

MEADOW LAKES SUBDIVISION NO. 12

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS 28 AND 33

OWNERS CERTIFICATION AND ACCEPTANCE:

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS 28 AND 33, CONTAINING 50.6497 ACRES OF WHICH 9.913 ACRES LIE IN ORIGINAL RIDGEVILLE TOWNSHIP LOTS 28 AND 40.736 ACRES LIE IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 33.

THE UNDERSIGNED OWNER, K. HOVNANIAN OF OHIO, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS MEADOW LAKES SUBDIVISION NO. 12, A SUBDIVISION OF SUBLOTS 1263 TO 1270 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATES FOREVER TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE STREETS AND EASEMENTS 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 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 SUBLOTS 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.

K. HOVNANIAN OF OHIO, LLC

BY [Signature]
REGIONAL PRESIDENT
TITLE

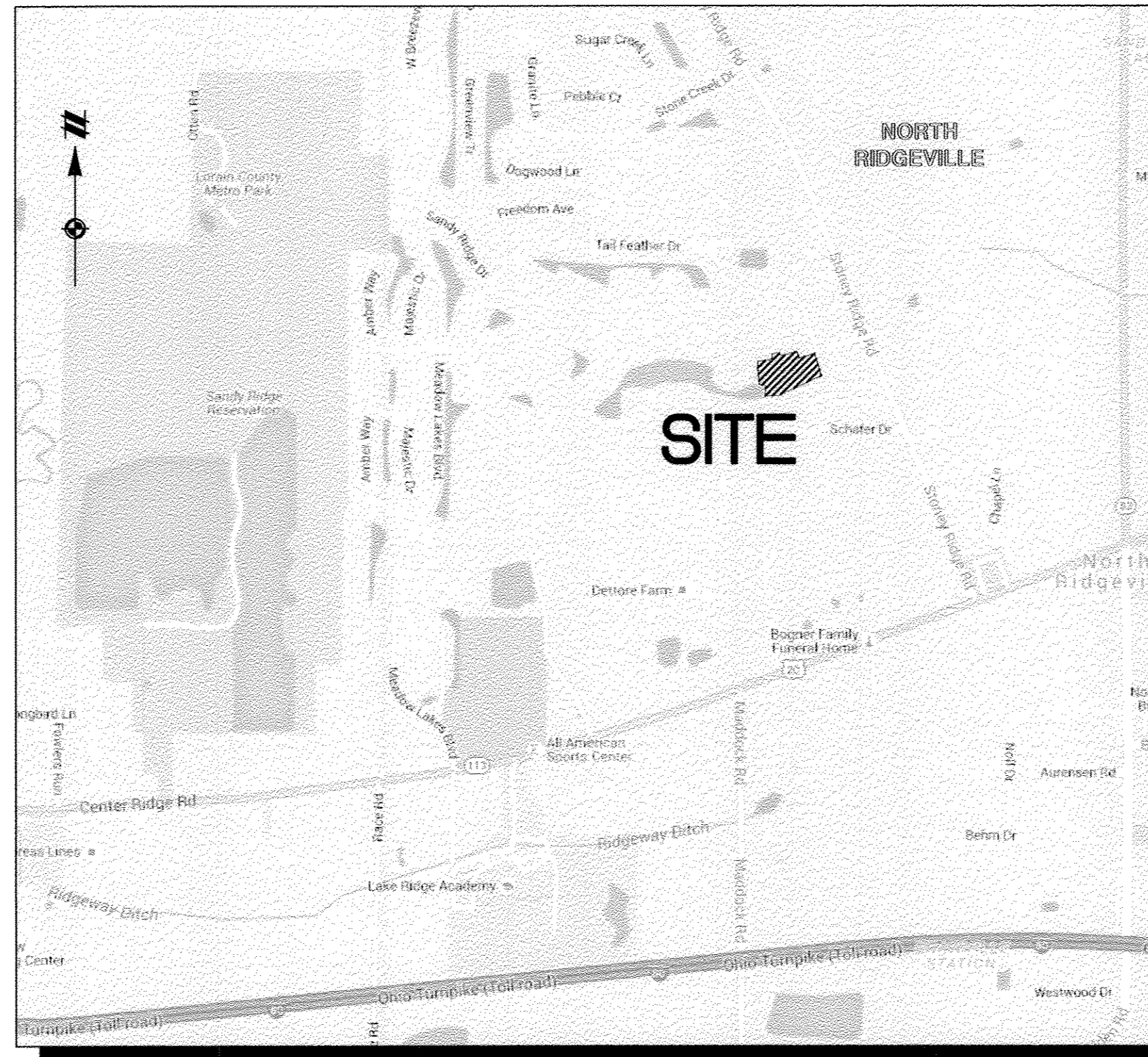
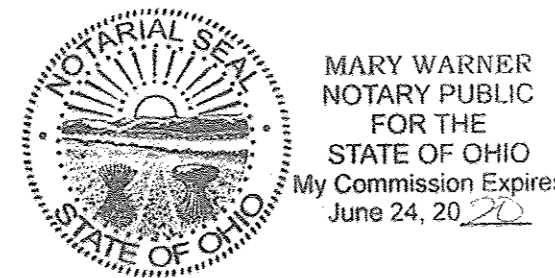
NOTARY:
STATE OF OHIO
COUNTY OF Lorain

