

**WATERBURY SUBDIVISION NO. 9**

BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP  
LOT 35  
NOW IN THE CITY OF NORTH RIDGEVILLE  
LORAIN COUNTY, OHIO

I HEREBY STATE THAT THIS PLAT HAS BEEN COMPILED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN NOVEMBER, 2010, 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 35, CONTAINING 52.9115 ACRES, AND BEING THE SAME TRACTS AS CONVEYED TO K. HOVNIANIAN WATERBURY, LLC, AN OHIO LIMITED LIABILITY COMPANY, AND TO THE CITY OF NORTH RIDGEVILLE.

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

K. HOVNIANIAN WATERBURY, LLC  
THE CITY OF NORTH RIDGEVILLE

HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR WATERBURY SUBDIVISION NO. 9 SUBDIVISION OF LOTS 416 TO 462, 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 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.

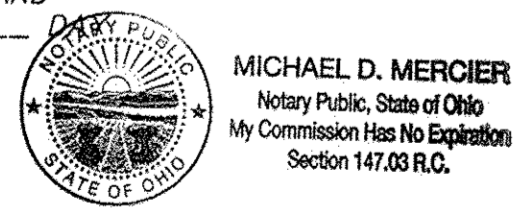
IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 13<sup>th</sup> DAY OF November, 2010

WITNESS *Charles J. Vannoy, Jr.* SIGNED CHARLES J. VANNOY, JR.  
DIVISION PRESIDENT

STATE OF OHIO } S.S.  
COUNTY OF LORAIN }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED *Charles J. Vannoy, Jr.* WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 13<sup>th</sup> DAY OF November, 2010

*Michael D. Mercier*  
NOTARY PUBLIC



IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WITNESS \_\_\_\_\_ SIGNED \_\_\_\_\_  
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)  
CITY OF NORTH RIDGEVILLE

STATE OF OHIO } S.S.  
COUNTY OF LORAIN }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC

**APPROVALS (CITY OF NORTH RIDGEVILLE)**

APPROVED THIS 16<sup>th</sup> DAY OF November, 2010

*Joseph Secora*  
SECRETARY (OR RESPONSIBLE OFFICIAL)  
CITY PLANNING COMMISSION

APPROVED THIS 19<sup>th</sup> DAY OF November, 2010

*David Gillmore*  
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVED THIS 19<sup>th</sup> DAY OF November, 2010

