

# WINDSOR POINT SUBDIVISION NO. 4

PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 42

NOW IN THE

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 42, CONTAINING 12.0435 ACRES.

THE UNDERSIGNED, OSTER CONSTRUCTION, INC. HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "WINDSOR POINT SUBDIVISION NO. 4" A SUBDIVISION OF LOTS 154 TO 188 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 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 WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND THIS 19<sup>th</sup> DAY OF February, 2008.

OSTER CONSTRUCTION, INC.

*Thomas Oster, President*  
THOMAS OSTER, PRESIDENT

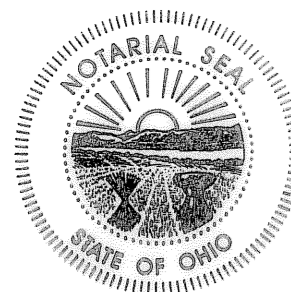
*Kim Silvanese*  
WITNESS

*Janice Mahman*  
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 OSTER CONSTRUCTION, INC., 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 19<sup>th</sup> DAY OF February 2008.



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

*Kristie Radway*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/25/11

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF "WINDSOR POINT SUBDIVISION NO. 4" HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE ALL STREETS AND EASEMENTS AS SHOWN HEREON

*HUNTINGTON NATIONAL BANK*  
MORTGAGEE

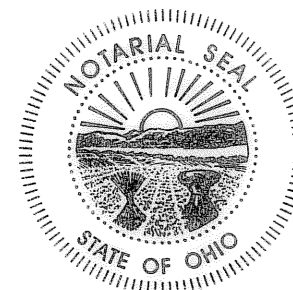
BY: *Maria Nagoff*

TITLE: *VICE PRESIDENT*

## NOTARY PUBLIC

STATE OF OHIO  
LORAIN COUNTY

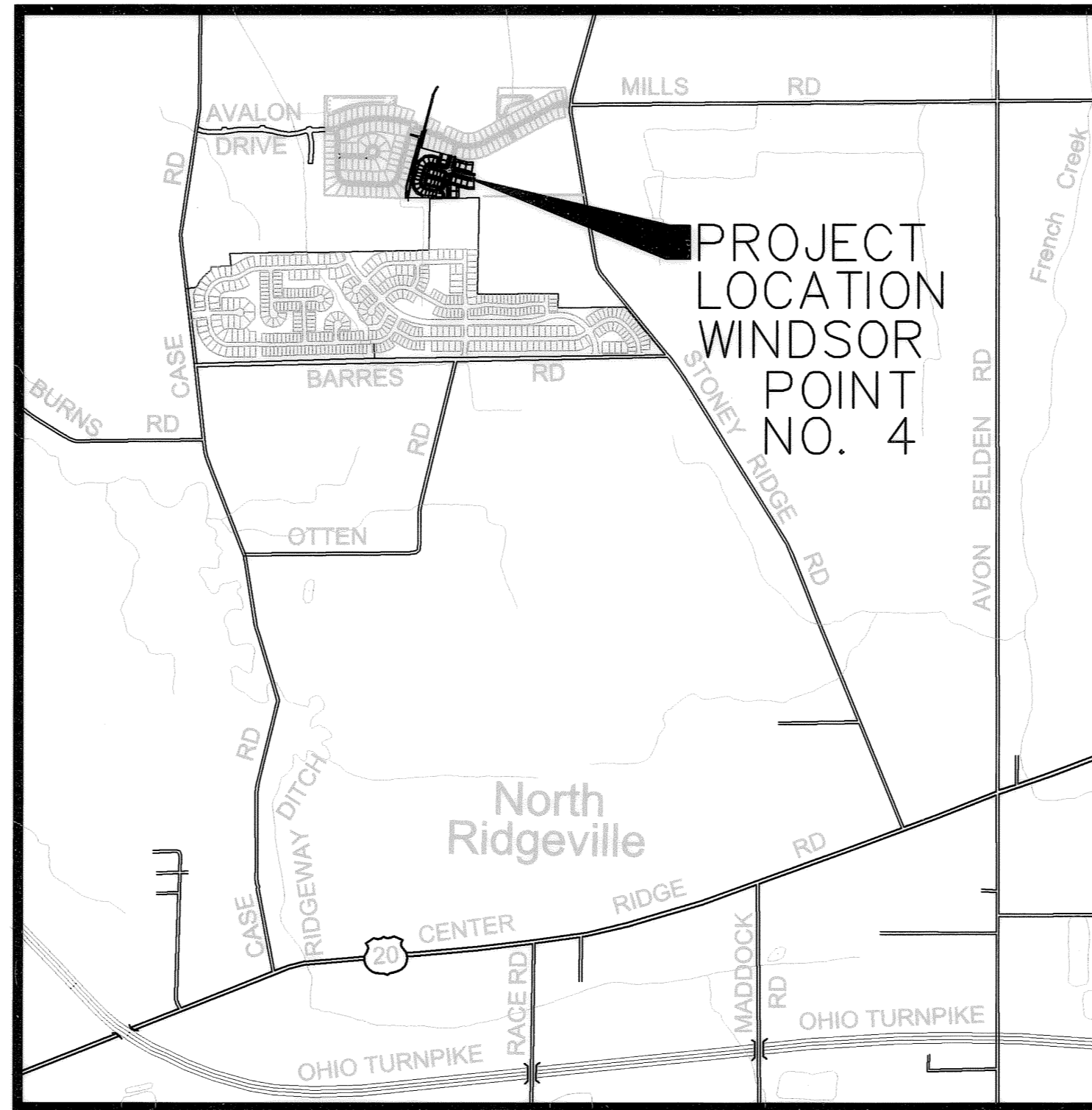
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICERS OF THE MORTGAGEE, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 25<sup>th</sup> DAY OF February, 2008.



