

# BRAEMORE SUBDIVISION

PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 13  
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 NUMBER 13, CONTAINING 23.9170 ACRES.

THE UNDERSIGNED, THE DREES COMPANY HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "BRAEMORE SUBDIVISION" A SUBDIVISION OF LOTS 1 TO 50 INCLUSIVE. DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH. ALL OR PART OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETCETERA 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 STREET 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 19th DAY OF June, 2006.

THE DREES COMPANY

*Steve Tuckerman*  
STEVE TUCKERMAN, DIVISION PRESIDENT

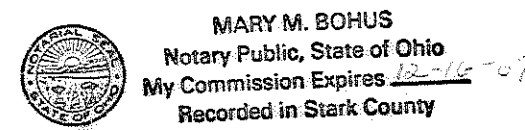
*Richard Barrett*  
WITNESS

*Mary M. Bohus*  
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 THE DREES COMPANY, 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 19th DAY OF June, 2006.



*Mary M. Bohus*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-16-07

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF \_\_\_\_\_ MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF BRAEMORE SUBDIVISION HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

MORTGAGEE

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

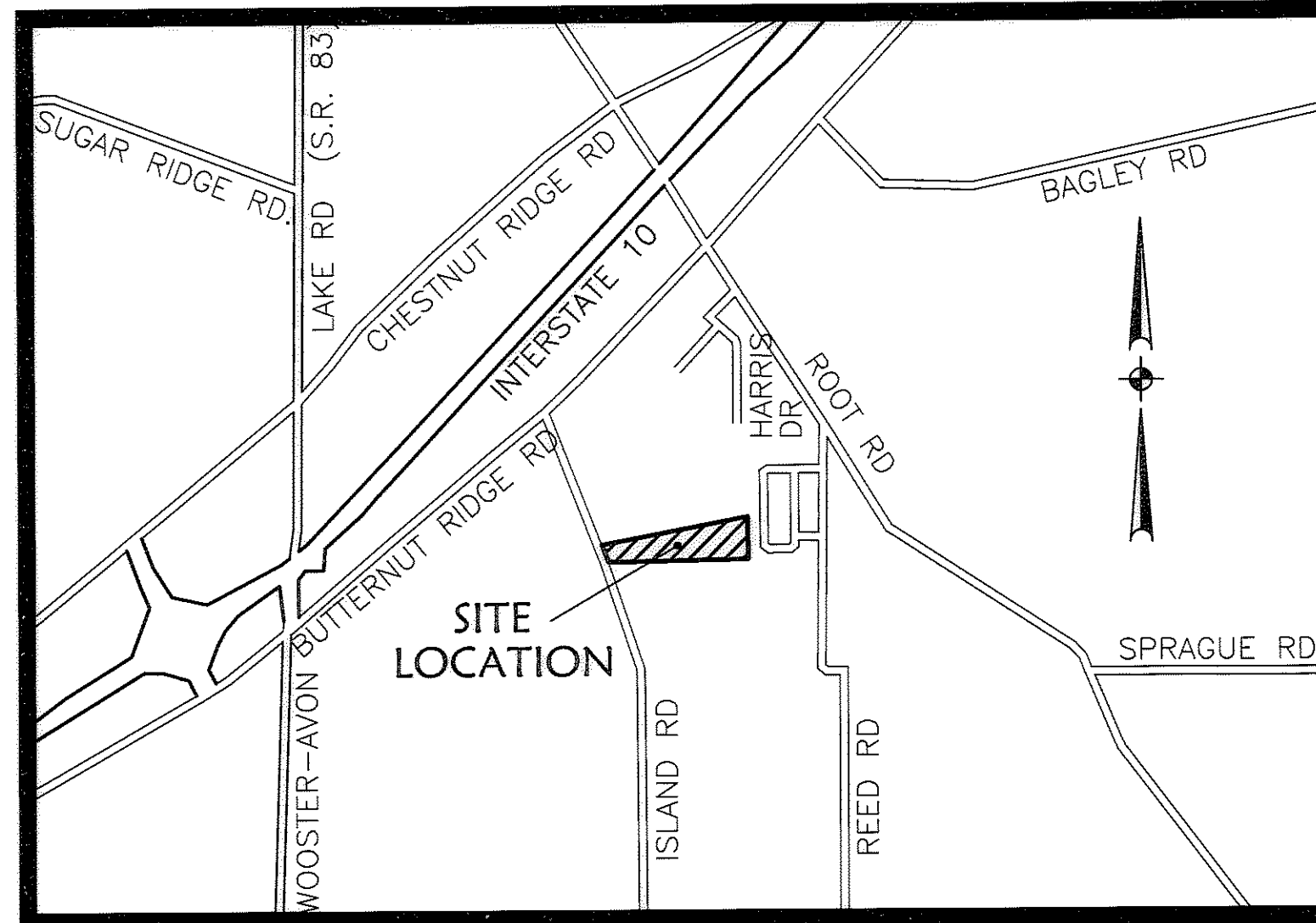
## NOTARY PUBLIC

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: \_\_\_\_\_



