The Reserve at Winfield Farm Subdivision No. 4

Creating Sublot Nos. 123-177, Block "K", Block "L", Block "M" and Dedicating a portion of Winfield Lane, Nash Lane and Elva Lane

Situated in the City of North Ridgeville, County of Lorain and State of Ohio, also known as being part of original Ridgeville Township Lot. No. 36 and further known as being a Replat of Block "I" in the The Reserve at Winfield Farm Subdivision No. 3 as recorded in Plat Volume 106, Pages 36 of the Lorain County Recorders Office.

APPROVALS:

This Plat of The Reserve at Winfield Farm Subdivision No. 4, the granting and vacation 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, Ohio on this 16th day of January, 2020 for record purposes.

Mayor

Approved by the Planning Commission of the City of North Ridgeville, Ohio on this 6th day of JANUARY, 2020.

Chairman OR RESPONSIBLE OFFICIAL

Approved by the Engineer of the City of North Ridgeville, Ohio on this 16th day of January, 2020.

Daniel Rodriguez, P.E.
City Engineer

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 12-05-2019

STATE OF OHIO
JEREMY M. SACK
S-8557
REGISTERED
PROFESSIONAL SURVEYOR

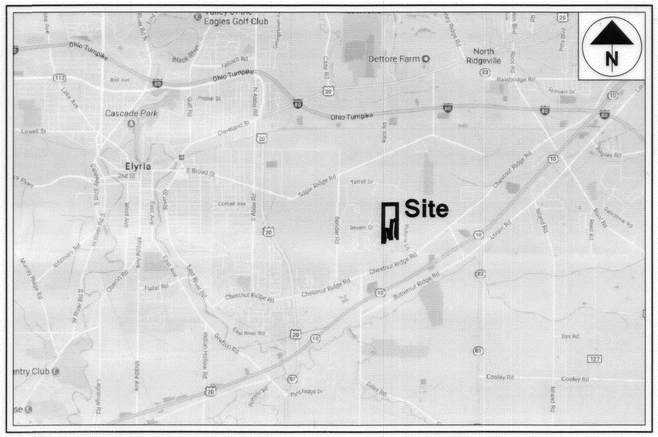
GENERAL UTILITY EASEMENTS:

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 by restricted to underground utility service.

Grantor:

WINFIELD Farms Development, LLC

By:



LOCATION MAP

LATITUDE: 41°21'27.7" N LONGITUDE: 82°02'35.1" W

Not To Scale

AREA TABLE	
Sublots 123-177 (55 Lots)	15.3502 acres
Block "K"	3.4861 acres
Block "L"	5.5960 acres
Block "M"	15.3260 acres
Right of Way	3.9409 acres
Total	**43.6992** acres

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.

Winfield Farms Subdivision No. 2, Guy P. Haney, S-7631 of TGC Engineering, LLC in February of 2019. Plat Volume 106, Pages 24-25 of Lorain County Recorder's Office Plat Records.

Winfield Farms Subdivision No. 3, Guy P. Haney, S-7631 of TGC Engineering, LLC in February of 2019. Plat Volume 106, Pages 36-40 of Lorain County Recorder's Office Plat Records.

BASIS OF BEARINGS:

Centerline bearing of Winfield Lane was calculated to be North 05° 37' 12" 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"

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. 4" a subdivision of lots 123 through 177, 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 hand this 9th day of December, 2019.

Witness Cheryl A. Trautier Cheryl A. Trautier

Signed (James Rumbaugh, Winfield Farms Development, LLC)

State/Commonwealth of OHIO

Before me a notary public in and for said county and state, personally appeared the above named James Rumbaugh 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 Medina, OH this 9th day of December, 2019.

Notary public

1.4.20
My commission expires

Rhonda C. Chapman
Notary Public - State of Ohio
My Commission Expires 01-04-2020

STORM WATER MANAGEMENT STATEMENT

We, the owners of the within platted land, do hereby grant unto the Reserve at Winfield Farm Subdivision Homeowners Association responsibilities for "Storm Water Management Easements" as shown hereon, outside of the public right of way, including, but not limited to grading, drainage piping and drainage structures.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAR 03 2020
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

fee ex DL

Doc ID: 022181170005 Type: OFF
Kind: PLAT
Recorded: 03/03/2020 at 03:13:36 PM
Fee Amt: $349.60 Page 1 of 5
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2020-0751598

WINFIELD FARM DEVELOPMENT
Plat vol. 107
Pages. 93, 94, 95, 96.

LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	○M.N.F.	X
MONUMENT BOX	M	M
IRON PIN	○I.P.F.	●
IRON PIPE	⊚P.F.	
LIMITED ACCESS R/W	—— Ex LA —— Ex LA ——	
CENTERLINE		
PROPERTY LINE		
RIGHT-OF-WAY LINE	—— Ex R/W ——	
EASEMENT LINE		
ORIGINAL PROP. LINE	Z	
ORIGINAL LOT LINE		

SHEET INDEX

Sheet Number	Sheet Title
1	TITLE
2	OVERALL
3	SUBLOTS
4	SUBLOTS

DRAWN BY:	JMS	2019-02-08
CHECKED BY:	GPH	2019-09-20

TGC Engineering, LLC
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.590.9004 (FAX) 888.820.8423

THE RESERVE AT WINFIELD FARM SUB. NO. 4

TITLE

PROJECT NUMBER 1447-P4

DATE 2019-12-05

1 / 4

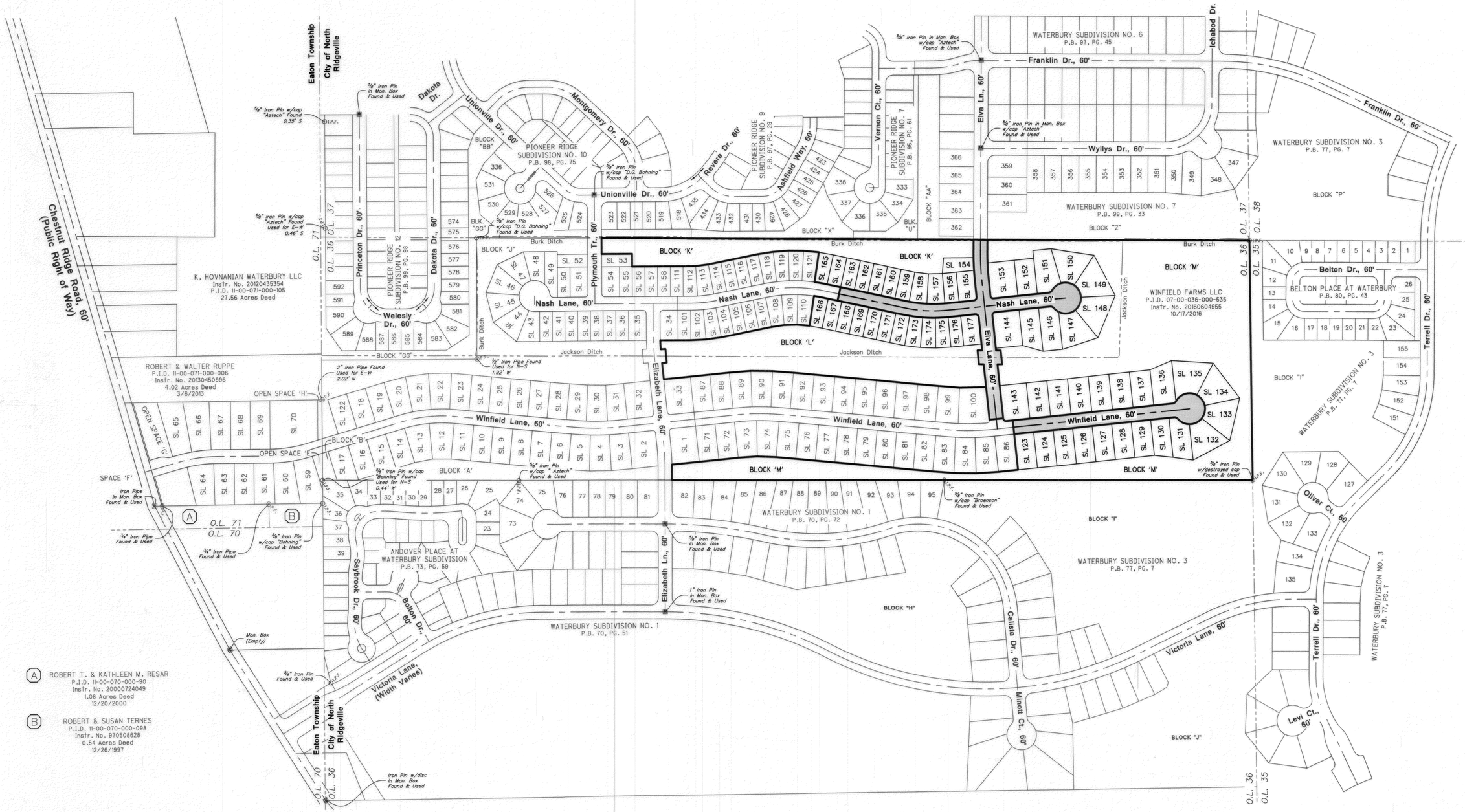
The Reserve at Winfield Farm Subdivision No. 4

