

STONEGATE AT WATERBURY SUBDIVISION No. ONE

PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 36, NOW IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND BEING THE SAME TRACT AS CONVEYED TO WAGLER HOMES OF CLEVELAND, INC. BY DEED RECORDED IN INSTRUMENT No. 806759 #1797

AND KNOWN AS BEING A RE-SUBDIVISION OF ALL OF BLOCK-F OF WATERBURY SUBDIVISION No. 1 AS RECORDED IN PLAT VOL. 70, PAGES 76-83 (DOCUMENT # 805733) OF THE LORAIN COUNTY RECORDS

SURVEYOR:

I HEREBY DECLARE THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF, AND THAT I HAVE FOUND OR SET MONUMENTS SHOWN ON THIS PLAT AND THAT THIS ALLOTMENT COMPLIES WITH ALL EXISTING CITY ZONING REGULATIONS. PROPERTY PINS WILL BE SET AT ALL LOT CORNERS UNLESS OTHERWISE SHOWN HEREON.



David R. Broemsen 7/01/04
DAVID R. BROEMSEN, REG. SURVEYOR No. 6595

ACCEPTANCE & DEDICATION:

I THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT AND SUBDIVISION DO HEREBY ACKNOWLEDGE THE SIGNING OF THIS PLAT TO BE MY FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER, THE EASEMENTS SHOWN ON THIS PLAT, THE 3.1665 ACRES LYING WITHIN THE BOUNDARIES DESCRIBED AND SHOWN ON THIS PLAT ARE HEREWITH DEDICATED TO THE CITY OF NORTH RIDGEVILLE, OHIO AS A RIGHT OF WAY FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF SANITARY SEWERS, STORM SEWERS, WATER MAINS AND THEIR APPURTENANCES, AND IS HEREWITH GRANTED TO COLUMBIA GAS OF OHIO, ALLTEL, OHIO EDISON COMPANY, AT&T BROAD BAND, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, AS A RIGHT OF WAY AND EASEMENT FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF THEIR RESPECTIVE UTILITIES AND APPURTENANCES. 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 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.

OWNER:
Sheila Wagler-Mills
SHEILA WAGLER-MILLS, PRESIDENT
WAGLER HOMES OF CLEVELAND, INC.

WITNESSES:
Judith A. Tempero
JUDITH A. TEMPERO
Yvonne P. Oniewiecki
YVONNE P. ONIEWIECKI

STATE OF OHIO
COUNTY OF Summit

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED SHEILA WAGLER-MILLS, WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Summit, OHIO, THIS 10th DAY OF October, 2004.

Yvonne R. Oniewiecki
NOTARY PUBLIC

MY COMMISSION EXPIRES YVONNE R. ONIEWIECKI
Notary Public, State of Ohio
Commission Expires 10-02-06

UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE COLUMBIA GAS OF OHIO, ALLTEL, OHIO EDISON COMPANY, AT&T BROAD BAND, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT FIVE (5) FEET IN WIDTH, ALONG EACH SIDELINE OF EACH SUBLOT CONTAINED HEREIN, OWNED BY THE GRANTOR SHOWN HEREON, AND FIVE (5) FEET IN WIDTH, PARALLEL WITH AND CONTIGUOUS TO THE UTILITY RIGHT OF WAY AND ACCESS EASEMENTS (PRIVATE ROADS), 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 THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS 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 OR 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:
Sheila Wagler-Mills
SHEILA WAGLER-MILLS, PRESIDENT
WAGLER HOMES OF CLEVELAND, INC.

