

INDIAN RIDGE ESTATES SUBDIVISION NO. 5

BEING PART OF
ORIGINAL BROWNHelm TOWNSHIP LOT NO. 16
CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, VERMILION ACRES LIMITED PARTNERSHIP, BY: INDIAN RIDGE DEVELOPMENT CO., INC. GENERAL PARTNER, BY: THOMAS J. OSTER, PRESIDENT, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF INDIAN RIDGE ESTATES SUBDIVISION NO. 5, DOES HEREBY ACCEPT IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

VERMILION ACRES LIMITED PARTNERSHIP
BY: INDIAN RIDGE DEVELOPMENT CO., INC., GENERAL PARTNER

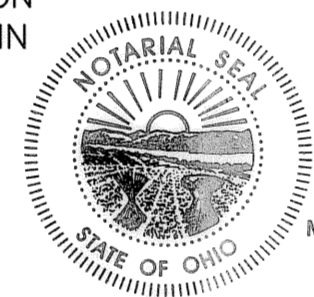
BY: Thomas J. Oster, President
THOMAS J. OSTER - PRESIDENT
WITNESS BY: JOHN EAVENSON
WITNESS BY:

NOTARY CERTIFICATE

STATE OF OHIO

SS

LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THOMAS J. OSTER, REPRESENTING VERMILION ACRES LIMITED PARTNERSHIP, OWNER OF THE LAND CONTAINED WITHIN THIS PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 15th DAY OF February, 2007.



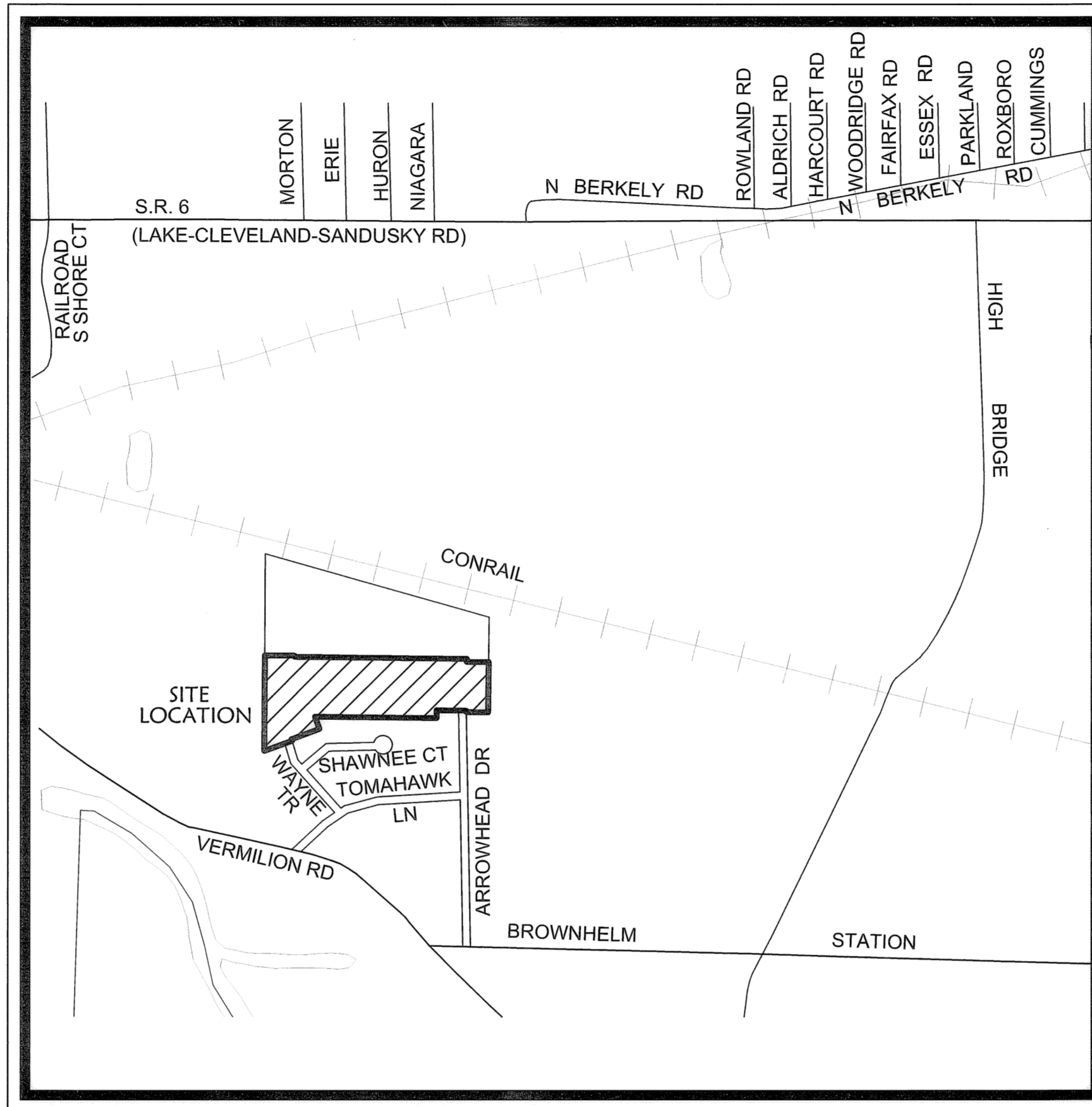
KRISTIE RADWAY
NOTARY PUBLIC
STATE OF OHIO
Recorded In
Lorain County
My Comm. Exp. 5/25/11

