

MEADOW LAKES SUBDIVISION NO. 19

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 33

For Certificate of Correction, see ticket # 21-04747-C for changed curve data.

OWNERS CERTIFICATION AND ACCEPTANCE:

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 33, CONTAINING 19.5772 ACRES, ALL OF WHICH LIE IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 33.

THE UNDERSIGNED OWNER, ~~K. HOVNANIAN OF OHIO, LLC~~ **K. HOVNANIAN OF OHIO, LLC**, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS MEADOW LAKES SUBDIVISION NO. 19, A SUBDIVISION OF SUBLOTS 1642 TO 1692 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATES FOREVER TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE STREETS AND 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 SUBLOTS 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.

K. HOVNANIAN OF OHIO, LLC

BY CHUCK VANNON
REGIONAL PRESIDENT

NOTARY:

STATE OF OHIO
COUNTY OF SUMMIT

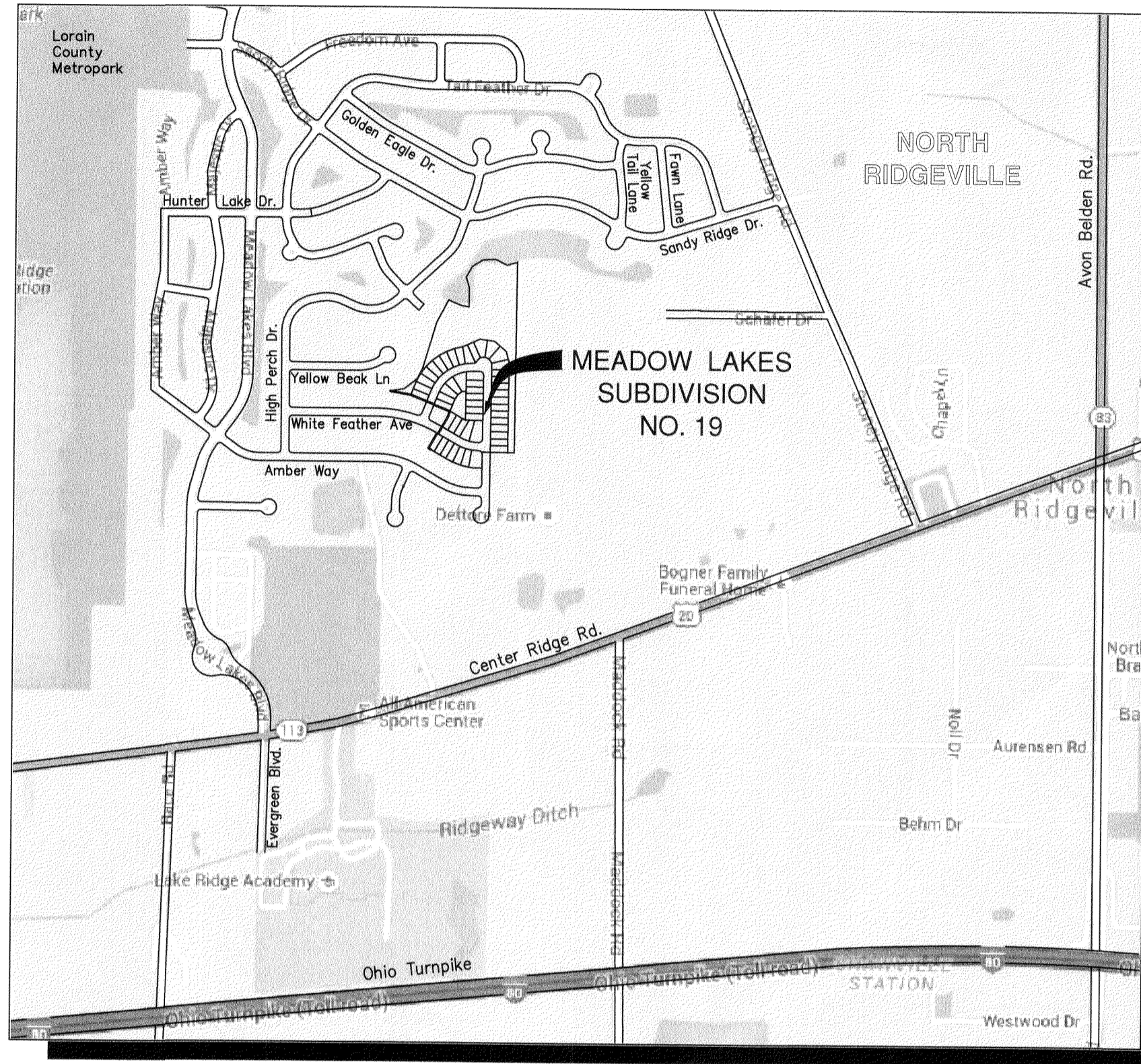
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF, K. HOVNANIAN OF OHIO, LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

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

THIS 6th DAY OF July, 2021.

Michael D. Mercier
NOTARY PUBLIC
MY COMMISSION EXPIRES: None

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



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS:

- 1 ... COVER SHEET
- 2 ... OVERALL
- 3 ... SUBLOTS 1660-1673
- 4 ... SUBLOTS 1652-1659 & 1674-1675
- 5 ... SUBLOTS 1646-1651 & 1676-1680 & BLOCK "CCCCCCCC"
- 6 ... SUBLOTS 1642-1645 & 1681-1692
- 7 ... BLOCK "DDDDDDDD"

LOT NUMBERS:

MEADOW LAKES SUBDIVISION NO. 19
CONTAINS 51 LOTS NUMBERED 1642 TO 1692 INCLUSIVE

UTILITY EASEMENTS:

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO UTILITIES SPECIFICALLY INCLUDING BUT NOT LIMITED TO:

THE CITY OF NORTH RIDGEVILLE, OHIO EDISON, WINDSTREAM ENGINEERING, TIME WARNER CABLE, THE CITY OF AVON LAKE UTILITIES AND COLUMBIA GAS, THEIR SUCCESSORS AND ASSIGNS (HEREIN REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH, UNDER, OVER AND THROUGH ALL SUBLOTS AND 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, 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 SERVICE 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 THEREOF, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS SERVICE AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PROPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

APPROVALS:

CITY ENGINEER:

THIS PLAT IS APPROVED BY THE CITY ENGINEER OF THE CITY OF NORTH RIDGEVILLE

THIS 13th DAY OF August, 2021.

