

# REPLAT OF 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, ALTEL, COLUMBIA GAS, COMCAST, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT SEVEN (7) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET OR EASEMENT LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND 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. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

Melva Tolbert 8/2/06  
MELVA TOLBERT, SECRETARY DATE

Melva Tolbert 8/3/06  
OHIO EDISON DATE

Ryan S. Roman 08-03-06  
ALTEL DATE

Don Swann 8/7/06  
COLUMBIA GAS DATE

Comcast 08-03-06  
COMCAST DATE

EXECUTED BEFORE ME BY NEW RIVERBEND HOMES CORP, BY ITS SECRETARY, MELVA TOLBERT, OWNER OF THE LANDS SHOWN HEREON, THIS 2nd DAY OF AUGUST, 2006.

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

Patricia H. Marguis  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 11-11-08

### SIDEWALK & SANITARY SEWER 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 THE CITY OF ELYRIA, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE) A SIDEWALK EASEMENT FIVE (5) FEET IN WIDTH AND A SANITARY SEWER EASEMENT TEN (10) FEET IN WIDTH AS SHOWN HEREON TO CONSTRUCT, MAINTAIN, REPAIR AND UTILIZE A SIDEWALK AND SANITARY SEWER.

Melva Tolbert 8/2/06  
MELVA TOLBERT, SECRETARY DATE

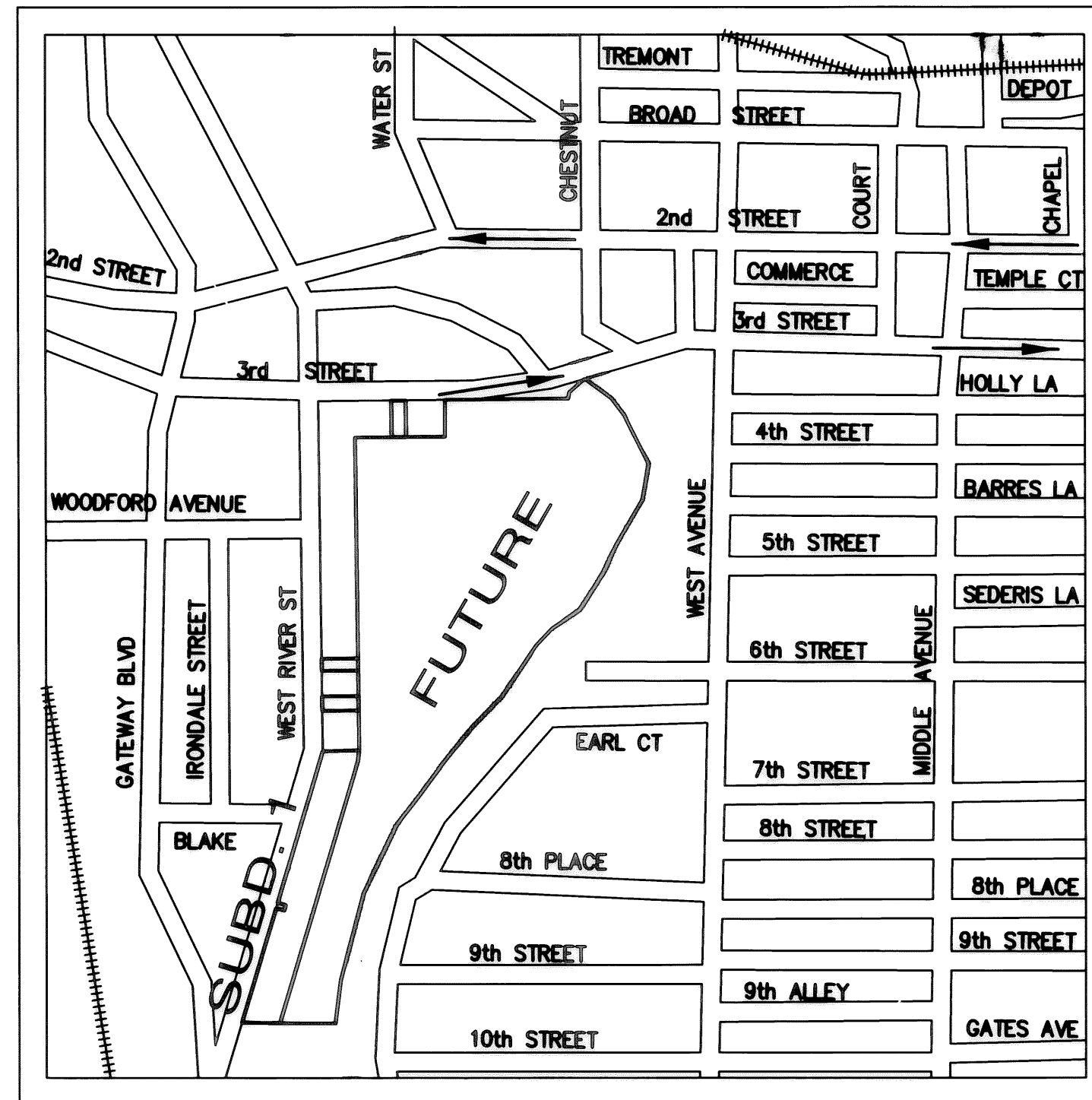
W. M. Jones 8-25-06  
CITY OF ELYRIA DATE

