

# JORDAN PLACE AT WATERBURY

SITUATED IN THE CITY OF NORTH RIDGEVILLE,  
COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN  
AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP  
LOT 37 AND LOT 38, ALSO KNOWN AS ALL OF  
BLOCK "R" AND A REPLAT OF PART OF LOT 224  
OF WATERBURY SUBDIVISION No.3 AS  
RECORDED IN PLAT BOOK 77, PAGE 7-15

THE UNDERSIGNED (SET FORTH ALL PARTIES HAVING RECORD LEGAL TITLE INTEREST IN THE PARCEL) PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "JORDAN PLACE AT WATERBURY" A SUBDIVISION OF LOTS 1 TO 38, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO USE AS SUCH, ALL OR PARTS OF THE ROADS & EASEMENTS 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 OTHER 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 DIMENSION 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.

**EASEMENTS AND RESTRICTIONS:**

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE OWNERS OF THE OHIO EDISON COMPANY, ATT&T BROAD BAND, ALLTEL AND THE COLUMBIA GAS OF OHIO, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, (HEREAFTER 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 THEREOF, 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.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 31<sup>ST</sup> DAY OF August 2004

WITNESS Bryan M. Ullio SIGNED Gregory Schmidt  
GREGORY SCHMIDT, PRESIDENT

STATE OF OHIO  
COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY APPEARED Greg Schmidt 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 MY OFFICIAL SEAL THIS 31 DAY OF August 2004

Matthew W. Zuber  
Notary Public  
Commission Expires: 2/2/08

SURVEYED AND PLATTED BY: GBC DESIGN, INC.  
Civil Engineers and Surveyors

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT.

