

# MEADOW LAKES SUBDIVISION NO. 15

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 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 LOT 33, CONTAINING 33.7692 ACRES, ALL OF WHICH 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. 15, A SUBDIVISION OF SUBLOTS 1343 TO 1396 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]  
REGION PRESIDENT  
TITLE

## NOTARY:

STATE OF OHIO  
COUNTY OF Summit

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 10<sup>th</sup> DAY OF August, 2018.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: No expiration.



MICHAEL D. MERCIER  
Notary Public, State of Ohio  
My Commission No. 147,201  
Section 147.02 R.C.

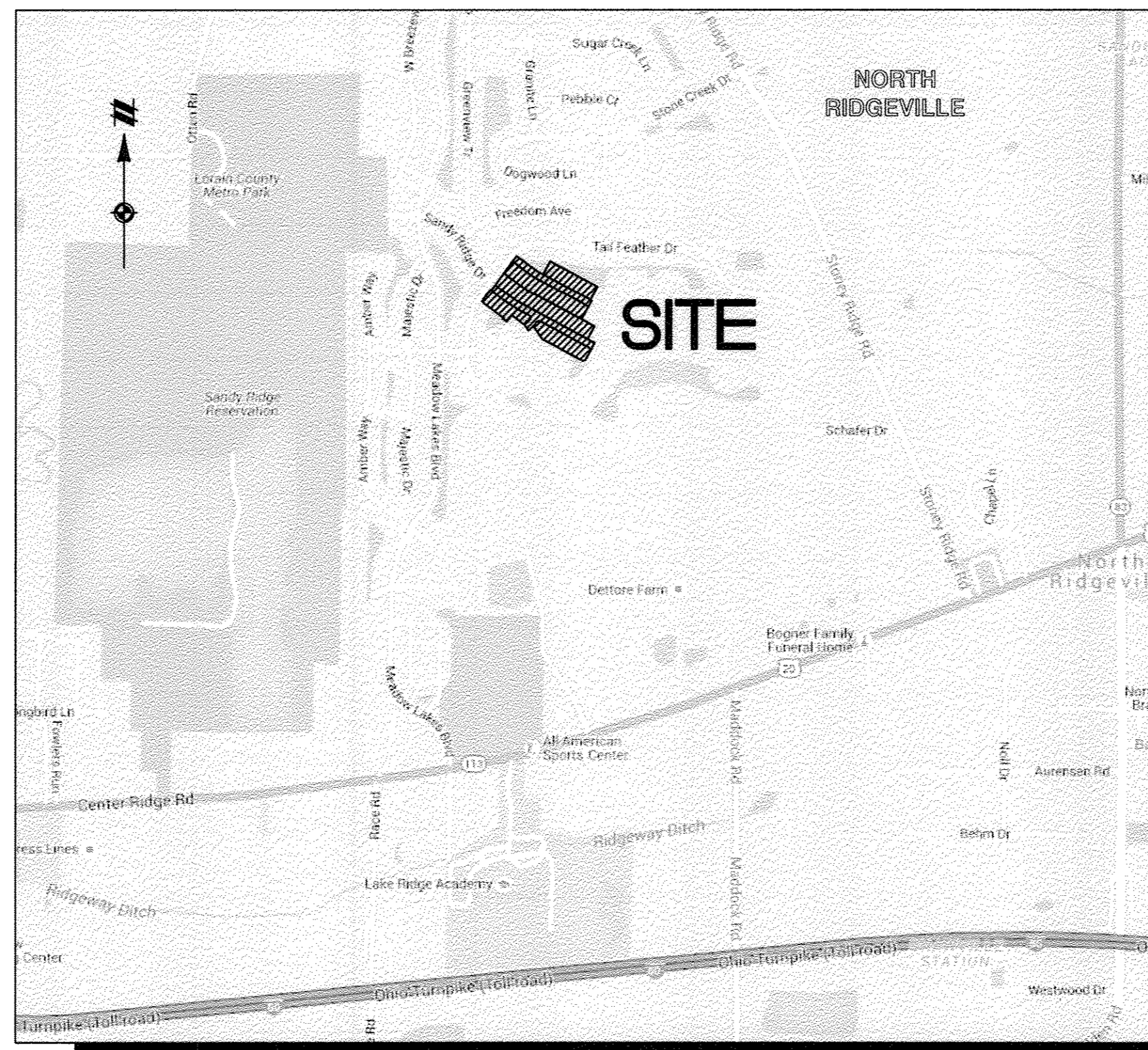
TRANSFERRED  
IN COMPLIANCE WITH SEC. 319  
OHIO REV. CODE  
AUG 17 2018

J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

Doc ID: 020604970001 Type: OFF  
Kind: PLA  
Recorded: 08/17/2018 at 12:30:52 PM  
Fee Amt: 8259.20 Page 1 of 1  
Lorain County, Ohio  
Judith M Newlick County Recorder  
File # 2018-0684172

MILLENNIUM TITLE AGENCY  
24500 CENTER RIDGE ROAD  
SUITE 395  
WESTLAKE, OH 44145

Plat Vol 105  
Pgs 43, 44, 45



VICINITY MAP  
NOT TO SCALE

## INDEX OF SHEETS:

- 1 .... COVER SHEET
- 2 .... OVERALL AND REMAINDER AREAS
- 3 .... SUBLOTS 1343 THROUGH 1396 INCLUSIVE

## LOT NUMBERS:

MEADOW LAKES SUBDIVISION NO. 15  
CONTAINS 54 LOTS NUMBERED 1343 TO 1396 INCLUSIVE

## 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 GRANTEE, 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.

THE PROPOSED 20 FOOT WIDE STORM SEWER EASEMENTS ARE DEDICATED TO THE CITY OF NORTH RIDGEVILLE FOR EMERGENCY PURPOSES FOR MAINTENANCE OF THE STORM SEWER SYSTEM.

## 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  
3296 COLUMBIA ROAD  
