

# LIFESTYLES OF MEADOW LAKES SUBDIVISION NO. 1

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS 33 AND 40

## 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 33 AND 40, CONTAINING 22.3833 ACRES OF WHICH 21.339 ACRES LIE IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 33 AND 1.044 ACRES LIE IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 40.

THE UNDERSIGNED OWNER, K. HOVNANIAN OF OHIO, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS LIFESTYLES OF MEADOW LAKES SUBDIVISION NO. 1, A SUBDIVISION OF SUBLOTS 1 TO 39 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, FKA K. HOVNANIAN OSTER HOMES, LLC

BY [Signature]  
REGIONAL PRESIDENT  
TITLE

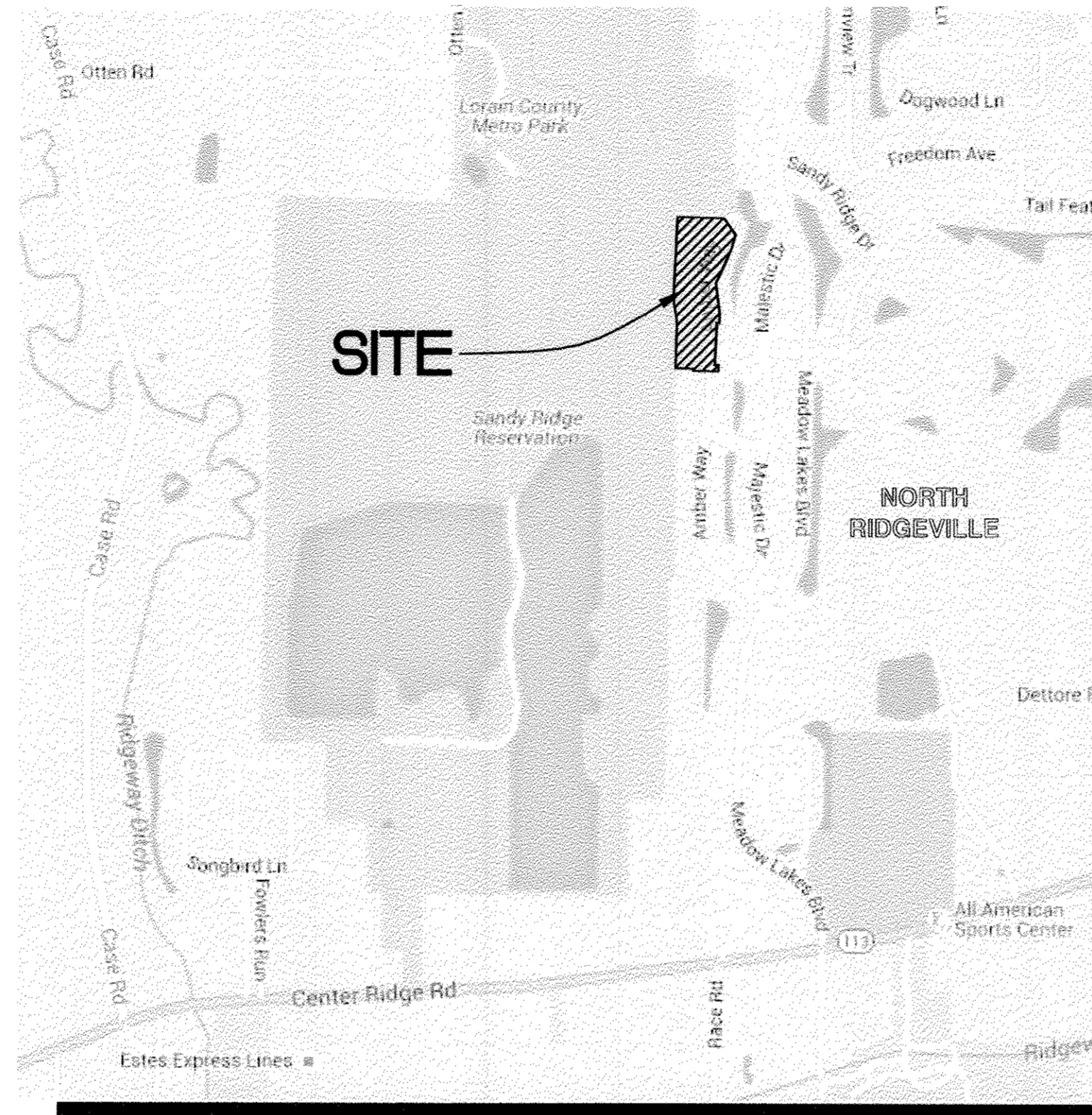
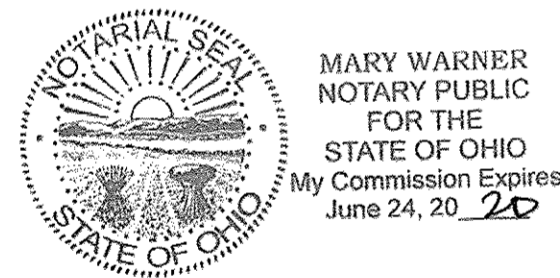
NOTARY:  
STATE OF OHIO Lorain  
COUNTY OF Lorain

