

The Reserve at Winfield Farms Subdivision No. 1

Creating Sublot Nos. 1-58, Blocks "A" through "D" and dedicating Winfield Lane, Nash Lane and the extensions of Elizabeth Lane and Plymouth Trace.

Situated in the City of North Ridgeville, County of Lorain and State of Ohio, also known as being part of original Ridgeville Township Lot. No. 36 and further known as being all of a record 88 acre parcel of land conveyed to Winfield Farms Development, LLC by deed filed October 17, 2016 and recorded in instrument number 20160604955 of the Lorain County Recorders Office.

APPROVALS

This Plat of The Reserve at Winfield Farms Subdivision No. 1, 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, Ohio on this 17 day of October, 2017 for record purposes, by Ordinance No. N/A

David H. Korb
Mayor

Clerk

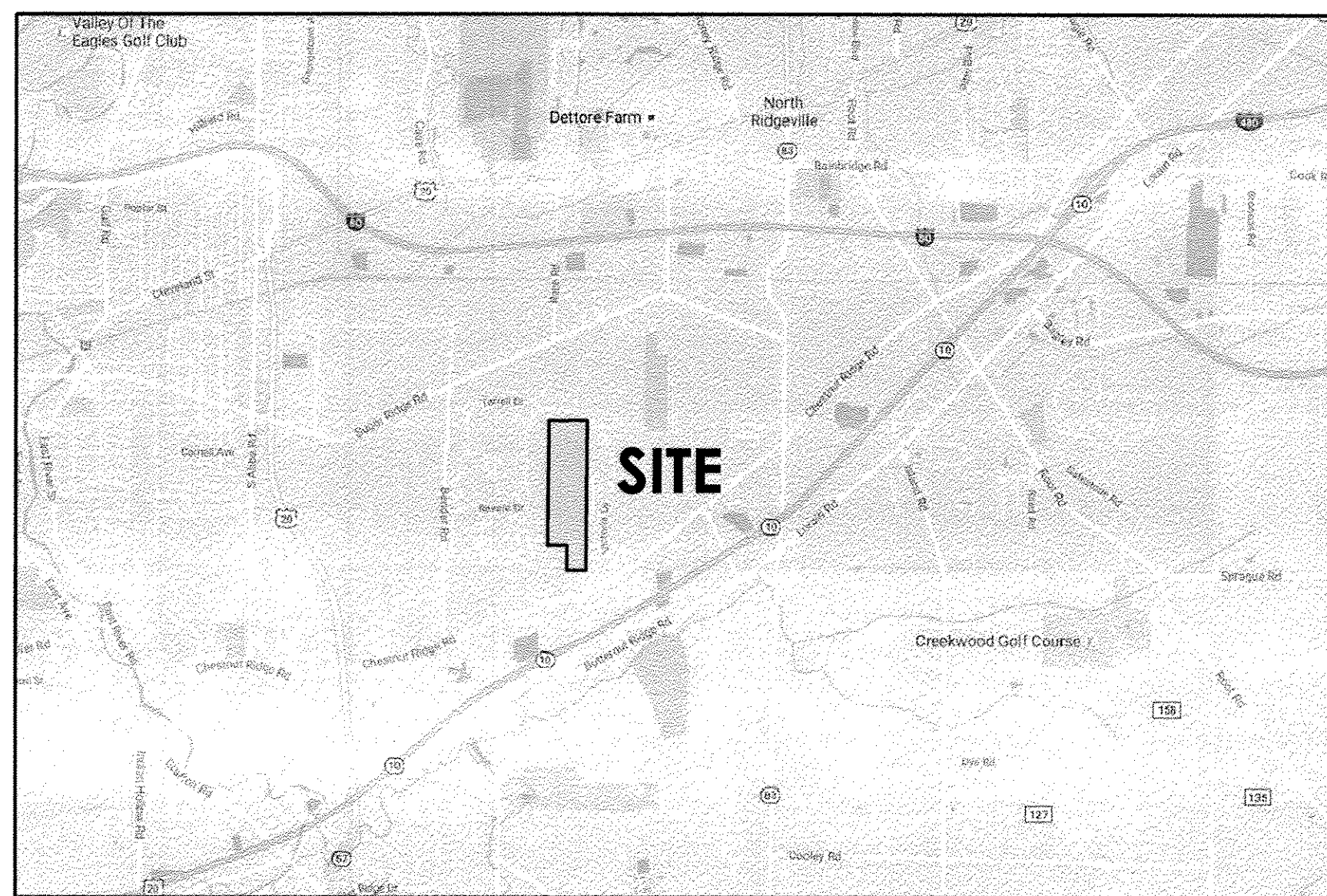
Approved by the Planning Commission of the City of North Ridgeville, Ohio on this 16th day of OCTOBER, 2017.

Debbie Stuchlik
Chairman / OR RESPONSIBLE OFFICIAL

Secretary

Approved by the Engineer of the City of North Ridgeville, Ohio on this 17th day of October, 2017. Record purposes only.