GRANTEES:
Dan Suren DAN SUREN
COLUMBIA GAS OF OHIO, INC.
Prandy Entler PRANDY ENTLER
ALLTEL
Jeffrey B. Hall JEFFREY B. HALL
OHIO EDISON COMPANY
David Moncke DAVID MONCKE
AT&T BROAD BAND

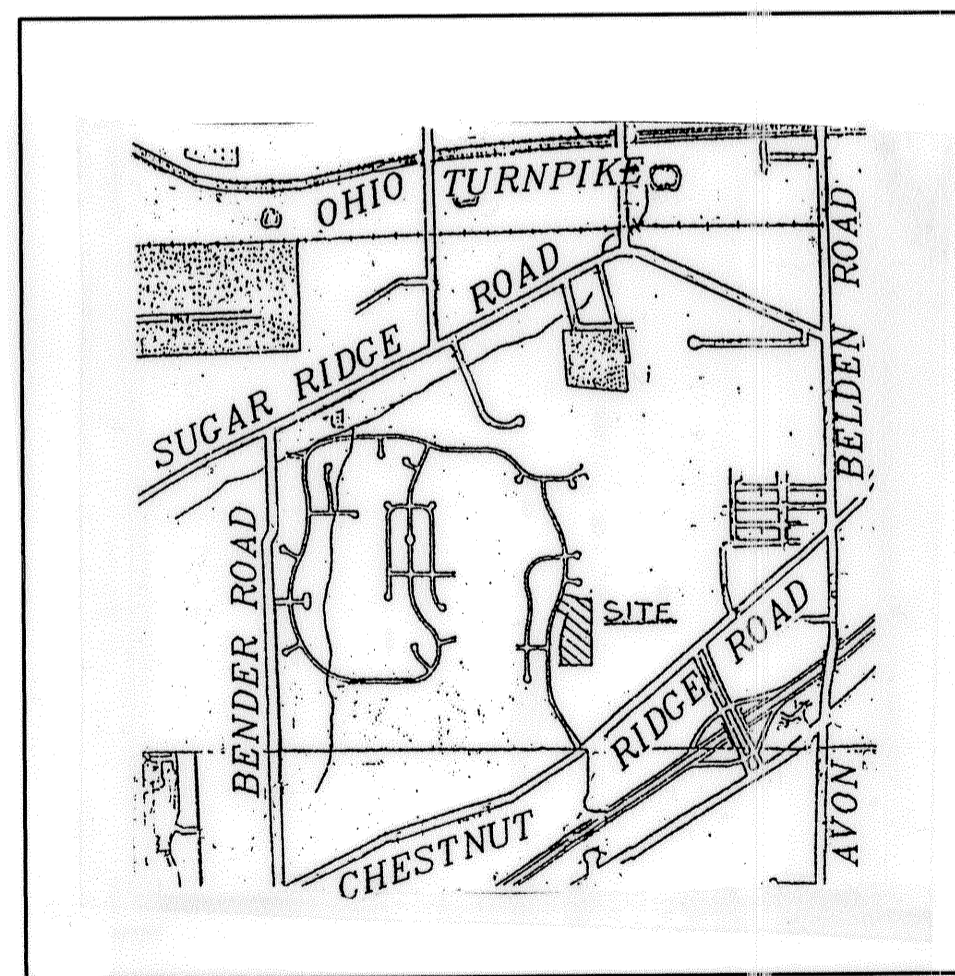
NOVEMBER, 2004

ACREAGE SUMMARY

TOTAL AREA	=	15.5956 ACRES
NET AREA IN LOTS	=	5.7834 ACRES
TOTAL AREA IN BLOCKS	=	9.8122 ACRES
TOTAL NUMBER OF LOTS = 40		

OWNER/DEVELOPER:
WAGLER HOMES OF CLEVELAND, INC.
3730 TABS DRIVE
UNIONTOWN, OHIO 44685
PH: (330) 896-2381
REP: MR. PAT LONG

PLAT PREPARED BY:
MOSYJOWSKI & ASSOC. ENGINEERS
2615 SWARTZ ROAD
HARTVILLE, OHIO 44632
PH: (330) 628-2516



LOCATION MAP
NO SCALE

COVENANTS AND RESTRICTIONS

- THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE PROPERTY SHOWN AND DESCRIBED HEREON IS RECORDED IN _____ OF THE OFFICIAL RECORDS OF LORAIN COUNTY AND THE SAME IS INCORPORATED HEREIN BY REFERENCE AS IF FULLY REWRITTEN HEREON.
- THE SUBDIVIDER AND CITY INCORPORATE HEREIN BY REFERENCE, AS IF FULLY REWRITTEN HEREUPON, THE AGREEMENT ESTABLISHING DEED RESTRICTIONS AND RESTRICTIVE COVENANTS FOR THE SUBDIVISION HEREIN PLATTED, WHICH AGREEMENT SHALL BE RECORDED CONTEMPORANEOUSLY HEREWITH, AND WHICH AGREEMENT AND RESTRICTIONS SHALL RUN BENEFICIALLY TO THE CITY AS WELL AS ALL PROPERTY OWNERS.

