

DEL WEBB HICKORY GREENS SUBDIVISION NO. 2

BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOTS 6, 7, 14, & 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. 2" AS SHOWN HEREON AND CONTAINING 42.6795 ACRES OF LAND IN ORIGINAL LOT 6, 10.8348 ACRES OF LAND IN ORIGINAL LOT 7, 25.2940 ACRES OF LAND IN ORIGINAL LOT 14, 35.9249 ACRES OF LAND IN ORIGINAL LOT 15 OF COLUMBIA TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED BY 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, 7, 14, & 15 OF SAID TOWNSHIP CONTAINING 114.7332 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. 2, A SUBDIVISION OF LOTS 11-124, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME. HICKORY GREENS BOULEVARD, GREENHOUSE TRAIL, BLUEBERRY COURT, WYNDHAM WAY, LANCASTER LANE, CALLAWAY DRIVE, SUMMER LANE, BANBURY DRIVE, DOVER DRIVE, AND BRAMPTON WAY 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. 30 FEET OF THE EAST OF BOONE ROAD IS DEDICATED TO THE PUBLIC.

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 21st DAY OF OCTOBER, 2024.

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

WITNESS: [Signatures]

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 [Name], 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 21 DAY OF OCTOBER, 2024.

BY: [Signature], NOTARY PUBLIC

APPROVALS OF SUBDIVISION ENDORSEMENTS

APPROVED THIS 13th DAY OF NOVEMBER, 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 22 DAY OF OCTOBER, 2024.
[Signature]
CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS 24th DAY OF OCTOBER, 2024.
[Signature]
LORAIN COUNTY PROSECUTOR'S OFFICE

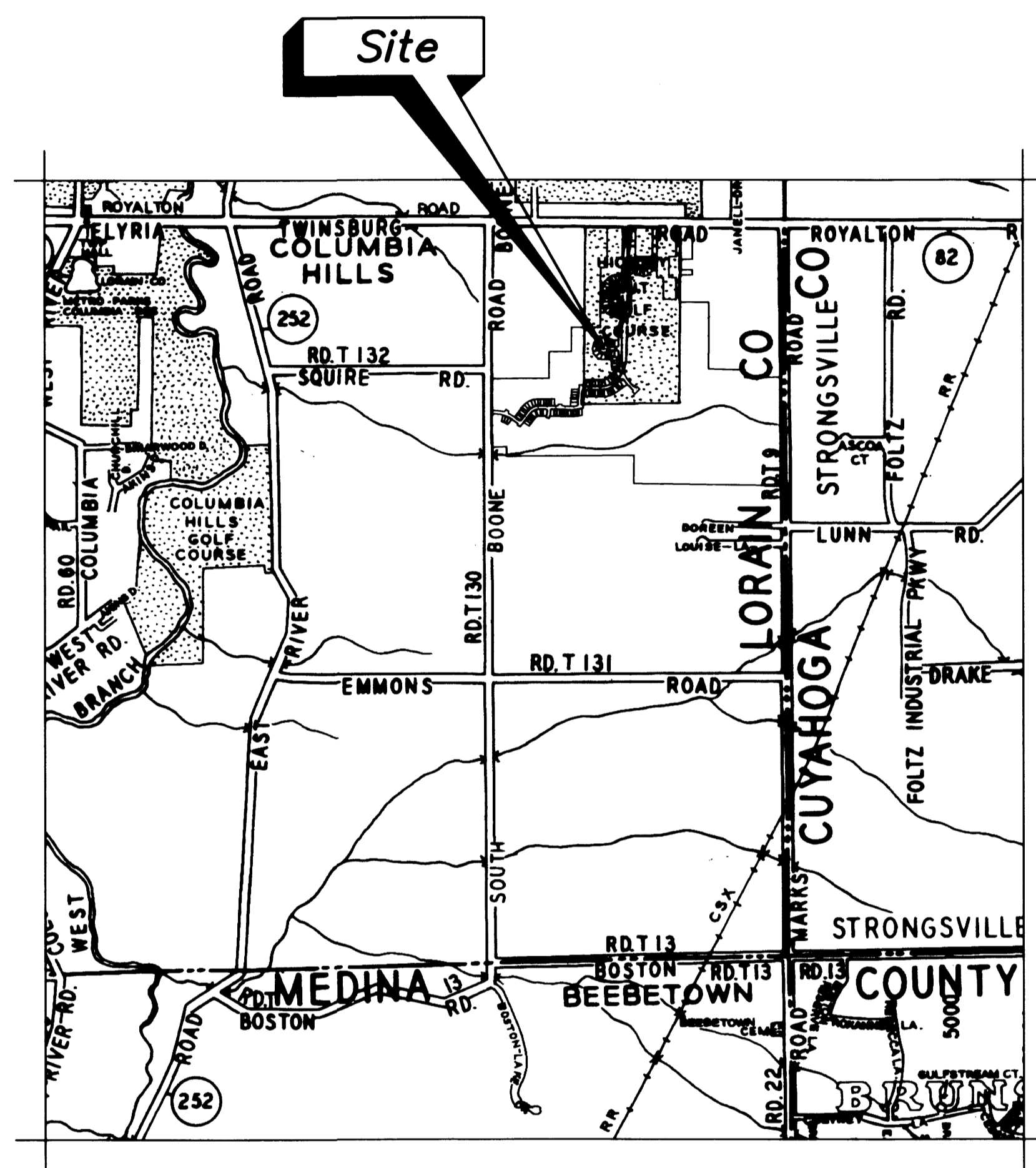
APPROVED THIS 13th DAY OF NOVEMBER, 2024.
[Signature]
LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 24th DAY OF OCTOBER, 2024.
[Signature]
LORAIN COUNTY PLANNING COMMISSION

DEC 27 2024
LORAIN COUNTY AUDITOR

2024-0037929
PLAT Fee: \$691.20 Page 1 of 9
Recorded: 12/27/2024 at 01:55 PM
Receipt: 120240027095
Lorain County Recorder Mike Duran

