#289673

53/8

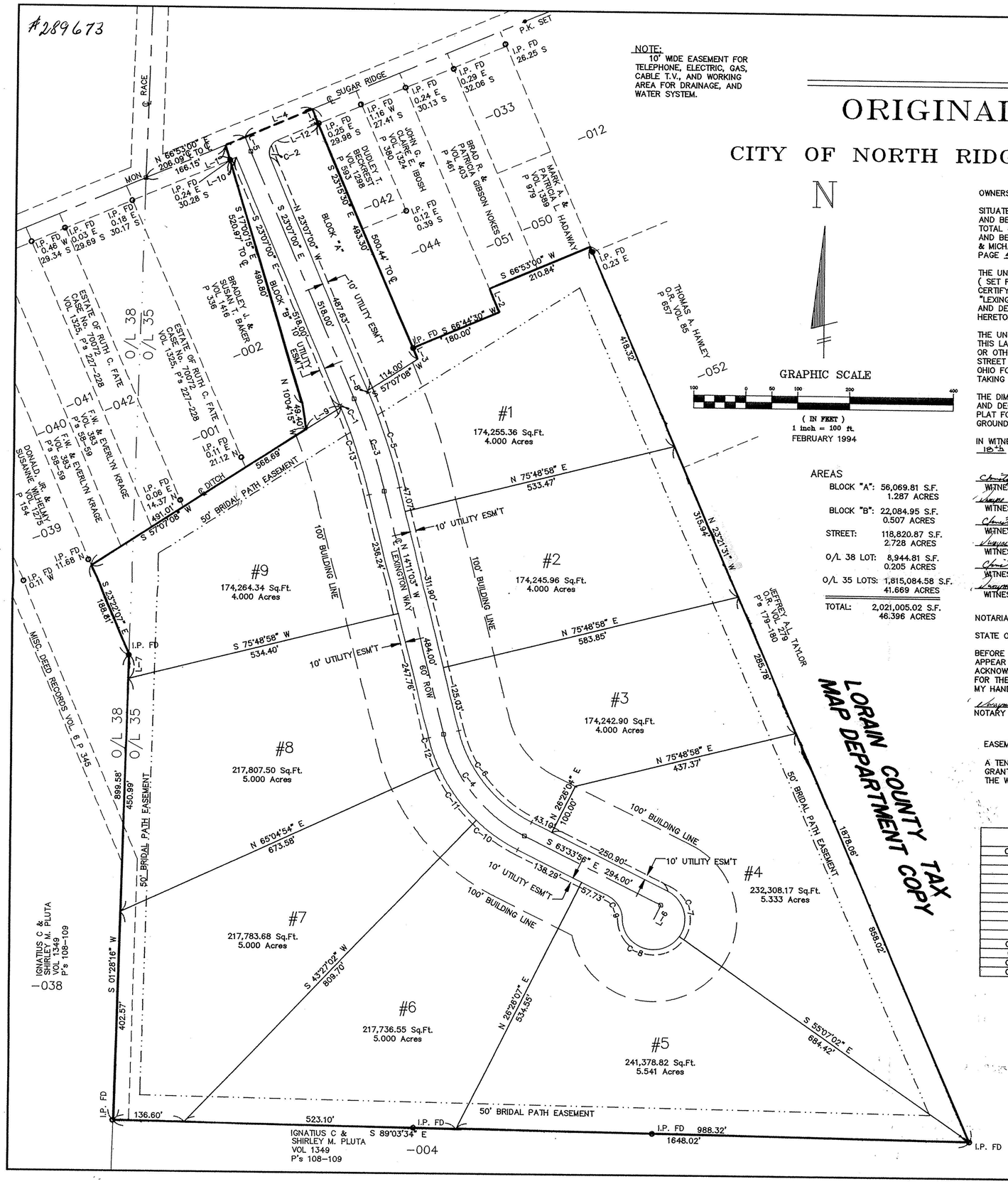
#289673

LEXINGTON FARMS

ORIGINAL RIDGEVILLE LOT NO. 35 & 38

CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

NOTE:
10' WIDE EASEMENT FOR TELEPHONE, ELECTRIC, GAS, CABLE T.V., AND WORKING AREA FOR DRAINAGE, AND WATER SYSTEM.



AREAS

BLOCK "A":	56,069.81 S.F.	1.287 ACRES
BLOCK "B":	22,084.95 S.F.	0.507 ACRES
STREET:	118,820.87 S.F.	2.728 ACRES
O/L 38 LOT:	8,944.81 S.F.	0.205 ACRES
O/L 35 LOTS:	1,815,084.58 S.F.	41.669 ACRES
TOTAL:	2,021,005.02 S.F.	46.396 ACRES

OWNERS CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL NORTH RIDGEVILLE LOT NO. 35 & 38, CONTAINING TOTAL 46.396 ACRES (0.205 ACRES IN O/L 38 & 46.191 ACRES IN O/L 35) AND BEING THE SAME TRACT CONVEYED TO JAMES R. FOOR, RICHARD L. FOOR & MICHAEL L. FOOR AND DESCRIBED IN THE DEED RECORDED IN DEED VOL O.R. 892 PAGE 504 IN THE OFFICE OF THE RECORDER, LORAIN COUNTY, OHIO.

THE UNDERSIGNED James R. Foor Richard L. Foor Michael L. Foor (SET FORTH ALL PARTIES HAVING LEGAL INTEREST IN THE PARCEL) HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "LEXINGTON FARMS" AND DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO USE AS SUCH, ALL OR PARTS OF THE ROAD SHOWN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL THE 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 AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 18TH DAY OF APRIL, 1994.