David Rooney P.E.
City Engineer



LOCATION MAP
NOT TO SCALE

ACCEPTANCE & DEDICATION

The undersigned (set forth all parties having record legal title interest in the parcel) Winfield Farms, LLC hereby certify that the attached plat correctly represents their "Reserve at Winfield Farms" a subdivision of lots 1 through 58, inclusive, do hereby acknowledge this plat of same and dedicate to use as such, 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 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 October, 2017

Witness: *[Signature]* Signed *Jill Allen*

Pennsylvania, County of Allegheny
State of Ohio, County of Lorain

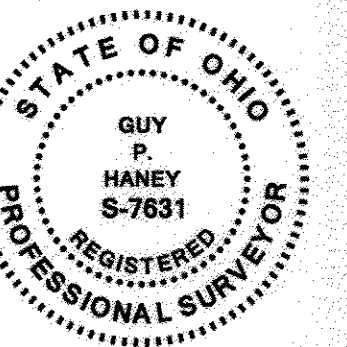
Before me a notary public in and for said county and state, personally appeared the above named Jill Allen Owner/Agent who acknowledged the making of the foregoing instrument and the signing of this plat to be their own free act and deed. In testimony whereof I have hereunto set my hand and official seal at Allegheny County, Ohio this 18th day of October, 2017 PA

Deborah L. Waldman
Notary public

December 30, 2018
My commission expires

Witness

Witness



SURVEYOR CERTIFICATION

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. Dimensions on curves are arc measurements. We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct

[Signature] 10/19/17
Guy P. Haney P.S. No. S-7631 Date

TGC ENGINEERING LLC
1310 SHARON COPLEY ROAD
SHARON CENTER, OH 44274
Plat Vol 104
Pgs 6, 7, 8, 9, 10

TRANSFERRED
OCT 26 2017
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Name	Sq. Feet	Acres
Sublots (58)	674,940	15.4931
Block 'A'	76,389	1.7537
Block 'B'	5,294	0.1215
Block 'C'	276,600	6.3499
Block 'D'	2,602,462	59.7442
Dedicated R/W	204,989	4.7059
Total	3,840,674	88.1683

Sheet Number	Sheet Title
1	TITLE
2	OVERALL
3	SUBLOTS
4	SUBLOTS
5	EASEMENT

LEGEND

NAIL MONUMENT BOX	DRILL HOLE IRON PIN FOUND (SURVEYOR)
5/8" x 30" IRON PIN SET WITH CAP READING	"TGC ENG 7631-8557"
CENTERLINE	PROPERTY LINE
RIGHT-OF-WAY LINE	EASEMENT LINE
ORIGINAL PROP. LINE	ORIGINAL LOT LINE
REC./P. RECORD MEAS./M. CALC./C. DIS. ENCR. CLEAR. ADJ. D.H. AC. S.F.	VOL./V. VOLUME D.V. DEED VOLUME PG./P. PAGE DOC. DOCUMENT D.R. DEPARTMENT OF REVENUE PLAT RECORDS RIGHT-OF-WAY CENTERLINE PROPERTY LINE

UTILITY EASEMENTS:

We, the owners of the within platted land, do hereby grant unto Ohio Edison, Windstream, Time Warner, and The Columbia Gas Company, their successors and assigns, (hereinafter referred to as 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 shall include the right, without liability therefore, to remove any and all facilities not contemplated in the rights conveyed to 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 and communications facilities, the right to install, repair, operation of said electric and communications facilities, the right to install, repair, augment, and maintain service cables outside the above described easement premises, and with the right of access and egress to and from any of the within described premises for exercising any of the purposes of the right-of-way and easement grant. All sublots and all lands shall be restricted to underground utility service.

Grantor:

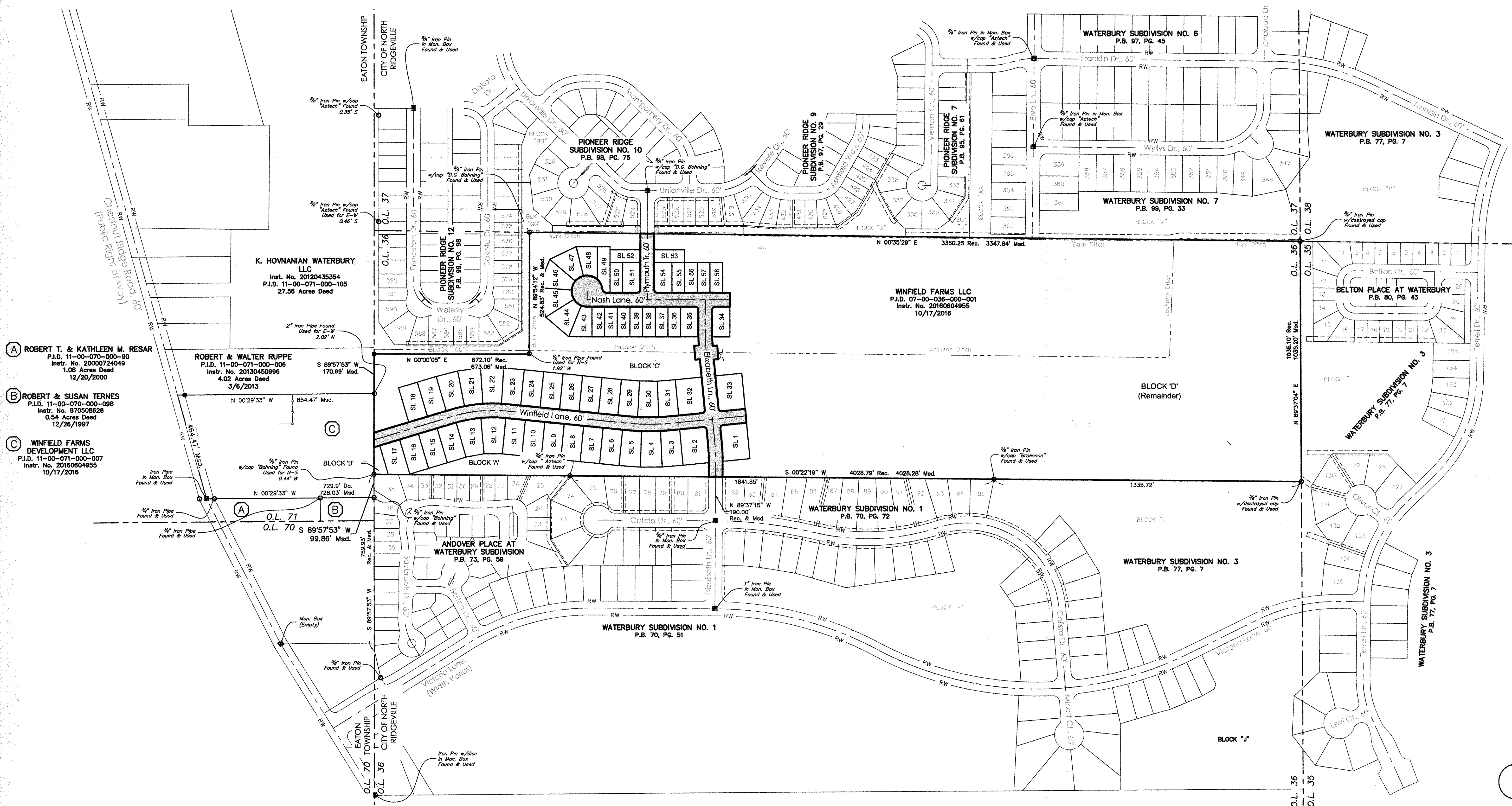
WINFIELD Farms Development, LLC
By: *Jill Allen*