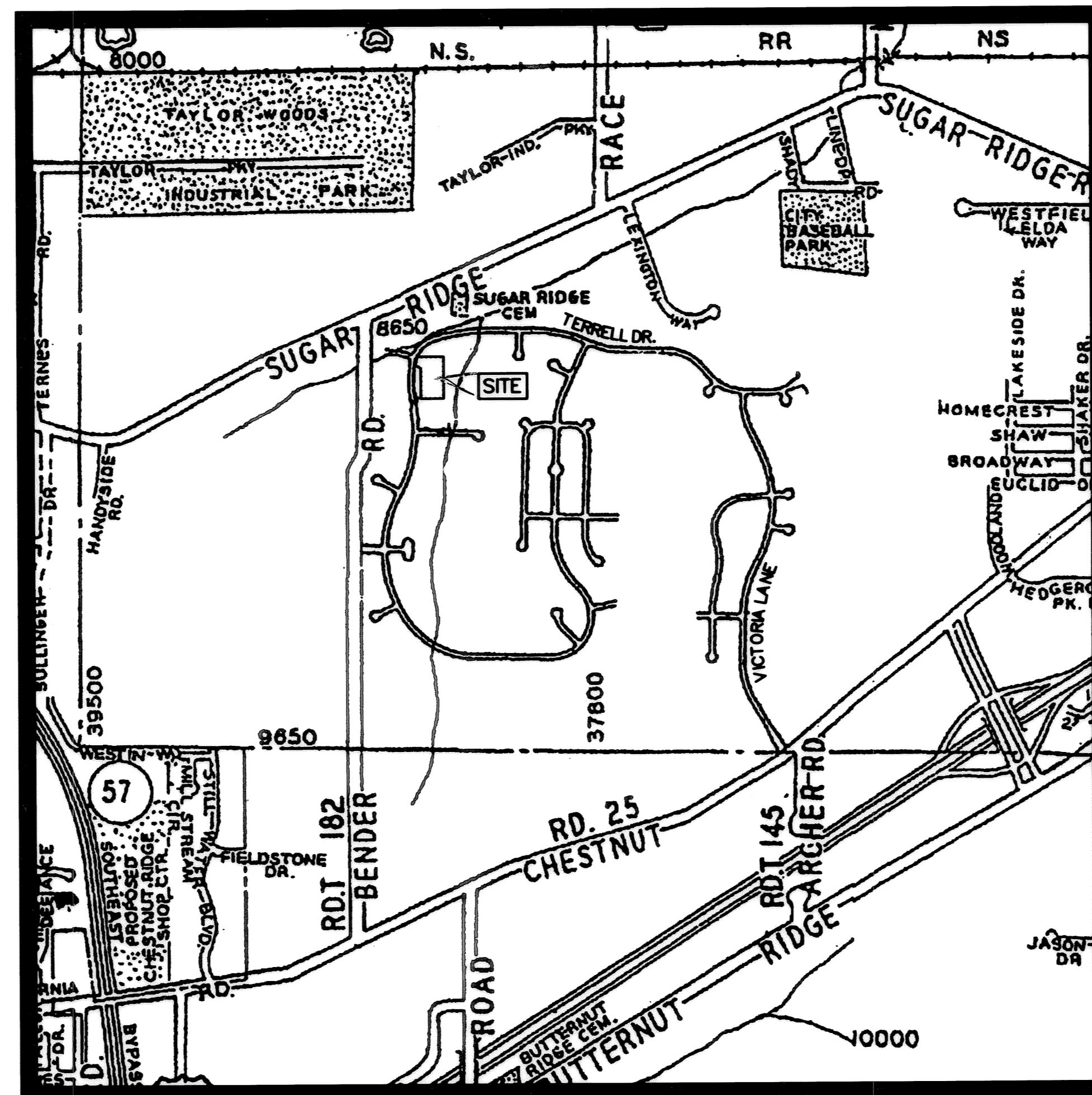
BY GARY R. ROUSE  
GARY R. ROUSE REG. NO. 6867  
REGISTERED SURVEYOR



BASIS OF BEARING OF THIS SURVEY IS THE PLAT OF DEDICATION OF WATERBURY SUBDIVISION NO. 3, AS RECORDED IN PLAT VOLUME 77, PAGES 7-15 OF LORAIN COUNTY RECORDS.

LOTS (38)	6.1826 AC.
STREETS	2.2914 AC.
TOTAL	8.4740 AC.

MARCH, 2004



LOCATION MAP  
NOT TO SCALE

**GBC** DESIGN, INC.

3378 W. Market St. Akron, OH 44333-3386  
Phone 330-836-0228 Fax 330-836-5782

WITHIN THE CITY OF NORTH RIDGEVILLE

APPROVED THIS 20<sup>th</sup> DAY OF September 2004  
Kim M. Wroten  
Secretary - City Planning  
Commission (or other responsible party)

APPROVED THIS 20 DAY OF September 2004  
David Nullo  
Mayor (OR DESIGNATED MEMBER OF  
COUNCIL)

APPROVED THIS 20<sup>th</sup> DAY OF September 2004  
Larry J. Huff  
City Engineer

THIS PLAT OF THE JORDAN PLACE SUBDIVISION THE GRANTING OF EASEMENTS FOR PUBLIC FACILITIES AND APPURTANCES, 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. \_\_\_\_\_ ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ LORAIN COUNTY AUDITOR

FILES FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ M.

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN PLAT BOOK \_\_\_\_\_  
PAGE NO. \_\_\_\_\_

Lorain County Recorder

WE THE UNDERSIGNED OWNERS OF AND HOLDERS OF LIENS AND OTHER INTEREST IN AND TO THE LAND OUTSIDE THIS SUBDIVISION DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS THAT LIE WITHIN THE LAND ADJACENT TO THE SAID SUBDIVISION. WE ALSO HEREBY AGREE TO SPLIT THE SOUTHWESTERLY PORTION OF LOT 224 OF WATERBURY SUBDIVISION No. 3 AND ATTACH IT TO LOT 3 OF JORDAN PLACE AT WATERBURY AS SHOWN.

