

PLAT OF NORTHBOROUGH SUBDIVISION NO. 1

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30, CONTAINING 6.5748 ACRES.

THE UNDERSIGNED, NORTHBOROUGH LLC, HEREBY CERTIFIES THAT ATTACHED PLAT CORRECTLY REPRESENTS ITS "NORTHBOROUGH SUBDIVISION NO. 1" A SUBDIVISION OF LOTS 1 TO 30 INCLUSIVE, BLOCK "A" BLOCK "B", DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME.

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 BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND BLOCKS AREA SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR UTILITY PURPOSES ABOVE OR BENEATH THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND THIS 18 DAY OF October, 2005.

NORTHBOROUGH LLC

Joseph R. Scaletta
JOSEPH R. SCALETTA, MANAGING MEMBER

Mike Smith
WITNESS

Booyser
WITNESS

NOTARY PUBLIC

STATE OF OHIO

SS

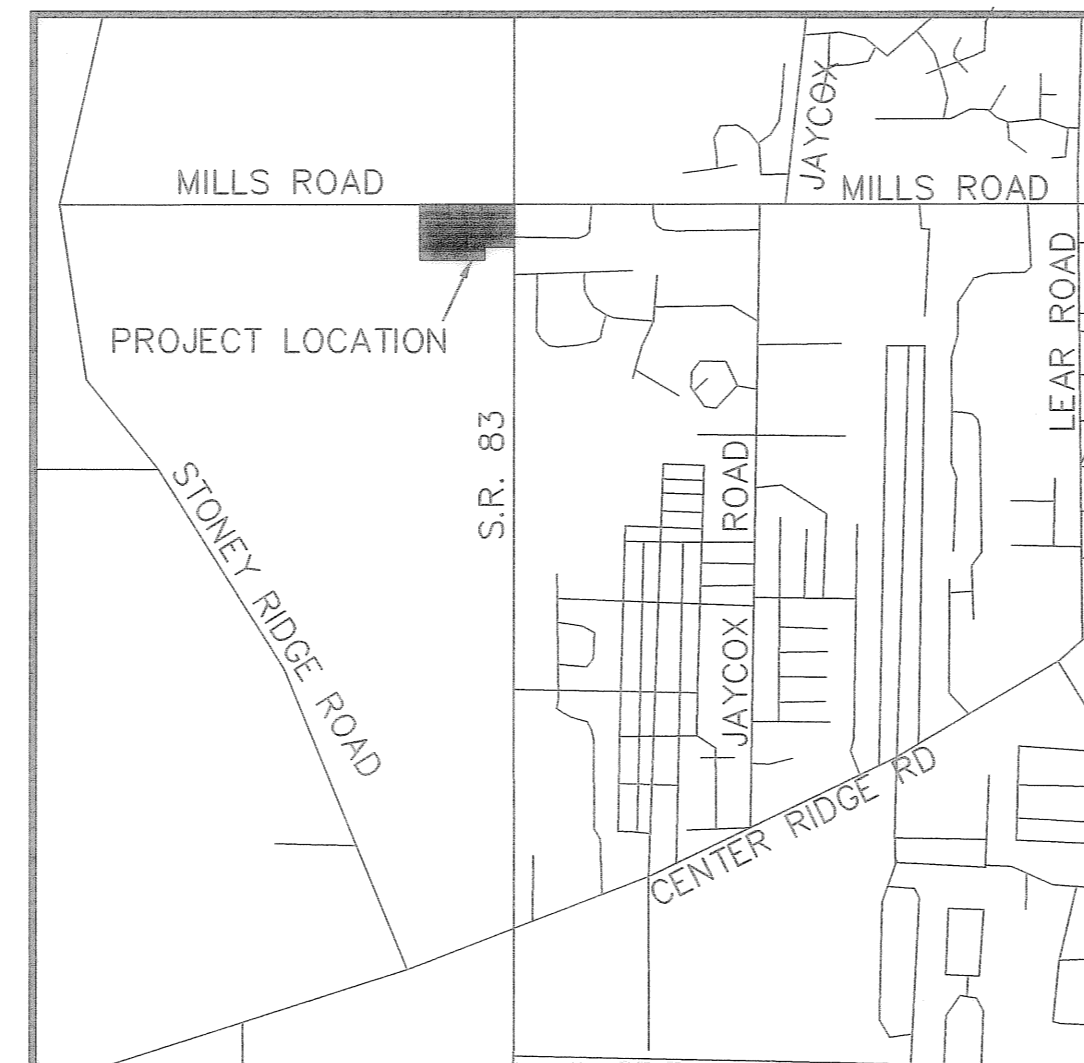
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF NORTHBOROUGH LLC, 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 18 DAY OF October, 2005.

