

WATERBURY SUBDIVISION NO. 8

BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP
LOT 37 & 38
NOW IN THE CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

THE ESTABLISHMENT OF THE EXTERIOR PROPERTY LINES AND ROADLINES FOR "THE WATERBURY SUBDIVISION" ARE BASED UPON A BOUNDARY SURVEY DATED 3/21/01 BY DONALD G. BOHNING & ASSOCIATES, INC. AND PREVIOUSLY SUBMITTED TO THE COUNTY OF LORAIN.

I HEREBY STATE THAT THIS PLAT HAS BEEN COMPILED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN JULY, 2005, AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. COURSES ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. ♦ - INDICATES IRON MONUMENTS TO BE SET (1" REBAR W/IDENTIFICATION D.G. BOHNING ASSOC.) AFTER CONSTRUCTION OF IMPROVEMENTS.

Michael A. Ackerman
MICHAEL A. ACKERMAN
REGISTERED SURVEYOR NO. 8196



**ACCEPTANCE & DEDICATION
(CITY OF NORTH RIDGEVILLE)**

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL LOT NUMBER 37 & 38, CONTAINING 34.5772 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO K HOVNIANIAN WATERBURY, LLC AN OHIO LIMITED LIABILITY COMPANY

THE UNDERSIGNED (SET FORTH ALL PARTIES HAVE RECORD LEGAL TITLE INTEREST IN THE PARCEL)

K HOVNIANIAN WATERBURY, LLC

HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR WATERBURY SUBDIVISION NO. 8 SUBDIVISION OF LOTS 37 TO 415, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO USE AS SHOWN, ALL OR PARTS 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 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 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 WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 13th DAY OF August, 2015.

WITNESS City SIGNED Daniel Zalinsky
DANIEL ZALINSKY
DIVISION PRESIDENT

STATE OF OHIO } S.S.
COUNTY OF LORAIN }
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED Theresa Dominick
WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 13th DAY OF August, 2015.
Theresa Dominick
NOTARY PUBLIC



Theresa Dominick
Notary Public, State of Ohio
Commission Expires 11/25/2017

2015-0560106
MILLENNIUM TITLE AGENCY
5061 N ABBE ROAD
#3
ELYRIA, OH 44035
Plat Vol. 101
Pg 30-32

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-2009
OHIO REV. CODE
SEP 21 2015
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

APPROVALS (CITY OF NORTH RIDGEVILLE)

APPROVED THIS 24th DAY OF August, 2015

Kevin W. Jander
SECRETARY (OR RESPONSIBLE OFFICIAL)
CITY PLANNING COMMISSION

APPROVED THIS 25 DAY OF August, 2015

J. David Mellok
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVED THIS 25th DAY OF August, 2015

J.P. Ly
CITY ENGINEER

THIS PLAT OF THE WATERBURY SUBDIVISION No. 8, THE GRANTING OF EASEMENTS FOR PUBLIC FACILITIES AND APPURTENANCES, AND THE DEDICATION FOR PUBLIC PURPOSES OF THE STREETS HEREON, HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE BY ORDINANCE/RESOLUTION NO. 5128-2014 ADOPTED THIS 2nd DAY OF September, 2014.

UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE COLUMBIA GAS OF OHIO, WINDSTREAM COMMUNICATIONS, INC., OHIO EDISON COMPANY, TIME WARNER CABLE, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS 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, MAINTENANCE, 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 THIS RIGHT-OF-WAY AND EASEMENT GRANT.

GRANTOR:

K HOVNIANIAN WATERBURY, LLC

BY: Daniel Zalinsky
DANIEL ZALINSKY
DIVISION PRESIDENT

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICER(S) OF SUGAR CHESTNUT, LLC, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF "WATERBURY SUBDIVISION NO. 8" HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE ALL STREETS AND ASSENT TO ALL EASEMENTS AS SHOWN HEREON.