NOTES

- REFERENCE WORKS:
- Deed Documents as referenced by the Survey
 - Waterbury Subdivision No. 1 by Kenneth L. Bohning, S-6720 of Donald G. Bohning & Associates, Inc. in July, 2001. Plat Book 70, Pages 51-55 of Lorain County Recorder's Office Plat Records.
 - Waterbury Subdivision No. 2 by Kenneth L. Bohning, S-6720 of Donald G. Bohning & Associates, Inc. in January, 2002. Plat Book 70, Pages 72-75 of Lorain County Recorder's Office Plat Records.
 - Andover Place at Waterbury Subdivision by Scott A. Andrews, S-7733 of Donald G. Bohning & Associates, Inc. in October, 2002. Plat Book 73, Pages 59-60 of Lorain County Recorder's Office Plat Records.
 - Waterbury Subdivision No. 3 by Kenneth L. Bohning, S-6720 of Donald G. Bohning & Associates, Inc. in August, 2003. Plat Book 77, Pages 7-8 of Lorain County Recorder's Office Plat Records.
 - Pioneer Ridge Subdivision No. 7 by Del-Webb, by Kenneth L. Bohning, S-6720 of Donald G. Bohning & Associates, Inc. in December, 2009. Plat Book 95, Pages 61-63 of Lorain County Recorder's Office Plat Records.
 - Pioneer Ridge Subdivision No. 9 by Del-Webb, by Kenneth L. Bohning, S-6720 of Donald G. Bohning & Associates, Inc. in February, 2012. Plat Book 97, Pages 29-32 of Lorain County Recorder's Office Plat Records.
 - Pioneer Ridge Subdivision No. 10 by Del-Webb, by Kenneth L. Bohning, S-6720 of Donald G. Bohning & Associates, Inc. in July, 2013. Plat Book 98, Pages 75-77 of Lorain County Recorder's Office Plat Records.
 - Waterbury Subdivision No. 7 by Kenneth L. Bohning, S-6720 of Donald G. Bohning & Associates, Inc. in October, 2013. Plat Book 99, Pages 33-34 of Lorain County Recorder's Office Plat Records.
 - Pioneer Ridge Subdivision No. 12 by Del-Webb, by Kenneth L. Bohning, S-6720 of Donald G. Bohning & Associates, Inc. in May, 2014. Plat Book 99, Pages 98-99 of Lorain County Recorder's Office Plat Records.

BASIS OF BEARINGS:
Bearings are based on upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.
5/8" Iron pins to be set at all Sublot and Block corners. 3/4" iron pins to be set in all centerline monuments.
All 5/8" x 30" iron pins set are affixed with a plastic cap bearing the inscription "TGC ENG 7631-8557"

The Reserve at Winfield Farms Subdivision - No. 1 OVERALL PLAN



- (A) ROBERT T. & KATHLEEN M. RESAR
P.I.D. 11-00-070-000-90
Instr. No. 20000724049
1.08 Acres Deed
12/20/2000
- (B) ROBERT & SUSAN TERNES
P.I.D. 11-00-070-000-098
Instr. No. 970506628
0.54 Acres Deed
12/26/1997
- (C) WINFIELD FARMS DEVELOPMENT LLC
P.I.D. 11-00-071-000-007
Instr. No. 20160604955
10/17/2016

ROBERT & WALTER RUPPE
P.I.D. 11-00-071-000-006
Instr. No. 20130450996
4.02 Acres Deed
3/6/2013

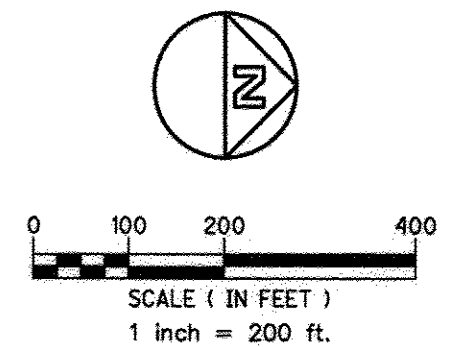
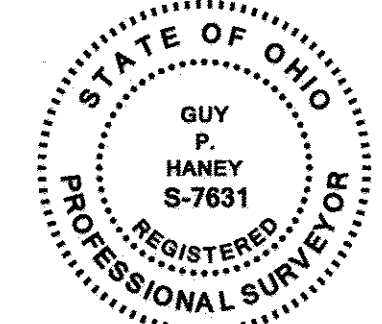
K. HOVNIANIAN WATERBURY LLC
Inst. No. 20120435354
P.I.D. 11-00-071-000-105
27.56 Acres Deed

