

Timber Ridge Subdivision 2

BEING A SUBDIVISION OF 9.4765 ACRES
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 2
CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO
FEBRUARY 2014 SCALE 1"=50'

OWNERS CONSENT

WE THE UNDERSIGNED TIMBER RIDGE ASSOCIATES GROUP, LP THROUGH JAMES C. RUMBAUGH, AGENT, AND HOLDERS OF LIENS AND OTHER INTERESTS IN AND TO THE LANDS EMBRACED WITHIN THIS SUBDIVISION, DO HEREBY DECLARE THIS PLAT TO BE OUR FREE ACT AND DEED, AND DO HEREBY DEDICATE TO PUBLIC USE, FOREVER, THE STREETS AND RIGHT OF WAYS, EASEMENTS, AND OPEN SPACES, EXCEPTING THE EXISTING EASEMENTS, SHOWN ON THIS PLAT.

OWNER:

TIMBER RIDGE ASSOCIATES GROUP, LP.

James C. Rumbaugh
AGENT

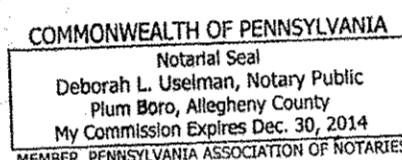
STATE OF PENNSYLVANIA)

COUNTY OF ALLEGHENY)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, TIMBER RIDGE ASSOCIATES GROUP, LP THROUGH JAMES C. RUMBAUGH, AGENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Pittsburgh, PENNSYLVANIA, THIS 19th DAY OF February 2014.

Deborah L. Usefman
NOTARY PUBLIC



MORTGAGE RELEASE

THIS IS TO CERTIFY THAT THE UNDERSIGNED Dollar FSB HOLDER OF A MORTGAGE DEED ON LANDS SHOWN WITHIN THIS FINAL PLAT, HAVING EXAMINED SAID FINAL PLAT, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND CONSENT TO DEDICATE TO PUBLIC USE ALL LANDS SHOWN HEREON.

Wayne M. Manrella
SIGNED Wayne M. Manrella
Vice President

Dollar Bank FSB
MORTGAGEE

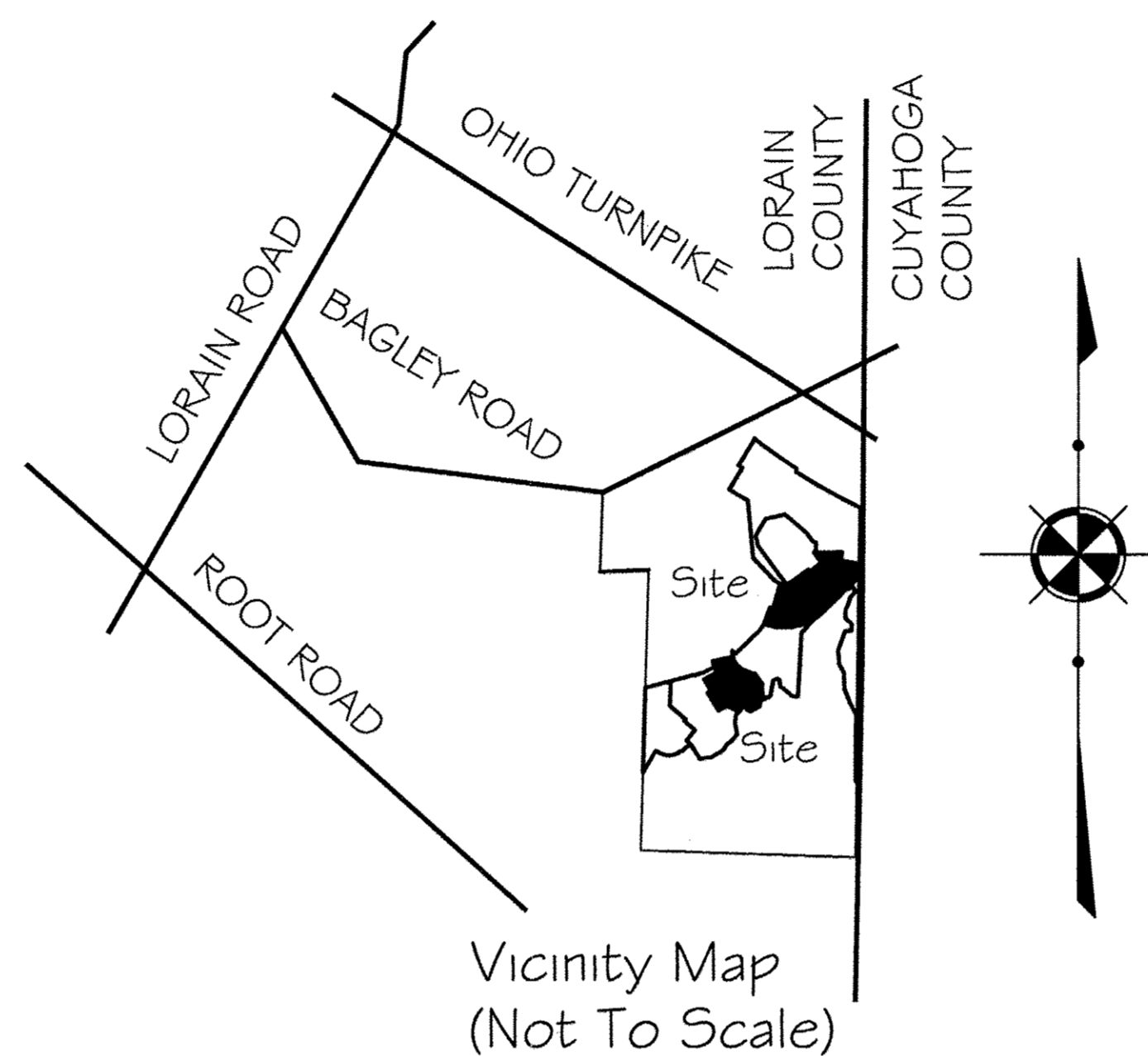
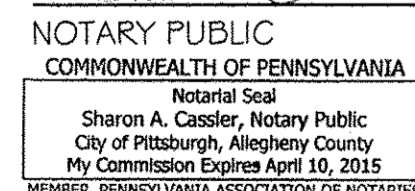
COMMONWEALTH)
STATE OF PENNSYLVANIA)

