

# ANDOVER PLACE AT WATERBURY SUBDIVISION

BEING A RE-SUBDIVISION OF BLOCK "G" IN THE WATERBURY SUBDIVISION NO. 2 OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 36 AS SHOWN BY THE PLAT AS RECORDED IN VOLUME 70, PAGES 72-75 OF LORAIN COUNTY PLAT RECORDS NOW IN THE CITY OF NORTH RIDGEVILLE LORAIN COUNTY, OHIO

THE ESTABLISHMENT OF THE EXTERIOR PROPERTY LINES AND ROADLINES FOR "THE WATERBURY SUBDIVISION" ARE BASED UPON A BOUNDARY SURVEY DATED 3/21/01 BY DONALD G. BOHNING & ASSOCIATES, INC. AND PREVIOUSLY SUBMITTED TO THE COUNTY OF LORAIN.

I HEREBY STATE THAT THIS PLAT HAS BEEN COMPILED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN MAY, 2002, AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. COURSES ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. ♦ - INDICATES IRON MONUMENTS TO BE SET (1" REBAR W/IDENTIFICATION D.G. BOHNING ASSOC.) AFTER CONSTRUCTION OF IMPROVEMENTS.

Scott A. Andrews  
SCOTT A. ANDREWS  
REGISTERED SURVEYOR NO. 7733



## ACCEPTANCE & DEDICATION (CITY OF NORTH RIDGEVILLE)

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING OF ORIGINAL LOT NUMBER 36, CONTAINING 11.9026 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO PULTE HOMES OF OHIO CORPORATION AND DESCRIBED IN DEED RECORDED IN DEED BOOK PAGE 2002-0807148 OFFICE, LORAIN COUNTY, OHIO.

THE UNDERSIGNED (SET FORTH ALL PARTIES HAVE RECORD LEGAL TITLE INTEREST IN THE PARCEL)

PULTE HOMES OF OHIO CORPORATION

HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "ANDOVER PLACE SUBDIVISION" A SUBDIVISION OF LOTS 1 THRU 55, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETCETERA 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 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 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 THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 23 DAY OF July 2002

WITNESS Michelle Archibald SIGNED 7/23/02

STATE OF OHIO, COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED Greg Williams WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY 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 23 DAY OF July 2002

Greg Williams  
NOTARY PUBLIC,  
Commission Expires Sept. 1, 2004



## APPROVALS (CITY OF NORTH RIDGEVILLE)

APPROVED THIS 17<sup>th</sup> DAY OF OCTOBER 2002

Quill  
SECRETARY (OR RESPONSIBLE OFFICIAL)  
CITY PLANNING COMMISSION

APPROVED THIS 17<sup>th</sup> DAY OF OCTOBER 2002

Deanna White  
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVED THIS 17<sup>th</sup> DAY OF OCTOBER 2002

Thomas E. Deutscher  
CITY ENGINEER

THIS PLAT OF THE ANDOVER PLACE SUBDIVISION THE GRANTING OF EASEMENTS FOR PUBLIC FACILITIES AND APPURTENANCES, AND THE DEDICATION FOR PUBLIC PURPOSES OF THE STREETS HEREON HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE BY ORDINANCE/RESOLUTION NO. 3844-2002 ADOPTED THIS 16<sup>th</sup> DAY OF SEPTEMBER 2002

## UTILITY EASEMENTS

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY, ATT&T BROAD BAND, ALLTEL AND THE COLUMBIA GAS OF OHIO, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER 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 SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, SURFACE OR BELOW MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE 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 GRANTEE 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 AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES 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. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

GRANTOR:

PULTE HOMES OF OHIO CORPORATION

Greg Williams  
GREG WILLIAMS, PRESIDENT

GRANTEES:

COLUMBIA GAS OF OHIO, INC.