EXECUTED BEFORE ME BY NEW RIVERBEND HOMES CORP, BY ITS SECRETARY, MELVA TOLBERT, OWNER OF THE LANDS SHOWN HEREON, THIS 2nd DAY OF AUGUST, 2006.

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

Patricia H. Marguis  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 11-11-08

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>	



LOCATION MAP

THE NEW RIVERBEND SUBDIVISION 1 PLAT IS RECORDED IN VOLUME 88, PAGE 64, OF LORAIN COUNTY MAP RECORDS.

THE PURPOSE OF THE RE-RECORDING OF THE NEW RIVERBEND SUBDIVISION 1 PLAT IS TO VACATE THE TWELVE (12) FEET UTILITY EASEMENT AND DEDICATE THE FOLLOWING EASEMENTS:

1. FIVE (5) FEET SIDEWALK EASEMENT TO THE CITY OF ELYRIA;
2. SEVEN (7) FEET UNDERGROUND UTILITY EASEMENT;
3. TEN (10) FEET SANITARY SEWER TO THE CITY OF ELYRIA.

### 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

BY: Melva Tolbert  
MELVA TOLBERT, SECRETARY

EXECUTED BEFORE ME, BY NEW RIVERBEND HOMES CORP, BY ITS SECRETARY, MELVA TOLBERT, OWNER OF THE LANDS SHOWN HEREON, THIS 2nd DAY OF AUGUST, 2006.

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

Patricia H. Marguis  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 11-11-08

### APPROVALS

THIS SUBDIVISION PLAT IS APPROVED BY THE ENGINEER OF THE CITY OF ELYRIA, OHIO THIS 24<sup>TH</sup> DAY OF AUGUST, 2006.

John Hart 8-24-06  
ENGINEER DATE

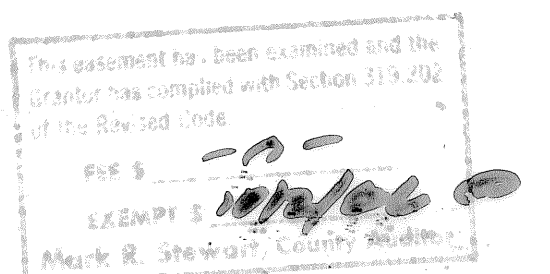
THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ELYRIA, OHIO, BY RESOLUTION ADOPTED THIS 6<sup>TH</sup> DAY OF JUNE, 2006.

W. M. Jones 8-25-06  
CHAIRMAN DATE

Deanna Inye 8-25-06  
SECRETARY DATE

THIS SUBDIVISION PLAT HAS BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF ELYRIA, OHIO, BY ORDINANCE NO. 2006-86 THIS 10<sup>TH</sup> DAY OF JULY, 2006.