Plat Vol 116
Pgs 87, 88, 89, 90, 91, 92, 93, 94



LOCATION MAP

SUBDIVISION AREA CHART

Description	O.L. 6	O.L. 7	O.L. 14	O.L. 15	TOTAL
SUBLOTS (114)	0.0000	0.0000	10.7356	9.2067	19.9423
BLOCKS "C"- "K"	42.6795	10.6838	9.5877	21.4729	84.4239
PRIVATE STREETS	0.0000	0.1510	4.9707	5.2453	10.3670
EXISTING R/W AT PARCEL A1	0.0000	0.0000	0.8643	0.0000	0.8643
TOTAL SUBDIVISION AC.	42.6795	10.8348	26.1583	35.9249	115.5975
PARCEL "A2"	2.8688	5.0720	0.2997	1.6130	9.8535
PARCEL "A3"	0.0000	3.5309	36.5083	0.0000	40.0392
PARCEL "A4"	0.0000	0.0000	12.7579	6.8082	19.5661
TOTAL REMAINDER "A" AC.	2.8688	8.6029	49.5659	8.4212	69.4588
PARCEL "B1"	5.5597	102.2498	9.1520	0.0000	116.9615
TOTAL REMAINDER "B" AC.	5.5597	102.2498	9.1520	0.0000	116.9615
PARCEL "C"	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 ±)

PARCEL A1 (140.0068 AC.)

Description	O.L. 6	O.L. 7	O.L. 14	O.L. 15	TOTAL
ORIGINAL AC.	4.2163	19.4377	75.7242	40.6286	140.0068
SUBDIVISION AC.	1.3475	10.8348	26.1583	32.2074	70.5480
REMAINDER AC.	2.8688	8.6029	49.5659	8.4212	69.4588

PARCEL B (162.0110 AC.)

Description	O.L. 6	O.L. 7	O.L. 14	O.L. 15	TOTAL
ORIGINAL AC.	46.8917	102.2498	9.1520	3.7175	162.0110
SUBDIVISION AC.	41.3320	0.0000	0.0000	3.7175	45.0495
REMAINDER AC.	5.5597	102.2498	9.1520	0.0000	116.9615

STORM SEWER AND STORM WATER MANAGEMENT EASEMENTS

THE UNDERSIGNED OWNER HEREBY GRANTS STORM SEWER AND STORM WATER MANAGEMENT EASEMENTS IDENTIFIED HEREON WITHIN BLOCK "A", BLOCKS "D" THRU "K", "SUBLOT 51" THRU "SUBLOT 54", PARCEL "A2", PARCEL "A3", AND PARCEL "A4" TO THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ANNUAL AND REGULAR MAINTENANCE WITHIN THE EASEMENTS.

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 FIVE "PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENT" IDENTIFIED HEREON WITHIN BLOCK "D", BLOCK "G", BLOCK "I", SUBLOT 58, SUBLOT 98, AND PARCEL "A3" FOR THE COMMON USE OF ALL FOR MAIL DELIVERY PURPOSES, PARKING, AND WALKWAYS. REFER TO COVENANTS AND RESTRICTIONS DOCUMENT # _____

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 GRANTEE) 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 GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, 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 THEREFOR, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWN, 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.

GRANTOR:
PULTE HOMES OF OHIO, LLC,
A MICHIGAN LIMITED COMPANY
BY: [Signature]
BRAD PIROLLI
TITLE: VICE PRESIDENT OF ACQUISITION

EASEMENT DESCRIPTIONS

- S-E--- SIDEWALK EASEMENT LINE
- U-E--- UTILITY EASEMENT LINE
- W-E--- WATERMAIN EASEMENT LINE
- S-S-E--- STORM SEWER EASEMENT LINE
- S-S-E--- SANITARY SEWER EASEMENT LINE
- C-M--- CREEK MAINTENANCE LINE