BY: Kristie Radway
NOTARY PUBLIC
MY COMMISSION EXPIRES 5/25/11

UNDERGROUND UTILITIES

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON CO., CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC., THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEE), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, EXCEPT WHERE SHOWN OTHERWISE, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: Thomas J. Oster, President
VERMILION ACRES LIMITED PARTNERSHIP
BY: INDIAN RIDGE DEVELOPMENT CO., INC., GENERAL PARTNER
BY: THOMAS J. OSTER - PRESIDENT
6150 PARK SQUARE DRIVE
LORAIN, OH. 44053
(440) 985-7440

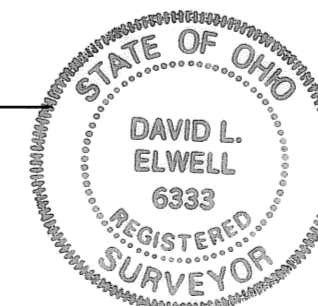


VICINITY MAP NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "INDIAN RIDGE ESTATES SUBDIVISION NO. 5" AS SHOWN HEREON AND CONTAINING 13.2984 ACRES OF LAND IN ORIGINAL BROWNHelm TOWNSHIP LOT NO. 16 IN THE CITY OF VERMILION, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED—○, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED—○, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. 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 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. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, 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: David L. Elwell
DAVID L. ELWELL
REGISTERED SURVEYOR NO 6333



LEGEND

- ☒ EXISTING MONUMENT BOX
- IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
- ☒ PROPOSED MONUMENT BOX
- 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"
- DRILL HOLE IN PAVEMENT FOUND
- R RECORD
- S SURVEYED
- FD FOUND

AREA IN SUBLOTS 11.0918 ACRES
AREA IN RIGHT-OF-WAY 2.2066 ACRES
TOTAL AREA IN SUBDIVISION 13.2984 ACRES

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING THE HOME SAVINGS & LOAN CO. OF YOUNGSTOWN MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF INDIAN RIDGE ESTATES SUBDIVISION NO. 5, HAS EXAMINED THIS PLAT OF THE SAME, ACCEPTS IT TO BE CORRECT, AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

REPRESENTATIVE: Stanley R. Fisher SENIOR VICE PRESIDENT
WITNESS: John Eavenson WITNESS

MORTGAGEE'S NOTARY CERTIFICATE

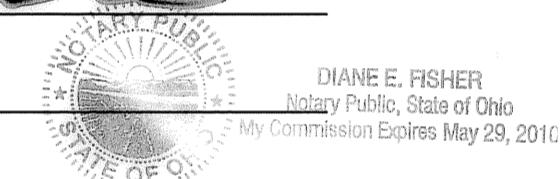
STATE OF OHIO

LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Stanley R. Fisher REPRESENTING THE HOME SAVINGS & LOAN CO. OF YOUNGSTOWN WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 16 DAY OF FEBRUARY, 2007.

