

# NEW RIVERBEND SUBDIVISION No. 1

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN,  
STATE OF OHIO AND BEING PART OF ORIGINAL ELYRIA  
TOWNSHIP LOT No's 112, 113, 114 & 115

### UNDERGROUND UTILITY EASEMENT

I, MELVA TOLBERT, SECRETARY OF NEW RIVERBEND HOMES CORP, MANAGING MEMBER OF NEW RIVERBEND HOMES, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO OHIO EDISON, ALLTEL, COLUMBIA GAS, COMCAST, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER 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 SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET EASEMENT LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH ELECTRIC AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATIONS SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT.

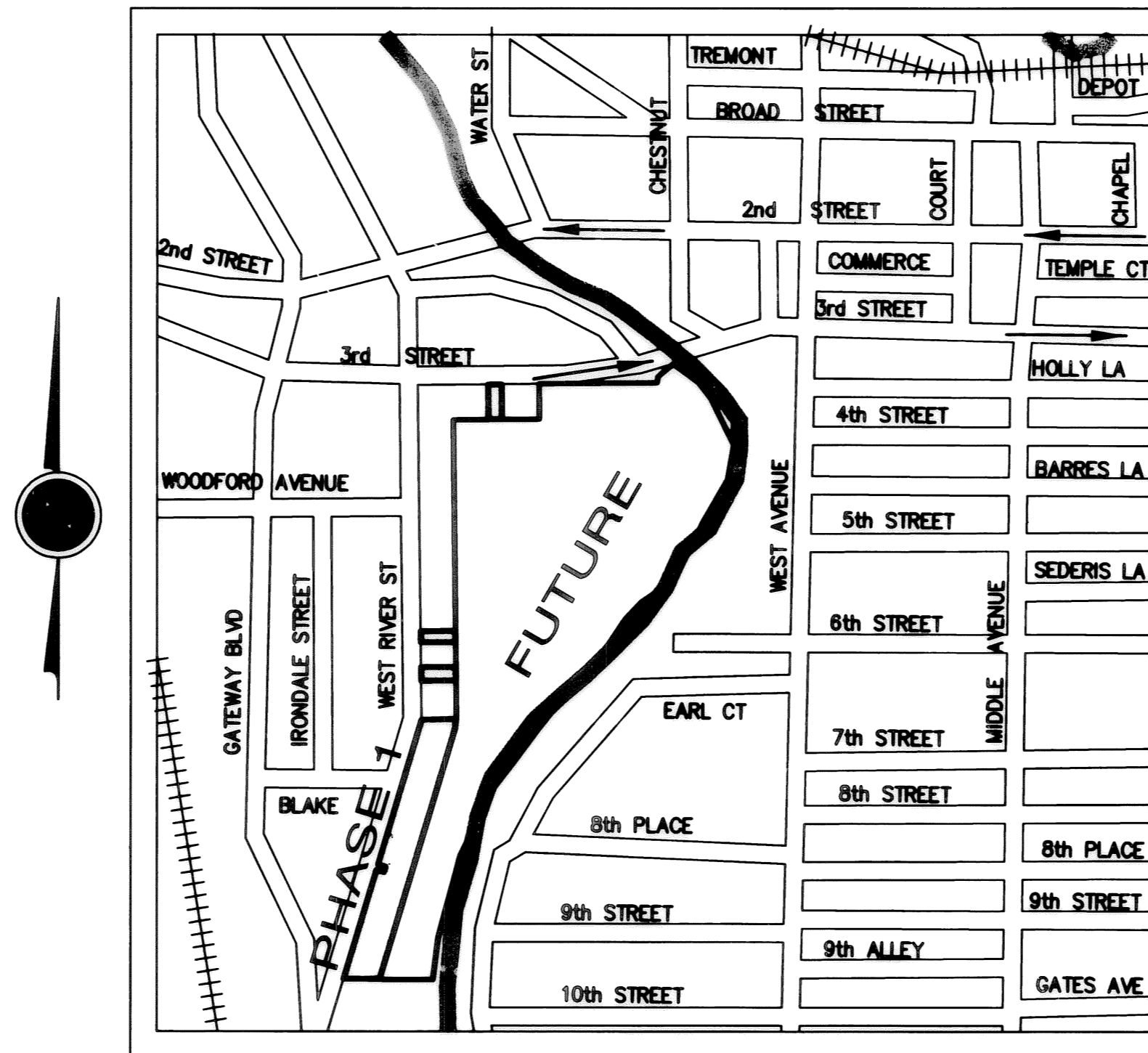
Melva Tolbert 2/11/06  
MELVA TOLBERT, SECRETARY DATE

