

DEL WEBB HICKORY GREENS SUBDIVISION NO. 1

BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOTS 6 & 15 NOW IN THE TOWNSHIP OF COLUMBIA, LORAIN COUNTY, OHIO

THE PERIMETER BOUNDARY AND PARCEL CONFIGURATION IS BASED UPON THE "LOT SPLIT & CONSOLIDATION" DATED JANUARY, 2024 BY DONALD G. BOHNING & ASSOCIATES INC.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED DEL WEBB HICKORY GREENS SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING 4.5244 ACRES OF LAND IN ORIGINAL LOT 6, 10.4098 ACRES OF LAND IN ORIGINAL LOT 15 OF COLUMBIA TOWNSHIP, LORAIN COUNTY, 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 SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN 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. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.



Michael A. Ackerman
MICHAEL A. ACKERMAN
REGISTERED SURVEYOR NO. 8196

OWNER'S CERTIFICATE

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL LOTS 6 & 15 OF SAID TOWNSHIP CONTAINING 14.9342 ACRES.

THE UNDERSIGNED PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS DEL WEBB HICKORY GREENS SUBDIVISION NO. 1, A SUBDIVISION OF LOTS 1-10, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME. HICKORY GREENS BOULEVARD, AND ADRIANA COURT SHALL BE PRIVATE STREETS, AND ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL PRIVATE STREETS, ROADS, SIDEWALKS AND STORM WATER FACILITIES.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS. INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF LORAIN COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF (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 PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 23 DAY OF September, 2024.

SIGNED: Brad Piroli
BRAD PIROLI, VICE PRESIDENT OF ACQUISITION
PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED COMPANY

WITNESS: [Signature]
[Signature]

NOTARIAL SEAL: DAVID FRANCESCONI, Notary Public, State of Ohio, My Comm. Expires November 20, 2026

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR BRAD PIROLI, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS 23 DAY OF September, 2024.

BY: [Signature], NOTARY PUBLIC

APPROVALS OF SUBDIVISION ENDORSEMENTS

APPROVED THIS 2ND DAY OF OCTOBER, 2024.
[Signature]
LORAIN COUNTY ENGINEER.
(APPROVED AS TO FORM ONLY. THE ENGINEER DOES NOT ACCEPT THE PRIVATE STREETS FOR DEDICATION TO THE PUBLIC.)

APPROVED THIS 2nd DAY OF September, 2024.
[Signature]
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 26 DAY OF September, 2024.
[Signature]
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS 26th DAY OF September, 2024.
[Signature]
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 26th DAY OF September, 2024.
[Signature]
LORAIN COUNTY PLANNING COMMISSION

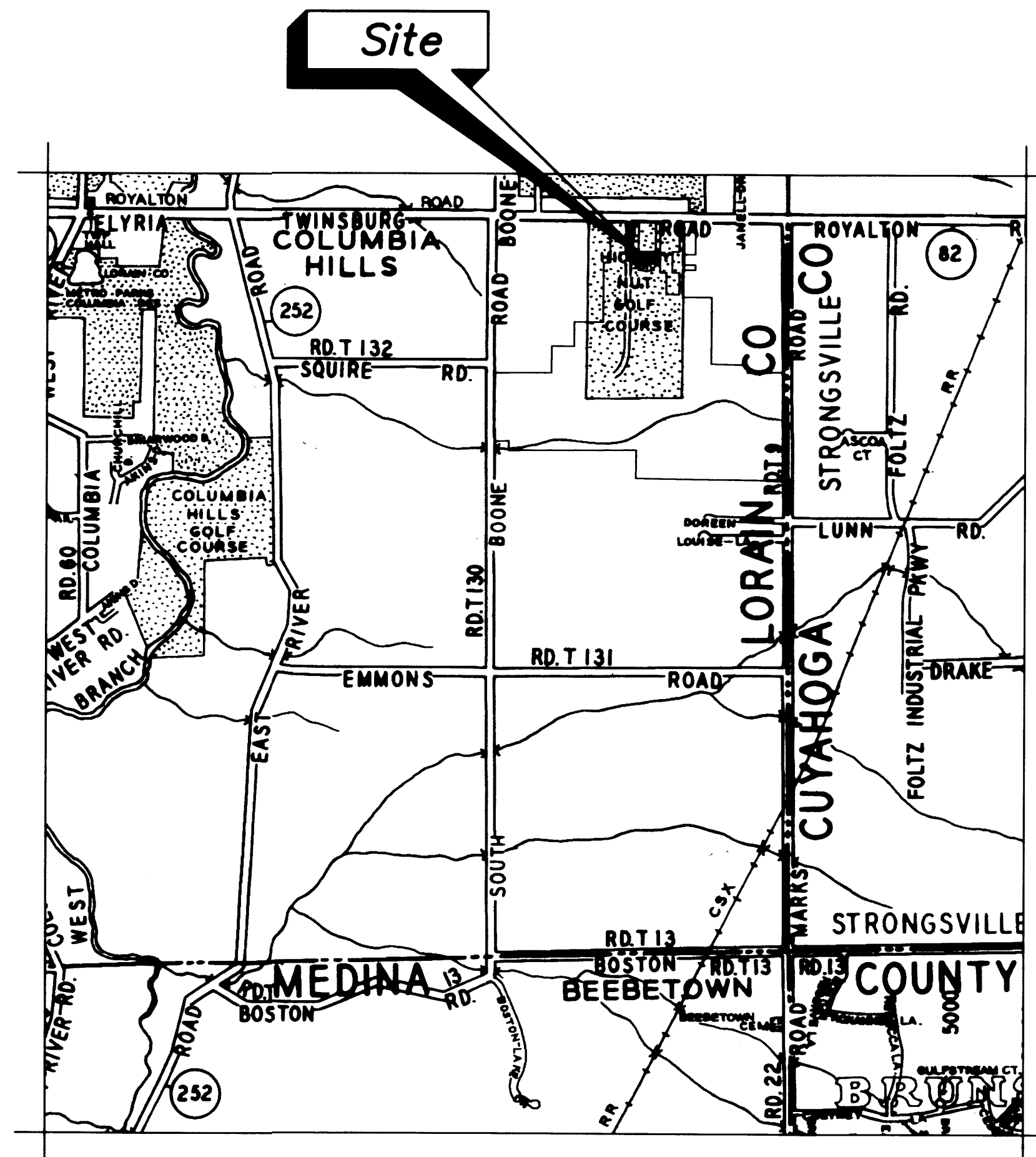
2024-0033862
PLAT Fee: \$345.60 Page 1 of 5
Recorded: 11/19/2024 at 12:21 PM
Receipt: T20240024288
Lorain County Recorder Mike Doran



