

DEL WEBB HICKORY GREENS SUBDIVISION NO. 3

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.
3" AS SHOWN HEREON AND CONTAINING 2.8345 ACRES OF LAND IN
ORIGINAL LOT 6, 1.0751 ACRES OF LAND IN ORIGINAL LOT 7, 7.2174
ACRES OF LAND IN ORIGINAL LOT 14, 1.6130 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 8/21/2025
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 12.7400 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. 3, A
SUBDIVISION OF LOTS 125-162, DOES HEREBY ACKNOWLEDGE THIS
PLAT OF SAME. CALLAWAY DRIVE, BECKHAM DRIVE, AND BRIGHAM
LANE 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 PRIVATE STREETS ARE COMMON INGRESS/EGRESS EASEMENTS FOR
THE BENEFITS OF ALL LOTS, AND ALSO GRANTED TO LORAIN COUNTY
SANITARY AND RURAL LORAIN COUNTY WATER AUTHORITY FOR THE
PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING PUBLIC
UTILITIES. THE DIMENSIONS OF THE LOTS AND PRIVATE STREETS ARE
SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR
HANDS THIS 21 DAY OF

August, 2025.

SIGNED Brad Pioli

BRAD PIOLI, VICE PRESIDENT OF ACQUISITION
PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED COMPANY

WITNESS

David Pioli
David Pioli

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 PIOLI, WHO ACKNOWLEDGED THE
SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED FOR
THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY
OFFICIAL SEAL THIS 21 DAY OF August, 2025.

BY: David Pioli, NOTARY PUBLIC

APPROVALS OF SUBDIVISION ENDORSEMENTS

APPROVED THIS 7TH DAY OF

SEPTEMBER, 2025

For County REC'D

LORAIN COUNTY ENGINEER

(APPROVED AS TO FORM ONLY: THE ENGINEER

DOES NOT ACCEPT THE PRIVATE STREETS FOR

DEDICATION TO THE PUBLIC.)