COUNTY OF ALLEGHENY)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, WAYNE M. MANRELLA WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT PITTSBURGH, PENNSYLVANIA, THIS 19th DAY OF February 2014.

Sharon A. Cassler
NOTARY PUBLIC



EASEMENT GRANT

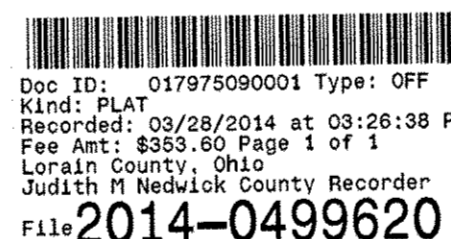
WE THE UNDERSIGNED, TIMBER RIDGE ASSOCIATES GROUP, LP THROUGH JAMES C. RUMBAUGH, AGENT, DO HEREBY GRANT UNTO OHIO EDISON, FRONTIER TELEPHONE CO., COLUMBIA GAS, AND TIME WARNER CABLE, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: TIMBER RIDGE ASSOICATES GROUP

James C. Rumbaugh
JAMES C. RUMBAUGH,

Eric Allan
WITNESS

Stienne J. Boonshof
WITNESS



POLARIS ENGINEERING AND SURVEYING
34600 CHARDON RD STE D
WILLOUGHBY HILLS, OH 44094
Plat Vol. 99
Pgs 82, 83, 84, 85

WETLAND AREA

THE AREAS HEREON SHOWN AS WETLANDS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS RECORDED AS INSTRUMENT #2008-0239519 AND INSTRUMENT #2009-0291677 OF THE OFFICIAL RECORDS OF LORAIN COUNTY, OHIO. EXCEPT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, NO ALTERATION AND/OR ACTIVITY WITHIN THESE AREAS IS ALLOWED WITHOUT FIRST OBTAINING THE APPROPRIATE APPROVAL FROM THE U.S. ARMY CORPS OF ENGINEERS.

AREA TABULATION SUBDIVISION 2

SUBLOTS (30)	7.2624	ACRES
RIGHT-OF-WAY	2.2141	ACRES
TOTAL SUBDIVISION 2	9.4765	ACRES
LANDS REMAINING	34.6257	ACRES

SITE DEVELOPMENT DATA:

ZONING: R-1 CLUSTER HOMES:
MIN. LOT SIZE - 55 FEET X 110 FEET
MIN. FRONT SETBACK - 25 FEET FROM EDGE OF WALK (17 FEET FROM RW)
MIN. SETBACK FROM OPEN SPACE - 15 FEET
MIN. SETBACK FROM WETLANDS - 10 FEET
MIN. SIDE SETBACK - 4 FEET FROM SIDE LINE

ZONING: R-1 LOT REQUIREMENTS:
SINGLE FAMILY DETACHED:
MIN. LOT AREA 12,800 S.F.
MIN. FRONT SETBACK: 35 FEET AVERAGE
MIN. REAR SETBACK: 30 FEET
MIN. SIDE SETBACK: 5 FEET MINIMUM - 15 FEET TOTAL

APPROVALS

APPROVED BY THE CITY ENGINEER OF THE CITY OF NORTH RIDGEVILLE

THIS 11th DAY OF March, 2014

Scott Wampler
CITY ENGINEER PRINT NAME

APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE

THIS 5th DAY OF MAY, 2014

David Gillock
MAYOR PRINT NAME

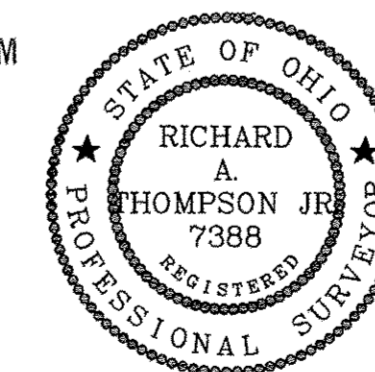
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE
THIS 11th DAY OF MARCH, 2014

Guy M. Furston
PLANNING COMMISSION CHAIRMAN PRINT NAME
OR RESPONSIBLE OFFICIAL

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS SHOWN HEREON, AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MONUMENTS WERE SET OR FOUND AS INDICATED, BEARINGS SHOWN ARE BASED ON THE PLAT OF TIMBER RIDGE SUBDIVISION NO. 1 AS SHOWN BY PLAT RECORDED IN VOLUME 93, PAGES 25-30 LORAIN COUNTY PLAT RECORDS. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN JANUARY OF 2013, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Richard A. Thompson Jr.
RICHARD A. THOMPSON JR. P.S. #7388
02/17/14
DATE