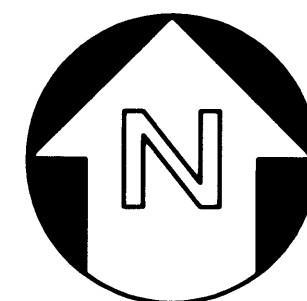
Plat Vol. 116
Pgs 74-75-76-77

TRANSFERRED
NOV 19 2024

J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR



LOCATION MAP



SUBDIVISION AREA CHART

Description	O.L. 6	O.L. 7	O.L. 14	O.L. 15	TOTAL
SUBLOTS (10)	1.6254	0.0000	0.0000	0.3694	1.9948
BLOCK "A"	0.0000	0.0000	0.0000	7.1536	7.1536
BLOCK "B"	2.3354	0.0000	0.0000	1.1070	3.4424
PRIVATE STREETS	0.5636	0.0000	0.0000	1.7798	2.3434
TOTAL SUBDIVISION AC.	4.5244	0.0000	0.0000	10.4098	14.9342
PARCEL "A1" (TO C/L)	4.2163	19.4377	75.7242	40.6286	140.0068
TOTAL REMAINDER "A" AC.	4.2163	19.4377	75.7242	40.6286	140.0068
PARCEL "B" (TO C/L)	46.8917	102.2498	9.1520	3.7175	162.0110
TOTAL REMAINDER "B" AC.	46.8917	102.2498	9.1520	3.7175	162.0110
PARCEL "C" (TO C/L)	7.0505	0.0000	0.0000	0.0000	7.0505
TOTAL REMAINDER "C" AC.	7.0505	0.0000	0.0000	0.0000	7.0505

AREA CHART: LOT SPLIT PARCELS (TO Q)

PARCEL A (155.5344 AC.)

Description	O.L. 6	O.L. 7	O.L. 14	O.L. 15	TOTAL
ORIGINAL AC.	8.7963	19.4377	75.7242	51.5762	155.5344
SUBDIVISION AC.	4.5244	0.0000	0.0000	10.4098	14.9342
O.D.O.T. R/W TAKE	0.0000	0.0000	0.0000	0.5378	0.5378
AREA WITHIN EXTC. R/W AT PARCEL "A"	0.0556	0.0000	0.0000	0.0000	0.0556
REMAINDER AC.	4.2163	19.4377	75.7242	40.6286	140.0068

GRANTOR: PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED COMPANY
BY: Brad Piroli, VICE PRESIDENT OF ACQUISITION

OHIO EDISON COMPANY
COLUMBIA GAS
WINDSTREAM COMMUNICATIONS
TIME WARNER CABLE
PAT Lucey

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT _____ AS _____ MORTGAGEE OF LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF DEL WEBB HICKORY GREENS SUBDIVISION NO. 1 TO BE CORRECT AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST, AND ARE HEREBY CREATING COMMON INGRESS/EGRESS EASEMENTS FOR THE BENEFITS OF ALL PARCELS. HICKORY GREENS BOULEVARD, AND ADRIANA COURT SHALL BE PRIVATE STREETS, AND ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL PRIVATE STREETS, ROADS, SIDEWALKS, AND STORM WATER FACILITIES.