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 18th DAY OF May, 2017.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 06-24-2020



VICINITY MAP  
NOT TO SCALE

## INDEX OF SHEETS:

- 1 - COVER SHEET
- 2 - OVERALL AND REMAINDER AREAS
- 3 - SUBLOTS 1 THROUGH 39

## LOT NUMBERS:

LIFESTYLES OF MEADOW LAKES SUBDIVISION NO. 1  
CONTAINS 39 LOTS NUMBERED 1 TO 39

## 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 THEREFOR, 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  
Pgs. 92, 93, 94

Doc ID: 00154840001 Type: OFF  
Kind: PLAT  
Recorded: 09/08/2017 at 10:25:07 AM  
Fee Amt: \$259.20 Page 1 of 1  
Lorain County, Ohio  
Judith H. Redolick County Recorder  
File # 2017-0643197

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
SEP 06 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 22 DAY OF August, 2017.

ACTING CITY ENGINEER  
[Signature]

### CITY COUNCIL:

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

THIS 22<sup>ND</sup> DAY OF AUGUST, 2017.

MAYOR  
[Signature]

### PLANNING COMMISSION:

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

THIS 21<sup>ST</sup> DAY OF AUGUST, 2017.

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

## ACREAGE SUMMARY:

|                         | Acres   |
|-------------------------|---------|
| SUBLOTS                 | 7.3062  |
| RIGHT-OF-WAY            | 1.6868  |
| BLOCKS                  | 1.4989  |
| TOTAL SUBDIVISION NO. 1 | 10.4919 |
| REMAINDER               |         |
| O.L. 33 (0.508 Acres)   | 11.8914 |
| O.L. 40 (11.383 Acres)  |         |
| GRAND TOTAL             | 22.3833 |

## 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 LIFESTYLES OF MEADOW LAKES SUBDIVISION NO. 1, AS SHOWN HEREON AND CONTAINING 22.3833 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOTS 33 AND 40 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: 5/12/2017

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 SHALL 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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866.850.4200 www.atwell-group.com  
7100 E. PLEASANT VALLEY ROAD, SUITE 220  
INDEPENDENCE, OHIO 44131



ORIGINAL RIDGEVILLE TOWNSHIP LOTS 33 & 40  
CITY OF NORTH RIDGEVILLE  
LORAIN COUNTY, OHIO

K. HOVNANIAN OF OHIO, LLC  
LIFESTYLES OF MEADOW LAKES SUBDIVISION NO. 1 PLAT  
COVER SHEET

CLIENT

DATE 03/10/2016

REV. 15: 10/04/2016 COUNTY COMMISSIONS  
REV. 2: 05/12/2017 CLIENT COMMENTS

REVISIONS

DR. DPE CH. AEM  
P.M. A. MARKS  
BOOK T-104  
JOB 15002038  
SHEET NO.  
1 OF 3

# LIFESTYLES OF MEADOW LAKES SUBDIVISION NO. 1

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS 33 AND 40



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INDEPENDENCE, OH 44131  
440.349.2000



