

**WATERBURY SUBDIVISION NO. 10**

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 6.310 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO K. HOVNIANIAN WATERBURY, LLC, AN OHIO LIMITED LIABILITY COMPANY.

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

K. HOVNIANIAN WATERBURY, LLC  
 THE CITY OF NORTH RIDGEVILLE (GRANTING OF EASEMENTS ONLY)

HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR WATERBURY SUBDIVISION NO. 10 SUBDIVISION OF LOTS 463 TO 491, 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 THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 27<sup>th</sup> DAY OF MARCH 20 19

WITNESS *Chris W. Brown* SIGNED *Charles J. Vannoy, Jr.*  
 CHRIS W. BROWN CHARLES J. VANNOY, JR.  
 DIVISION PRESIDENT  
 K. HOVNIANIAN WATERBURY, LLC

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 27<sup>th</sup> DAY OF March 20 19

*Michael D. Mercier*  
 MICHAEL D. MERCIER  
 Notary Public, State of Ohio  
 My Commission Has No Expiration  
 Section 147.05 R.C.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 20 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 24<sup>th</sup> DAY OF APRIL 20 19

*Benjamin J. ...*  
 SECRETARY (OR RESPONSIBLE OFFICIAL)  
 CITY PLANNING COMMISSION

APPROVED THIS 14<sup>th</sup> DAY OF May 20 19

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

APPROVED THIS 14<sup>th</sup> DAY OF May 20 19

*Daniel ...*  
 CITY ENGINEER

THIS PLAT OF WATERBURY SUBDIVISION NO. 10, 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 GRANTOR 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, ADJUST 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 ASHFORD CIRCLE RIGHT-OF-WAY AS DEPICTED HEREON.

