

CYPRESS STATION SUBDIVISION NO. 1

CREATING SUBLOTS 1 THRU 127

SITUATED IN THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO
AND KNOWN AS BEING PART OF ORIGINAL LOT 11

OWNER'S CERTIFICATE:

Situated in the City of North Ridgeville, County of Lorain, State Of Ohio, and being part of Original Lot Number 11, containing 55.60 acres, and being the same tract as conveyed to _____ and described in deed recorded in Inst. No. _____, Recorder's Office, Lorain County, Ohio.

The undersigned _____ hereby certify that the attached plat correctly represents their "CYPRESS STATION SUBDIVISION NO. 1", a subdivision of lots 1 to 127, inclusive, do hereby acknowledge this plat of same and dedicate to use as such, all or parts of the roads, boulevards, cul-de-sacs, parks, planting strips, etceteras 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 and beneath the surface of the ground.

Thomas J. Ohta, President March 27, 2006
OWNER(S) DATE

NOTARY PUBLIC

County of Lorain }
State of Ohio } SS

Before me, a Notary Public in and for said county and state, personally appeared _____, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed. In witness thereof I have hereunto set my hand and affixed my official seal this 27 day of March, 2006.

Notary Public R. D. Dreijer 

My commission expires March 28, 2009

MORTGAGEE'S CERTIFICATE


This is to certify that Huntington National Bank mortgagee of lands contained within this plat of CYPRESS STATION SUBDIVISION NO. 1 as shown hereon, and presented by the undersigned, does hereby accept this plat of same to be correct and dedicates forever to public use the streets and easements as shown hereon.

Mortgagee: Phil A. Suter
By: GAIL A. FERBER V.P.
(title)