WINFIELD FARMS LLC
P.I.D. 07-00-036-000-001
Instr. No. 20160604955
10/17/2016

SURVEYOR CERTIFICATION

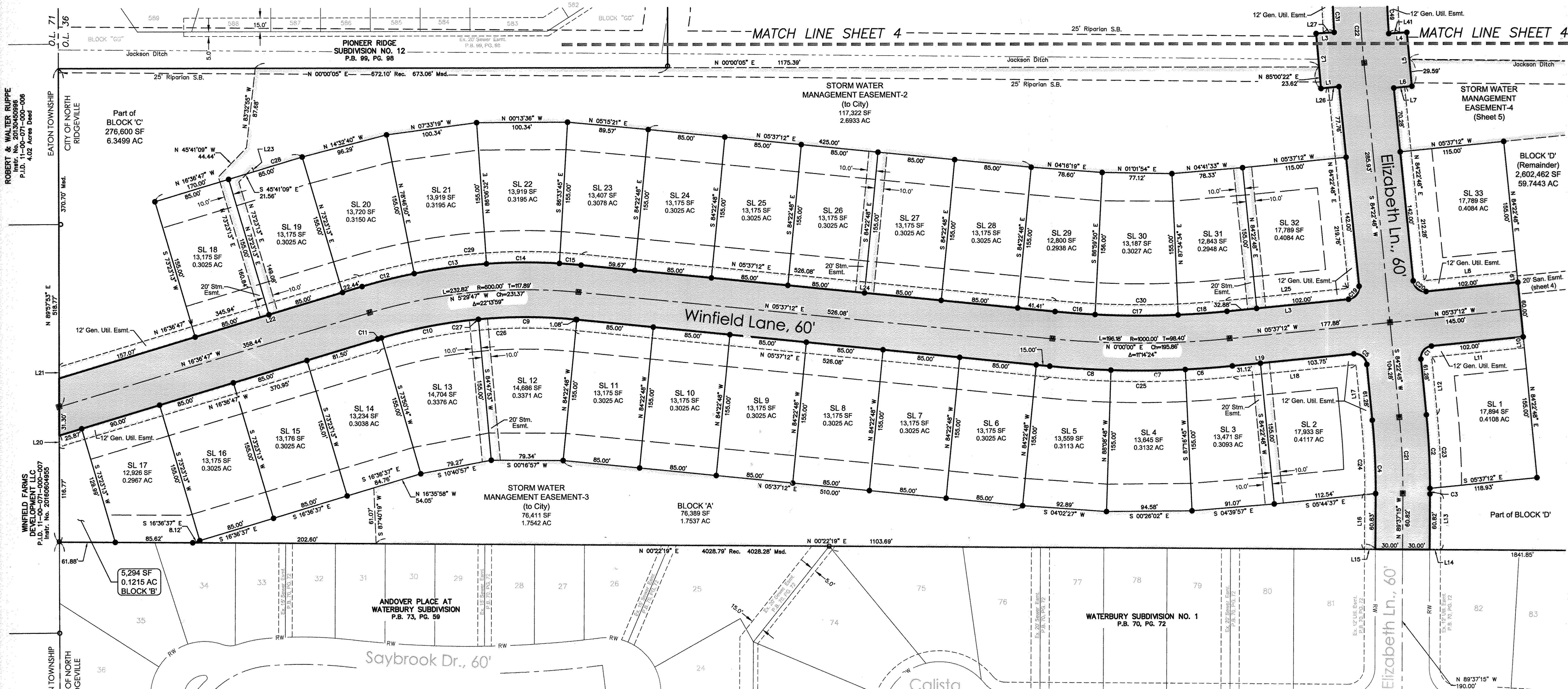
This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof.

Guy P. Haney P.S. No. S-7631 10/9/17 Date



TGC Engineering, LLC
1310 Sharon Copley Road, P.O. Box 37
Sharon Center, OH 44274
P 330.590.8004 F 888.820.8423
Job No. 1447, Page 2 of 5

File: F:\Gis\mg\proj\1447\1447.plt 20170628.dwg Sheet: 8/24/2017 3:57 PM (name.dwg) PlotDate: (PLOT) (date) Scale: (1:1) Page Setup: (24x36 RW)

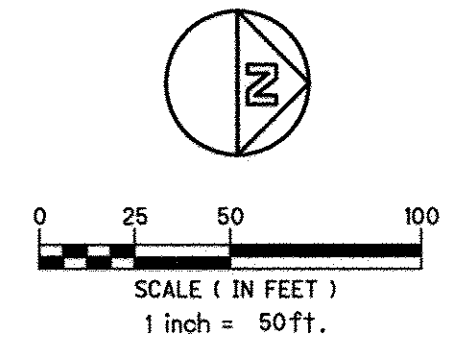


LINE NO.	LENGTH	DIRECTION
L1	20.00'	N 05°37'12" W
L2	60.39'	N 85°00'22" E
L3	20.00'	S 03°35'19" E
L4	20.00'	S 03°35'58" E
L5	59.17'	S 84°47'41" W
L6	20.00'	N 05°37'12" W
L7	12.00'	N 05°37'12" W
L8	102.00'	N 05°37'12" W
L9	12.00'	N 84°22'48" E
L10	12.00'	N 84°22'48" E
L11	102.00'	S 05°37'12" E
L12	61.28'	N 84°22'48" E
L13	60.82'	S 89°37'15" E
L14	12.00'	S 00°23'52" W
L15	12.00'	S 00°23'52" W
L16	60.82'	N 89°37'15" W

LINE NO.	LENGTH	DIRECTION
L17	61.28'	S 84°22'48" W
L18	134.88'	S 05°37'12" E
L19	20.00'	N 05°37'12" W
L20	12.52'	S 89°57'53" W
L21	12.52'	N 89°57'53" E
L22	20.00'	S 16°36'47" E
L23	4.55'	S 73°23'13" W
L24	20.00'	S 05°37'12" W
L25	134.88'	S 05°37'12" E
L26	12.00'	S 05°37'12" E

