

WINDSOR POINT SUBDIVISION NO. 5

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 4.0560 ACRES.

THE UNDERSIGNED, ONTARIO LAND COMPANY HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "WINDSOR POINT SUBDIVISION NO. 5" A SUBDIVISION OF LOTS 189 TO 208 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 THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND THIS 15 DAY OF January, 2010.

ONTARIO LAND COMPANY

Thomas Oster
 THOMAS OSTER, PRESIDENT

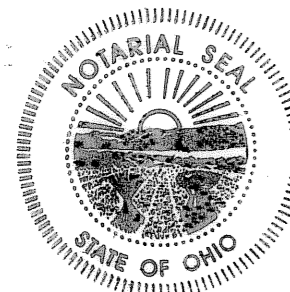
Kim Bilusiac
 WITNESS

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 ONTARIO LAND 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 15th DAY OF January 2010.



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

Kristie Radway
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/25/2011

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF K. HOLDMAN DEVELOPMENT OF OHIO, INC. MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF "WINDSOR POINT SUBDIVISION NO. 5" HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE ALL STREETS AND EASEMENTS AS SHOWN HEREON

Stephen M. Carr
 MORTGAGEE

BY: STEPHEN M. CARR

TITLE: VICE PRESIDENT

NOTARY PUBLIC

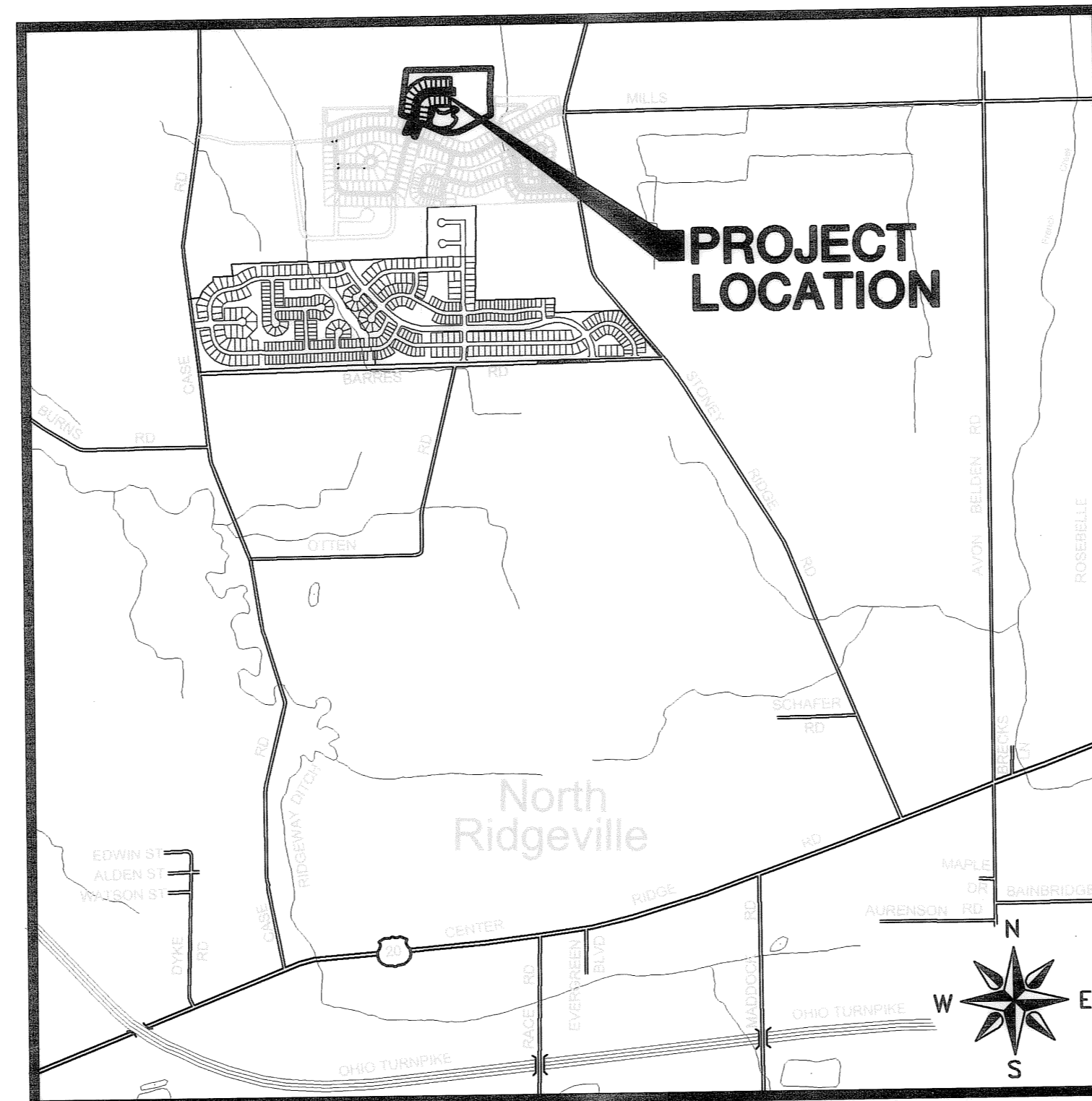
STATE OF OHIO
 LORAIN COUNTY

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 21st DAY OF JANUARY, 2010.

Christine M. Markel
 NOTARY PUBLIC

CHRISTINE M. MARKELE
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires Feb. 3, 2011

MY COMMISSION EXPIRES: _____



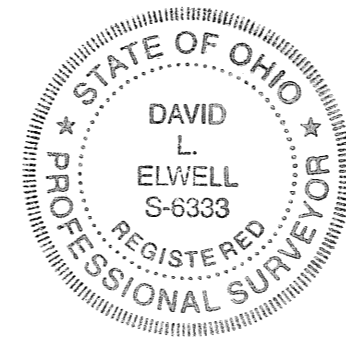
VICINITY MAP SCALE: 1"=2000'

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "WINDSOR POINT SUBDIVISION NO. 5" AS SHOWN HEREON, EMBRACING 4.0560 ACRES OF LAND IN RIDGEVILLE TOWNSHIP ORIGINAL LOT NUMBER 42, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 1.0133 ACRES LIE IN PUBLIC STREET DEDICATION, AND 2.7804 ACRES LIE IN LOTS NUMBERED 189 TO 208, INCLUSIVE, AND 0.2623 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 O. 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 2/15/10
 DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333



AREA TABULATION:

AREA IN LOTS	2.7804 Acres
AREA IN BLOCKS	0.2623 Acres
AREA IN R/W	1.0133 Acres
TOTAL AREA	4.0560 Acres

PLANNING COMMISSION

APPROVED THIS 8th DAY OF FEBRUARY, 2010.

Angela M. ... 2-8-10
 SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION DATE

CITY COUNCIL

APPROVED THIS 8th DAY OF FEBRUARY, 2010.

David Millone 2-8-10
 MAYOR (OR DESIGNATED MEMBER OF COUNCIL) DATE

CITY ENGINEER

APPROVED THIS 8th DAY OF February, 2010.

Larry Shifflett 2-8-10
 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

UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE COLUMBIA GAS OF OHIO, ALLTEL 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*
 THOMAS OSTER, PRESIDENT
 ONTARIO LAND COMPANY
 6150 PARK SQUARE DRIVE
 LORAIN, OHIO
 (440) 985-7440

Thomas M. ...
 TIME WARNER CABLE
Joseph Meschino
 Joyce Meschino of Columbia Gas
Phancy ...
 WINDSTREAM

Michelle ...
 CHLOE ...

TRANSFERRED
 IN COMPLIANCE WITH SEC. 313-312
 OHIO REV. CODE
 FEB 24 2010
 MAIL ROOM
 LORAIN COUNTY AUDITOR
Fee et lmn

BY:	DATE:	DESCRIPTION:
DRAIN BY: GEC	12/15/09	
CRD BY: AUS		
DWG. NAME: REVISION A PLAT		
PATH: \09000\09003\FINAL.PLT		
F.B.:		
REVISED OWNERSHIP	1-15-10	
ADDITION OF CERTIFICATIONS & SHEET RENUMBERING	12/16/09	
ORIGINAL ISSUE	3/18/09	
REVISIONS		
KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com		
RECORD PLAT TITLESHEET WINDSOR POINT SUBDIVISION NO. 5 PART OF RIDGEVILLE TOWNSHIP ORIGINAL LOT 42 CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN, STATE OF OHIO		
SHEET	1	OF 4
JOB NO.	09003	

