FOUR SEASONS AT CHESTNUT RIDGE SUBDIVISION NO. 2

OF PART OF

ORIGINAL EATON TOWNSHIP LOT NO. 90
CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

CITY OF ELYRIA APPROVALS

CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 8 DAY OF November, 2019.

CITY ENGINEER

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ELYRIA HAS APPROVED THIS PLAT OF FOUR SEASONS AT CHESTNUT RIDGE SUBDIVISION NO. 2.
THIS 12 DAY Nov, 2019.

Holly A. Brinda
PLANNING COMMISSION PRESIDENT

Mary Jo McGhee
PLANNING COMMISSION SECRETARY

CITY COUNCIL

THIS SUBDIVISION HAS BEEN APPROVED AND THE DEDICATION OF KENSINGTON WAY, CEDAR CREST DRIVE, AND WESCOTT WAY HAVE BEEN ACCEPTED BY THE CITY OF ELYRIA CITY COUNCIL BY ADOPTION OF ORDINANCE NO. 2019-148 THIS 7th DAY October, 2019.

Forest A. Bullock 11/13/2019
CLERK OF COUNCIL DATE

MAYOR

APPROVED THIS 12 DAY OF Nov, 2019.

Holly A. Brinda
MAYOR

RURAL LORAIN COUNTY WATER AUTHORITY

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14th DAY OF NOVEMBER 2019.

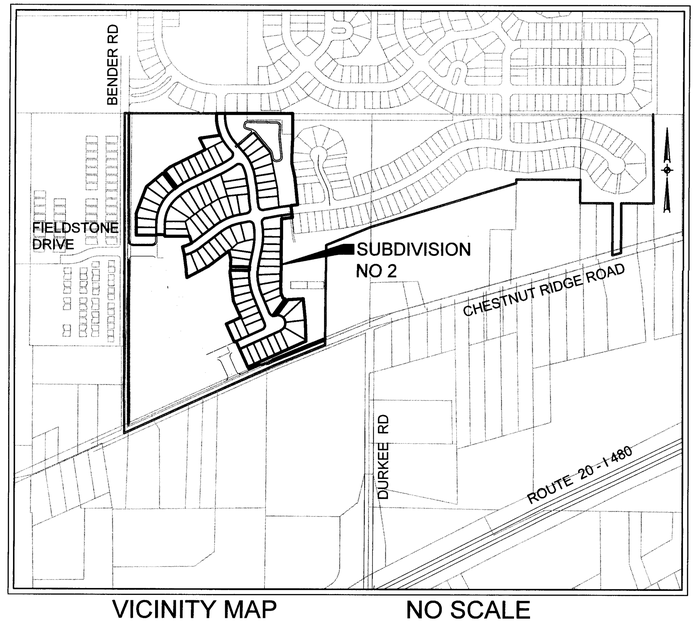
RURAL LORAIN COUNTY WATER AUTHORITY

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "FOUR SEASONS AT CHESTNUT RIDGE SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 26.0364 ACRES OF LAND IN THE CITY OF ELYRIA, EATON TOWNSHIP ORIGINAL LOT NO. 90, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED —◎—, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED —O—, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NAD83(2011). THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN 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.

8-26-19
TREVOR A. BIXLER DATE
PROFESSIONAL SURVEYOR OHIO REG. NO. 7730

STATE OF OHIO — TREVOR A. BIXLER 7730 — REGISTERED PROFESSIONAL SURVEYOR



VICINITY MAP NO SCALE

AREA SUMMARY

AREA IN SUBLOTS	17.5037 ACRES
AREA IN RIGHT-OF-WAY	4.9856 ACRES
AREA IN BLOCKS	3.5471 ACRES
TOTAL AREA IN SUBDIVISION	26.0364 ACRES

CONSERVATION EASEMENT

WETLAND CONSERVATION EASEMENT AREA SHOWN PER DEPARTMENT OF THE ARMY PERMIT NO. LRB-2015-00964. FOUR SEASONS AT CHESTNUT RIDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING AND CONTROLLING THE AREAS. NO IMPROVEMENTS SHALL BE PERMITTED WITHIN SAID EASEMENT AREAS.