Daniel Hodges
CITY ENGINEER

CITY COUNCIL:

THIS PLAT IS APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE

THIS 1st DAY OF September, 2021.

[Signature]
MAYOR

PLANNING COMMISSION:

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE

THIS 27th DAY OF AUGUST, 2021.

[Signature]
CITY PLANNING COMMISSION CHAIRPERSON
(OR RESPONSIBLE OFFICIAL)

ACREAGE SUMMARY:

SUBLOTS 1642 THROUGH 1692

| | |
|----------------------|--------------------|
| SUBLOTS 1642 TO 1692 | 8.6686 Ac. |
| RIGHT-OF-WAY | 2.2336 Ac. |
| BLOCK "CCCCCCCC" | 0.3785 Ac. |
| BLOCK "DDDDDDDD" | 8.2965 Ac. |
| TOTAL | 19.5772 Ac. |

GRAND TOTAL MEADOW LAKES SUBDIVISION NO. 19 = 19.5772 Ac.

DRAINAGE EASEMENTS:

K. HOVNANIAN OF OHIO, LLC, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE MEADOW LAKES SUBDIVISION HOMEOWNERS ASSOCIATION PRESENT AND FUTURE RESPONSIBILITY FOR "DRAINAGE EASEMENTS" AS SHOWN HEREON, OUTSIDE OF THE PUBLIC WAY, INCLUDING BUT NOT LIMITED TO GRADING, DRAINAGE, DRAINAGE PIPING AND DRAINAGE STRUCTURES AND IN ACCORDANCE WITH THE RECORD DESCRIPTION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR MEADOW LAKES HOMEOWNERS ASSOCIATION, AS MAY BE AMENDED FROM TIME TO TIME.

MILLENNIUM TITLE AGENCY
868 CORPORATE WAY
WESTLAKE, OH 44145

PIAT 001 110
Pgs 70, 71, 72, 73, 74, 75
AND 76

2021-0843690
Doc ID: 023151070008 Type: OFF
Kind: Plat
Recorded: 10/12/2021 at 12:42:31 PM
Fee Amt: \$604.80 Page 1 of 8
Lorain County, Ohio
Mike Doran County Recorder
File #

GRANTOR / OWNER / DEVELOPER:

K. HOVNANIAN OF OHIO, LLC *Meadow Lakes, LLC*
FORMERLY KNOWN AS **K. HOVNANIAN OF OHIO HOMES, LLC**
AS PER OHIO SECRETARY OF STATE DOC. NUMBER 201613700624

OHIO DIVISION
3296 COLUMBIA ROAD
RICHFIELD, OH 44286
PHONE: 440.985.7325
CONTACT: CHRIS BROWN

TRANSFERRED

IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
OCT 12 2021
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

SURVEYOR'S NOTE:

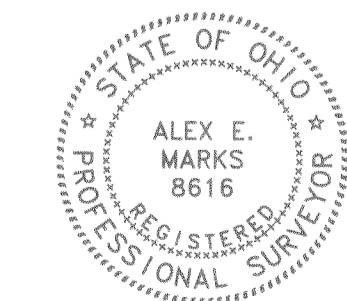
THIS SURVEY HAS BEEN PERFORMED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED MEADOW LAKES SUBDIVISION NO. 19, AS SHOWN HEREON AND CONTAINING 19.5772 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 33 IN THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED AS "•", IRON PIN MONUMENTS HAVE OR WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES. BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN ANY TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER 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 TO THE BEST OF MY KNOWLEDGE.

Alex E. Marks
ALEX E. MARKS, R.S. 8616

DATE
5/05/2021



ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OHIO 44131
440.349.2000

811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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440.349.2000

ORIGINAL RIDGEVILLE TOWNSHIP
LOT 33
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

K. HOVNANIAN HOMES LLC
MEADOW LAKES
SUBDIVISION NO. 19 PLAT
COVER SHEET

CLIENT
DATE 4/22/2021

REVISIONS
RECEIVED
JUL 30 2021
DR. BH CH. MRS
P.M. A. MARKS
BOOK N/A
JOB 18002341
SHEET NO. 1/7

811
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440.349.2000

ORIGINAL RIDGEVILLE TOWNSHIP
LOT 33
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