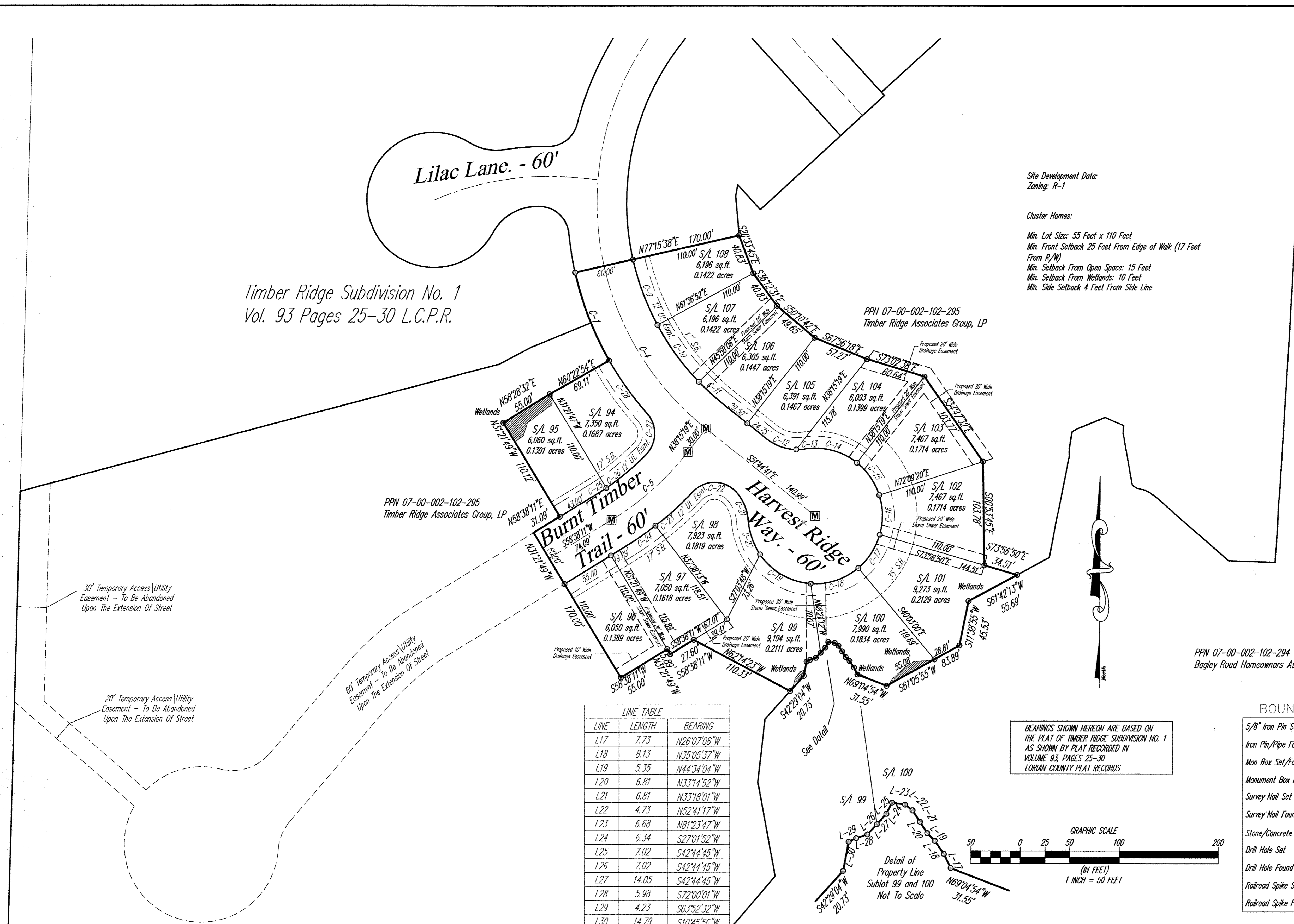
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

MAR 28 2014

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

REV. No.	DATE	BY	CHKD	DATE: 02/17/14	<p>TIMBER RIDGE SUBDIVISION NO. 2</p> <p>POLARIS ENGINEERING & SURVEYING, INC. 34600 CHARDON ROAD - SUITE D WILLOUGHBY HILLS, OHIO 44094 (440) 944-4433 (440) 944-3722 (Fax) www.polaris-es.com</p>	<p>RECORD PLAT</p>	CONTRACT No.	
				SCALE: HOR. 1"=50'			13010	
				VERT. 1"=0'			SHEET	OF
				FOLDER: DWG/Plats			01	04
				FILENAME: Record Plat Sub 2				