Doc ID: 022052350007 Type: OFF
Kind: PLAT
Recorded: 11/15/2019 at 10:56:11 AM
Fee Amt: $518.40 Page 1 of 7
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2019-0738430

RECORDER

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
NOV 15 2019
J. CRAIG STOBERESS, CPA, CGFM
LORAIN COUNTY AUDITOR

AUDITOR

MILLENNIUM TITLE AGENCY
24500 CENTER RIDGE ROAD
SUITE 395
WESTLAKE, OH 44145
Plat vol. 107
Pgs 25,26,27,28,29
30

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL EATON TOWNSHIP LOT NO. 90 CONTAINING 26.0364 ACRES.

THE UNDERSIGNED, CHUCK VANNOY, REPRESENTING K. HOVNANIAN FOUR SEASONS AT CHESTNUT RIDGE, LLC, HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS FOUR SEASONS AT CHESTNUT RIDGE SUBDIVISION NO. 2, A SUBDIVISION OF LOTS 43 TO 130, INCLUSIVE, AND BLOCKS G AND H, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE KENSINGTON WAY (60 FEET WIDE), CEDAR CREST DRIVE (60 FFET WIDE) AND WESCOTT WAY (60 FEET WIDE) SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED OWNER DOES HEREBY GRANT UNTO THE CITY OF ELYRIA THEIR SUCCESSORS AND ASSIGNS, THE DRAINAGE EASEMENT IN BLOCKS G AND H AS SHOWN HEREON WITH THE RIGHT OF INGRESS/EGRESS AND THE RIGHT TO CONSTRUCT MAINTAIN, REPAIR AND UTILIZE DRAINAGE DITCH AND STORM SEWERS.

FOUR SEASONS AT CHESTNUT RIDGE HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE DETENTION BASIN AND STORM SEWER CONTROL MEASURES LOCATED IN BLOCK G.

CHUCK VANNOY, REGION PRESIDENT
K. HOVNANIAN FOUR SEASONS AT
CHESTNUT RIDGE, LLC

11.14.19
DATE

NOTARY CERTIFICATE

BEFORE ME, A NOTARY PUBLIC IN AND FOR LORAIN COUNTY AND STATE OF OHIO, PERSONALLY APPEARED THE ABOVE NAMED CHUCK VANNOY, REPRESENTING K. HOVNANIAN FOUR SEASONS AT CHESTNUT RIDGE, LLC WHO ACKNOWLEDGED THAT THE SIGNING OF THIS PLAT WAS HIS OWN FREE ACT AND DEED FOR THE PURPOSES HEREON EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

AT Richfield OHIO THIS 14th DAY OF NOVEMBER, 2019.

NOTARY PUBLIC

NEVER
MY COMMISSION EXPIRES

MICHAEL D. MERCIER
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

UTILITY EASEMENT

I, CHUCK VANNOY, REGION PRESIDENT OF K. HOVNANIAN FOUR SEASONS AT CHESTNUT RIDGE, LLC, OWNER OF THE WITHIN PLATTED LAND DO HEREBY GRANT 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 GAS, ELECTRIC AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING AND TRANSMITTING GAS, ELECTRICITY AND COMMUNICATIONS SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS 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 GAS, ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPES 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.

CHUCK VANNOY, REGION PRESIDENT
K. HOVNANIAN FOUR SEASONS AT
CHESTNUT RIDGE, LLC

11.14.19
DATE

REVISIONS			
DATE	DESCRIPTION	BY	TAB
3/08/2019	ISSUED TO THE CITY		

DATE: 12/03/2018
DRAWN BY: CCC
CH'D BY: MAM
DWG. NAME:
PATH: 18224
F.B.

