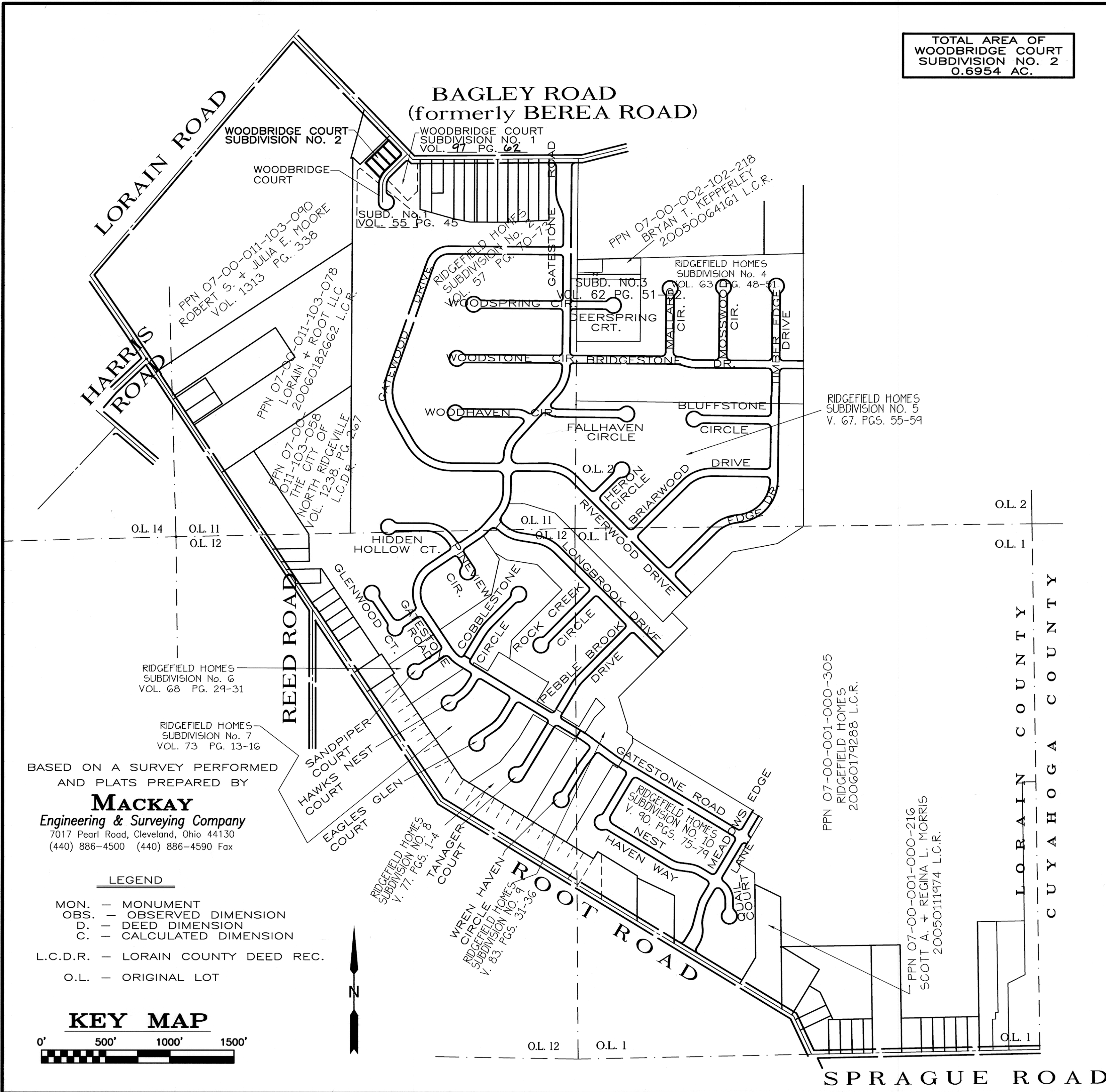
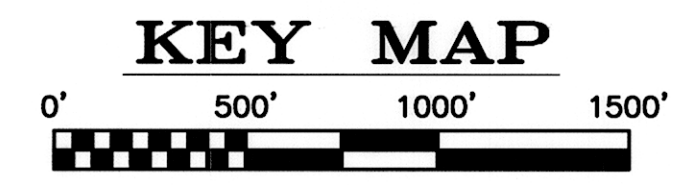


TOTAL AREA OF WOODBRIDGE COURT SUBDIVISION NO. 2 0.6954 AC.