Matthew C. Neff 3/2/06  
OHIO EDISON DATE

Chandy Entler 2/21/06  
ALLTEL DATE

Don Sam 2/20/06  
COLUMBIA GAS DATE

R.P.D. 02-20-06  
COMCAST DATE



LOCATION MAP

EXECUTED BEFORE ME BY NEW RIVERBEND HOMES CORP, BY ITS SECRETARY, MELVA TOLBERT, OWNER OF THE LANDS SHOWN HEREON, THIS 11<sup>th</sup> DAY OF February, 2006.

WHO, UNDER PENALTY OF PERJURY IN VIOLATION OF SECTION 2921.11 OF THE OHIO REVISED CODE, REPRESENTED TO ME BY SAID PERSON.

Fay R. Boyer  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 8-16-10

**FAY R. BOYER**  
Notary Public  
State of Ohio  
My Commission Expires  
on August 10, 2010

### SURVEYOR CERTIFICATION

I, HEREBY STATE THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON.

ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY.

Matthew C. Neff  
MATTHEW C. NEFF  
PROFESSIONAL SURVEYOR #7315  
JANUARY 26, 2006



### ACCEPTANCE

I THE UNDERSIGNED, MELVA TOLBERT, SECRETARY OF NEW RIVERBEND HOMES CORP, MANAGING MEMBER OF NEW RIVERBEND HOMES, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION PLAT OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST INDIVIDUALLY AND AS MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY.

NEW RIVERBEND HOMES L.L.C.  
BY: NEW RIVERBEND HOMES CORP, ITS MANAGING MEMBER

Melva Tolbert  
BY: MELVA TOLBERT, SECRETARY

EXECUTED BEFORE ME, BY NEW RIVERBEND HOMES CORP, BY ITS SECRETARY, MELVA TOLBERT, OWNER OF THE LANDS SHOWN HEREON, THIS 11<sup>th</sup> DAY OF February, 2006.

WHO, UNDER PENALTY OF PERJURY IN VIOLATION OF SECTION 2921.11 OF THE OHIO REVISED CODE, REPRESENTED TO ME BY SAID PERSON.

Kay A. Meecha  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 10-1-06

### APPROVALS

THIS SUBDIVISION PLAT IS APPROVED BY THE ENGINEER OF THE CITY OF ELYRIA, OHIO THIS 2<sup>ND</sup> DAY OF MARCH, 2006.

John Hart P.E. 3/2/06  
ENGINEER DATE

THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ELYRIA, OHIO, BY RESOLUTION ADOPTED THIS 7<sup>TH</sup> DAY OF FEBRUARY, 2006.

John M. Jones 3-3-06  
CHAIRMAN DATE

DeAnna J. Jupp 3/3/06  
SECRETARY DATE

### SUBDIVISION AREA TABULATION:

PARCEL 06-24-112-000-013	456,067.20 SF	
PARCEL 06-24-114-000-008	16,500.00 SF	
PARCEL 06-24-115-000-004	172,857.81 SF	
<b>TOTAL:</b>	<b>645,425.01 SF</b>	<b>14.8169 ACRES</b>
SUBLOTS 1 THROUGH 24	174,432.78 SF	
BLOCK "A"	5,676.56 SF	
BLOCK "B"	9,104.37 SF	
BLOCK "C"	9,144.10 SF	
BLOCK "D"	447,067.20 SF	
<b>TOTAL:</b>	<b>645,425.01 SF</b>	<b>14.8169 ACRES</b>

TRANSFERRED  
IN COMPLIANCE WITH SEC. 513.02  
OHIO REV. CODE

APR 05 2006

MARK R. STEWART  
LORAIN COUNTY AUDITOR

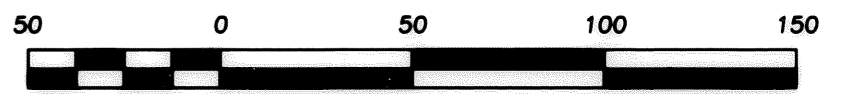
FEE  
EXP  
P.F.