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

RECORD PLAT TITLE SHEET
FOUR SEASONS AT
CHESTNUT RIDGE SUBDIVISION NO. 2
OF PART OF
ORIGINAL EATON TOWNSHIP LOT NO. 90
CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

SHEET RP1.0 OF 6

JOB NO. 18224

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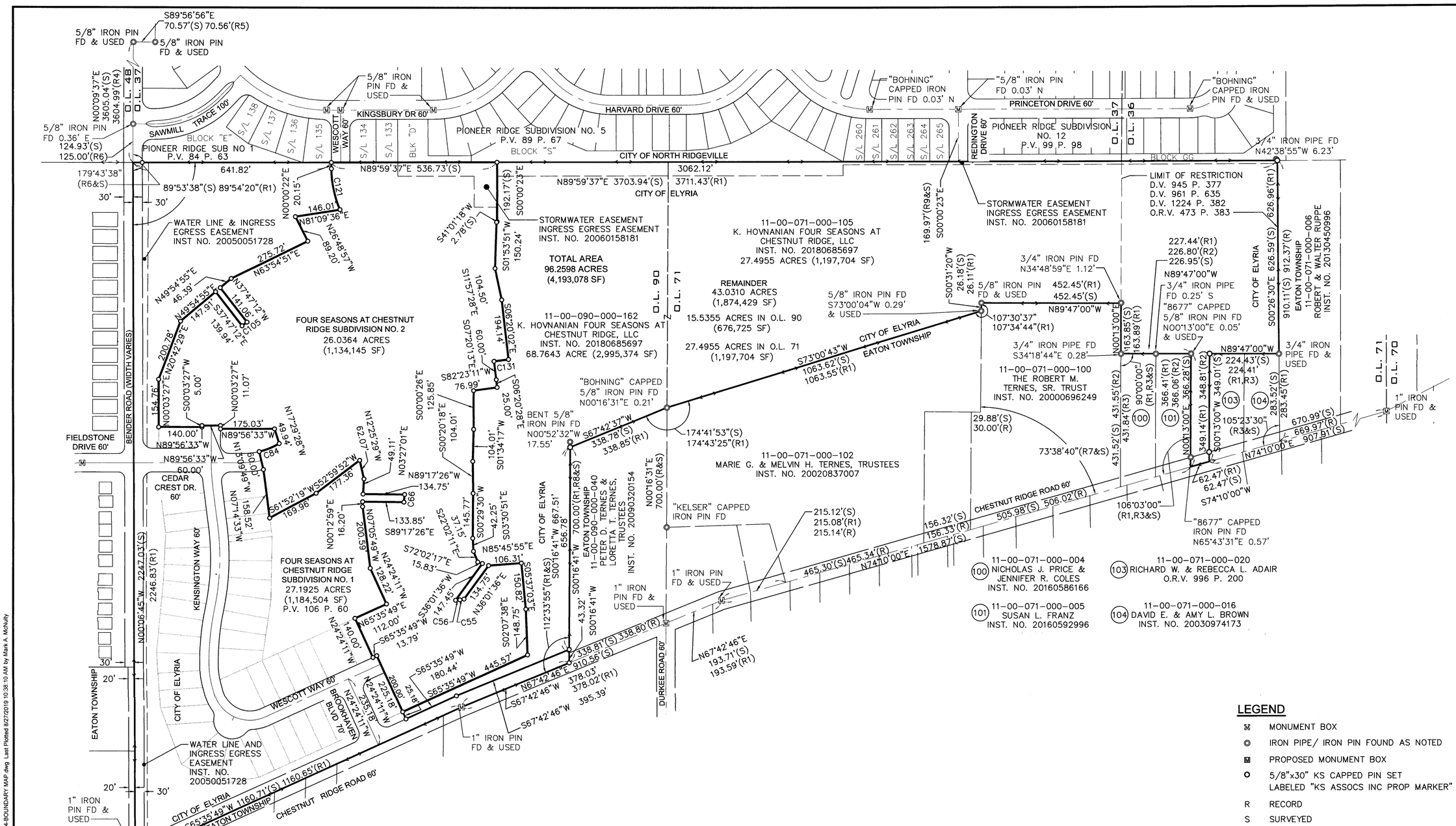
File Number: 201907384 30 Page 1 of 7



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 HE 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 #	LENGTH	Radius	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C55	13.44'	57.00'	13°30'25"	N78° 45' 58"E	13.41'	6.75'
C56	14.42'	30.00'	27°32'30"	N85° 47' 00"E	14.28'	7.35'
C66	25.07'	417.00'	3°26'43"	N5° 00' 36"E	25.07'	12.54'
C84	70.32'	230.00'	17°31'06"	N68° 04' 38"E	70.05'	35.44'
C105	20.00'	630.00'	1°49'09"	N53° 07' 23"E	20.00'	10.00'
C121	136.39'	330.00'	23°40'52"	N11° 50' 04"W	135.43'	69.18'
C131	47.02'	3030.00'	0°53'21"	S83° 06' 27"W	47.01'	23.51'

