

# FOUR SEASONS AT CHESTNUT RIDGE SUBDIVISION NO. 3

OF PART OF

ORIGINAL EATON TOWNSHIP LOT NOS. 71 AND 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 October, 2021.

*[Signature]*  
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. 3.  
THIS 8 DAY OF October, 2021.

*[Signature]*  
PLANNING COMMISSION PRESIDENT

*[Signature]*  
PLANNING COMMISSION SECRETARY

### CITY COUNCIL

THIS SUBDIVISION HAS BEEN APPROVED AND THE DEDICATION OF CEDAR  
CREST DRIVE, SINGLE OAK LANE AND REDINGTON DRIVE HAVE BEEN  
ACCEPTED BY THE CITY OF ELYRIA CITY COUNCIL BY ADOPTION OF  
ORDINANCE NO.

THIS 12 DAY OF October, 2021.  
*[Signature]* 10-12-2021  
CLERK OF COUNCIL DATE

### MAYOR

APPROVED THIS 12 DAY OF October, 2021.  
*[Signature]*  
MAYOR

### RURAL LORAIN COUNTY WATER AUTHORITY

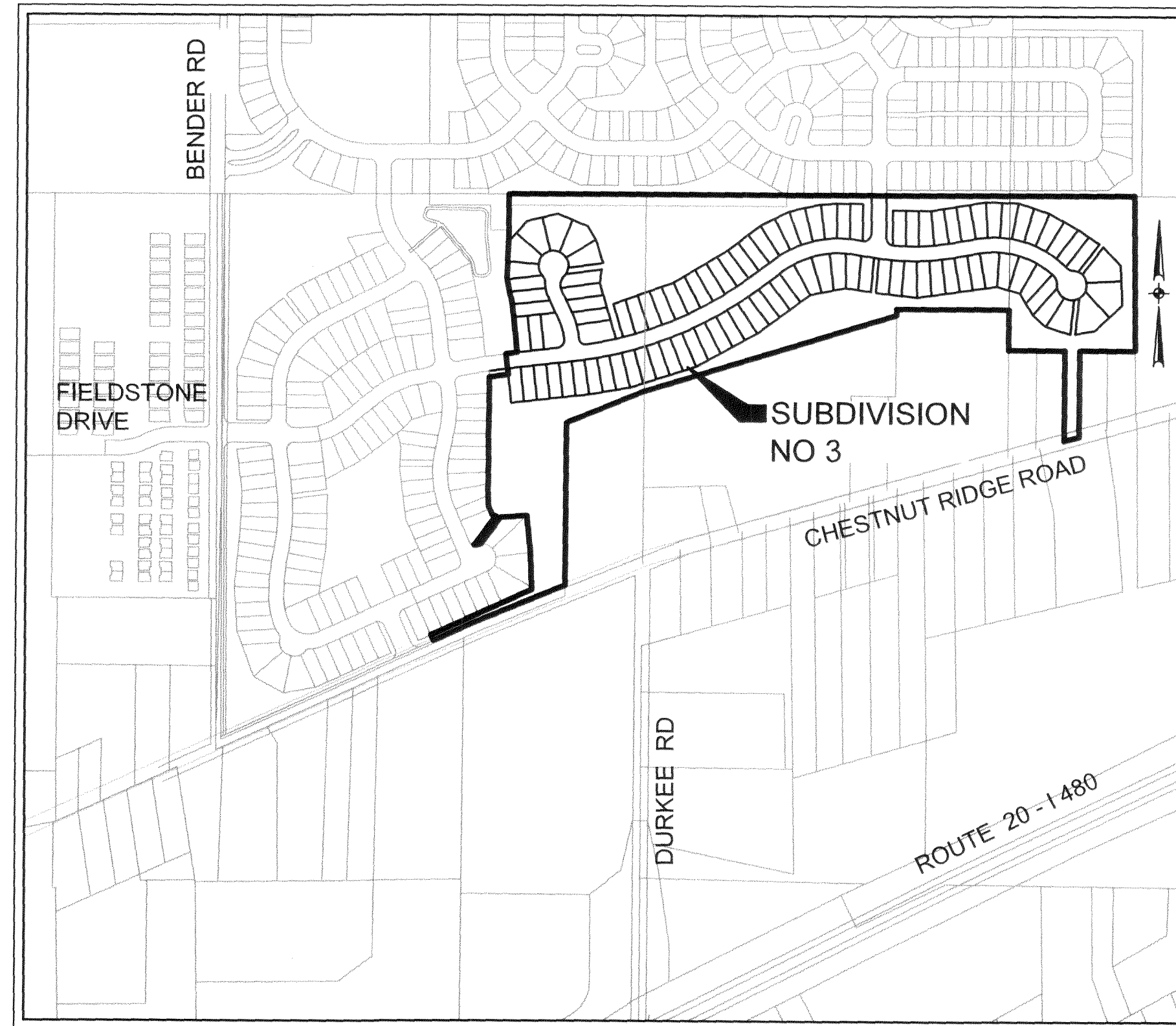
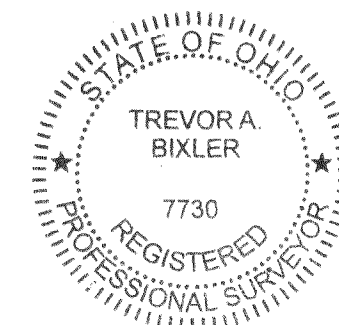
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS  
12<sup>th</sup> DAY OF October, 2021.