R. J. Wagner
NOTARY PUBLIC

MY COMMISSION EXPIRES: 06-19-07

R. JOSEPH WAGNER, Notary Public
In and for the State of Ohio
My Commission Expires 06-19-07



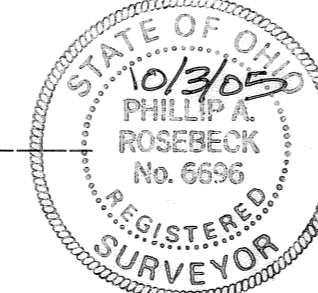
LOCATION MAP
NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "NORTHBOROUGH SUBDIVISION NO. 1" AS SHOWN HEREON, EMBRACING 6.5748 ACRES OF LAND IN RIDGEVILLE TOWNSHIP ORIGINAL LOT NUMBER 30, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 3.4090 ACRES LIE IN LOTS NUMBERED 1 TO 30, INCLUSIVE, AND 3.1658 ACRES LIE IN BLOCKS.

IRON PIPES OR PINS WERE FOUND AT ALL POINTS INDICATED THUSLY \bullet AND 5/8" X 30' 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.

Phil A. Rosebeck
PHIL A. ROSEBECK, REGISTERED SURVEYOR NO. 6696



UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE PLATTED LAND, DO HEREBY GRANT UNTO COLUMBIA GAS OF OHIO, OHIO EDISON, ALLTEL, AND COMCAST THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT UNDER, OVER AND THROUGH BLOCK "A" AND ALL UNDERGROUND UTILITY EASEMENTS SHOWN HEREONTO 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 GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEES 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, 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:

Joseph R. Scaletta
JOSEPH R. SCALETTA, MANAGING MEMBER
NORTHBOROUGH LLC
35290 DETROIT ROAD
AVON, OHIO 44011
440-937-9402

PLANNING COMMISSION

APPROVED THIS 1ST DAY OF MARCH, 2006

Ray M. Smith
SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION 3-1-06
DATE

CITY COUNCIL

APPROVED THIS 1ST DAY OF MARCH, 2006

David Gillock
MAYOR (OR DESIGNATED MEMBER OF COUNCIL) 3-1-06
DATE

CITY ENGINEER

APPROVED THIS 1ST DAY OF March, 2006

Larry Hillrich
CITY ENGINEER 3-1-06
DATE

COUNTY AUDITOR

TRANSFERRED THIS _____ DAY OF _____, 2005.

LORAIN COUNTY AUDITOR _____ DATE

COUNTY RECORDER

FILED FOR RECORD THIS DAY _____ AT _____, RECORDED THIS _____ DAY OF _____ IN PLAT BOOK _____, PAGE NO. _____

LORAIN COUNTY RECORDER _____ DATE

TRANSFERRED
IN COMPLIANCE WITH SEC. 315-202
OHIO REV. CODE

APR 06 2006

MARK R. STEWART
LORAIN COUNTY AUDITOR

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lmm*

PLAT
NORTHBOROUGH SUBDIVISION NO. 1
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30, T6N, R16W C.W.R.
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, STATE OF OHIO