SUGAR CHESTNUT, LLC

BY: James P. Mordynowski
JAMES P. MORDYNOWSKI

TITLE: VICE PRESIDENT



Theresa Dominick
Notary Public, State of Ohio
Commission Expires 11/25/2017

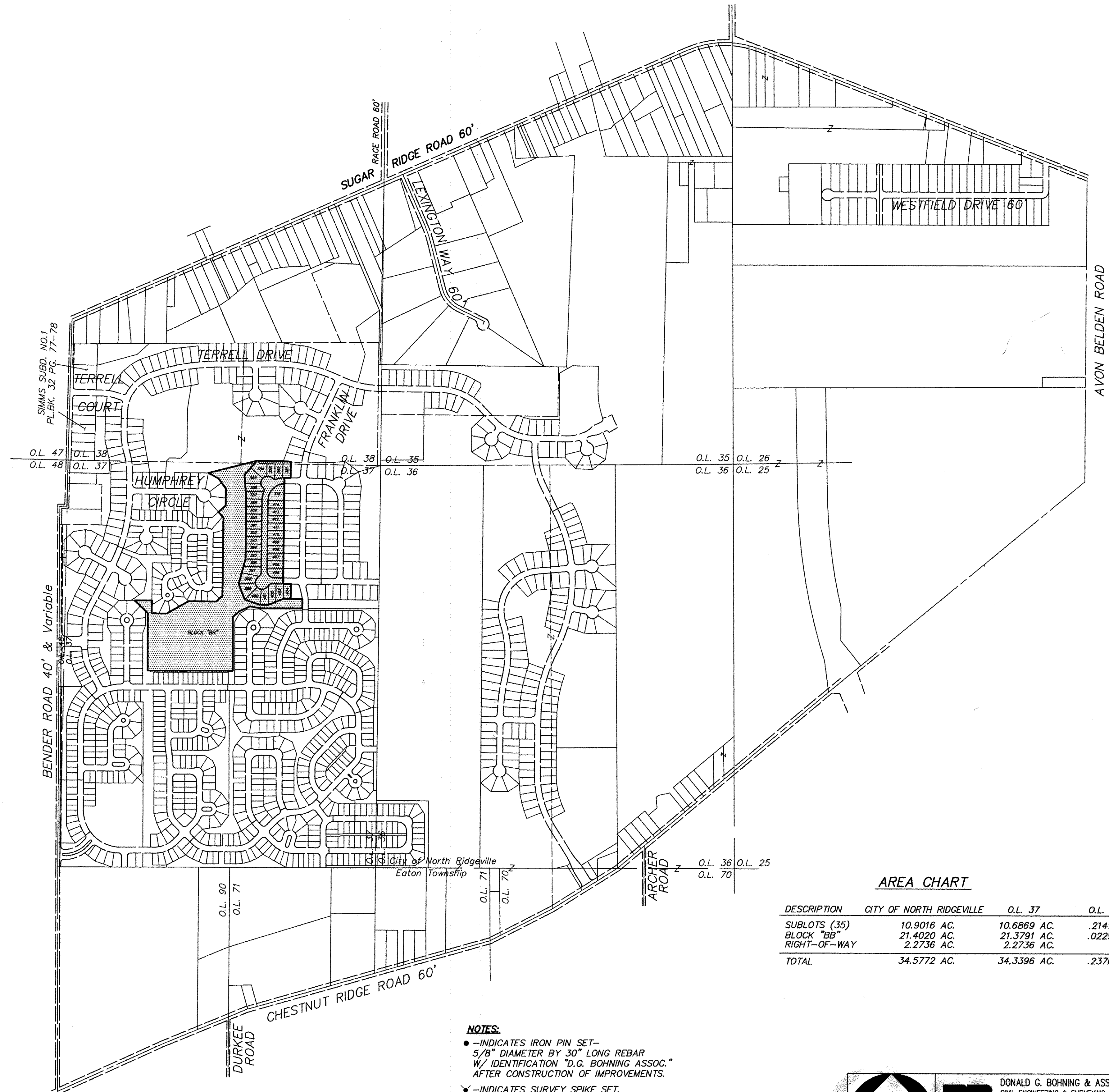
STATE OF OHIO } S.S.
COUNTY OF CUYAHOGA }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID AFOREMENTIONED, AND BY THE AUTHORITY OF SUCH ENTITY; AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER(S) THE FREE ACT AND DEED OF SUCH ENTITY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Lorain, OHIO THIS 13th DAY OF August, 2015.

Theresa Dominick
NOTARY PUBLIC

November 25, 2017
MY COMMISSION EXPIRES



AREA CHART

DESCRIPTION	CITY OF NORTH RIDGEVILLE	O.L. 37	O.L. 38
SUBLOTS (35)	10.9016 AC.	10.6869 AC.	.2147 AC.
BLOCK "BB"	21.4020 AC.	21.3791 AC.	.0229 AC.
RIGHT-OF-WAY	2.2736 AC.	2.2736 AC.	
TOTAL	34.5772 AC.	34.3396 AC.	.2376 AC.