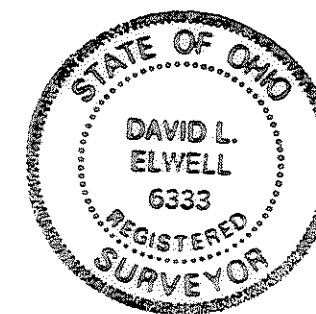
VICINITY MAP NO SCALE

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED BRAEMORE SUBDIVISION AS SHOWN HEREON, EMBRACING 23.9170 ACRES OF LAND IN RIDGEVILLE TOWNSHIP ORIGINAL LOT NUMBER 13, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 3.6215 ACRES LIE IN PUBLIC STREET DEDICATION, AND 13.6587 ACRES LIE IN LOTS NUMBERED 1 TO 50, INCLUSIVE, AND 6.6368 ACRES LIE IN BLOCKS.

IRON PIPES AND IRON PINS WERE FOUND AT ALL POINTS INDICATED THUSLY  $\odot$ , AND 5/8"x30" 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.

*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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEEES 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:

*Steve Tuckerman*  
THE DREES COMPANY

## PLANNING COMMISSION

APPROVED THIS 19th DAY OF JUNE, 2006.

*Ann M. Garcia*  
SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION DATE 6-19-06

## CITY COUNCIL

APPROVED THIS 19th DAY OF June, 2006.

*David Hillak*  
MAYOR (OR DESIGNATED MEMBER OF COUNCIL) DATE 6-19-06

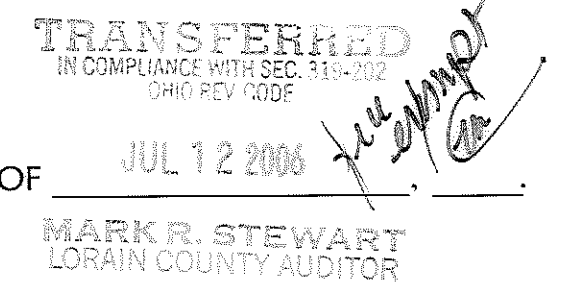
## CITY ENGINEER

APPROVED THIS 19th DAY OF June, 2006.

*Laura Liffitt*  
CITY ENGINEER DATE 6-19-06

## COUNTY AUDITOR

TRANSFERRED THIS \_\_\_\_\_ DAY OF JUL 12 2006



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 LOTS	13.6587 AC.
AREA IN BLOCKS	6.6368 AC.
AREA IN STREETS	3.6215 AC.
TOTAL AREA	23.9170 AC.