BASED ON A SURVEY PERFORMED AND PLATS PREPARED BY  
**MACKAY**  
 Engineering & Surveying Company  
 7017 Pearl Road, Cleveland, Ohio 44130  
 (440) 886-4500 (440) 886-4590 Fax

- LEGEND**
- MON. — MONUMENT
  - OBS. — OBSERVED DIMENSION
  - D. — DEED DIMENSION
  - C. — CALCULATED DIMENSION
  - L.C.D.R. — LORAIN COUNTY DEED REC.
  - O.L. — ORIGINAL LOT



# WOODBIDGE COURT SUBDIVISION No. 2

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 11, AND FURTHER KNOWN AS BEING A RE-SUBDIVISION OF BLOCK "C" IN THE RIDGEFIELD HOMES, INC. SUBDIVISION NO. 1 AS RECORDED IN VOLUME 55, PAGE 45 AND 46 OF LORAIN COUNTY MAP RECORDS.

**MACKAY**  
 Engineering & Surveying Company  
 7017 Pearl Road, Cleveland, Ohio 44130  
 (440) 886-4500 (440) 886-4590 Fax

MAY 22, 2012

### ACCEPTANCE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 11, AND CONTAINING 0.6954 ACRES, AND FURTHER KNOWN AS BEING A RE-SUBDIVISION OF BLOCK "C" IN THE RIDGEFIELD HOMES, INC. SUBDIVISION NO. 1 AS RECORDED IN VOLUME 55, PAGE 45 AND 46 OF LORAIN COUNTY MAP RECORDS.

THE UNDERSIGNED, LAKE PROPERTIES, LTD., PAUL CAPKA, VICE PRESIDENT, HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "WOODBIDGE COURT SUBDIVISION NO. 2", A SUBDIVISION OF 4 LOTS, INCLUSIVE AND DOES HEREBY ASSENT TO AND ADOPT THIS PLAT OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST AND AUTHORIZE THE RECORDING THEREOF.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, HEALTH OR 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 ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 23 DAY OF July

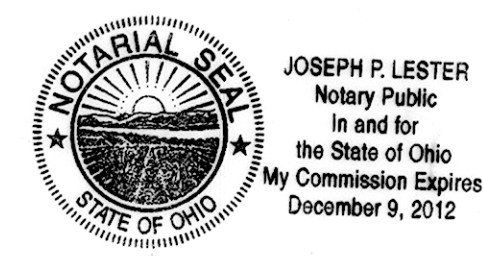
*Paul Capka*  
 PAUL CAPKA, VICE PRESIDENT  
 LAKE PROPERTIES, LTD.

*T. J. ...*  
 WITNESS

COUNTY OF LORAIN } S.S.  
 STATE OF OHIO

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE APPEARED PAUL CAPKA, VICE PRESIDENT, LAKE PROPERTIES, LTD., OWNER OF THE LAND PLATTED HEREON, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Celina, OHIO, THIS 23 DAY OF July, 2012.

NOTARY PUBLIC *Joseph P. Lester*  
 MY COMMISSION EXPIRES 12-9-12



### SURVEYOR'S CERTIFICATION

THIS MAP AND THE SURVEY ON WHICH IT IS BASED ARE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SET FORTH IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE TO INDICATE ANGLES ONLY.

ALL OF WHICH I CERTIFY TO BE CORRECT.

*Michael Mackay* MAY 25, 2012  
 MICHAEL MACKAY, P.S. #7344 /DATE



### APPROVALS

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE BUILDING COMMISSIONER THIS 23<sup>RD</sup> DAY OF August, 2012.

*Randy ...*  
 BUILDING COMMISSIONER

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE MAYOR THIS 23<sup>RD</sup> DAY OF August, 2012.