LEGEND

- 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

150 0 150 300
SCALE IN FEET
SCALE 1"=150'

REVISIONS			
DATE	DESCRIPTION	BY	
3/08/2019	ISSUED TO THE CITY	TAB	

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KS ASSOCIATES

RECORD PLAT-BOUNDARY MAP
FOUR SEASONS AT CHESTNUT RIDGE SUBDIVISION NO. 2
OF PART OF
ORIGINAL EATON TOWNSHIP LOT NO. 90
CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

SHEET RP2.0 OF 6

JOB NO. 18224

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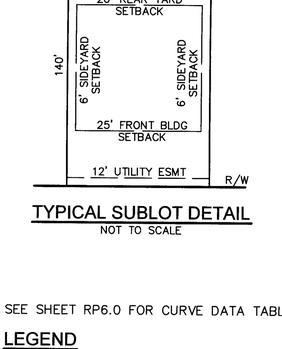

TYPICAL SUBLOT DETAIL

NOT TO SCALE

SEE SHEET RP6.0 FOR CURVE DATA TABLE

LEGEND

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- S SURVEYED
- FD FOUND

50 0 50 100

SCALE IN FEET
SCALE: 1" = 50'

REVISIONS			
DATE	DESCRIPTION	BY	
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SHEET RP3.0 OF 6

JOB NO. 18224

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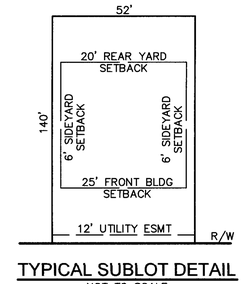

TYPICAL SUBLOT DETAIL
NOT TO SCALE

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LEGEND

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50 0 50 100
SCALE IN FEET
SCALE: 1" = 50'

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SHEET RP4.0 OF 6

JOB NO. 18224

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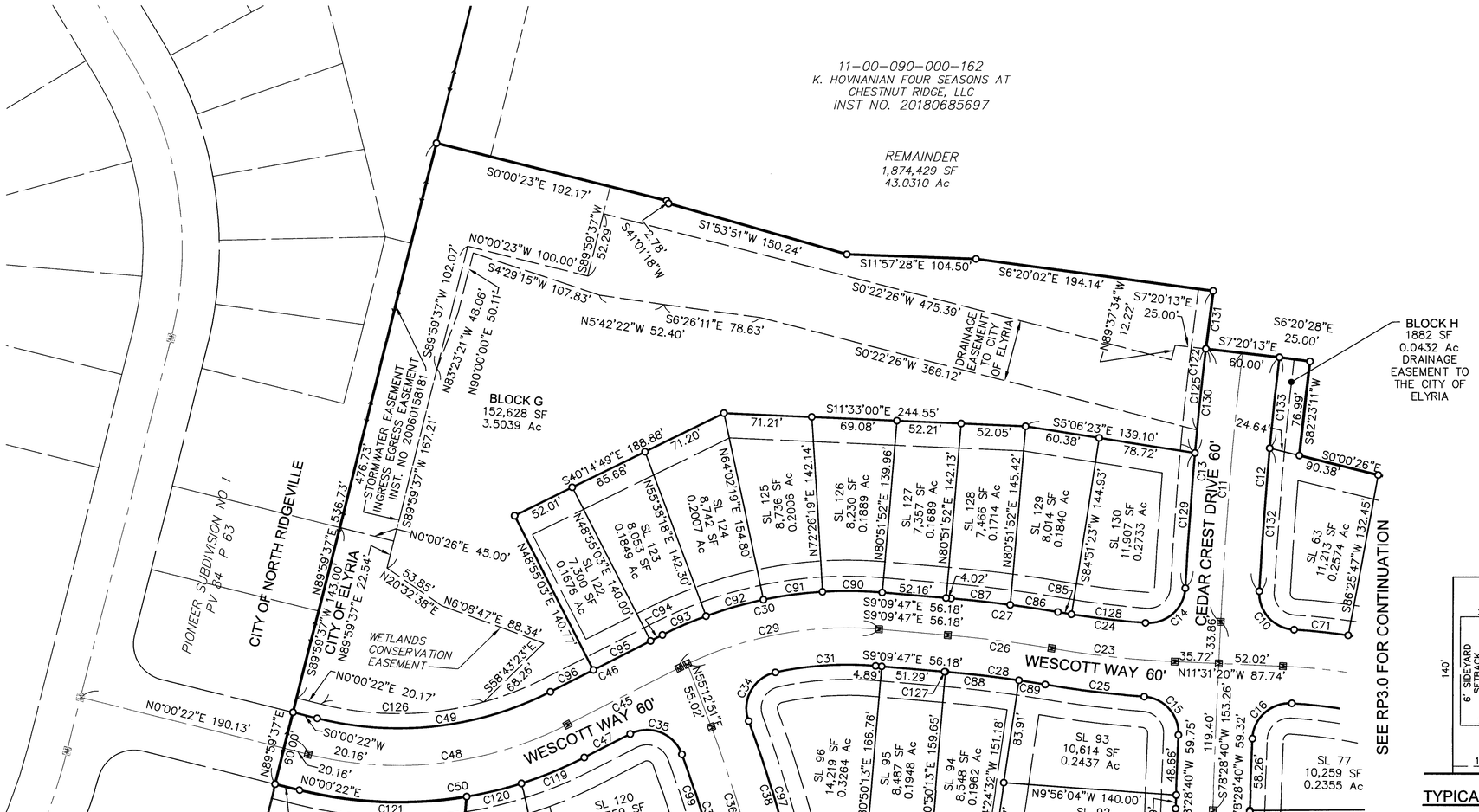

