

**APPROVALS:**

This Plat of The Reserve at Winfield Farm Subdivision No. 2, the granting of easements for public facilities and appurtenances, and the dedication for public purposes of the streets hereon, pursuant to the cooperative agreement between The City of North Ridgeville and Eaton Township, Ohio, has been approved by the Council of the City of North Ridgeville, Ohio on this 2nd day of April 20, 2018 for record purposes, by Ordinance No. 5532-2018

*David Mellowk*  
Mayor

Approved by the Engineer of the City of North Ridgeville, Ohio on this 4<sup>th</sup> day of December, 20 18.

*Daniel Rodriguez P.E.*  
City Engineer

Approved by the Lorain County Engineer on this 12<sup>th</sup> day of DECEMBER, 20 18.

*Jim Conroy P.E., P.S.*  
County Engineer

Approved by the Lorain County Planning Commission on this 19<sup>th</sup> day of December, 20 18.

*[Signature]*  
Director

Approved by the Lorain County Prosecutor on this 20<sup>th</sup> day of December, 20 18.

*David H. Smith, III*  
County Prosecutor

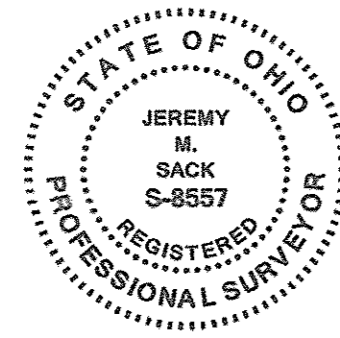
Approved by the Eaton Township Trustees on this on this 20th day of March, 2018 for record purposes, by Ordinance No. 2018-03-20-17

*Matthew Bright*  
Chairman

**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. All dimensional and geodetic details are correct and the survey balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set by me as shown.

*Jeremy M. Sack*  
P.S. No. S-8557  
Date 2018-11-28



**GENERAL UTILITY EASEMENTS:**

We, the owners of the within platted land, do hereby grant unto Ohio Edison, Windstream, Time Warner a.k.a. Spectrum, 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 Allan*

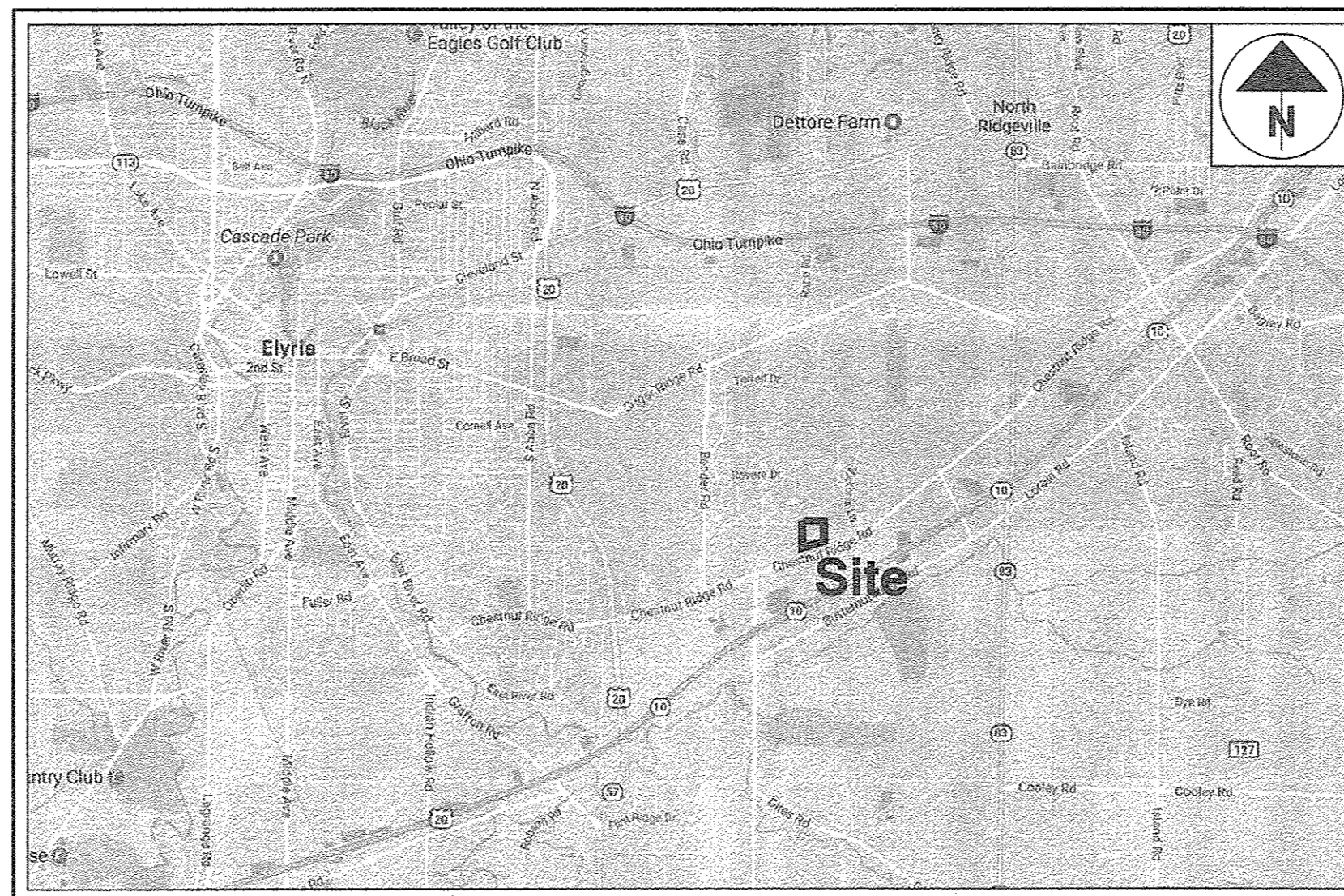
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2018 NOV 17 PM 2:55