J. William Wilson 8/25/06  
CLERK OF COUNCIL DATE



RECEIVED FOR RECORD  
at 9:30 o'clock A.M. In PLAT RECORD  
VOL. 90 JUDITH M. NEDWICK  
PAGES 48 Lorain County Recorder  
49.50 #268.38 Total  
DET

Box: M. NEFF DESIGN Group  
(216) 663-8820 ext. 229 (Laurie)

**NEW RIVERBEND SUBDIVISION 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

**mNEFF design group**  
DESIGNING LAND FOR YOUR WORLD

5422 East 96th Street, Suite 120 • Cleveland OH 44125  
tel: 216.663.8820 • fax: 216.663.8821

Scale	Last Plot Date
Drawn By	Checked By
Project Number	Field Crew
Sheet	FS & ET

1 of 3

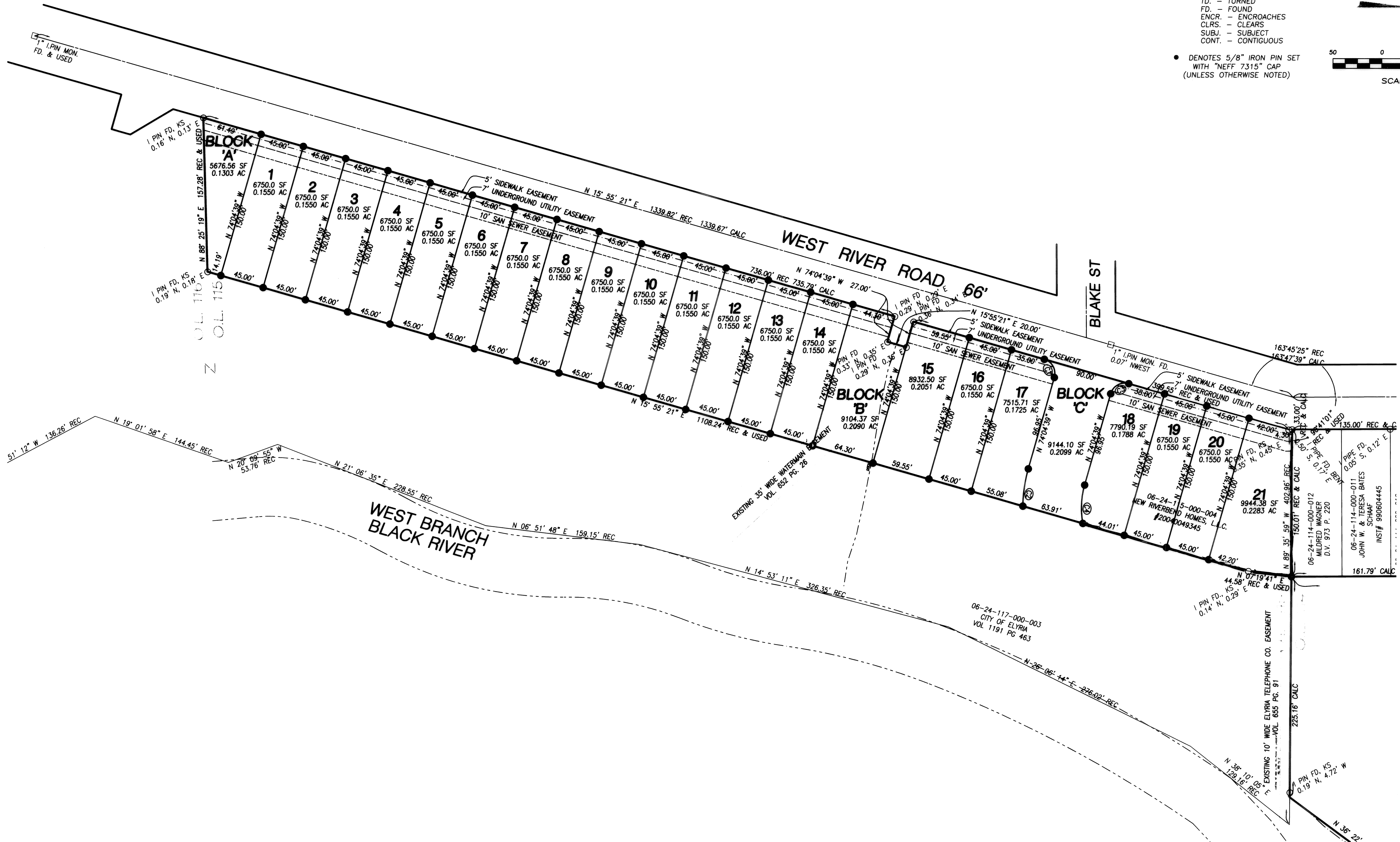
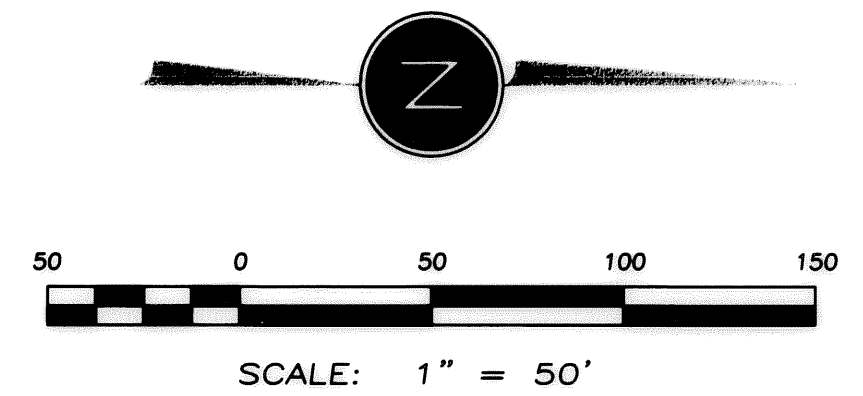
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ABBREVIATIONS