BY: Diane E. Fisher
NOTARY PUBLIC

MY COMMISSION EXPIRES



CITY ENGINEER

APPROVED BY THE ENGINEER OF THE CITY OF VERMILION FOR RECORDING PURPOSES ONLY ON THIS 18 DAY OF MARCH, 2007.

BY: Christy L. Howard
VERMILION CITY ENGINEER

CITY COUNCIL

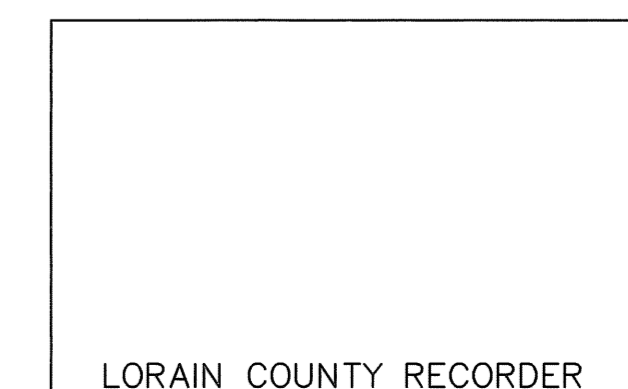
THIS IS TO CERTIFY THAT THIS PLAT OF INDIAN RIDGE ESTATES SUBDIVISION NO. 5 WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF VERMILION FOR RECORDING PURPOSES ONLY ON THIS 19 DAY OF MARCH, 2007.

BY: Stan Anderson MAYOR
Kevin Fisher CLERK OF COUNCIL

PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF VERMILION FOR RECORDING PURPOSES ONLY THIS 19 DAY OF MARCH, 2007.