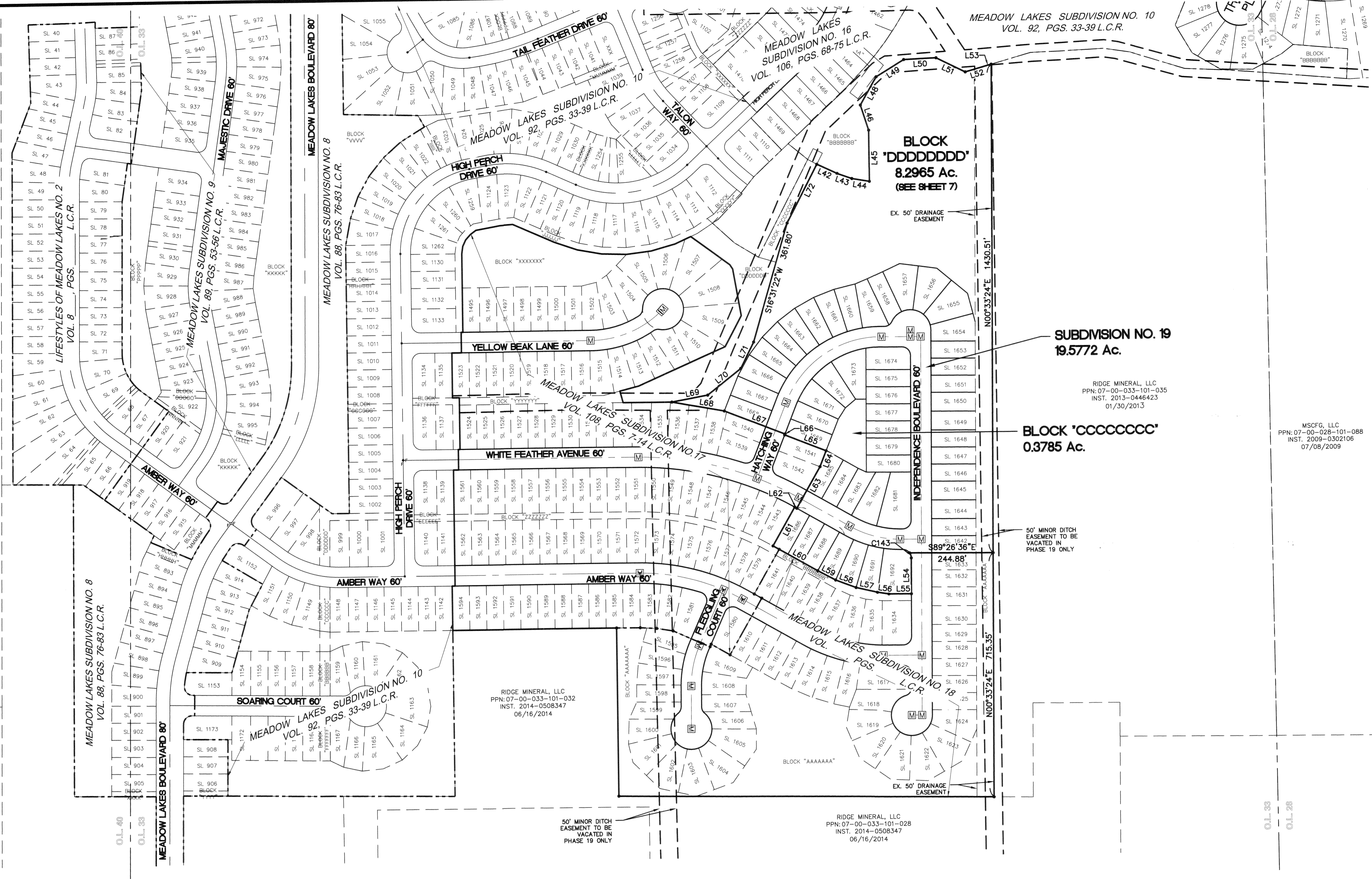
CLIENT
K. HOWANIAN HOMES LLC
MEADOW LAKES SUBDIVISION NO. 19 PLAT OVERALL

DATE
4/22/2021

REVISIONS

SCALE 0 75 150
1" = 150 FEET

DR. BH CH. MRS
P.M. A. MARKS
BOOK N/A
JOB 18002341
SHEET NO. 2/7



LEGEND

| | | | |
|-----|--|-------|-------------------------|
| ● | 5/8" BY 30" STEEL PIN SET WITH CAP "ATWELL" | CALC. | CALCULATED |
| ■ | 5/8" BY 30" STEEL PIN SET WITH CAP IN MONUMENT BOX | OBS. | OBSERVED |
| M | MONUMENT BOX FOUND & USED | REC. | RECORD |
| ○ | MONUMENTATION FOUND AS NOTED AND SHOWN | S.F. | SQUARE FEET |
| ○ F | | AC. | ACRES |
| ○ F | | VOL. | VOLUME |
| --- | CENTERLINE | PG. | PAGE |
| --- | BUILDING SETBACK LINE | CL | CENTERLINE |
| --- | UTILITY EASEMENT | R/W | RIGHT OF WAY |
| --- | EXISTING PROPERTY LINE | PPN | PERMANENT PARCEL NUMBER |
| --- | PROPOSED EASEMENT | INST. | INSTRUMENT NUMBER |

50' MINOR DITCH EASEMENT TO THE CITY OF NORTH RIDGEVILLE (ORD. 1150-76 PASSED 03-15-1976) (PORTIONS EXTINGUISHED/VACATED OR TO BE EXTINGUISHED/VACATED WITHIN SUBDIVISION LIMITS WHERE DRAINAGE IMPROVEMENTS ARE MADE AND AS INDICATED HEREON)

EXISTING 20' TEMPORARY STORM EASEMENT TO BE EXTINGUISHED/VACATED AS INDICATED HEREON

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | CHD. BEARING | CHORD | TANGENT |
|---------|--------|--------|-----------|--------------|--------|---------|
| C143 | 15.88' | 25.00' | 36°23'27" | N17°38'20"W | 15.61' | 8.22' |

LINE TABLE

| LINE # | BEARING | LENGTH |
|--------|-------------|---------|
| L42 | N64°58'35"W | 65.01' |
| L43 | N70°10'57"W | 45.94' |
| L44 | N80°23'42"W | 52.09' |
| L45 | S0°02'12"E | 150.00' |
| L46 | S17°34'55"E | 77.28' |
| L48 | S29°42'15"W | 95.00' |
| L49 | S58°39'33"W | 95.00' |
| L50 | S87°36'51"W | 95.00' |
| L51 | N63°25'50"W | 95.00' |
| L52 | S74°05'35"W | 56.77' |