*Daniel Rodriguez P.E.*  
CITY ENGINEER

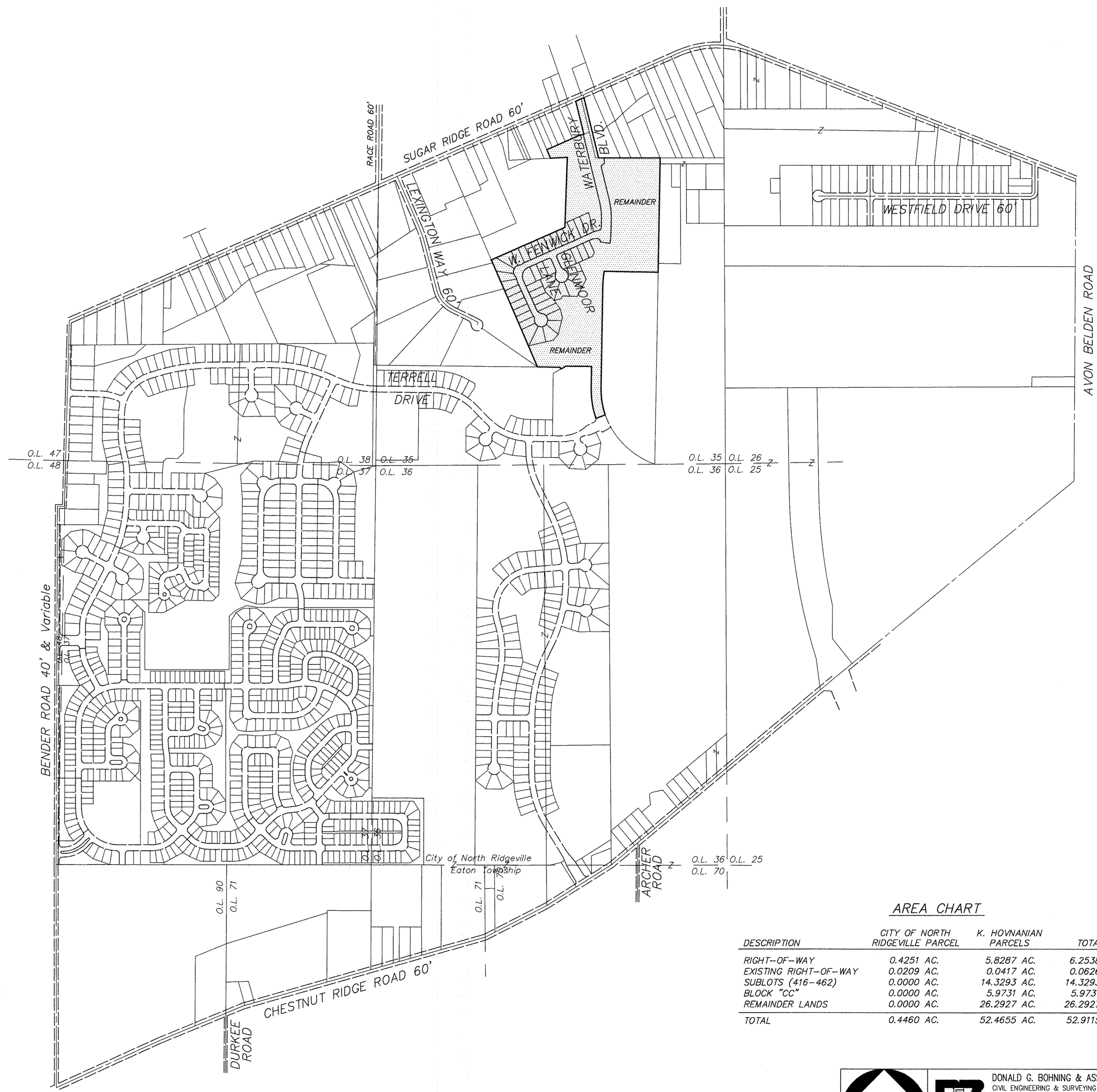
THIS PLAT OF WATERBURY SUBDIVISION NO. 9, THE GRANTING OF EASEMENTS FOR PUBLIC FACILITIES AND APPURTENANCES, AND THE DEDICATION FOR PUBLIC PURPOSES OF THE STREETS HEREON, HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE BY ORDINANCE/RESOLUTION NO. \_\_\_\_\_ ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**UTILITY EASEMENTS**

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT INTO THE OHIO EDISON COMPANY, WINDSTREAM COMMUNICATIONS, CHARTER COMMUNICATIONS, COLUMBIA GAS OF OHIO, AND WIDE OPEN WEST (ALL OHIO CORPORATIONS), THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET OR TWELVE (12) FEET IN WIDTH AS DEPICTED HEREON, UNDER, OVER, AND THROUGH 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, 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 THEREFOR, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE 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, GAS AND COMMUNICATIONS FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH 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. SAID OWNER ALSO HEREBY GRANTS TO SAID GRANTEE RIGHT OF ACCESS ACROSS THE THREE (3) FOOT EASEMENT ADJACENT TO THE WEST FENWICK DRIVE AND GLENMOOR LANE RIGHTS-OF-WAY AS DEPICTED HEREON.