APPROVED THIS 7TH DAY OF

SEPTEMBER, 2025

For County REC'D

LORAIN COUNTY SANITARY ENGINEER

APPROVED THIS 4 DAY OF

September, 2025

Mark C. Cunningham

CHAIRMAN, BOARD OF TOWNSHIP TRUSTEES

APPROVED THIS 29TH DAY OF

August, 2025

For County REC'D

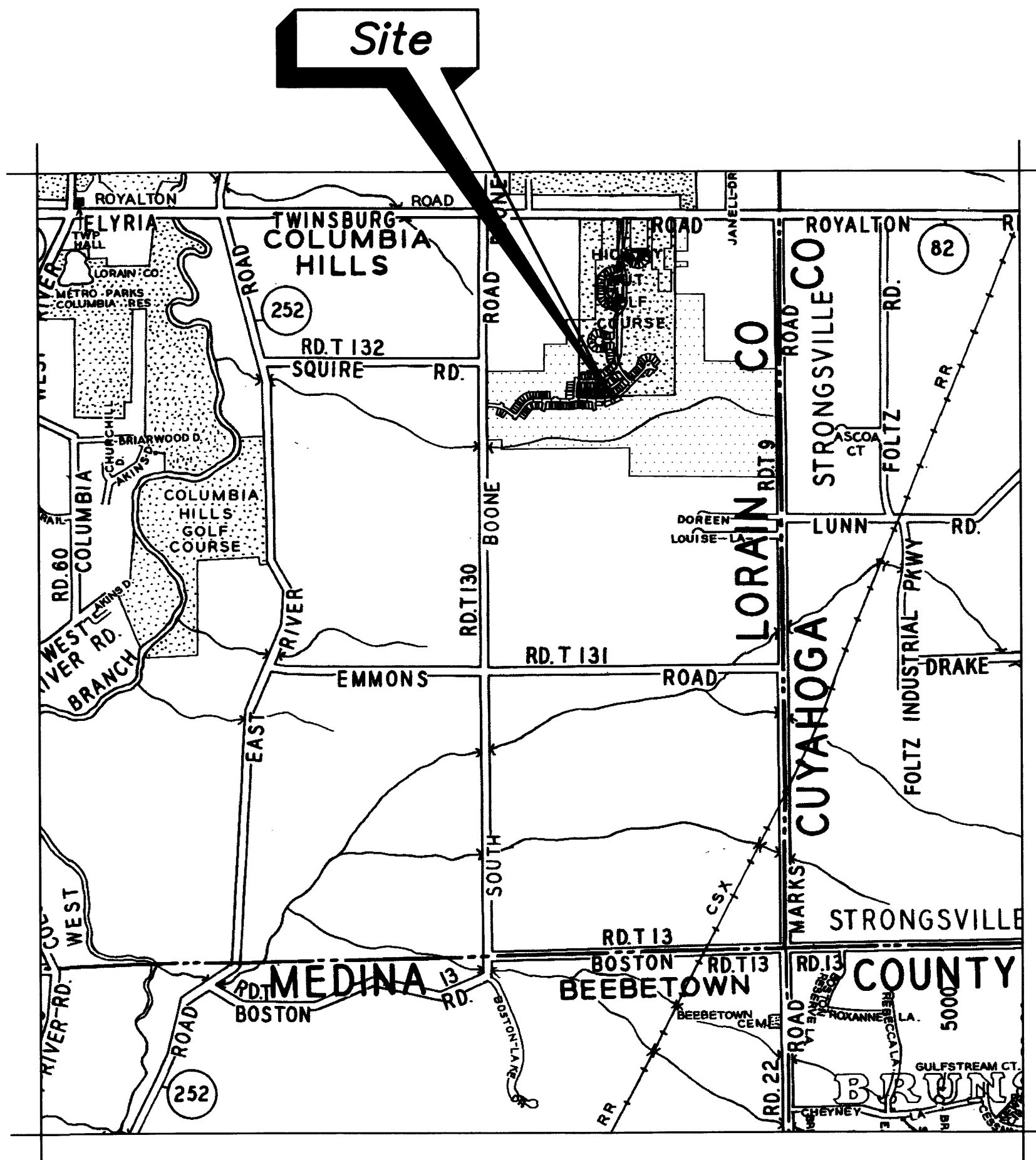
LORAIN COUNTY PROSECUTOR'S OFFICE

APPROVED THIS 20TH DAY OF

August, 2025

For County REC'D

LORAIN COUNTY PLANNING COMMISSION



LOCATION MAP



2025-0067162

PLAT Fee: \$432.00 Page 1 of 6

Recorded: 9/11/2025 at 01:44 PM

Receipt: 12055000910

Lorain County Recorder Mike Doran



Plat Vol 118

Pg 40, 47, 48,

49, 50

TRANSFERRED

IN COMPLIANCE WITH SEC. 315-206

OHIO REV. CODE

SEP 11 2025

J. CRAIG SNODGRASS, CPA, CGFM

LORAIN COUNTY AUDITOR

OWNER'S ACCEPTANCE

WE THE UNDERSIGNED, 23601 ROYALTON ROAD LLC, OWNER OF THE
PARCEL B PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ASSENT
TO AND ADOPT THIS PLAT, AND ACKNOWLEDGE THAT THE SAME WAS
MADE AT OUR REQUEST.

SIGNED

David Pioli

PRINTED NAME: David Pioli

PRINTED TITLE: Managing Member/owner

WITNESS

David Pioli
David Pioli

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

DAVID NIEDEEST, WHO ACKNOWLEDGED THE
SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED FOR
THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY
OFFICIAL SEAL THIS 26 DAY OF August, 2025.

BY: David Pioli, NOTARY PUBLIC

SUBDIVISION AREA CHART

Description	O.L. 6	O.L. 7	O.L. 14	O.L. 15	TOTAL
SUBLOTS (38)	1.8138	0.5828	4.2437	0.0000	6.6403
BLOCKS "M", "N", & "O"	0.3967	0.1460	1.2693	1.6130	3.4250
PRIVATE STREETS (BLOCKS "P" & "Q")	0.6240	0.3463	1.7044	0.0000	2.6747
TOTAL SUBDIVISION AC.	2.8345	1.0751	7.2174	1.6130	12.7400
PARCEL "A4"	0.0000	0.0000	12.7579	6.8082	19.5661
PARCEL "A5"	0.0343	3.9969	0.0000	0.0000	4.0312
PARCEL "A6"	0.0000	3.5309	29.5906	0.0000	33.1215
TOTAL REMAINDER "A" AC.	0.0343	7.5278	42.3485	6.8082	56.7188
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 A2 (9.8535 AC.)

Description	O.L. 6	O.L. 7	O.L. 14	O.L. 15	TOTAL
ORIGINAL AC.	2.8688	5.0720	0.2997	1.6130	9.8535
SUBDIVISION AC.	2.8478	1.0778	0.2997	1.6130	5.8383
REMAINDER AC.	0.0210	3.9942	0.0000	0.0000	4.0152

PARCEL A3 (40.0392 AC.)