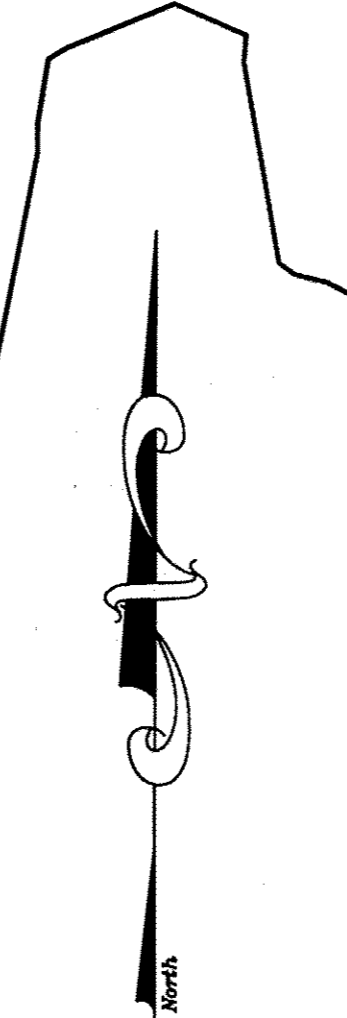
Timber Ridge Subdivision No. 1
Vol. 93 Pages 25-30 L.C.P.R.



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	95.44	320.00	48.08	95.09	S21°17'02"E	1705°20'
C2	24.24	320.00	12.13	24.23	S71°25'48"E	420°25'
C3	66.32	320.00	33.28	66.20	N05°27'51"E	1152°30'
C4	197.42	280.00	102.71	193.63	S32°14'31"E	39°00'19"
C5	103.16	290.00	52.13	102.61	N48°26'45"E	202°2'52"
C6	305.09	290.00	168.37	291.22	N76°15'40"E	60°16'39"
C7	235.84	290.00	124.88	229.40	N22°49'28"E	46°35'44"
C8	38.22	280.00	19.14	38.19	S40°06'08"E	733°04'
C9	71.00	260.00	35.72	70.78	S20°33'45"E	153°8'46"
C10	71.00	260.00	35.72	70.78	S36°12'31"E	153°8'46"
C11	35.00	260.00	17.53	34.97	S47°53'18"E	742°46"
C12	32.49	50.00	16.84	31.93	S70°21'45"E	37°14'08"
C13	8.80	50.00	4.41	8.78	N85°58'48"E	10°04'46"
C14	56.17	68.00	29.80	54.59	N75°23'47"W	47°19'36"
C15	40.22	68.00	20.72	39.64	N34°42'30"W	335°3'20"
C16	40.23	68.00	20.72	39.65	N00°53'45"W	335°3'50"
C17	40.23	68.00	20.72	39.65	N33°00'05"E	335°3'50"
C18	51.95	68.00	27.32	50.70	N71°50'15"E	43°46'30"
C19	61.20	68.00	32.85	59.15	S60°29'33"E	51°33'53"
C20	35.94	68.00	18.40	35.52	S19°34'11"E	30°16'50"
C21	30.14	50.00	15.54	29.88	N21°41'53"W	34°32'12"
C22	51.20	30.00	34.38	45.21	N87°51'22"W	97°46'48"
C23	50.88	320.00	25.49	50.82	N47°48'30"E	9°06'33"
C24	35.04	320.00	17.54	35.02	N55°29'59"E	6°16'24"
C25	12.00	260.00	6.00	12.00	N57°18'50"E	2°38'42"
C26	52.64	260.00	26.41	52.55	N50°11'30"E	113°5'57"
C27	45.05	30.00	28.00	40.94	N01°22'07"E	86°02'48"
C28	66.05	320.00	33.14	65.93	S35°44'29"E	11°49'35"
C29	52.38	320.00	26.25	52.32	S78°17'22"E	9°22'42"
C30	76.62	320.15	38.49	76.44	S78°07'15"E	13°42'44"
C31	76.62	320.00	38.49	76.44	S89°50'17"E	13°43'07"
C32	73.01	320.00	36.67	72.86	N76°45'58"E	13°04'23"
C33	73.01	320.00	36.67	72.86	N63°41'35"E	13°04'23"
C34	61.63	320.00	30.91	61.53	N51°38'22"E	11°02'03"
C35	54.59	320.00	27.36	54.53	N41°14'06"E	9°46'29"
C36	61.16	320.00	30.68	61.07	N30°52'19"E	10°57'05"
C37	78.16	320.00	39.28	77.97	N18°23'56"E	13°59'40"
C38	120.32	260.00	61.26	119.25	N12°47'03"E	26°30'55"
C39	91.12	260.00	46.03	90.66	N36°04'55"E	20°04'50"
C40	47.12	30.00	30.00	42.43	S88°52'40"E	90°00'00"
C41	34.27	260.00	17.16	34.24	S40°06'08"E	733°04'
C42	42.17	320.00	21.12	42.14	S40°06'08"E	733°04'
C43	47.12	30.00	30.00	42.43	N01°07'20"E	90°00'00"
C44	14.69	260.00	7.35	14.68	N47°44'26"E	374°11"
C45	128.27	260.00	65.47	126.97	N63°29'30"E	28°15'57"
C46	130.58	260.00	66.70	129.21	S87°59'16"E	28°46'31"