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

*Kristie Radway*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/25/11



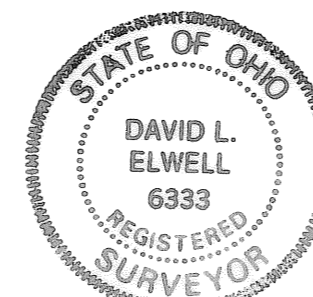
VICINITY MAP SCALE: 1"=2000'

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "WINDSOR POINT SUBDIVISION NO. 4" AS SHOWN HEREON, EMBRACING 12.0435 ACRES OF LAND IN RIDGEVILLE TOWNSHIP ORIGINAL LOT NUMBER 42, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 2.4666 ACRES LIE IN PUBLIC STREET DEDICATION, AND 7.3089 ACRES LIE IN LOTS NUMBERED 154 TO 188, INCLUSIVE, AND 2.2680 ACRES LIE IN BLOCKS.

IRON PIPES WERE FOUND AT ALL POINTS INDICATED THUSLY AND 5/8" x 30" 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* 02-07-08  
DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333



## UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE COLUMBIA GAS OF OHIO, ALTEL CORPORATION, THE ILLUMINATING 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: *Thomas Oster, President*  
OSTER CONSTRUCTION, INC.  
6150 PARK SQUARE DRIVE  
LORAIN, OHIO  
(440) 985-7440

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE

MAR 12 2008

MARK R. STEWART  
LORAIN COUNTY AUDITOR

## PLANNING COMMISSION

APPROVED THIS 5<sup>th</sup> DAY OF MARCH, 2008.

*Angela Windsor* 3-5-08  
SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION DATE

## CITY COUNCIL

APPROVED THIS 5<sup>th</sup> DAY OF MARCH, 2008.

*Mauro Gilman* 3-5-08  
MAYOR (OR DESIGNATED MEMBER OF COUNCIL) DATE

## CITY ENGINEER

APPROVED THIS 5<sup>th</sup> DAY OF March, 2008.