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TAN
C1	20.42'	13.00'	18.38'	S 50°37'12" E	90°00'00"	13.00'
C2	80.85'	830.00'	80.82'	S 87°10'14" W	5°34'52"	40.46'
C3	6.06'	830.00'	6.06'	N 89°49'48" W	0°25'06"	3.03'
C4	80.63'	770.00'	80.59'	N 87°22'47" E	5°59'58"	40.35'
C5	20.42'	13.00'	18.38'	N 39°22'48" E	90°00'00"	13.00'
C6	52.12'	1030.00'	52.11'	S 41°01'4" E	2°53'57"	26.06'
C7	82.23'	1030.00'	82.21'	S 0°28'02" E	4°34'27"	41.14'
C8	67.72'	1030.00'	67.70'	S 3°44'12" W	3°46'01"	33.87'
C9	107.66'	570.00'	107.50'	S 01°23'3" W	10°49'19"	53.99'
C10	108.04'	570.00'	108.88'	S 10°40'57" E	10°57'39"	54.69'
C11	4.48'	570.00'	4.48'	S 16°23'16" E	0°27'01"	2.24'
C12	59.30'	630.00'	59.28'	N 13°54'58" W	5°23'36"	29.67'
C13	80.58'	630.00'	80.53'	N 7°33'19" W	7°19'43"	40.35'
C14	80.58'	630.00'	80.53'	N 01°33'6" W	7°19'43"	40.35'
C15	24.00'	630.00'	24.00'	N 4°31'44" E	2°10'57"	12.00'
C16	44.31'	970.00'	44.31'	N 4°18'41" E	2°37'03"	22.16'
C17	91.87'	970.00'	91.83'	N 01°7'22" E	5°25'35"	45.97'
C18	54.11'	970.00'	54.10'	N 4°01'19" W	3°11'46"	27.06'
C19	20.42'	13.00'	18.38'	N 50°37'12" W	90°00'00"	13.00'
C20	20.42'	13.00'	18.38'	N 39°22'48" E	90°00'00"	13.00'

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TAN
C21	83.77'	800.00'	83.73'	S 87°22'47" W	5°59'58"	41.92'
C22	97.73'	1000.00'	97.68'	S 87°10'47" W	5°35'58"	48.90'
C23	88.16'	842.00'	88.12'	N 87°22'47" E	5°59'58"	44.12'
C24	79.37'	758.00'	79.33'	S 87°22'47" W	5°59'58"	38.72'
C25	204.42'	1042.00'	204.09'	S 0°00'00" E	11°14'24"	102.54'
C26	216.53'	558.00'	215.17'	S 5°29'47" E	22°13'59"	109.64'
C27	20.00'	570.00'	20.00'	N 51°20'7" W	2°00'38"	10.00'
C28	56.16'	17511.03'	56.16'	S 16°36'47" E	0°11'02"	28.08'
C29	248.12'	642.00'	247.56'	S 5°29'47" E	22°13'59"	126.15'
C30	187.84'	958.00'	187.64'	S 0°00'00" E	11°14'24"	94.27'



SURVEYOR CERTIFICATION

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Guy P. Haney P.S. No. S-7631 Date 10/3/17

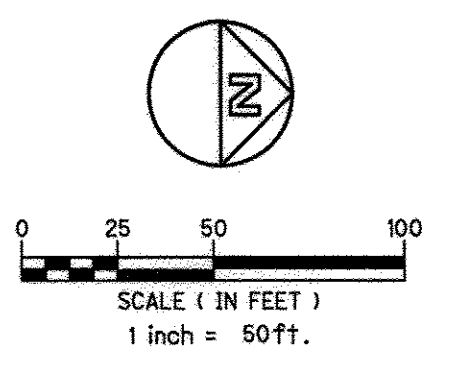
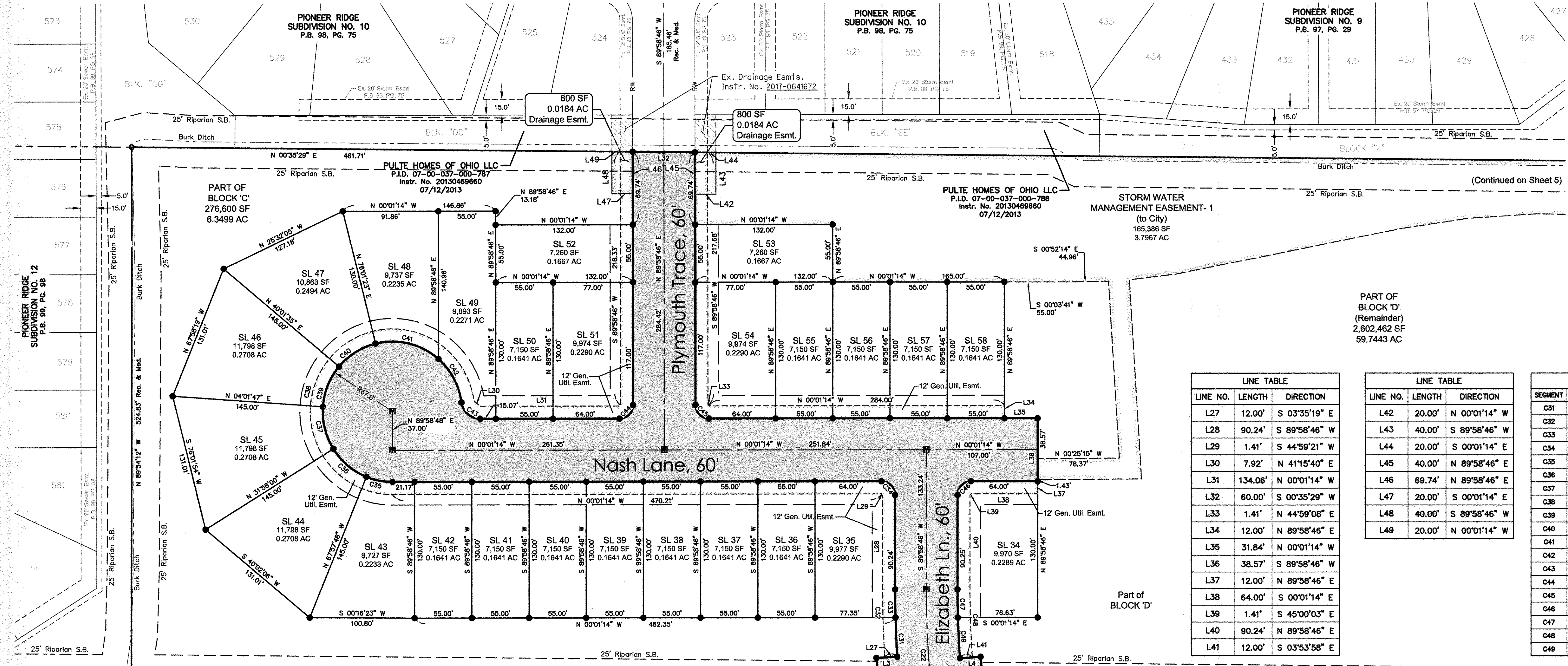
SUBLOT SETBACKS, TYP.