GRANTOR:  
K. HOVNIANIAN WATERBURY, LLC

BY: *Charles S. Vannoy, Jr.*  
DIVISION PRESIDENT



**AREA CHART**

DESCRIPTION	CITY OF NORTH RIDGEVILLE PARCEL	K. HOVNIANIAN PARCELS	TOTALS
RIGHT-OF-WAY	0.4251 AC.	5.8287 AC.	6.2538 AC.
EXISTING RIGHT-OF-WAY	0.0209 AC.	0.0417 AC.	0.0626 AC.
SUBLOTS (416-462)	0.0000 AC.	14.3293 AC.	14.3293 AC.
BLOCK "CC"	0.0000 AC.	5.9731 AC.	5.9731 AC.
REMAINDER LANDS	0.0000 AC.	26.2927 AC.	26.2927 AC.
<b>TOTAL</b>	<b>0.4460 AC.</b>	<b>52.4655 AC.</b>	<b>52.9115 AC.</b>

Doc ID: 020751530001 Type: OFF  
Kind: PLAT  
Recorded: 12/12/2018 at 09:50:26 AM  
Fee Amt: \$345.00 Page 1 of 1  
Lorain County, Ohio  
Judith M. Noddy, County Recorder  
File # 2018-0697937

MILLENNIUM TITLE AGENCY  
24500 CENTER RIDGE ROAD  
SUITE 390  
WESTLAKE, OH 44145  
Plat Vol 105  
Pgs 94, 95, 96, 97

**TRANSFERRED**  
IN COMPLIANCE WITH S.L.C. 315-202  
OHIO REV. CODE  
DEC 12 2018

J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR



**DNB** DONALD G. BOHNING & ASSOCIATES, INC.  
CIVIL ENGINEERING & SURVEYING  
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125  
PHONE: (216) 542-1130 FAX: (216) 542-1132

GRAPHIC SCALE: 1" = 600'  
DATE: SEPT, 2017  
FILE NO.: 287391-01  
ORDER NO.: 2873-91

P.P.N. 07-00-035-102-126  
EVELYN J. VERBA  
INST. 20080277402

P.P.N. 07-00-035-102-125  
CITY OF NORTH RIDGEVILLE  
INST. 20080277401

P.P.N. 07-00-035-102-041  
THE CITY OF NORTH RIDGEVILLE  
VOL. 1134 PG. 529  
PARCEL 1

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	700.00'	180.36'	90.68'	179.86'	N6°20'15"W	14°45'46"
C8	30.00'	40.27'	23.83'	37.31'	N39°29'58"E	76°54'40"
C9	167.00'	19.41'	9.72'	19.40'	N74°37'31"E	6°39'33"
C10	800.00'	206.13'	103.64'	205.56'	N6°20'15"W	14°45'46"
C11	1050.00'	124.86'	62.50'	124.79'	N4°27'01"E	6°48'48"
C12	30.00'	47.61'	30.49'	42.77'	N37°36'25"W	90°55'40"
C13	133.00'	71.15'	36.45'	70.31'	N81°36'11"E	30°39'09"
C14	840.00'	302.58'	152.95'	300.95'	N9°16'33"W	20°38'20"
C15	740.00'	266.56'	134.74'	265.12'	N9°16'33"W	20°38'20"
C16	950.00'	133.52'	66.87'	133.41'	N5°04'13"E	8°03'10"
C17	30.00'	54.32'	38.22'	47.20'	N38°09'14"E	103°44'45"

TOTAL AREA  
WITHIN R/W  
1,145,309 S.F.  
26.2927 Ac.

REMAINDER  
1,145,309 S.F.  
26.2927 Ac.

WATERBURY BOULEVARD  
100' & Variable  
BLOCK "CC"  
260,188 S.F.  
5.9731 Ac.

GLENMOOR LANE 60'

WHEATON PLACE 60'

LEVI COURT 60'

BLOCK "L"

LEXINGTON FARMS SUBDIVISION  
VOL. 53 PG. 8  
LEXINGTON WAY 60'

- SURVEY REFERENCES:**
1. WATERBURY SUBDIVISION No. 3 VOL. 77 PGS. 7-15 L.C.P.R.
  2. SURVEY OF TAYLOR PROPERTY BY K.S. ASSOCIATES DATED 1/24/01
  3. MAP OF SURVEY, LOT SPLIT, AND CONSOLIDATION FOR JEFFERY A.L. TAYLOR & SUGAR CHESTNUT LLC BY DONALD G. BOHNING & ASSOC. DATED JULY 2005.
  4. MAP OF SURVEY AND LOT SPLIT FOR SUGAR CHESTNUT LLC BY DONALD G. BOHNING & ASSOC. DATED AUG. 2009.

