

Ascend at Center Ridge Subdivision

of P.p.n. 217-26-003

Situated in the City of Westlake, County of Cuyahoga, and State of Ohio,
and further known as being part of Original Lot No. 13 of Original Dover Township, Being
Township No. 7 North in the 15th Range West of Townships in the Connecticut Western Reserve.

August 2026 Scale 1"=40'

Lot Requirements:

MINIMUM AREA = 20,000 S.F.
MINIMUM SETBACK = 50'
MINIMUM SIDEYARD = 15'
MINIMUM REARYARD = 30'
MINIMUM WIDTH AT SETBACK = 100'
MINIMUM WIDTH AT R/W = 40'

Area Tabulation:

NEW STREET = 1.3726 Acres
SUBLOTS = 6.1113 Acres
BLOCK A = 0.1248 Acres
TOTAL AREA = 7.6087 Acres

Acceptance & Dedication

BE IT KNOWN THAT ASCEND AT CENTER RIDGE LLC, THROUGH GEORGE DAVIS III, MANAGING MEMBER, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS ITS ASCENT AT CENTER RIDGE SUBDIVISION, A SUBDIVISION OF SUBLOTS NUMBERED 1 THROUGH 13 INCLUSIVE, BLOCK A AND DOES DEDICATE TO PUBLIC USE SUCH, ASCEND DRIVE (SIXTY) FEET WIDE, AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

AND DOES HEREBY GRANT UNTO THE ASCEND AT CENTER RIDGE HOMEOWNERS ASSOCIATION A "LANDSCAPING EASEMENT" AS SHOWN HEREON TO CONSTRUCT AND MAINTAIN ENTRY SIGNAGE, LIGHTING, FENCING AND LANDSCAPING WITHIN SAID EASEMENT. SAID AREAS ARE NOT GRANTED TO THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN SAID SUBDIVISION, AS MORE FULLY PROVIDED IN THE "ASCEND AT CENTER RIDGE SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS" AS RECORDED IN CUYAHOGA COUNTY RECORDS.

STORM SEWER & SANITARY SEWER EASEMENTS

ASCEND AT CENTER RIDGE LLC, HEREBY GRANTS TO THE CITY OF WESTLAKE, AN OHIO MUNICIPAL CORPORATION, (HEREINAFTER REFERRED TO AS THE GRANTEE) STORM EASEMENTS & SANITARY SEWER EASEMENTS OF SUCH WIDTHS AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT, OVER AND THROUGH SUCH SUBLOTS AS SHOWN HEREON, TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE AND BELOW GROUND, TO MAINTAIN UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES, SUBJECT TO THE TERMS INCLUDED HEREIN. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES, TO CLEAN, WIDEN, DEEPEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND/OR SEWAGE SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES, WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENT FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

GEORGE DAVIS III, MANAGING MEMBER

STATE OF OHIO)
COUNTY OF)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ABOVE THE NAMED, GEORGE DAVIS III, MANAGING MEMBER, WHO REPRESENTED THAT SHE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HER VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC

THIS IS AN ACKNOWLEDGMENT CLAUSE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

Mortgage Release

BE IT KNOWN THAT _____, MORTGAGEE OF THE LAND INDICATED ON THIS PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN CUYAHOGA COUNTY RECORD OF MORTGAGES IN MORTGAGE DOCUMENT NO. _____, ASCEND DRIVE 60 (SIXTY) FEET WIDE, AND EASEMENTS HEREIN GRANTED AND RESERVED.