WINDSOR POINT SUBDIVISION NO. 5

Part of Original Ridgeville Township Lot Number 42
 now in the
 City of North Ridgeville, County of Lorain, State of Ohio

MORTGAGEE'S CERTIFICATE

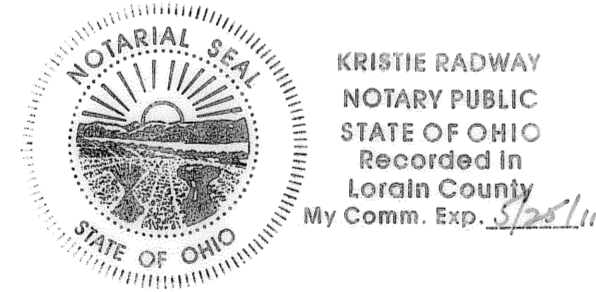
THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF THE HUNTINGTON NATIONAL BANK MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF "WINDSOR POINT SUBDIVISION NO. 5" HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE ALL STREETS AND EASEMENTS AS SHOWN HEREON

John D Lane
 MORTGAGEE
 BY: JOHN D LANE
 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 27th DAY OF January, 2010.



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

LIEN HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF THE HUNTINGTON NATIONAL BANK LIEN HOLDER OF LANDS EMBRACED WITHIN THIS PLAT OF "WINDSOR POINT SUBDIVISION NO. 5" HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE ALL STREETS AND EASEMENTS AS SHOWN HEREON.

John D Lane
 LIEN HOLDER
 BY: JOHN D LANE
 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 LIEN HOLDER, 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 27th DAY OF January, 2010.



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

DATE	DESCRIPTION	BY
12/16/09	ADDITION OF CERTIFICATIONS & SHEET RENUMBERING	CC
3/18/09	ORIGINAL ISSUE	CC

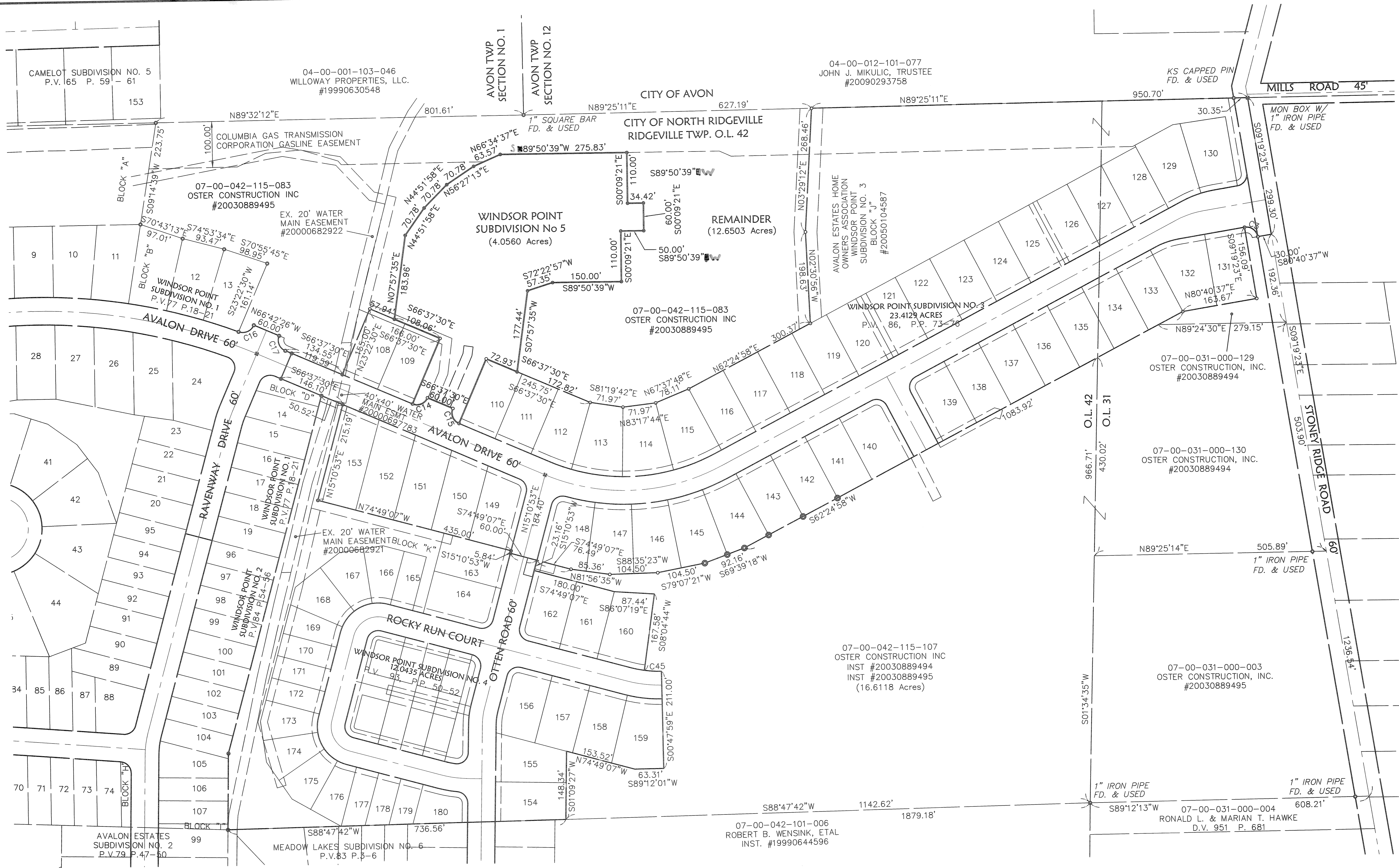
DATE	DRAWN BY	CHK BY	DWG. NAME/REV	PATH	FB
12/16/09	CC	AS	09003.A.PLATS	\\09003\09003\ORIGINAL.PLAT	