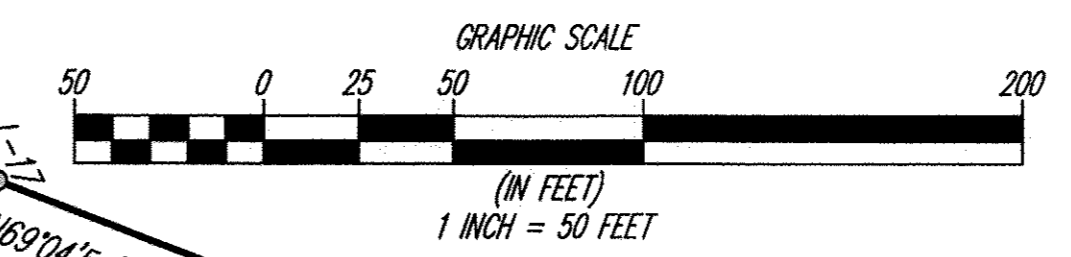
Site Development Data:
Zoning: R-1

Cluster Homes:
Min. Lot Size: 55 Feet x 110 Feet
Min. Front Setback 25 Feet From Edge of Walk (17 Feet From R/W)
Min. Setback From Open Space: 15 Feet
Min. Setback From Wetlands: 10 Feet
Min. Side Setback 4 Feet From Side Line



LINE	LENGTH	BEARING
L17	7.73	N26°07'08"W
L18	8.13	N35°05'37"W
L19	5.35	N44°34'04"W
L20	6.81	N33°14'52"W
L21	6.81	N33°18'01"W
L22	4.73	N52°41'17"W
L23	6.68	N81°23'47"W
L24	6.34	S27°01'52"W
L25	7.02	S42°44'45"W
L26	7.02	S42°44'45"W
L27	14.05	S42°44'45"W
L28	5.98	S72°00'01"W
L29	4.23	S63°52'32"W
L30	14.79	S10°45'56"W

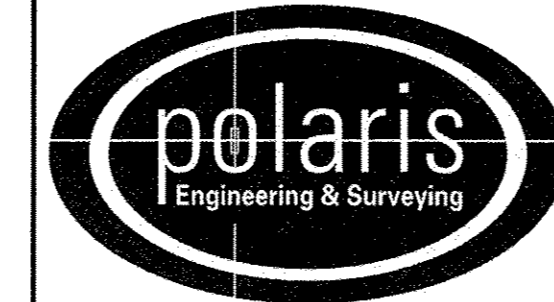
BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF TIMBER RIDGE SUBDIVISION NO. 1 AS SHOWN BY PLAT RECORDED IN VOLUME 93, PAGES 25-30 LORIAN COUNTY PLAT RECORDS



BOUNDARY SURVEY LEGEND	
5/8" Iron Pin Set	○ A, Act. Actual Measurement or Calculation
Iron Pin/Pipe Found	● U, Used Used Measurement or Monument
Mon Box Set/Found With Pin/Pipe	Ⓜ M, Msd. Measured
Monument Box Found (Empty)	Ⓜ D, R, Rec. Deed or Record
Survey Nail Set	△ Calc. Calculated
Survey Nail Found	△ C/L Centerline
Stone/Concrete Monument Found	○ O, Obs. Observed
Drill Hole Set	⊙ P.P.N. Permanent Parcel Number
Drill Hole Found	⊙
Railroad Spike Set	⊕
Railroad Spike Found	⊕
	▨ Hatched Area Indicating Wetlands

REV. No.	DATE	BY	CHK'D	DATE: Q2/17/14
				SCALE: HOR. 1"=50'
				VERT. 1"=0'
				FOLDER: DWG/Plats
				FILENAME: Record
				Plat Sub 2
				TAB: Plat_02
				DRAWN: cad