OWNERS AND LIEN HOLDERS WITNESS  
Robert F. Monchein Michelle Meredith  
MICHELLE MEREDITH

SUGAR CHESTNUT LLC (OWNER)  
By: Robert F. Monchein  
STATE OF OHIO  
COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY APPEARED Robert F. Monchein 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 MY OFFICIAL SEAL THIS 2<sup>nd</sup> DAY OF September 2004

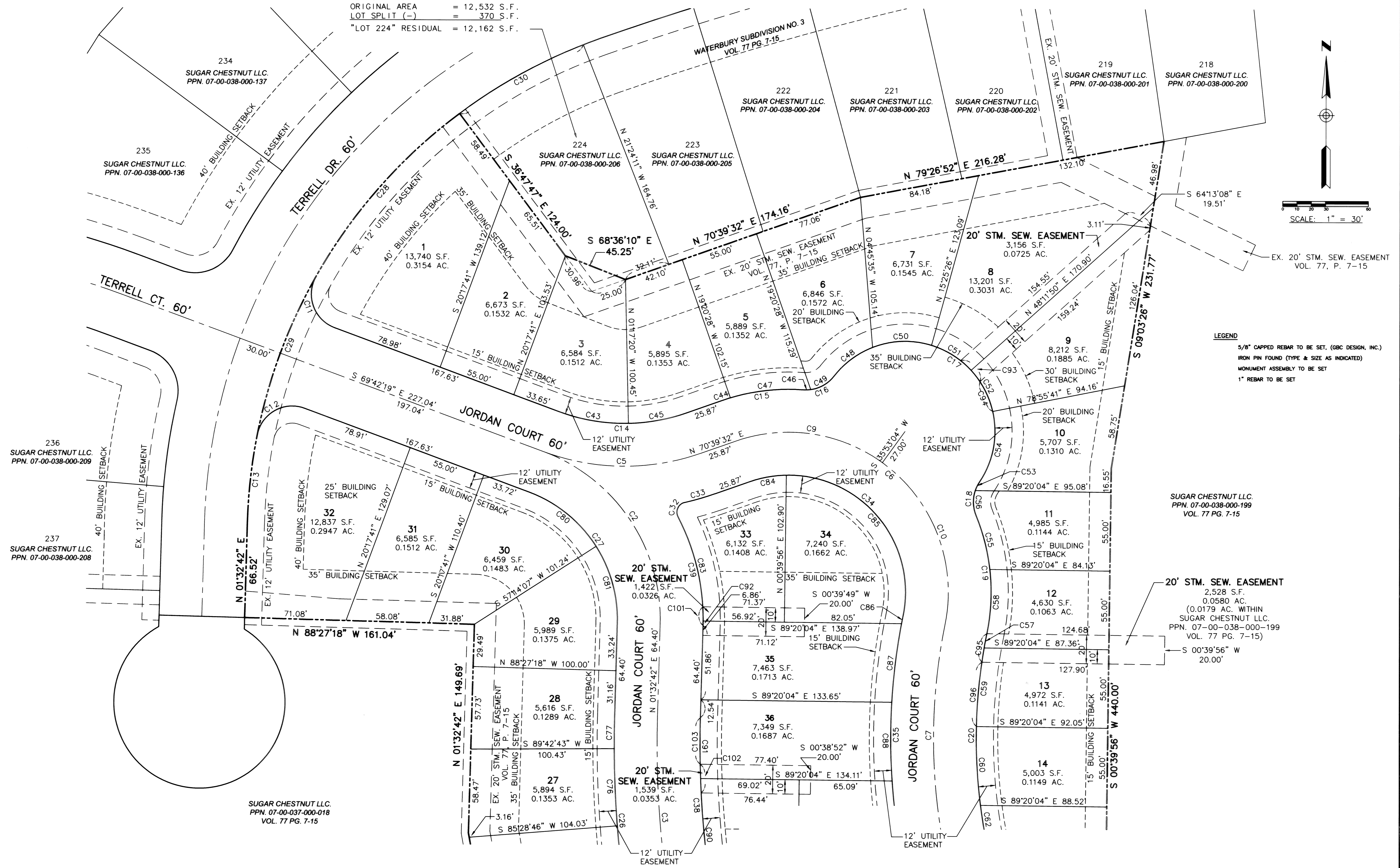
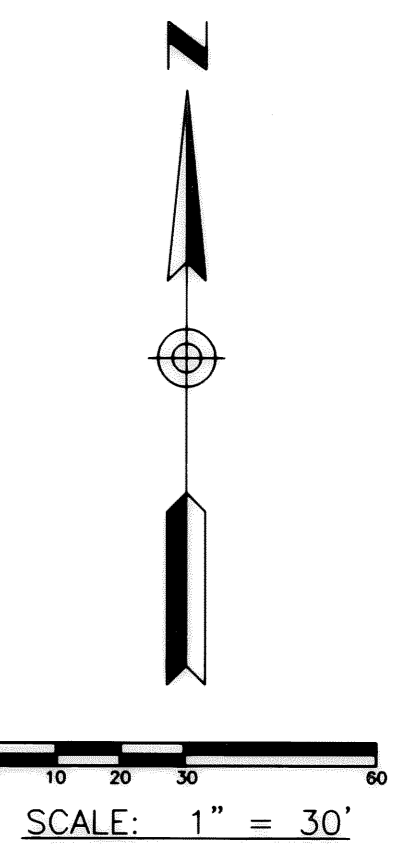
Michelle Meredith  
Notary Public