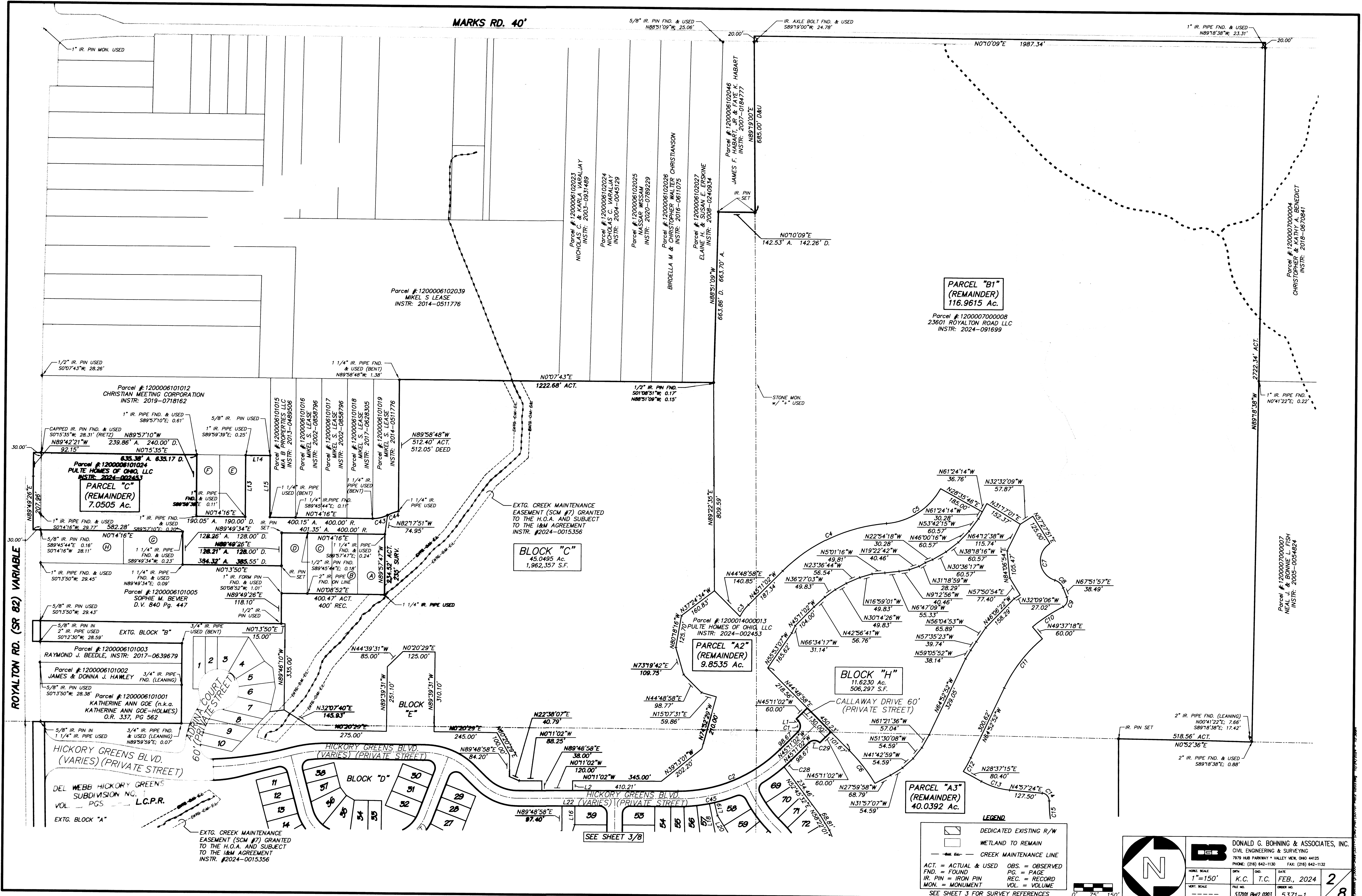
BUILDING SETBACKS

- FRONT YARD (SUBLOTS 11-23 & 26-124): 25'
- FRONT YARD (SUBLOTS 24-25): 35'
- SIDE YARD: 6'
- REAR YARD (SUBLOTS 11-51 & 54-124): 10'
- REAR YARD (SUBLOTS 52-53): 20'

DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7879 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 842-1130 FAX: (216) 842-1132

HORIZ. SCALE	DATE	FILE NO.	GROUP NO.
---	K.C. T.C. FEB., 2024	537101 Plat 01	5371-1

1/8



MARKS RD. 40'

PARCEL "B1"
(REMAINDER)
116.9615 Ac.

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

BLOCK "C"
45,0495 Ac.
1,962,357 S.F.

PARCEL "A2"
(REMAINDER)
9.8535 Ac.

BLOCK "H"
11,6230 Ac.
506,297 S.F.

PARCEL "A3"
(REMAINDER)
40.0392 Ac.

LEGEND

- DEDICATED EXISTING R/W
- WETLAND TO REMAIN
- CREEK MAINTENANCE LINE

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

SEE SHEET 3 FOR SURVEY REFERENCES

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: 1"=150'
 VERT. SCALE: 1"=30'

DATE: FEB., 2024
 SHEET: 2 OF 8

PROJECT: 537101 Plot 0203
 ORDER NO.: 5371-1

ROYALTON RD. (SR 82) VARIABLE

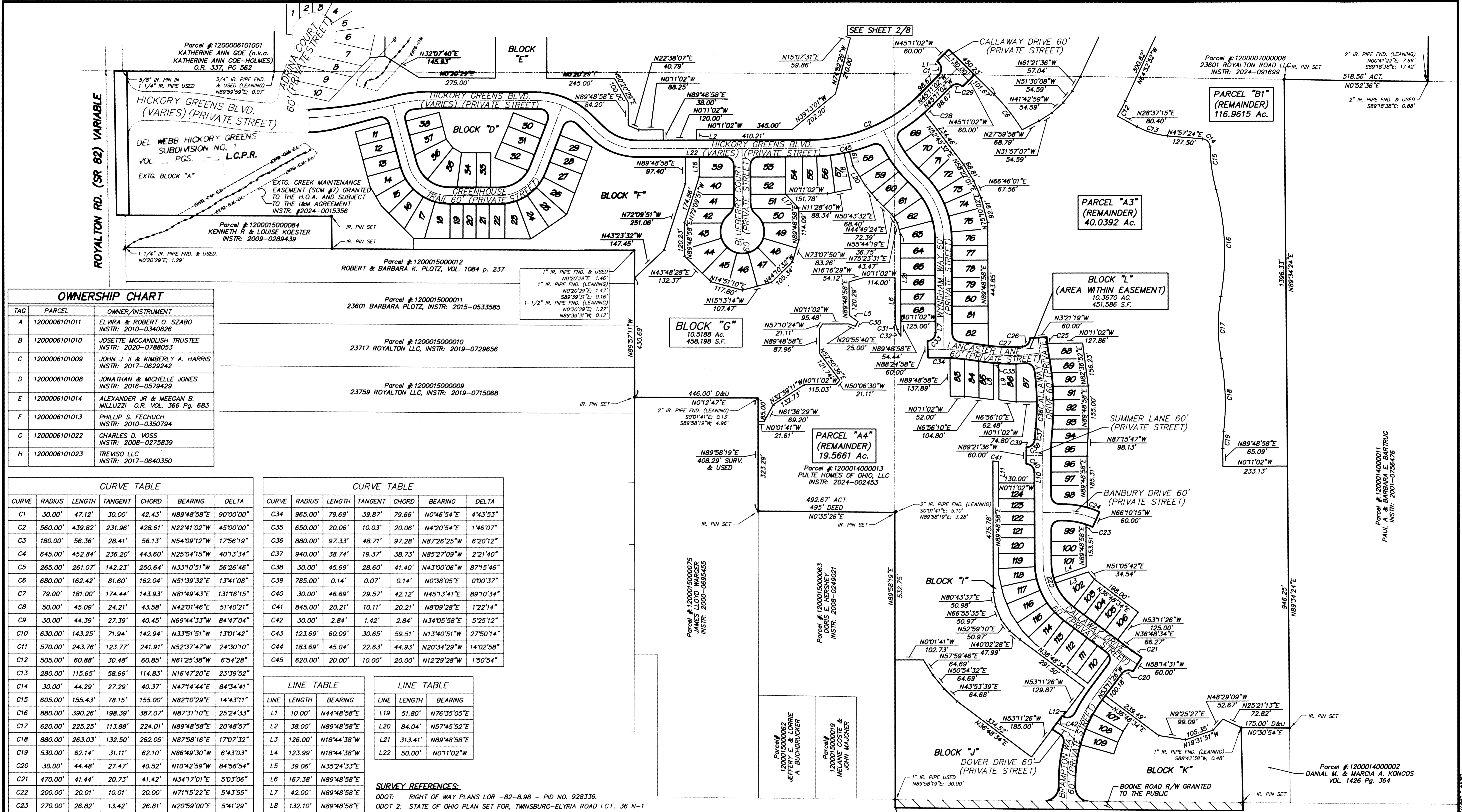
HICKORY GREENS BLVD. (VARIES) (PRIVATE STREET)
 DEL WEBB HICKORY GREENS SUBDIVISION NO. VOL. PGS L.C.P.R.
 EXTG. BLOCK "A"

