

TAYLOR PARKWAY & BENDER ROAD DEDICATION PLAT

PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBERS 38 & 47
 NOW IN
 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 38 AND 47, CONTAINING 3.0257 ACRES.

THE UNDERSIGNED, R. W. BECKETT CORPORATION, HEREBY CERTIFIES THE ATTACHED DEDICATION PLAT CORRECTLY REPRESENTS TAYLOR PARKWAY AND BENDER ROAD, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS SHOWN HEREIN AND NOT HERETOFORE DEDICATED, TOGETHER WITH THE DRAINAGE AND WATERMAIN EASEMENTS SHOWN HEREON.

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 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 OR BENEATH THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND THIS 3rd DAY OF March, 2006.

R. W. BECKETT CORPORATION

Joel D. Mohr

 WITNESS

Larry Liffick

 WITNESS

David Wingler

 WITNESS

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 OFFICER OF R. W. BECKETT CORPORATION, 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 7th DAY OF March, 2006.

David M. Wingler

 NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-16-2010

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF _____, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF TAYLOR PARKWAY AND BENDER ROAD HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

MORTGAGEE

BY: _____

TITLE: _____

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 _____, _____.

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION

APPROVED THIS 2nd DAY OF MARCH, 2006.

Ann M. Garcia

 SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION DATE

CITY COUNCIL

APPROVED THIS 2nd DAY OF MARCH, 2006.

David Hillak

 MAYOR (OR DESIGNATED MEMBER OF COUNCIL) DATE

CITY ENGINEER

APPROVED THIS 2nd DAY OF March, 2006.

Larry Liffick

 CITY ENGINEER DATE

COUNTY AUDITOR

TRANSFERRED THIS _____ DAY OF _____, _____.

 LORAIN COUNTY AUDITOR DATE

COUNTY RECORDER

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

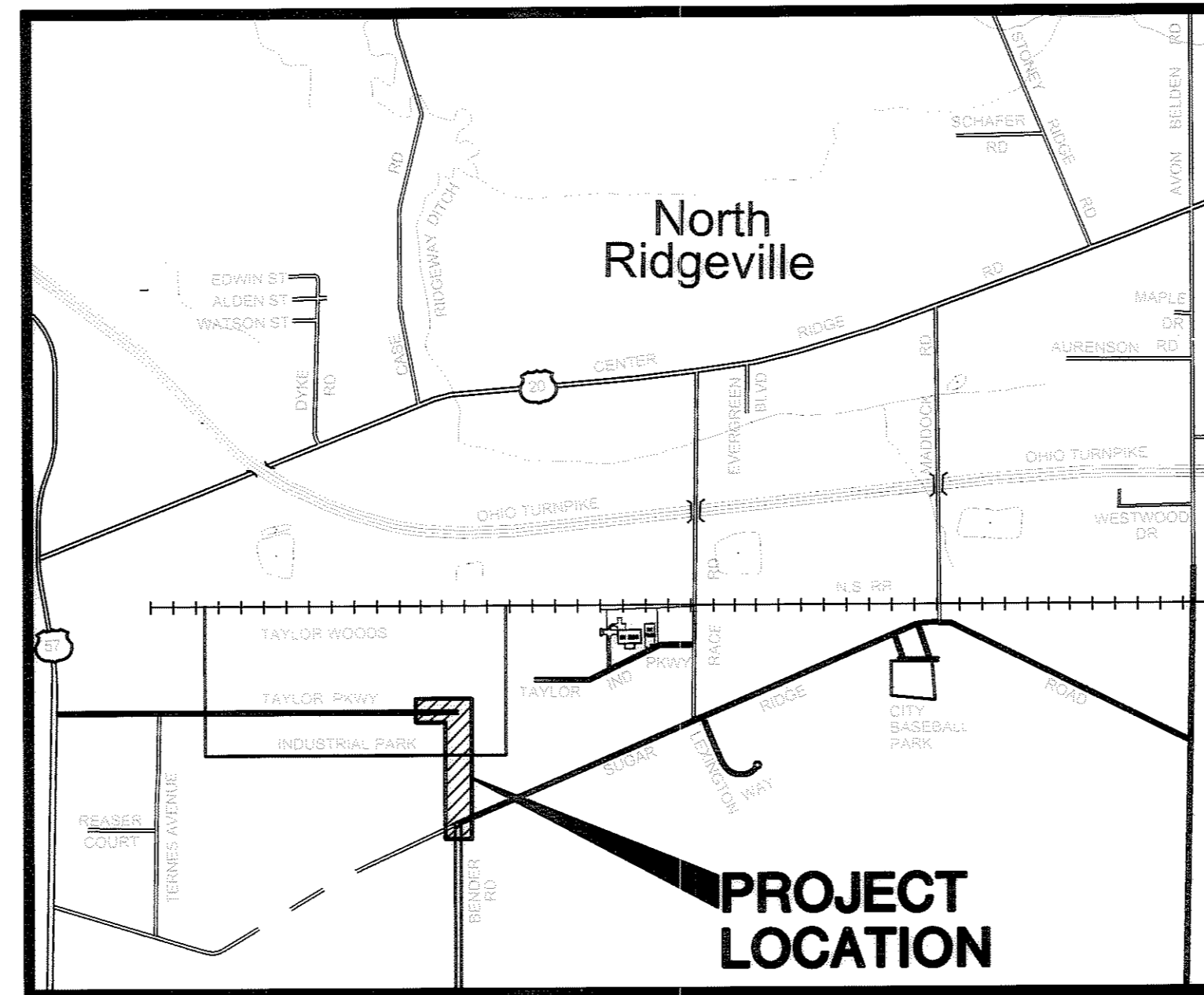
 LORAIN COUNTY RECORDER DATE

AREA TABULATION:

AREA IN STREETS	3.0258	AC.
TOTAL AREA	3.0258	AC.
AREA IN O.L. 38	2.4571	AC.
AREA IN O.L. 47	0.5687	AC.
TOTAL AREA	3.0258	AC.

LEGEND

- ☒ EXISTING MONUMENT BOX
- ⊙ IRON PIPE/ IRON PIN/ 5/8" 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"



VICINITY MAP SCALE: 1"=2000'±

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED TAYLOR PARKWAY AND BENDER ROAD AS SHOWN HEREON, EMBRACING 3.0257 ACRES OF LAND IN RIDGEVILLE TOWNSHIP ORIGINAL LOT NUMBERS 38 & 47, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 3.0258 ACRES LIE IN PUBLIC STREET DEDICATION.

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

 DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333



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 SUBLOTS 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 GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEE 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, MAINTAINANCE, 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.

GRANTOR:

BY: Joel D. Mohr

 R. W. BECKETT CORPORATION
 P.O. BOX 1289
 ELYRIA, OH 44036
 (440) 327-1060

TRANSFERRED
 IN COMPLIANCE WITH SEC. 116.107
 2010 REV. 2/06
 JUN 22 2006
 MARK R. STEWART
 LORAIN COUNTY AUDITOR

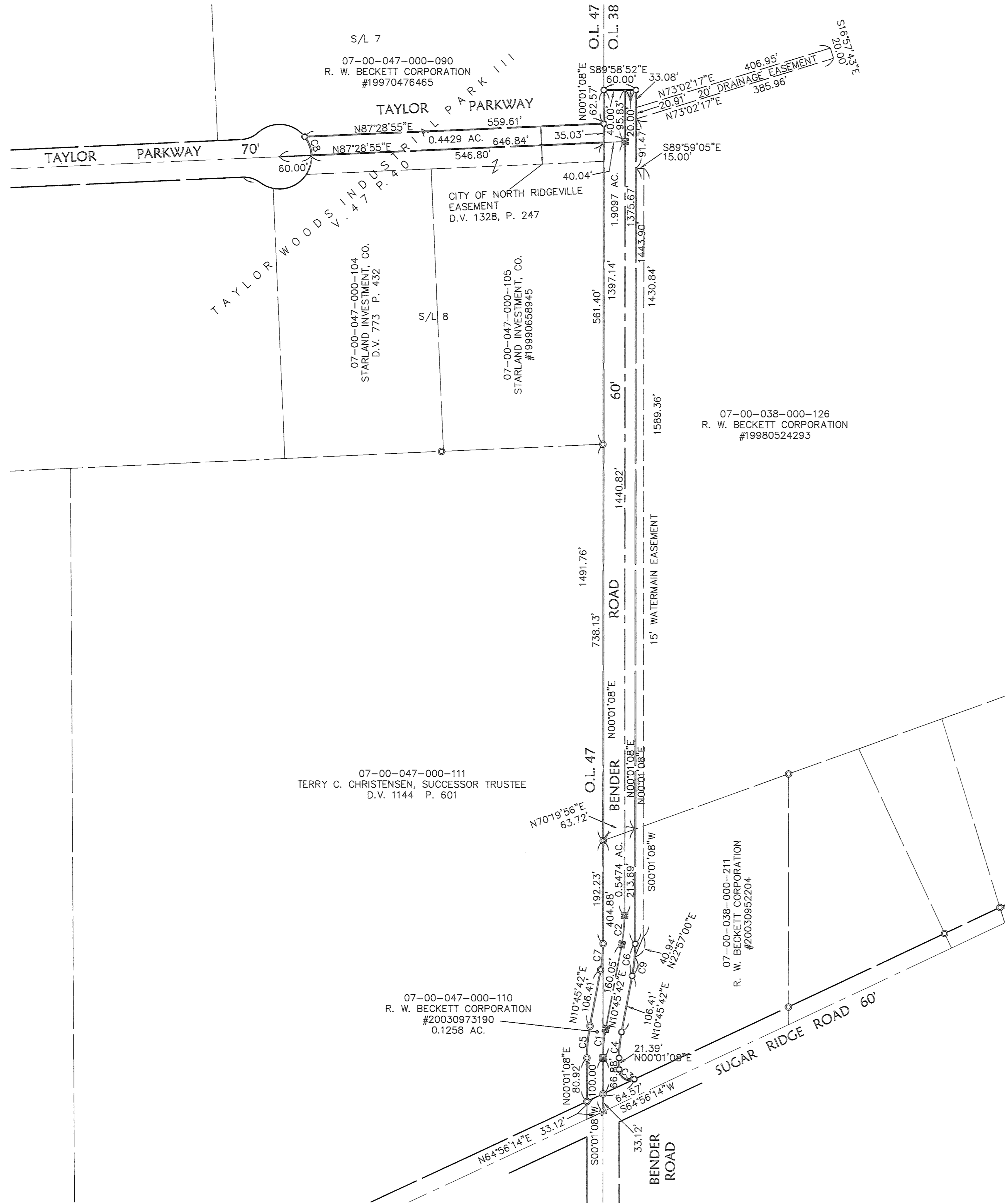
DATE	DESCRIPTION	BY
9-9-04		
11-23-04	ISSUE	