EASEMENT VACATION:

THE CITY OF NORTH RIDGEVILLE HEREBY RELEASES THE EXISTING 32 FOOT WIDE SEWER EASEMENT (RECORDED ON THE PLAT FOR WATERBURY SUBDIVISION No. 1, PLAT VOL. 70, PGS. 76-83 - DOC. # 805733) AS SHOWN HEREON ON LOT 1 AND PART OF THE OPEN SPACE AREA AS IT ABUTS THE EASTERLY RIGHT OF WAY LINE OF VICTORIA LANE.

APPROVED THIS 8th DAY OF OCTOBER, 2004

Angie Worsan
ANGIE WORSAN
SECRETARY (OR RESPONSIBLE OFFICIAL)
CITY PLANNING COMMISSION

APPROVED THIS 8th DAY OF OCTOBER, 2004

David Millonk
DAVID MILLONK
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVALS:

APPROVED THIS 8th DAY OF OCTOBER, 2004

Angie Worsan
ANGIE WORSAN
SECRETARY (OR RESPONSIBLE OFFICIAL)
CITY PLANNING COMMISSION

APPROVED THIS 8th DAY OF OCTOBER, 2004

David Millonk
DAVID MILLONK
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVED THIS 8th DAY OF OCTOBER, 2004

Larry Duffield
LARRY DUFFIELD
CITY ENGINEER

THIS PLAT OF STONEGATE AT WATERBURY PHASE ONE AND THE GRANTING OF EASEMENTS AND RIGHT OF WAYS FOR PUBLIC FACILITIES AND APPURTENANCES HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE BY ORDINANCE /RESOLUTION No. 4055-2004 ADOPTED THIS 9th DAY OF September, 2004

RECORDING:

TRANSFERRED THIS 21 DAY OF November, 2004

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
NOV 29 2004
MARK R. STEWART
LORAIN COUNTY AUDITOR

Mark R. Stewart
MARK R. STEWART
LORAIN COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 20____

AT _____ M.

RECORDED THIS _____ DAY OF _____, 20____

IN PLAT BOOK _____, PAGES _____

LORAIN COUNTY RECORDER

LEGEND

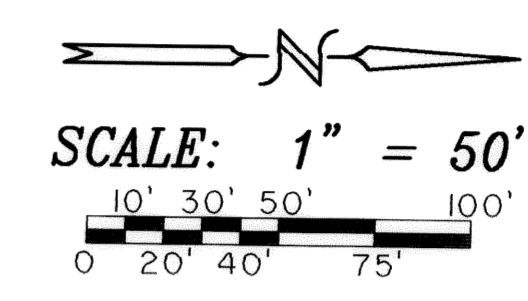
- - MONUMENT FOUND/DESCRIBED
- ⊙ - 1" STEEL BAR IN ROUND MONUMENT BOX FOUND AND USED
- - 5/8" REBAR WITH CAP STAMPED "BROEMSEN SURVEYING" TO BE SET AS INDICATED AND AT ALL LOT CORNERS AFTER COMPLETION OF CONSTRUCTION
- R - RECORD DISTANCE
- OBS - OBSERVED DISTANCE
- M - MEASURED DISTANCE
- C - CALCULATED DISTANCE
- U - USED DISTANCE
- S - SET DISTANCE
- P - DISTANCE SET BY PRORATION
- B/L - BUILDING LINE (SETBACK)
- E.O.P. - EDGE OF PAVEMENT
- B.O.W. - BACK OF WALK
- R/W - RIGHT OF WAY

EXISTING EASEMENTS NOTE:

ALL EASEMENTS SHOWN ON THIS PLAN AND REFERRED TO AS "EXISTING" ("EX.") ARE TAKEN FROM THE RECORD PLAN FOR WATERBURY SUBDIVISION No. 1, AS RECORDED IN PLAT VOL. 70, PGS. 76-83 (DOCUMENT # 805733) OF THE LORAIN COUNTY RECORDS.