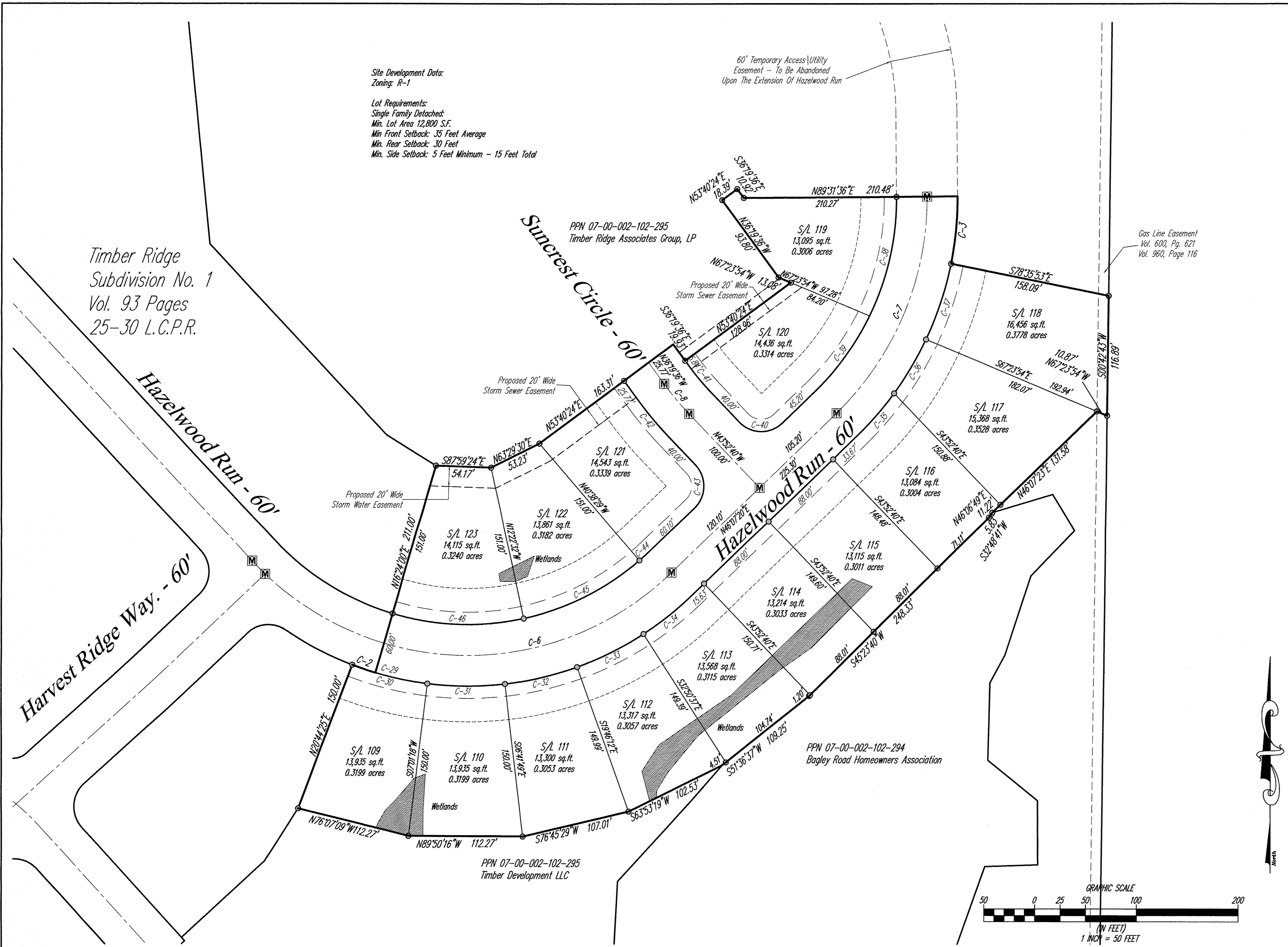
TIMBER RIDGE SUBDIVISION NO. 2



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

RECORD PLAT

CONTRACT No.	
13010	
SHEET	OF
02	04



Site Development Data:
Zoning: R-1

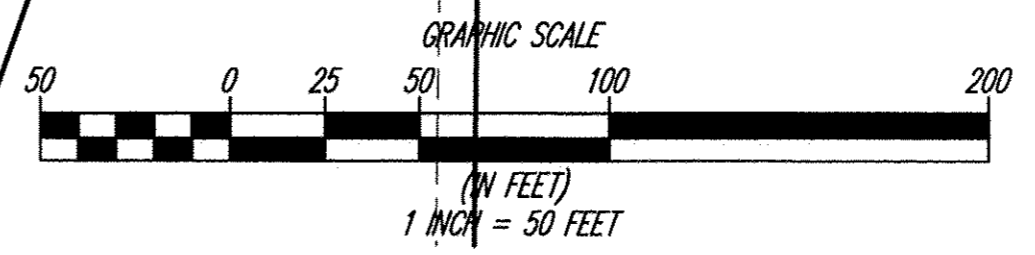
Lot Requirements:
Single Family Detached:
Min. Lot Area 12,800 S.F.
Min. Front Setback: 35 Feet Average
Min. Rear Setback: 30 Feet
Min. Side Setback: 5 Feet Minimum - 15 Feet Total

BOUNDARY SURVEY LEGEND

5/8" Iron Pin Set	○	A, Act	.....	Actual Measurement or Calculation
Iron Pin/Pipe Found	●	U, Used	.....	Used Measurement or Monument
Man Box Set/Found With Pin/Pipe	Ⓜ	M, Msd.	.....	Measured
Monument Box Found (Empty)	Ⓜ	D, R, Rec.	.....	Deed or Record
Survey Nail Set	△	Calc.	.....	Calculated
Survey Nail Found	△	C/L	.....	Centerline
Stone/Concrete Monument Found	⊙	O, Obs.	.....	Observed
Drill Hole Set	⊙	P.P.N.	.....	Permanent Parcel Number
Drill Hole Found	⊙			
Railroad Spike Set	⊕			
Railroad Spike Found	⊕			
	▨	Hatched Area		Indicating Wetlands