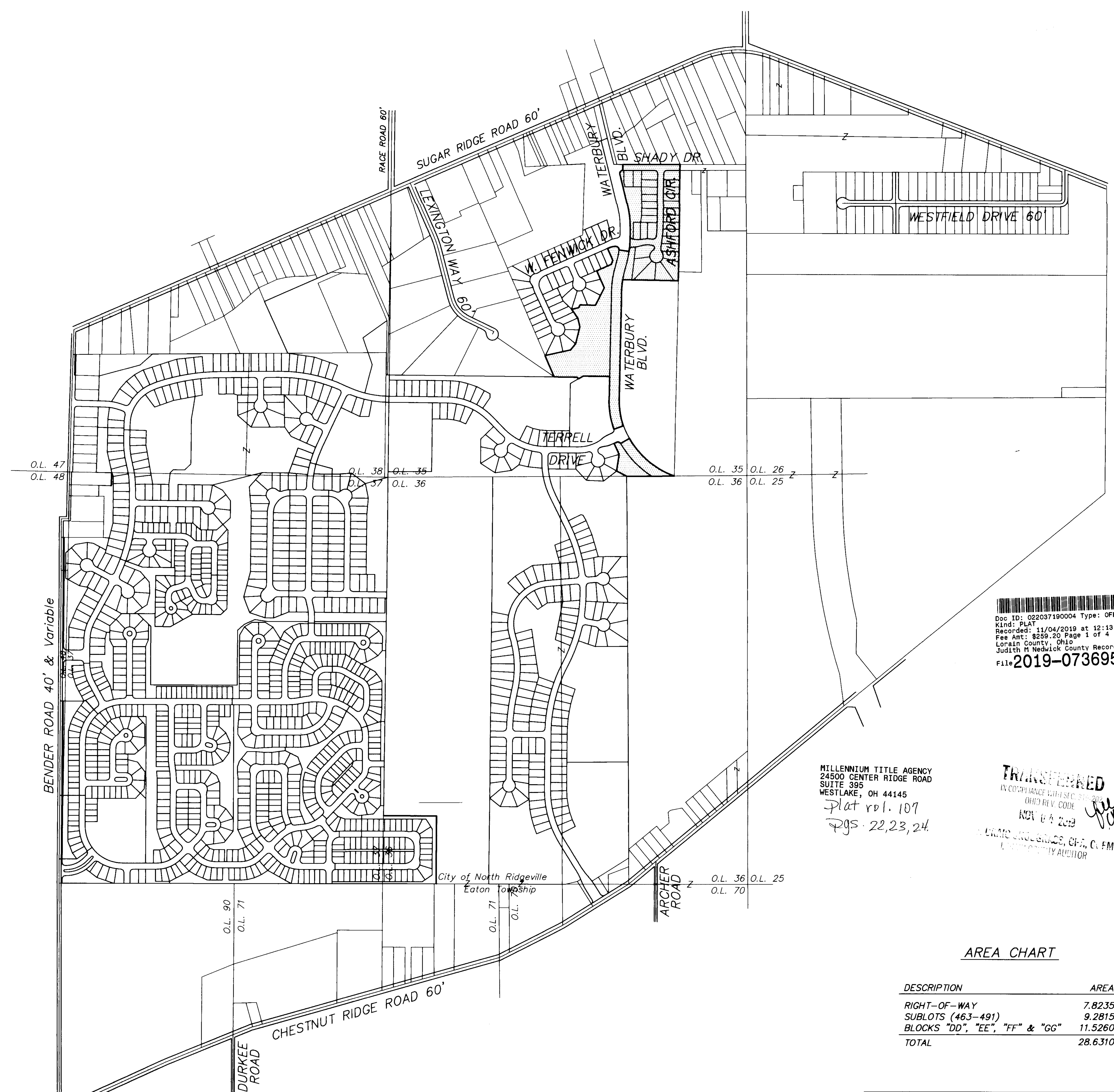
**GRANTORS:**

K. HOVNIANIAN WATERBURY, LLC

BY: *Charles J. Vannoy, Jr.*  
 CHARLES J. VANNOY, JR.  
 DIVISION PRESIDENT

THE CITY OF NORTH RIDGEVILLE

BY: \_\_\_\_\_  
 MAYOR (OR DESIGNATED MEMBER OF COUNCIL)



Doc ID: 022037190004 Type: OFF  
 Kind: PLAT  
 Recorded: 11/04/2019 at 12:13:54 PM  
 Fee Amt: \$259.20 Page 1 of 4  
 Lorain County, Ohio  
 Judith H. Nedwick County Recorder  
 File # 2019-0736954

MILLENNIUM TITLE AGENCY  
 24500 CENTER RIDGE ROAD  
 SUITE 395  
 WESTLAKE, OH 44145  
 Plat vol. 109  
 PGS. 22, 23, 24

**TRANSFERRED**  
 IN COMPLIANCE WITH SEC. 3309.04  
 OHIO REV. CODE  
 NOV 04 2019  
 JUDITH H. NEDWICK COUNTY RECORDER  
 LORAIN COUNTY, OHIO