LINE TABLE

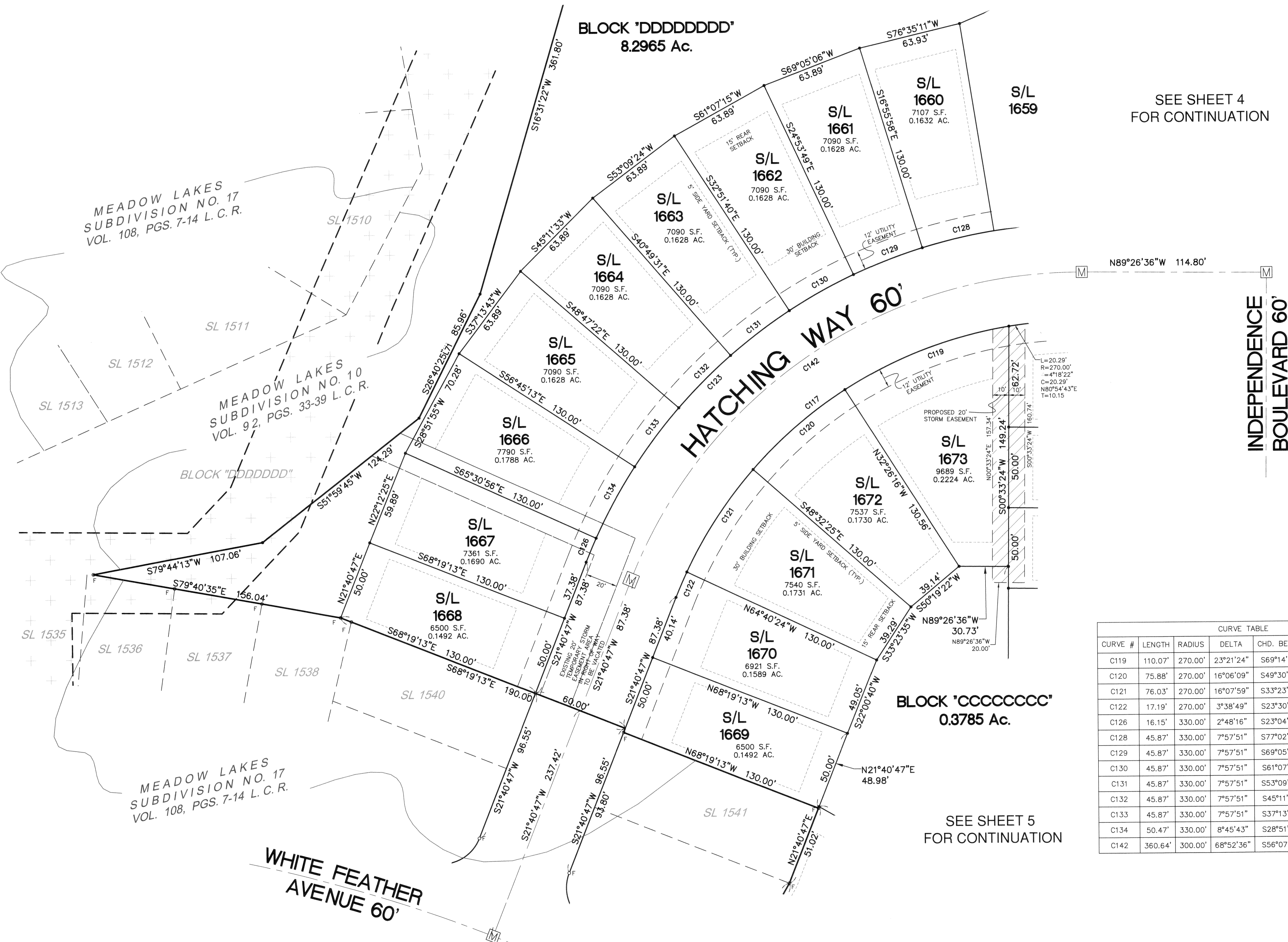
| LINE # | BEARING | LENGTH |
|--------|-------------|---------|
| L53 | S74°05'06"W | 22.73' |
| L54 | N0°33'24"E | 105.00' |
| L55 | S89°26'36"E | 65.97' |
| L56 | S81°06'51"E | 33.49' |
| L57 | S77°07'56"E | 63.89' |
| L58 | S69°10'05"E | 63.89' |
| L59 | S61°50'06"E | 59.01' |
| L60 | S60°01'17"E | 150.00' |
| L61 | S29°58'43"W | 130.00' |
| L62 | N60°01'17"W | 7.03' |

LINE TABLE

| LINE # | BEARING | LENGTH |
|--------|-------------|---------|
| L63 | S29°58'43"W | 139.51' |
| L64 | S21°40'47"W | 50.00' |
| L65 | S68°19'13"E | 130.00' |
| L66 | S21°40'47"W | 2.76' |
| L67 | S68°19'13"E | 190.00' |
| L68 | S79°40'35"E | 156.04' |
| L69 | S79°44'13"W | 107.06' |
| L70 | S51°59'45"W | 124.29' |
| L71 | S26°40'25"W | 85.96' |
| L72 | S27°36'16"W | 192.81' |

MEADOW LAKES SUBDIVISION NO. 19

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 33

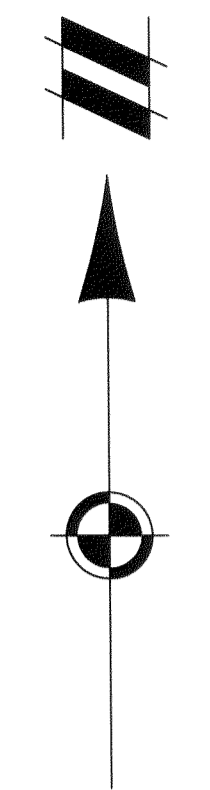


SEE SHEET 4 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 2 FOR LEGEND

| CURVE TABLE | | | | | | |
|-------------|---------|---------|-----------|--------------|---------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHD. BEARING | CHORD | TANGENT |
| C119 | 110.07' | 270.00' | 23°21'24" | S69°14'26"W | 109.30' | 55.81' |
| C120 | 75.88' | 270.00' | 16°06'09" | S49°30'39"W | 75.63' | 38.19' |
| C121 | 76.03' | 270.00' | 16°07'59" | S33°23'35"W | 75.77' | 38.27' |
| C122 | 17.19' | 270.00' | 3°38'49" | S23°30'12"W | 17.18' | 8.60' |
| C126 | 16.15' | 330.00' | 2°48'16" | S23°04'55"W | 16.15' | 8.08' |
| C128 | 45.87' | 330.00' | 7°57'51" | S77°02'57"W | 45.83' | 22.97' |
| C129 | 45.87' | 330.00' | 7°57'51" | S69°05'06"W | 45.83' | 22.97' |
| C130 | 45.87' | 330.00' | 7°57'51" | S61°07'15"W | 45.83' | 22.97' |
| C131 | 45.87' | 330.00' | 7°57'51" | S53°09'24"W | 45.83' | 22.97' |
| C132 | 45.87' | 330.00' | 7°57'51" | S45°11'33"W | 45.83' | 22.97' |
| C133 | 45.87' | 330.00' | 7°57'51" | S37°13'43"W | 45.83' | 22.97' |
| C134 | 50.47' | 330.00' | 8°45'43" | S28°51'55"W | 50.42' | 25.28' |
| C142 | 360.64' | 300.00' | 68°52'36" | S56°07'05"W | 339.31' | 205.71' |



Know what's below.
Call before you dig.

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440.545.2600

| | | |
|------------------------------|--------------------------------------|--------------------------|
| ORIGINAL RIDGEVILLE TOWNSHIP | LOT 33 | CITY OF NORTH RIDGEVILLE |
| K. HOVNIANIAN HOMES LLC | MEADOW LAKES SUBDIVISION NO. 19 PLAT | LORAIN COUNTY, OHIO |
| | SUBLOTS 1660 - 1673 | |

CLIENT: K. HOVNIANIAN HOMES LLC
DATE: 4/22/2021

REVISIONS

SCALE: 0 15 30
1" = 30 FEET

DR. BH CH. MRS
P.M. A. MARKS
BOOK N/A
JOB 18002341
SHEET NO. 3 / 7

CAD FILE: 18002341PL-01-PH19.DWG

MEADOW LAKES SUBDIVISION NO. 19

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 33

BLOCK 'DDDDDDDD'
8.2965 Ac.