*Laura Driffield* 3-5-08  
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 LOTS	7.3089	Acres
AREA IN BLOCKS	2.2680	Acres
AREA IN STREETS	2.4666	Acres
TOTAL AREA	12.0435	Acres

## 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"

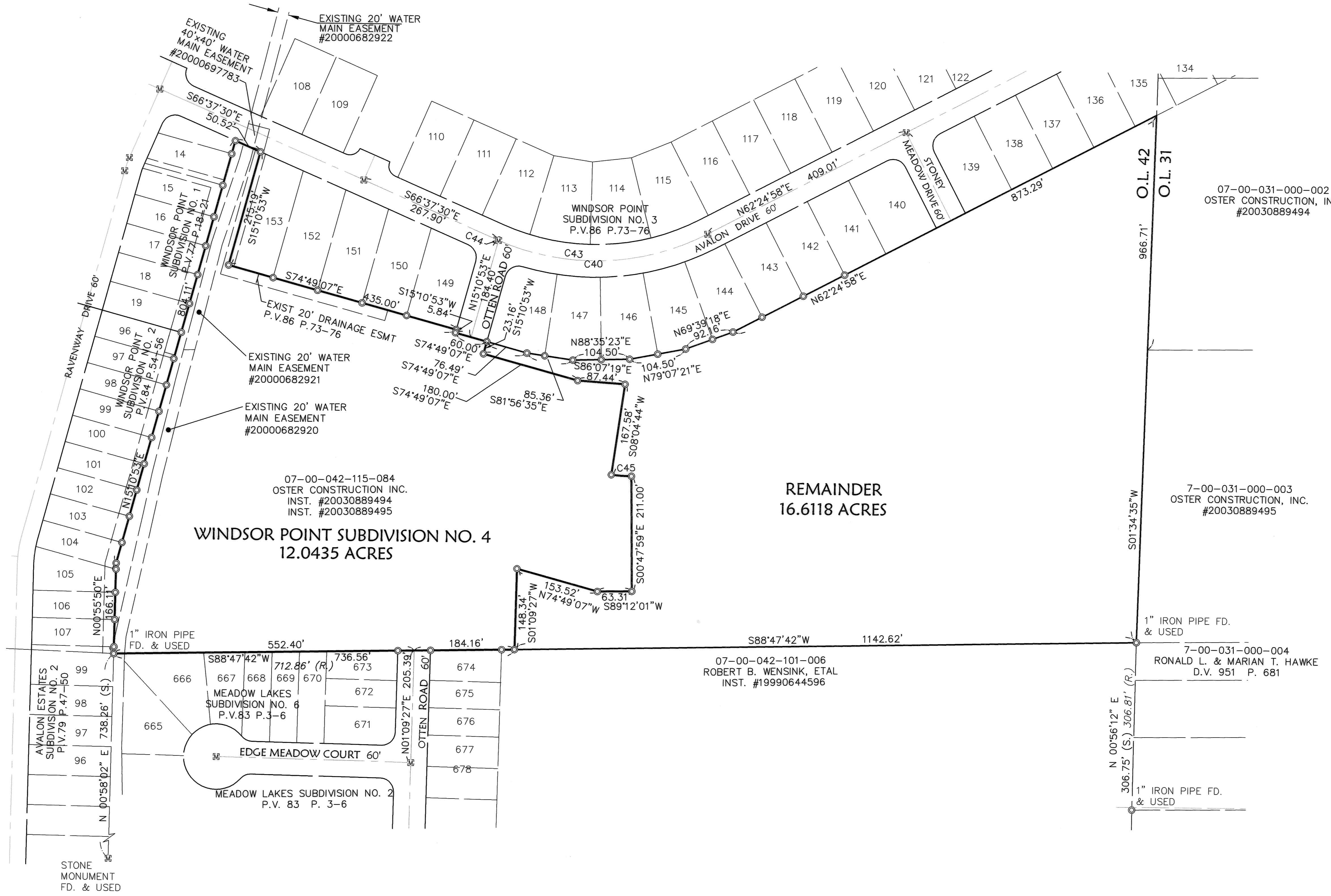
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7-31-08			
DRAWN BY: CEC			
CHK'D BY:			
DWG. NAME: 5-PLATCS			
PATH: R:\06215\DDT\CONTROL			
F.B.:			
1-16-08	REVISED SUBDIVISION No 4 PHASE LINE		AJS