EXTG. CREEK MAINTENANCE EASEMENT (SCM #7) GRANTED TO THE H.O.A. AND SUBJECT TO THE I&M AGREEMENT INSTR. #2024-0015356

EXTG. CREEK MAINTENANCE EASEMENT (SCM #7) GRANTED TO THE H.O.A. AND SUBJECT TO THE I&M AGREEMENT INSTR. #2024-0015356

SEE SHEET 3/8

0' 75' 150'



OWNERSHIP CHART

TAG	PARCEL	OWNER/INSTRUMENT
A	1200006101011	ELVIRA & 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	TREWSO LLC INSTR: 2017-0640350

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.12'	30.00'	42.43'	N89°48'58"E	90°00'00"
C2	560.00'	439.82'	231.96'	428.61'	N22°41'02"W	45°00'00"
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°13'34"
C5	265.00'	261.07'	142.23'	250.64'	N33°01'51"W	56°26'46"
C6	680.00'	162.42'	81.60'	162.04'	N51°39'32"E	13°41'08"
C7	79.00'	181.00'	174.44'	143.93'	N81°49'43"E	131°16'15"
C8	50.00'	45.09'	24.21'	43.58'	N42°01'46"E	51°40'21"
C9	30.00'	44.39'	27.39'	40.45'	N69°44'33"W	84°47'04"
C10	630.00'	143.25'	71.94'	142.94'	N33°51'51"W	13°01'42"
C11	570.00'	243.76'	123.77'	241.91'	N52°37'47"W	24°30'10"
C12	505.00'	60.88'	30.48'	60.85'	N61°25'38"W	6°54'28"
C13	280.00'	115.65'	58.66'	114.83'	N16°47'20"E	23°39'52"
C14	30.00'	44.29'	27.29'	40.37'	N47°14'44"E	84°34'41"
C15	605.00'	155.43'	78.15'	155.00'	N82°10'29"E	14°43'11"
C16	880.00'	390.26'	198.39'	387.07'	N87°31'10"E	25°24'33"
C17	620.00'	225.25'	113.88'	224.01'	N89°48'58"E	20°48'57"
C18	880.00'	263.03'	132.50'	262.05'	N87°58'16"E	17°07'32"
C19	530.00'	62.14'	31.11'	62.10'	N86°49'30"W	6°43'03"
C20	30.00'	44.48'	27.47'	40.52'	N10°42'59"W	84°56'54"
C21	470.00'	41.44'	20.73'	41.42'	N34°71'01"E	5°03'06"
C22	200.00'	20.01'	10.01'	20.00'	N71°52'22"E	5°43'55"
C23	270.00'	26.82'	13.42'	26.81'	N20°59'00"E	5°41'29"
C24	330.00'	47.28'	23.68'	47.24'	N19°43'29"E	8°12'32"
C25	560.00'	22.46'	11.23'	22.46'	N85°29'45"E	21°7'52"
C26	30.00'	46.54'	29.43'	42.01'	N48°54'33"W	88°53'31"
C27	590.00'	123.51'	61.98'	123.29'	N1°32'03"E	11°59'41"
C28	620.00'	36.37'	18.19'	36.37'	N43°30'11"W	3°21'41"
C29	30.00'	47.12'	30.00'	42.43'	N0°11'02"W	90°00'00"
C30	79.00'	19.97'	10.04'	19.91'	N61°49'54"W	14°28'53"
C31	79.00'	21.42'	10.77'	21.35'	N69°57'59"E	15°31'55"
C32	50.00'	27.60'	14.16'	27.25'	N61°55'08"E	31°37'38"
C33	30.00'	46.39'	29.28'	41.90'	N45°53'02"W	88°36'00"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C34	965.00'	79.69'	39.87'	79.66'	N0°46'54"E	4°43'53"
C35	650.00'	20.06'	10.03'	20.06'	N4°20'54"E	1°46'07"
C36	880.00'	97.33'	48.71'	97.28'	N87°26'25"W	6°20'12"
C37	940.00'	38.74'	19.37'	38.73'	N85°27'09"W	2°21'40"
C38	30.00'	45.69'	28.60'	41.40'	N43°00'06"W	87°15'46"
C39	785.00'	0.14'	0.07'	0.14'	N0°38'05"E	0°00'37"
C40	30.00'	46.69'	29.57'	42.12'	N45°13'41"E	89°10'34"
C41	845.00'	20.21'	10.11'	20.21'	N8°09'28"E	1°22'14"
C42	30.00'	2.84'	1.42'	2.84'	N34°05'58"E	5°25'12"
C43	123.69'	60.09'	30.65'	59.51'	N13°40'51"W	27°50'14"
C44	183.69'	45.04'	22.63'	44.93'	N20°34'29"W	14°02'58"
C45	620.00'	20.00'	10.00'	20.00'	N12°29'28"W	1°50'54"

LINE TABLE

LINE	LENGTH	BEARING
L1	10.00'	N44°48'58"E
L2	38.00'	N89°48'58"E
L3	126.00'	N18°44'38"W
L4	123.99'	N18°44'38"W
L5	39.06'	N35°24'33"E
L6	167.38'	N89°48'58"E
L7	42.00'	N89°48'58"E
L8	132.10'	N89°48'58"E
L9	130.51'	N89°48'58"E
L10	79.00'	N89°48'58"E
L11	76.44'	N89°48'58"E
L12	0.96'	N36°48'34"E
L13	239.79'	N89°59'39"W
L14	94.77'	N0°15'35"E
L15	239.75'	N89°57'40"E
L16	73.00'	N89°48'58"E
L17	70.77'	N47°06'24"E
L18	132.50'	N78°25'59"E

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. 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.

REFERENCE NOTATIONS:

ACTUAL (ACT), OBSERVED (OBS): ANGLES AND DISTANCES AS OBSERVED IN THE FIELD DURING THE COURSE OF BOUNDARY SURVEY.

CALCULATED (CALC): ANGLES AND DISTANCES CALCULATED USING FIELD OBSERVED MONUMENTATION.

DEED (D): INFORMATION FROM RECORDED DEEDS.

RECORD (REC): INFORMATION FROM RECORDED SURVEYS.

S. SURV. SURVEY: INFORMATION TAKEN FROM SURVEYS AS FOUND ON THE LORAIN COUNTY GIS SITE OR FROM OTHER ENTITIES (UNRECORDED SURVEYS).