BY: Debra
CHAIRMAN



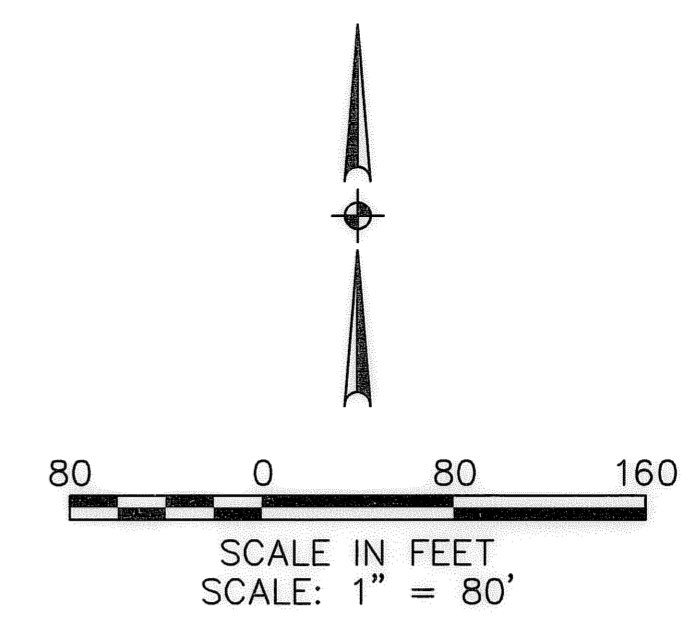
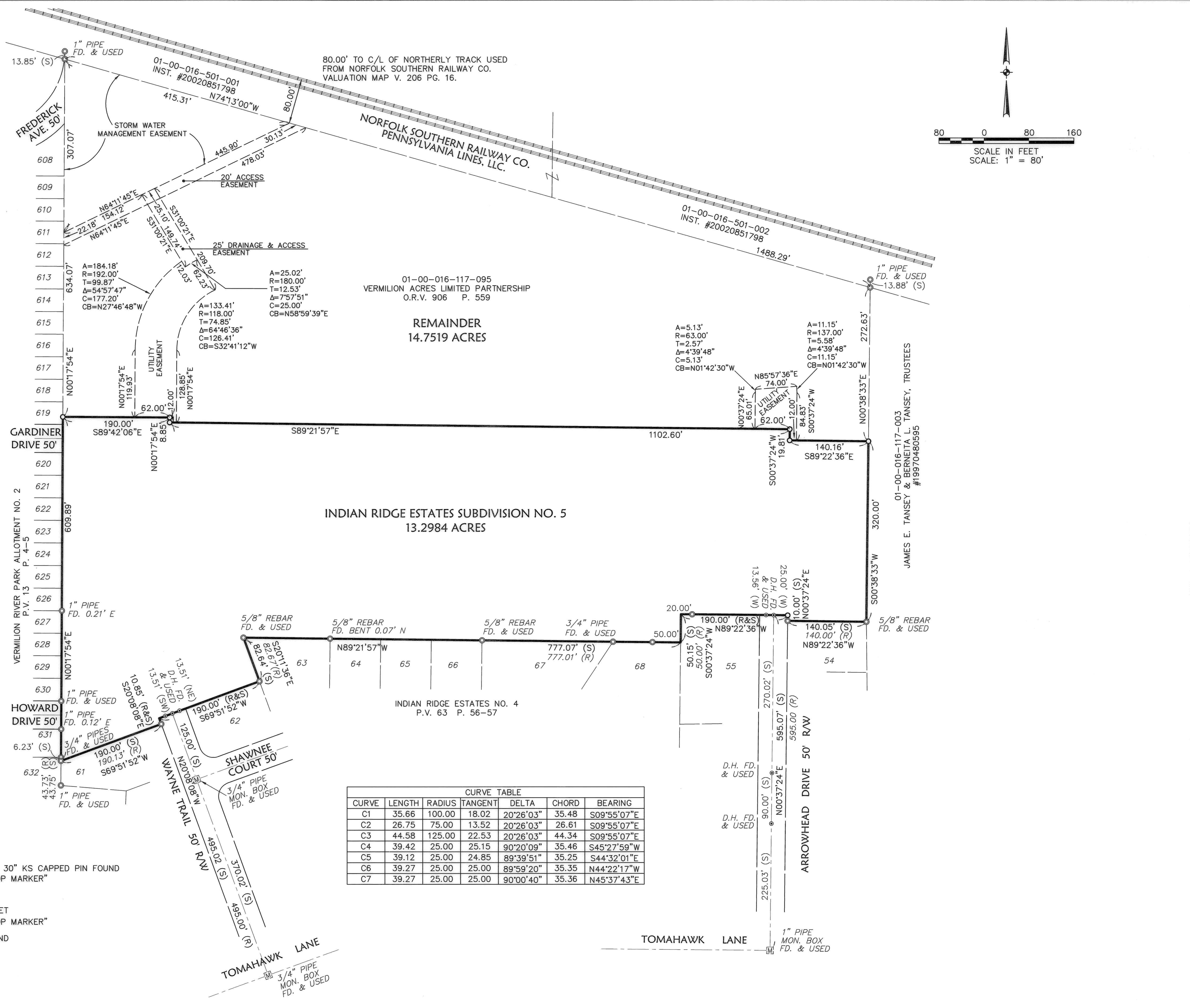
DATE	DESCRIPTION	BY
9-29-05	DAM	
1-1-PLATIS		
2-12-07	REVISED OWNER'S CERTIFICATE PER OWNER	DLE
11-04-05	REVISED PER CITY COMMENTS	DLE

DATE: 9-29-05	DRAWN BY: DAM
CHKD BY:	DWG. NAME: 1-PLATIS
PATH: B:\05069\AUDIT\CONTROL	F.B.:

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

RECORD PLAT INDIAN RIDGE ESTATES SUBDIVISION NO. 5 OF PART OF ORIGINAL BROWNHelm TOWNSHIP LOT NO. 16 CITY OF VERMILION COUNTY OF LORAIN STATE OF OHIO
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SHEET 1 OF 3
JOB NO. 05059