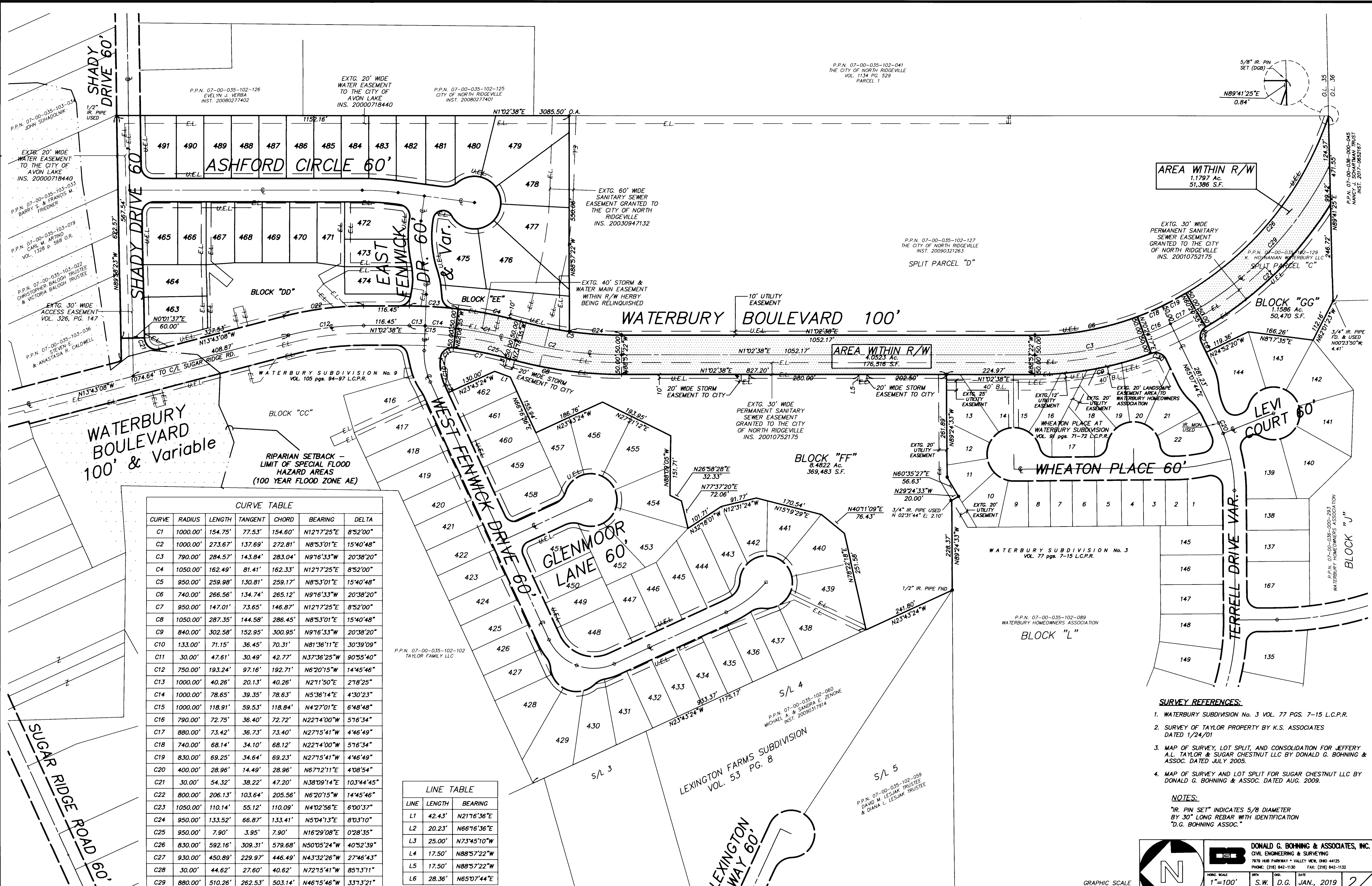
**AREA CHART**

DESCRIPTION	AREA
RIGHT-OF-WAY	7.8235 AC.
SUBLOTS (463-491)	9.2815 AC.
BLOCKS "DD", "EE", "FF" & "GG"	11.5260 AC.
TOTAL	28.6310 AC.

**DONALD G. BOHNING & ASSOCIATES, INC.**  
 CIVIL ENGINEERING & SURVEYING  
 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125  
 PHONE: (216) 842-1130 FAX: (216) 842-1132

