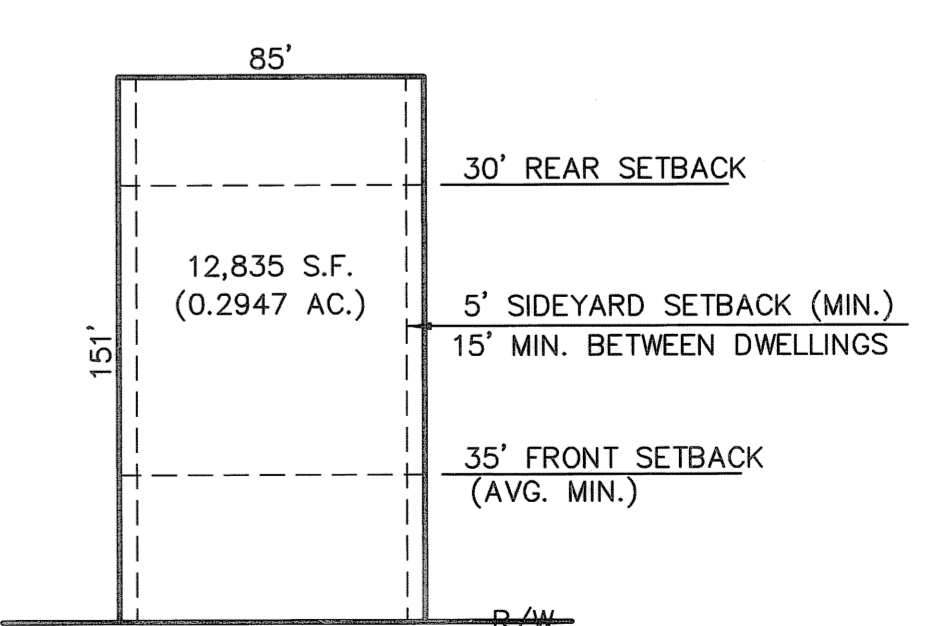
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CASE ROAD 50'

- 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" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"
  - ⊙ DRILLHOLE FOUND
  - FD FOUND
  - (S) SURVEYED
  - (R) RECORD
  - D.V. DEED VOLUME
  - PG. PAGE
  - O.L. ORIGINAL LOT
  - O.R.V. OFFICIAL RECORD VOLUME
  - INST. INSTRUMENT