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	35.66	100.00	18.02	20°26'03"	35.48	S09°55'07"E
C2	26.75	75.00	13.52	20°26'03"	26.61	S09°55'07"E
C3	44.58	125.00	22.53	20°26'03"	44.34	S09°55'07"E
C4	39.42	25.00	25.15	90°20'09"	35.46	S45°27'59"W
C5	39.12	25.00	24.85	89°39'51"	35.25	S44°32'01"E
C6	39.27	25.00	25.00	89°59'20"	35.35	N44°22'17"W
C7	39.27	25.00	25.00	90°00'40"	35.36	N45°37'43"E

LEGEND

- Ⓜ EXISTING MONUMENT BOX
- Ⓞ IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND
Labeled "KS ASSOCS INC PROP MARKER"
- Ⓜ PROPOSED MONUMENT BOX
- 5/8" x 30" KS CAPPED PIN SET
Labeled "KS ASSOCS INC PROP MARKER"
- ⦿ DRILL HOLE IN PAVEMENT FOUND
- R RECORD
- S SURVEYED
- FD FOUND

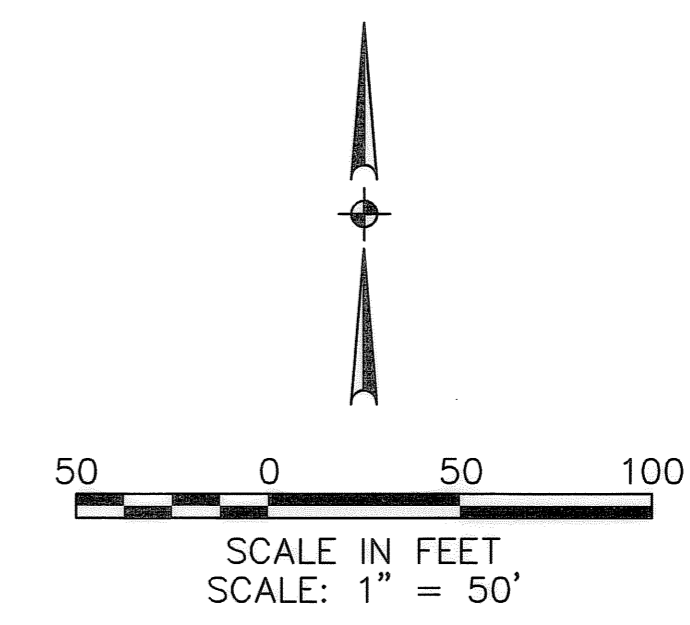
	DESCRIPTION	DATE	REVISIONS	DATE	DRAWN BY	CHKD BY	DWG. NAME	PATH	F.B.
				9-28-06	DM		1-PLAT02	E:\05059\SUBDIV CONTROL	
<p>RECORD PLAT</p> <p>INDIAN RIDGE ESTATES</p> <p>SUBDIVISION NO. 5</p> <p>OF PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NO. 16 CITY OF VERMILION COUNTY OF LORAIN STATE OF OHIO</p>									
<p>SHEET 2 OF 3</p> <p>JOB NO. 05059</p>									