*[Signature]*  
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. 3" AS  
SHOWN HEREON AND CONTAINING 43.0310 ACRES OF LAND IN THE CITY OF  
ELYRIA, EATON TOWNSHIP ORIGINAL LOT NOS. 71 AND 90, COUNTY OF LORAIN,  
AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED—○—, IRON PIN  
MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED—○—, 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.

*[Signature]* 9-3-21  
TREVOR A. BIXLER DATE  
PROFESSIONAL SURVEYOR OHIO REG. NO. 7730

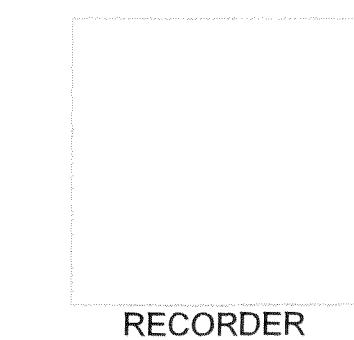


### AREA SUMMARY

AREA IN SUBLOTS 18.8054 ACRES  
AREA IN RIGHT-OF-WAY ~~4.53454~~ 4.915 ACRES  
AREA IN BLOCKS ~~19.69149~~ 7.344 ACRES  
TOTAL AREA IN SUBDIVISION 43.0310 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: 029203630007 Type: OFF  
Kind: PLAT  
Recorded: 11/10/2021 at 11:06:46 AM  
Fee Amt: \$618.40 Page 1 of 7  
Lorain County, Ohio  
Mike Doran County Recorder  
File # 2021-0848781

MILLENNIUM TITLE AGENCY LTD  
868 CORPORATE WAY  
WESTLAKE, OH 44145-1502

PLAT Vol 110  
Pgs 91, 92, 93  
48, 45, 94

TRANSFERRED

IN COMPLIANCE WITH SEC. 319.022  
OHIO REV. CODE

NOV 10 2021

J. CRAIG SHODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

### OWNER'S CERTIFICATE

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL  
EATON TOWNSHIP LOT NOS. 71 AND 90 CONTAINING 43.0310 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. 3, A SUBDIVISION OF LOTS 131 TO 229, INCLUSIVE, AND BLOCKS I AND J, AND DOES HEREBY  
ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE CEDAR CREST DRIVE (60 FEET WIDE),  
SINGLE OAK LANE (60 FEET WIDE) AND REDINGTON DRIVE (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 BLOCK J AS SHOWN HEREON WITH THE RIGHT OF INGRESS/EGRESS  
AND THE RIGHT TO CONSTRUCT MAINTAIN, REPAIR AND UTILIZE DRAINAGE DITCH AND STORM SEWERS.