Creating Sublot Nos. 123-177, Block "K", Block "L", Block "M" and dedicating a portion of Winfield Lane, Nash Lane and Elva Lane Situated in the City of North Ridgeville, County of Lorain, and State of Ohio

STORM WATER MANAGEMENT STATEMENT

Drainage and storm sewer easements as shown hereon, outside of the public right of way, including, but not limited to, grading, drainage, storm sewers, and drainage structures are the responsibility of the Reserve at Winfield Farm Subdivision Homeowners Association. These improvements are privately held and, therefore, the complete responsibility of the Homeowners Association with rights to access, install, maintain, replace, and/or remove storm sewers, inlets, ditches, swales, earth mounds, vegetation, and/or other appurtenances as necessary, work shall be in accordance with all applicable regulatory agencies including the City of North Ridgeville, the Ohio Environmental Agency and the United States Army Corps of Engineers.

STATE OF OHIO
JEREMY M. SACK
S-8557
REGISTERED
PROFESSIONAL SURVEYOR



TGC Engineering, LLC
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SHARON CENTER, OHIO 44274
(PHONE 330.590.9004 (FAX) 888.820.8423

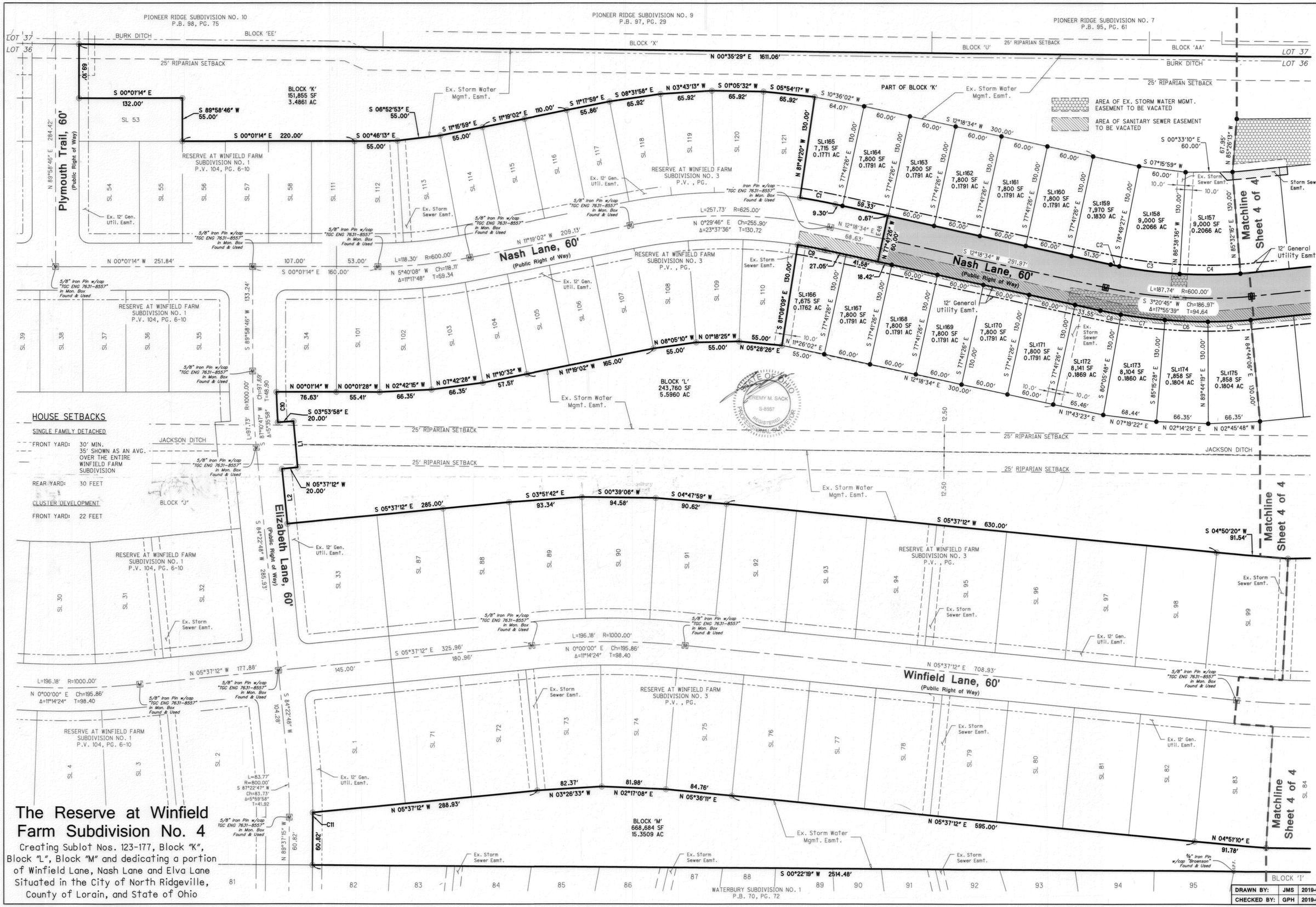
0 100 200 400
SCALE (IN FEET)
1 inch = 200 ft.