RICHFIELD, OH 44286  
PHONE: 440.985.7304  
CONTACT: CODY BRUCE

## APPROVALS:

### CITY ENGINEER:

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

THIS 15<sup>th</sup> DAY OF August, 2018.

[Signature]  
CITY ENGINEER

### CITY COUNCIL:

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

THIS 15<sup>th</sup> DAY OF August, 2018.

[Signature]  
MAYOR

### PLANNING COMMISSION:

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

THIS 15<sup>th</sup> DAY OF August, 2018.

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

## ACREAGE SUMMARY:

| SUBLOTS                     | Acres   |
|-----------------------------|---------|
| RIGHT-OF-WAY                | 9.2820  |
| TOTAL                       | 2.6523  |
| REMAINDER '15A' - O.L. 33   | 11.9343 |
| REMAINDER '15B' - O.L. 33   | 3.7581  |
|                             | 18.0768 |
| GRAND TOTAL MEADOW LAKES 15 | 33.7692 |

## 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 PLATTED MEADOW LAKES SUBDIVISION NO. 15, AS SHOWN HEREON AND CONTAINING 33.7692 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP, LOT 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]  
ALEX E. MARKS, P.S. 8616

DATE 8/10/2018

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



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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 THE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ORIGINAL RIDGEVILLE TOWNSHIP  
LOT 33  
CITY OF NORTH RIDGEVILLE  
LORAIN COUNTY, OHIO

K. HOVNANIAN HOMES, LLC  
MEADOW LAKES  
SUBDIVISION NO. 15 PLAT  
COVER SHEET

DATE 10/19/2017

2017.12.20  
CITY REVIEW COMMENTS

REVISIONS

DR. LAR CH. MS

P.M. A. MARKS

BOOK

JOB 17002289

SHEET NO.