# The Reserve at Winfield Farm Subdivision No. 2

creating Sublots Nos. 59-70, Blocks "E" through "H" and dedicating a portion of Winfield Lane & Chestnut Ridge Road

Situated in the Township of Eaton, County of Lorain and State of Ohio, also known as being part of original Eaton Township Lot. No. 71 and further known as being all of a record 8.1364 acre parcel of land conveyed to Winfield Farms Development, LLC by deed filed October 17, 2016 and recorded in Instrument Number 20160604954 of the Lorain County Recorders Office.



LOCATION MAP

LATITUDE: 41°21'02.4" N LONGITUDE: 82°02'29.8" W  
Not To Scale

AREA TABLE		
Name	Sq. Feet	Acres
Sublots (12)	238,871	5.4837
Block 'E'	3,578	0.0821
Block 'F'	21,737	0.4990
Block 'G'	24,941	0.5726
Block 'H'	3,286	0.0754
Dedicated R/W	62,009	1.4235
<b>Total</b>	<b>354,422</b>	<b>8.1364</b>

**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 Volume 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 Volume 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 Volume 73, Pages 59-60 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 Volume 98, Pages 75-77 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 Volume 99, Pages 98-99 of Lorain County Recorder's Office Plat Records.
- Winfield Farms Subdivision No. 1, Guy P. Haney, S-7631 of TGC Engineering, LLC in October of 2017. Plat Volume 104, Pages 6-10 of Lorain County Recorder's Office Plat Records.

**BASIS OF BEARINGS:**

Centerline bearing of Chestnut Ridge Road was calculated to be North 62° 51' 04" East between monuments found, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.  
5/8" Iron pins to be set by me at all Sublot and Block corners. 3/4" Iron pins to be set in all centerline monuments by me.  
All 5/8" x 30" iron pins set are affixed with a plastic cap bearing the inscription "TGC ENG 7631-8557"

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**LEGEND**

IRON PIN or PIPE FOUND	○ I.P.F. @ P.F.		
PK NAIL FOUND	○ P.N.F.		
MONUMENT BOX SET WITH 5/8" IRON PIN WITH CAP READING "TGC ENG 7631-8557"	Ⓜ		
MONUMENT BOX FOUND WITH 5/8" IRON PIN WITH CAP READING "TGC ENG 7631-8557"	Ⓜ		
5/8" x 30" IRON PIN FOUND WITH CAP READING "TGC ENG 7631-8557", Unless otherwise noted	Ⓜ		
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	---		
REG./R.	RECORD	VOL./V.	VOLUME
IND./M.	MEASURED	21/V.	USED VOLUME
CALC./C.	CALCULATED	PG./P.	PAGE
DISC.	OBSERVED	DOC.	DOCUMENT
ENCR.	ENCROACHES	O.R.	OFFICIAL RECORD
CLR.	CLEAR	R.O.W.	RIGHT-OF-WAY
ADJ.	ADJACENT	CL	CENTERLINE
C.H.	CHILL HOLE	PL	PROPERTY LINE
A.C.	ACRES		
S.F.	SQUARE FEET		