NOTES:

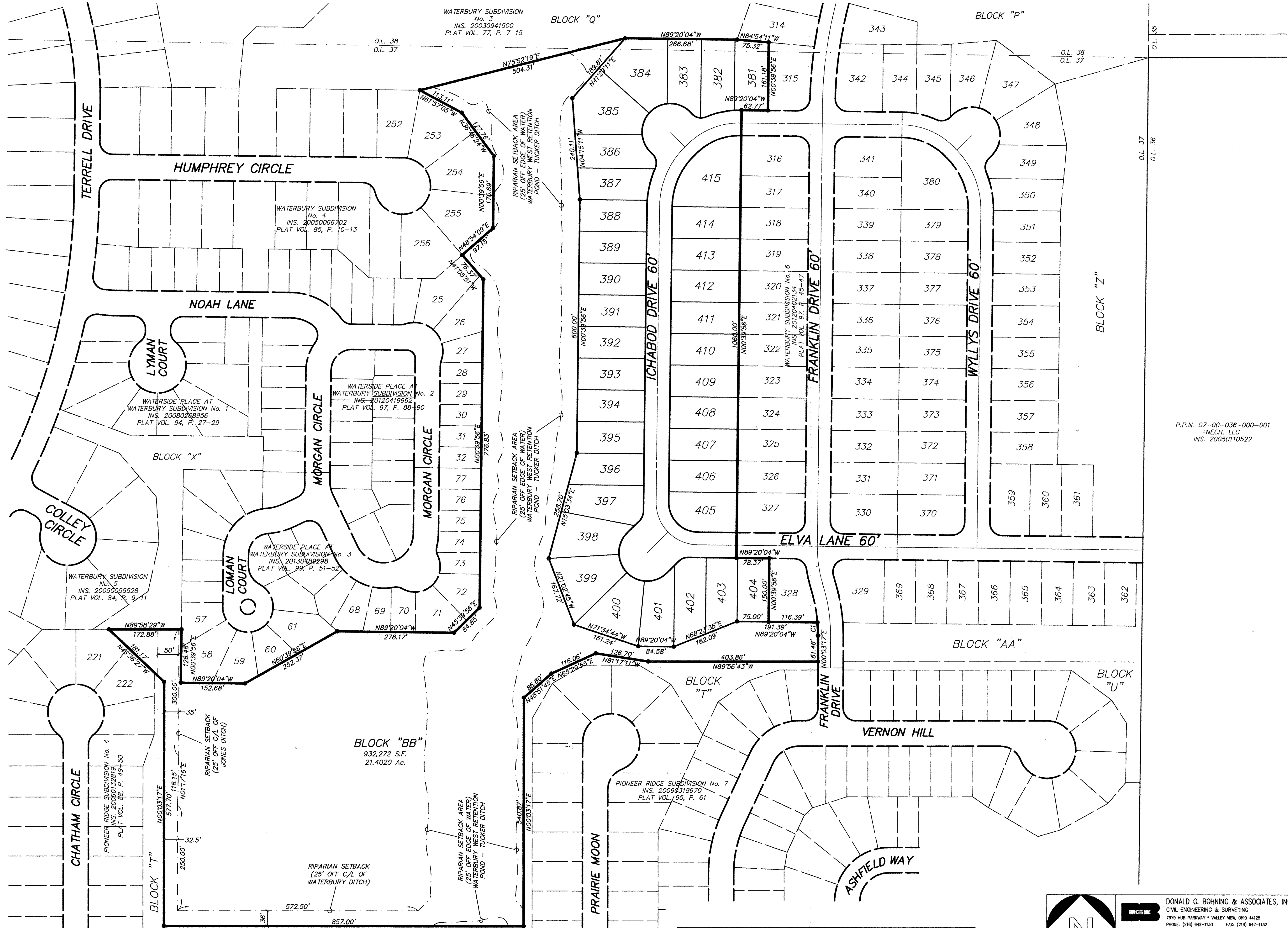
- ♦ - INDICATES IRON PIN SET- 5/8" DIAMETER BY 30" LONG REBAR W/ IDENTIFICATION "D.G. BOHNING ASSOC." AFTER CONSTRUCTION OF IMPROVEMENTS.
- ✕ - INDICATES SURVEY SPIKE SET.
- ◆ - INDICATES IRON MONUMENTS TO BE SET- 1" REBAR W/ IDENTIFICATION "D.G. BOHNING ASSOC." AFTER CONSTRUCTION OF IMPROVEMENTS.
- ◇ - INDICATES IRON MONUMENT FOUND & USED.