THE UNDERSIGNED OWNER DOES HEREBY GRANT UNTO RURAL LORAIN COUNTY WATER AUTHORITY THEIR  
SUCCESSORS AND ASSIGNS, THE WATERMAIN EASEMENT IN BLOCK J AND LOT 186 AS SHOWN HEREON WITH  
THE RIGHT OF INGRESS/EGRESS AND THE RIGHT TO CONSTRUCT MAINTAIN, REPAIR AND UTILIZE SAID  
WATERMAIN.

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

*[Signature]*  
CHUCK VANNOY, REGION PRESIDENT  
K. HOVNANIAN FOUR SEASONS AT  
CHESTNUT RIDGE, LLC

10-5-2021  
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 Ridgfield OHIO THIS 5<sup>th</sup> DAY OF October, 2021.

*[Signature]*  
NOTARY PUBLIC

None  
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 GRANTEEES FOR  
DISTRIBUTING AND TRANSMITTING GAS, ELECTRICITY AND COMMUNICATIONS SIGNALS, FOR PUBLIC AND  
PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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 GRANTEEES 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.

*[Signature]*  
CHUCK VANNOY, REGION PRESIDENT  
K. HOVNANIAN FOUR SEASONS AT  
CHESTNUT RIDGE, LLC

10-5-2021  
DATE

RECORD PLAT TITLE SHEET	BY
FOUR SEASONS AT	
CHESTNUT RIDGE SUBDIVISION NO. 3	
OF PART OF	
ORIGINAL EATON TOWNSHIP LOT NOS. 71 AND 90	
CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO	
SHEET RP1.0	DATE
OF 6	10-5-2021
JOB NO. 19103	
DATE: 2/17/2021	DATE: 9/2/21
DRAWN BY: CCC	DATE: 4/7/21
CHK BY: TAB	
DWG. NAME: 19103	
PATH: 19103	
F.B.:	
REVISIONS	
DESCRIPTION	
STREET NAME CHANGED TO "SINGLE OAK LANE"	
STREET NAME CHANGED TO "SINGLE OAK COURT"	