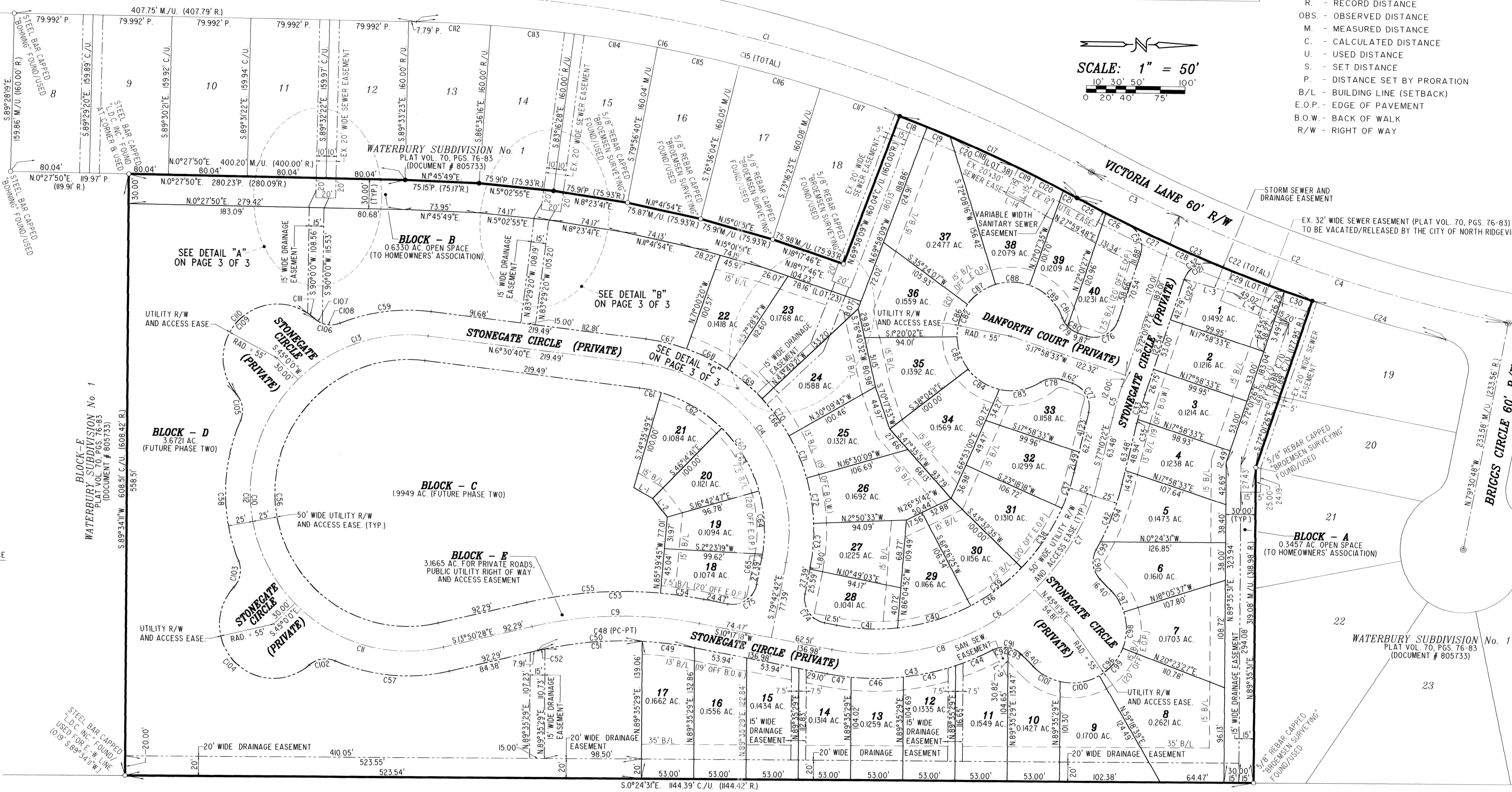
BASIS OF BEARINGS

THE CENTERLINE OF VICTORIA LANE (N.0°26'37"E.) AS SHOWN ON THE PLAN FOR WATERBURY SUBDIVISION No. 1 AND RECORDED IN PLAT VOL. 70, PGS. 76-83 (DOCUMENT # 805733) OF THE LORAIN COUNTY RECORDS.



