

**TOTAL AREA**  
96.2598 ACRES  
(4,193,078 SF)

11-00-090-000-042  
K. HOVNANIAN FOUR SEASONS AT CHESTNUT RIDGE, LLC  
INST. NO. 20180685697  
68.7643 ACRE (2,995,374 SF)

REMAINDER  
69.0673 ACRES  
(3,008,574 SF)

41.5718 ACRES IN O.L. 90  
(1,810,870 SF)

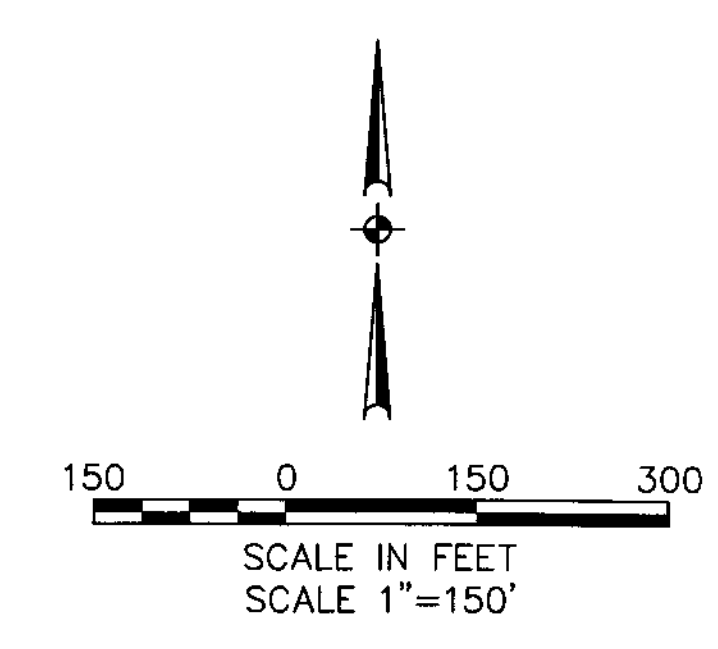
27.4955 ACRES IN O.L. 71  
(1,197,704 SF)

FOUR SEASONS AT CHESTNUT RIDGE SUBDIVISION NO. 1  
27.1925 ACRES  
(1,184,504 SF)

**PERTINENT RECORDS**

- R1 MAP OF SURVEY PREPARED BY DONALD BOHNING & ASSOCIATES, INC. DATED DECEMBER 2011.
- R2 SURVEY PREPARED BY VECTOR SURVEYING SERVICES, LLC DATED JULY 6, 2016.
- R3 CLARENCE BRUSH SUBDIVISION (UNRECORDED) PREPARED BY LAUNDON & HUFFMAN DATED JULY 1960.
- R4 WATERBURY SUBDIVISION NO. 5 RECORDED IN PLAT VOLUME 84, PAGE 5 OF THE LORAIN COUNTY RECORDS.
- R5 PLAT OF SURVEY FOR MARTINA TERNES PREPARED BY GARY E. PENFOUND DATED SEPTEMBER 1977.
- R6 PIONEER RIDGE SUBDIVISION NO. 1 RECORDED IN PLAT VOLUME 84 PAGE 63 OF THE LORAIN COUNTY RECORDS.
- R7 DEED TO THE ROBERT M. TERNES SR. TRUST RECORDED IN INSTRUMENT NO. 20000696249 OF THE LORAIN COUNTY RECORDS.
- R8 DEED TO PETER D. TERNES AND LORETTA T. TERNES, TRUSTEES RECORDED IN INSTRUMENT NO. 20090320154 OF THE LORAIN COUNTY RECORDS.
- R9 PIONEER SUBDIVISION NO. 12 RECORDED IN PLAT VOLUME 99, PAGE 98 OF THE LORAIN COUNTY RECORDS.
- R10 DEED TO MARIE G. TERNES AND MELVIN H. TERNES, TRUSTEES RECORDED IN INSTRUMENT NO. 20020837007 OF THE LORAIN COUNTY RECORDS.