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

RECORD PLAT TITLE SHEET  
FOUR SEASONS AT  
CHESTNUT RIDGE SUBDIVISION NO. 3

SHEET RP1.0  
OF 6  
JOB NO. 19103



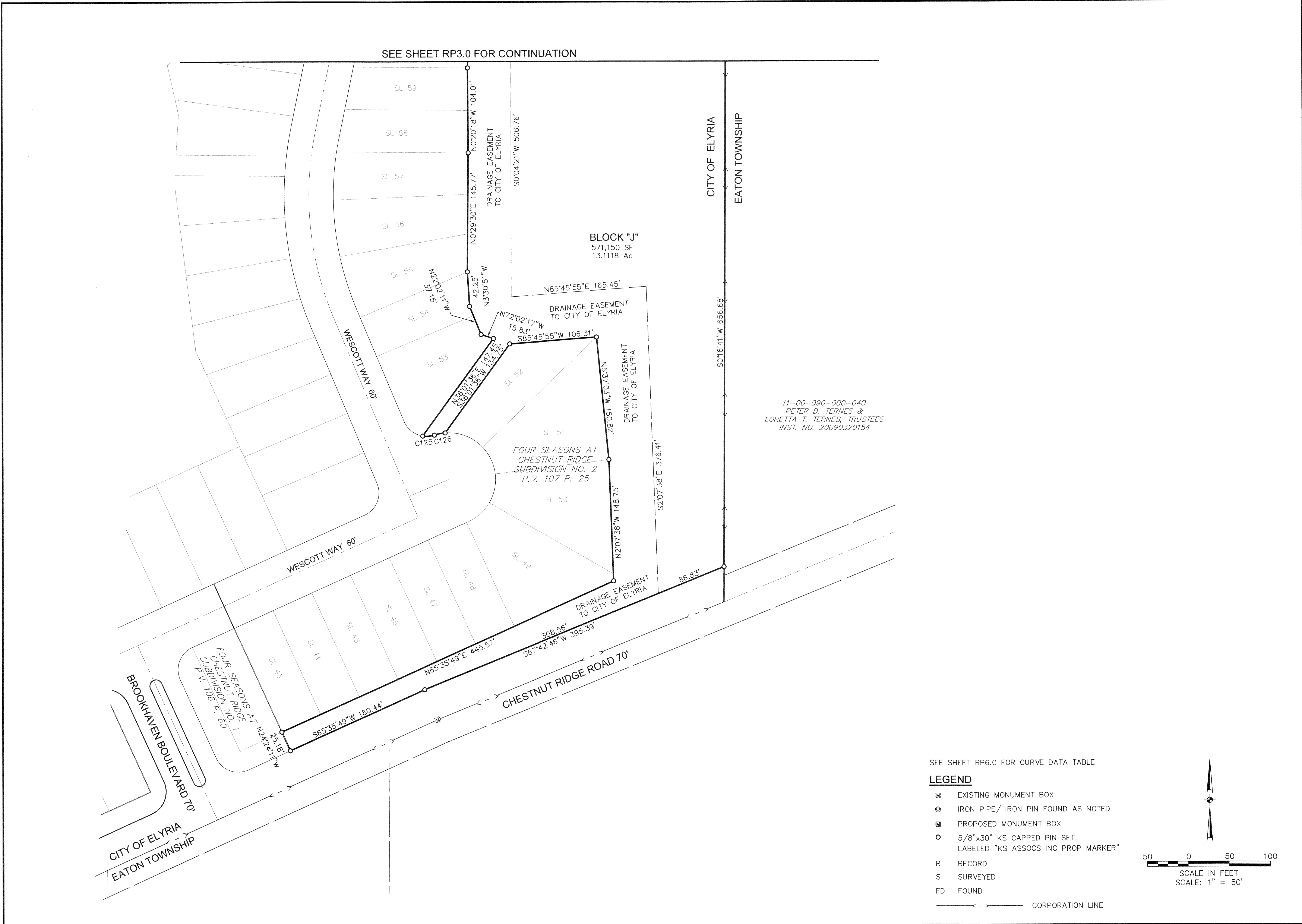




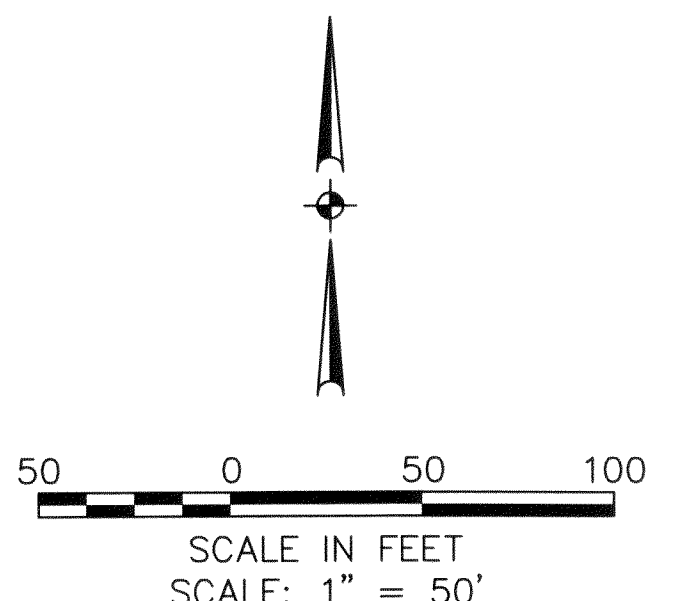








REVISIONS	
DATE	DESCRIPTION
11/5/21	REVISED PER TAX MAP COMMENTS
9/2/21	STREET NAME CHANGED TO "SINGLE OAK LANE"
4/7/21	STREET NAME CHANGED TO "SINGLE OAK COURT"
DATE: 2/07/2021	BY: CCC
DRAWN BY: JMB	CHK'D BY:
DWG. NAME:	DATE:
PATH: 19103	F.B.:
KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com	
<b>RECORD PLAT</b> <b>FOUR SEASONS AT</b> <b>CHESTNUT RIDGE SUBDIVISION NO. 3</b> OF PART OF ORIGINAL EATON TOWNSHIP LOT NOS. 71 AND 90 CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO	
SHEET RP5.0	OF 6
JOB NO. 19103	





CURVE TABLE						
CURVE No	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	52.15'	3000.00'	0°59'46"	N83°09'40"E	52.15'	26.08'
C2	800.64'	1493.00'	30°43'32"	N68°17'46"E	791.08'	410.20'
C3	327.15'	410.00'	45°43'06"	S75°47'33"W	318.54'	172.85'
C4	304.65'	940.25'	18°33'52"	N89°22'10"E	303.32'	153.67'
C5	401.96'	379.00'	60°45'59"	S69°31'46"E	383.38'	222.21'
C6	76.11'	231.00'	18°52'40"	N15°46'47"W	75.77'	38.40'
C7	73.49'	140.50'	29°58'05"	N10°14'05"W	72.65'	37.60'
C8	816.73'	1523.00'	30°43'32"	N68°17'46"E	806.98'	418.44'
C9	723.28'	1463.00'	28°19'34"	N67°05'47"E	715.94'	369.19'
C10	303.22'	380.00'	45°43'06"	S75°47'33"W	295.24'	160.20'
C11	351.09'	440.00'	45°43'06"	S75°47'33"W	341.85'	185.49'
C12	314.37'	970.25'	18°33'52"	N89°22'10"E	313.00'	158.58'
C13	241.82'	910.25'	15°13'18"	N87°41'53"E	241.11'	121.63'
C14	321.02'	349.00'	52°42'06"	S73°33'43"E	309.82'	172.87'