SIGNED _____
WITNESS _____

NOTARIAL SEAL: STATE OF OHIO, COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED 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 THIS _____ DAY OF _____, 20____.

BY: _____, NOTARY PUBLIC

STORM SEWER, STORM WATER MANAGEMENT, AND CREEK MAINTENANCE EASEMENTS

THE UNDERSIGNED OWNER HEREBY GRANTS STORM SEWER EASEMENTS AND STORM WATER MANAGEMENT EASEMENTS IDENTIFIED HEREON WITHIN BLOCK "A", BLOCK "B", "SUBLOT 10", AND PARCEL "A1" TO THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ANNUAL AND REGULAR MAINTENANCE WITHIN THE EASEMENTS.

THE CREEK MAINTENANCE EASEMENT SHOWN ON PLAT SHEETS 2-4 IS GRANTED TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE PURPOSES.

INSPECTION & MAINTENANCE

THIS SUBDIVISION IS SUBJECT TO THE "INSPECTION AND MAINTENANCE AGREEMENT FOR STORM WATER CONTROL MEASURES INSTRUMENT FILE 2024-0015356."

PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENTS

THE UNDERSIGNED OWNER HEREBY GRANTS TO THE HOMEOWNERS ASSOCIATION ONE "PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENT" IDENTIFIED HEREON WITHIN BLOCK "B" FOR THE COMMON USE OF ALL FOR MAIL DELIVERY PURPOSES, PARKING, AND A WALKWAY. REFER TO COVENANTS AND RESTRICTIONS DOCUMENT # _____

SANITARY SEWER EASEMENTS

THIS SUBDIVISION IS SUBJECT TO A PERMANENT SANITARY SEWER EASEMENT (INSTRUMENT FILE 2024-0023192) GRANTED TO LORAIN COUNTY, AND LOCATED AT THE COMMON INGRESS/EGRESS EASEMENT AND BEING THE SAME AS HICKORY GREENS BLVD. AND ADRIANA COURT (PRIVATE STREETS).

THIS SUBDIVISION IS SUBJECT TO A 30'X50' PERMANENT SANITARY SEWER EASEMENT (INSTRUMENT FILE 2024-007873) WHICH WAS GRANTED TO LORAIN COUNTY FOR CONSTRUCTION OF SANITARY SEWER AS PART OF PHASE 1 OF THE S.R. 82 SEWER EXTENSION PROJECT.

UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY, WINDSTREAM COMMUNICATIONS, COLUMBIA GAS OF OHIO, AND TIME WARNER CABLE (ALL OHIO CORPORATIONS), THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT 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 ALL PRIVATE STREET LINES, 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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEEES 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 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 ELECTRIC, GAS AND COMMUNICATIONS FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT 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.

EASEMENT DESCRIPTIONS

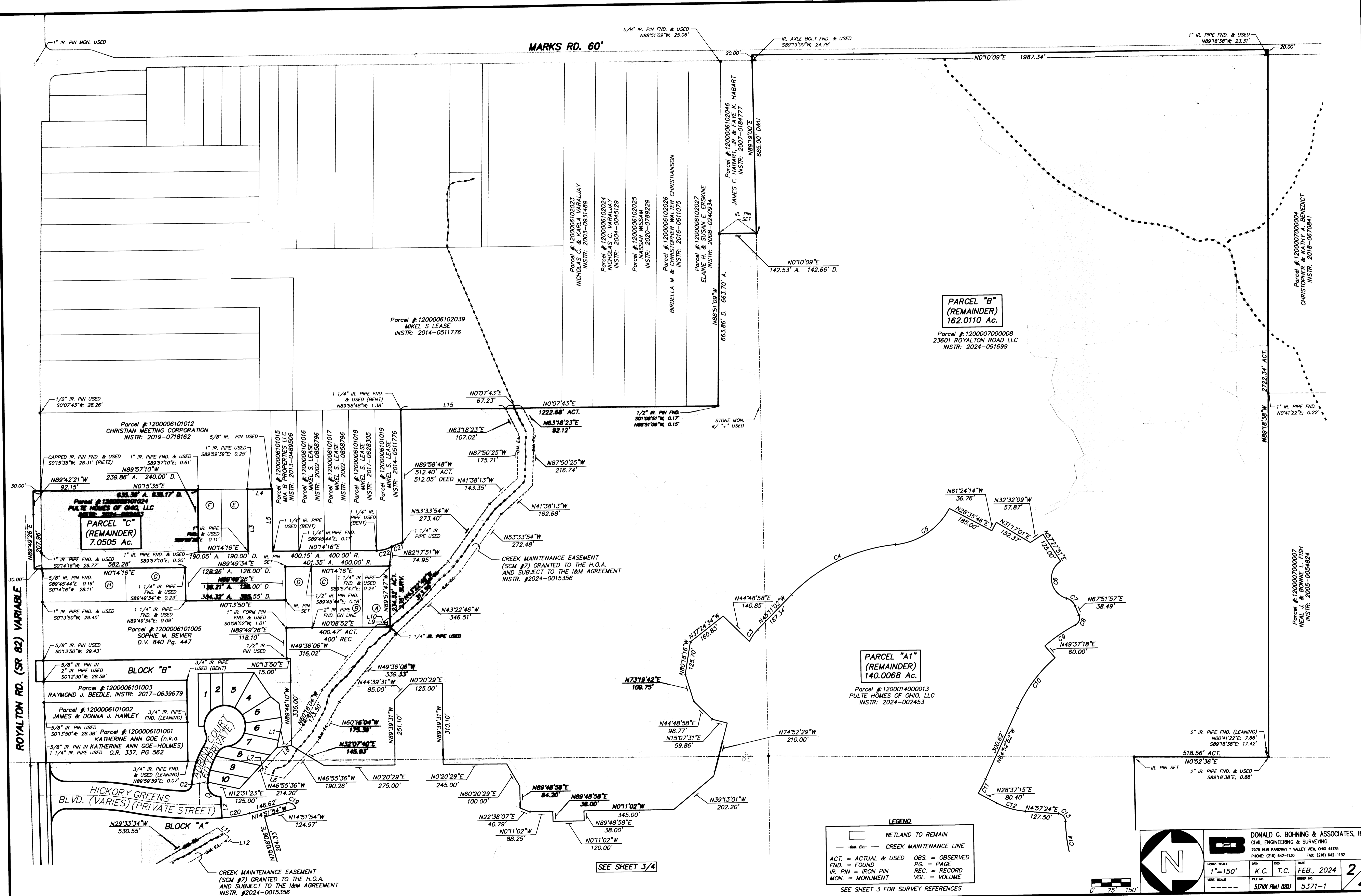
- SIDEWALK EASEMENT LINE
- UTILITY EASEMENT LINE
- STORM SEWER EASEMENT LINE
- SANITARY SEWER EASEMENT LINE
- CREEK MAINTENANCE LINE