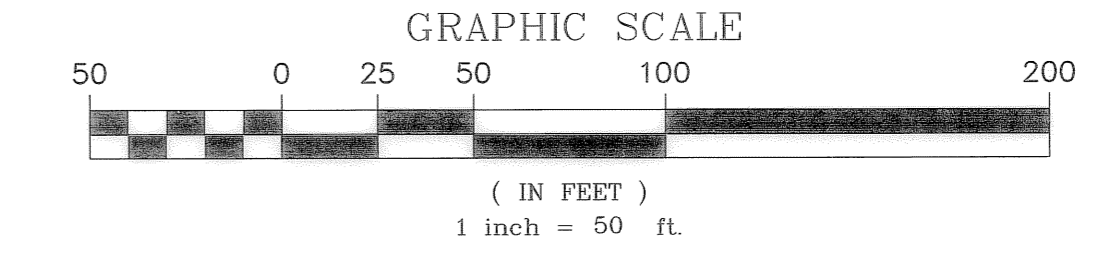
NO.	DATE	DESCRIPTION	BY
0	09/15/05	ORIGINAL ISSUE	PAR

P.A. ROSEBECK & ASSOCIATES
REGISTERED SURVEYOR
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001
PHONE: (440) 988-4657

SHEET

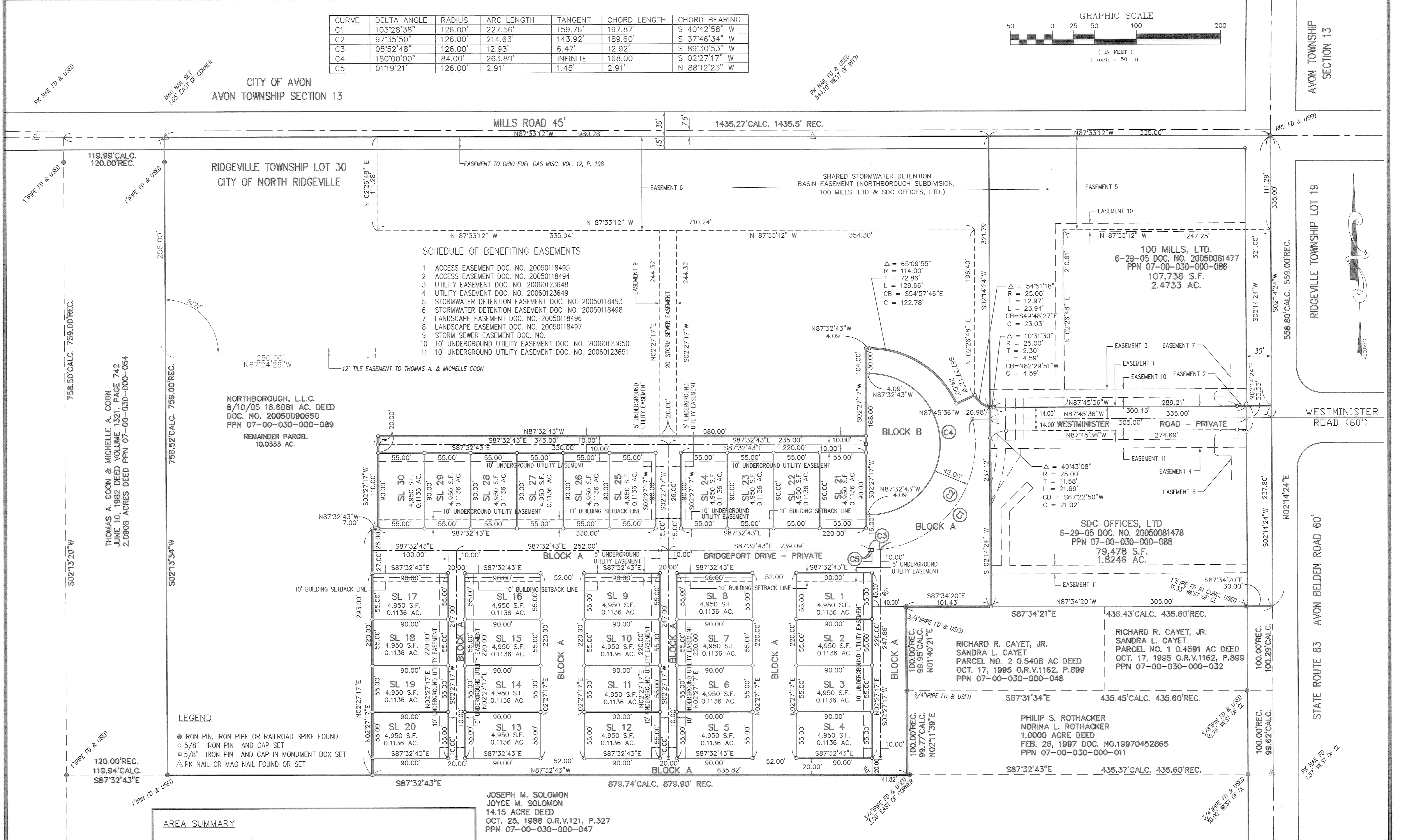
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OF
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CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	103°28'38"	126.00'	227.56'	159.76'	197.87'	S 40°42'58" W
C2	97°35'50"	126.00'	214.63'	143.92'	189.60'	S 37°46'34" W
C3	05°52'48"	126.00'	12.93'	6.47'	12.92'	S 89°30'53" W
C4	180°00'00"	84.00'	263.89'	INFINITE	168.00'	S 02°27'17" W
C5	01°19'21"	126.00'	2.91'	1.45'	2.91'	N 88°12'23" W