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF, K. HOVNANIAN OF OHIO, LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 2nd DAY OF May, 2017.

NOTARY PUBLIC
MY COMMISSION EXPIRES: June 24 2020



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS:

- 1 - COVER SHEET
- 2 - OVERALL AND REMAINDER AREAS
- 3 - SUBLOTS 1263 THROUGH 1270

LOT NUMBERS:

MEADOW LAKES SUBDIVISION NO. 12
CONTAINS 8 LOTS NUMBERED 1263 TO 1270

UTILITY EASEMENTS:

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO UTILITIES SPECIFICALLY INCLUDING BUT NOT LIMITED TO:

THE CITY OF NORTH RIDGEVILLE, OHIO EDISON, WINDSTREAM ENGINEERING, TIME WARNER CABLE, THE CITY OF AVON LAKE UTILITIES AND COLUMBIA GAS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE 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, 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 SERVICE 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 SERVICE 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 PROPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

GRANTOR / OWNER / DEVELOPER:

K. HOVNANIAN OF OHIO, LLC
FORMERLY KNOWN AS K. HOVNANIAN OSTER HOMES, LLC
AS PER OHIO SECRETARY OF STATE DOC. NUMBER 201613700624

OHIO DIVISION
6150 PARK SQUARE DRIVE SUITE B
LORAIN, OH 44053
PHONE: 440.985.7304
CONTACT: CODY BRUCE

MILLENNIUM TITLE AGENCY
24500 CENTER RIDGE ROAD
SUITE 395
WESTLAKE, OH 44145
Plat vol. 103
Pages 60-62

Doc ID: 020021880001 Type: OFF
Kind: PLAT
Recorded: 06/01/2017 at 10:38:04 AM
Fee Amt: \$250.20 Page 1 of 1
Lorain County, Ohio
Judith H. Nedzick County Recorder
File: 2017-0631489

TRANSFERRED

IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
JUN 01 2017

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

APPROVALS:

CITY ENGINEER:

THIS PLAT IS APPROVED BY THE CITY ENGINEER OF THE CITY OF NORTH RIDGEVILLE

THIS 16 DAY OF May, 2017.

[Signature]
CITY ENGINEER

CITY COUNCIL:

THIS PLAT IS APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE

THIS _____ DAY OF _____, _____.

MAYOR

PLANNING COMMISSION:

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE

THIS 16th DAY OF MAY, 2017.