**NOTES:**

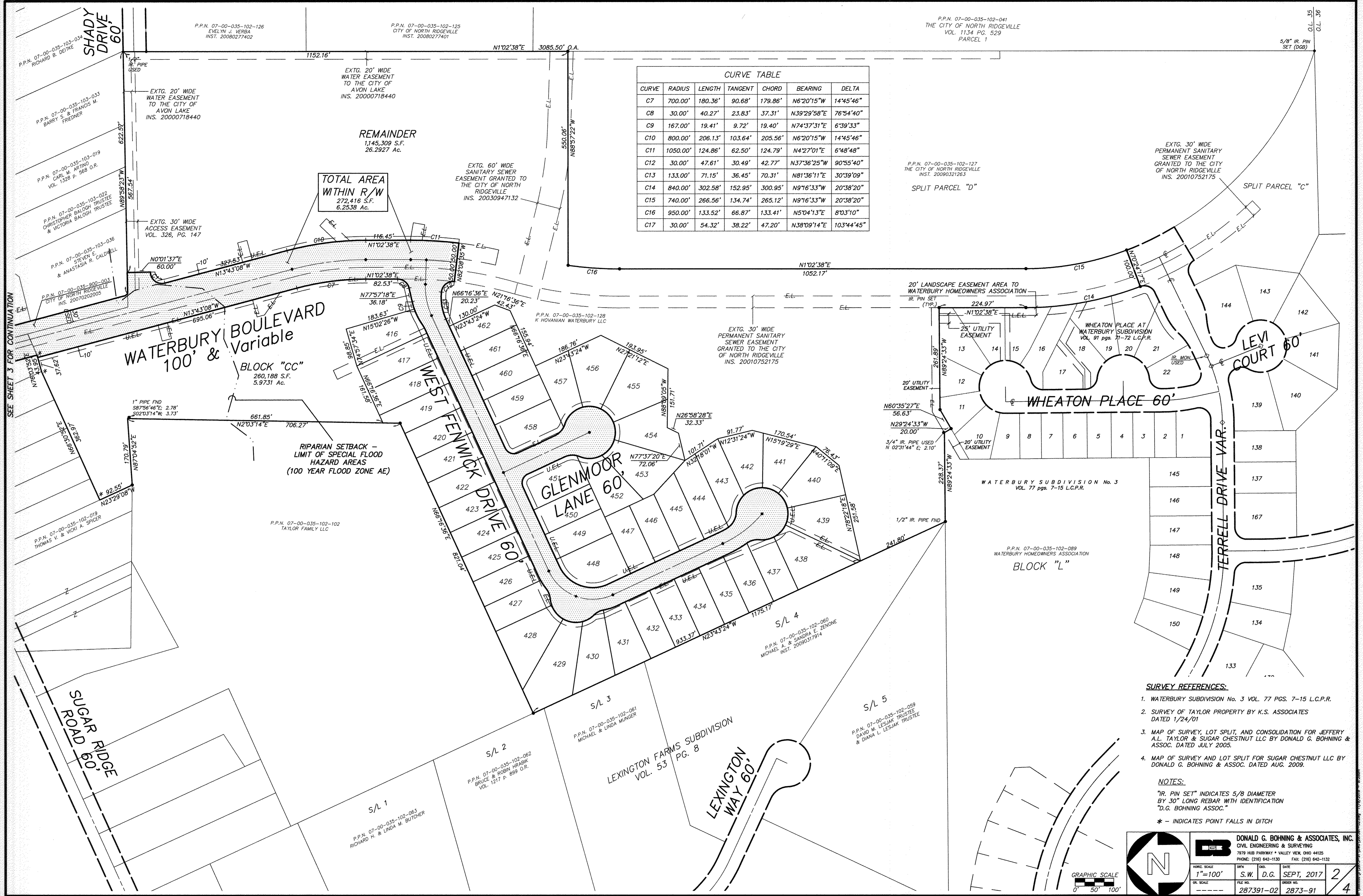
"R. PIN SET" INDICATES 5/8" DIAMETER BY 30" LONG REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC."