LEGEND

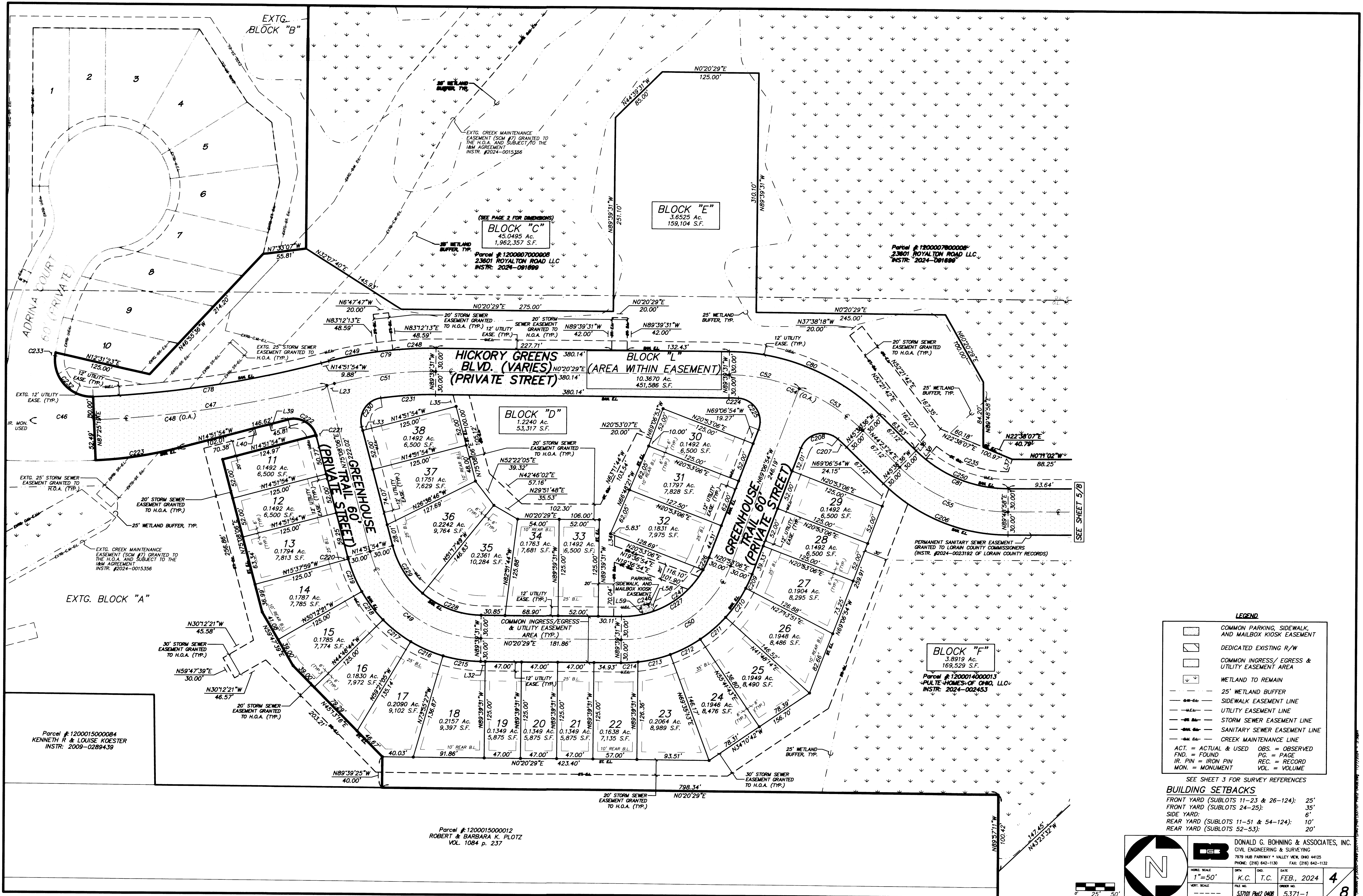
- DEDICATED EXISTING R/W
- WETLAND TO REMAIN
- CREEK MAINTENANCE LINE

ACT. = ACTUAL & USED
FND. = FOUND
IR. PIN = IRON PIN
MON. = MONUMENT

OBS. = OBSERVED
PC. = PAGE
REC. = RECORD
VOL. = VOLUME

DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7879 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 842-1130 FAX: (216) 842-1132

DATE: FEB. 2024
 SHEET: 3 OF 8



(SEE PAGE 2 FOR DIMENSIONS)
BLOCK "C"
 45,0495 Ac.
 1,962,357 S.F.
 Parcel # 1200007000008
 23801 ROYALTON ROAD LLC
 INSTR: 2024-091899

BLOCK "E"
 3,6525 Ac.
 159,104 S.F.

Parcel # 1200007000008
 23801 ROYALTON ROAD LLC
 INSTR: 2024-091899

BLOCK "D"
 1,2240 Ac.
 53,317 S.F.

BLOCK "D"
 1,2240 Ac.
 53,317 S.F.

BLOCK "F"
 3,8919 Ac.
 169,529 S.F.
 Parcel # 1200014000013
 PULTE HOMES-OF OHIO, LLC
 INSTR: 2024-02453

Parcel # 1200015000084
 KENNETH R & LOUISE KOESTER
 INSTR: 2009-0289439

Parcel # 1200015000012
 ROBERT & BARBARA K. PLOTZ
 VOL. 1084 p. 237

LEGEND

- COMMON PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENT
- DEDICATED EXISTING R/W
- COMMON INGRESS/EGRESS & UTILITY EASEMENT AREA
- 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

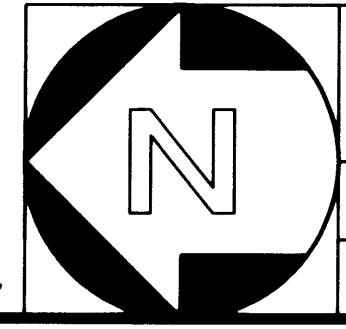
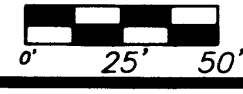
SEE SHEET 3 FOR SURVEY REFERENCES