CURVE TABLE					
CURVE NO	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C35	70.32'	230.00'	17°31'06"	S68°04'38"W	70.05'
C70	136.39'	330.00'	23°40'52"	S11°50'04"E	135.43'
C77	20.00'	630.00'	1°49'09"	S53°07'23"W	20.00'
C81	25.07'	417.00'	03°26'43"	S05°00'36"W	25.07'

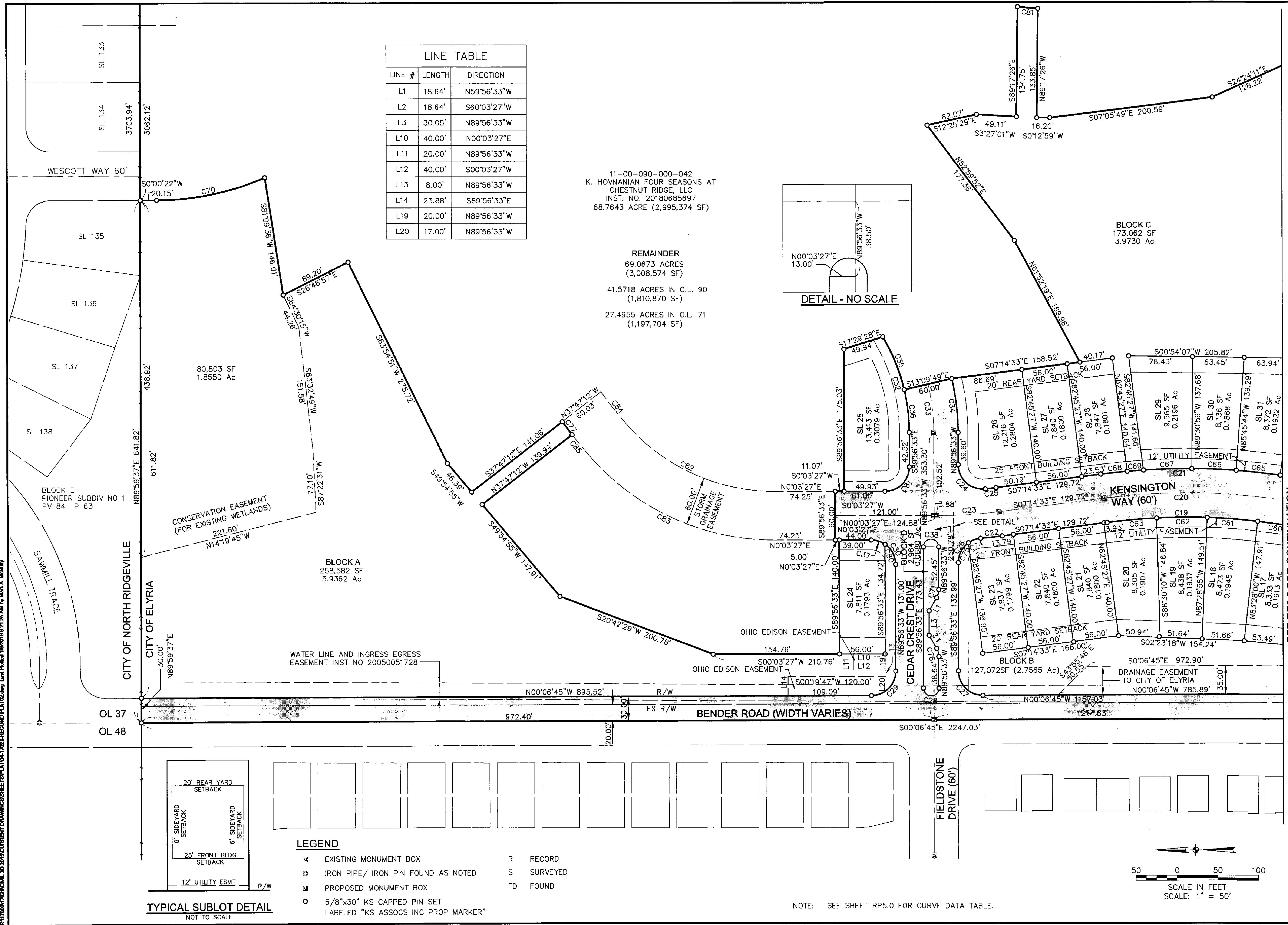


BY		DESCRIPTION		DATE		REVISIONS	
DATE:	6/15/2018	DRAWN BY:	CSZ	CHKD BY:	MM	DATE:	
DWR. NAME:	17021	PATH:		F.R.:		DATE:	
<p><b>RECORD PLAT</b> <b>FOUR SEASONS AT</b> <b>CHESTNUT RIDGE SUBDIVISION NO. 1</b></p> <p>OF PART OF ORIGINAL EATON TOWNSHIP LOT NO. 90 CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO</p>							
<p><b>KS ASSOCIATES, Inc.</b> 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com</p>							
<p><b>KS ASSOCIATES</b></p>							