*M. David Hillork*  
 MAYOR

LAKE PROPERTIES LLC  
 148208 DETROIT RD  
 216-529-2734  
 LAKEWOOD, OH 44107  
 Plat Vol 98  
 Pgs 15-16

TRANSFERRED  
 IN COMPLIANCE WITH SEC. 319-2012  
 OHIO REV. CODE

SEP 17 2012 *See mem*

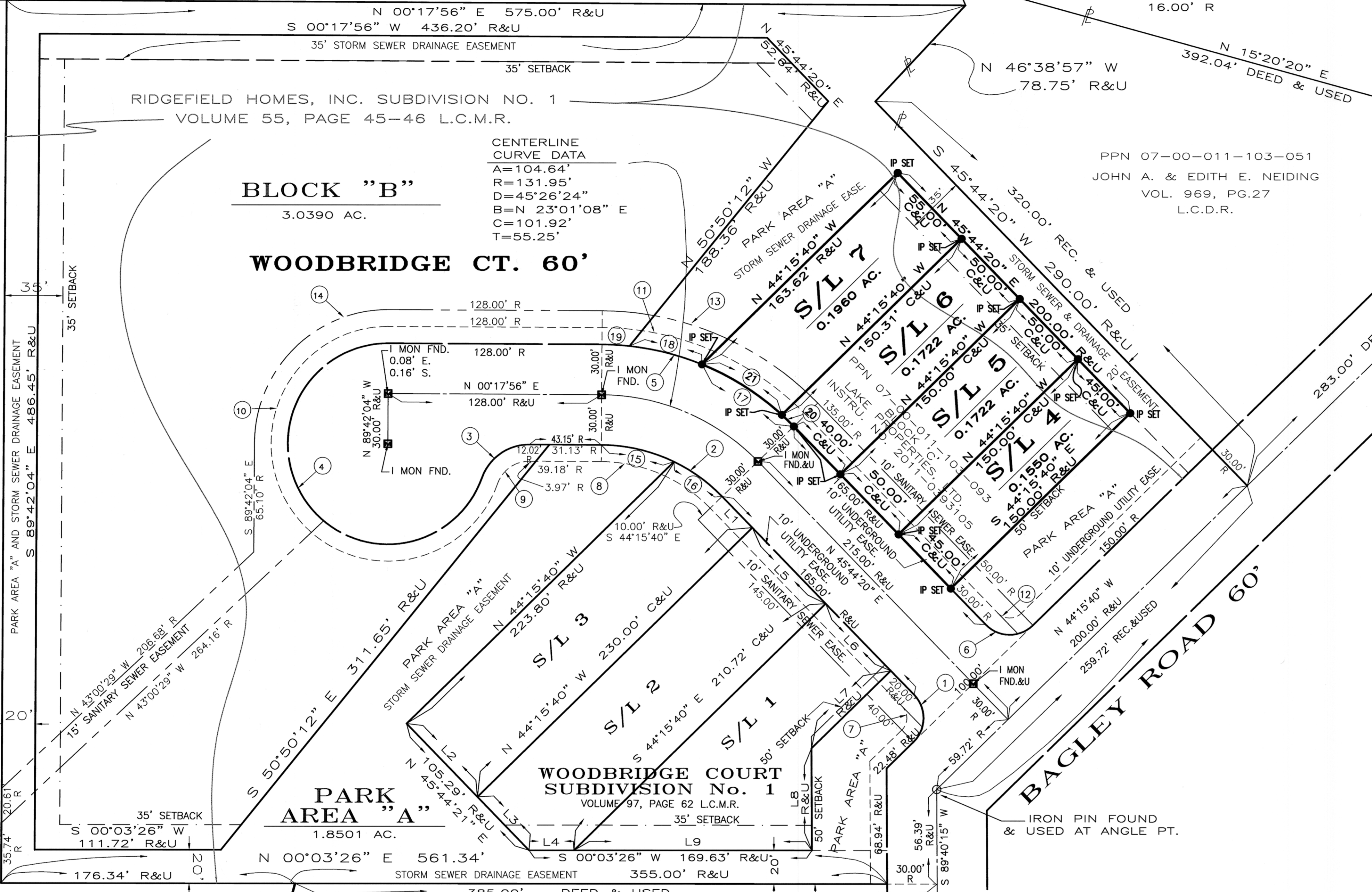
MARK R. STEWART  
 LORAIN COUNTY AUDITOR

LINE	BEARING	DISTANCE
L1	N 45°44'20" E	25.97' C&U
L2	N 45°44'21" E	60.97' C&U
L3	N 45°44'21" E	44.32' C&U
L4	S 00°03'26" W	28.95' C&U
L5	S 45°44'20" W	63.15' C&U
L6	S 45°44'20" W	55.88' C&U
L7	S 44°15'40" W	66.43' R&U
L8	S 89°40'15" W	60.83' R&U
L9	S 00°03'26" W	142.68' C&U

PPN 07-00-011-103-090  
ROBERT S. AND JULIA E. MOORE

PARK AREA "D"  
RIDGEFIELD HOMES, INC. SUBDIVISION NO. 2  
VOLUME 57, PAGE 70-73 L.C.M.R.

SUBDIVISION LINE  
N 89°42'04" W 526.54' R&U



**BLOCK "B"**  
3.0390 AC.  
**WOODBIDGE CT. 60'**

CENTERLINE  
CURVE DATA  
A=104.64'  
R=131.95'  
D=45°26'24"  
B=N 2°31'08" E  
C=101.92'  
T=55.25'

PPN 07-00-011-103-051  
JOHN A. & EDITH E. NEIDING  
VOL. 969, PG.27  
L.C.D.R.