[Signature]
CITY PLANNING COMMISSION CHAIRPERSON
(OR RESPONSIBLE OFFICIAL)

ACREAGE SUMMARY:

	Acres
SUBLOTS	2.4811
RIGHT-OF-WAY	0.5442
TOTAL SUBDIVISION NO. 12	3.0253
REMAINDER	
O.L. 28 (6.888 Acres)	47.6244
O.L. 33 (40.736 Acres)	
GRAND TOTAL	50.6497

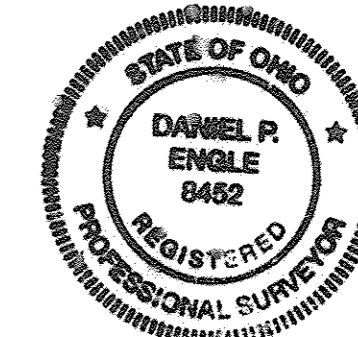
SURVEYOR'S NOTE:

THIS SURVEY HAS BEEN PERFORMED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATED MEADOW LAKES SUBDIVISION NO. 12, AS SHOWN HEREON AND CONTAINING 50.6497 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOTS 28 AND 33 IN THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED AS "•", IRON PIN MONUMENTS HAVE OR WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES. BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN ANY TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature]
DANIEL P. ENGLE, P.S. 8452
DATE 5/1/2017



ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OHIO 44131
440.349.2000

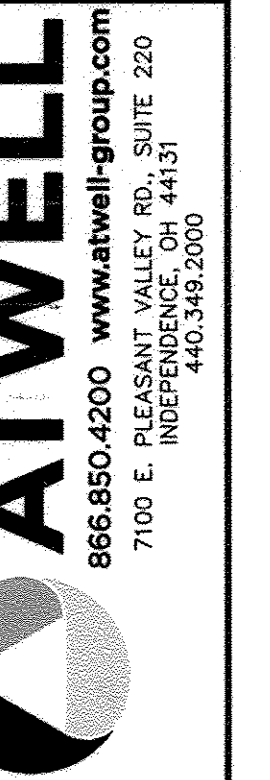


Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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MEADOW LAKES SUBDIVISION
ORIGINAL RIDGEVILLE TOWNSHIP LOTS 28 & 33
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

K. HOVNANIAN OF OHIO, LLC
MEADOW LAKES
SUBDIVISION NO. 12 PLAT
COVER SHEET

DATE 3/10/2016

REV 1: 07/07/2016
CITY COMMENTS
REV 2: 11/03/2016
COUNTY COMMENTS
REV 3: 05/07/2017
CLIENTS COMMENTS

REVISIONS

DR. DPE | CH. AEM
P.M. A. MARKS
BOOK T-104
JOB 15002035
SHEET NO.
1 OF 3



Know what's below.
Call before you dig.

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7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OH 44131
440.349.2000



MEADOW LAKES SUBDIVISION
ORIGINAL RIDGEVILLE TOWNSHIP LOTS 28 & 33
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
K. HOVNIANIAN OF OHIO, LLC
MEADOW LAKES SUBDIVISION NO. 12 PLAT
OVERALL AND REMAINDER