BUILDING SETBACKS

- FRONT YARD (SUBLOTS 1-3 & 7-8): 25'
- FRONT YARD (SUBLOTS 4 & 10): 30'
- FRONT YARD (SUBLOTS 5-6 & 9): 35'
- SIDE YARD: 6'
- REAR YARD: 10'

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

HORIZ. SCALE: --- DATE: FEB., 2024
VERT. SCALE: --- ORDER NO.: 537101 Plat 01
DATE: 5.371-1



PARCEL "B"
(REMAINDER)
162.0110 Ac.

Parcel # 1200007000008
23601 ROYALTON ROAD LLC
INSTR: 2024-091699

PARCEL "A1"
(REMAINDER)
140.0068 Ac.

Parcel # 1200014000013
PULTE HOMES OF OHIO, LLC
INSTR: 2024-002453

PARCEL "C"
(REMAINDER)
7.0505 Ac.

Parcel # 1200006101024
PULTE HOMES OF OHIO, LLC
INSTR: 2024-002453

BLOCK "B"

Parcel # 1200006101003
RAYMOND J. BEEDLE, INSTR: 2017-0639679

Parcel # 1200006101002
JAMES & DONNA J. HAWLEY
INSTR: 2017-0639679

Parcel # 1200006101001
KATHERINE ANN GOE (n.k.a.
KATHERINE ANN GOE-HOLMES)
INSTR: 2017-0639679

Parcel # 1200006101001
KATHERINE ANN GOE-HOLMES)
INSTR: 2017-0639679

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KATHERINE ANN GOE-HOLMES)
INSTR: 2017-0639679