NEW RIVERBEND - SUB. No. 1	
SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO AND BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NOS. 112, 113, 114 AND 115.	
PLANNERS   ENGINEERS   SURVEYORS	Scale: Jan 27, 2006
<b>mNEFF design group</b>	Drawn By: DLN
DESIGNING LAND FOR YOUR WORLD	Checked By:
5422 East 96th Street, Suite 120 • Cleveland OH 44125	Project Number: 7181
tel: 216.663.8820 • fax: 216.663.8821	Field Crew: FS & ET
	Sheet: 1 of 3

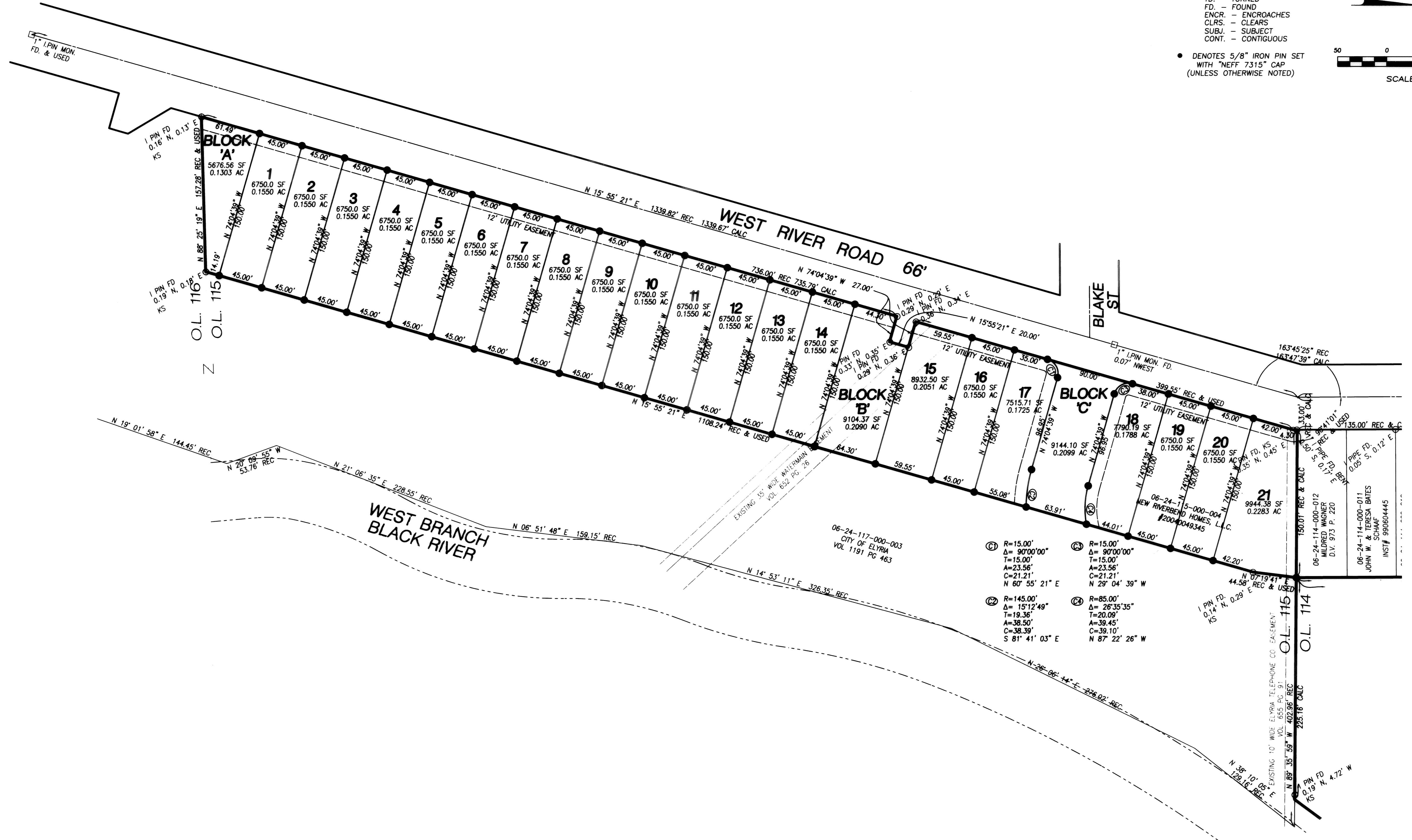
**ABBREVIATIONS**

- Dd. - DEED
- MSD. - MEASURED
- ACT. - ACTUAL
- CALC. - CALCULATED
- OBS. - OBSERVED
- TD. - TURNED
- FD. - FOUND
- ENCR. - ENCROACHES
- CLRS. - CLEARS
- SUBJ. - SUBJECT
- CONT. - CONTIGUOUS

• DENOTES 5/8" IRON PIN SET WITH "NEFF 7315" CAP (UNLESS OTHERWISE NOTED)



SCALE: 1" = 50'



- Ⓒ1 R=15.00'  
Δ= 90°00'00"  
T=15.00'  
A=23.56'  
C=21.21'  
N 60° 55' 21" E
- Ⓒ2 R=15.00'  
Δ= 90°00'00"  
T=15.00'  
A=23.56'  
C=21.21'  
N 29° 04' 39" W
- Ⓒ3 R=15.00'  
Δ= 90°00'00"  
T=15.00'  
A=23.56'  
C=21.21'  
N 29° 04' 39" W
- Ⓒ4 R=85.00'  
Δ= 26° 35' 35"  
T=20.09'  
A=39.45'  
C=39.10'  
N 87° 22' 26" W

Drawing File: A:\700-7100\7181 Elyria - New Riverbend Homes\7181.dwg Feb 28, 2008 - 10:41am