**KS ASSOCIATES, INC.**  
260 Burns Rd., Suite 100  
Elyria, Ohio 44035  
Phone (440) 365-4730  
Fax (440) 365-4790  
mailroom@ksassoc.com  
www.ksassoc.com

RECORD PLAT  
WINDSOR POINT  
SUBDIVISION NO. 4  
OF PART OF  
ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 42  
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

SHEET  
1  
OF  
3  
JOB NO.  
06215

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07-00-042-115-084  
OSTER CONSTRUCTION, INC.  
INST. #20030889494  
INST. #20030889495

**WINDSOR POINT SUBDIVISION NO. 4**  
12.0435 ACRES

**REMAINDER**  
16.6118 ACRES

07-00-031-000-002  
OSTER CONSTRUCTION, INC.  
#20030889494

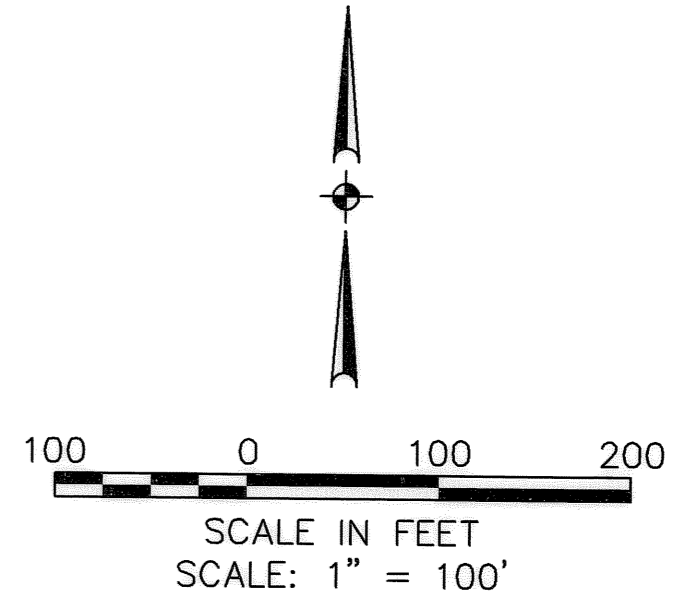
7-00-031-000-003  
OSTER CONSTRUCTION, INC.  
#20030889495

07-00-042-101-006  
ROBERT B. WENSINK, ETAL  
INST. #19990644596

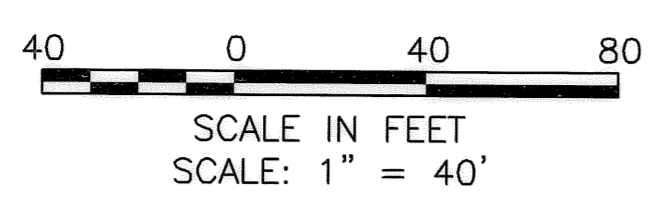
7-00-031-000-004  
RONALD L. & MARIAN T. HAWKE  
D.V. 951 P. 681

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	6.04	300.00	3.02	1°09'10"	6.04	S83°10'37"W
C40	397.15	450.00	212.55	50°33'58"	384.38	N87°41'57"E
C41	310.77	675.00	158.19	26°22'44"	308.03	N14°23'40"W
C42	16.91	270.00	8.46	3°35'19"	16.91	S84°23'41"W
C43	400.23	450.00	214.44	50°57'32"	387.17	N87°53'44"E
C44	3.08	450.00	1.54	0°23'34"	3.08	S66°49'17"E
C45	37.19	240.00	18.63	8°52'42"	37.15	S86°21'38"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"