LEGEND

- WETLAND TO REMAIN
- CREEK MAINTENANCE LINE
- ACT. = ACTUAL & USED
- FND. = FOUND
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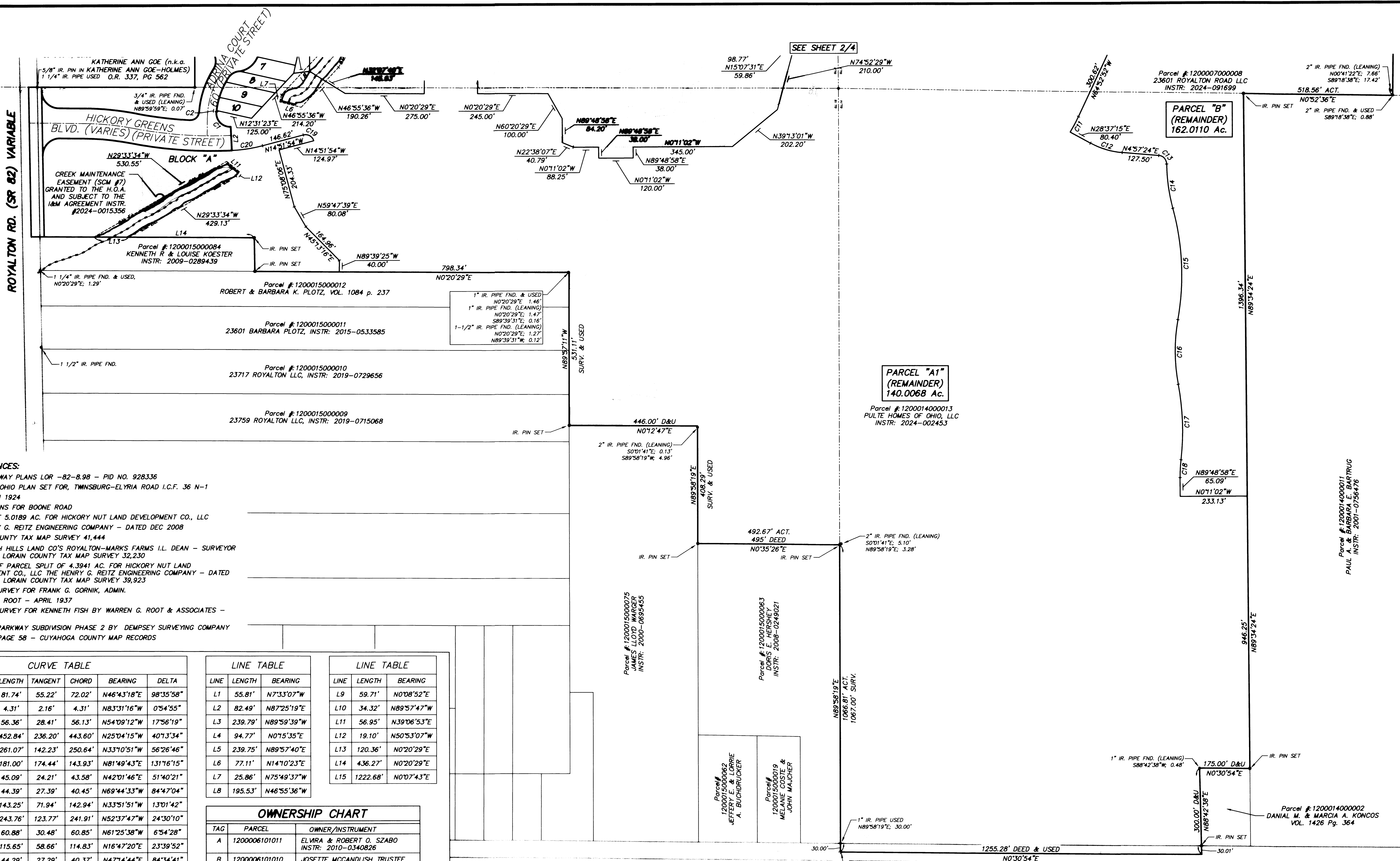
SEE SHEET 3 FOR SURVEY REFERENCES

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE: 1"=150'
VERT. SCALE: 1"=150'

DATE: FEB., 2024
JOB NO.: 537701 PLOT 0203
SHEET NO.: 2 OF 4

SEE SHEET 3/4



SURVEY REFERENCES:
 ODOT: RIGHT OF WAY PLANS LOR -82-8.98 - PID NO. 928336
 ODOT 2: STATE OF OHIO PLAN SET FOR, TWINSBURG-ELYRIA ROAD I.C.F. 36 N-1 DATED JAN 1924
 COUNTY: ROAD PLANS FOR BOONE ROAD
 SURV.: SURVEY OF 5.0189 AC. FOR HICKORY NUT LAND DEVELOPMENT CO., LLC
 S.: THE HENRY G. REITZ ENGINEERING COMPANY - DATED DEC 2008
 LORAIN COUNTY TAX MAP SURVEY 41,444
 SURV 1: THE SOUTH HILLS LAND CO'S ROYALTON-MARKS FARMS I.L. DEAN - SURVEYOR NO.1681 LORAIN COUNTY TAX MAP SURVEY 32,230
 SURV 2: SURVEY OF PARCEL SPLIT OF 4.3941 AC. FOR HICKORY NUT LAND DEVELOPMENT CO., LLC, THE HENRY G. REITZ ENGINEERING COMPANY - DATED NOV. 2006 LORAIN COUNTY TAX MAP SURVEY 39,923
 SURV 3: MAP OF SURVEY FOR FRANK G. GORNIK, ADMIN.
 WARREN G. ROOT - APRIL 1937
 SURV 4: MAP OF SURVEY FOR KENNETH FISH BY WARREN G. ROOT & ASSOCIATES - OCT 1961
 REC: IMPERIAL PARKWAY SUBDIVISION PHASE 2 BY DEMPSEY SURVEYING COMPANY VOL 347, PAGE 58 - CUYAHOGA COUNTY MAP RECORDS

