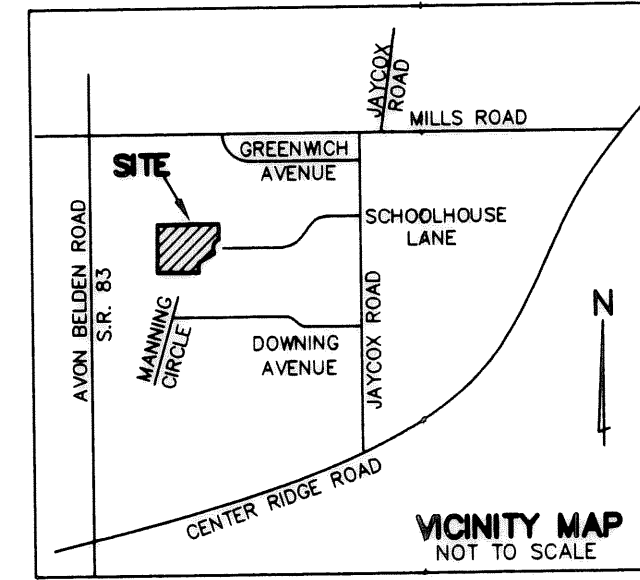


GARDNER ESTATES SUBDIVISION NO. 2

THE UNDERSIGNED, LATINA DEVELOPMENT GROUP INC., DOES HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE GARDNER ESTATES SUBDIVISION NO. 2, AND ACCEPTS THIS PLAT OF SAME. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS 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.

BEING ALL OF BLOCK "A" IN THE "GARDNER ESTATES SUBDIVISION", AS RECORDED IN PLAT VOLUME 82, PAGE 37 & 38 OF LORAIN COUNTY RECORDS, OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO 19, NOW IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO.

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED "GARDNER ESTATES SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 2.3276 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT NO 19, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED ●, IRON PIPES WERE FOUND, AND AT ALL POINTS THUSLY INDICATED ◻, 5/8" IRON PINS IN MONUMENT BOXES WERE FOUND. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON SCHOOLHOUSE LANE BEARING N89°31'54"E AND ARE TO BE USED TO DENOTE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.



IN WITNESS THEREOF, THE UNDERSIGNED HAS HEREUNTO SET HIS HAND THIS 17th DAY OF JANUARY, 2006.

WITNESS: _____ BY: Stuart W. Saylor PRESIDENT
LATINA DEVELOPMENT GROUP INC.

SCALE 1" = 30'
JANUARY, 2006

THE HENRY G. REITZ ENGINEERING COMPANY
BY: Stuart W. Saylor PRESIDENT
STUART W. SAYLOR
REGISTERED SURVEYOR (NO. S-8028)



COUNTY OF CUYAHOGA)
STATE OF OHIO) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LATINA DEVELOPMENT GROUP INC., BY: Stuart W. Saylor, TITLE: President, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

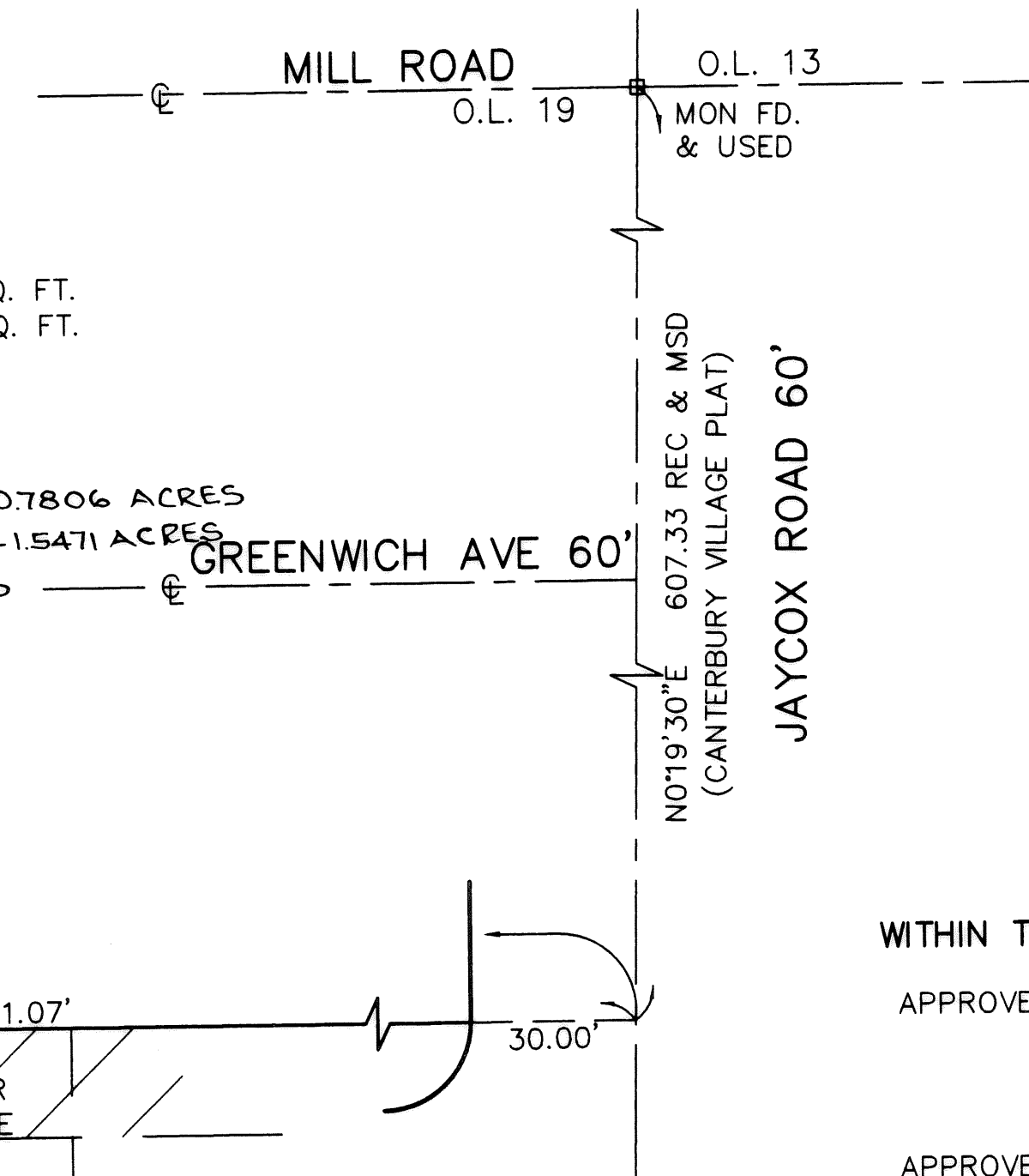
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO THIS 17 DAY OF JANUARY, 2006.