- 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)



Drawing File: S:\7100-7193\7191 Elyria - New Riverbend Home\7191.dwg Sep 29, 2006 - 11:23am

This document has been submitted and the content has complied with Section 153.02 of the Ohio Code.

SEP 29 2006

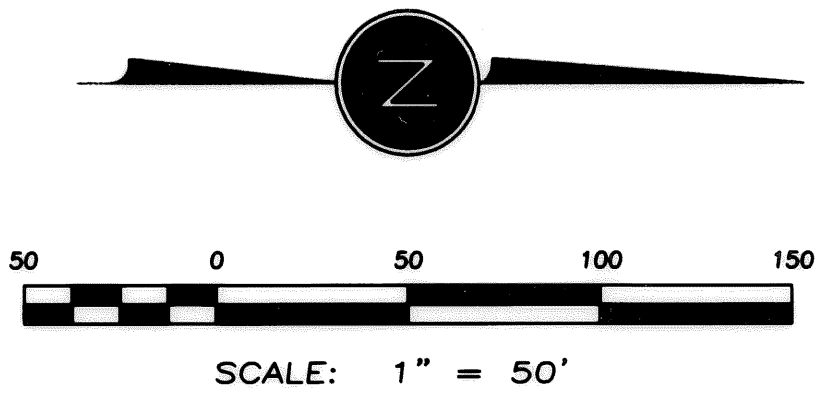
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**NEW RIVERBEND SUBDIVISION No. 1**  
SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO AND BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NOS. 112, 113, 114 AND 115.

PLANNERS   ENGINEERS   SURVEYORS	Scale 1" = 50'	Last Plot Date Sep 29, 2006
<b>mNEFF design group</b> DESIGNING LAND FOR YOUR WORLD 5422 East 96th Street, Suite 120 • Cleveland OH 44125 tel: 216.663.8820 • fax: 216.663.8821	Drawn By DLN	Checked By
	Project Number 7181	Field Crew FS & ET
Sheet	2 of 3	