\* - INDICATES POINT FALLS IN DITCH

**DONALD G. BOHNING & ASSOCIATES, INC.**  
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PHONE: (216) 642-1130 FAX: (216) 642-1132

DATE	2017
BY	S.W. D.G.
FILE NO.	287391-02
ORDER NO.	2873-91

GRAPHIC SCALE  
0' 50' 100'



SEE SHEET 3 FOR CONTINUATION

5/8" IR. PIN SET (DGB)

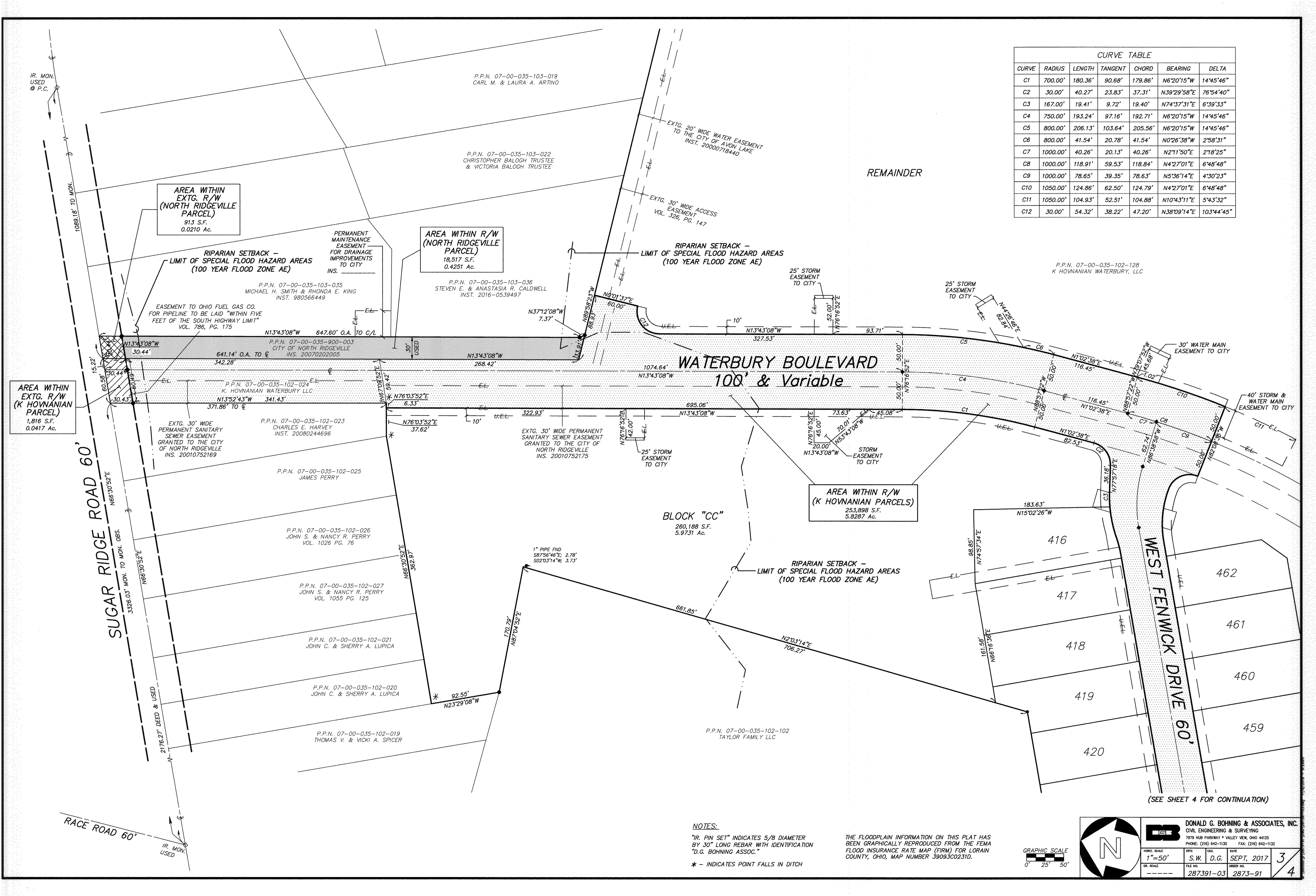
SEE SHEET 3 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