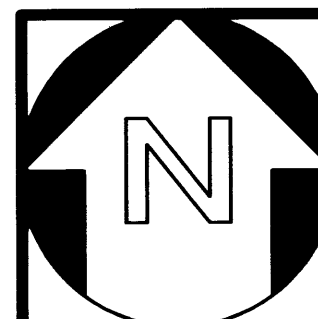
Description	O.L. 6	O.L. 7	O.L. 14	O.L. 15	TOTAL
ORIGINAL AC.	0.0000	3.5309	36.5083	0.0000	40.0392
SUBDIVISION AC.	0.0000	0.0000	6.9370	0.0000	6.9370
REMAINDER AC.	0.0000	3.5309	29.5713	0.0000	33.1022

EASEMENT DESCRIPTIONS

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

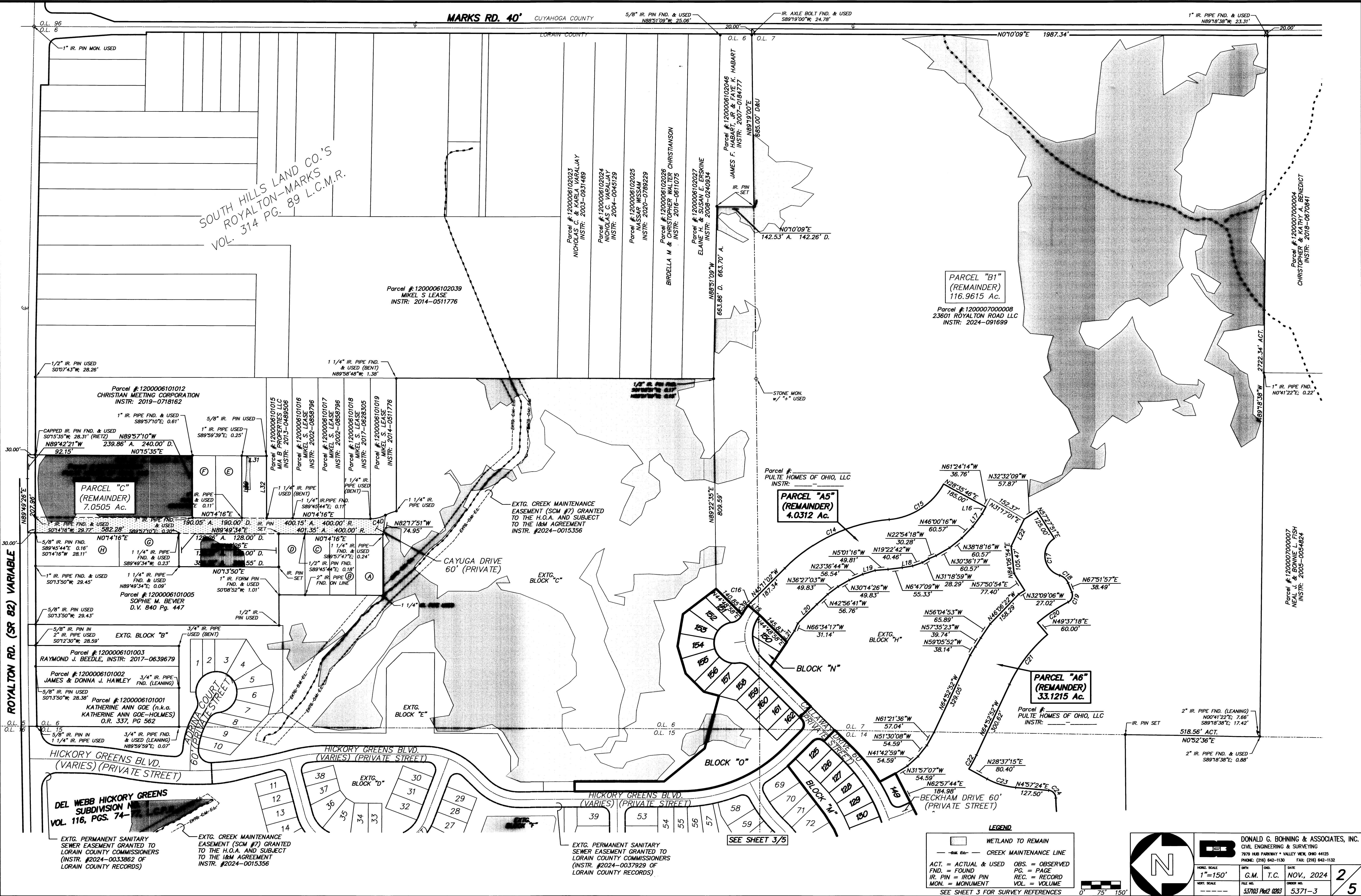