**PARK AREA "A"**  
1.8501 AC.

**WOODBIDGE COURT  
SUBDIVISION No. 1**  
VOLUME 97, PAGE 62 L.C.M.R.

**BAGLEY ROAD 60'**

(formerly BEREA ROAD)

CURVE DATA TABLE						
CURVE#	LENGTH	RADIUS	DELTA ANGLE	CHORD	CHORD BEARING	TANGENT
1	31.42'	20.00'	90°00'00"	28.28'	S 89°15'40" E	20.00'
2	80.85'	101.95'	45°26'24"	78.75'	N 2°31'08" E	42.69'
3	36.93'	30.00'	70°31'44"	34.64'	N 34°57'56" W	21.21'
4	262.35'	60.00'	250°31'44"	97.98'	S 55°02'04" W	84.85'
5	128.44'	161.95'	45°26'24"	125.10'	N 2°31'08" E	67.81'
6	31.42'	20.00'	90°00'00"	28.28'	S 0°44'20" W	20.00'
7	15.71'	10.00'	90°00'00"	14.14'	S 89°15'40" E	10.00'
8	72.92'	91.95'	45°26'24"	71.02'	N 2°31'08" E	38.50'
9	24.62'	20.00'	70°31'44"	23.09'	N 34°57'56" W	14.14'
10	306.08'	70.00'	250°31'44"	114.31'	S 55°02'04" W	98.99'
11	136.37'	171.95'	45°26'24"	132.82'	N 2°31'08" E	72.00'
12	15.71'	10.00'	90°00'00"	14.14'	S 0°44'20" W	10.00'
13	144.30'	181.95'	45°26'24"	140.55'	N 2°31'08" E	76.18'
14	125.66'	80.00'	90°00'00"	113.14'	N 44°42'04" W	80.00'
15	45.12'	101.95'	25°21'39"	44.76'	N 12°58'45" E	22.94'
16	35.73'	101.95'	20°04'46"	35.54'	N 35°41'58" E	18.05'
17	66.89'	161.95'	23°39'50"	66.41'	N 33°54'26" E	33.93'
18	44.97'	161.95'	15°54'42"	44.83'	N 14°07'09" E	22.63'
19	16.58'	161.95'	05°51'52"	16.57'	N 03°13'52" E	8.30'
20	10.01'	161.95'	03°32'25"	10.00'	N 43°58'08" E	5.00'
21	56.88'	161.95'	20°07'25"	56.59'	N 32°08'13" E	28.74'

**EASEMENT NOTE**

ALL EASEMENTS REFERENCED HEREON ARE EXISTING EASEMENTS RECORDED IN VOLUME 55, PAGES 45&46 OF LORAIN COUNTY MAP RECORDS.

**DECLARATION OF COVENANTS AND RESTRICTIONS**

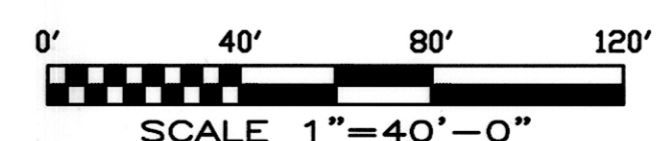
THE WOODBRIDGE COURT SUBDIVISION NO. 2 IS BOUND TO THE ORIGINAL DECLARATION OF COVENANTS AND RESTRICTIONS OF RIDGEFIELD SUBDIVISION FILED IN OR 1372, PAGE 625 OF THE LORAIN COUNTY RECORDS AND ANY AMENDMENTS THERETO.

**WOODBIDGE COURT  
SUBDIVISION No. 2**

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 11. AND FURTHER KNOWN AS BEING A RE-SUBDIVISION OF BLOCK "C" IN THE RIDGEFIELD HOMES, INC. SUBDIVISION NO. 1 AS RECORDED IN VOLUME 55, PAGES 45 AND 46 OF LORAIN COUNTY MAP RECORDS.

**LEGEND**

- R = RECORD
- OBS = OBSERVED
- C = CALCULATED
- U = USED
- FND = FOUND
- IP = IRON PIN
- R/W = RIGHT-OF-WAY
- C = CENTERLINE
- P = PROPERTY LINE.
- O = IRON PIN FOUND
- = INDICATES IRON PIN SET WITH CAP 7344
- L.C.D.R. = LORAIN COUNTY DEED RECORDS
- L.C.M.R. = LORAIN COUNTY MAP RECORDS
- = MONUMENT BOX



MAY 22, 2012

**MACKAY**  
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