NOTARY PUBLIC

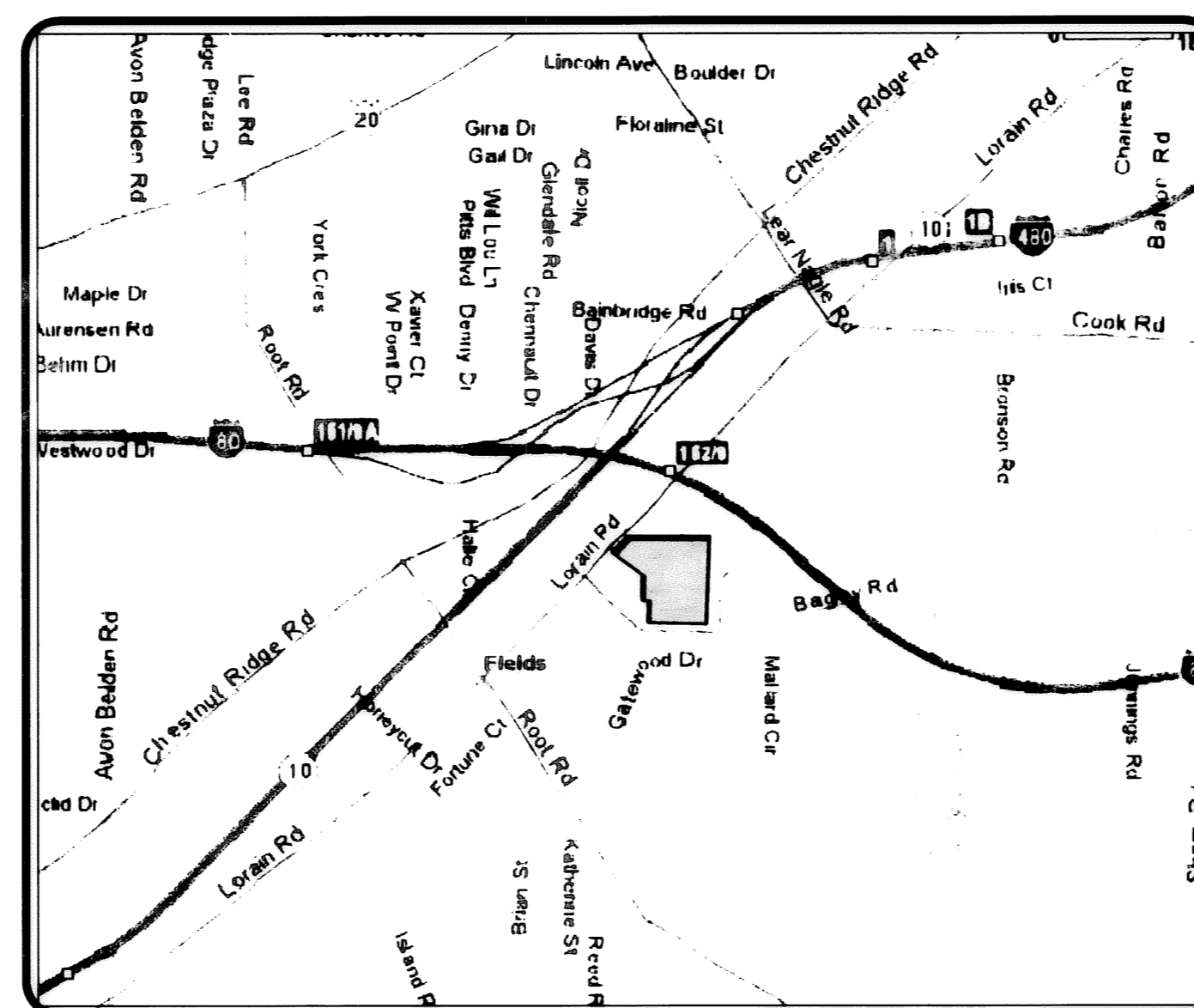
County of Lorain }
State of Ohio } SS

Before me, a Notary Public in and for said county and state, personally appeared Gail Ferber, who acknowledged the signing of this plat to be their own free act and deed for the purposes herein expressed. In testimony whereof, I have hereunto set my hand and affixed my official seal this 27 day of March, 2006.

Notary Public R. D. Dreijer 

My commission expires March 28, 2009

OWNER/SUBDIVIDER
OSTER CONSTRUCTION, INC.
6150 PARK SQUARE DRIVE
LORAIN, OHIO 44053
(440) 985-7440 PHONE
(440) 985-7441 FAX



VICINITY MAP
1"=3000

SURVEYOR'S CERTIFICATE:

This is to certify that at the request of the owner, I have surveyed and platted CYPRESS STATION SUBDIVISION NO. 1, as shown hereon and containing 55.60 acres of land in Original Ridgeville Township, Lot 11, in the City of North Ridgeville, Lorain County, Ohio. At all points indicated as "OS", iron pin monuments were set. Distances are shown in feet and decimal parts thereof. Bearings shown are to an assumed meridian 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 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, 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.

By: John H. Crawford 03/23/06
John H. Crawford, PS 7826
Registered Professional Surveyor Date:

AREA IN SUBLOTS	31.90 ACRES
AREA IN PROPOSED RIGHT-OF-WAY	9.14 ACRES
AREA IN EXISTING RIGHT-OF-WAY	1.63 ACRES
AREA IN BLOCKS (A, B, C, D, E, AND F)	12.93 ACRES
TOTAL AREA IN SUBDIVISION	55.60 ACRES



APPROVALS:

Within the City of North Ridgeville
Approved this 4th day of MAY, 2006.

Shirley J. Wacker
Secretary (or responsible official)
City Planning Commission

Approved this 4th day of MAY, 2006.

Shawn Miller
Mayor (or designated member of Council)

Approved this 4th day of May, 2006.

Larry Lippich
City Engineer

Transferred this _____ day of MAY, 2006.

Lorain County Auditor

UNDERGROUND UTILITY EASEMENTS:

We the undersigned owner of the within platted land, do hereby grant unto Columbia Gas of Ohio, Inc., Alltel Corporation, Ohio Edison 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 sub-lots 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 grantees for distributing, transporting, and transmitting electricity, gas, and communication signals 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 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.

Thomas J. Ohta, President March 27, 2006

NOTES:
1. The Storm Water Pollution Plan shall be implemented during the construction of the CYPRESS STATION SUBDIVISION NO. 1 by the developer and the individual sublots by the Homebuilder.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-207
OHIO REV. CODE
MAY 12 2006

MARK R. STEWART
LORAIN COUNTY AUDITOR

ATWELL-HICKS
Engineering • Surveying • Planning • Environmental • Water/Wastewater
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www.atwell-hicks.com
MICHIGAN ILLINOIS OHIO FLORIDA
CYPRESS STATION SUBDIVISION NO. 1
SHEET 1 OF 4

PROJ. NO. 05000456

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TAX MAP DEPT. COPY #06-00968