BUILDING SETBACKS

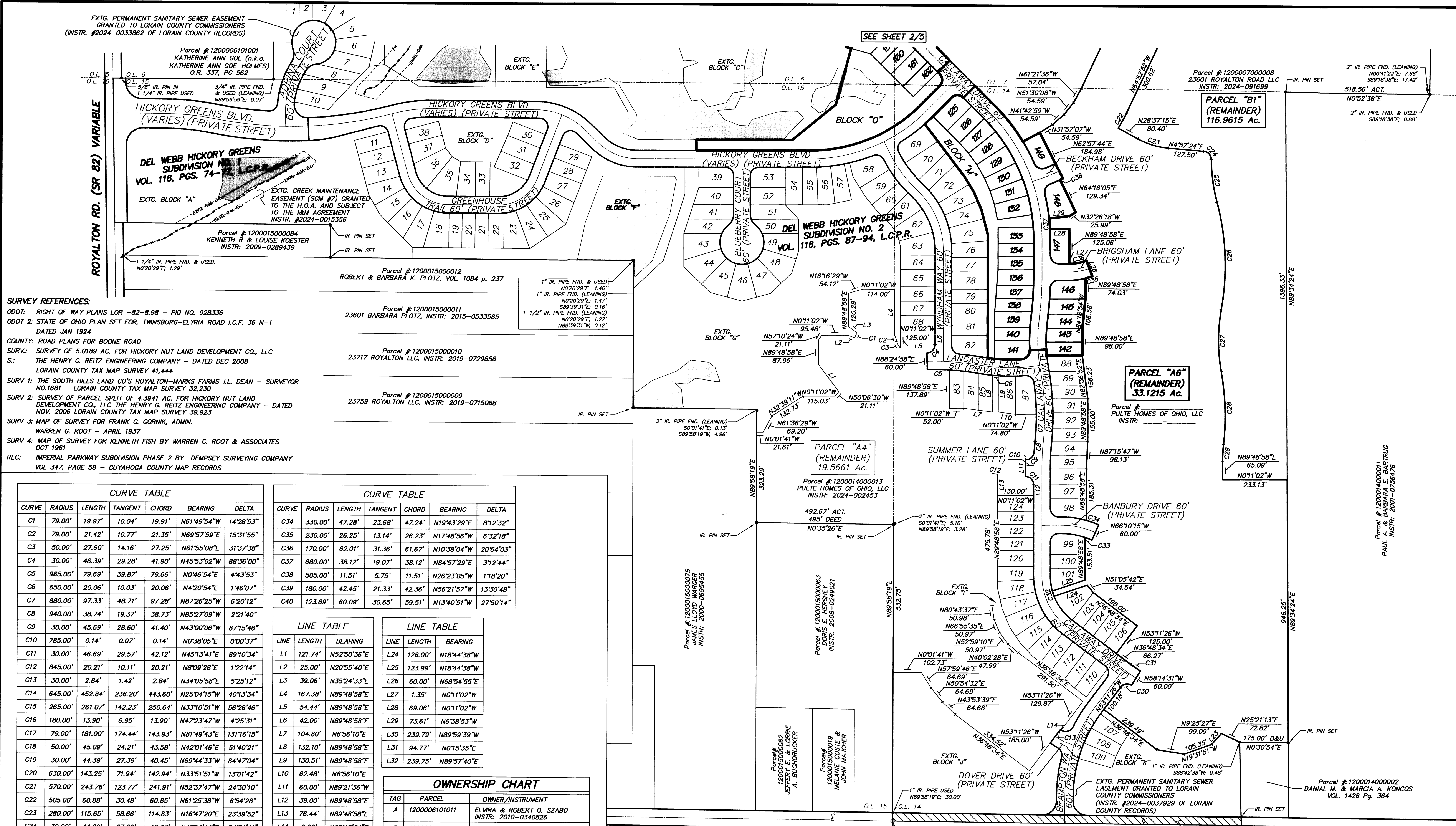
FRONT YARD (SUBLOTS 125-152 & 156-162):	25'
FRONT YARD (SUBLOTS 153-155):	35'
SIDE YARD:	6'
REAR YARD:	10'



DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7975 HARBOR PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 842-1130 FAX: (216) 842-1132