VICTORIA LANE 60' R/W

ELIZABETH LANE 60' R/W



LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 29°34'45"E.	22.04'
L-2	S 5°03'34"W.	23.96'
L-3	N 15°02'33"E.	51.62'
L-4	N 2°15'17"E.	64.22'
L-5	S 6°05'41"E.	15.38'
L-6	S 6°05'41"E.	12.35'
L-7	S 6°05'41"E.	1.84'
L-8	S 6°05'41"E.	10.51'
L-9	N 6°05'33"E.	32.16'
L-10	S 6°26'27"E.	16.94'
L-11	S 6°26'27"E.	12.50'
L-12	S 6°26'27"E.	1.63'
L-13	S 6°26'27"E.	10.87'
L-14	N 25°30'33"E.	20.00'
L-15	S 6°29'27"E.	30.00'

BLOCK - D
3.6121 AC.
(FUTURE PHASE TWO)

BLOCK - C
1.9949 AC. (FUTURE PHASE TWO)

BLOCK - E
3.1665 AC. FOR PRIVATE ROADS,
PUBLIC UTILITY RIGHT OF WAY
AND ACCESS EASEMENT

BLOCK - A
0.3457 AC. OPEN SPACE
(TO HOMEOWNERS' ASSOCIATION)

NOTE:
SEE PAGE 3 OF 3 FOR CURVE DATA TABLE
AND DETAILS REFERENCED HEREON.

RICHARD R. & NANCY Y. SCHARTMAN
VOL. 1134, PG. 856 O.R.
P.P.N. 07-00-036-000-045

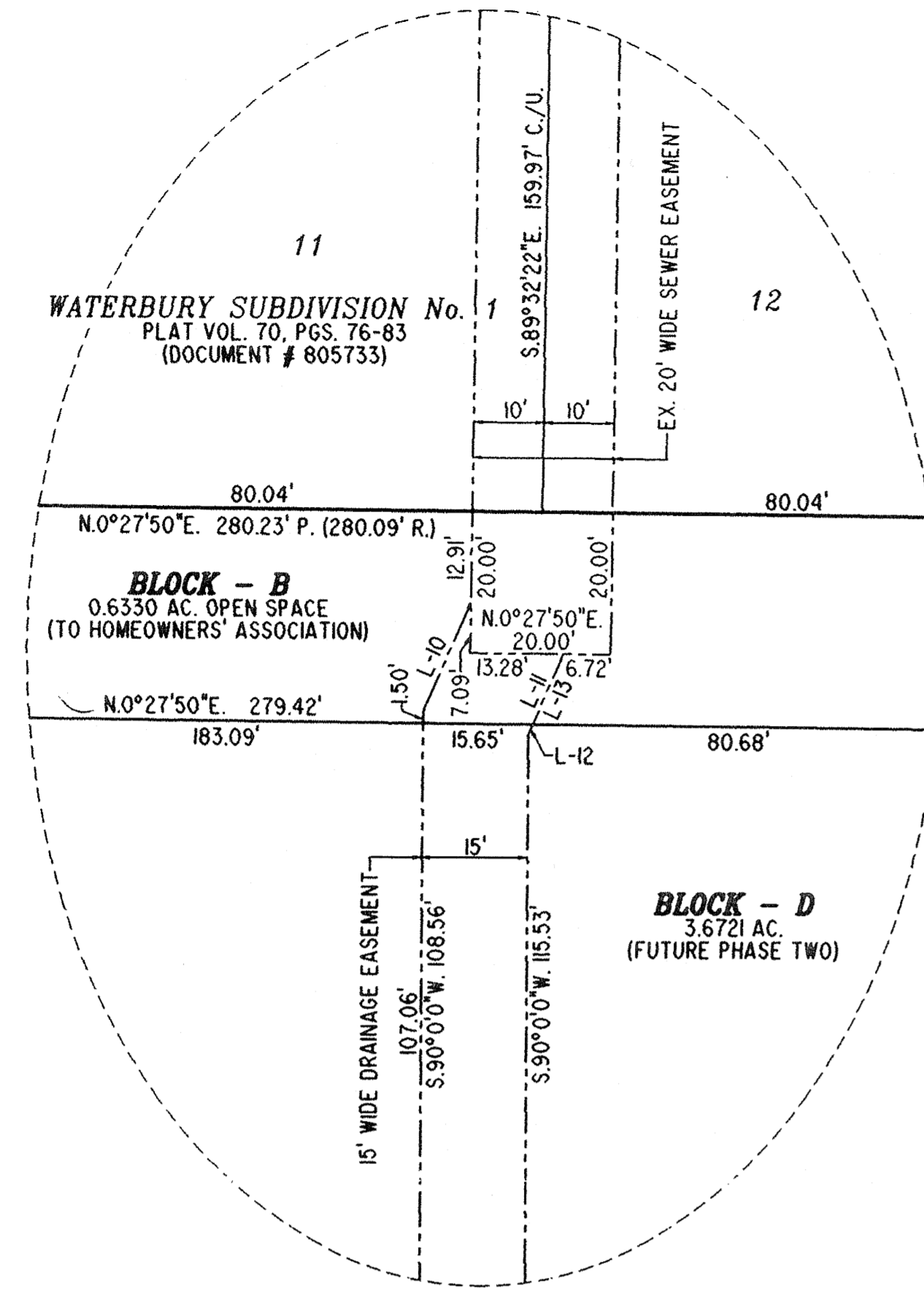
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-212
ORO REV. CODE
NOV 2 9 2004
MARK R. STEWART
LORAIN COUNTY AUDITOR