WITNESS — James R. Foor, OWNER'S SIGNATURE
WITNESS — Michael L. Foor, OWNER'S SIGNATURE
WITNESS — Richard L. Foor, OWNER'S SIGNATURE
WITNESS

NOTARIAL SEAL

STATE OF OHIO, COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE DID PERSONALLY APPEAR JAMES R. FOOR MICHAEL E. FOOR RICHARD L. FOOR ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICAL SEAL THIS 18TH DAY OF APRIL, 1994.

NOTARY PUBLIC (SEAL) DWAYNE E. LEWIS, NOTARY PUBLIC STATE OF OHIO MY COMMISSION EXPIRES 12/27, 97

EASEMENTS FOR POWER & TELEPHONE.

A TEN-FOOT WIDE EASEMENT ABUTTING ALL DEDICATED STREETS SHALL BE GRANTED TO THE POWER AND TELEPHONE COMPANIES SERVICING THE AREA. THE WORDING OF THE EASEMENT SHALL BE THAT REQUIRED BY THE COMPANIES.

SURVEYED & PLATTED BY;
FOOR & ASSOCIATES
NORTH RIDGEVILLE, OHIO

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED & PLATTED "LEXINGTON FARMS" AS SHOWN HEREON AND BEING PART OF ORIGINAL NORTH RIDGEVILLE LOT NO. 35 & 38, CONTAINING TOTAL 46.396 ACRES (0.205 ACRES IN O/L 38 & 46.191 ACRES IN O/L 35) OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED —O— IRON PIN MONUMENTS WERE FOUND OR SET. DISTANCE ARE SHOWN IN FEET OF DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

BY: James R. Foor

REGISTERED SURVEYORS NO. OHIO S-5876

STATE OF OHIO JAMES R. FOOR S-5876 REGISTERED SURVEYOR

WITHIN THE CITY OF NORTH RIDGEVILLE

THIS PLAT IS APPROVED THIS 28TH DAY OF April, 1994.
CITY ENGINEER

THIS PLAT IS APPROVED THIS 8th DAY OF March, 1994.
PLANNING COMMISSION - CHAIRPERSON

THIS PLAT IS APPROVED THIS 25th DAY OF APRIL, 1994.
COUNCIL PRESIDENT

TRANSFERRED THIS _____ DAY OF _____, 1994 _____
LORAIN COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 1994 AT _____ M.

RECORDED THIS _____ DAY OF _____, 1994. IN PLAT BOOK _____ PAGE _____

LORAIN COUNTY RECORDER

10:19 A.M.

TRANSFERRED IN COMPLIANCE WITH LAW
APR 29 1994
JULIAN A. FINN, LORAIN COUNTY AUDITOR

CURVE DATA

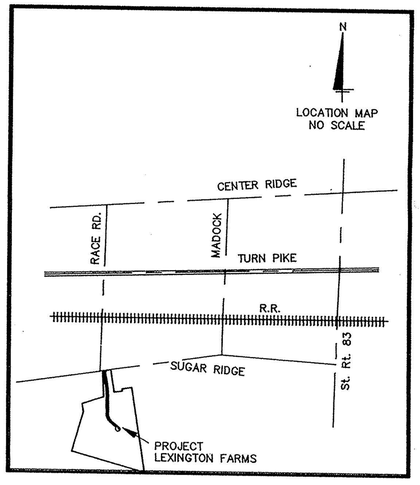
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C-1	1170.00'	4.96'	2.48'	4.96'	S 22°59'43" E
C-2	25.00'	39.27'	25.00'	35.36'	N 21°53'00" E
C-3	1200.00'	187.08'	93.73'	186.89	N 18°39'01" W
C-4	300.00'	258.56'	137.93'	250.63'	S 38°52'29" E
C-5	1230.00'	191.76'	96.07'	191.57'	S 18°39'01" E
C-6	270.00'	232.70'	124.13'	225.57'	S 38°52'29" E
C-7	60.00'	102.88'	69.32'	90.73'	S 14°26'38" E
C-8	60.00'	151.55'	188.69'	114.36'	N 72°57'42" W
C-9	50.00'	54.95'	30.62'	52.22'	S 32°05'00" E
C-10	330.00'	98.39'	49.56'	98.02'	N 55°01'27" W
C-11	330.00'	124.63'	63.07'	123.89'	N 35°39'48" W
C-12	330.00'	61.40'	30.79'	61.31'	N 19°30'50" W
C-13	1170.00'	177.45'	88.89'	177.28'	S 18°31'44" E

LINE DATA

LINE	DIRECTION	DISTANCE
L-1	S 17°00'15" E	30.17'
L-2	S 23°15'30" E	50.00'
L-3	S 23°15'30" E	22.86'
L-4	S 66°53'00" W	141.06'
L-5	S 23°07'00" E	30.00'
L-6	N 26°26'04" E	30.00'
L-7	N 01°28'16" E	46.02'
L-8	N 23°07'00" W	5.36'
L-9	S 57°07'08" W	77.68'
L-10	N 66°53'00" E	13.16'
L-11	N 23°15'30" W	30.00'
L-12	N 66°53'00" E	86.13'

Received for Record APR 29 1994
at 10:24 o'clock A M. in PLAT RECORD
VOL. 53 MARY ANN JAMISON
PAGE 8 Lorain County Recorder

Box JAMES FOOR
327-7740
#43.20



OWNER(S)

JAMES R. FOOR
RICHARD L. FOOR
MICHAEL L. FOOR
35888 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

SURVEYOR

FOOR & ASSOCIATES
35888 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039

PV. 53/8

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