HORIZ. SCALE	VERT. SCALE	DATE	1/5
1" = 40'	1" = 4'	NOV., 2024	
FILE NO.	ORDER NO.		
537103 Plat 3 01	5371-3		





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	79.00'	19.97'	10.04'	19.91'	N61°49'54"W	14°28'53"
C2	79.00'	21.42'	10.77'	21.35'	N69°57'59"E	15°31'55"
C3	50.00'	27.60'	14.16'	27.25'	N61°55'08"E	31°37'38"
C4	30.00'	48.39'	29.28'	41.90'	N45°53'02"W	88°36'00"
C5	965.00'	79.69'	39.87'	79.66'	N0°46'54"E	4°43'53"
C6	650.00'	20.06'	10.03'	20.06'	N4°20'54"E	1°46'07"
C7	880.00'	97.33'	48.71'	97.28'	N87°26'25"W	6°20'12"
C8	940.00'	38.74'	19.37'	38.73'	N85°27'09"W	2°21'40"
C9	30.00'	45.69'	28.60'	41.40'	N43°00'06"W	87°15'46"
C10	785.00'	0.14'	0.07'	0.14'	N0°38'05"E	0°00'37"
C11	30.00'	46.69'	29.57'	42.12'	N45°13'41"E	89°10'34"
C12	845.00'	20.21'	10.11'	20.21'	N8°09'28"E	1°22'14"
C13	30.00'	2.84'	1.42'	2.84'	N34°05'58"E	5°25'12"
C14	645.00'	452.84'	236.20'	443.60'	N25°04'15"W	40°13'34"
C15	265.00'	261.07'	142.23'	250.64'	N33°10'51"W	56°26'46"
C16	180.00'	13.90'	6.95'	13.90'	N47°23'47"W	4°25'31"
C17	79.00'	181.00'	174.44'	143.93'	N81°49'43"E	131°16'15"
C18	50.00'	45.09'	24.21'	43.58'	N42°01'46"E	51°40'21"
C19	30.00'	44.39'	27.39'	40.45'	N89°44'33"W	84°47'04"
C20	630.00'	143.25'	71.94'	142.94'	N33°51'51"W	13°01'42"
C21	570.00'	243.76'	123.77'	241.91'	N52°37'47"W	24°30'10"
C22	505.00'	60.88'	30.48'	60.85'	N61°25'38"W	6°54'28"
C23	280.00'	115.65'	58.66'	114.83'	N16°47'20"E	23°39'52"
C24	30.00'	44.29'	27.29'	40.37'	N47°14'44"E	84°34'41"
C25	605.00'	155.43'	78.15'	155.00'	N82°07'29"E	14°43'11"
C26	880.00'	390.26'	198.39'	387.07'	N87°31'10"E	25°24'33"
C27	620.00'	225.25'	113.88'	224.01'	N89°48'58"E	20°48'57"
C28	880.00'	263.03'	132.50'	262.05'	N87°58'16"E	17°07'32"
C29	530.00'	62.14'	31.11'	62.10'	N86°49'30"W	6°43'03"
C30	30.00'	44.48'	27.47'	40.52'	N10°42'59"W	84°56'54"
C31	470.00'	41.44'	20.73'	41.42'	N34°17'01"E	5°03'06"
C32	200.00'	20.01'	10.01'	20.00'	N71°15'22"E	5°43'55"
C33	270.00'	26.82'	13.42'	26.81'	N20°59'00"E	5°41'29"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C34	330.00'	47.28'	23.68'	47.24'	N19°43'29"E	8°12'32"
C35	230.00'	26.25'	13.14'	26.23'	N17°48'56"W	6°32'18"
C36	170.00'	62.01'	31.36'	61.67'	N10°38'04"W	20°54'03"
C37	680.00'	38.12'	19.07'	38.12'	N84°57'29"E	3°12'44"
C38	505.00'	11.51'	5.75'	11.51'	N26°23'05"W	1°18'20"
C39	180.00'	42.45'	21.33'	42.36'	N56°21'57"W	13°30'48"
C40	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	121.74'	N52°50'36"E	L24	126.00'	N18°44'38"W
L2	25.00'	N20°55'40"E	L25	123.99'	N18°44'38"W
L3	39.06'	N35°24'33"E	L26	60.00'	N68°54'55"E
L4	167.38'	N89°48'58"E	L27	1.35'	N0°11'02"W
L5	54.44'	N89°48'58"E	L28	69.06'	N0°11'02"W
L6	42.00'	N89°48'58"E	L29	73.61'	N6°38'53"W
L7	104.80'	N6°56'10"E	L30	239.79'	N89°59'39"W
L8	132.10'	N89°48'58"E	L31	94.77'	N0°15'35"E
L9	130.51'	N89°48'58"E	L32	239.75'	N89°57'40"E
L10	62.48'	N6°56'10"E			
L11	60.00'	N89°21'36"W			
L12	39.00'	N89°48'58"E			
L13	76.44'	N89°48'58"E			
L14	0.96'	N36°48'34"E			
L15	60.00'	N40°23'27"E			
L16	30.28'	N61°24'14"W			
L17	60.57'	N53°42'15"W			
L18	40.46'	N9°12'56"W			
L19	49.83'	N16°59'01"W			
L20	104.00'	N45°11'02"W			
L21	52.92'	N55°53'07"W			
L22	115.74'	N64°12'38"W			
L23	52.67'	N48°29'09"W			

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	TREVISIO LLC INSTR: 2017-0640350

LEGEND

WETLAND TO REMAIN

CREEK MAINTENANCE LINE

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

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

SCALE

1"=150'

0' 75' 150'

DATE

NOV. 2024

3

FILE NO.

537103 Phil3 0203

5

ORDER NO.

5371-3

FILE NO.

537103 Phil3 0203

FILE NO.