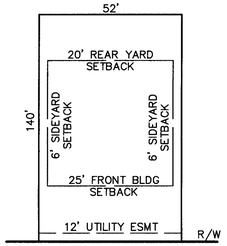

TYPICAL SUBLOT DETAIL

NOT TO SCALE

SEE SHEET RP6.0 FOR CURVE DATA TABLE

LEGEND

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50 0 50 100

SCALE IN FEET
SCALE: 1" = 50'

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SHEET RP5.0 OF 6

JOB NO. 18224

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CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	172.69'	57.00'	173°35'03"	N21°11'43"W	113.82'	1017.01'
C2	44.64'	30.00'	85°15'32"	S65°21'28"E	40.64'	27.61'
C3	46.25'	30.00'	88°19'31"	N21°26'03"E	41.80'	29.14'
C4	231.34'	387.00'	34°14'59"	S5°36'13"E	227.91'	119.24'
C5	213.40'	357.00'	34°14'59"	S5°36'13"E	210.24'	110.00'
C6	249.27'	417.00'	34°14'59"	S5°36'13"E	245.58'	128.48'
C7	182.99'	455.00'	23°02'37"	N0°00'02"W	181.76'	92.75'
C8	187.44'	485.00'	22°08'34"	N0°27'00"E	186.27'	94.90'
C9	162.34'	425.00'	21°53'09"	N0°34'42"E	161.36'	82.17'
C10	46.92'	30.00'	89°36'27"	S34°10'56"W	42.28'	29.80'
C11	219.14'	3000.00'	4°11'07"	S80°34'13"W	219.09'	109.62'
C12	190.60'	2970.00'	3°40'37"	S80°49'28"W	190.57'	95.33'
C13	195.05'	3030.00'	3°41'18"	S80°49'08"W	195.02'	97.56'
C14	47.84'	30.00'	91°22'28"	S55°20'17"E	42.93'	30.73'
C15	46.28'	30.00'	88°22'56"	N34°17'12"E	41.82'	29.16'
C16	47.73'	30.00'	91°09'27"	N55°56'36"W	42.85'	30.61'
C17	168.98'	370.00'	26°10'02"	N65°23'39"E	167.52'	85.99'
C18	182.68'	400.00'	26°10'02"	S65°23'39"W	181.10'	92.96'
C19	155.28'	340.00'	26°10'02"	S65°23'39"W	153.93'	79.02'
C20	171.29'	260.00'	37°44'49"	N71°11'03"E	168.21'	88.88'
C21	98.45'	230.00'	24°31'33"	N64°34'24"E	97.70'	49.99'
C22	124.14'	290.00'	24°31'33"	N64°34'24"E	123.19'	63.03'
C23	100.62'	800.00'	7°12'22"	N7°55'09"W	100.55'	50.37'
C24	71.69'	770.00'	5°20'05"	S6°59'01"E	71.67'	35.87'
C25	80.95'	830.00'	5°35'18"	S7°06'37"E	80.92'	40.51'
C26	84.60'	1000.00'	4°50'49"	N6°44'23"W	84.57'	42.32'
C27	87.13'	1030.00'	4°50'49"	N6°44'23"W	87.11'	43.59'
C28	82.06'	970.00'	4°50'49"	N6°44'23"W	82.03'	41.05'
C29	166.79'	300.00'	31°51'17"	N25°05'26"W	164.65'	85.61'
C30	183.47'	330.00'	31°51'17"	N25°05'26"W	181.12'	94.17'
C31	81.69'	270.00'	17°20'07"	N17°49'51"W	81.38'	41.16'
C32	159.58'	300.00'	30°28'36"	N24°24'05"W	157.70'	81.72'
C33	7.22'	300.00'	1°22'41"	N40°19'44"W	7.22'	3.61'
C34	51.26'	30.00'	97°54'02"	N75°26'55"W	45.25'	34.45'
C35	50.88'	30.00'	97°10'29"	N7°26'48"E	45.00'	34.01'
C36	135.22'	890.00'	8°42'18"	N59°34'00"E	135.09'	67.74'
C37	118.35'	860.00'	7°53'06"	N59°58'36"E	118.26'	59.27'
C38	133.57'	920.00'	8°19'06"	N59°45'36"E	133.45'	66.90'
C39	155.03'	600.00'	14°48'17"	S56°31'01"W	154.60'	77.95'
C40	162.79'	630.00'	14°48'17"	S56°31'01"W	162.33'	81.85'