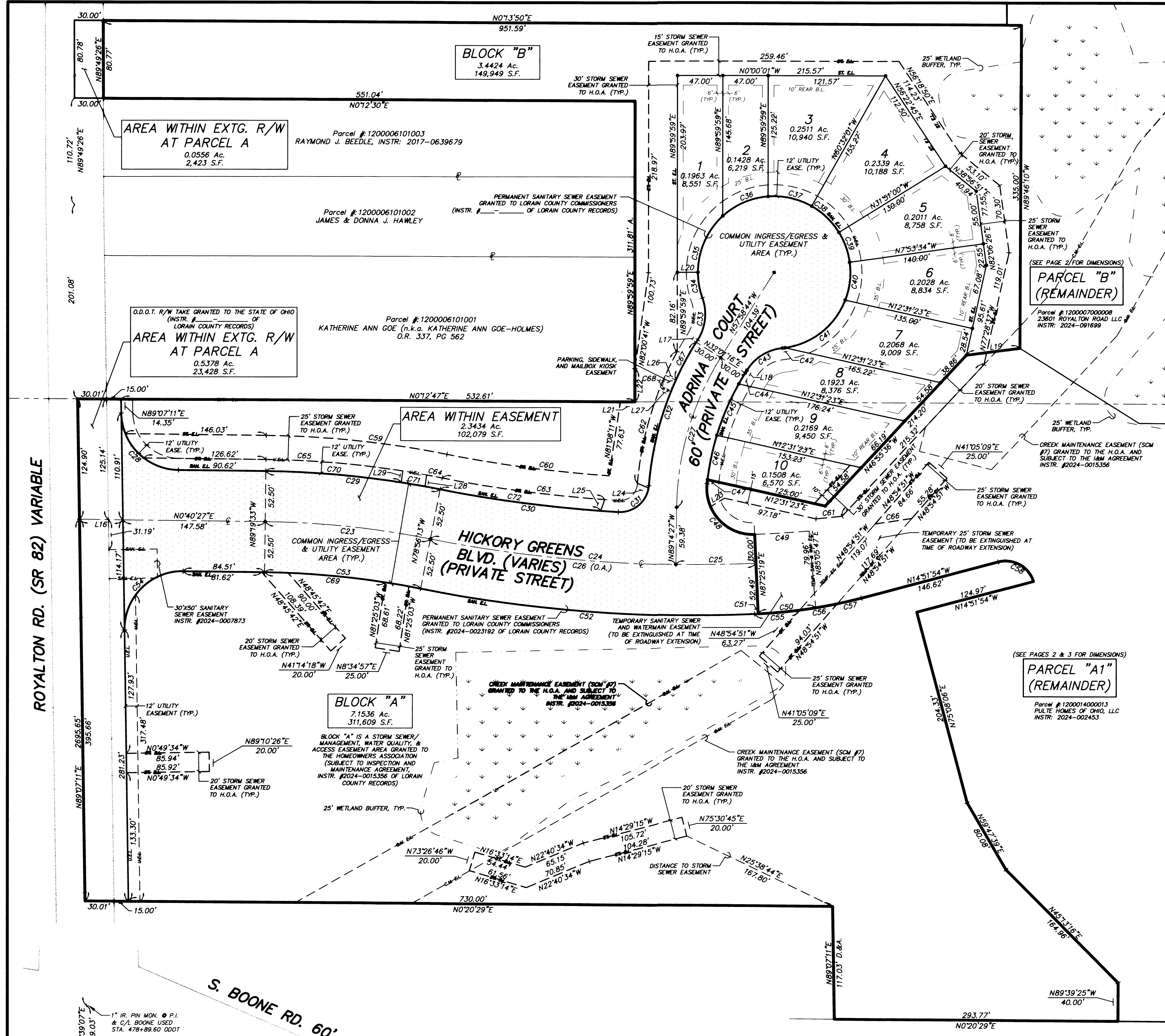
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	47.50'	81.74'	55.22'	72.02'	N46°43'18"E	98°35'58"
C2	270.00'	4.31'	2.16'	4.31'	N83°31'16"W	0°54'55"
C3	180.00'	56.36'	28.41'	56.13'	N54°09'12"W	17°56'19"
C4	645.00'	452.84'	236.20'	443.60'	N25°04'15"W	40°73'34"
C5	265.00'	261.07'	142.23'	250.64'	N33°10'51"W	56°26'46"
C6	79.00'	181.00'	174.44'	143.93'	N81°49'43"E	131°16'15"
C7	50.00'	45.09'	24.21'	43.58'	N42°01'46"E	51°40'21"
C8	30.00'	44.39'	27.39'	40.45'	N69°44'33"W	84°47'04"
C9	630.00'	143.25'	71.94'	142.94'	N33°51'51"W	13°01'42"
C10	570.00'	243.76'	123.77'	241.91'	N52°37'47"W	24°30'10"
C11	505.00'	60.88'	30.48'	60.85'	N61°25'38"W	6°54'28"
C12	280.00'	115.65'	58.66'	114.83'	N16°47'20"E	23°39'52"
C13	30.00'	44.29'	27.29'	40.37'	N47°14'44"E	84°34'41"
C14	605.00'	155.43'	78.15'	155.00'	N82°10'29"E	14°43'11"
C15	880.00'	390.26'	198.39'	387.07'	N87°31'10"E	25°24'33"
C16	620.00'	225.25'	113.88'	224.01'	N89°48'58"E	20°48'57"
C17	880.00'	263.03'	132.50'	262.05'	N87°58'16"E	17°07'32"
C18	530.00'	62.14'	31.11'	62.10'	N86°49'30"W	6°43'03"
C19	30.00'	45.89'	28.79'	41.55'	N28°57'31"E	87°38'50"
C20	517.50'	108.60'	54.50'	108.40'	N8°51'12"W	12°01'24"
C21	183.69'	45.04'	22.63'	44.93'	N20°34'29"W	14°02'58"
C22	123.69'	60.09'	30.65'	59.51'	N13°40'51"W	27°50'14"