07-00-011-101-025
Molnar, William E. & Marcia F., Trustees
INST NO 20060126500

07-00-011-101-030
Molnar, William E. & Marcia F., Trustees
INST NO 20060126500

07-00-011-101-031
Molnar, William E. & Marcia F., Trustees
INST NO 20060126500

07-00-011-101-027
Molnar, William E. & Marcia F., Trustees
INST NO 20060126500

07-00-011-101-032
Gamon, Lori M. & David A.
INST NO 20001750023

07-00-011-101-033
Gamon, Lori M. & David A.
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07-00-011-102-012
Lynch, John S. & Patricia M.
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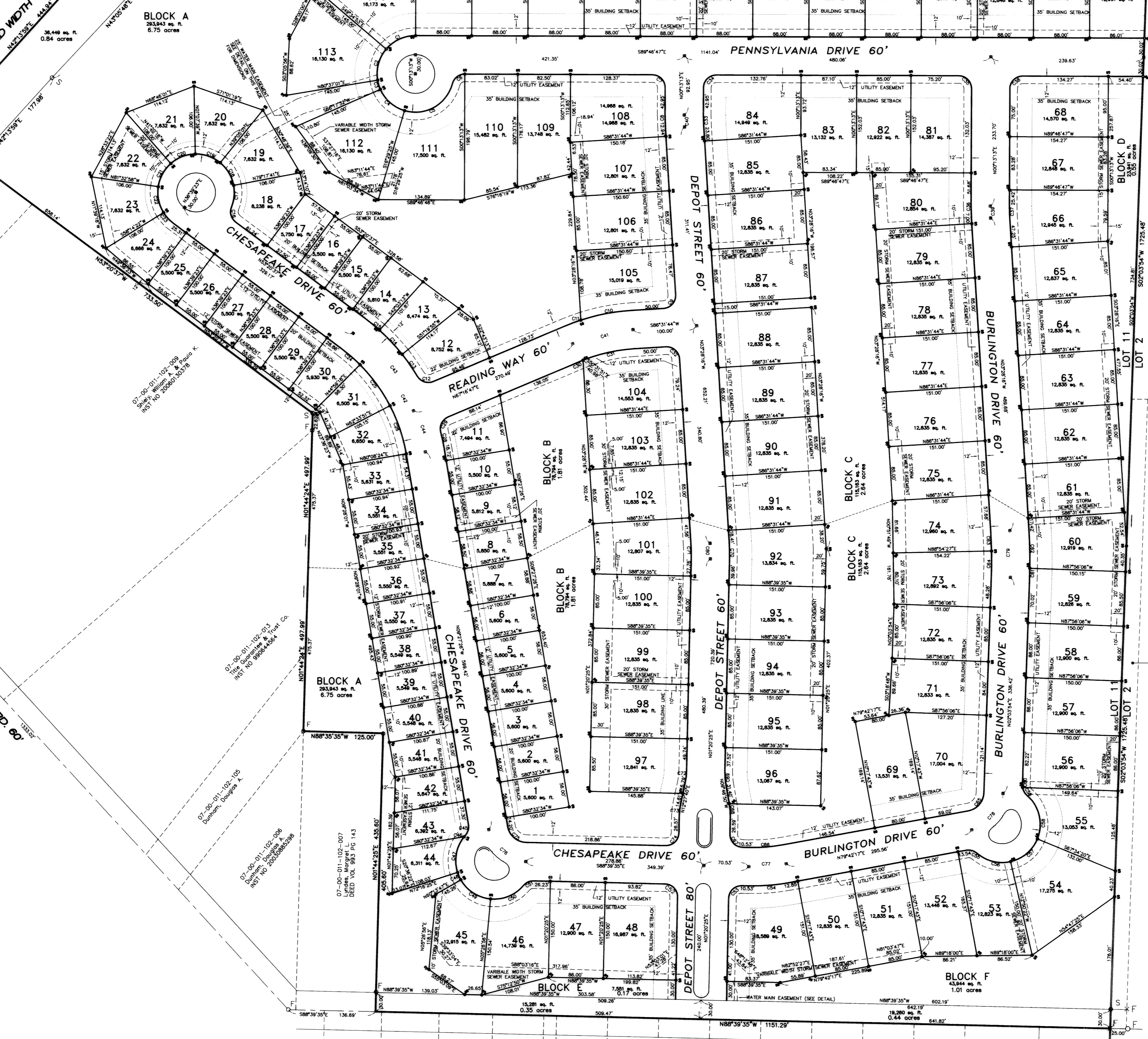
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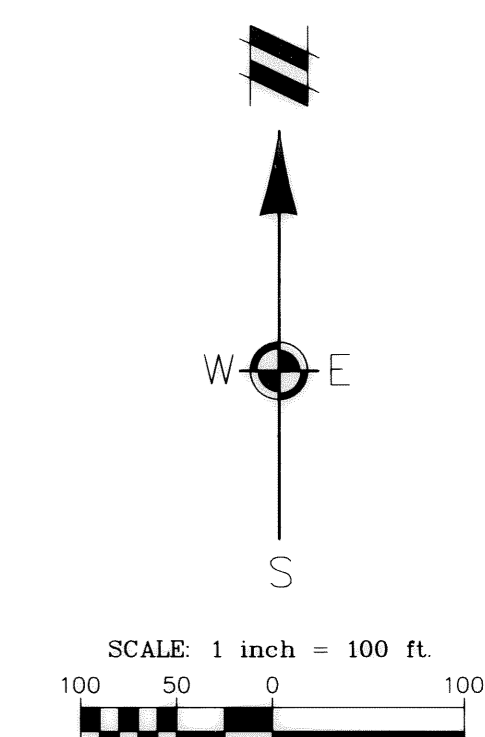
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INST NO 20060126500