C15	391.13'	409.00'	54°47'35"	S72°30'58"E	376.40'	211.97'
C16	42.86'	50.00'	49°06'48"	N22°39'16"W	41.56'	22.85'
C17	34.23'	50.00'	39°13'41"	S64°44'01"E	33.57'	17.82'
C18	278.82'	60.00'	266°14'59"	N48°46'38"E	87.58'	64.06'
C19	44.34'	30.00'	84°41'05"	S42°20'55"E	40.41'	27.34'
C20	51.66'	30.00'	98°39'29"	N49°19'22"E	45.51'	34.91'
C21	48.38'	30.00'	92°23'59"	S52°32'27"E	43.31'	31.28'
C22	85.99'	261.00'	18°52'40"	S15°46'47"E	85.61'	43.39'
C23	18.02'	110.50'	9°20'42"	S20°32'47"E	18.00'	9.03'
C24	53.18'	50.00'	60°56'11"	S14°35'40"W	50.71'	29.41'
C25	277.44'	60.00'	264°56'18"	S87°24'24"E	88.52'	65.55'
C26	32.71'	50.00'	37°28'59"	N21°08'03"W	32.13'	16.96'
C27	67.93'	170.50'	22°49'34"	N13°48'20"W	67.48'	34.42'
C28	66.23'	201.00'	18°52'40"	N15°46'47"W	65.93'	33.42'
C29	47.12'	30.00'	90°00'00"	N38°39'32"E	42.43'	30.00'
C30	52.67'	3030.00'	0°59'46"	N83°09'40"E	52.67'	26.34'
C31	51.63'	2970.00'	0°59'46"	N83°09'40"E	51.63'	25.82'
C32	42.37'	1523.00'	1°35'38"	N82°51'43"E	42.37'	21.19'
C33	51.16'	1523.00'	1°55'29"	N81°06'10"E	51.16'	25.58'
C34	50.82'	1523.00'	1°54'42"	N79°11'04"E	50.81'	25.41'
C35	51.51'	1523.00'	1°56'16"	N77°15'35"E	51.51'	25.76'
C36	51.16'	1523.00'	1°55'29"	N75°19'42"E	51.16'	25.58'
C37	51.16'	1523.00'	1°55'29"	N73°24'13"E	51.16'	25.58'
C38	51.16'	1523.00'	1°55'29"	N71°28'44"E	51.16'	25.58'
C39	51.16'	1523.00'	1°55'29"	N69°33'15"E	51.16'	25.58'
C40	51.16'	1523.00'	1°55'29"	N67°37'46"E	51.16'	25.58'
C41	51.16'	1523.00'	1°55'29"	N65°42'17"E	51.16'	25.58'
C42	51.16'	1523.00'	1°55'29"	N63°46'47"E	51.16'	25.58'
C43	51.16'	1523.00'	1°55'29"	N61°51'18"E	51.16'	25.58'
C44	51.16'	1523.00'	1°55'29"	N59°55'49"E	51.16'	25.58'