DATE: **SEPT, 2018**  
 FILE NO. **S.W. D.G.**  
 ORDER NO. **1**

GRAPHIC SCALE



**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1000.00'	154.75'	77.53'	154.60'	N121°25'E	8°52'00"
C2	1000.00'	273.67'	137.69'	272.81'	N8°53'01"E	15°40'48"
C3	790.00'	284.57'	143.84'	283.04'	N9°16'33"W	20°38'20"
C4	1050.00'	162.49'	81.41'	162.33'	N121°25'E	8°52'00"
C5	950.00'	259.98'	130.81'	259.17'	N8°53'01"E	15°40'48"
C6	740.00'	266.56'	134.74'	265.12'	N9°16'33"W	20°38'20"
C7	950.00'	147.01'	73.65'	146.87'	N121°25'E	8°52'00"
C8	1050.00'	287.35'	144.58'	286.45'	N8°53'01"E	15°40'48"
C9	840.00'	302.58'	152.95'	300.95'	N9°16'33"W	20°38'20"
C10	133.00'	71.15'	36.45'	70.31'	N81°36'11"E	30°39'09"
C11	30.00'	47.61'	30.49'	42.77'	N37°36'25"W	90°55'40"
C12	750.00'	193.24'	97.16'	192.71'	N6°20'15"W	14°45'46"
C13	1000.00'	40.26'	20.13'	40.26'	N2°11'50"E	2°18'25"
C14	1000.00'	78.65'	39.35'	78.63'	N5°36'14"E	4°30'23"
C15	1000.00'	118.91'	59.53'	118.84'	N4°27'01"E	6°48'48"
C16	790.00'	72.75'	36.40'	72.72'	N22°14'00"W	5°16'34"
C17	880.00'	73.42'	36.73'	73.40'	N27°15'41"W	4°46'49"
C18	740.00'	68.14'	34.10'	68.12'	N22°14'00"W	5°16'34"
C19	830.00'	69.25'	34.64'	69.23'	N27°15'41"W	4°46'49"
C20	400.00'	28.96'	14.49'	28.96'	N67°12'11"E	4°08'54"
C21	30.00'	54.32'	38.22'	47.20'	N38°09'14"E	103°44'45"
C22	800.00'	206.13'	103.64'	205.56'	N6°20'15"W	14°45'46"
C23	1050.00'	110.14'	55.12'	110.09'	N4°02'56"E	6°00'37"
C24	950.00'	133.52'	66.87'	133.41'	N5°04'13"E	8°03'10"
C25	950.00'	7.90'	3.95'	7.90'	N16°29'08"E	0°28'35"
C26	830.00'	592.16'	309.31'	579.68'	N50°05'24"W	40°52'39"
C27	930.00'	450.89'	229.97'	446.49'	N43°32'26"W	27°46'43"
C28	30.00'	44.62'	27.60'	40.62'	N72°15'41"W	85°13'11"
C29	880.00'	510.26'	262.53'	503.14'	N46°15'46"W	33°13'21"
C30	30.00'	44.36'	27.36'	40.43'	N22°46'00"E	84°43'26"

**LINE TABLE**

LINE	LENGTH	BEARING
L1	42.43'	N21°16'36"E
L2	20.23'	N66°16'36"E
L3	25.00'	N73°45'10"W
L4	17.50'	N88°57'22"W
L5	17.50'	N88°57'22"W
L6	28.36'	N65°07'44"E