07-00-011-101-001
Cleveland United Partners
Ohio General Partnership
DEED VOL 292 PG 485

07-00-002-101-001
Cleveland United Partners
Ohio General Partnership
DEED VOL 292 PG 485

07-00-002-101-002
Cleveland United Partners
Ohio General Partnership
DEED VOL 1415 PG 585



- LEGEND**
1. 5/8" x 30" IRON PIN CAPPED (ATWELL-HICKS CRAWFORD 7826) SET AT ALL LOT CORNERS AND MARKED "OS".
 2. 5/8" x 30" IRON PIN SET IN A SQUARE MONUMENT BOX AT ALL POINTS MARKED "B".
 3. --- INDICATES CONTINUATION ONTO ADJOINING SHEETS.
 4. --- INDICATES DEDICATION FOR EXISTING RIGHT-OF-WAY.
 5. --- INDICATES LANDSCAPE EASEMENT TO BE MAINTAINED BY THE HOME OWNER ASSOCIATION. THE EASEMENT IS TO THE BACK OF CURB.

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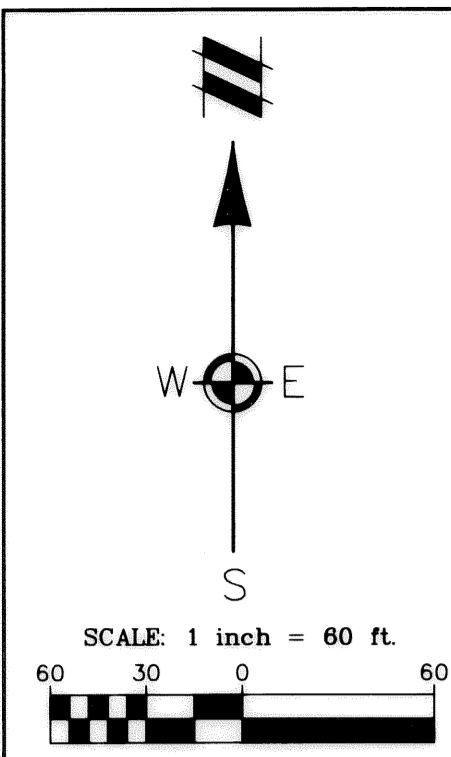
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CYPRESS STATION SUBDIVISION NO. 1
SHEET 2 OF 4

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07-00-011-500-001
Pennsylvania Lines LLC
INST NO 20020851798

S89°46'47"E 1599.14'

LOT 11
LOT 2



LORAIN ROAD WIDTH VARIES
36,449 sq. ft.
0.84 acres

BLOCK A
293,943 sq. ft.
6.75 acres

PENNSYLVANIA DRIVE 60'

DEPOT STREET 60'

BURLINGTON DRIVE 60'

READING WAY 60'