1 of 3



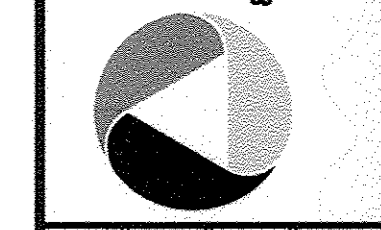
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ATWELL 866.850.4200 www.atwell-group.com 7100 E. PLEASANT VALLEY RD., SUITE 220 INDEPENDENCE, OH 44131



ORIGINAL RIDGEVILLE TOWNSHIP LOT 33 CITY OF NORTH RIDGEVILLE LORAIN COUNTY, OHIO

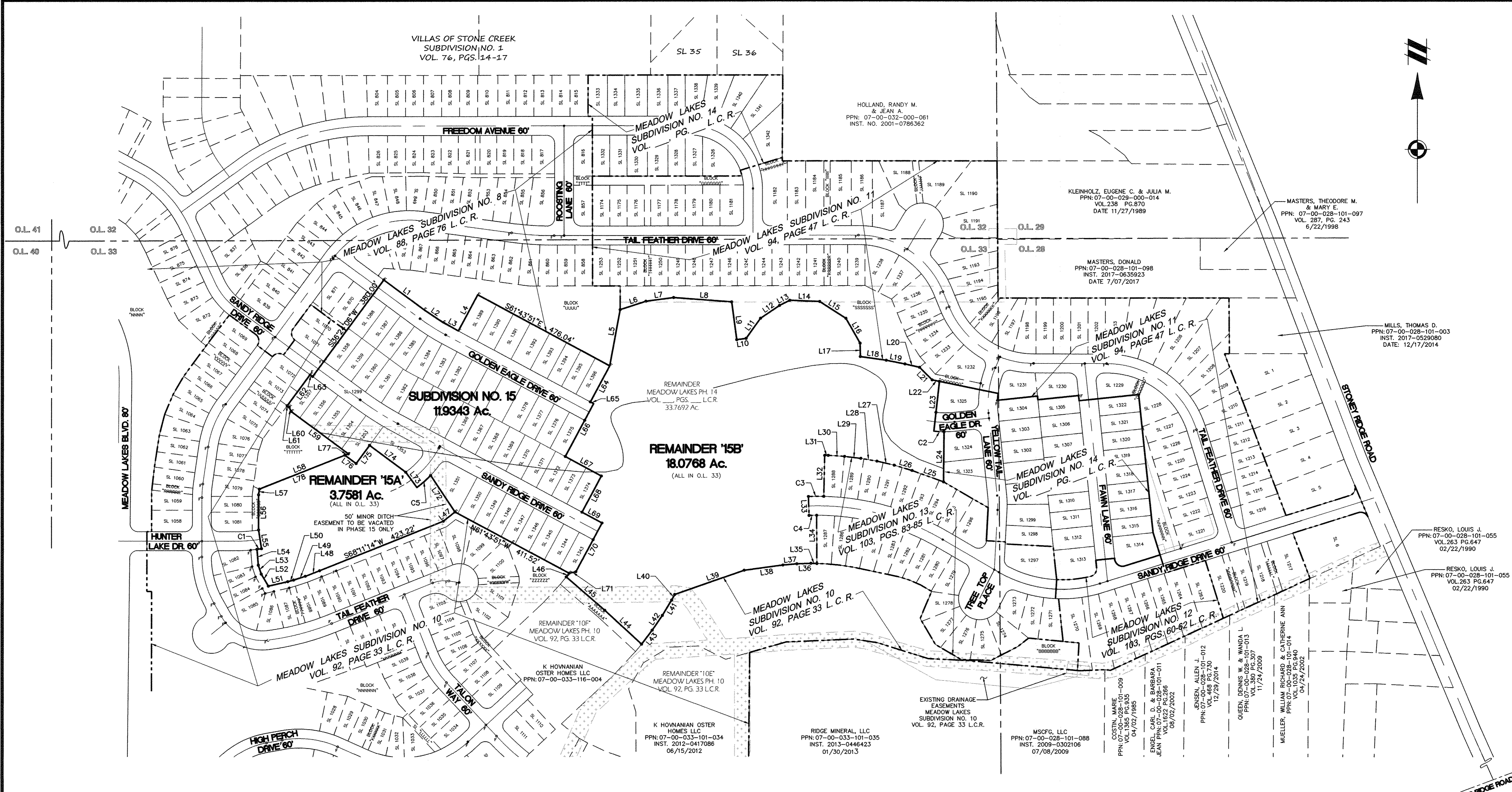
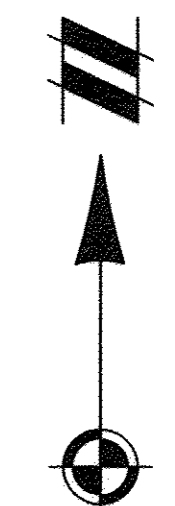
K. HOVNIANIAN HOMES, LLC MEADOW LAKES SUBDIVISION NO. 15 PLAT OVERALL AND REMAINDER