ORIGINAL RIDGEVILLE TOWNSHIP LOTS 33 & 40

CITY OF NORTH RIDGEVILLE

LORAIN COUNTY, OHIO

K. HOMANIAN OF OHIO, LLC

LIFESTYLES OF MEADOW LAKES

SUBDIVISION NO. 1 PLAT

OVERALL AND REMAINDER

CLIENT

DATE

03/10/2016

REV. 1: 10/24/2016

COUNTY COMMENTS

REV. 2: 07/27/2017

COUNTY COMMENTS

REVISIONS

SCALE 0 50 100

1" = 100 FEET

DR. DPE CH. --

P.M. A. MARKS

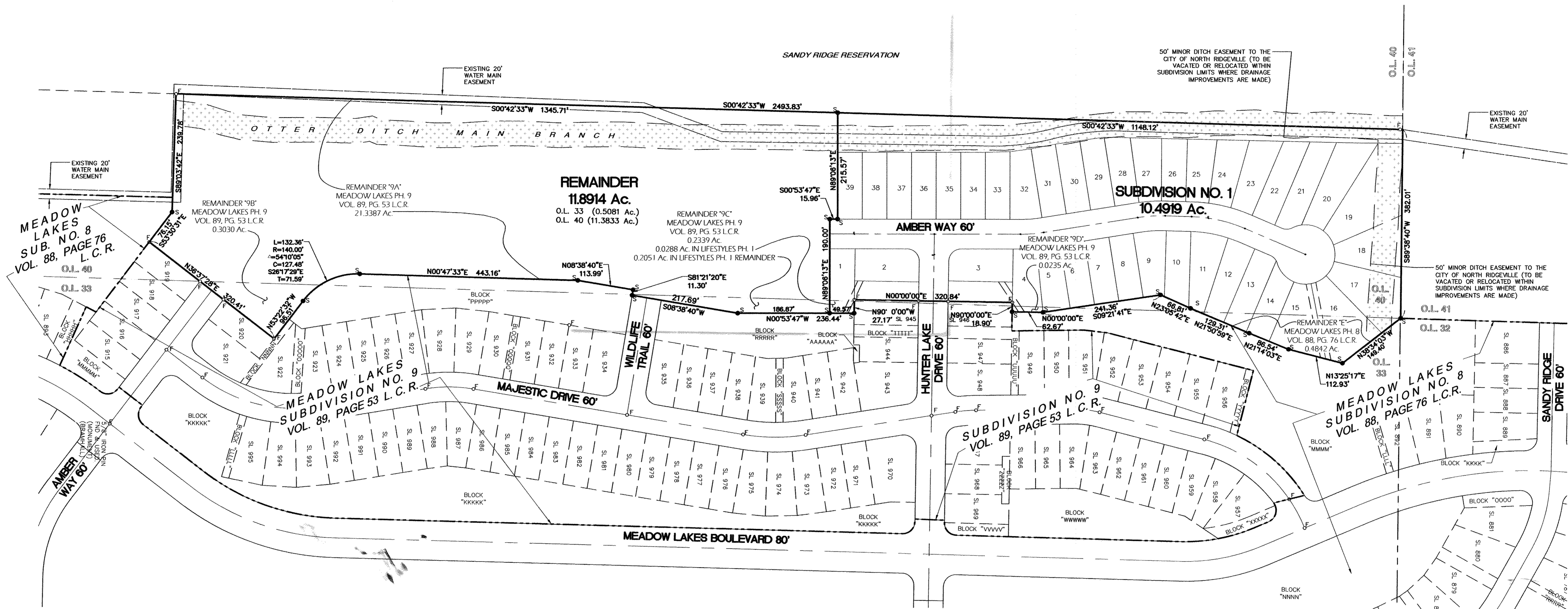
BOOK T-104

JOB 15002038

SHEET NO.

2 OF 3

CADD FILE: 15002038-01.DWG



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)