GRAPHIC SCALE
0' 300' 600'

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7978 HUB PARKWAY • VALLEY VIEW, OHIO 44122
PHONE: (216) 642-1130 FAX: (216) 642-1132

DATE: MAY, 2014
JOB NO.: 287380R-1
DRAWING NO.: 2873-80R

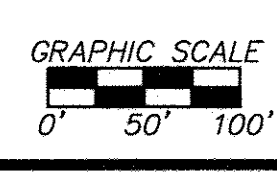
1/3



P.P.N. 07-00-036-000-001
NECH, LLC
INS. 20050110522

CURVE TABLE

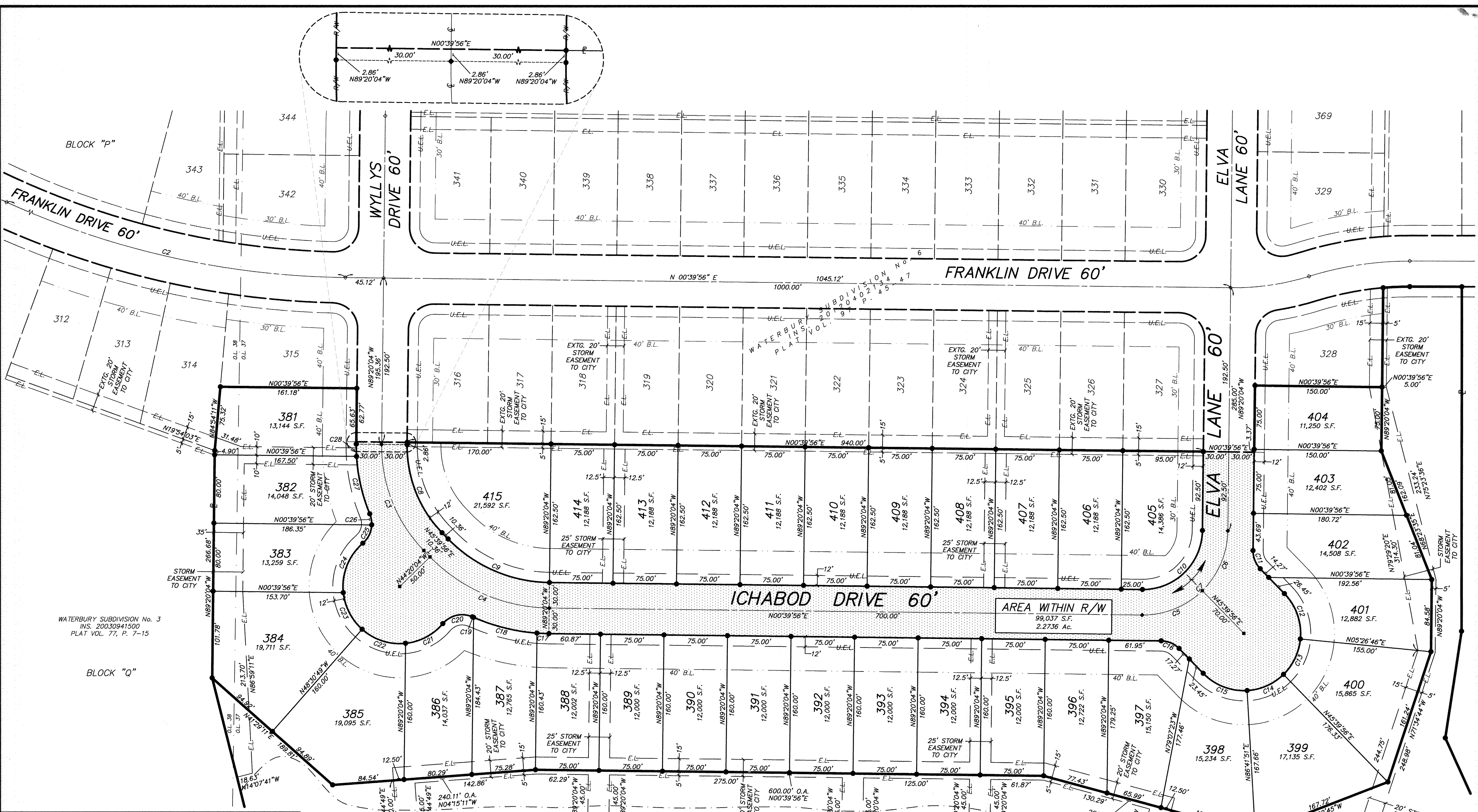
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	370.00'	31.52'	15.77'	31.51'	N02°23'08"W	04°52'49"



DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

DATE: MAY, 2014
FILE NO.: 287380R-2
ORDER NO.: 2873-80R

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WATERBURY SUBDIVISION No. 3
INS. 20030941500
PLAT VOL. 77, P. 7-15

AREA WITHIN R/W
99,037 S.F.
2.2736 Ac.

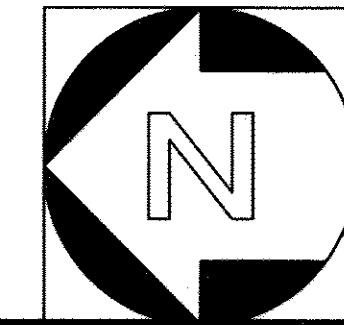
BLOCK "BB"
932,272 S.F.
21,4020 Ac.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C2	1000.00'	430.14'	218.45'	426.83'	N12°59'17"E	24°38'43"
C3	175.00'	137.44'	72.49'	133.94'	N68°09'56"E	45°00'00"
C4	200.00'	157.08'	82.84'	153.07'	N23°09'56"E	45°00'00"
C5	100.00'	78.54'	41.42'	76.54'	N21°50'04"W	45°00'00"
C6	100.00'	78.54'	41.42'	76.54'	N66°50'04"W	45°00'00"
C7	100.00'	157.08'	100.00'	141.42'	N44°20'04"W	90°00'00"
C8	145.00'	113.88'	60.06'	110.98'	N68°09'56"E	45°00'00"
C9	170.00'	133.52'	70.42'	130.11'	N23°09'56"E	45°00'00"
C10	70.00'	109.96'	70.00'	98.99'	N44°20'04"W	90°00'00"
C11	30.00'	23.56'	12.43'	22.96'	N68°09'56"E	45°00'00"
C12	67.00'	58.21'	31.09'	56.40'	N70°33'21"E	49°46'50"
C13	67.00'	47.03'	24.53'	46.07'	N64°26'39"W	40°13'10"
C14	67.00'	47.98'	25.07'	46.96'	N23°49'07"W	41°01'54"
C15	67.00'	57.26'	30.51'	55.54'	N21°10'53"E	48°58'06"
C16	30.00'	23.56'	12.43'	22.96'	N23°09'56"E	45°00'00"
C17	230.00'	14.14'	7.07'	14.14'	N02°25'36"E	3°31'21"
C18	230.00'	77.39'	39.06'	77.02'	N13°49'38"E	19°16'42"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C19	230.00'	1.55'	0.77'	1.55'	N23°39'31"E	0°23'06"
C20	30.00'	38.37'	22.31'	35.81'	N12°47'25"W	73°16'58"
C21	67.00'	50.92'	26.76'	49.70'	N27°39'34"W	43°32'40"
C22	67.00'	55.40'	29.39'	53.83'	N17°47'59"E	47°22'25"
C23	67.00'	49.54'	25.96'	48.42'	N62°40'08"E	42°21'54"
C24	67.00'	65.06'	35.35'	62.54'	N68°19'44"W	55°38'21"
C25	30.00'	24.60'	13.04'	23.92'	N64°00'13"W	46°59'18"
C26	30.00'	13.22'	6.72'	13.12'	N79°52'24"E	25°15'28"
C27	205.00'	69.42'	35.04'	69.09'	N76°56'42"E	19°24'05"
C28	205.00'	14.38'	7.19'	14.38'	N88°39'21"E	4°01'11"



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HORIZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 10'

DATE: MAY, 2014
FILE NO.: 287380R-3
ORDER NO.: 2873-80R

3

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