IN WITNESS WHEREOF, _____ HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS

NAME BY _____, THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT

_____, OHIO, THIS _____ DAY OF _____, 20__.

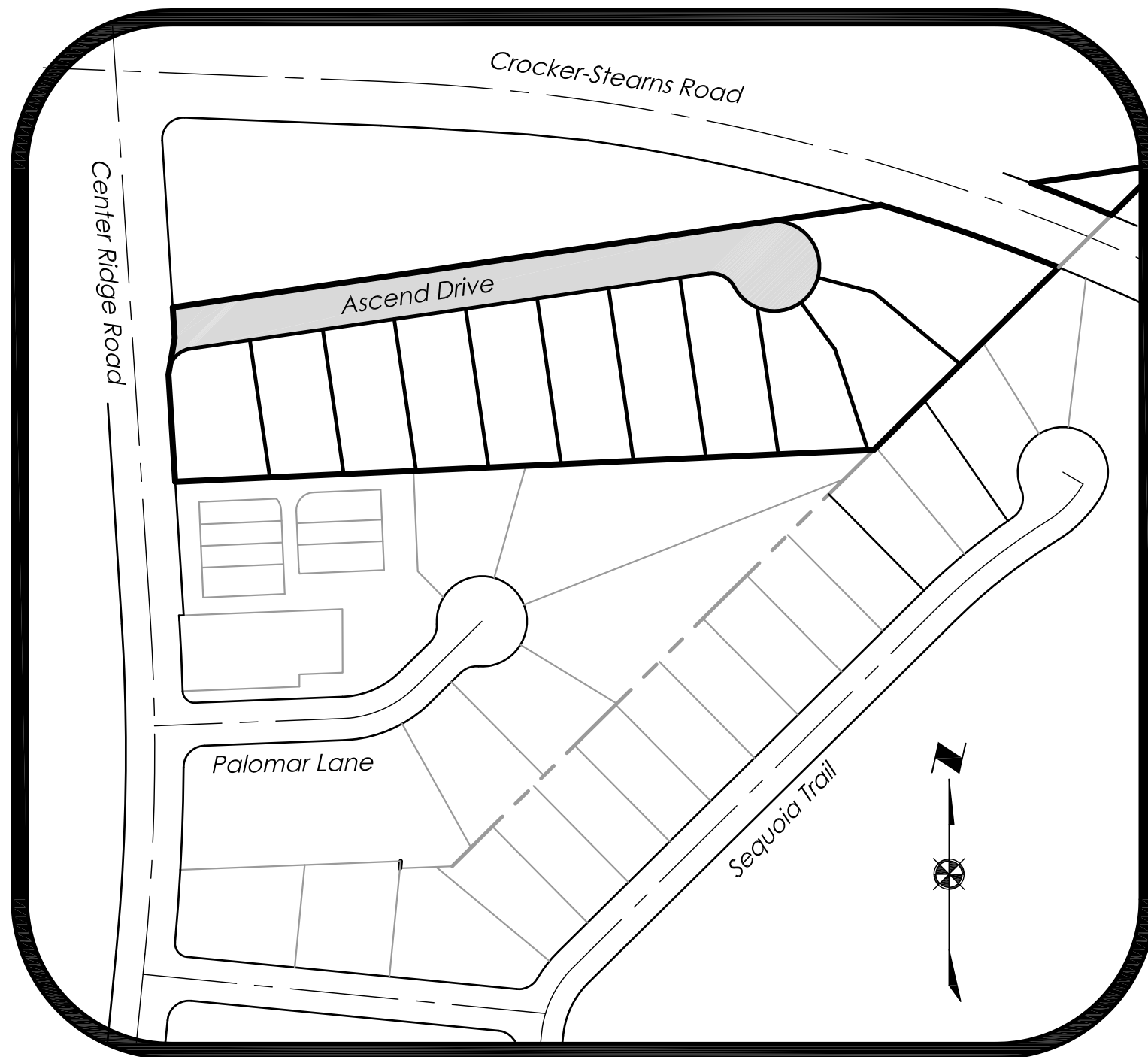
STATE OF OHIO)
COUNTY OF)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ABOVE THE NAMED, _____, THROUGH _____, WHO REPRESENTED THAT HE/SHE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC

THIS IS AN ACKNOWLEDGMENT CLAUSE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

Vicinity Map - Scale 1" = 200'



Private 12' Utility Easement

ASCEND AT CENTER RIDGE LLC, HEREBY GRANTS UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, BREEZELINE, AT&T, AND CHARTER COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH, AND CONTIGUOUS TO, ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC, GAS, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO THE GRANTEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, NATURAL GAS, AND COMMUNICATION FACILITIES. THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS ARE HEREBY RESTRICTED TO UNDERGROUND UTILITY SERVICE.