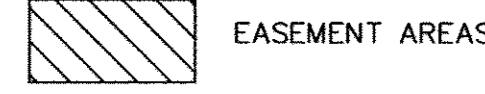
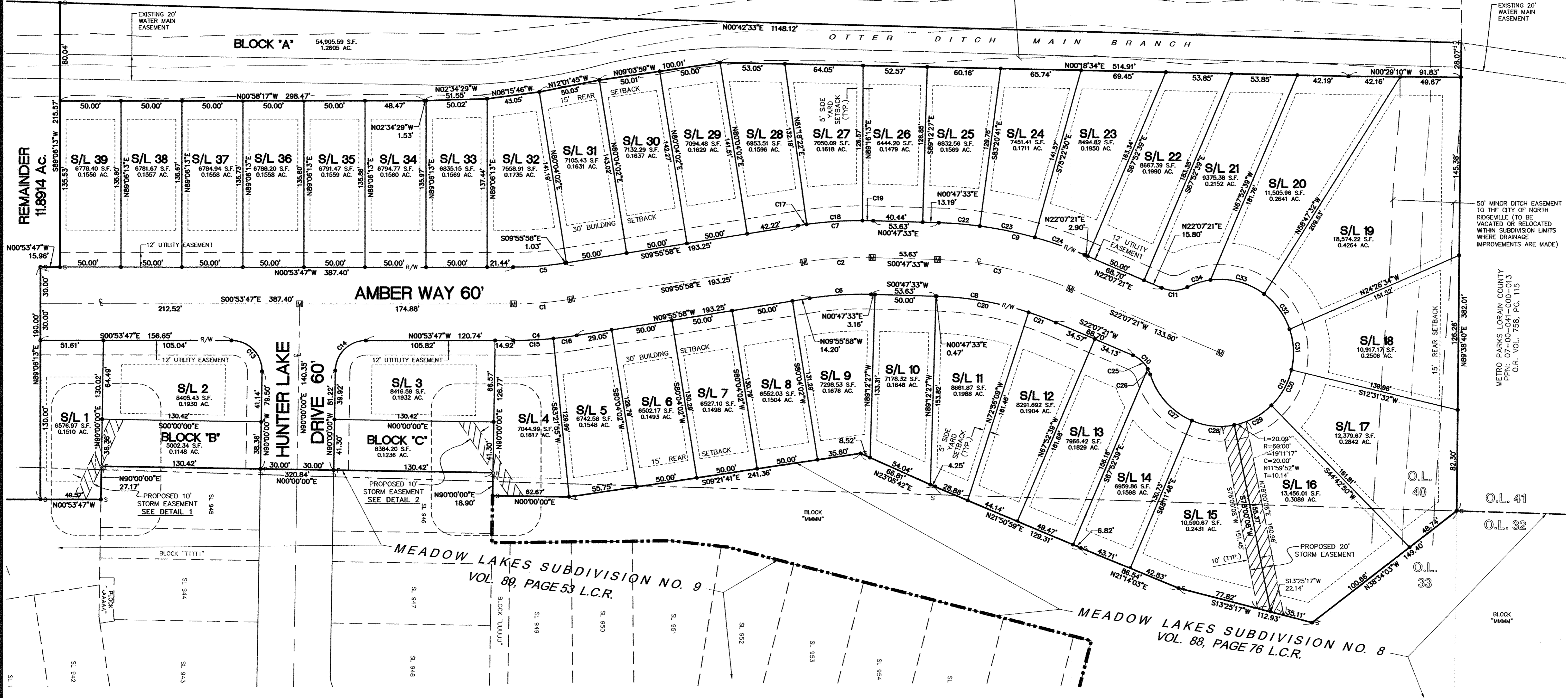
| LEGEND: |  |         |                    |
|---------|--|---------|--------------------|
| • S     | SET 5/8" BY 30" STEEL PIN WITH CAP "ATWELL, LLC"   | AC      | ACRES              |
| Ⓜ       | SET 5/8" BY 30" STEEL PIN WITH CAP IN MONUMENT BOX | VOL     | VOLUME             |
| PG      | FOUND MONUMENTATION AS NOTED AND SHOWN             | PG      | PAGE               |
| ⊕       | FOUND MONUMENTATION AS NOTED AND SHOWN             | CALC.   | CALCULATED         |
| ⊖       | FOUND MONUMENTATION AS NOTED AND SHOWN             | OBS.    | OBSERVED           |
| ⊕       | 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                                  |         |                    |
| ---     | UTILITY EASEMENT                                   |         |                    |