**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:**

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

**DONALD G. BOHNING & ASSOCIATES, INC.**  
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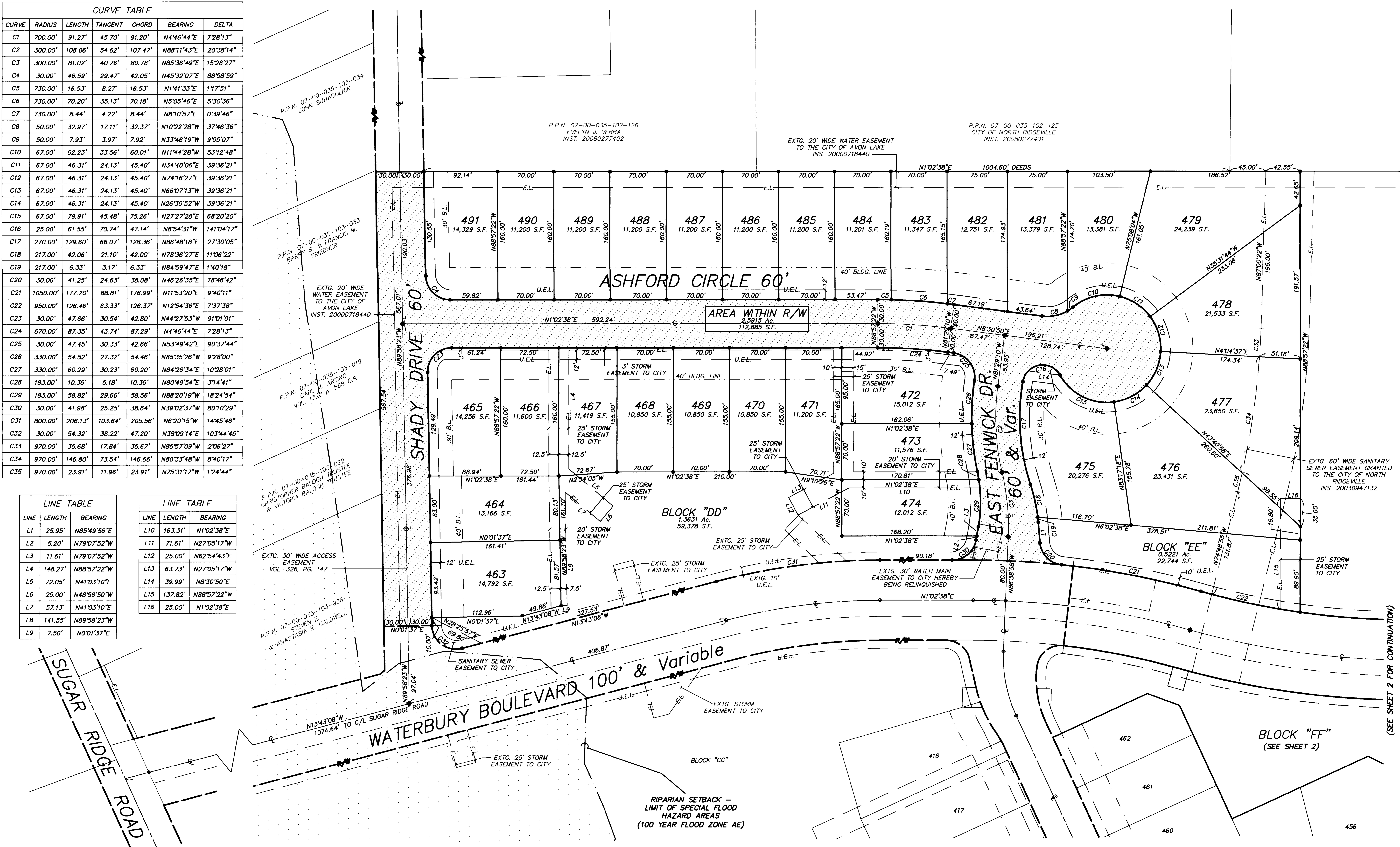
DATE: JAN., 2019  
 S.W. D.G.  
 287392-2 2873-92