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	55.81'	N7°33'07"W	L9	59.71'	N0°08'52"E
L2	82.49'	N87°25'19"E	L10	34.32'	N89°57'47"W
L3	239.79'	N89°59'39"W	L11	56.95'	N39°06'53"E
L4	94.77'	N0°53'35"E	L12	19.10'	N50°53'07"W
L5	239.75'	N89°57'40"E	L13	120.36'	N0°20'29"E
L6	77.11'	N14°10'23"E	L14	436.27'	N0°20'29"E
L7	25.86'	N75°49'37"W	L15	1222.68'	N0°07'43"E
L8	195.53'	N46°55'36"W			

OWNERSHIP CHART		
TAG	PARCEL	OWNER/INSTRUMENT
A	1200006101011	ELWRA & ROBERT O. SZABO INSTR: 2010-0340826
B	1200006101010	JOSETTE MCCANDLISH TRUSTEE INSTR: 2020-0788053
C	1200006101009	JOHN J. II & KIMBERLY A. HARRIS INSTR: 2017-0629242
D	1200006101008	JONATHAN & MICHELLE JONES INSTR: 2016-0579429
E	1200006101014	ALEXANDER JR & MEEGAN B. MILLUZZI O.R. VOL. 366 Pg. 683
F	1200006101013	PHILLIP S. FECHUCH INSTR: 2010-0350794
G	1200006101022	CHARLES D. VOSS INSTR: 2008-0275839
H	1200006101023	TREVISO LLC INSTR: 2017-0640350

LEGEND
 [Symbol] WETLAND TO REMAIN
 [Symbol] CREEK MAINTENANCE LINE
 ACT. = ACTUAL & USED
 FND. = FOUND
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 OBS. = OBSERVED
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Scale: 1"=150'
 NORTH ARROW
 DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 842-1130 FAX: (216) 842-1132
 DATE: FEB., 2024
 FILE NO.: 53701 Part 0203
 SHEET NO.: 5371-1