# LIFESTYLES OF MEADOW LAKES SUBDIVISION NO. 1

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS 33 AND 40

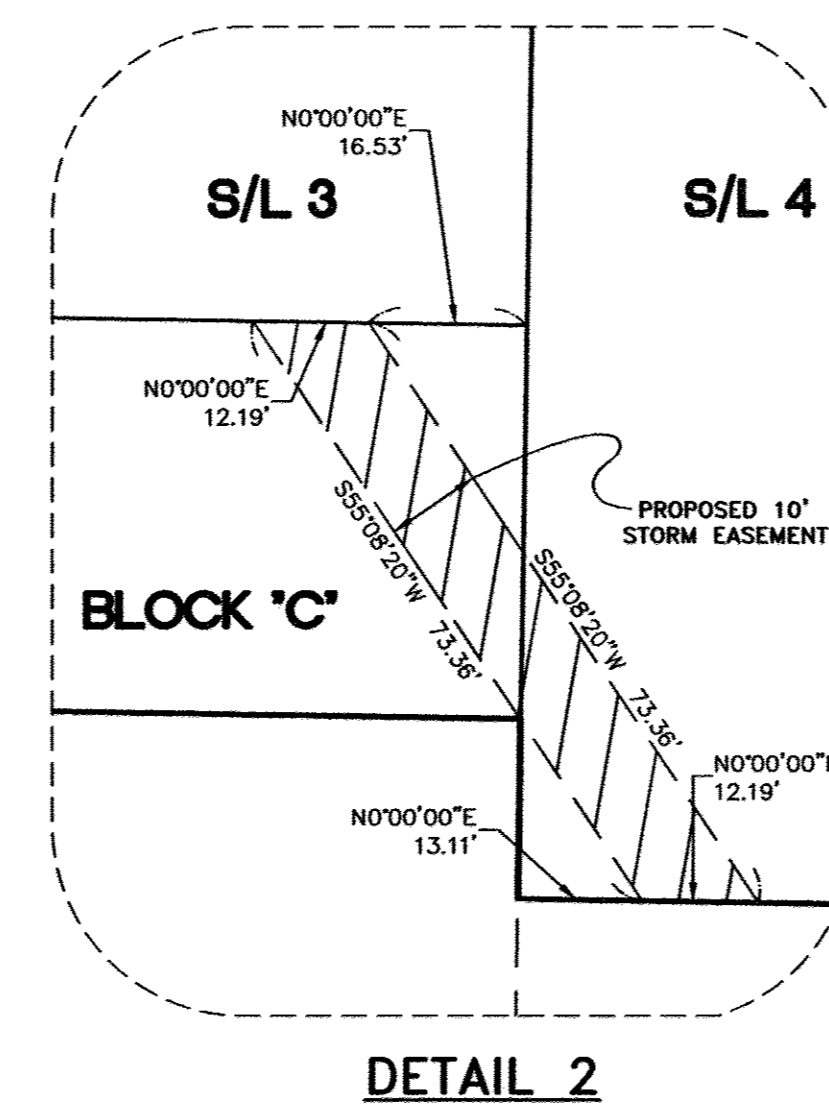
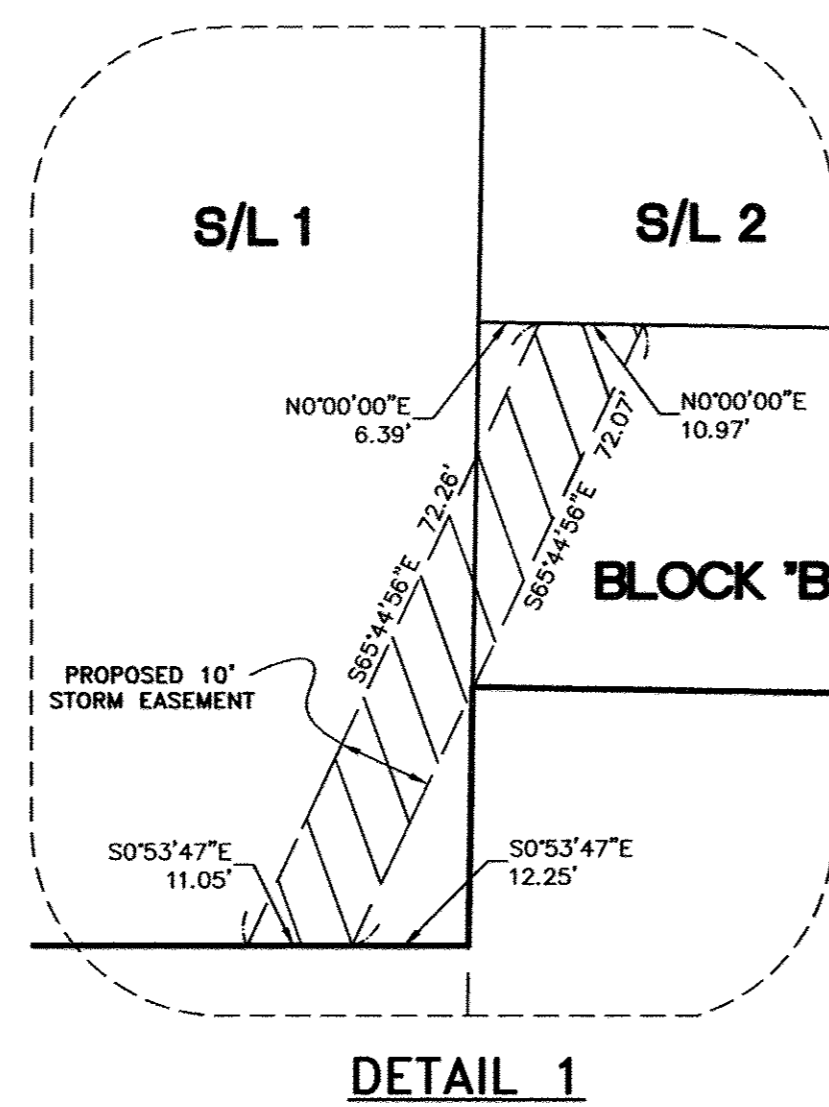
METRO PARKS LORAIN COUNTY  
PPN: 07-00-040-000-008  
O.R. VOL. 1057, PG. 798