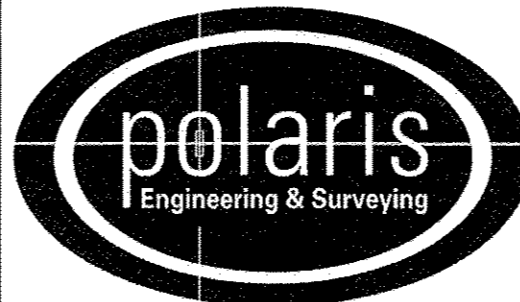
CURVE TABLE

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C5	103.16	290.00	52.13	102.61	N48°26'45"E	20°22'52"
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C7	235.84	290.00	124.88	229.40	N22°49'28"E	46°35'44"
C8	38.22	290.00	19.14	38.19	S40°06'08"E	7°33'04"
C9	71.00	260.00	35.72	70.78	S20°33'45"E	15°38'46"
C10	71.00	260.00	35.72	70.78	S36°12'31"E	15°38'46"
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C17	40.23	68.00	20.72	39.65	N33°00'05"E	33°53'50"
C18	51.95	68.00	27.32	50.70	N71°50'15"E	43°46'30"
C19	61.20	68.00	32.85	59.15	S60°29'33"E	51°33'53"
C20	35.94	68.00	18.40	35.52	S19°34'11"E	30°16'50"
C21	30.14	50.00	15.54	29.68	N21°41'53"W	34°32'12"
C22	51.20	30.00	34.38	45.21	N87°51'22"W	97°46'48"
C23	50.88	320.00	25.49	50.82	N47°48'30"E	9°06'53"
C24	35.04	320.00	17.54	35.02	N55°29'59"E	6°16'24"
C25	12.00	260.00	6.00	12.00	N57°18'50"E	2°38'42"
C26	52.64	260.00	26.41	52.55	N50°11'30"E	11°35'57"
C27	45.05	30.00	28.00	40.94	N01°22'07"E	86°02'48"
C28	66.05	320.00	33.14	65.93	S35°44'29"E	11°49'35"
C29	52.38	320.00	26.25	52.32	S78°17'22"E	9°22'42"
C30	76.62	320.15	38.49	76.44	S76°07'15"E	13°42'44"
C31	76.62	320.00	38.49	76.44	S89°50'17"E	13°43'07"
C32	73.01	320.00	36.67	72.86	N76°45'58"E	13°04'23"
C33	73.01	320.00	36.67	72.86	N63°41'35"E	13°04'23"
C34	61.63	320.00	30.91	61.53	N51°38'22"E	11°02'03"
C35	54.59	320.00	27.36	54.53	N41°14'06"E	9°46'29"
C36	61.16	320.00	30.68	61.07	N30°52'19"E	10°57'05"
C37	78.16	320.00	39.28	77.97	N18°23'56"E	13°59'40"
C38	120.32	260.00	61.26	119.25	N12°47'03"E	26°30'55"
C39	91.12	260.00	46.03	90.66	N36°04'55"E	20°04'50"
C40	47.12	30.00	30.00	42.43	S88°52'40"E	90°00'00"
C41	34.27	260.00	17.16	34.24	S40°06'08"E	7°33'04"
C42	42.17	320.00	21.12	42.14	S40°06'08"E	7°33'04"
C43	47.12	30.00	30.00	42.43	N01°07'20"E	90°00'00"
C44	14.69	260.00	7.35	14.68	N47°44'26"E	3°14'11"
C45	128.27	260.00	65.47	126.97	N63°29'30"E	28°15'57"
C46	130.58	260.00	66.70	129.21	S87°59'16"E	28°46'31"



REV. No.	DATE	BY	CHKD	DATE: 02/17/14
				SCALE: HOR. 1"=50'
				VERT. 1"=0'
				FOLDER: DWG/Plats
				FILENAME: Record
				Plat Sub 2
				TAB: Plat_03
				DRAWN: cad

TIMBER RIDGE SUBDIVISION NO. 2



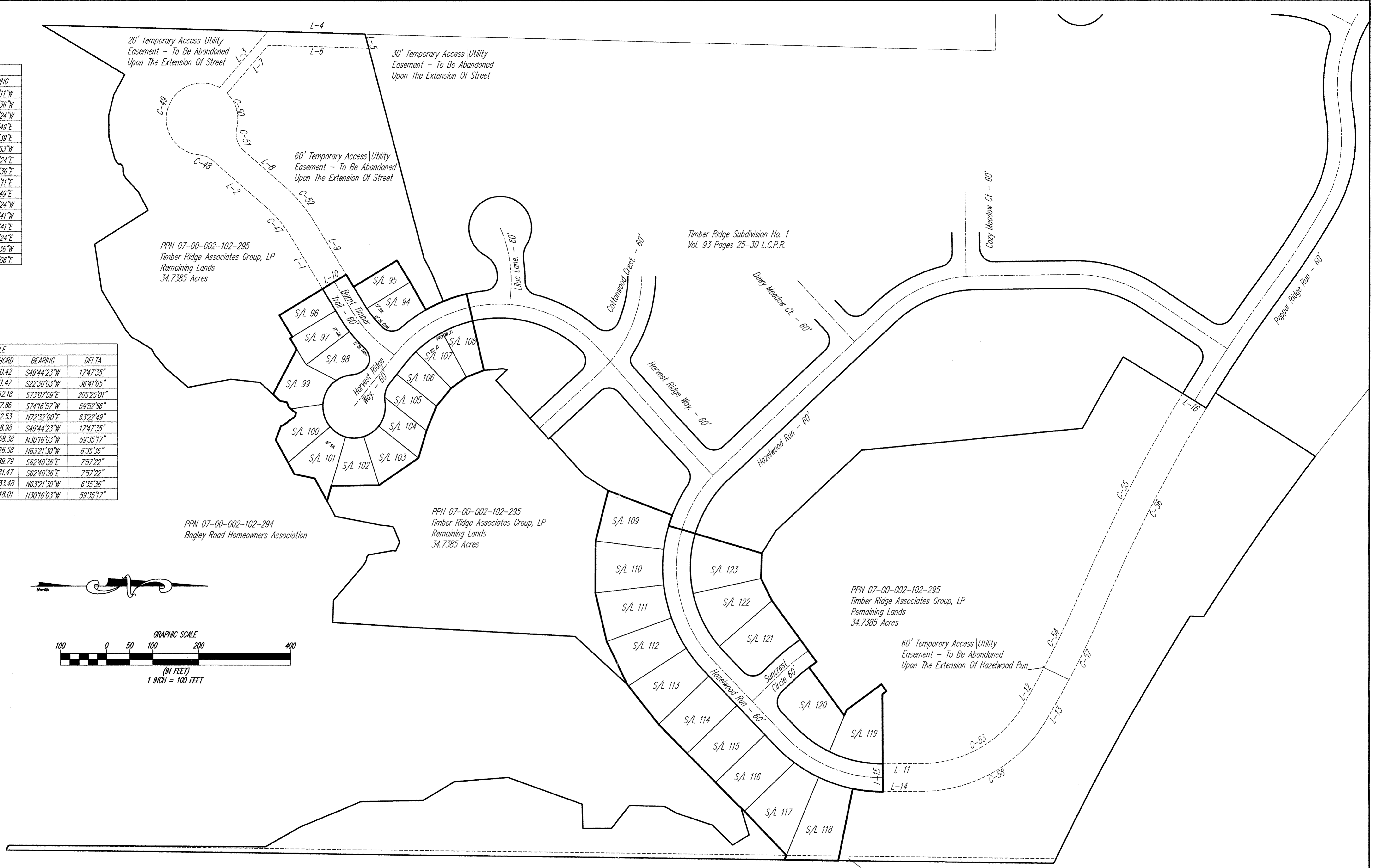
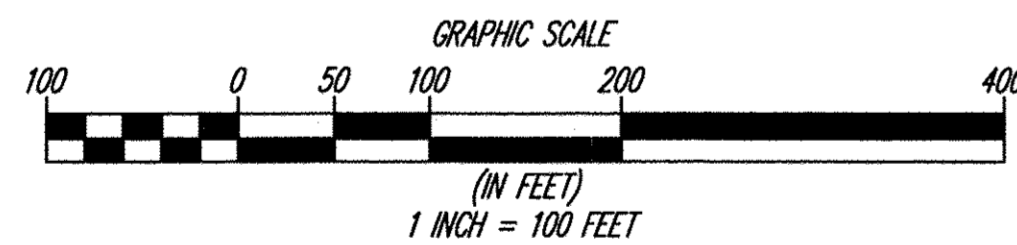
POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