**ACCEPTANCE & DEDICATION:**

The undersigned (set forth all parties having record legal title interest in the parcel) Winfield Farms Development, LLC hereby certify that the attached plat correctly represents their "Reserve at Winfield Farm Subdivision No. 2" a subdivision of lots 59 through 70, inclusive, do hereby acknowledge this plat of same and dedicate to the public such, all or parts of the roads and storm sewer 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 lots and streets are shown on the plat in feet and decimal parts thereof. Easements are reserved where indicated on the plat for above and beneath the surface of the ground.

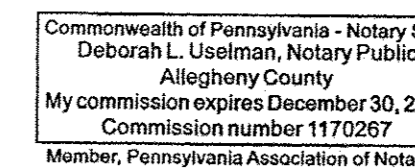
In witness thereof the undersigned have hereunto set their hands this 9<sup>th</sup> day of January, 2018.

Witness *[Signature]* Signed Jill Allan  
(Jill Allan, Winfield Farms Development LLC)

State of Pennsylvania

Before me a notary public in and for said county and state, personally appeared the above named 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 Pittsburgh, Ohio PA this 9<sup>th</sup> day of January, 2018.

*Deborah L. Uselman*  
Notary public

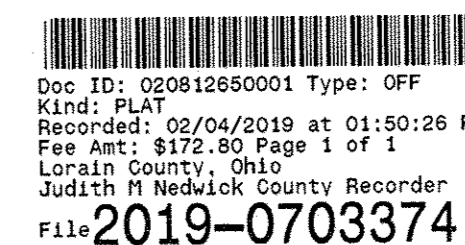


December 30, 2022  
My commission expires

**MORTGAGEE'S CERTIFICATE:**

This is to certify that the undersigned officers Matthew S. Bright of Dollar Bank, Mortgagee of lands embraced within this plat of Winfield Farm Subdivision Phase 2 hereby accept the same to be correct and dedicate to the public use the streets and easements as shown hereon.

Dollar Bank, FSR  
Mortgagee  
*[Signature]*  
By:  
Vice President  
Title:

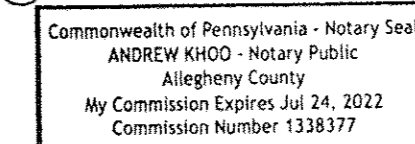


TGC ENGINEERING  
1310 SHARON COPLEY RD  
SHARON CENTER, OH 44274  
Plat vol. 106  
Pgs. 24-25

State of Commonwealth of Pennsylvania, County of Allegheny

Before me a notary public in and for said county and state, personally appeared the above named 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 Pittsburgh, Pennsylvania this 10 day of January, 2019.

*[Signature]*  
Notary public



Jul 24, 2022  
My commission expires

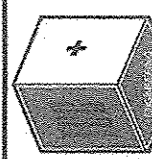
SHEET INDEX	
Sheet Number	Sheet Title
1	TITLE
2	PLAT

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE  
FEB 04 2019  
J. CRAIG SHOECROSS, CPA, CGFM  
LORAIN COUNTY AUDITOR

RECEIVED  
NOV 30 2018

DRAWN BY: JMS 2018-11-28  
CHECKED BY: GPH 2018-11-27

TGC Engineering, LLC  
1310 SHARON COPLEY ROAD, P.O. BOX 37  
SHARON CENTER, OHIO 44274  
(PHONE) 330.350.8004 (FAX) 888.853.8423