DATE 10/19/2017

2017.12.20 CITY REVIEW COMMENTS

Table with 7 columns: CURVE #, LENGTH, RADIUS, DELTA, CHD. BEARING, CHORD, TANGENT. Contains data for curves C1 through C5.

REVISIONS SCALE 0 75 150 1" = 150 FEET DR. LAR CH. MS P.M. A. MARKS BOOK JOB 17002289 SHEET NO. 2 of 3



50' MINOR DITCH EASEMENT TO THE CITY OF NORTH RIDGEVILLE (ORD. 1150-76 PASSED 03-15-1976)

25' RIPARIAN SETBACK FROM CENTERLINE OF DITCH

LEGEND section containing symbols for steel pin sets, monument boxes, centerlines, easements, and proposed easements, along with their corresponding abbreviations and descriptions.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Lists lines L1 through L13.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Lists lines L14 through L26.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Lists lines L27 through L39.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Lists lines L40 through L52.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Lists lines L53 through L65.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Lists lines L66 through L78.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHD. BEARING, CHORD, TANGENT. Lists curves C1 through C5.

| CURVE TABLE |         |          |            |              |         |         |
|-------------|---------|----------|------------|--------------|---------|---------|
| CURVE #     | LENGTH  | RADIUS   | DELTA      | CHD. BEARING | CHORD   | TANGENT |
| C6          | 96.52'  | 680.00'  | 8°07'58"   | S57°39'53"E  | 96.44'  | 48.34'  |
| C7          | 141.94' | 1000.00' | 8°07'58"   | N57°39'53"W  | 141.82' | 71.09'  |
| C8          | 208.86' | 300.00'  | 39°53'25"  | N48°12'51"E  | 204.67' | 108.87' |
| C9          | 134.06' | 300.00'  | 25°36'13"  | N41°04'15"E  | 132.95' | 68.17'  |
| C10         | 100.78' | 710.00'  | 8°07'58"   | S57°39'53"E  | 100.69' | 50.47'  |
| C11         | 137.68' | 970.00'  | 8°07'58"   | N57°39'53"W  | 137.57' | 68.96'  |
| C12         | 146.20' | 1030.00' | 8°07'58"   | S57°39'53"E  | 146.08' | 73.22'  |
| C13         | 44.26'  | 25.00'   | 101°25'52" | S11°00'56"E  | 38.70'  | 30.56'  |