BY		DESCRIPTION		DATE	
REVISIONS					
DATE: 7-31-06	DRAWN BY: GEC	CHKD BY:	DWG. NAME: 5-PLAT01	PATH: E:\06215\SUBMIT\CONTROL	F.B.:
<p>KS Associates, Inc. 260 Burns Rd., Suite 100 Euclid, Ohio 44035 Phone (440) 365-4730 Fax (440) 365-4790 mailroom@ksassoc.com www.ksassoc.com</p>					
<p><b>RECORD PLAT</b> <b>WINDSOR POINT</b> <b>SUBDIVISION NO. 4</b> OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 42 CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO</p>					
SHEET	2	OF	3		
JOB NO.	06215				
	REVISED SUBDIVISION NO. 4 PHASE LINE				

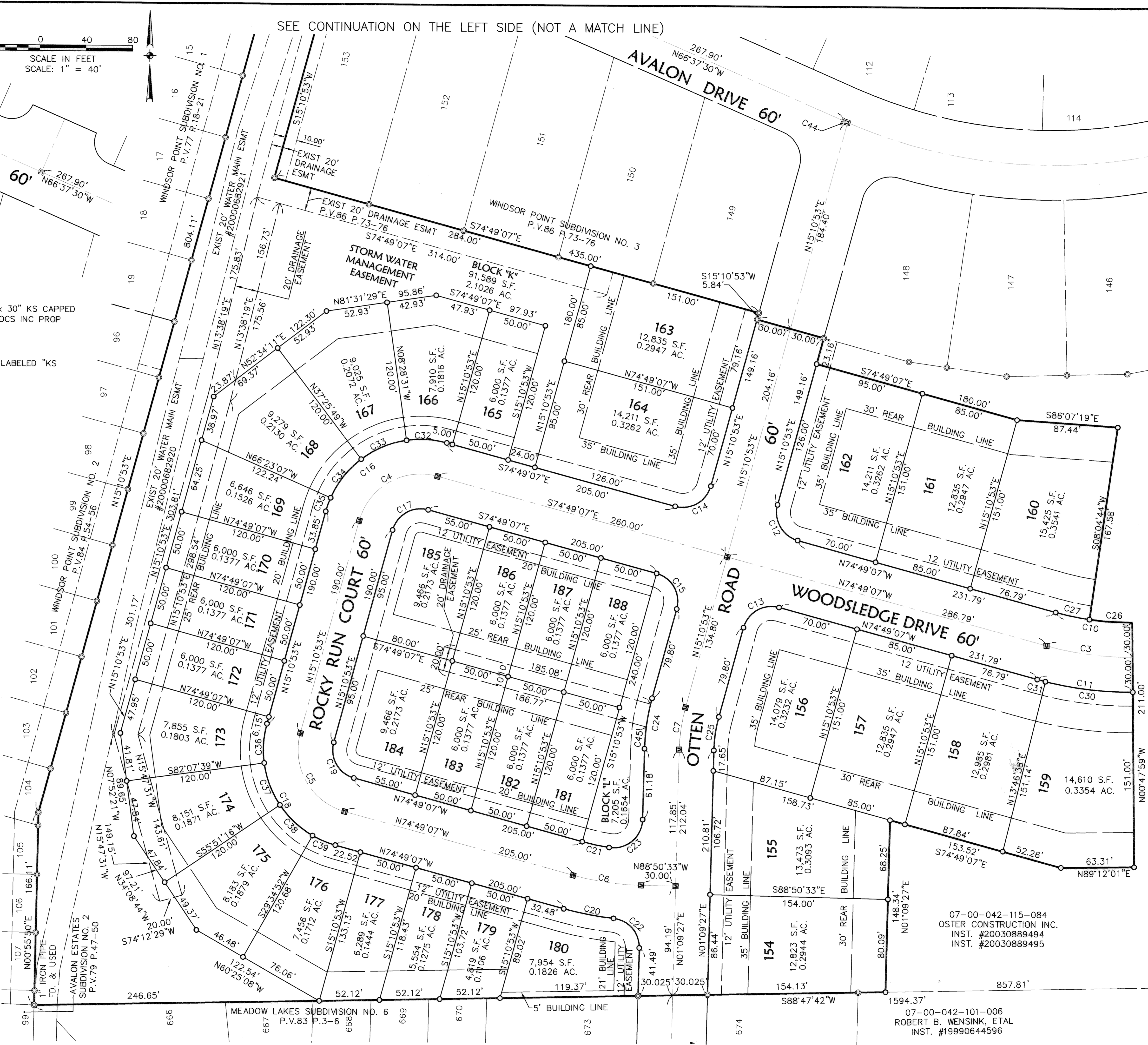
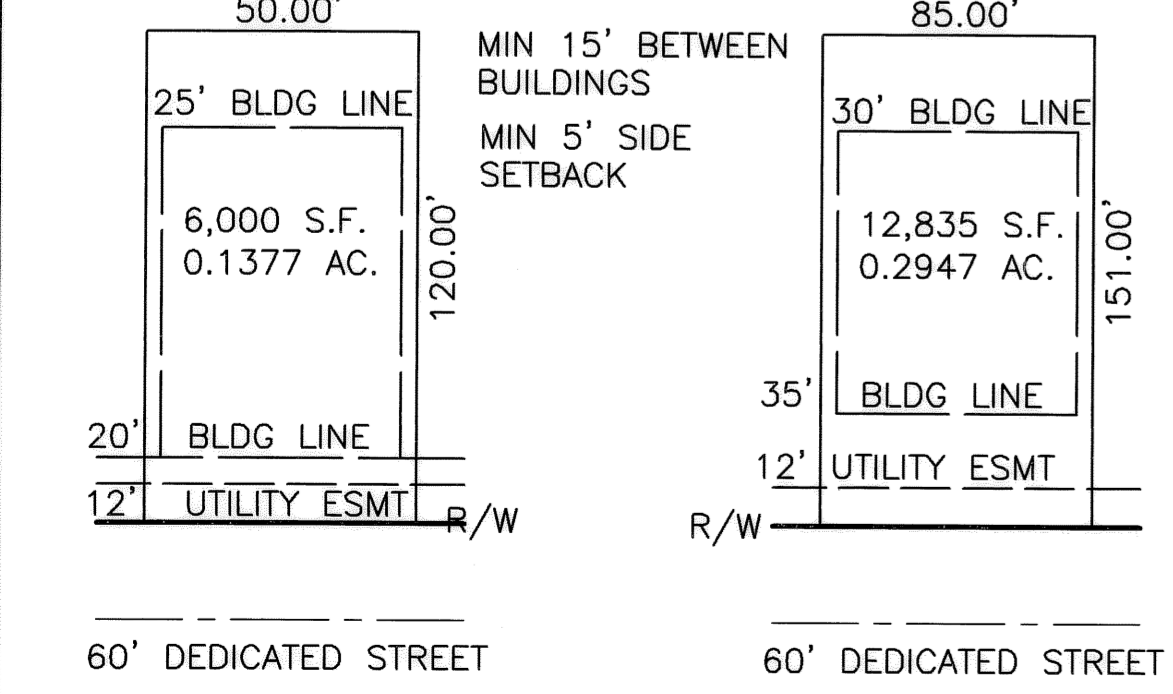


SEE CONTINUATION ON THE LEFT SIDE (NOT A MATCH LINE)