5371-3

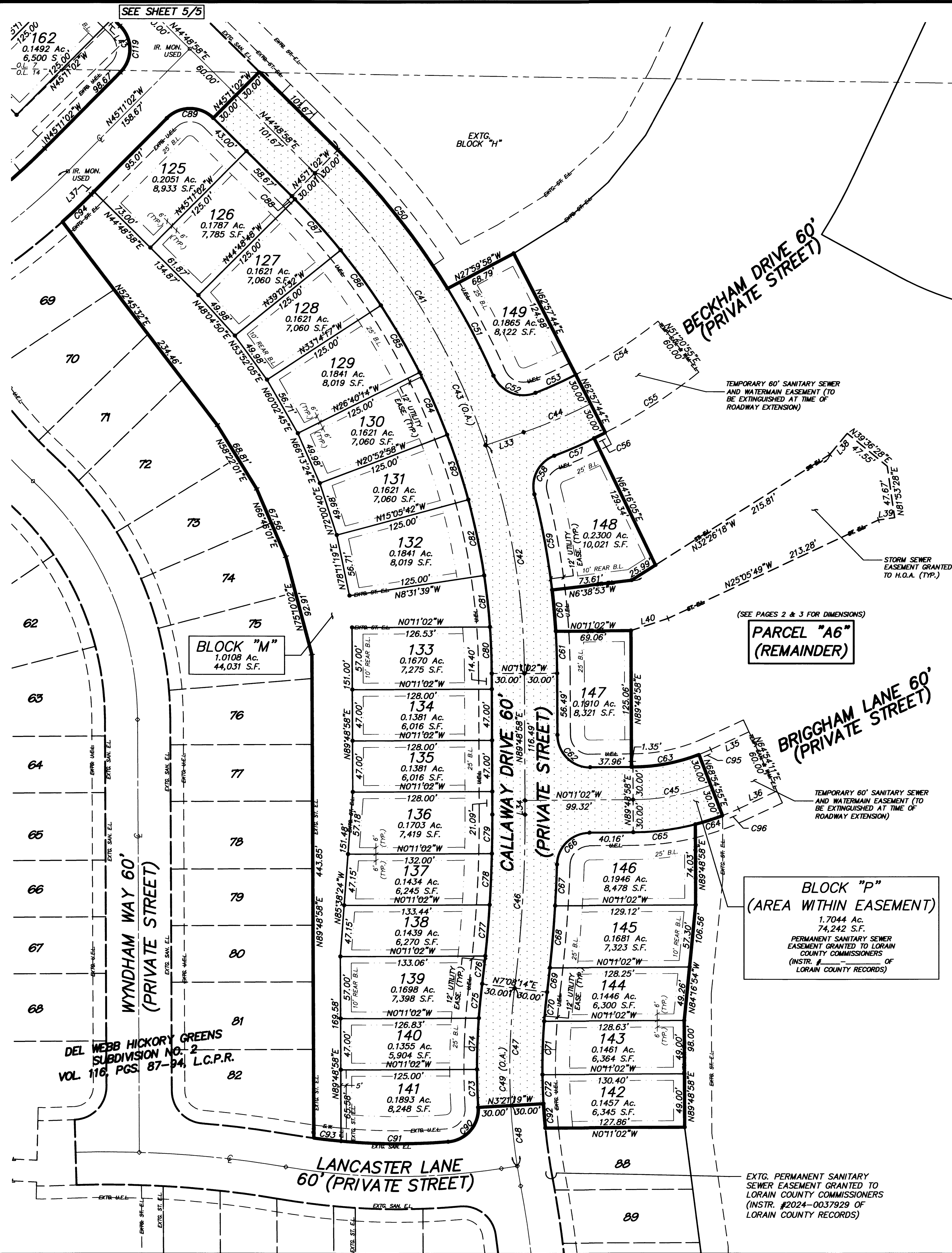
Parcel #1200014000011
PAUL A. & BARBARA E. BARTRUG
INSTR: 2001-0756476

Parcel #1200014000002
DANIAL M. & MARCIA A. KONCOS
VOL. 1426 Pg. 364

PARCEL "A6"
(REMAINDER)
33.1215 Ac.

PARCEL "A4"
(REMAINDER)
19.5661 Ac.

PARCEL "B1"
(REMAINDER)
116.9615 Ac.