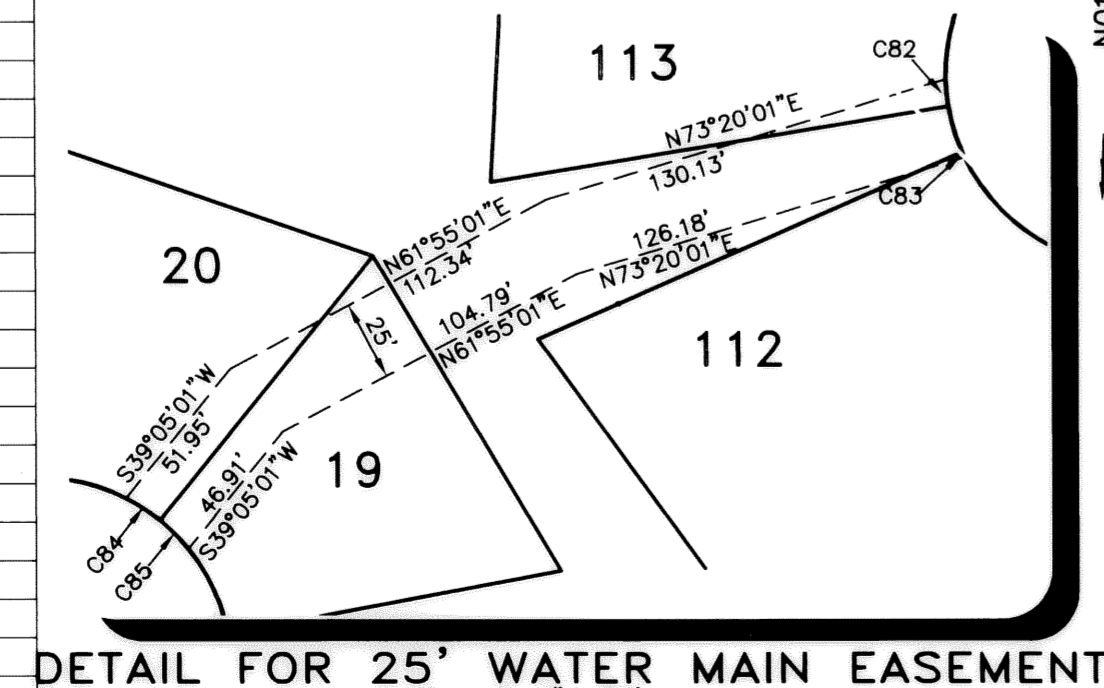
BLOCK B
78,794 sq. ft.
1.81 acres

BLOCK C
115,163 sq. ft.
2.64 acres

BLOCK D
119,941 sq. ft.
2.75 acres

LOT 11
LOT 2

CURVE	LENGTH	RADIUS	CHORD	CHD. BEARING	DELTA	TANGENT
C1	52.15'	60.00'	50.53'	S8°51'19"0"W	49°48'06"	27.85
C2	52.15'	60.00'	50.53'	S1°51'31"0"W	49°48'06"	27.85
C3	15.00'	60.00'	14.96'	S16°32'44"E	14°19'29"	7.54
C4	52.15'	60.00'	50.53'	S48°36'32"E	49°48'07"	27.85
C5	96.12'	60.00'	86.17'	N60°35'39"E	91°47'33"	61.91
C6	26.36'	20.00'	24.49'	S52°27'33"W	75°31'21"	15.49
C7	31.42'	20.00'	28.28'	N44°46'47"W	90°00'00"	20.00
C8	20.62'	320.00'	20.61'	S01°37'31"E	3°41'29"	10.31
C9	31.42'	20.00'	28.28'	N41°31'44"E	90°00'00"	20.00
C10	81.47'	320.00'	81.25'	S79°14'06"W	14°35'16"	40.96
C11	26.03'	320.00'	26.03'	S69°36'37"W	4°39'41"	13.02
C12	28.46'	20.00'	26.12'	S71°56'55"E	81°32'37"	17.25
C13	41.84'	320.00'	41.81'	N34°55'20"W	7°29'28"	20.95
C14	51.82'	320.00'	51.76'	N43°18'24"W	9°16'40"	25.97
C15	30.18'	320.00'	30.16'	N50°38'50"W	5°24'11"	15.10
C16	26.36'	20.00'	24.49'	S15°34'57"E	75°31'21"	15.49
C17	34.44'	60.00'	33.97'	N05°44'12"E	32°53'03"	17.71
C18	42.11'	60.00'	41.25'	N30°48'39"W	40°12'40"	21.96
C19	42.11'	60.00'	41.25'	N71°01'19"W	40°12'40"	21.96
C20	42.11'	60.00'	41.25'	S68°46'01"W	40°12'39"	21.96
C21	42.11'	60.00'	41.25'	S28°33'22"W	40°12'40"	21.96
C22	42.11'	60.00'	41.25'	S11°39'18"E	40°12'40"	21.96
C23	22.60'	60.00'	22.47'	S42°33'07"E	21°34'59"	11.44
C24	37.83'	260.00'	37.80'	N49°10'50"W	8°20'14"	18.95
C25	79.75'	260.00'	79.44'	N36°13'28"W	17°34'30"	40.19
C26	79.75'	260.00'	79.45'	N18°38'56"W	17°34'34"	40.20
C27	1.83'	260.00'	1.83'	N09°39'32"W	0°24'13"	0.92
C28	26.85'	320.00'	26.84'	N11°51'38"W	4°48'24"	13.43
C29	28.46'	20.00'	26.12'	S26°30'29"W	81°32'37"	17.25
C30	4.98'	260.00'	4.98'	S67°49'43"W	1°05'51"	2.49
C31	82.37'	260.00'	82.03'	S77°27'11"W	18°09'06"	41.53
C32	31.42'	20.00'	28.28'	N48°28'16"W	90°00'00"	20.00
C33	16.75'	260.00'	16.75'	S01°37'31"E	3°41'29"	8.38
C34	31.42'	20.00'	28.28'	S45°13'13"W	90°00'00"	20.00
C35	31.42'	20.00'	28.28'	N44°46'47"W	90°00'00"	20.00
C36	20.62'	320.00'	20.61'	S01°37'31"E	3°41'29"	10.31
C37	16.75'	260.00'	16.75'	S01°37'31"E	3°41'29"	8.38
C38	31.42'	20.00'	28.28'	S45°13'13"W	90°00'00"	20.00
C39	18.68'	290.00'	18.68'	S01°37'32"E	3°41'29"	9.35
C40	18.68'	290.00'	18.68'	S01°37'32"E	3°41'29"	9.35
C41	97.43'	290.00'	96.97'	S76°54'16"W	19°14'57"	49.18
C42	222.15'	290.00'	216.76'	N31°24'11"W	43°53'29"	116.85
C43	155.02'	290.00'	153.18'	N38°02'04"W	30°37'42"	79.41
C44	67.13'	290.00'	66.98'	N16°05'20"W	13°15'47"	33.72