- SINGLE FAMILY DETACHED
- FRONT YARD = 35'
- REAR YARD = 30'
- CLUSTER DEVELOPMENT
- FRONT YARD = 22'

The Reserve at
Winfield Farms
Subdivision - No. 1
SUBLOT PLAN

TGC Engineering, LLC
1310 Sharon Copley Road, P.O. Box 37
Sharon Center, OH 44274
P 330.590.8004 F 888.820.8423
Job No. 1447, Page 3 of 5

The Reserve at Winfield Farms Subdivision - No. 1 SUBLOT PLAN



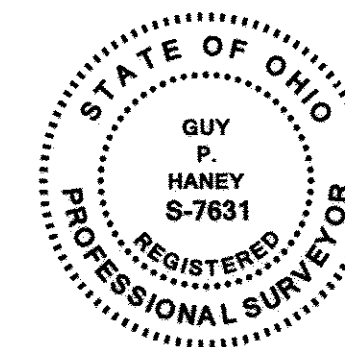
LINE NO.	LENGTH	DIRECTION
L27	12.00'	S 03°35'19" E
L28	90.24'	S 89°58'46" W
L29	1.41'	S 44°59'21" W
L30	7.92'	N 41°15'40" E
L31	134.06'	N 00°01'14" W
L32	60.00'	S 00°35'29" W
L33	1.41'	N 44°59'08" E
L34	12.00'	N 89°58'46" E
L35	31.84'	N 00°01'14" W
L36	38.57'	S 89°58'46" W
L37	12.00'	N 89°58'46" E
L38	64.00'	S 00°01'14" E
L39	1.41'	S 45°00'03" E
L40	90.24'	N 89°58'46" E
L41	12.00'	S 03°53'58" E

LINE NO.	LENGTH	DIRECTION
L42	20.00'	N 00°01'14" W
L43	40.00'	S 89°58'46" W
L44	20.00'	S 00°01'14" E
L45	40.00'	N 89°58'46" E
L46	69.74'	N 89°58'46" E
L47	20.00'	S 00°01'14" E
L48	40.00'	S 89°58'46" W
L49	20.00'	N 00°01'14" W

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TAN
C31	37.38'	1030.00'	37.38'	N 87°27'04" E	2'04"46"	18.69'
C32	64.88'	1042.00'	64.88'	S 88°11'44" W	3'34"05"	32.46'
C33	26.76'	1030.00'	26.76'	S 89°14'06" W	1'29"19"	13.38'
C34	20.42'	13.00'	18.39'	S 44°58'47" W	90°00'09"	13.00'
C35	25.81'	67.00'	25.65'	S 10°59'57" W	22°04'29"	13.00'
C36	42.09'	67.00'	41.40'	S 40°02'06" W	35°59'48"	21.77'
C37	42.09'	67.00'	41.40'	S 76°01'54" W	35°59'48"	21.77'
C38	361.99'	79.00'	118.75'	N 48°43'51" W	262°32'48"	90.01'
C39	42.09'	67.00'	41.40'	N 67°56'19" W	35°59'48"	21.77'
C40	42.09'	67.00'	41.40'	N 31°58'31" W	35°59'48"	21.77'
C41	64.79'	67.00'	62.29'	N 13°43'33" E	55°24'19"	35.18'
C42	48.08'	67.00'	47.05'	N 61°59'10" E	41°06'56"	25.13'
C43	25.94'	18.00'	23.75'	N 41°15'40" E	82°33'56"	15.80'
C44	20.42'	13.00'	18.39'	N 45°01'09" W	90°00'09"	13.00'
C45	20.42'	13.00'	18.38'	N 44°58'48" E	90°00'03"	13.00'
C46	20.42'	13.00'	18.38'	S 45°00'34" E	89°58'51"	13.00'
C47	28.78'	970.00'	28.78'	N 89°11'21" E	1'34"51"	13.38'
C48	64.88'	958.00'	64.84'	N 88°02'24" E	3°52'44"	32.44'
C49	38.91'	970.00'	38.90'	S 87°14'59" W	217'53"	19.46'