GRAPHIC SCALE: 1"=100'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	700.00'	91.27'	45.70'	91.20'	N4°46'44"E	7°28'13"
C2	300.00'	108.06'	54.62'	107.47'	N88°11'43"E	20°38'14"
C3	300.00'	81.02'	40.76'	80.78'	N85°36'49"E	15°28'27"
C4	30.00'	46.59'	29.47'	42.05'	N45°32'07"E	88°58'59"
C5	730.00'	16.53'	8.27'	16.53'	N1°41'33"E	1°17'51"
C6	730.00'	70.20'	35.13'	70.18'	N5°05'46"E	5°30'36"
C7	730.00'	8.44'	4.22'	8.44'	N8°10'57"E	0°39'46"
C8	50.00'	32.97'	17.11'	32.37'	N10°22'28"W	37°46'36"
C9	50.00'	7.93'	3.97'	7.92'	N33°48'19"W	9°05'07"
C10	67.00'	62.23'	33.56'	60.01'	N11°44'28"W	53°12'48"
C11	67.00'	46.31'	24.13'	45.40'	N34°40'06"E	39°36'21"
C12	67.00'	46.31'	24.13'	45.40'	N74°16'27"E	39°36'21"
C13	67.00'	46.31'	24.13'	45.40'	N66°07'13"W	39°36'21"
C14	67.00'	46.31'	24.13'	45.40'	N26°30'52"W	39°36'21"
C15	67.00'	79.91'	45.48'	75.26'	N27°27'28"E	68°20'20"
C16	25.00'	61.55'	70.74'	47.14'	N8°54'31"W	141°04'17"
C17	270.00'	129.60'	66.07'	128.36'	N86°48'18"E	27°30'05"
C18	217.00'	42.06'	21.10'	42.00'	N78°36'27"E	11°06'22"
C19	217.00'	6.33'	3.17'	6.33'	N84°59'47"E	1°40'18"
C20	30.00'	41.25'	24.63'	38.08'	N46°26'35"E	78°46'42"
C21	1050.00'	177.20'	88.81'	176.99'	N11°53'20"E	9°40'11"
C22	950.00'	126.46'	63.33'	126.37'	N12°54'36"E	7°37'38"
C23	30.00'	47.66'	30.54'	42.80'	N44°27'53"W	91°01'01"
C24	670.00'	87.35'	43.74'	87.29'	N4°46'44"E	7°28'13"
C25	30.00'	47.45'	30.33'	42.66'	N53°49'42"E	90°37'44"
C26	330.00'	54.52'	27.32'	54.46'	N85°35'26"W	9°28'00"
C27	330.00'	60.29'	30.23'	60.20'	N84°26'34"E	10°28'01"
C28	183.00'	10.36'	5.18'	10.36'	N80°49'54"E	3°14'41"
C29	183.00'	58.82'	29.66'	58.56'	N88°20'19"W	18°24'54"
C30	30.00'	41.98'	25.25'	38.64'	N39°02'37"W	80°10'29"
C31	800.00'	206.13'	103.64'	205.56'	N6°20'15"W	14°45'46"
C32	30.00'	54.32'	38.22'	47.20'	N38°09'14"E	103°44'45"
C33	970.00'	35.68'	17.84'	35.67'	N85°57'09"W	2°06'27"
C34	970.00'	146.80'	73.54'	146.66'	N80°33'48"W	8°40'17"
C35	970.00'	23.91'	11.96'	23.91'	N75°31'17"W	1°24'44"

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.95'	N85°49'56"E
L2	5.20'	N79°07'52"W
L3	11.61'	N79°07'52"W
L4	148.27'	N88°57'22"W
L5	72.05'	N41°03'10"E
L6	25.00'	N48°56'50"W
L7	57.13'	N41°03'10"E
L8	141.55'	N89°58'23"W
L9	7.50'	N0°01'37"E

LINE TABLE		
LINE	LENGTH	BEARING
L10	163.31'	N1°02'38"E
L11	71.61'	N27°05'17"W
L12	25.00'	N62°54'43"E
L13	63.73'	N27°05'17"W
L14	39.99'	N8°30'50"E
L15	137.82'	N88°57'22"W
L16	25.00'	N1°02'38"E



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

**NOTES:**  
 "IR. PIN SET" INDICATES 5/8 DIAMETER  
 BY 30" LONG REBAR WITH IDENTIFICATION  
 "D.G. BOHNING ASSOC."

THE FLOODPLAIN INFORMATION ON THIS PLAT HAS  
 BEEN GRAPHICALLY REPRODUCED FROM THE FEMA  
 FLOOD INSURANCE RATE MAP (FIRM) FOR LOHAIN  
 COUNTY OHIO 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500



**DONALD G. BOHNING & ASSOCIATES, INC.**  
 CIVIL ENGINEERING & SURVEYING  
 7878 HUB PARKWAY • VALLEY VIEW, OHIO 44125  
 PHONE: (216) 842-1130 FAX: (216) 842-1132

HORIZ. SCALE: 1"=50'  
 DATE: JAN., 2019  
 FILE NO.: S.W. D.G.  
 ORDER NO.: 3

(SEE SHEET 2 FOR CONTINUATION)

Plat Sheet

Instrument # 2019-0736954 Film #         

Name of Plat: Waterbury Subdivision No. 10

Owner: K. Hovnanian Waterbury LLC

Description: Situated in the State of Ohio,  
County of Lorain, City of North Ridgeville,  
being part of original Ridgerville Township lot  
35 - 28,6310 Acres.  
Creating Sublots 463 - 491 Blocks EE, DD,  
FF and GG

Floor Plans:         

Related/Margin:         

Comments:         

Vol. 107

Pg. 22, 23, 24

Amount: 259.20

Initials: TM

Receiving Stamp

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