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 Elyria, Ohio 44036
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 Fax (440) 365-4790
 mailroom@ksassoc.com
 www.ksassoc.com

DEDICATION PLAT
TAYLOR PARKWAY & BENDER ROAD
 OF PART OF
 RIDGEVILLE TOWNSHIP ORIGINAL LOT NOS. 38 & 47
 CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

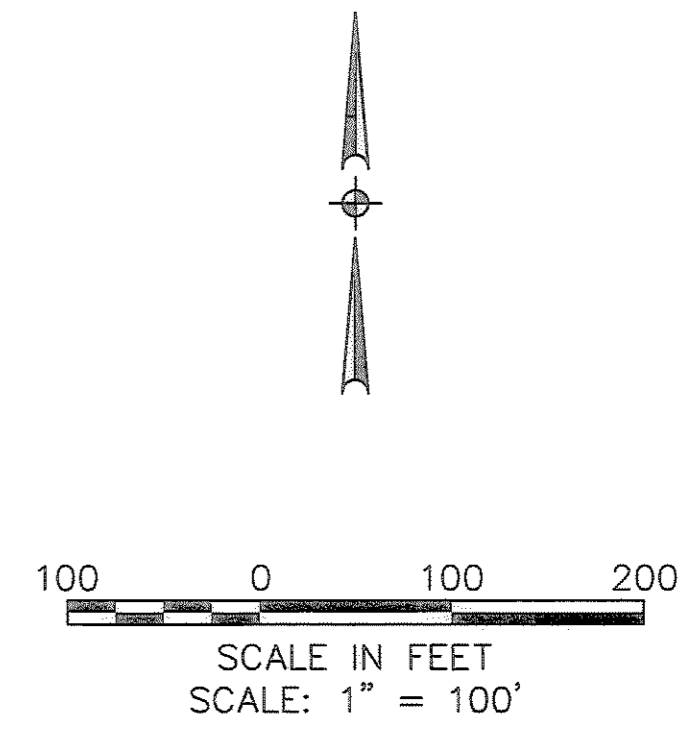
SHEET
1 OF
2
 JOB NO.
03076

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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	54.38	290.00	27.27	10°44'35"	54.30	S05°23'25"W
C2	54.38	290.00	27.27	10°44'35"	54.30	N05°23'25"E
C3	40.17	20.00	31.44	115°04'54"	33.75	S57°31'19"E
C4	48.75	260.00	24.45	10°44'35"	48.68	S05°23'25"W
C5	60.00	320.00	30.09	10°44'35"	59.91	S05°23'25"W
C6	60.00	320.00	30.09	10°44'35"	59.91	N05°23'25"E
C7	48.75	260.00	24.45	10°44'35"	48.68	N05°23'25"E
C8	37.37	60.00	19.31	35°41'07"	36.77	N20°21'39"W
C9	35.34	320.00	17.69	6°19'38"	35.32	N07°35'53"E

- LEGEND**
- ◻ EXISTING MONUMENT BOX
 - ⊙ IRON PIPE/ IRON PIN/ 5/8" 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"



DATE:	9-3-04	BY:	DAM	DATE:		DESCRIPTION:	
DRWN BY:		CHK'D BY:		DATE:		DESCRIPTION:	
DWG. NAME:	1-PLAT01	DATE:		DATE:		DESCRIPTION:	
PATH:	R:\03076\DDT\CONTROL	DATE:		DATE:		DESCRIPTION:	
F.B.:		DATE:		DATE:		DESCRIPTION:	
				DATE:	3-23-06	DESCRIPTION:	REVISED PER CITIES COMMENTS
				DATE:	11-23-04	DESCRIPTION:	ISSUE
<p>REVISIONS</p>							
<p>DEDICATION PLAT</p> <p>TAYLOR PARKWAY & BENDER ROAD EXTENSIONS</p> <p>OF PART OF RIDGEVILLE TOWNSHIP ORIGINAL LOT NOS. 38 & 47 CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO</p>							
<p>SHEET 2</p>				<p>OF 2</p>			
<p>JOB NO. 03076</p>							

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