THE RESERVE AT WINFIELD FARMS SUB. NO. 2

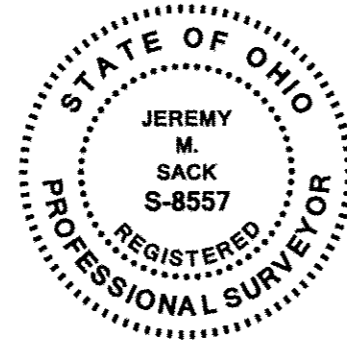
PROJECT NUMBER  
1447-P2  
DATE  
2018-11-28

1  
2

K. HOVNANIAN WATERBURY LLC  
 P.I.D. 11-00-071-000-105  
 11/02/2012  
 Instr. No. 20120435354  
 27.56 Acres Deed

**SURVEYOR CERTIFICATION:**

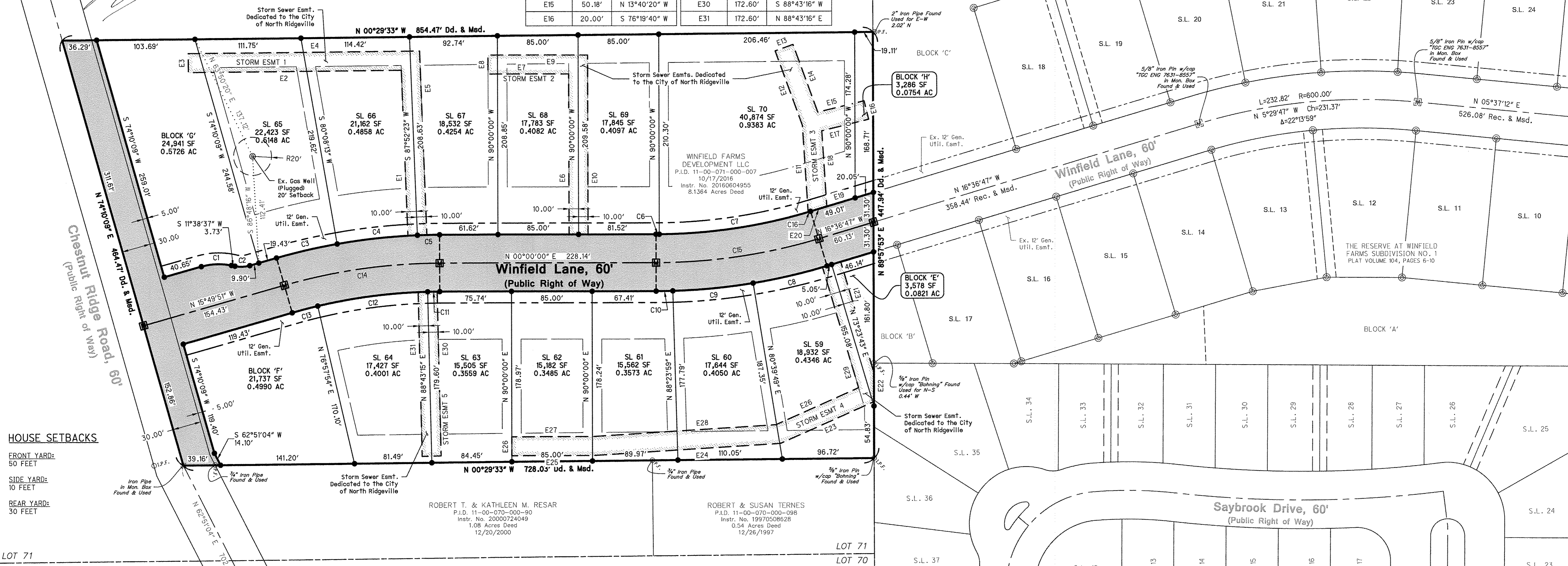
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ROBERT & WALTER RUPPE  
 P.I.D. 11-00-071-000-006  
 3/6/2013  
 Instr. No. 20130450996  
 4.02 Acres Deed