SEE SHEET 3
FOR CONTINUATION

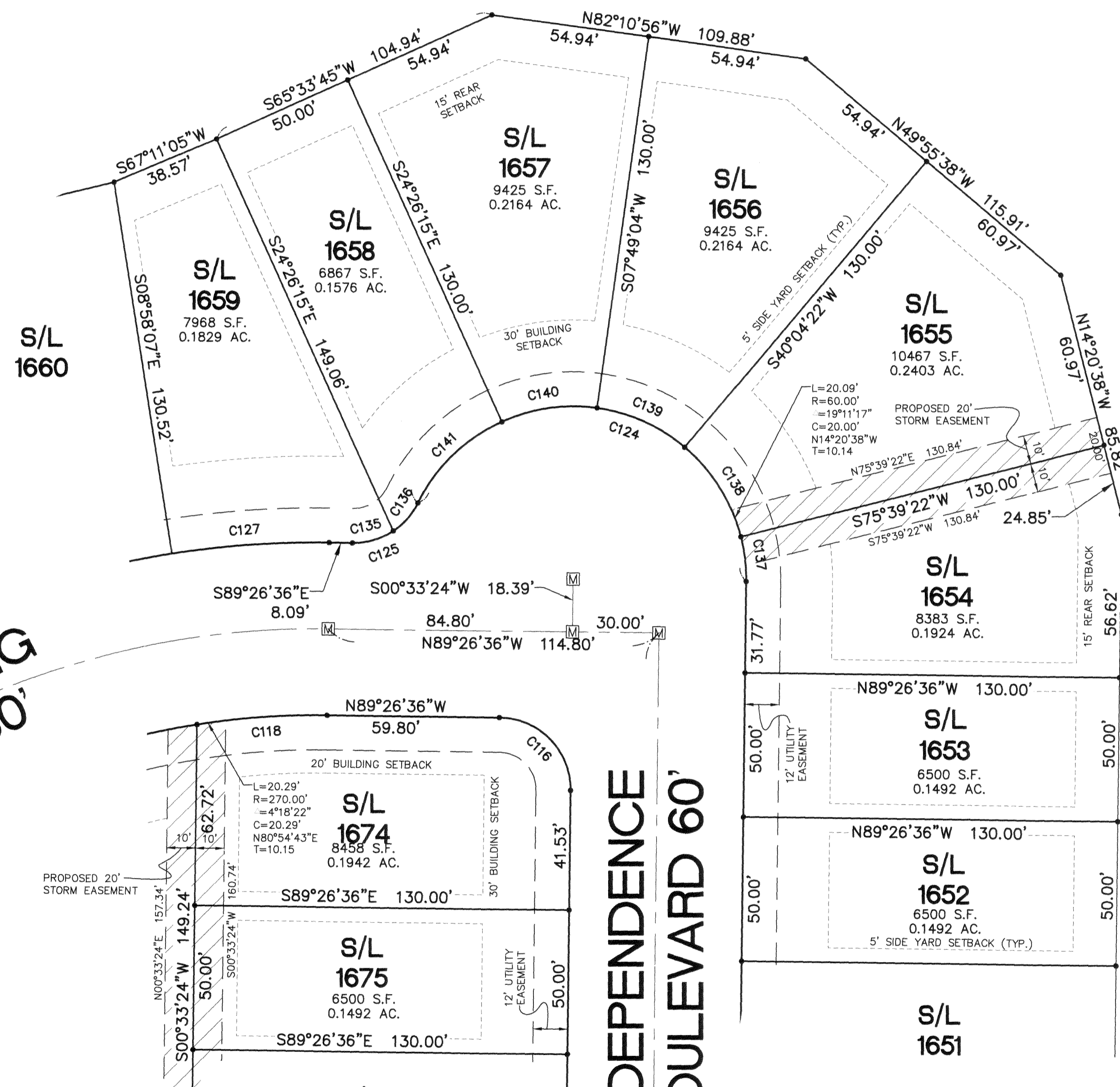
HATCHING
WAY 60'

INDEPENDENCE
BOULEVARD 60'

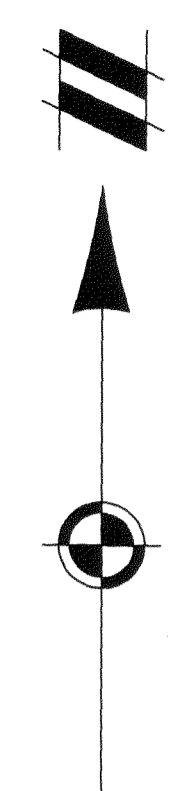
WHITE FEATHER
AVENUE 60'

SEE SHEET 5
FOR CONTINUATION

| CURVE TABLE | | | | | | |
|-------------|--------|---------|-----------|--------------|--------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHD. BEARING | CHORD | TANGENT |
| C116 | 39.27' | 25.00' | 90°00'00" | N44°26'36"W | 35.36' | 25.00' |
| C118 | 45.42' | 270.00' | 9°38'16" | S85°44'16"W | 45.36' | 22.76' |
| C127 | 54.86' | 330.00' | 9°31'31" | S85°47'38"W | 54.80' | 27.49' |
| C135 | 14.98' | 25.00' | 34°20'14" | N73°23'16"E | 14.76' | 7.72' |
| C136 | 13.16' | 25.00' | 30°08'59" | N41°08'39"E | 13.00' | 6.73' |
| C137 | 15.60' | 60.00' | 14°54'02" | N6°53'37"W | 15.56' | 7.85' |
| C138 | 37.26' | 60.00' | 35°34'59" | N32°08'08"W | 36.67' | 19.25' |
| C139 | 33.78' | 60.00' | 32°15'19" | N66°03'17"W | 33.33' | 17.35' |
| C140 | 33.78' | 60.00' | 32°15'19" | S81°41'24"W | 33.33' | 17.35' |
| C141 | 41.36' | 60.00' | 39°29'35" | S45°48'57"W | 40.54' | 21.54' |