6-8-07  
Commission Expires:  
MICHELLE MEREDITH, Notary Public  
STATE OF OHIO  
My Commission Expires June 8, 2007  
(Recorded in Cuyahoga County)

FISCAL OFFICER'S STAMP	RECORDING DEPARTMENT STAMP
TRANSFERRED IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE DEC 22 2004 MARK R. STEWART LORAIN COUNTY AUDITOR	DEC 22 2004 RECEIVED FOR RECORD at 2:00 PM VOL. 33 JUDITH M. REDWICK PAGE 12, 17 Lorain County Recorder 2nd. Box Sec \$ 263.20 Inv. Tm.

JORDAN PLACE AT WATERBURY  
SHEET 1 OF 3

LOT SPLIT DATA  
 ORIGINAL AREA = 12,532 S.F.  
 LOT SPLIT (-) = 370 S.F.  
 "LOT 224" RESIDUAL = 12,162 S.F.



**LEGEND**  
 5/8" CAPPED REBAR TO BE SET. (GBC DESIGN, INC.)  
 IRON PIN FOUND (TYPE & SIZE AS INDICATED)  
 MONUMENT ASSEMBLY TO BE SET  
 1" REBAR TO BE SET

CURVE TABLE						
CURVE	DELTA	CHORD BEARING	RADIUS	LENGTH	TANGENT	CHORD LENGTH
C1	51'38'07"	S 27'21'46" W	370.00'	333.45'	179.01'	322.28'
C2	71'15'01"	N 34'04'48" W	125.00'	155.44'	89.57'	145.62'
C3	11'41'59"	S 04'18'17" E	700.00'	142.94'	71.72'	142.69'
C4	34'01'30"	S 27'10'02" E	200.00'	118.77'	61.19'	117.03'
C5	39'38'09"	S 89'31'24" E	161.97'	112.05'	58.37'	109.82'
C6	120'48'27"	N 48'56'15" W	112.00'	236.15'	197.19'	194.77'
C7	22'11'50"	S 00'22'03" W	400.00'	154.97'	78.47'	154.00'
C8	90'34'35"	N 34'33'26" E	60.00'	94.85'	60.61'	85.28'
C9	55'13'33"	N 81'43'42" W	112.00'	107.95'	103.82'	103.82'
C10	65'34'54"	N 21'19'29" W	112.00'	128.20'	72.15'	121.31'
C11	99'10'24"	S 20'07'07" E	25.00'	43.27'	29.36'	38.07'
C12	99'10'24"	S 60'42'29" W	25.00'	43.27'	29.36'	38.07'
C13	9'34'35"	S 06'20'00" W	370.00'	61.84'	30.99'	61.77'
C14	39'38'09"	S 89'31'24" E	131.97'	91.29'	47.56'	89.48'
C15	23'26'48"	S 82'22'55" W	142.00'	58.11'	29.47'	57.70'
C16	56'17'26"	N 65'57'36" E	25.00'	24.56'	13.37'	23.59'
C17	176'08'22"	N 54'06'56" W	63.00'	193.68'	1869.37'	125.93'
C18	56'17'26"	S 05'48'33" W	25.00'	24.56'	13.37'	23.59'
C19	33'48'09"	N 05'26'06" W	142.00'	83.78'	43.15'	82.57'
C20	22'11'50"	S 00'22'03" W	370.00'	143.34'	72.58'	142.45'
C21	90'34'35"	N 34'33'26" E	90.00'	142.28'	90.91'	127.92'
C22	138'14'16"	S 10'43'35" W	20.00'	48.25'	52.43'	37.37'
C23	249'40'03"	N 66'26'28" E	63.00'	274.52'	90.53'	103.42'
C24	36'02'22"	N 06'44'41" W	50.00'	31.45'	16.26'	30.93'
C25	14'36'35"	S 17'27'34" E	230.00'	58.65'	29.48'	58.49'
C26	11'41'59"	S 04'18'17" E	730.00'	149.07'	74.79'	148.81'
C27	71'15'01"	N 34'04'48" W	95.00'	118.14'	68.08'	110.67'
C28	23'42'45"	S 41'19'27" W	370.00'	153.13'	77.68'	152.04'
C29	18'20'47"	S 20'17'41" W	370.00'	118.48'	59.75'	117.97'
C30	15'23'32"	S 60'52'36" W	370.00'	99.40'	50.00'	99.10'
C32	104'50'48"	S 24'48'02" W	7.00'	12.81'	9.10'	11.10'
C33	6'33'54"	N 73'56'29" E	191.97'	22.00'	11.01'	21.98'