**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" CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C3	75.31	270.00	37.90	15°58'52"	75.06	S82°48'33"E
C4	86.39	55.00	55.00	90°00'00"	77.78	S60°10'53"W
C5	86.39	55.00	55.00	90°00'00"	77.78	S29°49'07"E
C6	59.51	243.15	29.91	14°01'26"	59.37	S81°49'50"E
C7	36.71	150.00	18.45	14°01'26"	36.62	S08°10'10"W
C10	66.94	240.00	33.69	15°58'52"	66.72	S82°48'33"E
C11	83.68	300.00	42.11	15°58'52"	83.41	S82°48'33"E
C12	39.27	25.00	25.00	90°00'00"	35.36	S29°49'07"E
C13	39.27	25.00	25.00	90°00'00"	35.36	S60°10'53"W
C14	39.27	25.00	25.00	90°00'00"	35.36	N60°10'53"E
C15	39.27	25.00	25.00	90°00'00"	35.36	N29°49'07"W
C16	133.52	85.00	85.00	90°00'00"	120.21	S60°10'53"W
C17	39.27	25.00	25.00	90°00'00"	35.36	S60°10'53"W
C18	133.52	85.00	85.00	90°00'00"	120.21	S29°49'07"E
C19	39.27	25.00	25.00	90°00'00"	35.36	S29°49'07"E
C20	43.93	273.15	22.01	9°12'50"	43.88	S79°25'32"E
C21	23.77	213.15	11.90	6°23'18"	23.75	S78°00'46"E
C22	37.17	25.00	22.98	85°11'24"	33.84	N41°26'15"W
C23	42.60	25.00	28.58	97°38'08"	37.63	N49°58'31"E
C24	44.06	180.00	22.14	14°01'26"	43.95	S08°10'10"W
C25	29.37	120.00	14.76	14°01'26"	29.30	S08°10'10"W
C26	37.19	240.00	18.63	8°52'42"	37.15	S86°21'38"E
C27	29.75	240.00	14.89	7°06'09"	29.73	S78°22'12"E
C30	76.33	300.00	38.37	14°34'37"	76.12	S83°30'40"E
C31	7.35	300.00	3.68	1°24'14"	7.35	S75°31'14"E
C32	35.10	85.00	17.80	23°39'24"	34.85	N86°38'49"W
C33	42.96	85.00	21.95	28°57'18"	42.50	S67°02'50"W
C34	42.96	85.00	21.95	28°57'18"	42.50	S38°05'32"W
C35	12.51	85.00	6.27	8°26'00"	12.50	S19°23'53"W
C36	34.20	85.00	17.34	23°03'14"	33.97	S03°39'16"W
C37	38.98	85.00	19.84	26°16'23"	38.64	S21°00'33"E
C38	38.98	85.00	19.84	26°16'23"	38.64	S47°16'56"E
C39	21.36	85.00	10.74	14°23'59"	21.31	S67°37'07"E
C40	397.15	450.00	212.55	50°33'58"	384.38	N87°41'57"E
C43	400.23	450.00	214.44	50°57'32"	387.17	N87°53'44"E
C44	3.08	450.00	1.54	0°23'34"	3.08	S66°49'17"E
C45	18.77	180.00	9.40	5°58'34"	18.77	S04°08'44"W



**RECORD PLAT**  
**WINDSOR POINT SUBDIVISION NO. 4**  
OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 42  
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

**KS ASSOCIATES, INC.**  
260 Burns Rd., Suite 100  
Clyde, Ohio 44025  
Phone (440) 365-4730  
Fax (440) 365-4790  
mailroom@ksassoc.com  
www.ksassoc.com

**REVISIONS**

DATE	DESCRIPTION
7-31-08	GEN
	SEC
	S-PLATD
	S-PLATD
	PATH: B:\SUBDIVISIONS\CONTROL
	FB

**BY:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**SHEET 3 OF 3**

**JOB NO. 06215**

07-00-042-115-084  
OSTER CONSTRUCTION INC.  
INST. #20030889494  
INST. #20030889495

07-00-042-101-006  
ROBERT B. WENSINK, ETAL  
INST. #19990644596

REVISIONS

1-16-08  
REVISED SUBDIVISION NO. 4, PHASE LINE

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