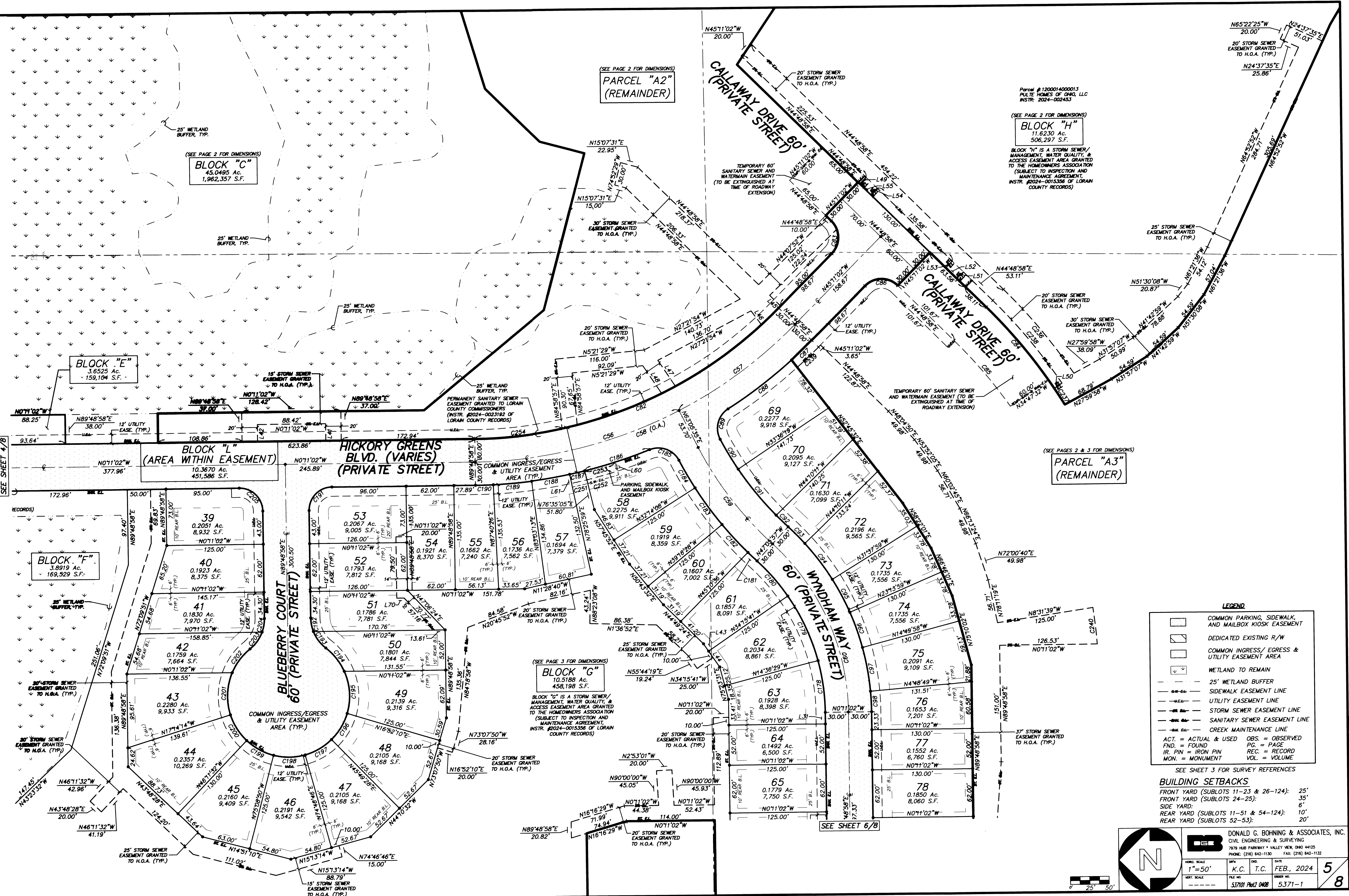
BUILDING SETBACKS

FRONT YARD (SUBLOTS 11-23 & 26-124):	25'
FRONT YARD (SUBLOTS 24-25):	35'
SIDE YARD:	6'
REAR YARD (SUBLOTS 11-51 & 54-124):	10'
REAR YARD (SUBLOTS 52-53):	20'

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

DATE: FEB., 2024
 SHEET NO.: 4
 DRAWING NO.: 537101 Plot2 0408
 5371-1





SEE PAGE 2 FOR DIMENSIONS
PARCEL "A2"
(REMAINDER)

SEE PAGE 2 FOR DIMENSIONS
BLOCK "C"
45.0495 Ac.
1,962,357 S.F.

SEE PAGE 2 FOR DIMENSIONS
BLOCK "H"
11.6230 Ac.
506,297 S.F.

BLOCK "H" IS A STORM SEWER/
MANAGEMENT, WATER QUALITY, &
ACCESS EASEMENT AREA GRANTED
TO THE HOMEOWNERS ASSOCIATION
(SUBJECT TO INSPECTION AND
MAINTENANCE AGREEMENT,
INSTR. #2024-0015356 OF LORAIN
COUNTY RECORDS)

BLOCK "E"
3.6525 Ac.
159,104 S.F.

BLOCK "L"
(AREA WITHIN EASEMENT)
10.3670 Ac.
451,586 S.F.

HICKORY GREENS
BLVD. (VARIES)
(PRIVATE STREET)

SEE PAGES 2 & 3 FOR DIMENSIONS
PARCEL "A3"
(REMAINDER)

BLOCK "F"
3.8919 Ac.
169,929 S.F.

SEE PAGE 3 FOR DIMENSIONS
BLOCK "G"
10.5188 Ac.
458,198 S.F.