C34	120'48'27"	N 48'56'15" W	82.00'	172.90'	144.37'	142.60'
C35	22'11'50"	S 00'22'03" W	430.00'	166.59'	84.35'	165.55'
C36	90'34'35"	N 34'33'26" E	30.00'	47.43'	30.30'	42.64'
C37	91'10'03"	S 54'34'15" E	25.00'	39.78'	25.51'	35.71'
C38	10'31'56"	S 03'43'16" E	670.00'	123.16'	61.75'	122.99'
C39	29'10'05"	N 13'02'20" W	155.00'	78.91'	40.33'	78.06'
C43	21'35'01"	S 80'29'49" E	131.97'	49.71'	25.15'	49.42'
C44	2'36'23"	S 71'57'43" W	142.00'	6.46'	3.23'	6.46'
C45	18'03'09"	N 79'41'06" E	131.97'	41.58'	20.96'	41.41'
C46	11'55'54"	N 88'08'22" E	25.00'	5.21'	2.61'	5.20'
C47	20'50'24"	S 83'41'07" W	142.00'	51.65'	26.11'	51.37'
C48	30'54'31"	S 53'16'09" W	63.00'	33.99'	17.42'	33.58'
C49	44'21'33"	N 59'59'39" E	25.00'	19.36'	10.19'	18.88'
C50	38'17'25"	S 87'52'07" W	63.00'	42.10'	21.87'	41.32'
C51	30'12'49"	N 57'52'46" W	63.00'	33.22'	17.01'	32.84'
C52	29'47'56"	N 27'52'23" W	63.00'	32.77'	16.76'	32.40'
C53	15'29'18"	S 26'12'37" W	25.00'	6.76'	3.40'	6.74'
C54	46'55'41"	N 10'29'25" E	63.00'	51.60'	27.35'	50.17'
C55	15'45'37"	N 14'27'22" W	142.00'	39.06'	19.65'	38.94'
C56	40'48'09"	S 01'56'06" E	25.00'	17.80'	9.30'	17.43'
C57	1'38'58"	S 10'38'29" W	370.00'	10.65'	5.33'	10.65'
C58	18'02'32"	N 02'26'42" E	142.00'	44.72'	22.54'	44.53'
C59	8'33'21"	S 05'32'20" W	370.00'	55.25'	27.68'	55.20'
C60	8'32'33"	S 03'00'37" E	370.00'	55.16'	27.63'	55.11'
C61	22'40'15"	N 00'36'16" E	90.00'	35.61'	18.04'	35.38'
C62	3'26'59"	S 09'00'23" E	370.00'	22.28'	11.14'	22.27'
C63	26'12'45"	N 25'02'46" E	90.00'	41.17'	20.95'	40.82'
C64	24'11'47"	N 50'15'02" E	90.00'	38.01'	19.29'	37.73'
C65	32'44'09"	N 42'01'28" W	63.00'	35.99'	18.50'	35.51'
C66	17'29'47"	N 71'05'49" E	90.00'	27.48'	13.85'	27.38'
C67	70'18'35"	N 09'29'54" E	63.00'	77.31'	44.37'	72.55'
C68	60'09'15"	N 74'43'49" E	63.00'	66.14'	36.49'	63.15'
C69	33'05'13"	S 58'38'57" E	63.00'	36.38'	18.71'	35.88'
C70	38'14'56"	S 22'58'53" E	63.00'	42.06'	21.85'	41.28'
C71	2'03'14"	S 23'44'15" E	230.00'	8.24'	4.12'	8.24'
C72	15'07'54"	S 03'42'33" W	63.00'	16.64'	8.37'	16.59'
C73	12'33'21"	S 16'25'58" E	230.00'	50.40'	25.30'	50.30'
C74	1'25'27"	S 09'26'34" E	730.00'	18.14'	9.07'	18.14'
C75	4'12'37"	S 06'37'32" E	730.00'	53.64'	26.83'	53.63'
C76	4'13'56"	S 02'24'16" E	730.00'	53.92'	26.97'	53.91'
C77	1'50'00"	S 00'37'43" W	730.00'	23.36'	11.68'	23.36'
C78	34'08'39"	N 15'31'37" W	95.00'	56.61'	29.18'	55.78'
C79	37'06'22"	N 51'09'08" W	95.00'	61.52'	31.88'	60.45'
C80	37'06'22"	N 51'09'08" W	95.00'	61.52'	31.88'	60.45'
C81	34'08'39"	N 15'31'37" W	95.00'	56.61'	29.18'	55.78'
C83	28'00'22"	N 13'37'11" W	155.00'	75.76'	38.65'	75.01'
C84	18'14'21"	S 79'46'42" W	82.00'	26.10'	13.16'	25.99'
C85	102'34'06"	N 39'49'05" W	82.00'	146.79'	102.29'	127.96'