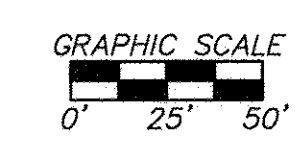
SEE SHEET 3 FOR CONTINUATION

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	700.00'	180.36'	90.68'	179.86'	N6°20'15"W	14°45'46"
C2	30.00'	40.27'	23.83'	37.31'	N39°29'58"E	76°54'40"
C3	167.00'	19.41'	9.72'	19.40'	N74°37'31"E	6°39'33"
C4	750.00'	193.24'	97.16'	192.71'	N6°20'15"W	14°45'46"
C5	800.00'	206.13'	103.64'	205.56'	N6°20'15"W	14°45'46"
C6	800.00'	41.54'	20.78'	41.54'	N0°26'38"W	2°58'31"
C7	1000.00'	40.26'	20.13'	40.26'	N2°11'50"E	2°18'25"
C8	1000.00'	118.91'	59.53'	118.84'	N4°27'01"E	6°48'48"
C9	1000.00'	78.65'	39.35'	78.63'	N5°36'14"E	4°30'23"
C10	1050.00'	124.86'	62.50'	124.79'	N4°27'01"E	6°48'48"
C11	1050.00'	104.93'	52.51'	104.88'	N10°43'11"E	5°43'32"
C12	30.00'	54.32'	38.22'	47.20'	N38°09'14"E	103°44'45"



**NOTES:**  
 "IR. PIN SET" INDICATES 5/8 DIAMETER BY 30" LONG REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC."  
 \* - INDICATES POINT FALLS IN DITCH

THE FLOODPLAIN INFORMATION ON THIS PLAT HAS BEEN GRAPHICALLY REPRODUCED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR LORAIN COUNTY, OHIO, MAP NUMBER 39093C0231D.