Michael S. Zanni  
ALLTEL RAYMOND ENTER

Michael S. Zanni  
OHIO EDISON COMPANY MICHAEL ZANNI

Larry P. DeMeyer  
ATT&T BROAD BAND LARRY P. DEMEYER

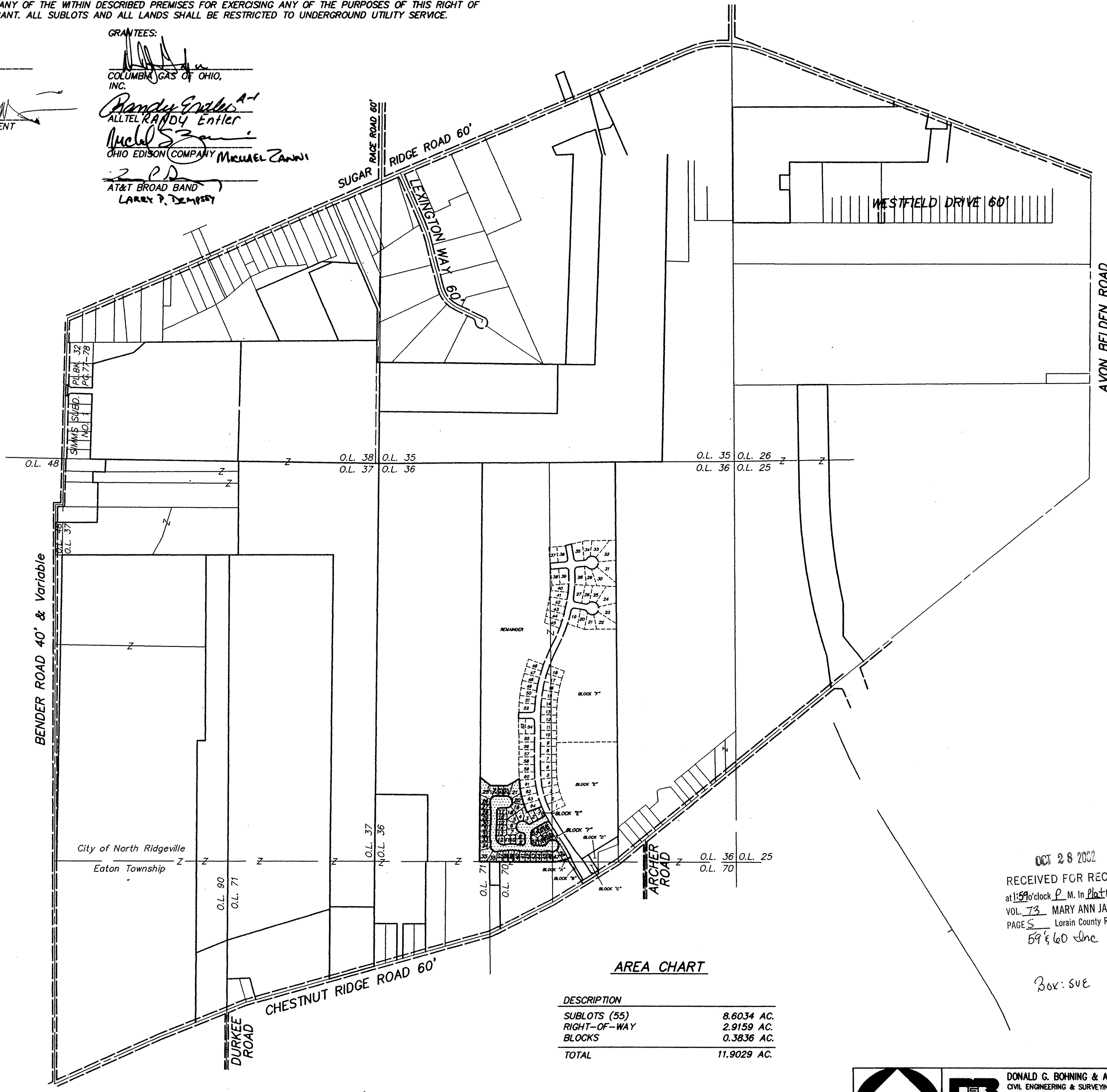
## RECORD STATEMENTS

TRANSFERRED THIS \_\_\_ DAY OF \_\_\_ 20\_\_\_ AT \_\_\_ M. LORAIN COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_ 20\_\_\_ AT \_\_\_ M. RECORDED THIS \_\_\_ DAY OF \_\_\_ 20\_\_\_ IN PLAT BOOK \_\_\_ PAGE No. \_\_\_ LORAIN COUNTY RECORDER

TRANSFERRED IN COMPLIANCE WITH SEC. 519-202 OHIO REV. CODE

OCT 28 2002  
MARK R. STEWART  
LORAIN COUNTY AUDITOR



AREA CHART

DESCRIPTION	ACRES
SUBLOTS (55)	8.6034 AC.
RIGHT-OF-WAY	2.9159 AC.
BLOCKS	0.3836 AC.
TOTAL	11.9029 AC.

LEGEND

- I.P. SET
- I.P. FOUND
- MON. BOX

OCT 28 2002  
RECEIVED FOR RECORD  
at 1:59 o'clock P.M. in Plat Record  
VOL. 73 MARY ANN JAMISON  
PAGE 5 Lorain County Recorder  
59 & 60 Inc (2 PAGES)  
\$ 88  
IME  
Box: SUE Tum/BRW

DONALD G. BOHNING & ASSOCIATES, INC.  
CIVIL ENGINEERING & SURVEYING  
7878 1488 PARKWAY • VALLEY VIEW, OHIO 44125  
PHONE: (216) 942-1120 FAX: (216) 942-1121

GRAPHIC SCALE  
0' 300' 600'

DATE: MAY, 2001  
FILE NO.: 287312-1  
SHEET NO.: 1 OF 2