DATE
3/10/2016

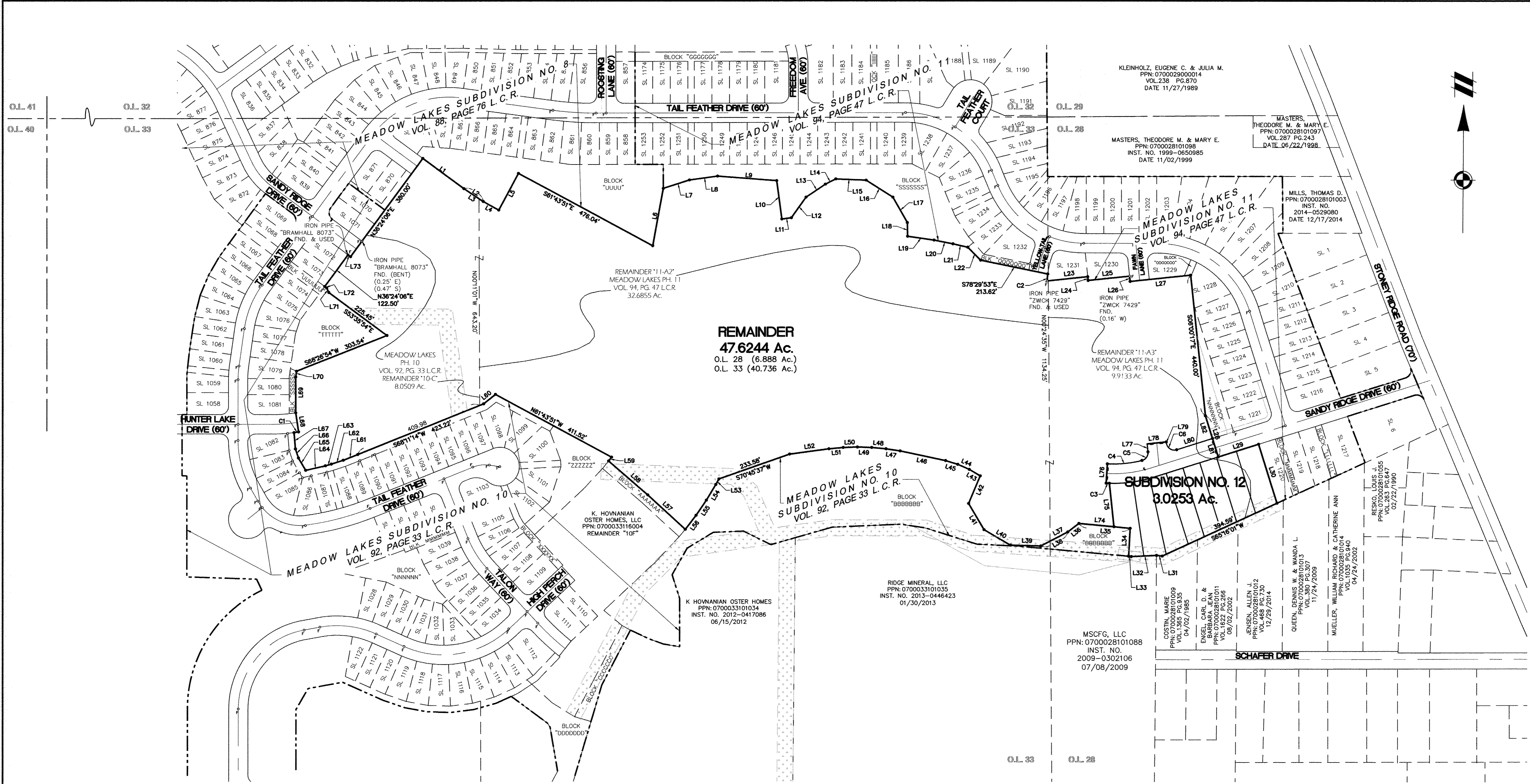
REV 1: 07/07/2016
CITY COMMENTS
REV 2: 11/23/2016
COUNTY COMMENTS
REV 3: 05/01/2017
CLIENT COMMENTS

REVISIONS

NO.	DATE	DESCRIPTION

SCALE 0 75 150
1" = 150 FEET

DR. DPE CH. AEM
P.M. A. MARKS
BOOK T-104
JOB 15002035
SHEET NO. 2 OF 3



50' MINOR DITCH EASEMENT TO THE CITY OF NORTH RIDGEVILLE (ORD. 1150-76 PASSED 03-15-1976) (PORTIONS EXTINGUISHED/VACATED OR TO BE EXTINGUISHED/VACATED WITHIN SUBDIVISION LIMITS WHERE DRAINAGE IMPROVEMENTS ARE MADE)

LEGEND:

●	SET 5/8" BY 30" STEEL PIN WITH CAP "ATWELL, LLC"	AC	ACRES
■	SET 5/8" BY 30" STEEL PIN WITH CAP IN MONUMENT BOX	VOL	VOLUME
		PG	PAGE
⊙	FOUND MONUMENTATION AS NOTED AND SHOWN	CALC.	CALCULATED
⊙		OBS.	OBSERVED
⊙		REC.	RECORD
⊙	CENTERLINE	REC.	RECORD
R/W	RIGHT OF WAY	SQ. FT.	SQUARE FEET
P.P.N.	PERMANENT PARCEL NUMBER	CSR	CITY SURVEY RECORD
INST.	INSTRUMENT NUMBER		
- - -	BUILDING SETBACK LINE		
- - -	UTILITY EASEMENT		