MATCH LINE SHEET 3

MATCH LINE SHEET 3



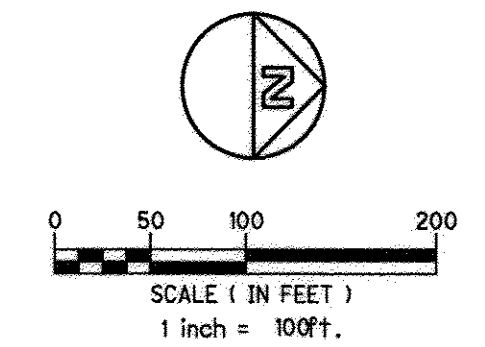
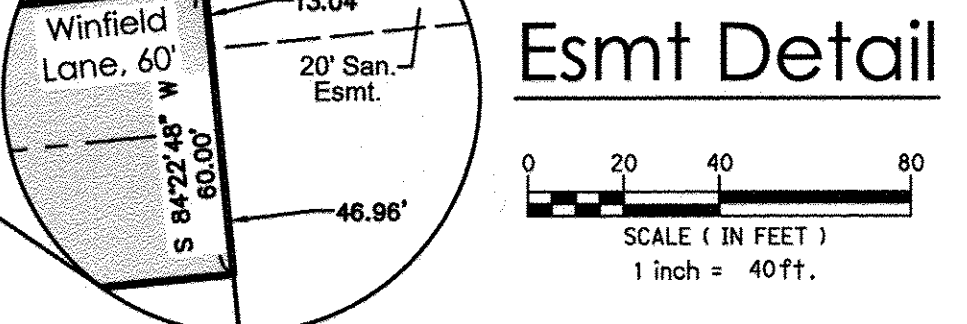
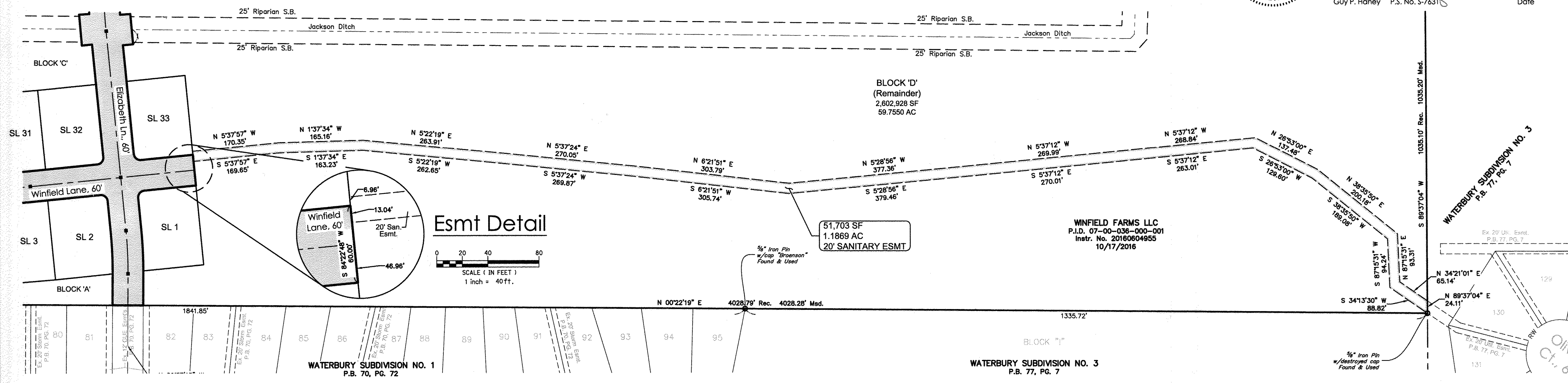
SURVEYOR CERTIFICATION

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Guy P. Haney P.S. No. S-7631 Date 10/2/17

SUBLOT SETBACKS, TYP.

SINGLE FAMILY DETACHED	FRONT YARD = 35'
	REAR YARD = 30'
CLUSTER DEVELOPMENT	FRONT YARD = 22'



The Reserve at Winfield Farms Subdivision - No. 1 EASEMENT PLAN

TGC Engineering, LLC
1310 Sharon Copley Road, P.O. Box 37
Sharon Center, OH 44274
P. 330.590.8004 F. 888.820.8423
Job No. 1447, Page 4 of 5