<p>SHEET RP2.0 OF 5 JOB NO. 17021</p>							





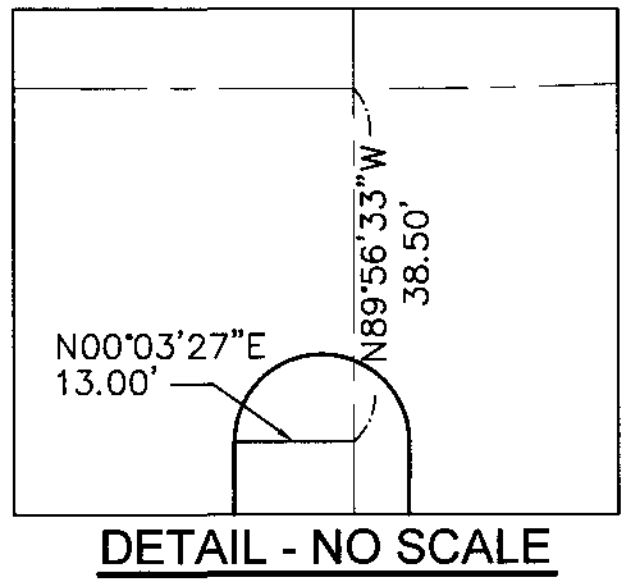
R:\17001\1702\1702\1702-RECORD PLAT\1702-RECORD PLAT\1702-RECORD PLAT.dwg Last Printed 10/20/18 9:21:25 AM by Mark A. McNary



LINE #	LENGTH	DIRECTION
L1	18.64'	N59°56'33"W
L2	18.64'	S60°03'27"W
L3	30.05'	N89°56'33"W
L10	40.00'	N00°03'27"E
L11	20.00'	N89°56'33"W
L12	40.00'	S00°03'27"W
L13	8.00'	N89°56'33"W
L14	23.88'	S89°56'33"E
L19	20.00'	N89°56'33"W
L20	17.00'	N89°56'33"W

11-00-090-000-042  
 K. HOVNANIAN FOUR SEASONS AT  
 CHESTNUT RIDGE, LLC  
 INST. NO. 20180685697  
 68.7643 ACRE (2,995,374 SF)

REMAINDER  
 69.0673 ACRES  
 (3,008,574 SF)  
 41.5718 ACRES IN O.L. 90  
 (1,810,870 SF)  
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 (1,197,704 SF)