| CURVE TABLE |         |          |           |              |         |         |
|-------------|---------|----------|-----------|--------------|---------|---------|
| CURVE #     | LENGTH  | RADIUS   | DELTA     | CHD. BEARING | CHORD   | TANGENT |
| C14         | 66.79'  | 270.00'  | 14°10'21" | S46°47'11"W  | 66.62'  | 33.56'  |
| C15         | 102.19' | 330.00'  | 17°44'32" | S45°00'05"W  | 101.78' | 51.51'  |
| C16         | 35.84'  | 25.00'   | 82°08'19" | S77°11'59"W  | 32.85'  | 21.79'  |
| C17         | 320.84' | 300.00'  | 61°16'35" | S67°02'24"W  | 305.77' | 177.69' |
| C18         | 9.87'   | 300.00'  | 1°53'09"  | S37°20'40"W  | 9.87'   | 4.94'   |
| C19         | 310.97' | 300.00'  | 59°23'27" | S67°58'58"W  | 297.23' | 171.08' |
| C20         | 51.44'  | 710.00'  | 4°09'04"  | N55°40'26"W  | 51.43'  | 25.73'  |
| C21         | 49.34'  | 710.00'  | 3°58'54"  | N59°44'25"W  | 49.33'  | 24.68'  |
| C22         | 59.95'  | 970.00'  | 3°32'27"  | S55°22'07"E  | 59.94'  | 29.98'  |
| C23         | 63.45'  | 970.00'  | 3°44'52"  | S59°00'47"E  | 63.44'  | 31.74'  |
| C24         | 14.29'  | 970.00'  | 0°50'39"  | S61°18'32"E  | 14.29'  | 7.15'   |
| C25         | 44.70'  | 1030.00' | 2°29'11"  | S54°50'29"E  | 44.69'  | 22.35'  |
| C26         | 65.19'  | 1030.00' | 3°37'36"  | S57°53'52"E  | 65.18'  | 32.61'  |
| C27         | 36.31'  | 1030.00' | 2°01'11"  | S60°43'16"E  | 36.31'  | 18.16'  |
| C28         | 58.08'  | 330.00'  | 10°05'03" | N48°49'50"E  | 58.01'  | 29.12'  |
| C29         | 44.11'  | 330.00'  | 7°39'29"  | N39°57'34"E  | 44.07'  | 22.09'  |
| C30         | 20.11'  | 1030.00' | 1°07'08"  | N59°42'41"W  | 20.11'  | 10.06'  |
| C31         | 18.00'  | 1030.00' | 1°00'05"  | S60°46'18"E  | 18.00'  | 9.00'   |
| C32         | 18.71'  | 1035.00' | 1°02'09"  | S60°45'23"E  | 18.71'  | 9.36'   |