KS Associates, Inc.
 260 Burns Road, Suite 100
 Elyria, OH 44035
 P 440 365 4730
 F 440 365 4790
 www.ksassociates.com

RECORD PLAT TITLESHEET
WINDSOR POINT
SUBDIVISION NO. 5
 PART OF RIDGEVILLE TOWNSHIP ORIGINAL LOT 42
 CITY OF NORTH RIDGEVILLE
 COUNTY OF LORAIN, STATE OF OHIO

SHEET
2
 OF
4
 JOB NO.
09003

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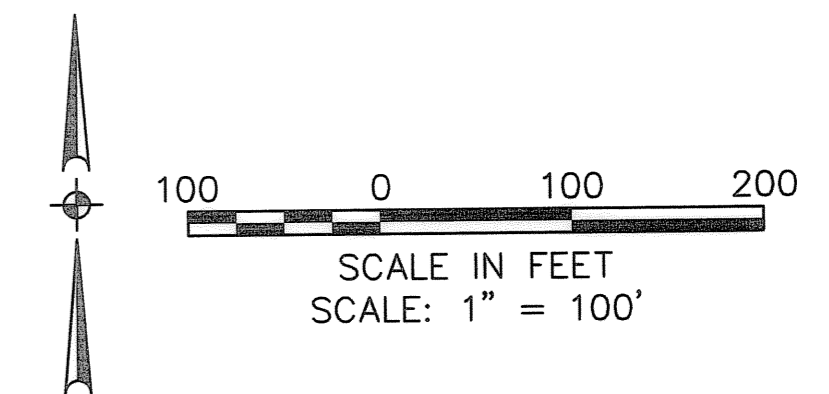