BLOCK "G" IS A STORM SEWER/
MANAGEMENT, WATER QUALITY, &
ACCESS EASEMENT AREA GRANTED
TO THE HOMEOWNERS ASSOCIATION
(SUBJECT TO INSPECTION AND
MAINTENANCE AGREEMENT,
INSTR. #2024-0015356 OF LORAIN
COUNTY RECORDS)

LEGEND

- COMMON PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENT
- DEDICATED EXISTING R/W
- COMMON INGRESS/EGRESS & UTILITY EASEMENT AREA
- 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 PC. = PAGE
 IR. PIN = IRON PIN REC. = RECORD
 MON. = MONUMENT VOL. = VOLUME

SEE SHEET 3 FOR SURVEY REFERENCES

BUILDING SETBACKS

FRONT YARD (SUBLOTS 11-23 & 26-124): 25'
 FRONT YARD (SUBLOTS 24-25): 35'
 SIDE YARD: 6'
 REAR YARD (SUBLOTS 11-51 & 54-124): 10'
 REAR YARD (SUBLOTS 52-53): 20'

DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7878 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE: 1"=50'
 VERT. SCALE: 1"=10'

DATE: FEB. 2024
 FILE NO.: 53701 Ph2 0408
 ORDER NO.: 5371-1

5
8

BUILDING SETBACKS

FRONT YARD (SUBLOTS 11-23 & 26-124):	25'
FRONT YARD (SUBLOTS 24-25):	35'
SIDE YARD:	6'
REAR YARD (SUBLOTS 11-51 & 54-124):	10'
REAR YARD (SUBLOTS 52-53):	20'

LEGEND

	COMMON PARKING, SIDEWALK, AND MAILBOX EASEMENT
	DEDICATED EXISTING R/W
	COMMON INGRESS/EGRESS & UTILITY EASEMENT AREA
	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

SEE SHEET 3 FOR SURVEY REFERENCES

(SEE PAGE 3 FOR DIMENSIONS)

BLOCK "G"
 10.5188 Ac.
 458,198 S.F.

BLOCK "G" IS A STORM SEWER/MANAGEMENT, WATER QUALITY, & ACCESS EASEMENT AREA GRANTED TO THE HOMEOWNERS ASSOCIATION (SUBJECT TO INSPECTION AND MAINTENANCE AGREEMENT, INSTR. #2024-0015356 OF LORAIN COUNTY RECORDS)

(SEE PAGE 3 FOR DIMENSIONS)

PARCEL "A4"
 (REMAINDER)

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

(SEE PAGES 2 & 3 FOR DIMENSIONS)

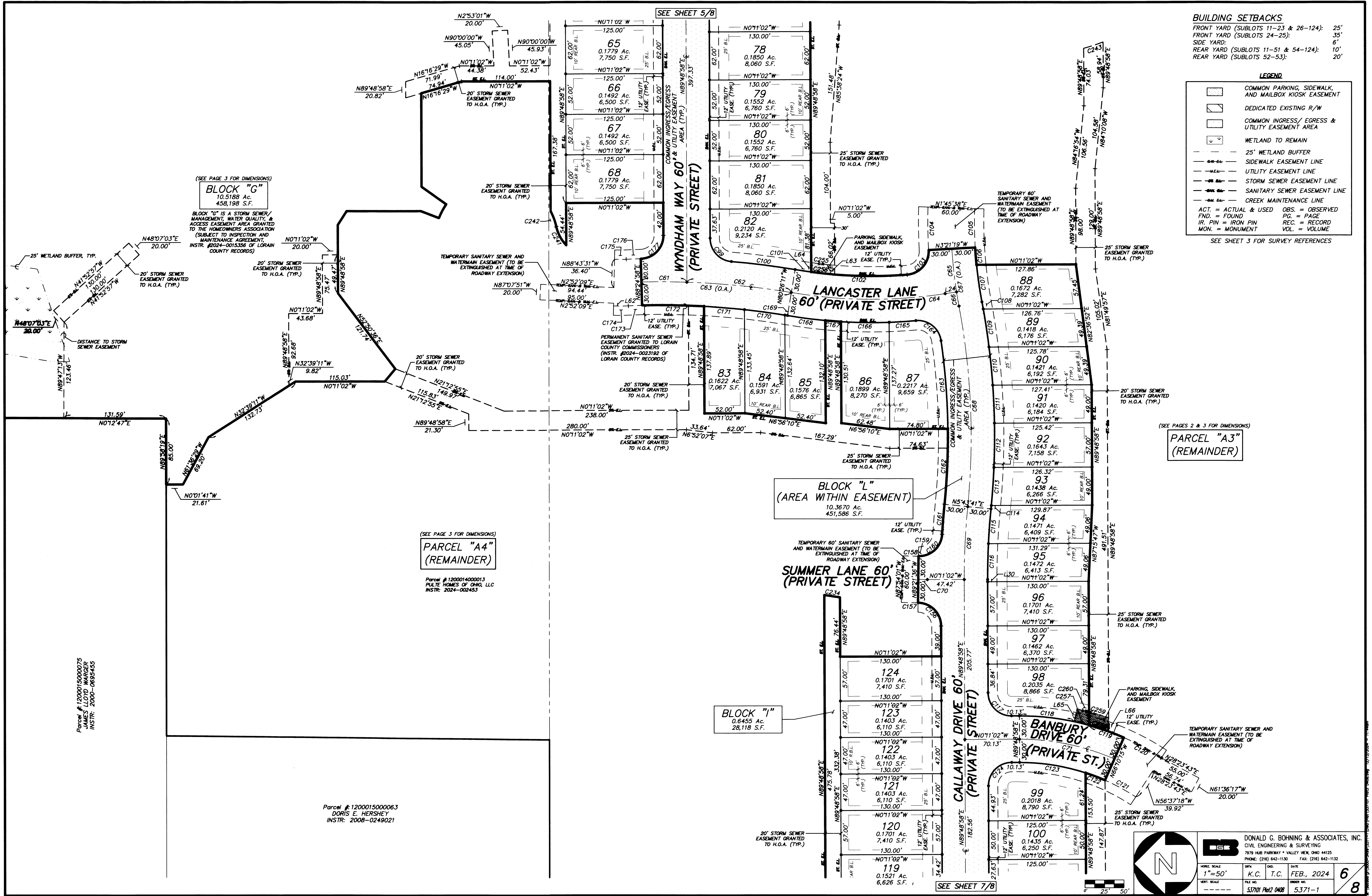
PARCEL "A3"
 (REMAINDER)

Parcel # 1200015000075
 JAMES LLOYD WARGER
 INSTR: 2000-0695455

Parcel # 1200015000063
 DORIS E. HERSHEY
 INSTR: 2008-0249021

BLOCK "I"
 0.6455 Ac.
 28,118 S.F.

BLOCK "L"
 (AREA WITHIN EASEMENT)
 10.3670 Ac.
 451,586 S.F.