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C41	650.00'	297.24'	151.26'	294.65'	N57°54'59"E	26°12'03"
C42	650.00'	213.27'	107.60'	212.32'	N80°24'59"E	18°47'57"
C43	650.00'	510.51'	269.24'	497.49'	N67°18'58"E	45°00'00"
C44	475.00'	66.77'	33.44'	66.72'	N23°00'37"W	8°03'16"
C45	200.00'	72.96'	36.89'	72.55'	N10°38'04"W	20°54'03"
C46	1250.00'	159.72'	79.97'	159.61'	N86°31'24"W	7°19'16"
C47	590.00'	108.04'	54.17'	107.89'	N88°06'33"W	10°29'32"
C48	590.00'	56.00'	28.02'	55.98'	N83°55'33"E	5°26'16"
C49	590.00'	164.04'	82.55'	163.51'	N89°10'19"E	15°55'49"
C50	680.00'	162.42'	81.60'	162.04'	N51°39'32"E	13°41'08"
C51	680.00'	90.51'	45.32'	90.45'	N62°18'54"E	7°37'36"
C52	30.00'	46.04'	28.94'	41.66'	N22°09'32"E	87°56'20"
C53	445.00'	40.60'	20.31'	40.58'	N24°25'27"W	5°13'37"
C54	445.00'	90.20'	45.25'	90.05'	N32°50'40"W	11°36'49"
C55	505.00'	102.36'	51.36'	102.19'	N32°50'40"W	11°36'49"
C56	505.00'	11.51'	5.75'	11.51'	N26°23'05"W	1°18'20"
C57	505.00'	40.08'	20.05'	40.07'	N23°27'29"W	4°32'52"
C58	30.00'	43.45'	26.53'	39.75'	N62°40'33"W	82°58'59"
C59	680.00'	89.24'	44.69'	89.18'	N79°35'32"E	7°31'10"
C60	680.00'	38.12'	19.07'	38.12'	N84°57'29"E	3°12'44"
C61	680.00'	38.59'	19.30'	38.59'	N88°11'25"E	3°15'07"
C62	30.00'	47.12'	30.00'	42.43'	N44°48'58"E	90°00'00"
C63	170.00'	62.01'	31.36'	61.67'	N10°38'04"W	20°54'03"
C64	230.00'	26.25'	13.14'	26.23'	N17°48'56"W	6°32'18"
C65	230.00'	57.66'	28.98'	57.50'	N72°15'55"W	14°21'45"
C66	30.00'	46.05'	28.94'	41.66'	N44°09'21"W	87°56'37"
C67	1280.00'	37.96'	18.98'	37.96'	N87°16'41"W	1°41'58"
C68	1280.00'	57.23'	28.62'	57.22'	N85°08'51"W	2°33'42"
C69	1280.00'	22.43'	11.21'	22.43'	N83°21'53"W	1°00'14"
C70	560.00'	26.88'	13.44'	26.88'	N84°14'17"W	2°45'01"
C71	560.00'	49.05'	24.54'	49.03'	N88°07'20"W	5°01'06"
C72	560.00'	26.62'	13.31'	26.62'	N88°00'24"E	2°43'26"
C73	620.00'	34.87'	17.44'	34.87'	N88°15'22"E	3°13'21"
C74	620.00'	47.05'	23.53'	47.04'	N87°57'32"W	4°20'52"
C75	620.00'	31.62'	15.81'	31.62'	N84°19'26"W	2°55'19"
C76	1220.00'	25.73'	12.86'	25.73'	N83°28'01"W	1°12'30"
C77	1220.00'	47.18'	23.59'	47.18'	N85°10'45"W	2°12'57"
C78	1220.00'	47.06'	23.53'	47.06'	N87°23'31"W	2°12'36"
C79	1220.00'	35.92'	17.96'	35.92'	N89°20'26"W	1°41'13"
C80	620.00'	42.64'	21.33'	42.63'	N87°50'46"E	3°56'24"
C81	620.00'	47.65'	23.84'	47.64'	N83°40'27"E	4°24'13"
C82	620.00'	71.07'	35.57'	71.03'	N78°11'19"E	6°34'03"
C83	620.00'	62.63'	31.34'	62.60'	N72°00'40"E	5°47'16"
C84	620.00'	62.63'	31.34'	62.60'	N66°13'24"E	5°47'16"
C85	620.00'	71.07'	35.57'	71.03'	N60°02'45"E	6°34'03"
C86	620.00'	62.63'	31.34'	62.60'	N53°52'05"E	5°47'16"
C87	620.00'	62.63'	31.34'	62.60'	N48°04'50"E	5°47'16"
C88	620.00'	4.01'	2.00'	4.01'	N45°00'05"E	0°22'14"
C89	30.00'	47.12'	30.00'	42.43'	N01°10'2"W	90°00'00"
C90	30.00'	46.54'	29.43'	42.01'	N48°54'33"W	88°53'31"
C91	590.00'	98.35'	49.29'	98.24'	N018°44"E	9°33'04"
C92	560.00'	22.46'	11.23'	22.46'	N85°29'45"E	2°17'52"
C93	590.00'	25.16'	12.58'	25.16'	N6°18'34"E	2°26'37"
C94	620.00'	36.37'	18.19'	36.37'	N43°30'11"W	3°21'41"
C95	170.00'	11.90'	5.95'	11.90'	N23°05'27"W	4°00'44"
C96	230.00'	16.11'	8.06'	16.10'	N23°05'27"W	4°00'44"

LINE TABLE		
LINE	LENGTH	BEARING
L33	36.94'	N18°58'59"W
L34	13.00'	N89°48'58"E
L35	38.72'	N25°05'49"W
L36	38.72'	N25°05'49"W
L37	3.65'	N45°11'02"W
L38	25.00'	N50°23'32"W
L39	15.00'	N8°06'32"W
L40	35.94'	N18°10'31"W

LEGEND

- 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

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SEE SHEET 3 FOR SURVEY REFERENCES

BUILDING SETBACKS

FRONT YARD (SUBLOTS 125-152 & 156-162): 25'
FRONT YARD (SUBLOTS 153-155): 35'
SIDE YARD: 6'
REAR YARD: 10'

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PHONE: (216) 642-1130 FAX: (216) 642-1132

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

DATE: NOV., 2024
G.M. T.C.
53703 P013 0405 5371-3

4 5

PARCEL "B1"
(REMAINDER)

PARCEL "A5"
(REMAINDER)

BLOCK "N"
0.1241 Ac.
5,406 S.F.