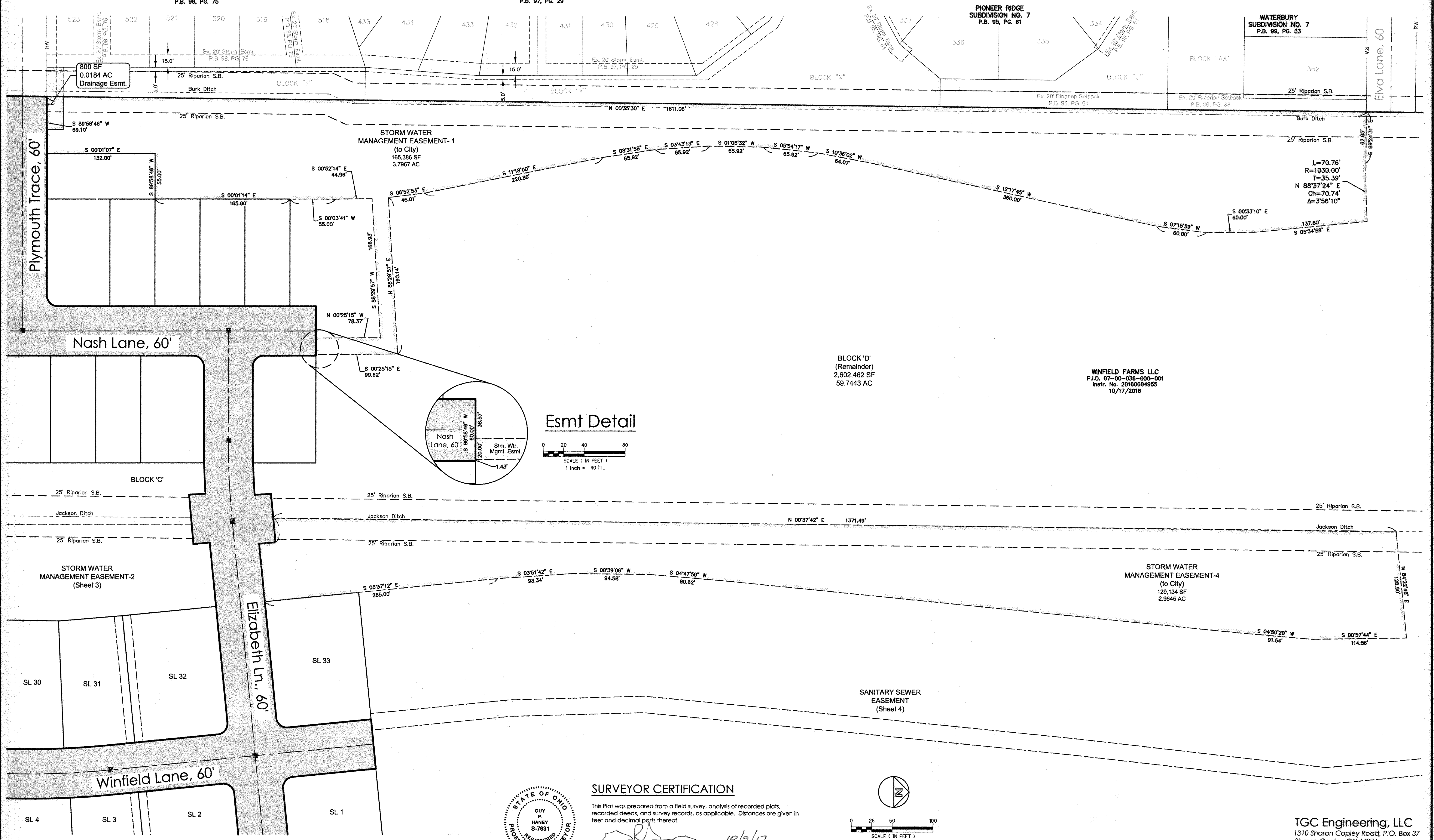
The Reserve at Winfield
Farms Subdivision - No. 1
Stm Wtr Mgmt Esmt PLAN

PIONEER RIDGE
SUBDIVISION NO. 10
P.B. 98, PG. 75

PIONEER RIDGE
SUBDIVISION NO. 9
P.B. 97, PG. 29

PIONEER RIDGE
SUBDIVISION NO. 7
P.B. 95, PG. 61

WATERBURY
SUBDIVISION NO. 7
P.B. 99, PG. 33



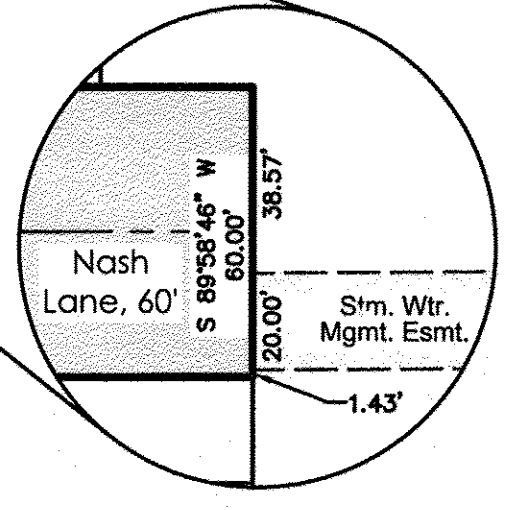
Plymouth Trace, 60'

Nash Lane, 60'

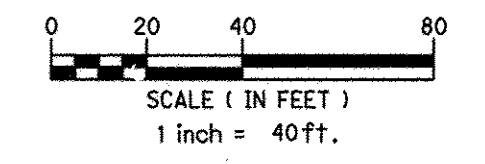
Elizabeth Ln., 60'

Winfield Lane, 60'

STORM WATER
MANAGEMENT EASEMENT- 1
(to City)
165,386 SF
3.7967 AC



Esmt Detail



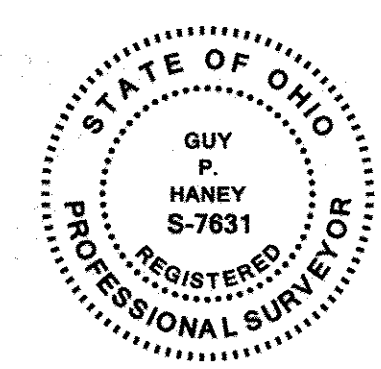
BLOCK 'D'
(Remainder)
2,602,462 SF
59.7443 AC

WINFIELD FARMS LLC
P.I.D. 07-00-036-000-001
Instr. No. 20160604955
10/17/2016

STORM WATER
MANAGEMENT EASEMENT-2
(Sheet 3)

STORM WATER
MANAGEMENT EASEMENT-4
(to City)
129,134 SF
2.9645 AC

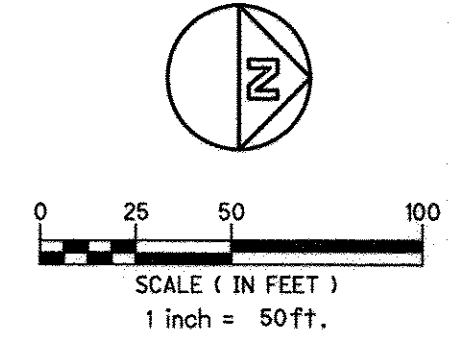
SANITARY SEWER
EASEMENT
(Sheet 4)



SURVEYOR CERTIFICATION

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof.

Guy P. Haney P.S.No. S-7631 Date 10/3/17



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File: C:\pge\eng\unpublished\1447_plat_20170608.dwg Sheet: 8/24/2017 3:57 PM (User: gph) PlotDate: 10/9/2017 2:22 PM (User: gph) Scale: (1:1) Page Size: (24x36 PDF)