CURVE TABLE						
CURVE No	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C45	51.16'	1523.00'	1°55'29"	N58°00'20"E	51.16'	25.58'
C46	50.21'	1523.00'	1°53'20"	N56°05'56"E	50.21'	25.11'
C47	52.01'	1523.00'	1°57'25"	N54°10'33"E	52.01'	26.01'
C48	7.02'	1523.00'	0°15'51"	N53°03'56"E	7.02'	3.51'
C49	56.92'	380.00'	8°34'54"	N57°13'27"E	56.86'	28.51'
C50	76.13'	380.00'	11°28'42"	N67°15'15"E	76.00'	38.19'
C51	76.13'	380.00'	11°28'42"	N78°43'57"E	76.00'	38.19'
C52	64.89'	380.00'	9°47'05"	N89°21'50"E	64.82'	32.53'
C53	29.15'	380.00'	4°23'44"	S83°32'45"E	29.14'	14.58'
C54	52.05'	970.25'	3°04'26"	S83°09'07"E	52.05'	26.03'
C55	52.01'	970.25'	3°04'17"	S86°13'29"E	52.00'	26.01'
C56	49.77'	970.25'	2°56'21"	S89°13'47"E	49.77'	24.89'
C57	50.70'	970.25'	2°59'38"	N87°48'13"E	50.69'	25.36'
C58	50.70'	970.25'	2°59'38"	N84°48'35"E	50.69'	25.36'
C59	50.70'	970.25'	2°59'38"	N81°48'57"E	50.69'	25.36'
C60	79.66'	349.00'	13°04'42"	N86°37'35"E	79.49'	40.01'
C61	80.66'	349.00'	13°14'33"	S80°12'47"E	80.48'	40.51'
C62	79.62'	349.00'	13°04'17"	S67°03'23"E	79.45'	39.98'
C63	75.27'	349.00'	12°21'26"	S54°20'31"E	75.12'	37.78'
C64	5.80'	349.00'	0°57'08"	S47°41'14"E	5.80'	2.90'
C65	12.33'	60.00'	11°46'35"	S3°59'10"E	12.31'	6.19'
C66	50.75'	60.00'	48°27'38"	S34°06'17"E	49.25'	27.00'
C67	41.76'	60.00'	39°52'57"	S78°16'34"E	40.93'	21.77'
C68	22.17'	60.00'	21°10'28"	N71°11'43"E	22.05'	11.21'
C69	37.33'	60.00'	35°38'50"	N42°47'04"E	36.73'	19.29'
C70	37.33'	60.00'	35°38'50"	N7°08'15"E	36.73'	19.29'
C71	37.33'	60.00'	35°38'50"	N28°30'35"W	36.73'	19.29'
C72	20.13'	60.00'	19°13'18"	N55°56'39"W	20.03'	10.16'
C73	19.68'	60.00'	18°47'34"	N74°57'05"W	19.59'	9.93'
C74	1.08'	409.00'	0°09'03"	S45°11'42"E	1.08'	0.54'
C75	52.14'	409.00'	7°18'16"	S48°55'22"E	52.11'	26.11'
C76	49.03'	409.00'	6°52'09"	S56°00'34"E	49.00'	24.55'
C77	49.03'	409.00'	6°52'09"	S62°52'42"E	49.00'	24.55'
C78	49.03'	409.00'	6°52'09"	S69°44'51"E	49.00'	24.55'
C79	49.03'	409.00'	6°52'09"	S76°36'59"E	49.00'	24.55'
C80	49.03'	409.00'	6°52'09"	S83°29'08"E	49.00'	24.55'
C81	49.03'	409.00'	6°52'09"	N89°38'43"E	49.00'	24.55'
C82	43.71'	409.00'	6°07'25"	N83°08'57"E	43.69'	21.88'
C83	15.80'	910.25'	0°59'39"	S80°35'04"W	15.79'	7.90'
C84	59.53'	910.25'	3°44'50"	S82°57'18"W	59.52'	29.78'
C85	62.38'	910.25'	3°55'35"	S86°47'31"W	62.36'	31.20'
C86	52.01'	910.25'	3°16'25"	N89°36'29"W	52.00'	26.01'
C87	52.11'	910.25'	3°16'49"	N86°19'52"W	52.11'	26.06'
C88	21.69'	440.00'	2°49'26"	N82°45'37"W	21.68'	10.85'