EXISTING EASEMENTS NOTE:

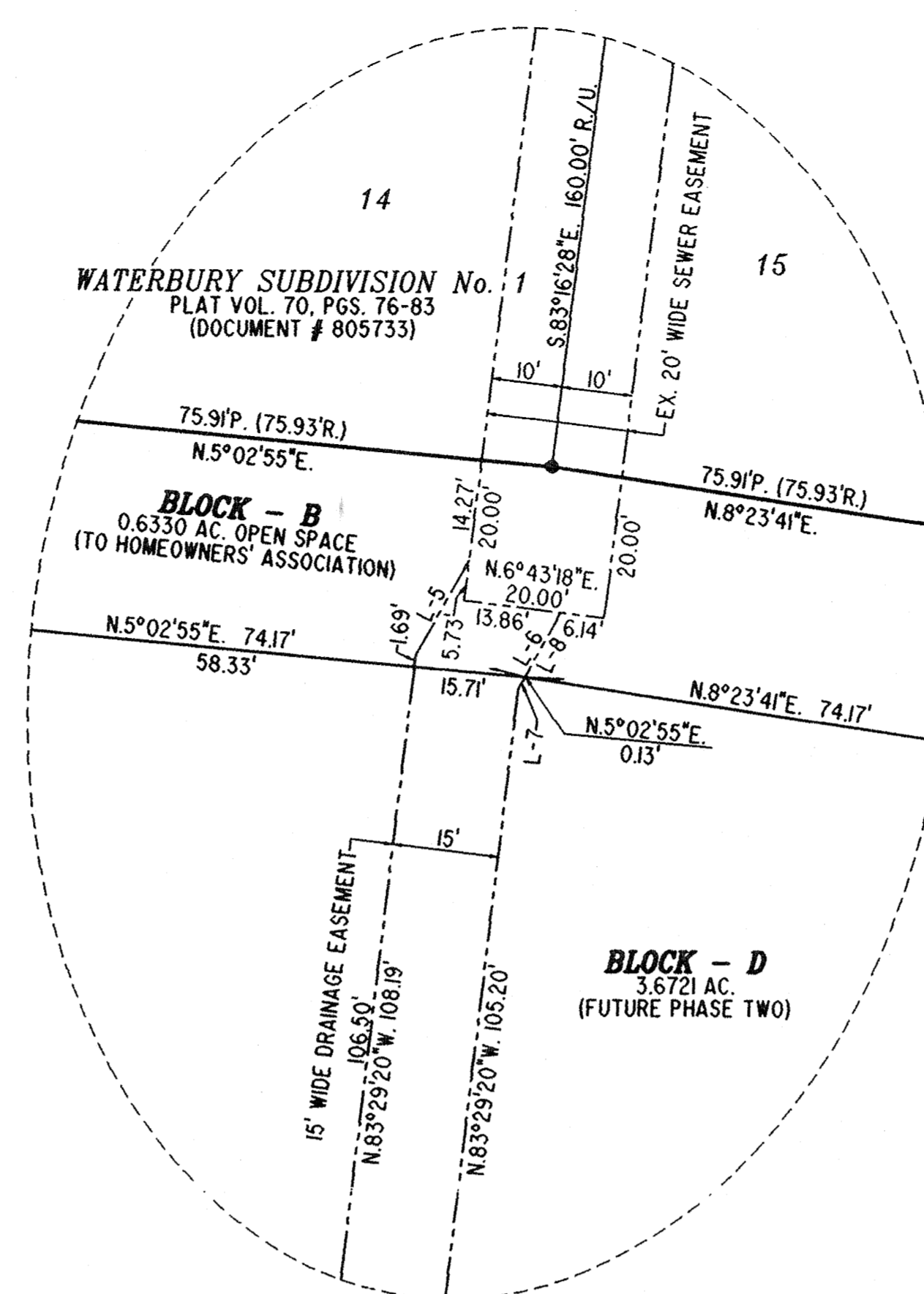
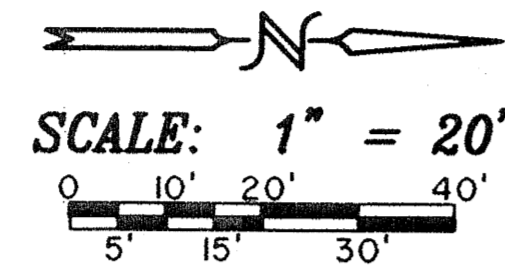
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BASIS OF BEARINGS