50' MINOR DITCH EASEMENT TO THE CITY OF NORTH RIDGEVILLE (TO BE VACATED OR RELOCATED WITHIN SUBDIVISION LIMITS WHERE DRAINAGE IMPROVEMENTS ARE MADE)



LOT SETBACKS PER CHAPTER 1282 OF THE PLANNING AND ZONING CODE OF THE CITY OF NORTH RIDGEVILLE

| LEGEND: |  |
|---------|--|
| •       | SET 5/8" BY 30" STEEL PIN WITH CAP "ATWELL, LLC"   |
| Ⓜ       | SET 5/8" BY 30" STEEL PIN WITH CAP IN MONUMENT BOX |
| Ⓞ       | FOUND MONUMENTATION AS NOTED AND SHOWN             |
| Ⓢ       | CENTERLINE   |
| R/W     | RIGHT OF WAY                                       |
| P.P.N.  | PERMANENT PARCEL NUMBER                            |
| INST.   | INSTRUMENT NUMBER                                  |
| ---     | BUILDING SETBACK LINE                              |
| AC      | ACRES  |
| VOL     | VOLUME   |
| PG      | PAGE   |
| CALC.   | CALCULATED   |
| OB.     | OBSERVED   |
| REC.    | RECORD   |
| S. F.   | SQUARE FEET  |
| CSR     | CITY SURVEY RECORD                                 |



| CURVE TABLE |         |         |           |              |         |         |
|-------------|---------|---------|-----------|--------------|---------|---------|
| CURVE #     | LENGTH  | RADIUS  | DELTA     | CHD. BEARING | CHORD   | TANGENT |
| C1          | 47.31'  | 300.00' | 9°02'11"  | S5°24'53"E   | 47.27'  | 23.71'  |
| C2          | 56.16'  | 300.00' | 10°43'31" | S4°34'12"E   | 56.08'  | 28.16'  |
| C3          | 111.68' | 300.00' | 21°19'48" | S11°27'27"W  | 111.04' | 56.50'  |
| C4          | 52.05'  | 330.00' | 9°02'15"  | N5°24'51"W   | 52.00'  | 26.08'  |
| C5          | 42.59'  | 270.00' | 9°02'15"  | N5°24'51"W   | 42.54'  | 21.34'  |
| C6          | 50.54'  | 270.00' | 10°43'31" | S4°34'12"E   | 50.47'  | 25.35'  |
| C7          | 45.87'  | 330.00' | 7°57'51"  | N4°42'43"W   | 45.83'  | 22.97'  |
| C8          | 76.68'  | 270.00' | 16°16'18" | S8°55'42"W   | 76.42'  | 38.60'  |
| C9          | 122.85' | 330.00' | 21°19'48" | S11°27'27"W  | 122.14' | 62.15'  |
| C10         | 16.51'  | 25.00'  | 37°50'37" | S41°02'40"W  | 16.21'  | 8.57'   |
| C11         | 21.68'  | 25.00'  | 49°40'47" | S2°43'02"E   | 21.00'  | 11.57'  |
| C12         | 33.71'  | 60.00'  | 32°11'18" | S61°22'49"E  | 33.27'  | 17.31'  |
| C13         | 39.66'  | 25.00'  | 90°53'47" | S44°33'06"W  | 35.63'  | 25.39'  |
| C14         | 38.88'  | 25.00'  | 89°06'13" | N45°26'54"W  | 35.08'  | 24.61'  |
| C15         | 32.81'  | 330.00' | 5°41'49"  | N3°44'38"W   | 32.80'  | 16.42'  |
| C16         | 19.23'  | 330.00' | 3°20'22"  | N8°15'47"W   | 19.23'  | 9.62'   |
| C17         | 7.14'   | 330.00' | 1°14'20"  | S9°18'48"E   | 7.14'   | 3.57'   |