LEGEND

- 5/8" x 30" IRON PIN CAPPED (ATWELL-HICKS CRAWFORD 7826) SET AT ALL LOT CORNERS AND MARKED "S".
- 5/8" x 30" IRON PIN SET IN A SQUARE MONUMENT BOX AT ALL POINTS MARKED "M".
- INDICATES CONTINUATION ONTO ADJOINING SHEETS
- INDICATES DEDICATION FOR EXISTING RIGHT-OF-WAY.
- INDICATES LANDSCAPE EASEMENT TO BE MAINTAINED BY THE HOME OWNER ASSOCIATION. THE EASEMENT IS TO THE BACK OF CURB.

ALL BEARINGS ARE RELATED TO RIDGE CREST DRIVE EXTENSION PLAT, RECEPTION NO. 55007617, LORAIN COUNTY PLAT RECORDS.

CURVE	LENGTH	RADIUS	CHORD	CHD. BEARING	DELTA	TAN
C82	8.44'	60.00'	8.43'	S05°17'32"E	08°03'24"	4.23'
C83	1.79'	60.00'	1.79'	S24°28'56"E	01°42'34"	0.90'
C84	12.56'	60.00'	12.54'	N56°56'05"W	11°59'48"	6.30'
C85	12.62'	60.00'	12.60'	N44°55'32"W	12°03'16"	6.34'

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CYPRESS STATION SUBDIVISION NO. 1
SHEET 3 OF 4

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CURVE	LENGTH	RADIUS	CHORD	CHD. BEARING	DELTA	TANGENT
C45	17.91'	20.00'	17.32'	N16°12'06"E	51°19'04"	9.61
C46	3.24'	60.00'	3.24'	S40°18'55"W	3°05'27"	1.62
C47	59.16'	60.00'	56.80'	S10°31'15"W	56°29'51"	32.24
C48	12.61'	60.00'	12.59'	S23°44'57"E	12°02'33"	6.33
C49	57.37'	60.00'	55.21'	S57°09'47"E	54°47'09"	31.09
C50	58.04'	60.00'	55.80'	N67°44'00"E	55°25'17"	31.52
C51	17.91'	20.00'	17.32'	S65°40'53"W	51°19'04"	9.61
C52	31.42'	20.00'	28.28'	N43°39'35"W	90°00'00"	20.00
C53	31.42'	20.00'	28.28'	S46°20'25"W	90°00'00"	20.00
C54	64.99'	320.00'	64.87'	N85°31'21"E	11°38'08"	32.60
C55	17.91'	20.00'	17.32'	N74°38'11"W	51°19'04"	9.61
C56	56.40'	60.00'	54.35'	S75°54'31"E	53°51'43"	30.48
C57	57.32'	60.00'	55.16'	N49°47'39"E	54°43'58"	31.06
C58	75.06'	60.00'	70.26'	N13°24'45"W	71°40'50"	43.34
C59	14.11'	20.00'	13.82'	S29°02'21"E	40°25'39"	7.36
C60	3.80'	20.00'	3.80'	S03°22'49"E	10°53'25"	1.91
C61	15.48'	790.00'	15.48'	N01°30'14"E	1°07'21"	7.74
C62	60.86'	790.00'	60.84'	N01°15'51"W	4°24'49"	30.44
C63	30.31'	730.00'	30.30'	N02°16'55"W	2°22'43"	15.15
C64	40.23'	730.00'	40.23'	N00°29'10"E	3°09'27"	20.12
C65	40.65'	30.00'	37.61'	N40°53'05"E	77°38'23"	24.14
C66	52.80'	280.00'	52.71'	N85°31'21"E	11°38'08"	26.49
C67	31.42'	20.00'	28.28'	S43°39'35"E	90°00'00"	20.00
C68	21.35'	110.00'	21.32'	N04°13'13"W	11°07'15"	10.71
C69	19.41'	100.00'	19.38'	S04°13'13"E	11°07'15"	9.74
C70	26.87'	320.00'	26.86'	N01°03'55"W	4°48'41"	13.44
C71	21.83'	260.00'	21.83'	N01°03'55"W	4°48'41"	10.92
C72	19.41'	100.00'	19.38'	N06°54'03"E	11°07'15"	9.74
C73	21.35'	110.00'	21.32'	S06°54'03"W	11°07'15"	10.71
C74	31.42'	20.00'	28.28'	N46°20'25"E	90°00'00"	20.00
C75	41.47'	30.00'	38.25'	S49°03'31"E	79°12'09"	24.82
C76	82.94'	60.00'	76.49'	S49°03'31"E	79°12'09"	49.64
C77	58.89'	290.00'	58.79'	N85°31'21"E	11°38'08"	29.55
C78	81.30'	60.00'	75.22'	N40°53'06"E	77°38'23"	48.28
C79	73.43'	760.00'	73.41'	N00°42'11"W	5°32'10"	36.75
C80	24.35'	290.00'	24.35'	N01°03'56"W	4°48'41"	12.18
C82	8.46'	60.00'	8.46'	S05°20'34"E	8°04'55"	4.24
C83	1.76'	60.00'	1.76'	S24°33'00"E	1°41'04"	0.88
C84	12.59'	60.00'	12.57'	N56°55'44"W	12°01'29"	6.32
C85	12.59'	60.00'	12.57'	N44°54'15"W	12°01'29"	6.32