BLOCK "Q"
(AREA WITHIN EASEMENT)
0.9703 Ac.
42,268 S.F.
PERMANENT SANITARY SEWER
EASEMENT GRANTED TO LORAIN
COUNTY COMMISSIONERS
(INSTR. # _____ OF
LORAIN COUNTY RECORDS)

BLOCK "O"
2.2901 Ac.
99,755 S.F.

HICKORY GREENS
BLVD. (VARIES)
(PRIVATE STREET)

WINDHAM WAY
60' (PRIVATE STREET)

BLUEBERRY COURT
60' (PRIVATE STREET)

EXTG. PERMANENT SANITARY
SEWER EASEMENT GRANTED TO
LORAIN COUNTY COMMISSIONERS
(INSTR. #2024-0037929 OF
LORAIN COUNTY RECORDS)

DEL WEBB HICKORY GREENS
SUBDIVISION NO. 2
VOL. 116, PGS. 87-94, L.C.P.R.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C97	150.00'	96.66'	50.07'	95.00'	N63°16'36"E	36°55'17"
C98	150.00'	127.37'	67.81'	123.58'	N73°56'09"W	48°39'12"
C99	150.00'	224.03'	138.84'	203.78'	N87°36'13"E	85°34'29"
C100	180.00'	8.82'	4.41'	8.82'	N46°13'13"E	2°48'30"
C101	50.00'	5.52'	2.76'	5.51'	N44°27'52"E	6°19'12"
C102	50.00'	43.87'	23.46'	42.47'	N16°10'16"E	50°16'00"
C103	79.00'	21.29'	10.71'	21.22'	N1°14'36"W	15°26'16"
C104	79.00'	55.86'	29.15'	54.70'	N26°43'53"E	40°30'44"
C105	79.00'	36.32'	18.49'	36.00'	N60°09'29"E	26°20'27"
C106	79.00'	36.36'	18.51'	36.04'	N86°30'43"E	26°22'01"
C107	79.00'	36.36'	18.51'	36.04'	N67°07'16"W	26°22'01"
C108	79.00'	61.24'	32.25'	59.72'	N31°43'48"W	44°24'55"
C109	79.00'	2.70'	1.35'	2.70'	N8°32'33"W	1°57'35"
C110	50.00'	49.38'	26.91'	47.40'	N35°51'22"W	56°35'12"
C111	180.00'	3.23'	1.61'	3.23'	N63°38'10"W	1°01'37"
C112	180.00'	42.45'	21.33'	42.36'	N56°21'57"W	13°30'48"
C113	180.00'	56.36'	28.41'	56.13'	S54°09'12"E	17°56'19"
C114	605.00'	14.12'	7.06'	14.12'	N44°30'55"W	1°20'13"
C115	585.00'	13.65'	6.83'	13.65'	N44°30'55"W	1°20'13"
C116	120.00'	9.27'	4.64'	9.27'	N47°23'47"W	4°25'31"
C117	120.00'	84.98'	44.36'	83.21'	N69°53'47"W	40°34'29"
C118	120.00'	94.25'	49.71'	91.84'	N67°18'58"E	45°00'00"
C119	30.00'	47.12'	30.00'	42.43'	N89°48'58"E	90°00'00"
C120	560.00'	439.82'	231.96'	428.61'	N22°41'02"W	45°00'00"
C121	120.00'	20.48'	10.26'	20.45'	N49°42'19"E	9°46'41"
C122	88.00'	28.29'	14.27'	28.17'	N54°01'38"E	18°25'19"
C123	590.00'	463.38'	244.39'	451.57'	N22°41'02"W	45°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L41	40.00'	N44°48'58"E
L42	20.00'	N46°09'11"E
L43	10.00'	N44°48'58"E
L44	38.00'	N89°48'58"E
L45	32.00'	N26°45'43"W
L46	41.06'	N44°48'58"E
L47	19.72'	N45°11'02"W
L48	20.00'	N44°48'58"E
L49	13.64'	N45°11'02"W
L50	20.00'	N44°48'58"E
L51	15.00'	N45°11'02"W

LEGEND

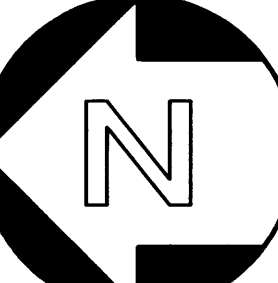
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VERT. SCALE 1"=10'	FILE NO. 53703 P013 0405
	ORDER NO. 5371-3

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