THE CLEVELAND ELECTRIC
ILLUMINATING COMPANY

PRINTED NAME

DATE

AT&T

PRINTED NAME

DATE

BREEZELINE

PRINTED NAME

DATE

CHARTER COMMUNICATIONS

PRINTED NAME

DATE

Acceptance & Approvals

THIS PLAT ACCEPTED BY ORDINANCE OF THE COUNCIL OF THE CITY OF WESTLAKE, OHIO, FOR RECORDING PURPOSES ONLY, THIS _____ DAY OF _____, 202__, BY ORDINANCE NUMBER _____

CLERK

NAME PRINTED

THIS PLAT ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF WESTLAKE, OHIO, FOR RECORDING PURPOSES ONLY, THIS _____ DAY OF _____, 202__.

CLERK

NAME PRINTED

THIS PLAT ACCEPTED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF WESTLAKE, OHIO, FOR RECORDING PURPOSES ONLY, THIS _____ DAY OF _____, 202__.

DIRECTOR OF ENGINEERING

NAME PRINTED

THIS PLAT ACCEPTED BY THE DIRECTOR OF LAW OF THE CITY OF WESTLAKE, OHIO, FOR RECORDING PURPOSES ONLY, THIS _____ DAY OF _____, 202__.

DIRECTOR OF LAW

NAME PRINTED

THIS PLAT ACCEPTED BY THE DIRECTOR OF FINANCE OF THE CITY OF WESTLAKE, OHIO, FOR RECORDING PURPOSES ONLY, THIS _____ DAY OF _____, 202__.

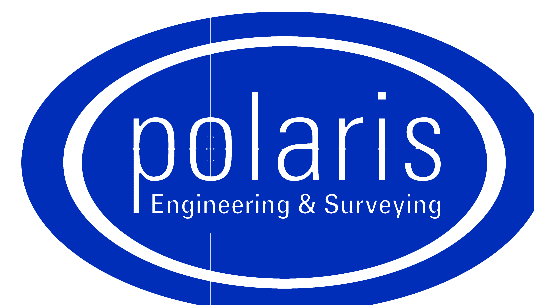
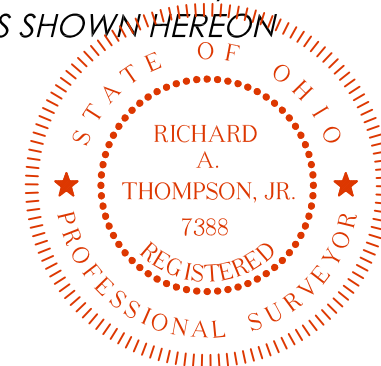
DIRECTOR OF FINANCE

NAME PRINTED

Surveyors Certification:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED THE ASCEND AT CENTER RIDGE SUBDIVISION, AS SHOWN HEREON. AT ALL POINTS SO INDICATED, MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES WHEN COMPUTED FROM FIELD MEASUREMENTS WAS ACCURATE TO WITHIN A MINIMUM PRECISION OF 1:10,000 BEFORE BALANCING THE SURVEY, AND THAT ALL THE REQUIRED MONUMENTS ARE CORRECTLY SHOWN HEREON AND THAT THOSE WHICH ARE NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE ON THE SITE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388" AS SHOWN HEREON.

RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 08/11/26



**POLARIS ENGINEERING
and SURVEYING, INC.**

34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433
www.polaris-es.com

DATE: 08/11/26
FOLDER: Survey Base
DWG: Subd. Plat. (LDD)
TAB: 01 - Plat of Survey

CONTRACT NO.

26003

SHEET OF

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