RIDGE MINERAL, LLC
PPN: 07-00-033-101-035
INST. 2013-0446423
01/30/2013



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440.343.2000



ORIGINAL RIDGEVILLE TOWNSHIP
LOT 33
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
K. HOVNIAN HOMES LLC
MEADOW LAKES
SUBDIVISION NO. 19 PLAT
SUBLOTS 1652 - 1659
SUBLOTS 1674 - 1675

DATE
4/22/2021

| REVISIONS | |
|--------------|------------|
| SCALE | 0 15 30 |
| 1" = 30 FEET | |
| DR. | BH CH. MRS |
| P.M. | A. MARKS |
| BOOK | N/A |
| JOB | 18002341 |
| SHEET NO. | 4 / 7 |

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AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 33



Know what's below.
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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INDEPENDENCE, OH 44131
440.348.2000

| |
|------------------------------|
| ORIGINAL RIDGEVILLE TOWNSHIP |
| LOT 33 |
| CITY OF NORTH RIDGEVILLE |
| LORAIN COUNTY, OHIO |

| | |
|--------|---|
| CLIENT | K. HOYMANIAN HOMES LLC MEADOW LAKES SUBDIVISION NO. 19 PLAT SUBPLOTS 1646 - 1651 SUBPLOTS 1676 - 1680 |
| DATE | 4/22/2021 |

| | |
|-----------|-------------------------|
| REVISIONS | |
| SCALE | 0 15 30 1" = 30 FEET |
| DR. | BH CH. MRS |
| P.M. | A. MARKS |
| BOOK | N/A |
| JOB | 18002341 |
| SHEET NO. | 5 / 7 |

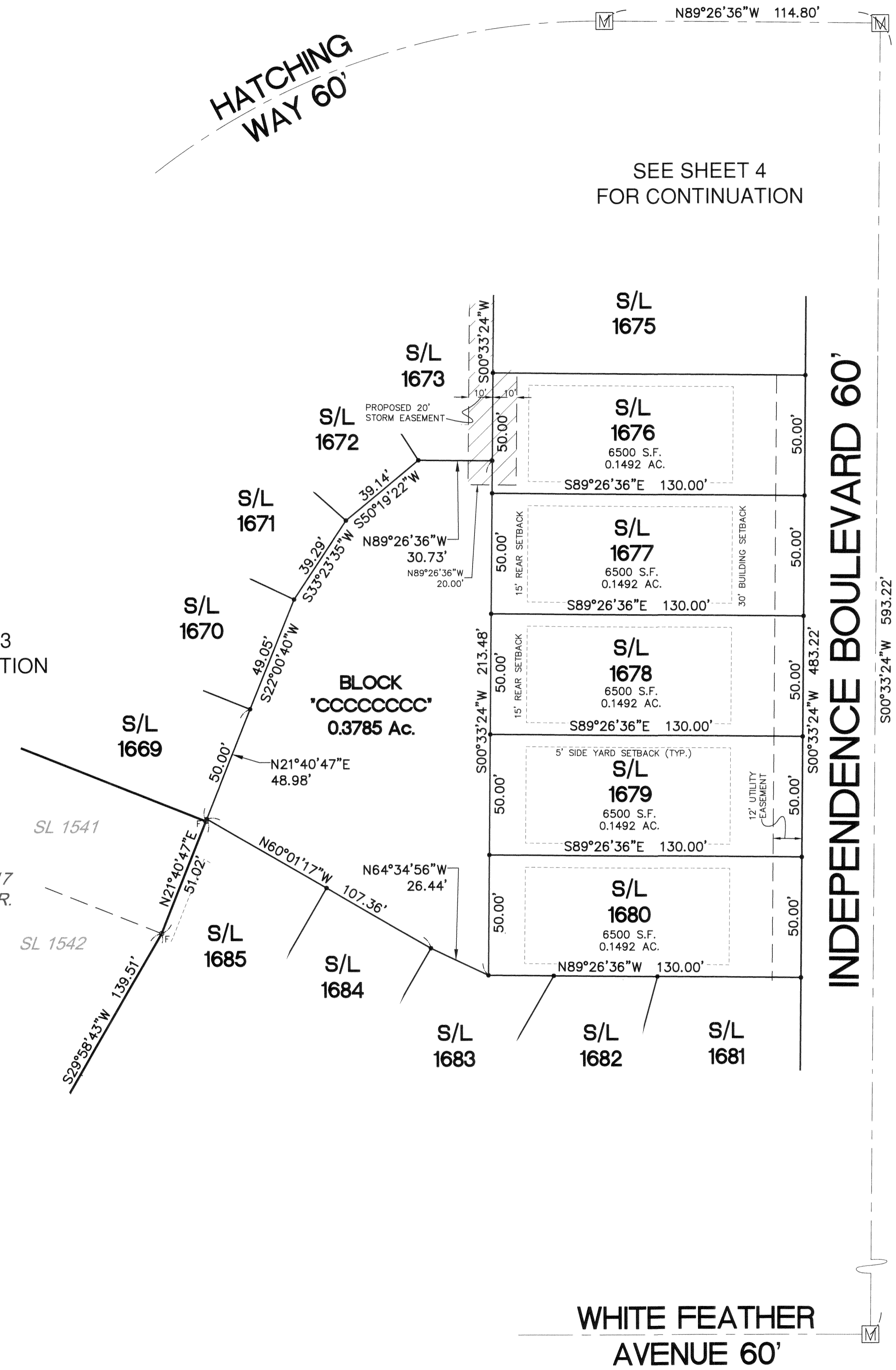
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HATCHING
WAY 60'