LINE	LENGTH	BEARING
L16	45.02'	N0°40'27"E
L17	3.19'	N57°58'44"W
L18	3.19'	N57°58'44"W
L19	55.81'	N7°33'07"W
L20	21.33'	N0°00'01"W
L21	15.00'	N0°12'47"E
L22	34.27'	N89°59'59"E
L23	16.93'	N30°59'54"W
L24	12.55'	N23°24'37"E
L25	12.46'	N70°26'29"W
L26	12.00'	N24°19'12"E
L27	12.00'	N22°03'22"E
L28	12.01'	N81°52'01"W
L29	12.00'	N81°52'01"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C23	950.00'	172.25'	86.36'	172.02'	N5°52'07"E	10°23'20"
C24	1425.00'	256.27'	128.48'	255.92'	N5°54'40"E	10°78'14"
C25	1425.00'	83.00'	41.51'	82.98'	N0°54'34"W	3°20'13"
C26	1425.00'	339.26'	170.44'	338.46'	N4°14'33"E	13°38'27"
C27	300.00'	163.69'	83.94'	161.67'	N7°36'35"W	31°15'44"
C28	60.00'	92.62'	58.39'	83.69'	N44°53'48"E	88°26'43"
C29	1002.50'	181.76'	91.13'	181.51'	N5°52'06"E	10°23'18"
C30	1372.50'	186.31'	93.30'	186.17'	N7°10'27"E	7°46'40"
C31	30.00'	46.41'	29.29'	41.92'	N41°01'57"W	88°38'08"
C32	330.00'	157.65'	80.36'	156.15'	N71°39'52"W	27°22'18"
C33	50.00'	45.09'	24.21'	43.58'	N83°48'54"W	51°40'21"
C34	79.00'	27.09'	13.68'	26.96'	N80°10'27"E	19°39'03"
C35	79.00'	65.55'	34.79'	63.68'	N66°13'49"W	47°32'25"
C36	79.00'	52.21'	27.10'	51.26'	N23°31'43"W	37°51'48"
C37	79.00'	46.97'	24.20'	46.28'	N12°26'05"E	34°03'48"
C38	79.00'	39.55'	20.20'	39.14'	N4°48'30"E	28°41'01"
C39	79.00'	33.03'	16.76'	32.79'	N70°07'43"E	23°57'25"
C40	79.00'	40.01'	20.45'	39.59'	N83°22'58"W	29°01'13"
C41	79.00'	83.46'	46.10'	79.63'	N38°36'27"W	60°31'49"
C42	79.00'	2.81'	1.40'	2.81'	N7°19'27"W	2°02'09"
C43	50.00'	45.09'	24.21'	43.58'	N32°08'33"W	51°40'21"
C44	270.00'	13.05'	6.53'	13.05'	N59°21'49"W	2°46'11"
C45	270.00'	58.09'	29.16'	57.98'	N66°54'45"W	12°19'41"
C46	270.00'	47.06'	23.59'	47.00'	N78°04'12"W	9°59'13"
C47	270.00'	4.31'	2.16'	4.31'	N83°31'16"W	0°54'55"
C48	47.50'	81.74'	55.22'	72.02'	N46°43'18"E	98°35'58"
C49	1395.00'	56.62'	28.31'	56.62'	N3°44'27"W	21°9'32"
C50	517.50'	60.00'	30.03'	59.97'	N6°09'48"W	6°38'35"
C51	517.50'	3.67'	1.83'	3.67'	N2°38'20"W	0°24'21"
C52	1477.50'	348.10'	174.86'	347.29'	N4°18'49"E	13°29'56"
C53	897.50'	162.74'	81.59'	162.51'	N5°52'07"E	10°23'20"
C54	60.00'	95.88'	61.65'	86.00'	N45°06'11"W	91°33'15"
C55	517.50'	46.82'	23.42'	46.80'	N5°01'39"W	5°11'00"
C56	517.50'	39.65'	19.83'	39.64'	N9°48'50"W	4°23'23"
C57	517.50'	25.80'	12.90'	25.79'	N13°26'13"W	2°51'22"
C58	30.00'	45.89'	28.79'	41.55'	N28°57'31"E	87°38'50"
C59	1039.50'	188.48'	94.50'	188.22'	N5°52'07"E	10°23'20"
C60	1335.50'	169.39'	84.81'	169.27'	N7°25'46"E	7°16'01"
C61	1383.00'	27.26'	13.63'	27.26'	N5°48'22"W	1°07'46"
C62	342.00'	143.43'	72.79'	142.38'	N73°05'21"W	24°01'46"
C63	1360.50'	169.91'	85.07'	169.80'	N7°29'07"E	7°09'20"
C64	1319.50'	16.69'	8.34'	16.69'	N10°42'03"E	0°43'28"
C65	1014.50'	142.37'	71.30'	142.25'	N4°41'40"E	8°02'26"
C66	1395.00'	38.58'	19.29'	38.58'	N8°31'25"W	1°35'05"
C67	330.00'	44.35'	22.21'	44.32'	N61°49'46"W	7°42'04"
C68	342.00'	13.51'	6.76'	13.51'	N66°48'43"W	2°15'50"
C69	897.50'	125.38'	62.79'	125.28'	N4°40'34"E	8°00'15"
C70	1002.50'	140.81'	70.52'	140.69'	N4°41'52"E	8°02'51"
C71	1002.50'	25.01'	12.50'	25.01'	N9°26'10"E	1°25'45"
C72	1372.50'	168.05'	84.13'	167.94'	N7°33'19"E	7°00'55"

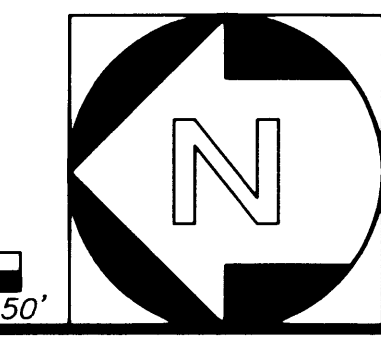
LEGEND

- COMMON PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENT
- COMMON INGRESS/EGRESS & UTILITY EASEMENT AREA
- TEMPORARY STORM SEWER EASEMENT
- WETLAND TO REMAIN
- 25' WETLAND BUFFER
- SIDEWALK EASEMENT LINE
- UTILITY EASEMENT LINE
- STORM SEWER EASEMENT LINE
- SANITARY SEWER EASEMENT LINE
- CREEK MAINTENANCE LINE

ACT. = ACTUAL & USED OBS. = OBSERVED
 FND. = FOUND PG. = PAGE
 IR. PIN = IRON PIN REC. = RECORD
 MON. = MONUMENT VOL. = VOLUME

BUILDING SETBACKS

- FRONT YARD (SUBLOTS 1-3 & 7-8): 25'
- FRONT YARD (SUBLOTS 4 & 10): 30'
- FRONT YARD (SUBLOTS 5-6 & 9): 35'
- SIDE YARD: 6'
- REAR YARD: 10'



SEE SHEET 3 FOR SURVEY REFERENCES

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