## LEGEND

- $\boxtimes$  EXISTING MONUMENT BOX
- $\odot$  IRON PIPE/ IRON PIN/ 5/8"x30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
- $\boxplus$  PROPOSED MONUMENT BOX
- $\circ$  5/8"x30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"

DATE	DESCRIPTION	BY
10-25-04		
DRAWN BY: DAM		
CH'D BY: DLR, DLE		
DWG. NAME: 1-PLATCS		
PATH: R:\04187\LD\CONTROL		
F.B.:		
5-17-06	SUBDIVISION NAME CHANGE PER CLIENT	DAM
11-23-04	ORIGINAL ISSUE	DAM

**KS ASSOCIATES, INC.**  
260 Burns Road, Suite 100  
Elvira, Ohio 44036  
Phone: (440) 365-4730  
Fax: (440) 365-4790  
mailroom@ksassoc.com  
www.ksassoc.com

## RECORD PLAT BRAEMORE SUBDIVISION

OF PART OF  
RIDGEVILLE TOWNSHIP ORIGINAL LOT NO. 13  
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

SHEET  
1 OF  
3  
JOB NO.  
04187



R:\04000\04187\ddat\control\dwg\1-PLA102.dwg 1/20/2005 3:16:08 PM EST

SEE SHEET 2 FOR CONTINUATION

- LEGEND**
- ☒ EXISTING MONUMENT BOX
  - ⊙ IRON PIPE/ IRON PIN/ 5/8"x30" 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"

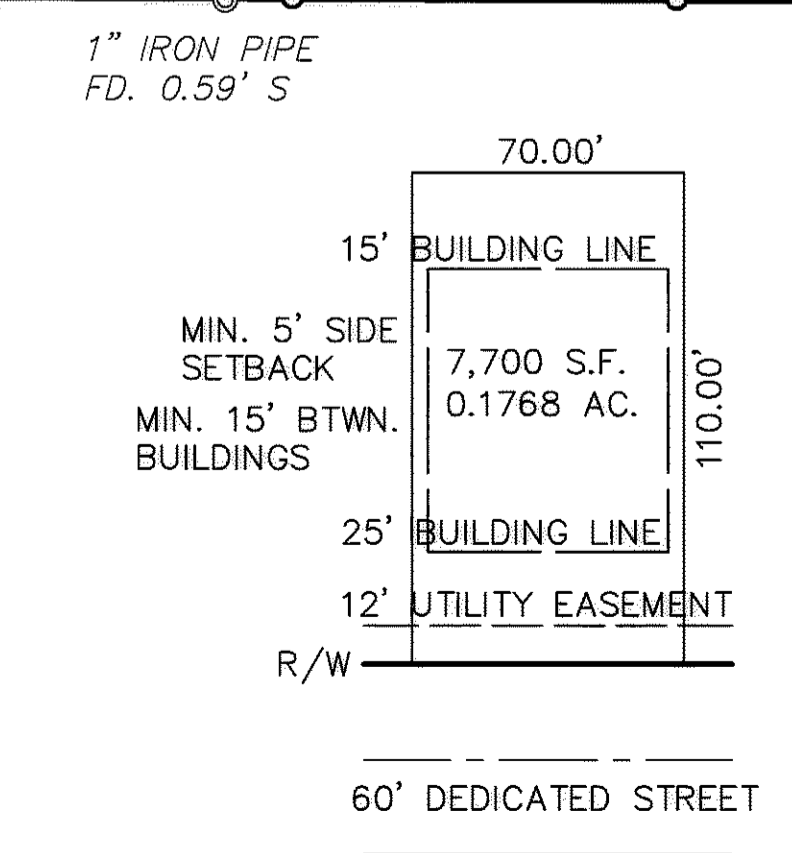
07-00-013-000-078  
GEORGE D. GROSIK &  
MARGARET E. HAPUTA  
#20020879001