Curve Table

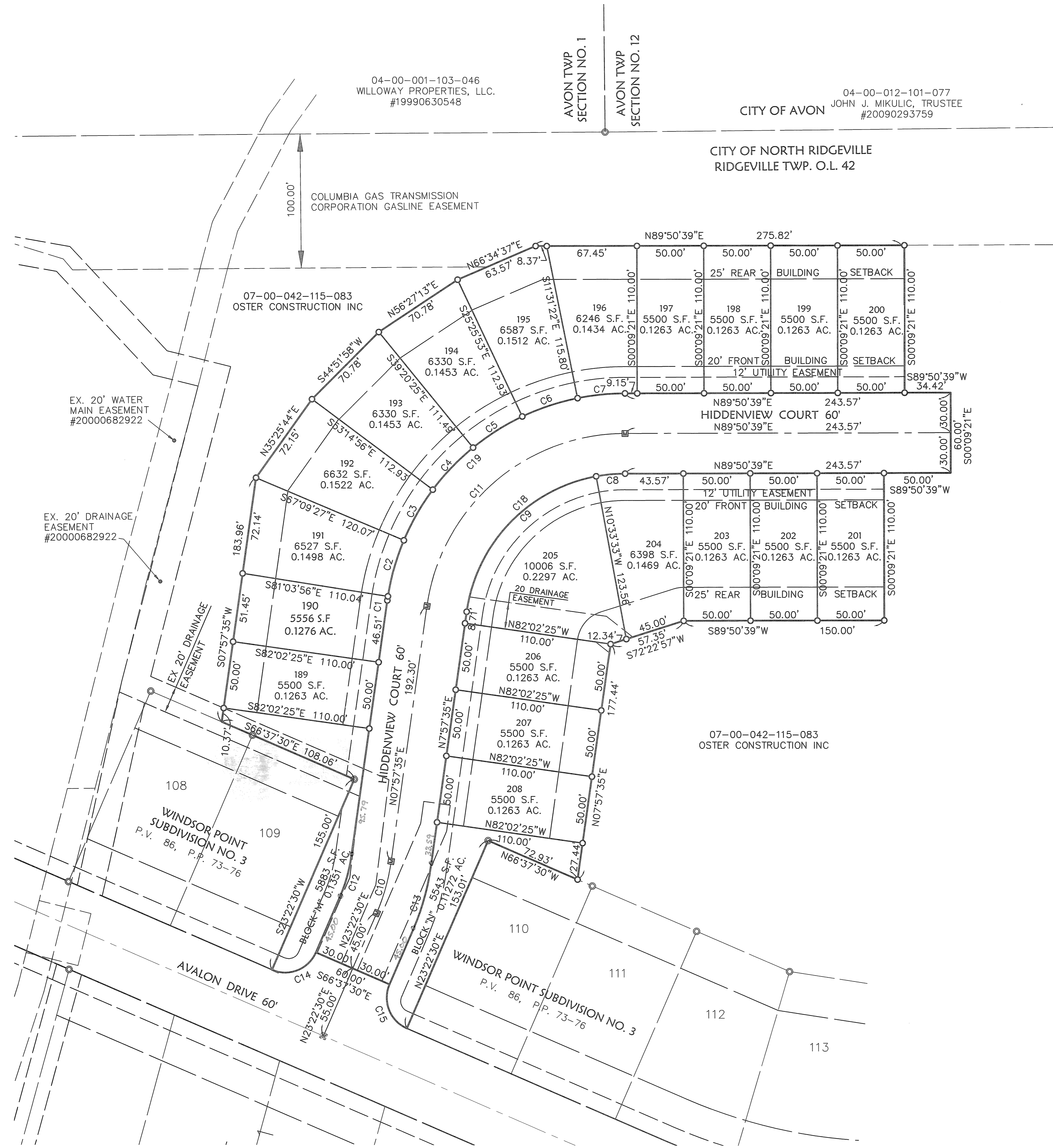
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	39.27	25.00	90°00'00"	N68° 22' 30"E	35.36
C15	39.27	25.00	90°00'00"	S21° 37' 30"E	35.36
C16	39.94	26.17	87°26'14"	N67°05'37"E	36.17
C17	39.27	25.00	90°00'00"	S21°37'30"E	35.36

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"
- R RECORD
- S SURVEYED
- FD FOUND



<p>RECORD PLAT WINDSOR POINT SUBDIVISION NO. 5 PART OF RIDGEVILLE TOWNSHIP ORIG LOT 42 CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN, STATE OF OHIO</p>	<p>KS ASSOCIATES KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com</p>									
<p>DATE: 12/16/09 DRAWN BY: GSC CVD BY: AUS DWC: NAME: REL: 09003 B PLAT PATH: R:\090001\090003\FINAL PLAT F.B.</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION						
NO.	DATE	DESCRIPTION								
<p>ADDITION OF CERTIFICATIONS & SHEET RENUMBERING 12/16/09 3/18/09</p>	<p>ABR AJS</p>									
<p>SHEET 3</p>	<p>OF 4</p>									
<p>JOB NO. 09003</p>										