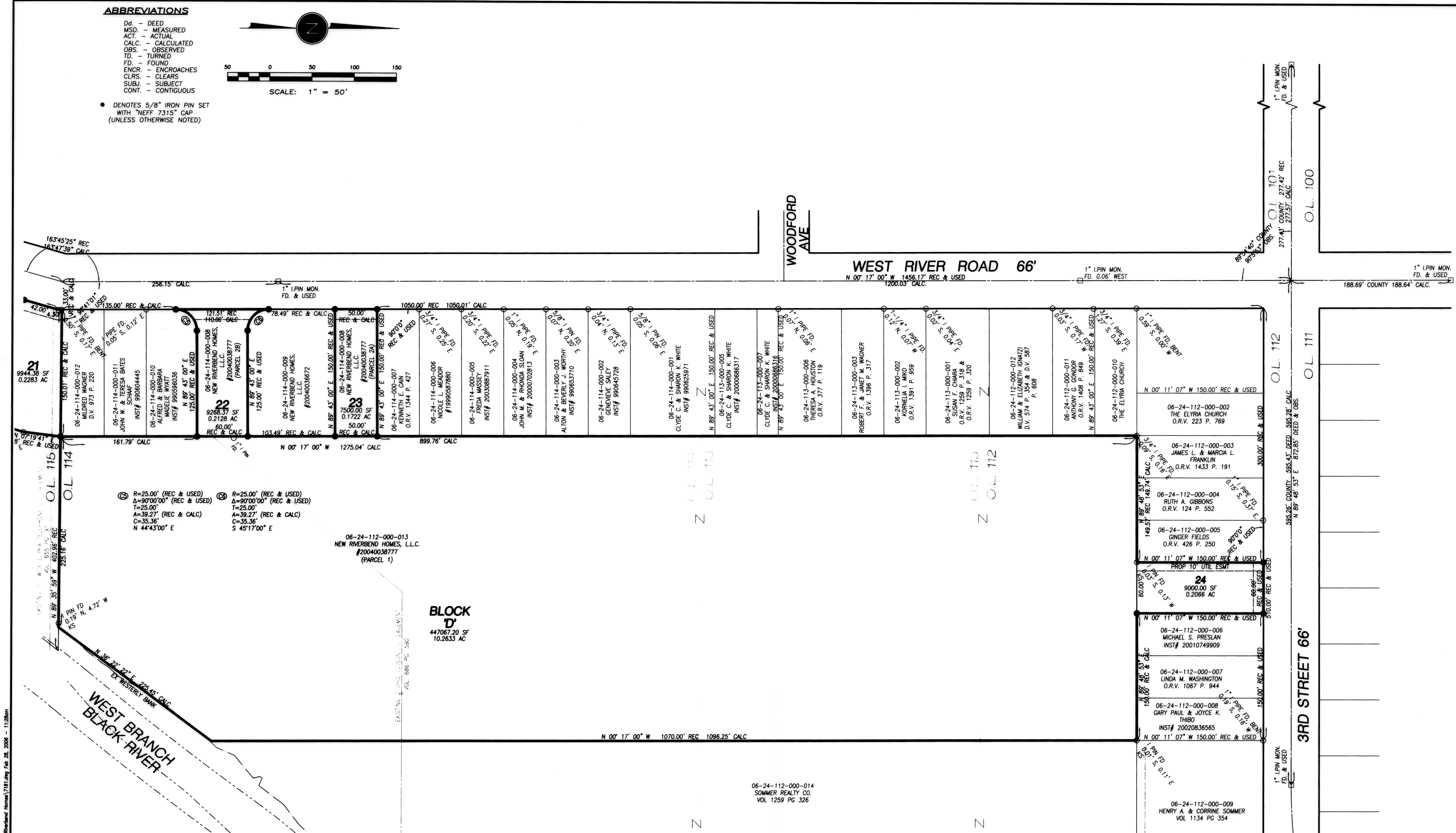
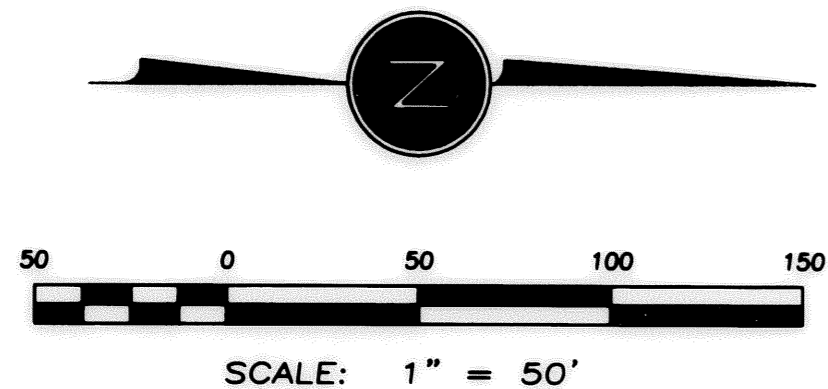
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<p>PLANNERS   ENGINEERS   SURVEYORS</p> <p style="font-size: 1.2em; font-weight: bold;">mNEFF design group</p> <p style="font-size: 0.8em;">DESIGNING LAND FOR YOUR WORLD</p> <p style="font-size: 0.7em;">5422 East 96th Street, Suite 120 • Cleveland OH 44125 tel: 216.663.8620 • fax: 216.663.8621</p>	<p>Scale 1" = 50'    Last Plot Date Feb 28, 2008</p> <p>Drawn By DLN    Checked By</p> <p>Project Number 7181    Field Crew FS &amp; ET</p> <p>Sheet 2 of 3</p>
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TAX MAP DEPT. COPY #06-00961

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Scale: 1" = 50'	Last Plot Date: Feb 28, 2006
Drawn By: DLN	Checked By:
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Sheet: 3 of 3	

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