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

HORIZ. SCALE	DATE	3
1"=50'	S.W. D.G. SEPT. 2017	
GR. SCALE	FILE NO.	287391-03
	ORDER NO.	2873-91

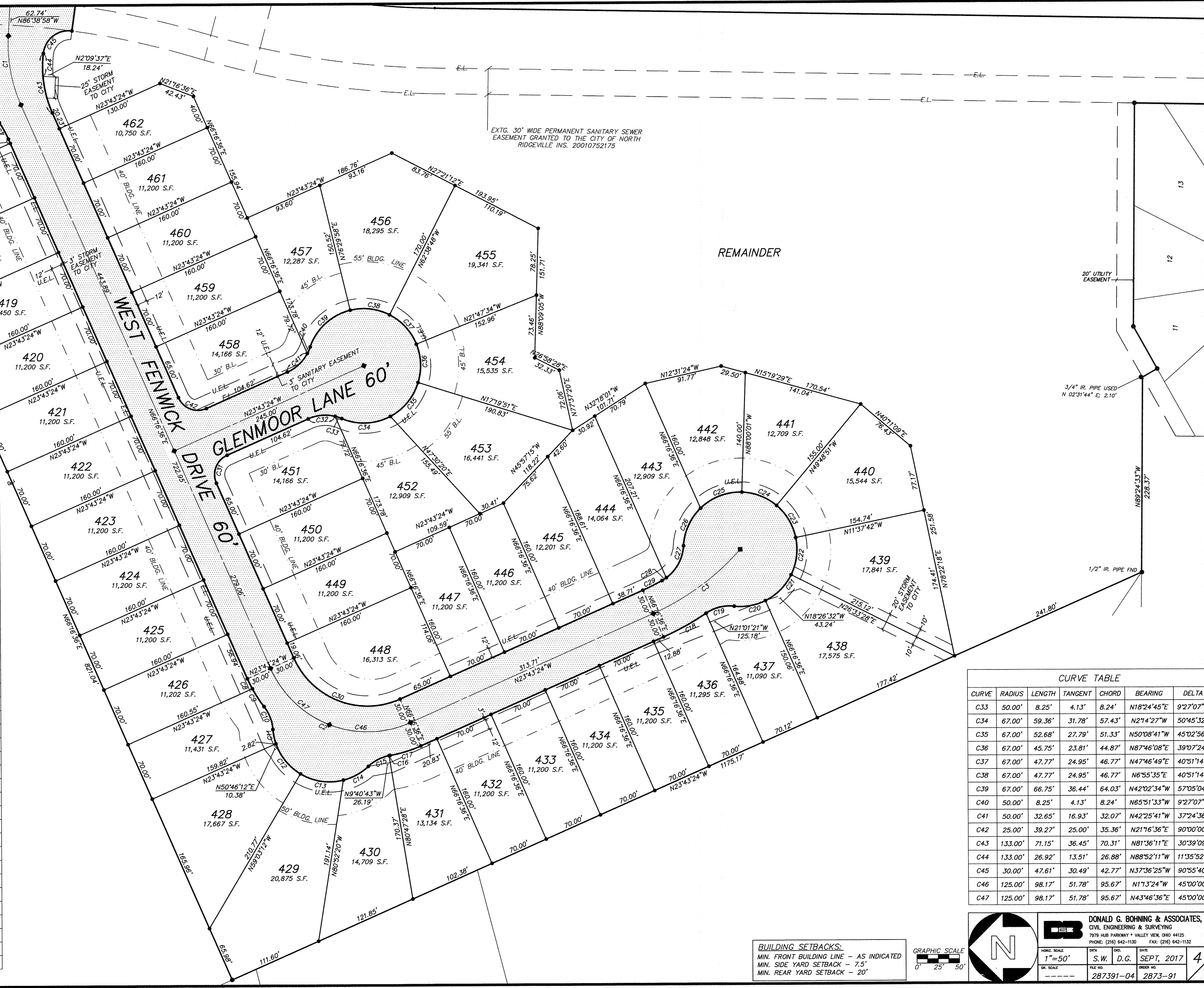
(SEE SHEET 4 FOR CONTINUATION)

(SEE SHEET 3 FOR CONTINUATION)

BLOCK "CC"