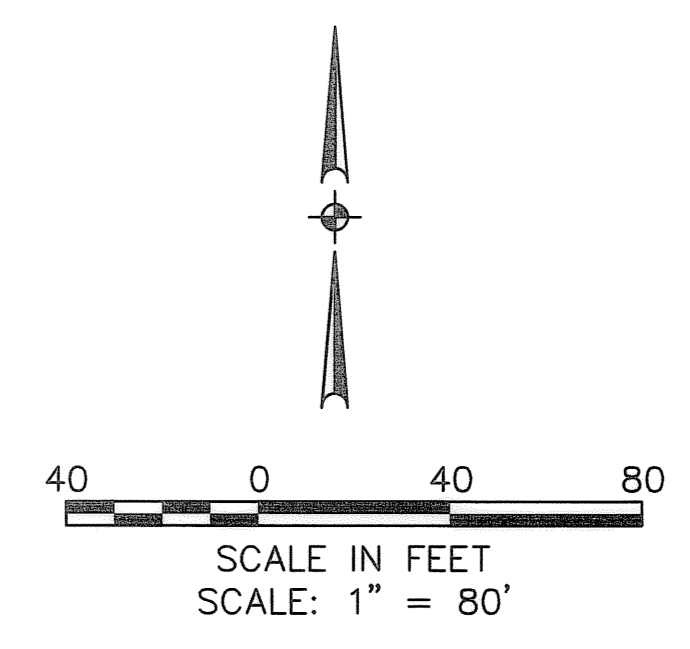


CITY OF AVON
 JOHN J. MIKULIC, TRUSTEE
 #20090293759

CITY OF NORTH RIDGEVILLE
 RIDGEVILLE TWP. O.L. 42

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	3.06	180.00	0°58'28"	S8° 26' 50"W	3.06
C2	43.69	180.00	13°54'29"	S15° 53' 18"W	43.59
C3	43.70	180.00	13°54'31"	S29° 47' 49"W	43.59
C4	43.70	180.00	13°54'31"	S43° 42' 20"W	43.59
C5	43.70	180.00	13°54'31"	S57° 36' 51"W	43.59
C6	43.70	180.00	13°54'31"	S71° 31' 22"W	43.59
C7	35.71	180.00	11°22'02"	S84° 09' 39"W	35.65
C8	21.79	120.00	10°24'12"	N84° 38' 33"E	21.76
C9	149.71	120.00	71°28'52"	N43° 42' 01"E	140.19
C10	40.36	150.00	15°24'55"	N15° 40' 03"E	40.24
C11	214.37	150.00	81°53'04"	S48° 54' 07"W	196.59
C12	32.29	120.00	15°24'55"	N15° 40' 03"E	32.19
C13	48.43	180.00	15°24'55"	N15° 40' 03"E	48.28
C14	39.27	25.00	90°00'00"	N68° 22' 30"E	35.36
C15	39.27	25.00	90°00'00"	S21° 37' 30"E	35.36
C18	171.50	120.00	81°53'04"	S48° 54' 07"W	157.27
C19	257.25	180.00	81°53'04"	S48° 54' 07"W	235.91

NOTE: THE HOMEOWNERS ASSOCIATION IS TO MAINTAIN THE OPEN SPACE AREAS ADJACENT TO WINDSOR POINT No. 5.



- 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"
 - R RECORD
 - S SURVEYED
 - FD FOUND

DATE:	12/16/09	DRAWN BY:	COE	DATE:	12/16/09	DESCRIPTION
			AUS			
DATE:	12/16/09	DRAWN BY:	COE	DATE:	12/16/09	DESCRIPTION
			AUS			
REVISIONS						
DATE:						
DRAWN BY:						
CPO BY:						
DWS. NAME/REV.09003.C.PLAT02						
PATH:R:\09000\090003\FINAL PLAT						
F.B.						
ADDITION OF CERTIFICATIONS & SHEET RENUMBERING						
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ABR						
AUS						

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KS ASSOCIATES

RECORD PLAT
WINDSOR POINT SUBDIVISION NO. 5
 PART OF RIDGEVILLE TOWNSHIP ORIGINAL LOT 42
 CITY OF NORTH RIDGEVILLE
 COUNTY OF LORAIN, STATE OF OHIO

SHEET 4 OF 4

JOB NO. 09003