07-00-013-000-209  
THE DREES COMPANY  
#20060141249

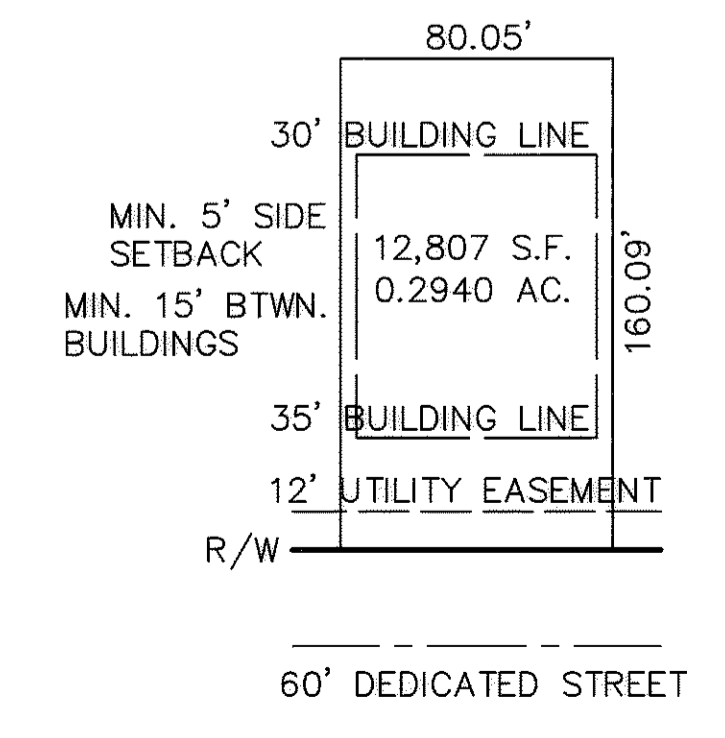
07-00-013-000-130  
STEVEN D. MOULD  
O.R.V. 421 P. 175