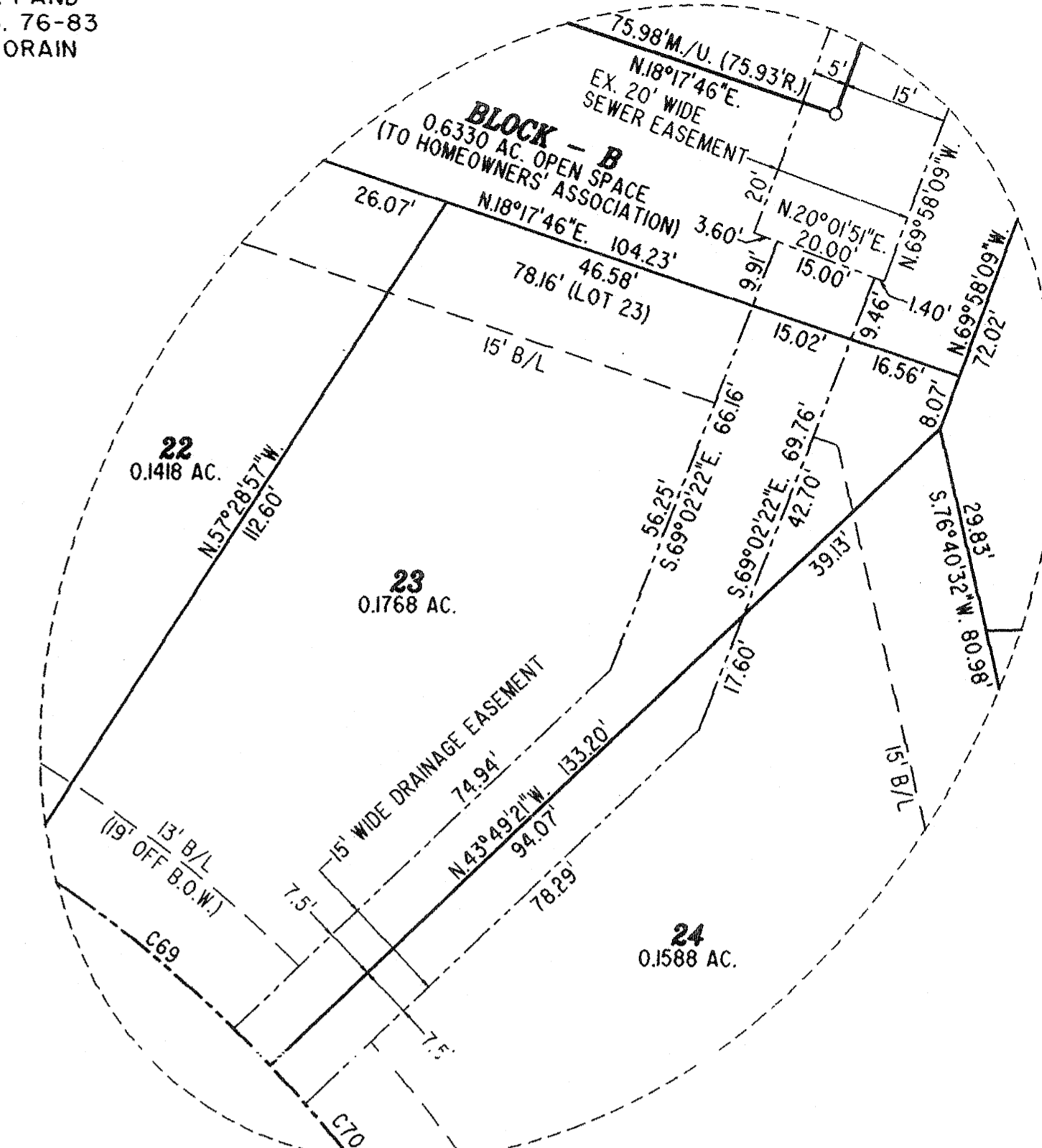
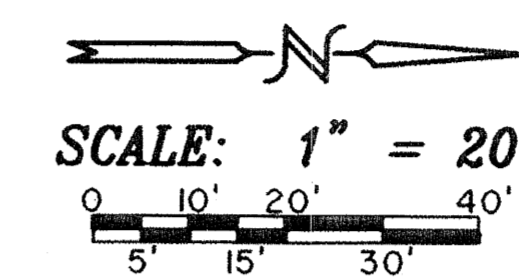
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DETAIL "A" SCALE: 1" = 20'