C41	147.28'	570.00'	14°48'17"	S56°31'01"W	146.87'	74.05'
C42	231.18'	270.00'	49°03'26"	N24°35'10"E	224.18'	123.21'
C43	256.86'	300.00'	49°03'26"	S24°35'10"W	249.09'	136.90'
C44	205.49'	240.00'	49°03'26"	S24°35'10"W	199.27'	109.52'
C45	101.63'	27953.77'	0°12'30"	N41°07'19"W	101.63'	50.81'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C46	101.73'	27983.77'	0°12'30"	N41°07'19"W	101.73'	50.87'
C47	41.67'	27923.77'	0°05'08"	N41°11'00"W	41.67'	20.84'
C48	215.89'	300.00'	41°13'56"	N20°36'36"W	211.26'	112.86'
C49	194.30'	270.00'	41°13'56"	S20°36'36"E	190.14'	101.57'
C50	237.48'	330.00'	41°13'56"	S20°36'36"E	232.39'	124.15'
C51	35.31'	57.00'	35°29'41"	N47°50'58"E	34.75'	18.24'
C52	36.78'	57.00'	36°58'19"	N11°36'58"E	36.15'	19.06'
C53	36.78'	57.00'	36°58'19"	N25°21'22"W	36.15'	19.06'
C54	50.38'	57.00'	50°38'19"	N69°09'41"W	48.75'	26.97'
C55	13.44'	57.00'	13°30'25"	N78°45'58"E	13.41'	6.75'
C56	14.42'	30.00'	27°32'30"	N85°47'00"E	14.28'	7.35'
C57	30.22'	30.00'	57°43'02"	N51°35'13"W	28.96'	16.53'
C58	66.75'	357.00'	10°42'45"	N17°22'20"W	66.65'	33.47'
C59	69.66'	357.00'	11°10'50"	N6°25'33"W	69.55'	34.94'
C60	59.32'	357.00'	9°31'15"	N3°55'29"E	59.25'	29.73'
C61	17.67'	357.00'	2°50'10"	N10°06'12"E	17.67'	8.84'
C62	37.90'	417.00'	5°12'28"	S20°07'29"E	37.89'	18.96'
C63	50.45'	417.00'	6°55'53"	S14°03'19"E	50.42'	25.25'
C64	50.51'	417.00'	6°56'25"	S7°07'10"E	50.48'	25.29'
C65	50.49'	417.00'	6°56'12"	S0°10'52"E	50.45'	25.27'
C66	25.07'	417.00'	3°26'43"	N5°00'36"E	25.07'	12.54'
C67	34.85'	417.00'	4°47'19"	S9°07'37"W	34.84'	17.44'
C68	40.68'	485.00'	4°48'19"	N9°07'07"E	40.66'	20.35'
C69	52.10'	485.00'	6°09'17"	N3°38'19"E	52.07'	26.07'
C70	50.55'	485.00'	5°58'16"	N2°25'27"W	50.52'	25.30'
C71	44.12'	485.00'	5°12'42"	N8°00'56"W	44.10'	22.07'
C72	98.84'	425.00'	13°19'28"	S3°42'09"E	98.61'	49.64'
C73	63.51'	425.00'	8°33'41"	S7°14'26"W	63.45'	31.81'
C74	77.34'	340.00'	13°02'00"	N71°57'40"E	77.17'	38.84'
C75	77.94'	340.00'	13°08'02"	N58°52'39"E	77.77'	39.14'
C76	37.88'	400.00'	5°25'31"	S75°45'54"W	37.86'	18.95'
C77	49.85'	400.00'	7°08'27"	S69°28'55"W	49.82'	24.96'
C78	48.09'	400.00'	6°53'18"	S62°28'02"W	48.06'	24.07'
C79	46.86'	400.00'	6°42'45"	S55°40'01"W	46.83'	23.46'
C80	30.67'	290.00'	6°03'32"	N55°20'24"E	30.65'	15.35'
C81	47.93'	290.00'	9°28'09"	N63°06'15"E	47.87'	24.02'
C82	45.54'	290.00'	8°59'52"	N72°20'15"E	45.49'	22.82'
C83	28.13'	230.00'	7°00'27"	S55°48'51"W	28.11'	14.08'
C84	70.32'	230.00'	17°31'06"	N68°04'38"E	70.05'	35.44'
C85	11.12'	770.00'	0°49'39"	N4°43'48"W	11.12'	5.56'
C86	39.14'	1030.00'	2°10'38"	N5°24'17"W	39.14'	19.57'
C87	47.99'	1030.00'	2°40'11"	N7°49'42"W	47.99'	24.00'