CURVE TABLE						
CURVE No	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C89	52.08'	440.00'	6°46'53"	N87°33'47"W	52.05'	26.07'
C90	48.84'	440.00'	6°21'35"	S85°51'59"W	48.81'	24.44'
C91	49.23'	440.00'	6°24'38"	S79°28'53"W	49.20'	24.64'
C92	49.23'	440.00'	6°24'38"	S73°04'15"W	49.20'	24.64'
C93	49.23'	440.00'	6°24'38"	S66°39'37"W	49.20'	24.64'
C94	49.23'	440.00'	6°24'38"	S60°14'58"W	49.20'	24.64'
C95	31.57'	440.00'	4°06'39"	S54°59'20"W	31.56'	15.79'
C96	12.61'	1463.00'	0°29'38"	S53°10'49"W	12.61'	6.31'
C97	57.52'	1463.00'	2°15'09"	S54°33'13"W	57.51'	28.76'
C98	56.44'	1463.00'	2°12'37"	S56°47'06"W	56.44'	28.22'
C99	57.45'	1463.00'	2°15'00"	S59°00'55"W	57.45'	28.73'
C100	56.81'	1463.00'	2°13'30"	S61°15'10"W	56.81'	28.41'
C101	56.55'	1463.00'	2°12'53"	S63°28'21"W	56.55'	28.28'
C102	56.57'	1463.00'	2°12'56"	S65°41'16"W	56.57'	28.29'
C103	56.82'	1463.00'	2°13'31"	S67°54'29"W	56.82'	28.41'
C104	56.90'	1463.00'	2°13'42"	S70°08'06"W	56.90'	28.45'
C105	56.81'	1463.00'	2°13'29"	S72°21'41"W	56.80'	28.41'
C106	52.01'	1463.00'	2°02'13"	S74°29'32"W	52.01'	26.01'
C107	29.03'	1463.00'	1°08'13"	S76°04'45"W	29.03'	14.52'
C108	117.76'	1463.00'	4°36'42"	S78°57'13"W	117.72'	58.91'
C109	44.17'	261.00'	9°41'43"	N11°11'19"W	44.11'	22.14'
C110	41.83'	261.00'	9°10'57"	N20°37'39"W	41.78'	20.96'
C111	0.58'	50.00'	0°39'59"	N15°32'26"W	0.58'	0.29'
C112	52.60'	50.00'	60°16'11"	N14°55'39"E	50.20'	29.02'
C113	8.90'	60.00'	8°29'48"	N40°48'51"E	8.89'	4.46'
C114	29.38'	60.00'	28°03'16"	N22°32'20"E	29.09'	14.99'
C115	42.54'	60.00'	40°37'21"	N11°47'59"W	41.65'	22.21'
C116	37.30'	60.00'	35°37'21"	N49°55'20"W	36.71'	19.28'
C117	37.30'	60.00'	35°37'21"	N85°32'41"W	36.71'	19.28'
C118	37.30'	60.00'	35°37'21"	S58°49'58"W	36.71'	19.28'
C119	37.30'	60.00'	35°37'21"	S23°12'37"W	36.71'	19.28'
C120	47.41'	60.00'	45°16'29"	S17°14'18"E	46.19'	25.02'
C121	1.85'	50.00'	2°07'13"	S38°48'56"E	1.85'	0.93'
C122	30.86'	50.00'	35°21'47"	S20°04'27"E	30.37'	15.94'
C123	22.51'	170.50'	7°33'55"	S6°10'31"E	22.50'	11.27'
C124	45.41'	170.50'	15°15'39"	S17°35'18"E	45.28'	22.84'
C125	14.42'	30.00'	27°32'30"	S85°47'00"W	14.28'	7.35'
C126	13.44'	57.00'	13°30'25"	S78°45'58"W	13.41'	6.75'
C127	271.29'	3000.00'	5°10'53"	N81°04'06"E	271.20'	135.74'
C129	5.66'	3030.00'	0°06'25"	N83°36'20"E	5.66'	2.83'
C130	47.02'	3030.00'	0°53'21"	N83°06'27"E	47.01'	23.51'
C131	4.52'	970.25'	0°16'01"	S81°28'54"E	4.52'	2.26'
C132	3.92'	970.25'	0°13'53"	N80°12'11"E	3.92'	1.96'