RECORD PLAT

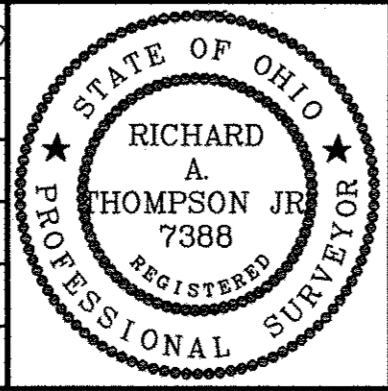
CONTRACT No.	
13010	
SHEET	OF
03	04

LINE	LENGTH	BEARING
L1	135.53	S58°38'11"W
L2	153.16	S40°50'36"W
L3	160.33	N49°09'24"W
L4	210.87	N01°31'49"E
L5	31.26	N75°11'39"E
L6	218.38	S01°31'53"W
L7	136.58	S49°09'24"E
L8	115.20	N40°50'36"E
L9	135.53	N58°38'11"E
L10	60.00	S31°21'49"E
L11	84.25	N00°28'24"W
L12	33.93	N60°03'41"W
L13	33.93	S60°03'41"E
L14	84.25	S00°28'24"E
L15	60.00	S89°31'36"W
L16	60.00	N31°18'06"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C47	80.74	260.00	40.70	80.42	S49°44'23"W	17°47'35"
C48	32.01	50.00	16.58	31.47	S22°30'03"W	36°41'05"
C49	279.65	78.00	345.88	152.18	S73°07'59"E	205°25'01"
C50	81.52	78.00	44.93	77.86	S74°16'57"W	59°32'56"
C51	55.31	50.00	30.87	52.53	N72°32'00"E	63°22'49"
C52	99.38	320.00	50.09	98.98	S49°44'23"W	17°47'35"
C53	270.40	260.00	148.87	258.38	N30°16'03"W	59°35'17"
C54	226.70	1970.00	113.48	226.58	N63°21'30"W	6°35'36"
C55	490.18	3530.00	245.49	489.79	S62°40'36"E	75°7'22"
C56	481.85	3470.00	241.31	481.47	S62°40'36"E	75°7'22"
C57	233.61	2030.00	116.93	233.49	N63°21'30"W	6°35'36"
C58	332.80	320.00	183.22	318.01	N30°16'03"W	59°35'17"

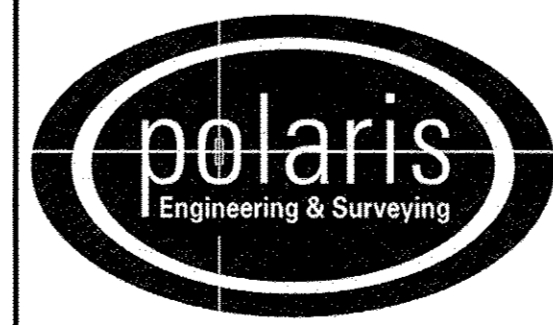


REV. No.	DATE	BY	CHK'D



DATE: 02/17/14
 SCALE: HOR. 1"=50'
 VERT. 1"=0'
 FOLDER: DWG/Plats
 FILENAME: Record Plat Sub 2
 TAB: Plat_04
 DRAWN: cad

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