C88	59.76'	970.00'	3°31'48"	S7°21'22"E	59.75'	29.89'
C89	21.58'	970.00'	1°16'30"	N4°57'13"W	21.58'	10.79'
C90	48.37'	330.00'	8°23'54"	N13°21'44"W	48.33'	24.23'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C91	48.38'	330.00'	8°24'01"	N21°45'41"W	48.34'	24.23'
C92	48.38'	330.00'	8°24'01"	N30°09'42"W	48.34'	24.23'
C93	38.34'	330.00'	6°39'22"	N37°41'23"W	38.32'	19.19'
C94	10.77'	27983.77'	0°01'19"	N41°01'44"W	10.77'	5.38'
C95	52.00'	27983.77'	0°06'23"	N41°05'35"W	52.00'	26.00'
C96	38.97'	28075.35'	0°04'46"	N41°11'10"W	38.97'	19.48'
C97	129.69'	920.00'	8°04'37"	N59°38'22"E	129.58'	64.95'
C98	3.88'	920.00'	0°14'29"	N63°47'55"E	3.88'	1.94'
C99	64.36'	860.00'	4°17'17"	S58°10'42"W	64.35'	32.20'
C100	52.02'	860.00'	3°27'58"	S62°03'19"W	52.02'	26.02'
C101	1.97'	860.00'	0°07'51"	S63°51'14"W	1.97'	0.98'
C102	4.61'	630.00'	0°25'08"	S63°42'36"W	4.61'	2.30'
C103	50.03'	630.00'	4°33'00"	S61°13'32"W	50.02'	25.03'
C104	54.08'	630.00'	4°55'05"	S56°29'30"W	54.06'	27.05'
C105	20.00'	630.00'	1°49'09"	N53°07'23"E	20.00'	10.00'
C106	34.07'	630.00'	3°05'56"	S50°39'50"W	34.07'	17.04'
C107	48.80'	570.00'	4°54'19"	N61°28'00"E	48.78'	24.41'
C108	68.94'	570.00'	6°55'46"	N55°32'58"E	68.89'	34.51'
C109	29.55'	570.00'	2°58'12"	N50°35'59"E	29.54'	14.78'
C110	19.11'	300.00'	3°39'01"	S47°17'22"W	19.11'	9.56'
C111	51.85'	300.00'	9°54'09"	S40°30'47"W	51.78'	25.99'
C112	51.85'	300.00'	9°54'09"	S30°36'38"W	51.78'	25.99'
C113	51.85'	300.00'	9°54'09"	S20°42'29"W	51.78'	25.99'
C114	51.85'	300.00'	9°54'09"	S10°48'20"W	51.78'	25.99'
C115	30.35'	300.00'	5°47'49"	S2°57'21"W	30.34'	15.19'
C116	18.70'	240.00'	4°27'49"	N2°17'22"E	18.69'	9.35'
C117	117.74'	240.00'	28°06'34"	N18°34'33"E	116.57'	60.08'
C118	69.05'	240.00'	16°29'03"	N40°52'21"E	68.81'	34.76'
C119	55.12'	330.00'	9°34'14"	S36°26'27"E	55.06'	27.63'
C120	45.97'	330.00'	7°58'50"	S27°39'55"E	45.93'	23.02'
C121	136.39'	330.00'	23°40'52"	S11°50'04"E	135.43'	69.18'
C122	132.15'	3030.00'	2°29'56"	S82°18'09"W	132.14'	66.09'
C123	111.29'	260.00'	24°31'33"	N64°34'24"E	110.45'	56.51'
C124	60.00'	260.00'	13°13'16"	N83°26'49"E	59.86'	30.13'
C125	66.28'	3030.00'	1°15'12"	S82°02'11"W	66.27'	33.14'
C126	133.51'	258.00'	29°38'59"	S14°49'07"E	132.03'	68.29'
C127	0.71'	970.00'	0°02'31"	N9°08'32"W	0.71'	0.36'
C128	60.57'	770.00'	4°30'26"	S7°23'50"E	60.56'	30.30'
C129	109.91'	3030.00'	2°04'42"	S80°00'50"W	109.91'	54.96'
C130	85.14'	3030.00'	1°36'36"	S81°51'29"W	85.14'	42.57'
C131	47.02'	3030.00'	0°53'21"	S83°06'27"W	47.01'	23.51'
C132	116.31'	2970.00'	2°14'38"	S80°06'29"W	116.31'	58.16'
C133	74.29'	2970.00'	1°25'59"	S81°56'47"W	74.28'	37.14'