CURVE TABLE						
CURVE	DELTA	CHORD BEARING	RADIUS	LENGTH	TANGENT	CHORD LENGTH
C86	0'45'21"	S 11'05'18" W	430.00'	5.67'	2.84'	5.67'
C87	7'22'44"	S 07'01'16" W	430.00'	55.38'	27.73'	55.34'
C88	7'20'05"	S 00'20'09" E	430.00'	55.05'	27.56'	55.01'
C89	6'43'41"	S 07'22'01" E	430.00'	50.49'	25.28'	50.46'
C90	6'53'59"	S 05'32'14" E	670.00'	80.68'	40.39'	80.64'
C91	3'37'57"	S 00'16'16" E	670.00'	42.48'	21.25'	42.47'
C92	1'09'43"	N 00'57'51" E	155.00'	3.14'	1.57'	3.14'
C93	18'16'09"	N 42'47'06" W	63.00'	20.09'	10.13'	20.00'
C94	20'40'36"	N 23'18'44" W	63.00'	22.74'	11.49'	22.61'
C95	3'08'15"	S 09'49'13" W	370.00'	20.26'	10.13'	20.26'
C96	6'59'26"	S 04'45'22" W	370.00'	45.14'	22.60'	45.11'
C97	12'45'31"	N 38'09'08" E	90.00'	20.04'	10.06'	20.00'
C98	17'49'02"	N 53'26'25" E	90.00'	27.99'	14.11'	27.87'
C99	10'57'03"	N 44'36'53" E	104.80'	20.03'	10.05'	20.00'
C100	59'18'12"	N 04'45'05" E	64.97'	67.25'	36.99'	64.29'
C101	4'51'38"	N 00'53'07" W	155.00'	13.15'	6.58'	13.15'
C102	1'42'44"	S 02'05'23" E	670.00'	20.02'	10.01'	20.02'
C103	2'46'43"	S 00'09'21" W	670.00'	32.49'	16.25'	32.49'

**LEGEND**  
 5/8" CAPPED REBAR TO BE SET. (GBC DESIGN, INC.)  
 IRON PIN FOUND (TYPE & SIZE AS INDICATED)  
 MONUMENT ASSEMBLY TO BE SET  
 1" REBAR TO BE SET