Jeremy M. Sack P.S. No. S-8557  
 2018-11-28  
 Date

EASEMENT LINE TABLE			EASEMENT LINE TABLE		
SEGMENT	LENGTH	DIRECTION	SEGMENT	LENGTH	DIRECTION
E1	173.98'	S 87°52'23" W	E17	50.80'	N 13°40'20" W
E2	224.42'	S 00°29'33" E	E18	79.51'	S 86°20'28" W
E3	20.00'	S 89°30'27" W	E19	31.18'	N 16°36'47" W
E4	243.86'	N 00°29'33" W	E20	17.83'	S 16°36'47" E
E5	193.42'	N 87°52'23" E	E21	121.47'	N 73°23'43" E
E6	168.55'	N 90°00'00" W	E22	30.47'	N 89°57'53" E
E7	85.00'	S 00°04'29" W	E23	107.87'	S 23°57'07" E
E8	20.00'	N 90°00'00" E	E24	197.46'	S 03°36'22" E
E9	105.00'	S 00°04'29" W	E25	86.03'	S 00°06'04" E
E10	188.52'	N 90°00'00" W	E26	95.46'	S 23°57'07" E
E11	91.22'	S 86°20'28" W	E27	20.00'	N 90°00'00" W
E12	83.40'	S 70°02'24" W	E28	85.38'	S 00°06'04" E
E13	20.00'	N 19°57'36" W	E29	193.26'	S 03°36'22" E
E14	76.04'	N 70°02'24" E	E30	172.60'	S 88°43'16" W
E15	50.18'	N 13°40'20" W	E31	172.60'	N 88°43'16" E
E16	20.00'	S 76°19'40" W			



**HOUSE SETBACKS**  
 FRONT YARD:  
 50 FEET  
 SIDE YARD:  
 10 FEET  
 REAR YARD:  
 30 FEET

ROBERT T. & KATHLEEN M. RESAR  
 P.I.D. 11-00-070-000-90  
 Instr. No. 20000724049  
 1.08 Acres Deed  
 12/20/2000

ROBERT & SUSAN TERNES  
 P.I.D. 11-00-070-000-098  
 Instr. No. 19970508628  
 0.54 Acres Deed  
 12/26/1997

GENERAL CURVE TABLE						
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TAN
C1	32.13'	67.00'	31.82'	S 02°05'36.92" E	27°28'28"	16.38'
C2	15.82'	33.00'	15.67'	S 02°05'36.92" E	27°28'28"	8.07'
C3	65.62'	630.00'	65.59'	S 12°50'49.04" E	5°58'04"	32.84'
C4	85.06'	630.00'	85.00'	S 05°59'41.92" E	7°44'11"	42.60'
C5	23.39'	630.00'	23.38'	S 01°03'48.33" E	2°07'37"	11.69'
C6	3.48'	570.00'	3.48'	S 00°10'28.89" E	0°20'58"	1.74'
C7	161.80'	570.00'	161.25'	S 08°28'52.21" E	16°15'49"	81.45'
C8	80.01'	630.00'	79.96'	N 12°58'28.91" W	7°16'35"	40.06'
C9	85.06'	630.00'	85.00'	N 05°28'05.91" W	7°44'11"	42.60'
C10	17.59'	630.00'	17.59'	N 00°48'00.32" W	1°36'01"	8.80'
C11	12.73'	570.00'	12.73'	N 00°38'22.50" W	1°16'45"	6.36'
C12	116.95'	570.00'	116.75'	N 07°09'25.61" W	11°45'21"	58.68'
C13	27.81'	570.00'	27.81'	N 14°25'58.55" W	2°47'45"	13.91'
C14	165.78'	600.00'	165.25'	N 07°54'55.45" W	15°49'51"	83.42'
C15	173.97'	600.00'	173.36'	N 08°18'23.32" W	16°36'47"	87.60'
C16	2.69'	570.00'	2.69'	S 16°28'39.92" E	0°16'13"	1.35'

**The Reserve at Winfield Farm Subdivision No. 2**  
 Creating Sublots Nos. 59-70, Blocks "E" to "H" and Dedicating a portion of Winfield Lane and Chestnut Ridge Road Situated in the Township of Eaton, County of Lorain, and State of Ohio

**TCC Engineering, LLC**  
 1310 SHARON COPLEY ROAD, P.O. BOX 37  
 SHARON CENTER, OHIO 44774  
 (PHONE) 330.590.8004 (FAX) 868.860.8423

**THE RESERVE AT WINFIELD FARMS SUB. NO. 2 PLAT**

PROJECT NUMBER: 1447-P2  
 DATE: 2018-11-28

DRAWN BY: JMS 2018-11-28  
 CHECKED BY: GPH 2018-11-27

Scale: 1 inch = 50 feet