| CURVE TABLE |        |         |           |              |        |         |
|-------------|--------|---------|-----------|--------------|--------|---------|
| CURVE #     | LENGTH | RADIUS  | DELTA     | CHD. BEARING | CHORD  | TANGENT |
| C18         | 45.87' | 330.00' | 7°57'51"  | S4°42'43"E   | 45.83' | 22.97'  |
| C19         | 8.77'  | 330.00' | 1°31'20"  | S0°01'53"W   | 8.77'  | 4.38'   |
| C20         | 76.68' | 270.00' | 16°16'18" | S8°55'42"W   | 76.42' | 38.60'  |
| C21         | 23.84' | 270.00' | 5°03'30"  | S19°35'36"W  | 23.83' | 11.93'  |
| C22         | 33.77' | 330.00' | 5°51'46"  | N3°43'26"E   | 33.75' | 16.90'  |
| C23         | 45.87' | 330.00' | 7°57'51"  | N10°38'14"E  | 45.83' | 22.97'  |
| C24         | 43.21' | 330.00' | 7°30'11"  | N18°22'16"E  | 43.18' | 21.64'  |
| C25         | 16.51' | 25.00'  | 37°50'37" | S41°02'39"W  | 16.21' | 8.57'   |
| C26         | 5.16'  | 25.00'  | 11°50'10" | S65°53'03"W  | 5.16'  | 2.59'   |
| C27         | 52.36' | 60.00'  | 49°59'55" | N46°48'11"E  | 50.71' | 27.98'  |
| C28         | 35.40' | 60.00'  | 33°48'06" | N4°54'11"E   | 34.89' | 18.23'  |
| C29         | 34.86' | 60.00'  | 33°17'18" | N28°38'31"W  | 34.37' | 17.94'  |
| C30         | 33.71' | 60.00'  | 32°11'18" | N61°22'49"W  | 33.27' | 17.31'  |
| C31         | 33.71' | 60.00'  | 32°11'18" | S86°25'53"W  | 33.27' | 17.31'  |
| C32         | 35.97' | 60.00'  | 34°20'58" | S53°09'45"W  | 35.43' | 18.54'  |
| C33         | 46.64' | 60.00'  | 44°32'18" | S13°43'07"W  | 45.48' | 24.57'  |
| C34         | 19.90' | 60.00'  | 19°00'24" | S18°03'14"E  | 19.81' | 10.04'  |

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PLEASANT VALLEY, OHIO 44131  
440.349.2000

K. HORMANIAN OF OHIO, LLC  
LIFESTYLES OF MEADOW LAKES SUBDIVISION NO. 1 PLAT  
LOTS 1 - 39

ORIGINAL RIDGEVILLE TOWNSHIP LOTS 33 & 40  
CITY OF NORTH RIDGEVILLE  
LORAIN COUNTY, OHIO

DATE: 03/10/2016

REV. 1: 10/04/2016 COUNTY COMMENTS  
REV. 2: 07/27/2017 COUNTY COMMENTS

REVISIONS

SCALE 0 20 40  
1" = 40 FEET  
DR. DPE CH. AEM

P.M. A. MARKS  
BOOK T-104  
JOB 15002038  
SHEET NO. 3 OF 3