THE RESERVE AT WINFIELD FARM SUB. NO. 4
OVERALL

PROJECT NUMBER
1447-P4
DATE
2019-12-05

2
4

DRAWN BY:	JMS	2019-02-08
CHECKED BY:	GPH	2019-09-20



HOUSE SETBACKS

SINGLE FAMILY DETACHED

FRONT YARD: 30' MIN.
35' SHOWN AS AN AVG. OVER THE ENTIRE WINFIELD FARM SUBDIVISION

REAR YARD: 30 FEET

CLUSTER DEVELOPMENT

FRONT YARD: 22 FEET

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(PHONE) 330.590.9004 (FAX) 888.820.8423

SCALE (IN FEET)
1 inch = 50 ft.

THE RESERVE AT WINFIELD FARM SUB. NO. 4

SUBLOTS

PROJECT NUMBER	DATE
1447-P4	2019-12-05

DRAWN BY:	JMS	2019-02-08
CHECKED BY:	GPH	2019-09-20

3
4

The Reserve at Winfield Farm Subdivision No. 4

Creating Sublot Nos. 123-177, Block "K", Block "L", Block "M" and dedicating a portion of Winfield Lane, Nash Lane and Elva Lane Situated in the City of North Ridgeville, County of Lorain, and State of Ohio

GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TAN
C1	45.71'	655.00'	45.70'	N 10°18'36.93" E	3°59'55"	22.86'
C2	11.28'	570.00'	11.28'	S 11°44'33.73" W	1°08'01"	5.64'
C3	77.79'	570.00'	77.73'	S 07°15'58.81" W	7°49'09"	38.95'
C4	77.79'	570.00'	77.73'	S 00°33'10.05" E	7°49'09"	38.95'
C5	55.02'	630.00'	55.00'	N 02°45'47.94" W	5°00'13"	27.53'
C6	55.02'	630.00'	55.00'	N 02°14'25.03" E	5°00'13"	27.53'
C7	56.75'	630.00'	56.73'	N 07°19'21.90" E	5°09'41"	28.40'
C8	26.46'	630.00'	26.45'	N 11°06'23.26" E	2°24'22"	13.23'
C9	35.78'	595.00'	35.77'	S 10°35'12.82" W	3°26'43"	17.89'
C10	38.91'	970.00'	38.90'	N 87°14'58.72" E	2°17'53"	19.46'
C11	6.06'	830.00'	6.06'	N 89°49'47.54" W	0°25'06"	3.03'
C12	11.52'	570.00'	11.52'	S 05°02'28.34" E	1°09'28"	5.76'
C13	20.42'	13.00'	18.38'	S 50°37'12.20" E	90°00'00"	13.00'
C14	40.90'	1030.00'	40.90'	N 85°31'03.37" E	2°16'31"	20.45'
C15	55.01'	1030.00'	55.00'	N 88°11'06.66" E	3°03'35"	27.51'
C16	15.75'	1030.00'	15.75'	S 89°50'48.36" E	0°52'35"	7.88'
C17	39.11'	969.00'	39.10'	S 89°26'06.80" W	2°18'44"	19.56'
C18	65.94'	969.00'	65.93'	S 86°19'46.26" W	3°53'57"	32.98'
C19	20.42'	13.00'	18.38'	S 39°22'47.80" W	90°00'00"	13.00'
C20	17.47'	18.00'	16.80'	S 33°25'44.46" E	55°37'06"	9.49'
C21	52.73'	67.00'	51.38'	S 38°41'23.97" E	45°05'47"	27.82'
C22	58.82'	67.00'	56.95'	S 09°00'31.92" W	50°18'05"	31.46'
C23	62.55'	67.00'	60.30'	S 60°54'10.35" W	53°29'12"	33.76'
C24	62.55'	67.00'	60.30'	N 65°36'35.13" W	53°29'17"	33.76'
C25	76.71'	67.00'	72.59'	N 06°04'02.79" W	65°35'48"	43.18'
C26	27.21'	67.00'	27.02'	N 38°21'52.06" E	23°16'02"	13.79'
C27	17.47'	18.00'	16.79'	N 22°11'20.81" E	55°37'05"	9.49'
C28	20.42'	13.00'	18.38'	N 50°37'12.20" W	90°00'00"	13.00'
C29	20.42'	13.00'	18.38'	N 39°22'47.80" E	90°00'00"	13.00'
C30	17.47'	18.00'	16.79'	S 33°25'44.83" E	55°37'05"	9.49'
C31	104.25'	67.00'	94.05'	S 16°39'43.63" E	89°09'08"	66.02'
C32	58.92'	67.00'	57.04'	S 53°06'17.51" W	50°22'55"	31.51'
C33	58.82'	67.00'	56.95'	N 76°33'12.78" W	50°18'05"	31.46'
C34	61.43'	67.00'	59.30'	N 25°08'06.52" W	52°32'08"	33.07'
C35	57.14'	67.00'	55.43'	N 25°33'55.21" E	48°51'56"	30.44'
C36	17.47'	18.00'	16.79'	N 22°11'20.44" E	55°37'05"	9.49'
C37	20.42'	13.00'	18.38'	N 39°22'47.80" E	90°00'00"	13.00'
C38	3.90'	630.00'	3.90'	N 05°26'33.31" W	0°21'18"	1.95'

GENERAL LINE TABLE

SEGMENT	LENGTH	DIRECTION
L1	59.17'	S 84°47'41" W
L2	70.28'	N 84°22'48" E
L3	9.59'	S 84°22'48" W
L4	20.11'	S 00°29'10" W
L5	60.34'	S 84°22'48" W
L6	20.11'	N 00°29'10" E
L7	20.11'	N 00°29'10" E
L8	60.34'	N 84°22'48" E
L9	20.11'	S 00°29'10" W
L10	28.17'	N 84°22'48" E
L11	16.94'	N 00°33'10" W
L12	14.45'	S 47°00'18" W
L13	78.08'	S 05°32'47" E
L14	10.00'	N 84°27'13" E
L15	69.99'	N 05°32'47" W
L16	10.00'	N 84°27'13" E
L17	68.20'	N 05°32'47" W

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SCALE (IN FEET) 1 inch = 50 ft.

THE RESERVE AT WINFIELD FARM SUB. NO. 4

SUBLOTS

PROJECT NUMBER
1447-P4
DATE
2019-12-05

STATE OF OHIO — JEREMY M. SACK — S-8557 — REGISTERED PROFESSIONAL SURVEYOR

DRAWN BY:	JMS	2019-02-08
CHECKED BY:	GPH	2019-09-20

4 / 4

File: T:\Dgn Mp\projects\1447-p4 of nwp 24 - north ridgeville\dwg\1447-p4 plat.dwg Scale: 1"=50' Date: 1/9/2020 3:28 PM (jsmith) XRefs: XOC 2017.rb3 Solder (11) Page Setup: SW 8Y 24 PDF

Plat Sheet

Instrument # 2020-0751598 Film # -

Name of Plat: Reserve at Winfield Farm Subdivision No. 4

Owner: Winfield Farms Development LLC.

Description: Situated in the State of Ohio, County of Lorain City of North Ridgeville being Part of Original Ridgeville Township lot 36 43.6992 Acre being a replat of Block I in reserve at Winfield Farm Subdivision No. 3. in Plat vol 106 page 36 Creating Sublots 123 through 177 Blocks K, L and M.

Floor Plans: —

Related/Margin: Plat vol. 106 pg. 36.

Comments:

Vol. 107

Pg. 93, 94, 95, 96

Receiving Stamp

WINFIELD FARM DEVELOPMENT

Amount: 349.60

Initials: TM.