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



01-00-016-117-003
 JAMES E. TANSEY & BERNEITA L. TANSEY, TRUSTEES
 #19970480595

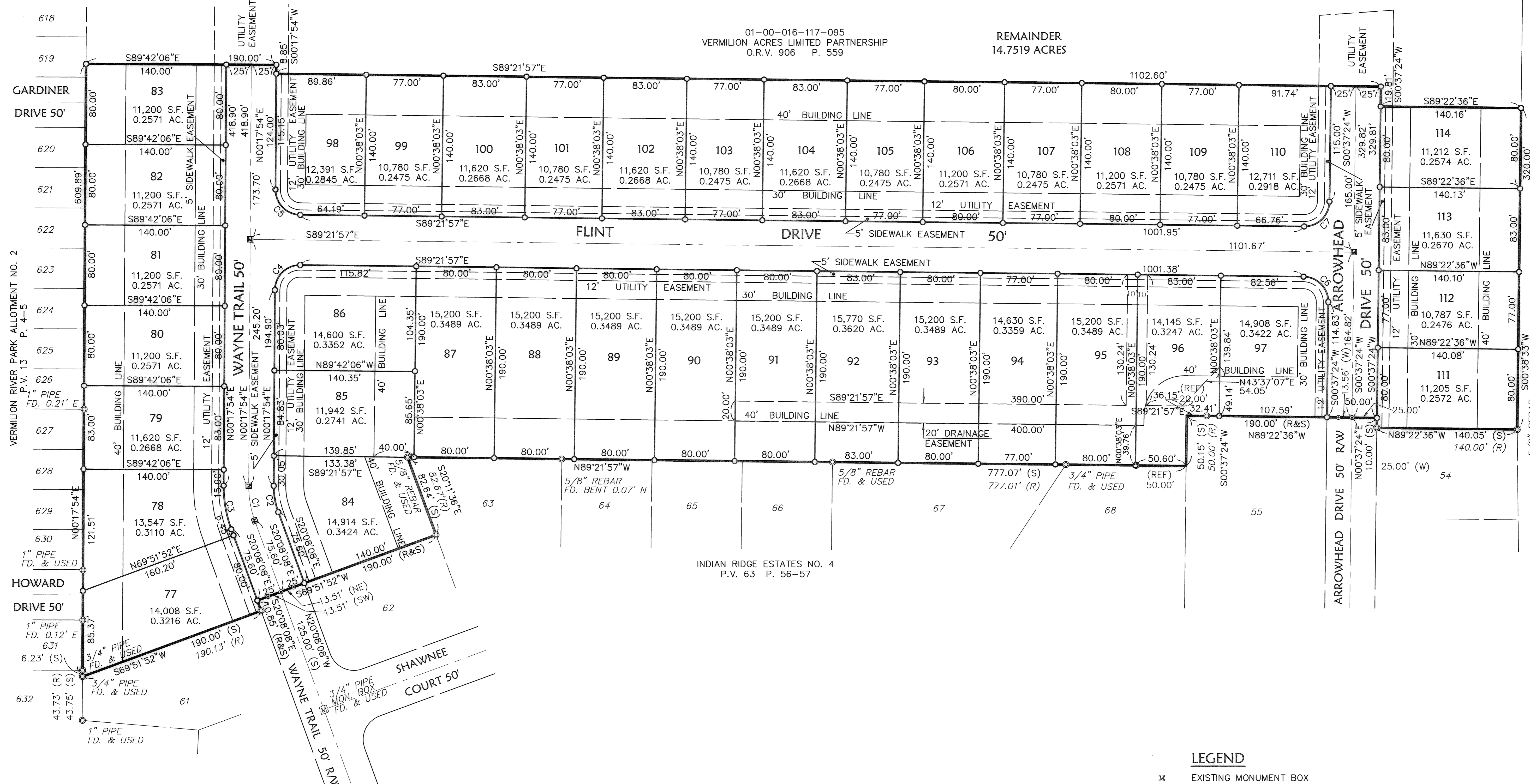
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01-00-016-117-095
VERMILION ACRES LIMITED PARTNERSHIP
O.R.V. 906 P. 559

REMAINDER
14.7519 ACRES

INDIAN RIDGE ESTATES NO. 4
P.V. 63 P. 56-57



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	35.66	100.00	18.02	20°26'03"	35.48	S09°55'07"E
C2	26.75	75.00	13.52	20°26'03"	26.61	S09°55'07"E
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Labeled "KS ASSOCS INC PROP MARKER"
 - ⊠ PROPOSED MONUMENT BOX
 - ⊙ 5/8" x 30" KS CAPPED PIN SET
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 - ⊙ DRILL HOLE IN PAVEMENT FOUND
 - R RECORD
 - S SURVEYED
 - FD FOUND

01-00-016-117-003
JAMES E. TANSEY, TRUSTEE
#20060172554

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RECORD PLAT
INDIAN RIDGE ESTATES
SUBDIVISION NO. 5
OF PART OF
ORIGINAL BROWNHELM TOWNSHIP LOT NO. 16
CITY OF VERMILION COUNTY OF LORAIN STATE OF OHIO

SHEET
3
OF
3
JOB NO.
05059

DATE	DESCRIPTION	BY
9-28-05		
3-1-07	REVISED PER CITY REVIEW	
03-23-06	REVISED REMAINDER ACREAGE TO 14.7519	
11-04-05	REVISED PER CITY COMMENTS	