MATCHLINE SHEET 2 OF 3

07-00-011-102-013
Title Guaranty & Trust Co.
INST NO 990645864

07-00-011-102-105
Dunham, Douglas A.
INST NO 20030895398

07-00-011-102-006
Dunham, Douglas A.
INST NO 20030895398

07-00-011-103-079
Reisinger, Charles
DEED VOL 1421 PG 130

07-00-011-103-080
Cooper, Warren R.
& Sharon A.
INST NO 20020807096

07-00-011-103-087
Cooper, Warren R.
& Sharon A.
INST NO 20040031311

07-00-011-103-029 &
07-00-011-103-30
Ieraci, Isid & Rodca M.
DEED VOL 1256 PG 296

07-00-011-103-018
Marrero, R.
INST NO 20010761326

07-00-011-103-019
Cancilla, Dawn N.
INST NO 20000693210

07-00-011-103-020
Lightner, Sheila A.
& Weir, David A.
INST NO 20010729194

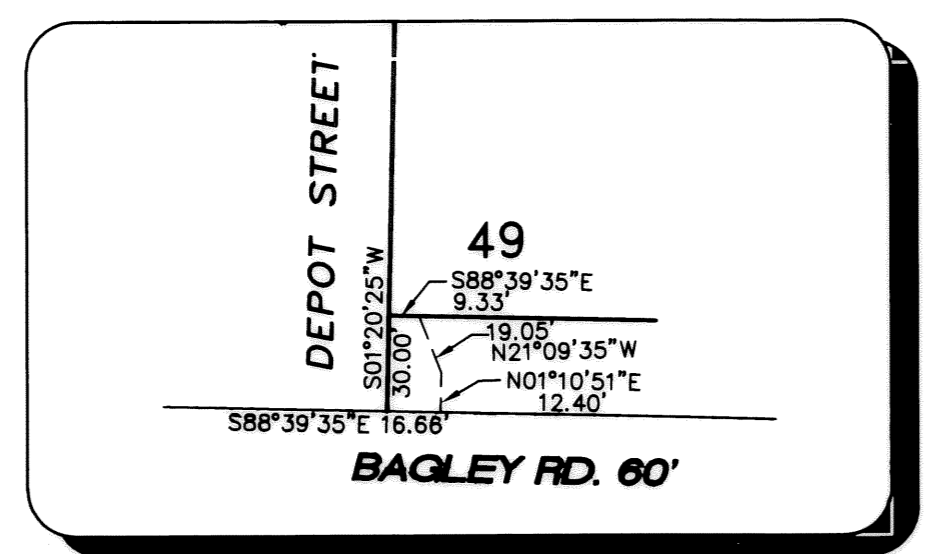
07-00-011-103-021
Ables, David A.
INST NO 980534355