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	39.27	25.00	25.00	90°00'00"	35.36	N45°14'46"E
C2	39.27	25.00	25.00	90°00'00"	35.36	S44°45'14"E
C3	28.63	270.00	14.33	6°04'32"	28.62	S82°40'44"E
C4	141.37	90.00	25.00	90°00'00"	127.28	S44°45'14"E
C5	126.38	80.00	80.72	90°30'51"	113.64	S45°30'12"W
C6	68.34	300.00	34.32	13°03'06"	68.19	N82°42'50"W
C7	49.89	300.00	25.00	9°31'43"	49.83	S80°57'09"E
C8	35.52	150.00	17.84	13°33'57"	35.43	S07°01'44"W
C9	37.84	25.00	23.61	86°44'03"	34.33	N43°36'47"E
C10	40.69	25.00	26.46	93°14'55"	36.34	S46°22'42"E
C11	39.27	25.00	25.00	90°00'00"	35.36	S45°14'46"W
C12	39.27	25.00	25.00	90°00'00"	35.36	N44°45'14"W
C13	39.27	25.00	25.00	90°00'00"	35.36	S44°45'14"E
C14	39.27	25.00	25.00	90°00'00"	35.36	N45°14'46"E
C15	94.25	60.00	60.00	90°00'00"	84.85	S44°45'14"E
C16	188.50	120.00	120.00	90°00'00"	169.71	S44°45'14"E
C17	173.77	110.00	110.99	90°30'51"	156.26	S45°30'12"W
C18	78.99	50.00	50.45	90°30'51"	71.03	S45°30'12"W
C19	61.50	270.00	30.89	13°03'06"	61.37	N82°42'50"W
C20	75.17	330.00	37.75	13°03'06"	75.01	N82°42'50"W
C21	44.90	270.00	22.50	9°31'43"	44.85	S80°57'09"E
C22	54.88	330.00	27.50	9°31'43"	54.82	S80°57'09"E
C23	39.27	25.00	25.00	90°00'00"	35.36	S58°48'43"W
C24	39.27	25.00	25.00	90°00'00"	35.36	N31°11'17"W
C25	42.62	180.00	21.41	13°33'57"	42.52	S07°01'44"W
C26	28.41	120.00	14.27	13°33'57"	28.35	S07°01'44"W
C27	17.16	120.00	8.59	8°11'31"	17.14	S85°39'29"E
C28	27.16	120.00	13.64	12°58'02"	27.10	S75°04'42"E
C29	20.09	120.00	10.07	9°35'39"	20.07	S63°47'51"E
C30	27.16	120.00	13.64	12°58'02"	27.10	S52°31'01"E
C31	20.09	120.00	10.07	9°35'39"	20.07	S41°14'10"E
C32	27.16	120.00	13.64	12°58'02"	27.10	S29°57'20"E
C33	20.09	120.00	10.07	9°35'39"	20.07	S18°40'29"E
C34	29.58	120.00	14.87	14°07'25"	29.51	S06°48'57"E
C35	55.82	60.00	30.11	53°17'59"	53.82	S63°06'15"E
C36	22.38	60.00	11.32	21°22'31"	22.25	S25°46'00"E
C37	16.05	60.00	8.07	15°19'30"	16.00	S07°25'00"E
C38	58.41	50.00	33.05	66°56'00"	55.15	S33°42'46"W
C39	20.58	50.00	10.44	23°34'42"	20.43	S78°58'08"W
C40	3.51	110.00	1.75	1°49'40"	3.51	N01°09'36"E
C41	30.54	110.00	15.37	15°54'28"	30.44	S10°01'40"W
C42	37.24	110.00	18.80	19°23'54"	37.06	S11°46'23"W
C43	20.11	110.00	10.08	10°28'32"	20.08	S26°42'37"W
C44	26.19	110.00	13.16	13°38'25"	26.13	S38°46'05"W
C45	20.11	110.00	10.08	10°28'33"	20.08	S50°49'34"W
C46	26.19	110.00	13.16	13°38'24"	26.13	S62°53'02"W
C47	20.11	110.00	10.08	10°28'33"	20.08	S74°56'31"W
C48	20.31	110.00	10.19	10°34'50"	20.28	S85°28'12"W
C49	1.99	330.00	1.00	0°20'45"	1.99	N89°04'00"W
C50	39.11	330.00	19.58	6°47'23"	39.08	N85°29'56"W
C51	20.25	330.00	10.13	3°30'55"	20.24	N80°20'47"W
C52	13.83	330.00	6.91	2°24'03"	13.83	N77°23'19"W
C53	7.00	270.00	3.50	1°29'10"	7.00	N88°29'48"W
C54	20.04	270.00	10.03	4°15'13"	20.04	N85°37'37"W
C55	34.46	270.00	17.25	7°18'43"	34.43	N79°50'39"W
C56	16.28	270.00	8.14	3°27'17"	16.28	S77°54'56"E
C57	26.15	110.00	13.14	13°37'22"	26.09	S07°34'18"W
C58	25.06	110.00	12.58	13°03'12"	25.01	S20°54'36"W
C59	20.03	110.00	10.04	10°25'55"	20.00	N67°48'01"E
C60	34.07	110.00	17.17	17°44'39"	33.93	N81°53'18"E
C61	28.38	330.00	14.20	4°55'39"	28.37	N86°46'33"W
C62	15.71	120.00	7.87	7°30'08"	15.70	N03°30'18"W



DETACHED SINGLE FAMILY DWELLING

BY		DESCRIPTION		DATE	
REVISIONS	DATE	DESCRIPTION	DATE	DATE	DESCRIPTION
12-10-04	DM			9-27-05	REVISED STREET NAME PER CLIENT
12-22-04				12-22-04	ORIGINAL ISSUE DATE

**KS ASSOCIATES**

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

**RECORD PLAT**

**SANDY RIDGE SUBDIVISION NO. 1**

OF PART OF  
ORIGINAL RIDGEVILLE TOWNSHIP LOT NOS. 39, 40, 45, 46  
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

SHEET	OF
3	4
JOB NO.	
04087	