SEE SHEET 4
FOR CONTINUATION

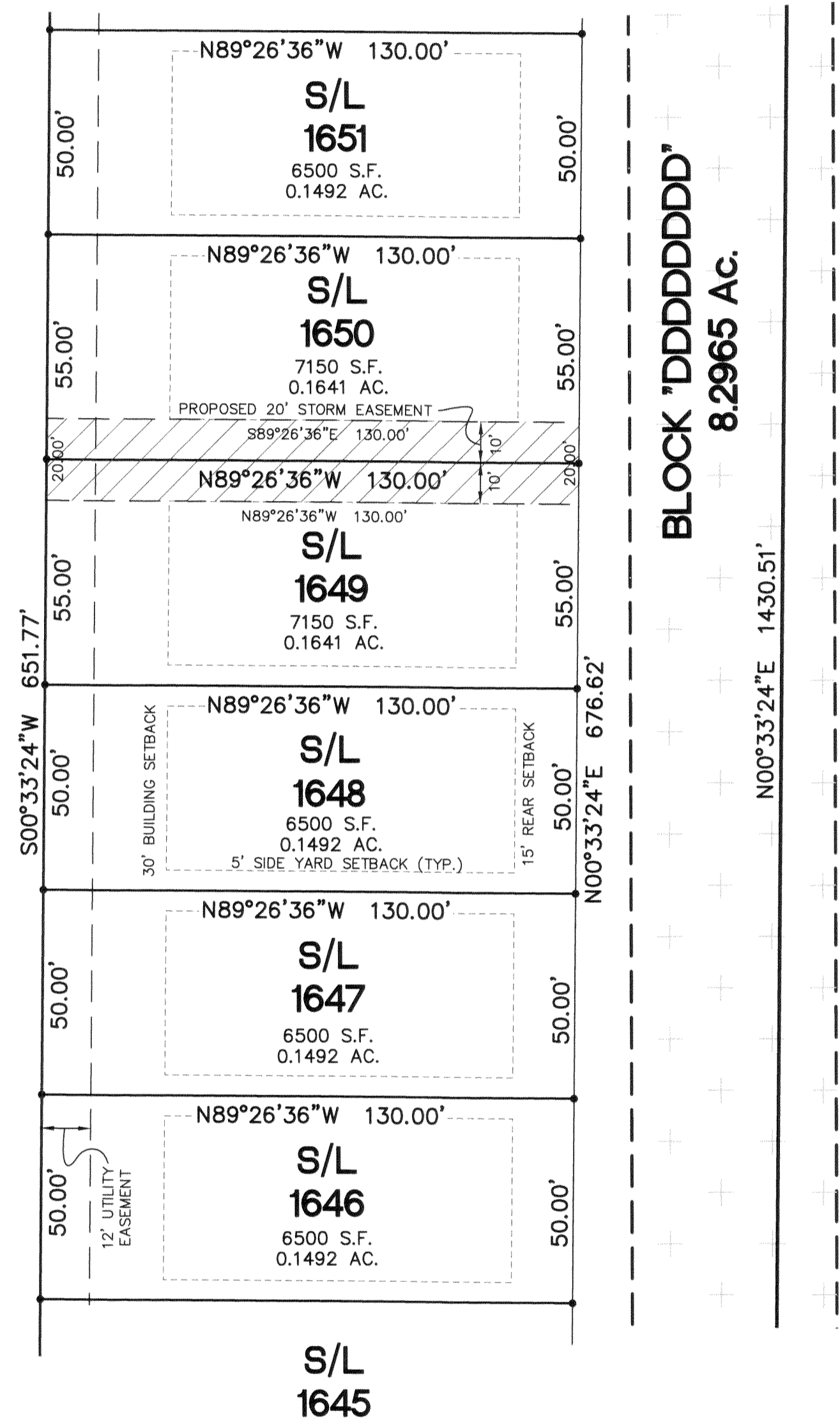
SEE SHEET 3
FOR CONTINUATION

MEADOW LAKES
SUBDIVISION NO. 17
VOL. 108, PGS. 7-14 L. C. R.



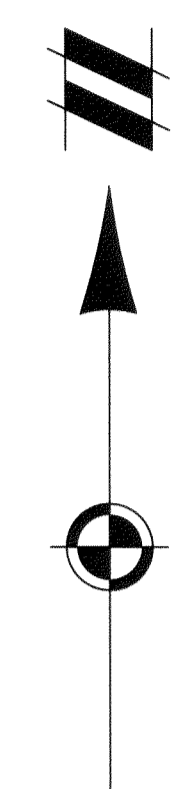
WHITE FEATHER
AVENUE 60'

S/L
1652



SEE SHEET 6
FOR CONTINUATION

RIDGE MINERAL, LLC
PPN: 07-00-033-101-035
INST. 2013-0446423
01/30/2013



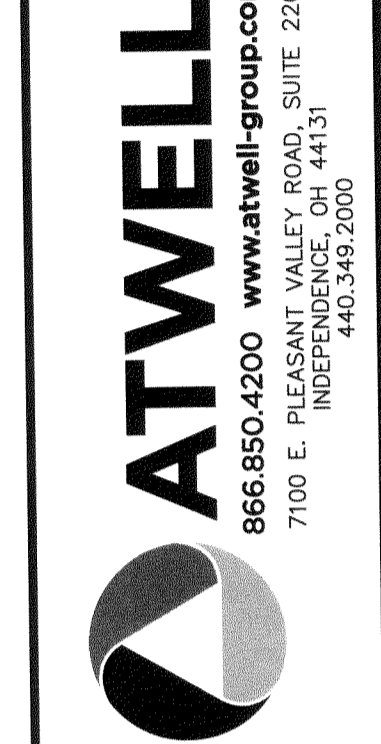


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ORIGINAL RIDGEVILLE TOWNSHIP
LOT 33
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
K. HOWANIAN HOMES LLC
MEADOW LAKES SUBDIVISION NO. 19 PLAT
SUBLOTS 1642 - 1645
SUBLOTS 1681 - 1692

DATE
4/22/2021

Table with 2 columns: REVISIONS, CH. MRS. (Empty table)

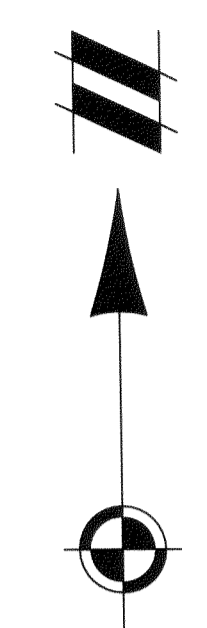
SCALE 0 15 30
1" = 30 FEET
DR. BH CH. MRS
P.M. A. MARKS
BOOK N/A
JOB 18002341
SHEET NO. 6 / 7