DATE	DESCRIPTION	BY
3/08/2019	ISSUED TO THE CITY	TAB

REVISIONS

DATE: 12/03/2018
DRAWN BY: CGC
CHK'D BY: MAM
DWG. NAME:
PATH: 18224
F.B.:

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

CURVE TABLES
FOUR SEASONS AT
CHESTNUT RIDGE SUBDIVISION NO. 2
OF PART OF
ORIGINAL EATON TOWNSHIP, LOT NO. 90
CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

SHEET RP6.0 OF 6

JOB NO. 18224

R:\18000\18224\CIVIL 3D 2015\CURRENT DRAWINGS\SHEETS\PLAT-current\06-18224-RP6.0-CURVE TABLES.dwg Last Plotted 9/27/2019 10:39:44 AM by Mark A. McNulty

Plat Sheet

Instrument # 2019-0738430 Film # -

Name of Plat: Four Seasons at Chestnut Ridge Subdivision No. 2

Owner: K. Hovnanian Four Seasons at Chestnut Ridge LLC

Description: Situated in the State of Ohio, County of Lorain, City of Elyria being Part of Original Eaton Township 90 26.0364 Acres Creating Sublots 43 through 130 Blocks G and H Easements Also

Floor Plans: —

Related/Margin: —

Comments: —

Vol. 107

Pg. 25, 26, 27, 28, 29, 30

Receiving Stamp

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

Amount: $518.40

Initials: TM