CITY OF AVON
AVON TOWNSHIP SECTION 13

AVON TOWNSHIP
SECTION 13



- SCHEDULE OF BENEFITING EASEMENTS**
- 1 ACCESS EASEMENT DOC. NO. 20050118495
 - 2 ACCESS EASEMENT DOC. NO. 20050118494
 - 3 UTILITY EASEMENT DOC. NO. 20060123648
 - 4 UTILITY EASEMENT DOC. NO. 20060123649
 - 5 STORMWATER DETENTION EASEMENT DOC. NO. 20050118493
 - 6 STORMWATER DETENTION EASEMENT DOC. NO. 20050118498
 - 7 LANDSCAPE EASEMENT DOC. NO. 20050118496
 - 8 LANDSCAPE EASEMENT DOC. NO. 20050118497
 - 9 STORM SEWER EASEMENT DOC. NO.
 - 10 10' UNDERGROUND UTILITY EASEMENT DOC. NO. 20060123650
 - 11 10' UNDERGROUND UTILITY EASEMENT DOC. NO. 20060123651

- LEGEND**
- IRON PIN, IRON PIPE OR RAILROAD SPIKE FOUND
 - 5/8" IRON PIN AND CAP SET
 - 5/8" IRON PIN AND CAP IN MONUMENT BOX SET
 - △ PK NAIL OR MAG NAIL FOUND OR SET

AREA SUMMARY

AREA IN SUBLOTS (30 LOTS)	3.4090 ACRES
AREA IN BLOCK A (COMMON AREA)	2.8956 ACRES
AREA IN BLOCK B (COMMON AREA)	0.2702 ACRES
TOTAL SUBDIVISION AREA	6.5748 ACRES
REMAINDER OF PARCEL	10.0333 ACRES
TOTAL SITE	16.6081 ACRES

JOSEPH M. SOLOMON
JOYCE M. SOLOMON
14.15 ACRE DEED
OCT. 25, 1988 O.R.V.121, P.327
PPN 07-00-030-000-047

**PLAT OF
NORTHBOROUGH SUBDIVISION I**
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30, T6N, R16W C.W.R.
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, STATE OF OHIO
MARCH 10, 2005

NO.	DATE	DESCRIPTION	BY
3	12/02/05	5' UTILITY EASEMENT	PAR
2	10/01/05	MISC. EDITS	PAR
1	5/16/05	MISC. EDITS	PAR
0	03/10/05	ORIGINAL ISSUE	PAR

P.A. ROSEBECK & ASSOCIATES
REGISTERED SURVEYOR
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001
PHONE: (440) 988-4657

SHEET
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OF
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