MEADOW LAKES SUBDIVISION NO. 19

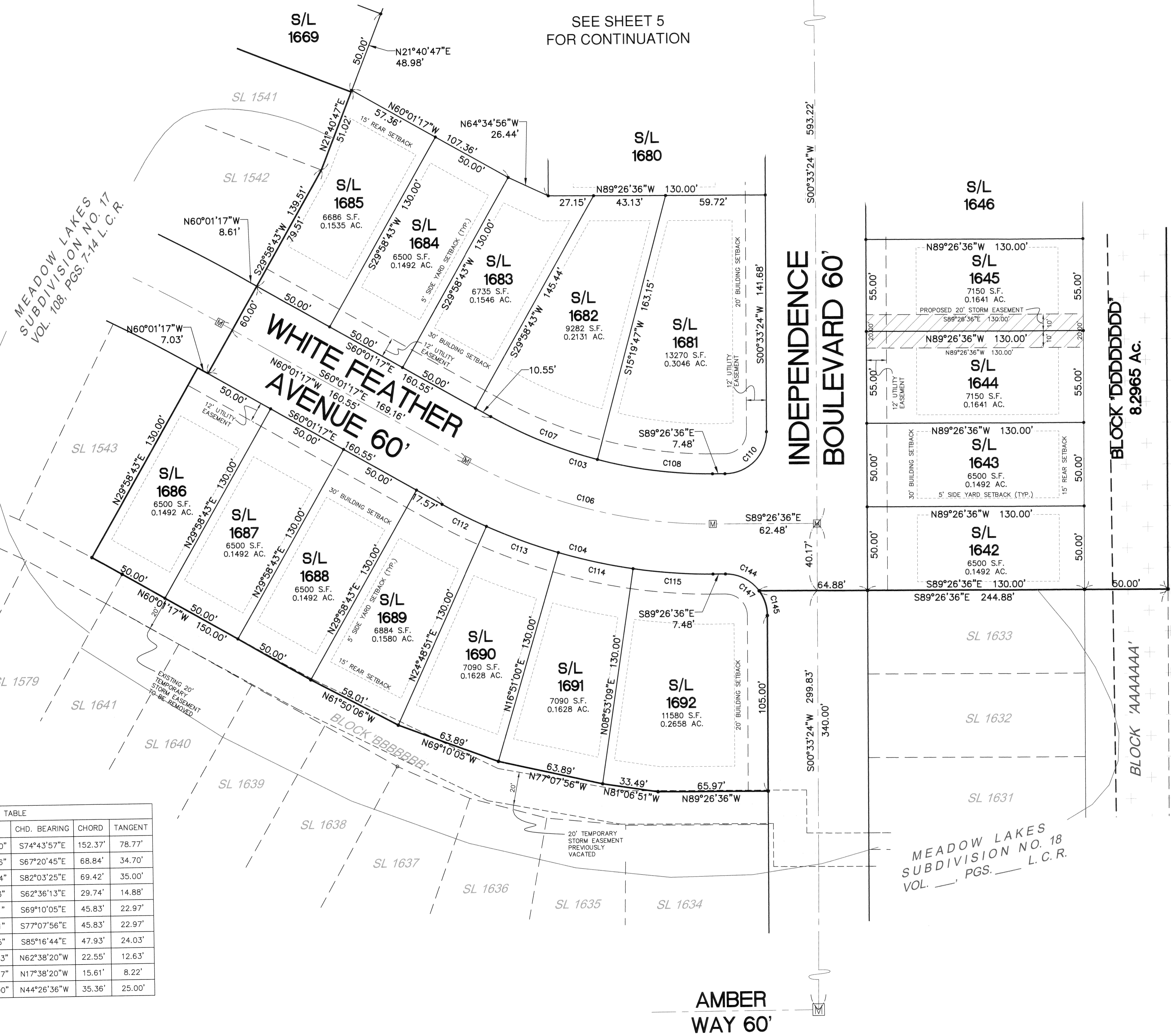
SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 33

HATCHING WAY 60'

SEE SHEET 5 FOR CONTINUATION



MEADOW LAKES SUBDIVISION NO. 17 VOL. 108, PGS. 7-14 L.C.R.



RIDGE MINERAL, LLC
PPN: 07-00-033-101-035
INST. 2013-0446423
01/30/2013

MEADOW LAKES SUBDIVISION NO. 18 VOL. —, PGS. — L.C.R.

| CURVE TABLE | | | | | | |
|-------------|---------|---------|-----------|--------------|---------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHD. BEARING | CHORD | TANGENT |
| C106 | 154.05' | 300.00' | 29°25'20" | S74°43'57"E | 152.37' | 78.77' |
| C107 | 69.03' | 270.00' | 14°38'56" | S67°20'45"E | 68.84' | 34.70' |
| C108 | 69.62' | 270.00' | 14°46'24" | S82°03'25"E | 69.42' | 35.00' |
| C112 | 29.75' | 330.00' | 5°09'53" | S62°36'13"E | 29.74' | 14.88' |
| C113 | 45.87' | 330.00' | 7°57'51" | S69°10'05"E | 45.83' | 22.97' |
| C114 | 45.87' | 330.00' | 7°57'51" | S77°07'56"E | 45.83' | 22.97' |
| C115 | 47.97' | 330.00' | 8°19'45" | S85°16'44"E | 47.93' | 24.03' |
| C144 | 23.39' | 25.00' | 53°36'33" | N62°38'20"W | 22.55' | 12.63' |
| C145 | 15.88' | 25.00' | 36°23'27" | N17°38'20"W | 15.61' | 8.22' |
| C147 | 39.27' | 25.00' | 90°00'00" | N44°26'36"W | 35.36' | 25.00' |

AMBER WAY 60'

Plat Sheet

Instrument # 20210843690

Film # _____

Name of Plat: MEADOW LAKES SUBDIVISION NO 19

Owner: K. HOVNANIAN MEADOW LAKES LLC

Description: SITUATED IN THE CITY OF NORTH RIDGEVILLE
COUNTY OF LORAIN, STATE OF OHIO KNOWN AS BEING PART
OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 33

CREATING SUBLOTS 1642 THRU 1692 CONCURRENT
19.5792 ACRE

EASEMENTS INCLUDED

Floor Plans: /

Related/Margin: /

Comments: _____

Vol. 110

Receiving Stamp

Pg. 70, 71, 72, 73
74, 75, 76

MILLENNIUM TITLE AGENCY
868 CORPORATE WAY
WESTLAKE, OH 44145

Amount: 604.80

Initials: ST