07-00-011-103-022
Sanderson, John R.
& Barbara A.
DEED VOL 129 PG 846

07-00-011-103-023
Pope, Dale E.
DEED VOL 1288 PG 177

07-00-011-103-024
Stumph, William C.
INST NO 20030958751

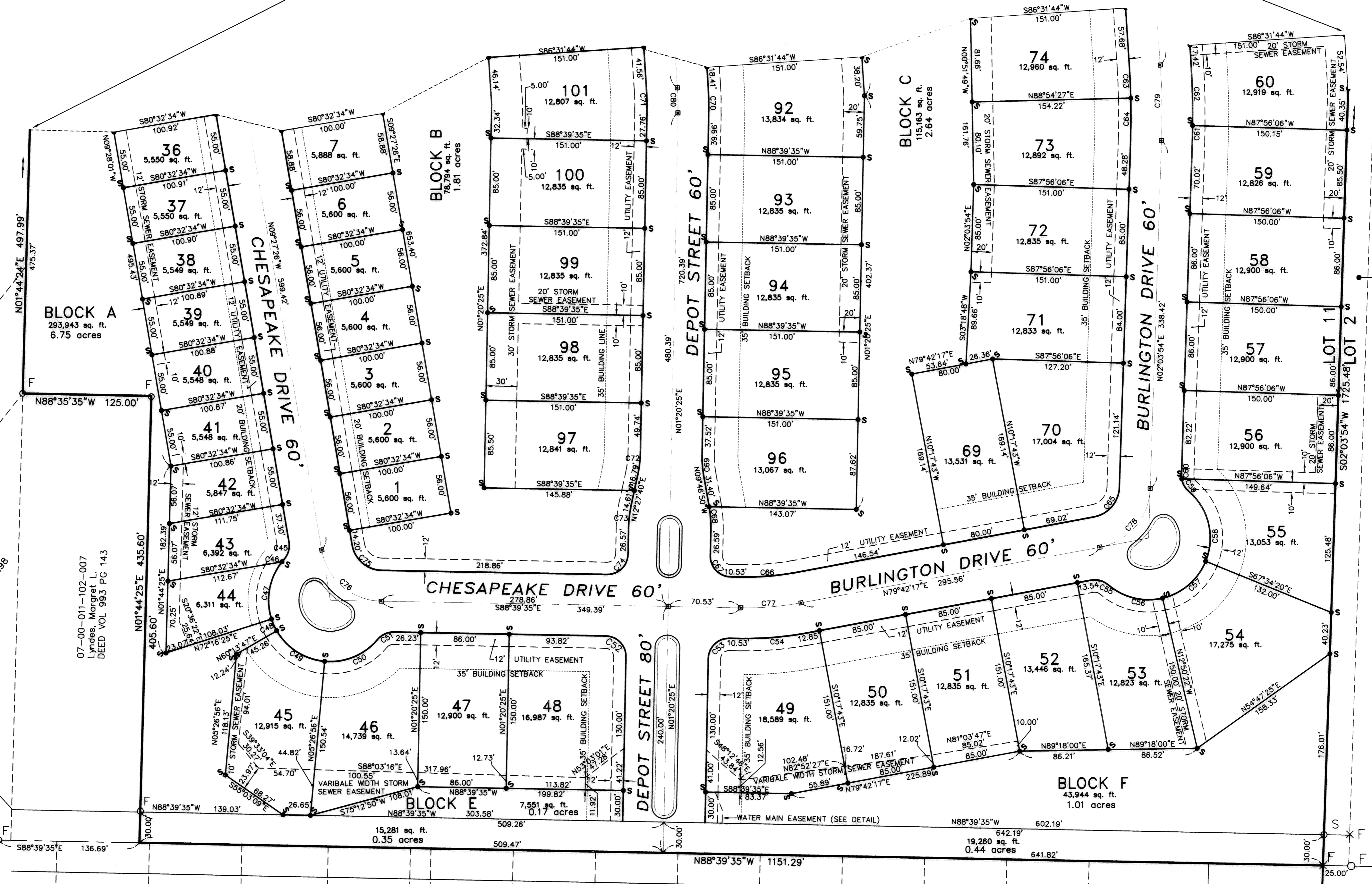
07-00-011-103-025
Hardin, Gregory M.
DEED VOL 134 PG 825



DETAIL FOR WATER MAIN EASEMENT
SCALE: 1" = 60'

PROJ. NO. 05000456

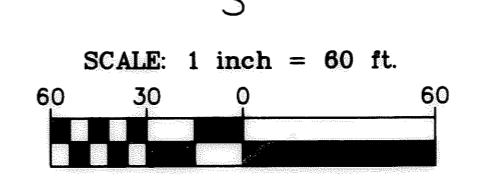
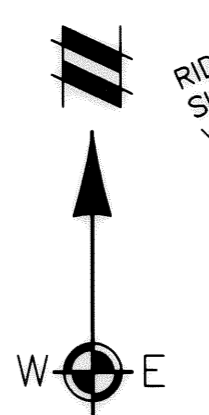
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07-00-002-101-001
Cleveland United Partners
Ohio General Partnership
DEED VOL 292 PG 485

07-00-002-101-002
Cleveland United Partners
Ohio General Partnership
DEED VOL 1415 PG 585

- LEGEND**
- 5/8" x 30" IRON PIN CAPPED (ATWELL-HICKS CRAWFORD 7826) SET AT ALL LOT CORNERS AND MARKED "OS".
 - 5/8" x 30" IRON PIN SET IN A SQUARE MONUMENT BOX AT ALL POINTS MARKED "m".
 - INDICATES CONTINUATION ONTO ADJOINING SHEETS
 - INDICATES DEDICATION FOR EXISTING RIGHT-OF-WAY.
 - INDICATES LANDSCAPE EASEMENT TO BE MAINTAINED BY THE HOME OWNER ASSOCIATION, THE EASEMENT IS TO THE BACK OF CURB.



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MICHIGAN ILLINOIS OHIO FLORIDA

CYPRESS STATION SUBDIVISION NO. 1

SHEET 4 OF 4

Tax Map Dept. Copy 06-00968