Anne E. Clancy
NOTARY PUBLIC

Anne E. Clancy
Notary Public Lorain County
My Commission Expires
May 28TH 2008
STATE OF OHIO

NOTE:
TOTAL SUBDIVISION AREA = 418,702 SQ. FT.
REQUIRED OPEN SPACE (20%) = 83,740 SQ. FT.

TOTAL LOT AREA = 34,001 SQ. FT. ~ 0.7806 ACRES
TOTAL BLOCK AREA = 67,393 SQ. FT. ~ 1.5471 ACRES
TOTAL = 101,394 SQ. FT. ~ 2.3277 ACRES



WITHIN THE CITY OF NORTH RIDGEVILLE:

APPROVED THIS 17th DAY OF JANUARY, 2006.

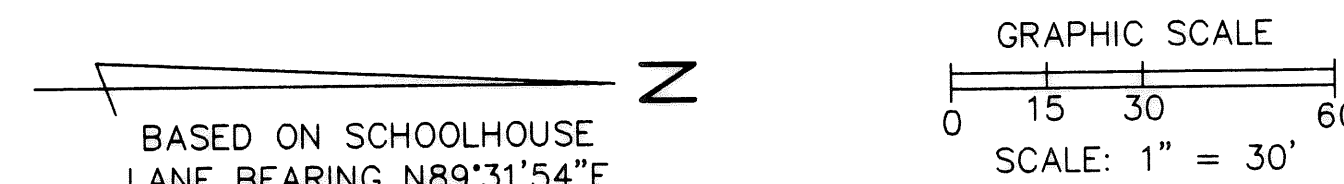
Paul J. Jursic
SECRETARY CITY PLANNING COMMISSION

APPROVED THIS 17th DAY OF JANUARY, 2006.

David A. Link
MAYOR

APPROVED THIS 17th DAY OF JANUARY, 2006.

Larry Stiffled
ENGINEER



BASED ON SCHOOLHOUSE LANE BEARING N89°31'54"E

CURVE DATA			
(1) R=62.50' A=102.59' C=91.46' D=94°03'03" N16°47'00"E	(2) R=30.00' A=25.95' C=25.15' D=49°33'36" N65°41'18"W	(3) R=62.50' A=82.12' C=76.34' D=75°16'58" N78°32'59"W	(4) R=62.50' A=30.32' C=30.03' D=27°47'49" N49°54'37"E
(5) R=62.50' A=72.27' C=68.31' D=66°15'14" N02°53'06"E	(6) R=62.50' A=53.48' C=51.87' D=49°01'47" N54°45'25"W	(7) R=62.50' A=66.27' C=63.21' D=60°45'24" N70°21'00"E	(8) R=30.00' A=25.92' C=25.15' D=49°33'36" N64°45'06"E

LEGEND:

NATURAL BUFFER PRESERVATION EASEMENT

AREA TO REMAIN COMMON

○ DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET

◻ DENOTES 5/8" IRON PINS IN MONUMENT BOXES WERE FOUND

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-022
OHIO REV. CODE
FEB 24 2006
me
MARK R. STEWART
LORAIN COUNTY AUDITOR

TAX MAP DEPT COPY #04-00983