DETAIL "B" SCALE: 1" = 20'



DETAIL "C" SCALE: 1" = 20'

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists lines L-1 through L-15 with their respective bearings and distances.

- LEGEND: Symbols for monument found/described, steel bar in round monument box, rebar with cap stamped, record distance, observed distance, measured distance, calculated distance, used distance, set distance, distance set by proration, building line (setback), edge of pavement, back of walk, right of way.

CURVE DATA TABLE

Table with columns: CURVE#, RADIUS, LENGTH, CHORD, CHORD BEARING, DELTA ANGLE, TANGENT. Lists curve data for curves C1 through C25.

CURVE DATA TABLE (Continued)

Table with columns: CURVE#, RADIUS, LENGTH, CHORD, CHORD BEARING, DELTA ANGLE, TANGENT. Lists curve data for curves C26 through C50.

CURVE DATA TABLE (Continued)

Table with columns: CURVE#, RADIUS, LENGTH, CHORD, CHORD BEARING, DELTA ANGLE, TANGENT. Lists curve data for curves C51 through C75.

CURVE DATA TABLE (Continued)

Table with columns: CURVE#, RADIUS, LENGTH, CHORD, CHORD BEARING, DELTA ANGLE, TANGENT. Lists curve data for curves C76 through C100.

CURVE DATA TABLE (Continued)

Table with columns: CURVE#, RADIUS, LENGTH, CHORD, CHORD BEARING, DELTA ANGLE, TANGENT. Lists curve data for curves C101 through C122.

TRANSFERRED IN COMPLIANCE WITH SEC. 319-202 NOV 29 2004 MARK R. STEWART LORAIN COUNTY AUDITOR

82/66