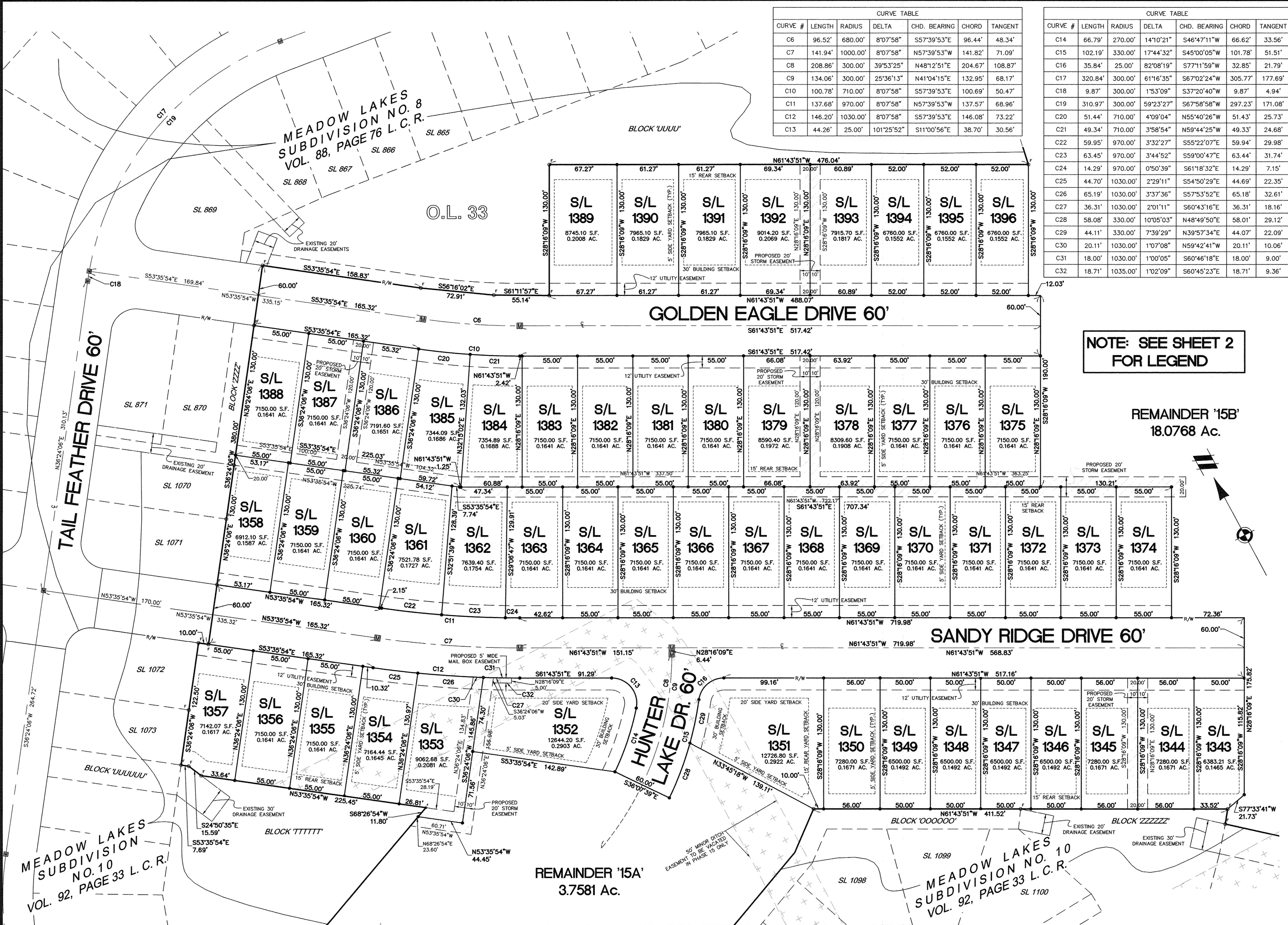
**811**  
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NOTE: SEE SHEET 2 FOR LEGEND

REMAINDER '15B'  
18.0768 Ac.

REMAINDER '15A'  
3.7581 Ac.

MEADOW LAKES  
SUBDIVISION NO. 10  
VOL. 92, PAGE 33 L.C.R.

MEADOW LAKES  
SUBDIVISION  
NO. 10  
VOL. 92, PAGE 33 L.C.R.

MEADOW LAKES  
SUBDIVISION NO. 8  
VOL. 88, PAGE 76 L.C.R.

ORIGINAL RIDGEVILLE TOWNSHIP  
LOT 33  
CITY OF NORTH RIDGEVILLE  
LORAIN COUNTY, OHIO

K. HOWANIAN HOMES, LLC  
MEADOW LAKES  
SUBDIVISION NO. 15 PLAT  
SUBLOTS 1343 - 1396

CLIENT: K. HOWANIAN HOMES, LLC

DATE: 10/19/2017

2017.12.20 CITY REVIEW COMMENTS

REVISIONS

SCALE 0 20 40  
1" = 40 FEET

DR. LAR CH. MS  
P.M. A. MARKS

BOOK

JOB 17002289

SHEET NO. 3 of 3

CAD FILE: 17002289-C-01.Plot.DWG