07-00-013-000-131  
MOULD DEVELOPMENT, LLC  
#20030905273

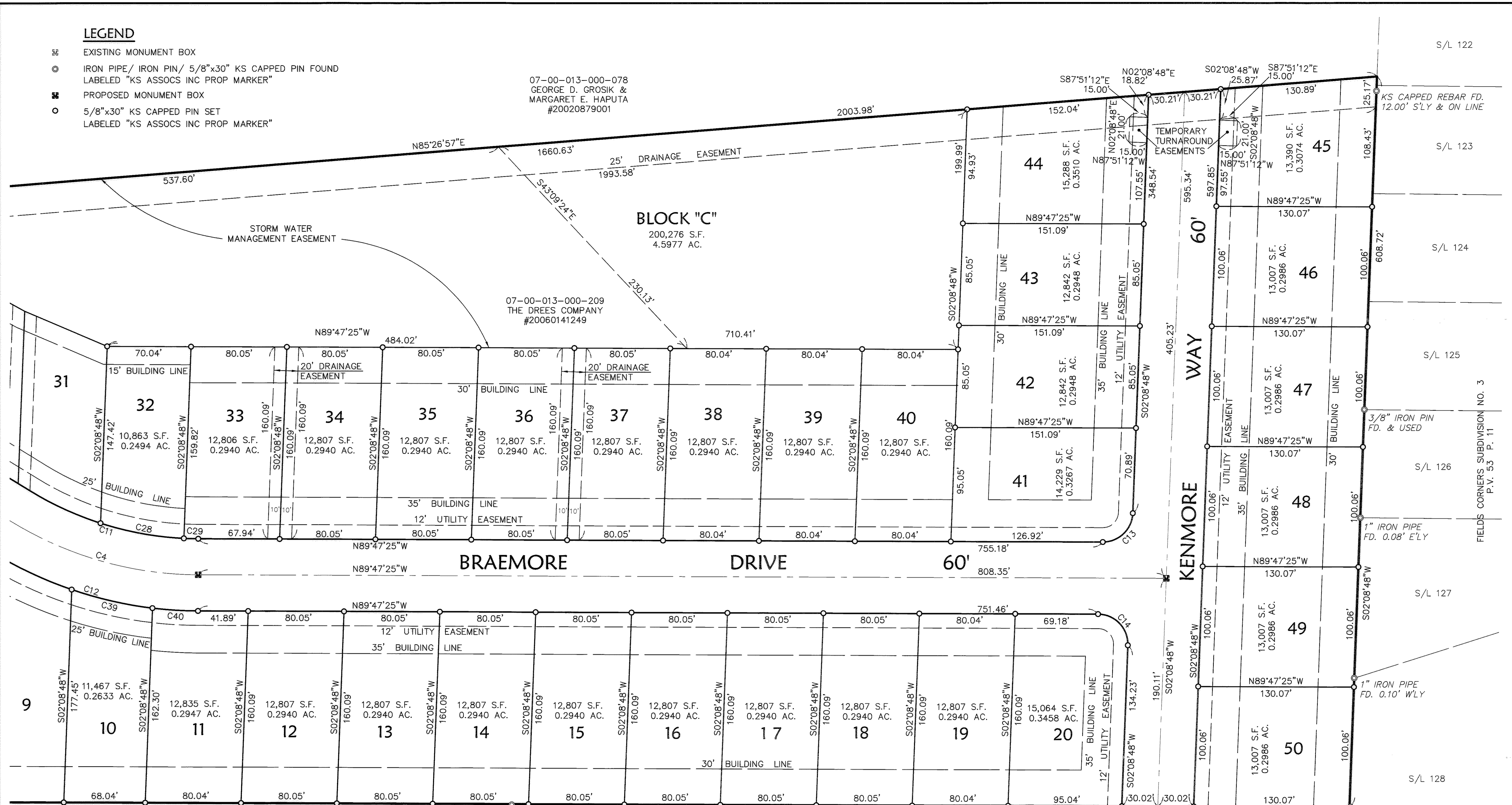
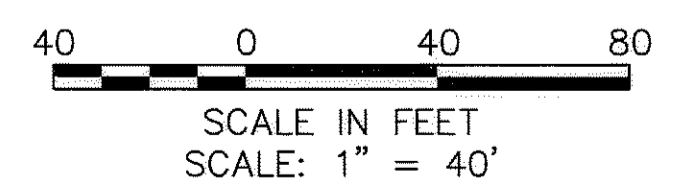
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C4	164.43	300.00	84.34	31°24'16"	162.38	S74°05'17"E
C11	147.99	270.00	75.90	31°24'16"	146.14	S74°05'17"E
C12	180.88	330.00	92.77	31°24'16"	178.62	S74°05'17"E
C13	38.42	25.00	24.17	88°03'47"	34.75	N46°10'41"E
C14	40.12	25.00	25.86	91°56'13"	35.95	N43°49'19"W
C28	70.92	270.00	35.66	15°02'58"	70.71	S79°41'57"E
C29	12.09	270.00	6.05	2°34'00"	12.09	S88°30'25"E
C39	69.33	330.00	34.79	12°02'16"	69.20	S77°08'50"E
C40	38.15	330.00	19.10	6°37'27"	38.13	S86°28'42"E



TYPICAL DETACHED CLUSTER LOT SKETCH  
LOTS: 4-10, 21-32  
NO SCALE



TYPICAL SINGLE-FAMILY LOT SKETCH  
LOTS: 1-3, 11-20, 33-50  
NO SCALE



BY	
DATE	
DESCRIPTION	
REVISION	
DATE	10-28-04
DRAWN BY	DAM
CHECKED BY	L-BLADZ
DWG. NAME	1-BLADZ
PATH	R:\04187\SUBDIVISION CONTROL
F.B.	

KS Associates, Inc.  
260 Burns Rd., Suite 100  
Elyria, Ohio 44035  
Phone (440) 365-4730  
Fax (440) 365-4790  
mcliffroom@ksassoc.com  
www.ksassoc.com

**KS ASSOCIATES**

RECORD PLAT  
**BRAEMORE SUBDIVISION**  
OF PART OF  
RIDGEVILLE TOWNSHIP ORIGINAL LOT NO. 13  
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

FIELD'S CORNERS SUBDIVISION NO. 3  
P.V. 53 P. 11

SHEET 3 OF 3  
JOB NO. 04187