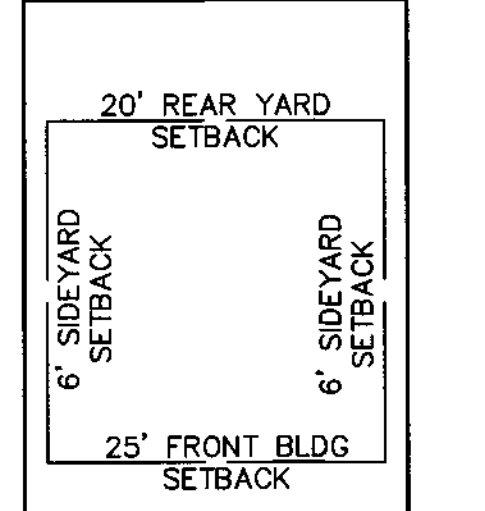


BLOCK C  
 173,062 SF  
 3.9730 Ac

BLOCK A  
 258,582 SF  
 5.9362 Ac

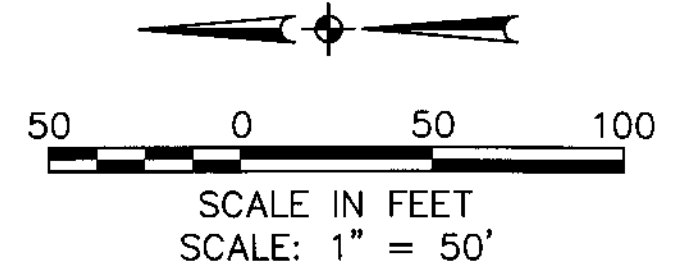
BLOCK B  
 127,072 SF (2.7565 Ac)

BLOCK D  
 2,964 SF  
 0.0680 Ac



TYPICAL SUBLOT DETAIL  
 NOT TO SCALE

- LEGEND**
- ⊞ EXISTING MONUMENT BOX
  - ⊙ IRON PIPE/ IRON PIN FOUND AS NOTED
  - ⊞ PROPOSED MONUMENT BOX
  - 5/8"x30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"
  - R RECORD
  - S SURVEYED
  - FD FOUND



NOTE: SEE SHEET RP.5.0 FOR CURVE DATA TABLE.


<b>RECORD PLAT</b>	<b>DESCRIPTION</b>	<b>DATE</b>
<b>FOUR SEASONS AT CHESTNUT RIDGE SUBDIVISION NO. 1</b>		
ORIGINAL EATON TOWNSHIP LOT NO. 90 CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO		
<b>SHEET RP.4.0 OF 5</b>		
<b>JOB NO. 17021</b>		

KS Associates, Inc.  
 260 Burns Road, Suite 100  
 Elyria, OH 44035  
 P 440 365 4730  
 F 440 365 4790  
 www.ksassociates.com



Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD L	TANGENT
C1	47.12'	30.00'	90°00'00"	N20°35'49"E	42.43'	30.00'
C2	23.56'	7.50'	180°00'00"	N65°35'49"E	15.00'	-----
C3	47.12'	30.00'	90°00'00"	S69°24'11"E	42.43'	30.00'
C4	47.12'	30.00'	90°00'00"	S20°35'49"W	42.43'	30.00'
C5	23.56'	7.50'	180°00'00"	S65°35'49"W	15.00'	-----
C6	47.12'	30.00'	90°00'00"	N69°24'11"W	42.43'	30.00'
C7	208.67'	120.00'	99°37'49"	S64°35'17"E	183.35'	142.08'
C8	156.50'	90.00'	99°37'49"	S64°35'17"E	137.51'	106.56'
C9	154.92'	60.00'	147°56'21"	S64°35'17"E	115.33'	208.83'
C10	55.22'	150.00'	21°05'36"	N76°08'37"E	54.91'	27.93'
C11	23.69'	30.00'	45°14'52"	S64°03'59"W	23.08'	12.50'
C12	23.69'	30.00'	45°14'52"	N13°14'33"W	23.08'	12.50'
C13	55.22'	150.00'	21°05'36"	S25°19'11"E	54.91'	27.93'
C14	70.51'	290.00'	13°55'52"	S07°48'26"E	70.34'	35.43'
C15	55.92'	230.00'	13°55'52"	S07°48'26"E	55.79'	28.10'
C16	165.45'	824.00'	11°30'16"	S04°54'38"W	165.17'	83.01'
C17	171.48'	854.00'	11°30'16"	S04°54'38"W	171.19'	86.03'
C18	159.43'	794.00'	11°30'16"	S04°54'38"W	159.16'	79.98'
C19	240.63'	770.00'	17°54'19"	N01°42'36"E	239.65'	121.30'
C20	250.01'	800.00'	17°54'19"	N01°42'36"E	248.99'	126.03'
C21	259.38'	830.00'	17°54'19"	N01°42'36"E	258.33'	130.76'
C22	26.64'	630.00'	2°25'20"	S06°01'53"E	26.63'	13.32'
C23	76.45'	600.00'	7°18'00"	S03°35'33"E	76.39'	38.27'
C24	50.25'	30.00'	95°57'55"	S42°04'30"W	44.58'	33.30'
C25	13.28'	570.00'	1°20'05"	S06°34'31"E	13.28'	6.64'
C26	44.57'	30.00'	85°07'20"	N47°22'53"W	40.58'	27.55'
C27	47.21'	30.00'	90°10'12"	S44°58'21"W	42.49'	30.09'
C28	29.85'	9.50'	180°00'00"	S00°03'27"W	19.00'	-----
C29	47.03'	30.00'	89°49'48"	S45°01'39"E	42.36'	29.91'
C30	47.12'	30.00'	90°00'00"	N45°03'27"E	42.43'	30.00'
C31	47.12'	30.00'	90°00'00"	S44°56'33"E	42.43'	30.00'
C32	123.40'	230.00'	30°44'22"	N74°41'16"E	121.92'	63.22'
C33	60.00'	260.00'	13°13'16"	N83°26'49"E	59.86'	30.13'
C34	66.92'	290.00'	13°13'16"	N83°26'49"E	66.77'	33.61'
C35	70.32'	230.00'	17°31'06"	N68°04'38"E	70.05'	35.44'
C36	53.07'	230.00'	13°13'16"	N83°26'49"E	52.96'	26.65'
C37	18.07'	30.00'	34°31'05"	N17°19'00"E	17.80'	9.32'
C38	29.85'	9.50'	180°00'00"	N00°03'27"E	19.00'	-----
C39	36.93'	30.00'	70°31'44"	N59°40'03"W	34.64'	21.21'
C40	10.20'	30.00'	19°28'16"	S75°19'57"W	10.15'	5.15'
C41	44.91'	150.00'	17°09'10"	N74°10'24"E	44.74'	22.62'
C42	10.32'	150.00'	3°56'26"	N84°43'12"E	10.31'	5.16'
C43	23.92'	60.00'	22°50'48"	N52°51'57"E	23.77'	12.12'