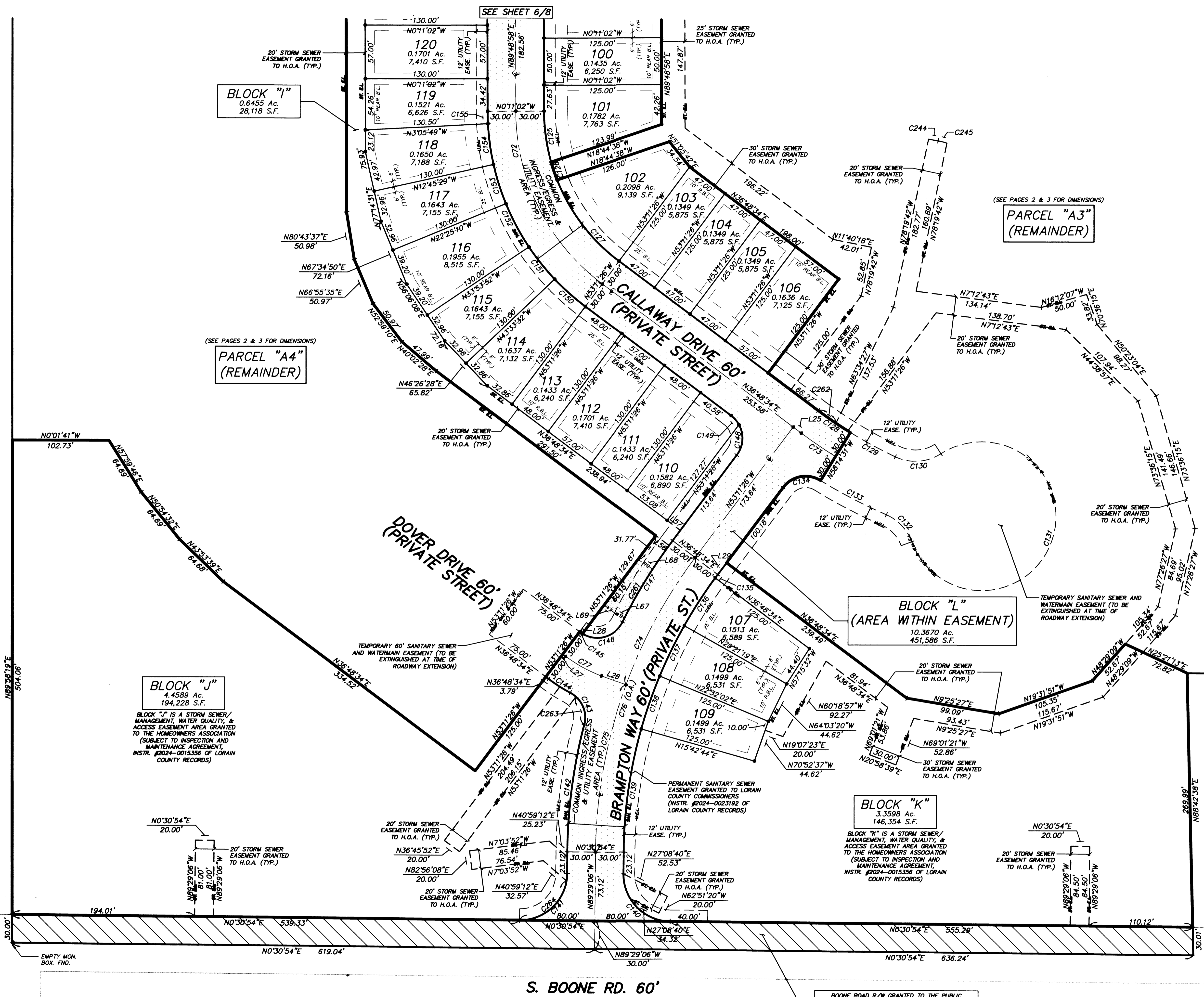


DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE: 1"=50'
 VERT. SCALE: 1"=50'

DATE	FEB, 2024
FILE NO.	537101 Pkt2 0408
ORDER NO.	5371-1

6/8



BLOCK "J"
0.6455 Ac.
28,118 S.F.

PARCEL "A4"
(REMAINDER)

PARCEL "A3"
(REMAINDER)

BLOCK "L"
(AREA WITHIN EASEMENT)
10.3670 Ac.
451,586 S.F.

BLOCK "J"
4.4589 Ac.
194,228 S.F.

BLOCK "J" IS A STORM SEWER, MANAGEMENT, WATER QUALITY, & ACCESS EASEMENT AREA GRANTED TO THE HOMEOWNERS ASSOCIATION (SUBJECT TO INSPECTION AND MAINTENANCE AGREEMENT, INSTR. #2024-0015356 OF LORAIN COUNTY RECORDS)

BLOCK "K"
3.3598 Ac.
146,354 S.F.

BLOCK "K" IS A STORM SEWER, MANAGEMENT, WATER QUALITY, & ACCESS EASEMENT AREA GRANTED TO THE HOMEOWNERS ASSOCIATION (SUBJECT TO INSPECTION AND MAINTENANCE AGREEMENT, INSTR. #2024-0015356 OF LORAIN COUNTY RECORDS)

BOONE ROAD R/W GRANTED TO THE PUBLIC
AREA WITHIN EXTG. R/W
PARCEL A1
0.8643 Ac.
37,648 S.F.

LEGEND

	COMMON PARKING, SIDEWALK, AND MAILBOX KIOSK EASEMENT
	DEDICATED EXISTING R/W
	COMMON INGRESS/EGRESS & UTILITY EASEMENT AREA
	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

SEE SHEET 3 FOR SURVEY REFERENCES

BUILDING SETBACKS

FRONT YARD (SUBLOTS 11-23 & 26-124): 25'
FRONT YARD (SUBLOTS 24-25): 35'
SIDE YARD: 6'
REAR YARD (SUBLOTS 11-51 & 54-124): 10'
REAR YARD (SUBLOTS 52-53): 20'

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"=50'
VERT. SCALE: AS SHOWN

DATE: FEB. 2024
FILE NO.: 53701 Pk12 0408
ORDER NO.: 5371-1

7/8

LINE TABLE

Table with 3 columns: LINE, LENGTH, BEARING. Rows include L23 through L70 with various measurements and bearings.

CURVE TABLE

Table with 7 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Rows include C46 through C112 with detailed curve data.

CURVE TABLE

Table with 7 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Rows include C113 through C179 with detailed curve data.

CURVE TABLE

Table with 7 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Rows include C180 through C246 with detailed curve data.

CURVE TABLE

Table with 7 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Rows include C247 through C264 with detailed curve data.