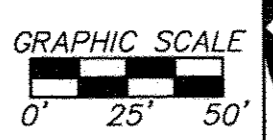
REMAINDER

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	175.00'	82.69'	42.13'	81.93'	N79°48'49"E	27°04'26"
C2	125.00'	196.35'	125.00'	176.78'	N21°16'36"E	90°00'00"
C3	300.00'	128.25'	65.12'	127.28'	N35°58'14"W	24°29'41"
C4	30.00'	40.27'	23.83'	37.31'	N39°29'58"E	76°54'40"
C5	167.00'	19.41'	9.72'	19.40'	N74°37'31"E	6°39'33"
C6	167.00'	42.58'	21.41'	42.46'	N63°59'30"E	14°36'29"
C7	133.00'	22.26'	11.16'	22.23'	N61°28'56"E	9°35'21"
C8	155.00'	13.07'	6.54'	13.07'	N63°51'38"E	4°49'56"
C9	155.00'	24.98'	12.52'	24.96'	N56°49'36"E	9°14'08"
C10	50.00'	29.07'	14.96'	28.86'	N68°51'51"E	33°18'37"
C11	67.00'	17.16'	8.63'	17.12'	N78°10'48"E	14°40'42"
C12	67.00'	46.65'	24.32'	45.71'	N50°53'38"E	39°53'39"
C13	67.00'	52.55'	27.71'	51.21'	N8°28'41"E	44°56'15"
C14	67.00'	33.88'	17.31'	33.52'	N28°28'42"W	28°58'29"
C15	50.00'	27.86'	14.30'	27.50'	N27°00'11"W	31°55'31"
C16	50.00'	1.21'	0.60'	1.21'	N10°20'52"W	1°23'05"
C17	155.00'	38.06'	19.12'	37.96'	N16°41'22"W	14°04'04"
C18	330.00'	57.41'	28.78'	57.34'	N28°42'26"W	9°58'04"
C19	50.00'	34.93'	18.21'	34.22'	N13°40'38"W	40°01'40"
C20	67.00'	38.01'	19.53'	37.51'	N9°55'03"W	32°30'30"
C21	67.00'	43.58'	22.59'	42.82'	N44°48'25"W	37°16'14"
C22	67.00'	44.65'	23.19'	43.83'	N82°32'07"W	38°11'10"
C23	67.00'	44.65'	23.19'	43.83'	N59°16'44"E	38°11'10"
C24	67.00'	44.65'	23.19'	43.83'	N21°05'34"E	38°11'10"
C25	67.00'	53.65'	28.36'	52.23'	N20°56'31"W	45°53'01"
C26	67.00'	49.55'	25.97'	48.43'	N65°04'13"W	42°22'22"
C27	50.00'	43.77'	23.40'	42.38'	N61°10'49"W	50°09'11"
C28	50.00'	6.12'	3.06'	6.12'	N32°35'46"W	7°00'55"
C29	270.00'	25.28'	12.65'	25.27'	N26°24'21"W	5°21'55"
C30	95.00'	149.23'	95.00'	134.35'	N21°16'36"E	90°00'00"
C31	25.00'	39.27'	25.00'	35.36'	N68°43'24"W	90°00'00"
C32	50.00'	32.65'	16.93'	32.07'	N5°01'06"W	37°24'36"



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C33	50.00'	8.25'	4.13'	8.24'	N18°24'45"E	9°27'07"
C34	67.00'	59.36'	31.78'	52.43'	N214°27"W	50°45'32"
C35	67.00'	52.68'	27.79'	51.33'	N50°08'41"W	45°02'56"
C36	67.00'	45.75'	23.81'	44.87'	N87°46'08"E	39°07'24"
C37	67.00'	47.77'	24.95'	46.77'	N47°46'49"E	40°51'14"
C38	67.00'	47.77'	24.95'	46.77'	N6°55'35"E	40°51'14"
C39	67.00'	66.75'	36.44'	64.03'	N42°02'34"W	57°05'04"
C40	50.00'	8.25'	4.13'	8.24'	N65°51'33"W	9°27'07"
C41	50.00'	32.65'	16.93'	32.07'	N42°25'41"W	37°24'36"
C42	25.00'	39.27'	25.00'	35.36'	N21°16'36"E	90°00'00"
C43	133.00'	71.15'	36.45'	70.31'	N81°36'11"E	30°39'09"
C44	133.00'	26.92'	13.51'	26.88'	N88°52'11"W	11°35'52"
C45	30.00'	47.61'	30.49'	42.77'	N37°36'25"W	90°55'40"
C46	125.00'	98.17'	51.78'	95.67'	N17°3'24"W	45°00'00"
C47	125.00'	98.17'	51.78'	95.67'	N43°46'36"E	45°00'00"

**BUILDING SETBACKS:**  
 MIN. FRONT BUILDING LINE - AS INDICATED  
 MIN. SIDE YARD SETBACK - 7.5'  
 MIN. REAR YARD SETBACK - 20'



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

DATE: **SEPT, 2017**  
 D.G. **4**  
 S.W. **4**  
 FILE NO. **287391-04**  
 ORDER NO. **2873-91**