DATE: 4/17/2021	DRAWN BY: CCC	CDD BY: TAB	DWC NAME: 19103	PATH: 19103	F.B.	DESCRIPTION	BY
						REVISIONS	TAB
							TAB
KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440.365.4730 F 440.365.4790 www.ksassociates.com							TAB
CURVE DATA <b>FOUR SEASONS AT CHESTNUT RIDGE SUBDIVISION NO. 3</b> OF PART OF ORIGINAL EATON TOWNSHIP LOT NOS. 71 AND 90 CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO							TAB
SHEET <b>RP6.0</b>							TAB
OF <b>6</b>							TAB
JOB NO. <b>19103</b>							TAB

Plat Sheet

Instrument # 2021-0848781 Film # \_\_\_\_\_

Name of Plat: Four Seasons At Chestnut Ridge Subdivision

Owner: K. Hovhannian Four Seasons At Chestnut Ridge LLC

Description: SITUATED IN THE CITY OF ELYRIA, COUNTY  
OF LORAIN, STATE OF OHIO + BEING PART OF ORIGINAL ELYRIA  
TOWNSHIP LOTS NO 71 AND 90 CONTAINING 43.0310 ACRE  
CREATING SUBLOTS 131 THRU 229  
CREATING BLOCK I  
CREATING BLOCK J  
EASEMENTS INCLUDED

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

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

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

Vol. 110

Pg. 91, 92, 93  
94, 95, 96

Amount: \$578,40  
Initials: ST

Receiving Stamp

MILLENNIUM TITLE AGENCY LTD  
868 CORPORATE WAY  
WESTLAKE, OH 44145-1502