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD L	TANGENT
C44	39.30'	60.00'	37°31'55"	N83°03'18"E	38.60'	20.39'
C45	38.96'	60.00'	37°12'13"	S59°34'38"E	38.28'	20.19'
C46	38.96'	60.00'	37°12'13"	S22°22'25"E	38.28'	20.19'
C47	13.77'	60.00'	13°09'11"	S02°48'18"W	13.74'	6.92'
C48	22.10'	150.00'	8°26'32"	S31°38'42"E	22.08'	11.07'
C49	33.12'	150.00'	12°39'04"	S21°05'54"E	33.05'	16.63'
C50	56.35'	290.00'	11°08'02"	S09°09'57"E	56.27'	28.27'
C51	13.96'	290.00'	2°45'25"	S02°13'13"E	13.95'	6.98'
C52	63.22'	260.00'	13°55'52"	S07°48'26"E	63.06'	31.77'
C53	39.89'	854.00'	2°40'35"	S00°29'47"W	39.89'	19.95'
C54	54.61'	854.00'	3°39'50"	S03°40'00"W	54.60'	27.31'
C55	54.61'	854.00'	3°39'50"	S07°19'50"W	54.60'	27.31'
C56	22.36'	854.00'	1°30'01"	S09°54'45"W	22.36'	11.18'
C57	57.75'	794.00'	4°10'03"	S01°14'31"W	57.74'	28.89'
C58	64.49'	794.00'	4°39'13"	S05°39'09"W	64.47'	32.26'
C59	37.19'	794.00'	2°41'00"	S09°19'16"W	37.18'	18.60'
C60	55.50'	770.00'	4°07'46"	N08°35'53"E	55.48'	27.76'
C61	62.06'	770.00'	4°37'05"	N04°13'27"E	62.05'	31.05'
C62	62.02'	770.00'	4°36'55"	N00°23'32"W	62.01'	31.03'
C63	61.05'	770.00'	4°32'34"	N04°58'16"W	61.03'	30.54'
C64	38.70'	830.00'	2°40'17"	N09°19'37"E	38.70'	19.35'
C65	54.37'	830.00'	3°45'12"	N06°06'52"E	54.36'	27.20'
C66	54.37'	830.00'	3°45'12"	N02°21'40"E	54.36'	27.20'
C67	59.43'	830.00'	4°06'09"	N01°34'00"W	59.42'	29.73'
C68	32.48'	830.00'	2°14'32"	N06°07'17"W	32.48'	16.24'
C69	20.03'	830.00'	1°22'57"	N04°18'33"W	20.03'	10.01'
C70	136.39'	330.00'	23°40'52"	S11°50'04"E	135.43'	69.18'
C71	10.47'	20.00'	30°00'00"	S74°56'33"E	10.35'	5.36'
C72	104.33'	120.00'	49°48'54"	S89°29'44"E	101.08'	55.72'
C73	104.33'	120.00'	49°48'54"	S39°40'50"E	101.08'	55.72'
C74	16.20'	30.00'	30°55'57"	N20°17'11"W	16.00'	8.30'
C75	28.37'	30.00'	54°11'23"	N62°50'52"W	27.33'	15.35'
C76	10.47'	20.00'	30°00'00"	N75°03'27"E	10.35'	5.36'
C77	20.00'	630.00'	1°49'09"	S53°07'23"W	20.00'	10.00'
C78	45.18'	230.00'	11°15'17"	S06°28'09"E	45.11'	22.66'
C79	10.74'	230.00'	2°40'35"	S13°26'05"E	10.74'	5.37'
C80	29.05'	30.00'	55°28'55"	N62°19'00"E	27.93'	15.78'
C81	25.07'	417.00'	03°26'43"	S05°00'36"W	25.07'	12.54'
C82	205.49'	240.00'	49°03'26"	S24°35'10"W	199.27'	109.52'
C83	256.86'	300.00'	49°03'26"	S24°35'10"W	249.09'	136.90'
C84	50.83'	570.00'	5°06'34"	S51°40'10"W	50.81'	25.43'
C85	34.07'	630.00'	3°05'56"	S50°39'50"W	34.07'	17.04'
C86	28.09'	30.00'	53°39'00"	S26°42'45"W	27.08'	15.17'
C87	0.20'	290.00'	00°02'25"	S14°45'10"E	0.20'	0.10'

DATE: 6/15/2018	DRAWN BY: GCE	CHKD BY: LM	DWG. NAME: 17021	P.A.T.H.: F.B.	BY
					DESCRIPTION
REVISIONS					
 KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440.365.4730 F 440.365.4790 www.ksassociates.com					
CURVE DATA TABLE <b>FOUR SEASONS AT</b> <b>CHESTNUT RIDGE SUBDIVISION NO. 1</b> OF PART OF ORIGINAL EATON TOWNSHIP LOT NO. 90 CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO					
SHEET RP5.0					
OF 5					
JOB NO. 17021					

Plat Sheet

Instrument # 2019 0 709302

Film # \_\_\_\_\_

Name of Plat: Four Seasons at Chestnut Ridge Sub No 1

Owner: K Hannanigan Four Seasons at Chestnut Ridge LLC

Description: Situated in the City of Elyria County of  
Lorain State of Ohio part of Original Eaton  
Township Lot No 90: Sublots 1-42  
Blocks A, B, C, D, E, F

27.1925 Acres  
Easements also

Floor Plans: \_\_\_\_\_

Related/Margin: \_\_\_\_\_

Comments: \_\_\_\_\_

Vol. 106

Receiving Stamp

Pg. 60, 61, 62

63, 64

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

Amount: 432<sup>00</sup>

Initials: PT