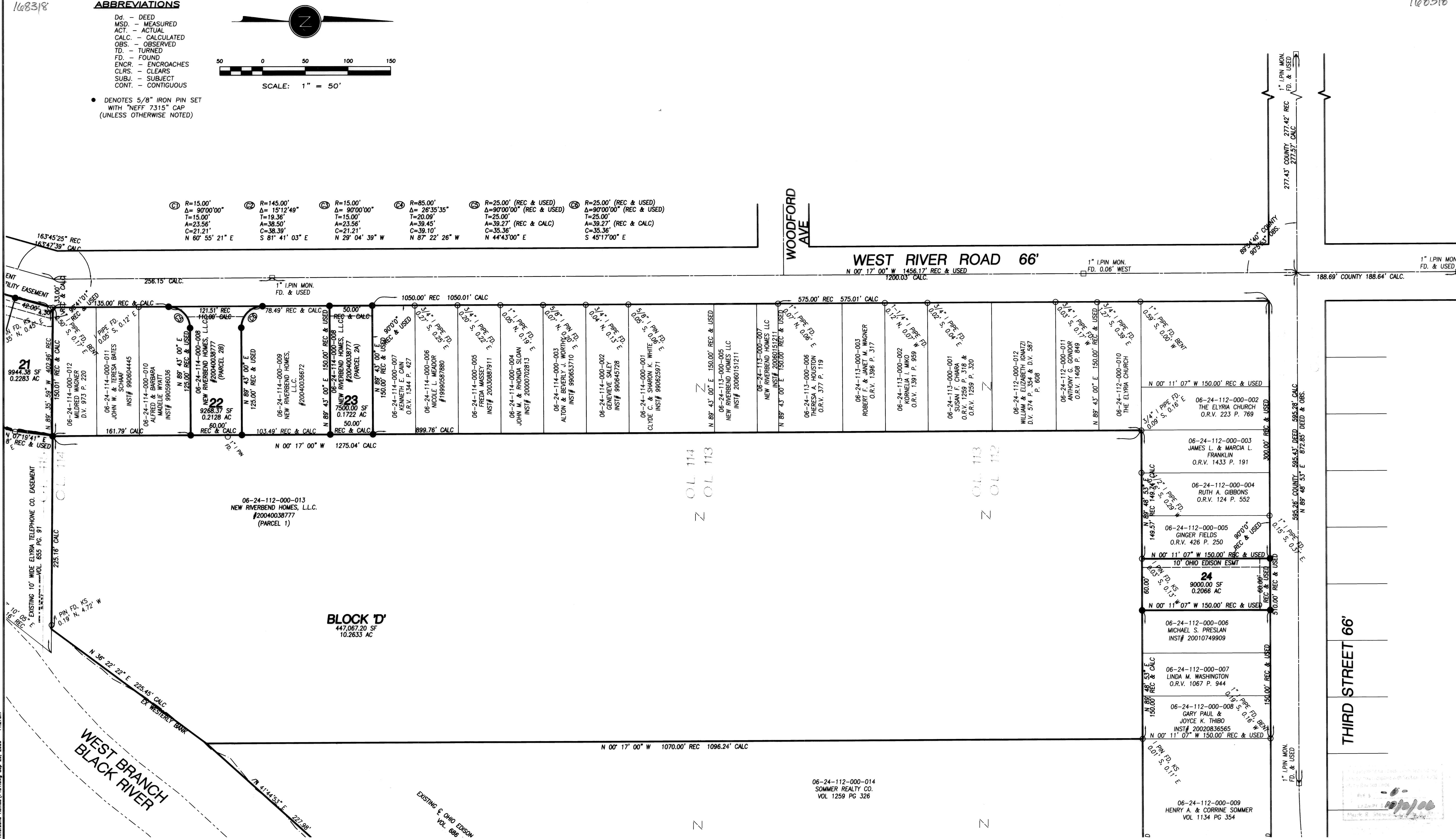
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● DENOTES 5/8" IRON PIN SET WITH "NEFF 7315" CAP (UNLESS OTHERWISE NOTED)

- ① R=15.00'  
Δ= 90°00'00"  
T=15.00'  
A=23.56'  
C=21.21'  
N 60° 55' 21" E
- ② R=145.00'  
Δ= 15°12'49"  
T=19.36'  
A=38.50'  
C=38.39'  
S 81° 41' 03" E
- 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
- ⑤ R=25.00' (REC & USED)  
Δ=90°00'00" (REC & USED)  
T=25.00'  
A=39.27' (REC & CALC)  
C=35.36'  
N 44°43'00" E
- ⑥ R=25.00' (REC & USED)  
Δ=90°00'00" (REC & USED)  
T=25.00'  
A=39.27' (REC & CALC)  
C=35.36'  
S 45°17'00" E



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Sheet <b>3 of 3</b>	