LINE TABLE

LINE #	BEARING	LENGTH
L1	S53°35'54"E	158.83'
L2	S56°16'02"E	72.91'
L3	S56°16'02"E	57.04'
L4	S61°11'57"E	55.14'
L5	N28°16'09"E	130.00'
L6	N10°26'37"E	181.31'
L7	N72°10'23"E	86.14'
L8	N82°17'54"E	88.66'
L9	S85°36'25"E	184.91'
L10	S7°38'54"E	120.71'
L11	N82°21'06"E	29.97'
L12	N35°32'59"E	78.75'
L13	N56°15'56"E	72.51'
L14	N63°07'30"E	36.55'

LINE TABLE

LINE #	BEARING	LENGTH
L15	S87°38'19"E	95.00'
L16	S57°30'27"E	98.68'
L17	S29°43'43"E	90.82'
L18	S1°07'56"E	42.81'
L19	S82°01'37"E	83.14'
L20	S78°47'00"E	60.41'
L21	S77°21'12"E	47.36'
L22	S44°52'39"E	56.93'
L23	N83°59'43"E	123.84'
L24	S6°00'17"E	11.86'
L25	N83°59'43"E	130.00'
L26	S6°00'17"E	16.69'
L27	N83°59'43"E	190.00'
L28	S17°24'23"E	134.00'

LINE TABLE

LINE #	BEARING	LENGTH
L29	N72°35'37"E	132.02'
L30	S17°24'23"E	192.30'
L31	N83°16'54"W	17.78'
L32	S87°29'31"W	78.82'
L33	N84°50'40"W	8.33'
L34	N3°04'11"E	87.41'
L35	N84°39'03"W	160.68'
L36	S52°27'59"W	43.68'
L37	S62°34'26"W	62.17'
L38	S62°34'26"W	95.00'
L39	N88°28'16"W	95.00'
L40	N59°30'58"W	95.00'
L41	N30°33'40"W	95.00'
L42	N22°51'40"E	93.40'

LINE TABLE

LINE #	BEARING	LENGTH
L43	N59°47'41"W	39.54'
L44	N66°27'39"W	39.54'
L45	N72°55'47"W	39.54'
L46	N78°04'54"W	145.03'
L47	N81°42'08"W	44.59'
L48	N84°48'26"W	44.58'
L49	N88°15'34"W	44.58'
L50	S88°17'19"W	44.58'
L51	S84°55'11"W	44.58'
L52	S82°21'06"W	124.04'
L53	S28°56'58"W	19.88'
L54	S31°12'11"W	56.98'
L55	S34°17'01"W	56.98'
L56	S37°31'23"W	55.37'

LINE TABLE

LINE #	BEARING	LENGTH
L57	N47°30'26"W	158.87'
L58	N49°12'56"W	161.60'
L59	N37°18'16"E	15.07'
L60	S51°32'32"W	47.17'
L61	S68°38'58"W	48.53'
L62	S71°52'06"W	39.15'
L63	S74°32'35"W	19.09'
L64	S77°04'59"W	63.32'
L65	N30°24'02"W	44.35'
L66	N18°32'23"W	29.72'
L67	N4°52'15"W	50.90'
L68	N8°47'56"W	60.00'
L69	N0°00'00"E	111.64'
L70	N8°09'07"E	18.13'

LINE TABLE

LINE #	BEARING	LENGTH
L71	N24°50'36"W	15.59'
L72	N53°35'54"W	7.69'
L73	S53°35'54"E	10.00'
L74	N84°39'03"W	109.87'
L75	S6°00'17"E	136.24'
L76	S3°35'18"W	60.00'
L77	S6°00'17"E	24.61'
L78	S83°59'43"W	60.00'
L79	N6°00'17"W	3.00'
L80	S72°35'37"W	117.00'
L81	S17°24'23"E	60.00'
L82	S17°24'23"E	74.00'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	14.41'	530.00'	1°33'26"	S81°58'47"W	14.40'	7.20'
C2	21.77'	260.00'	4°47'54"	S4°41'28"W	21.77'	10.89'
C3	10.10'	430.00'	1°20'46"	S87°49'24"E	10.10'	5.05'
C4	108.93'	370.00'	16°52'06"	N84°17'45"E	108.54'	54.86'
C5	35.72'	25.00'	81°51'59"	N34°55'42"E	32.76'	21.68'
C6	44.24'	25.00'	101°24'06"	N56°42'20"W	38.69'	30.54'

