

STONEGATE AT WATERBURY SUBDIVISION NO. THREE

PART OF ORIGINAL LOT 36, RIDGEVILLE TOWNSHIP,
NOW IN THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO
BEING A RE-SUBDIVISION OF PART OF BLOCK "C", "D", & "E"
IN STONEGATE AT WATERBURY SUB. No. 1
RECORDED IN PLAT VOL. 82, PG. 64
FEBRUARY, 2014

OWNER/DEVELOPER:
WAGLER ENTERPRISES, LLC.
3700 TABS DRIVE
UNIONTOWN, OHIO 44685

PLAT PREPARED BY:
MOSYJOWSKI & ASSOCIATES ENGINEERS, LLC
2615 SWARTZ ROAD
HARTVILLE, OHIO 44632
PH: 330-628-2516
FAX: 330-628-2656
JMOSYJOWSKI@CS.COM

SURVEYOR:
BROEMSEN SURVEYING, INC.
140 GRAND TRUNK AVE.
HARTVILLE, OHIO 44632

ACCESS EASEMENT AND DEDICATED UTILITIES RIGHT-OF-WAY

THE OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CITY OF NORTH RIDGEVILLE, OHIO EDISON COMPANY, DOMINION EAST OHIO AND APPLICABLE TELEPHONE AND CABLEVISION FRANCHISES, THEIR SUCCESSORS AND ASSIGNS A PERMANENT RIGHT-OF-WAY AND EASEMENT OVER THE LANDS DEPICTED HEREON. SAID RIGHT-OF-WAY SHALL BE USED TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH HYDRANTS, VALVES, UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR PAD MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS OR MANHOLES AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS, COMMUNICATION SIGNALS, WATER AND SEWERS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID RIGHT-OF-WAY. SAID RIGHT-OF-WAY RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREOF, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY WITHIN SAID RIGHT-OF-WAY WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF ELECTRIC CURRENT, AND THE RIGHT OF ACCESS, INGRESS TO THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT.

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT DOES HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS A SUBDIVISION OF LOTS 61 TO 80, INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETCETERA SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

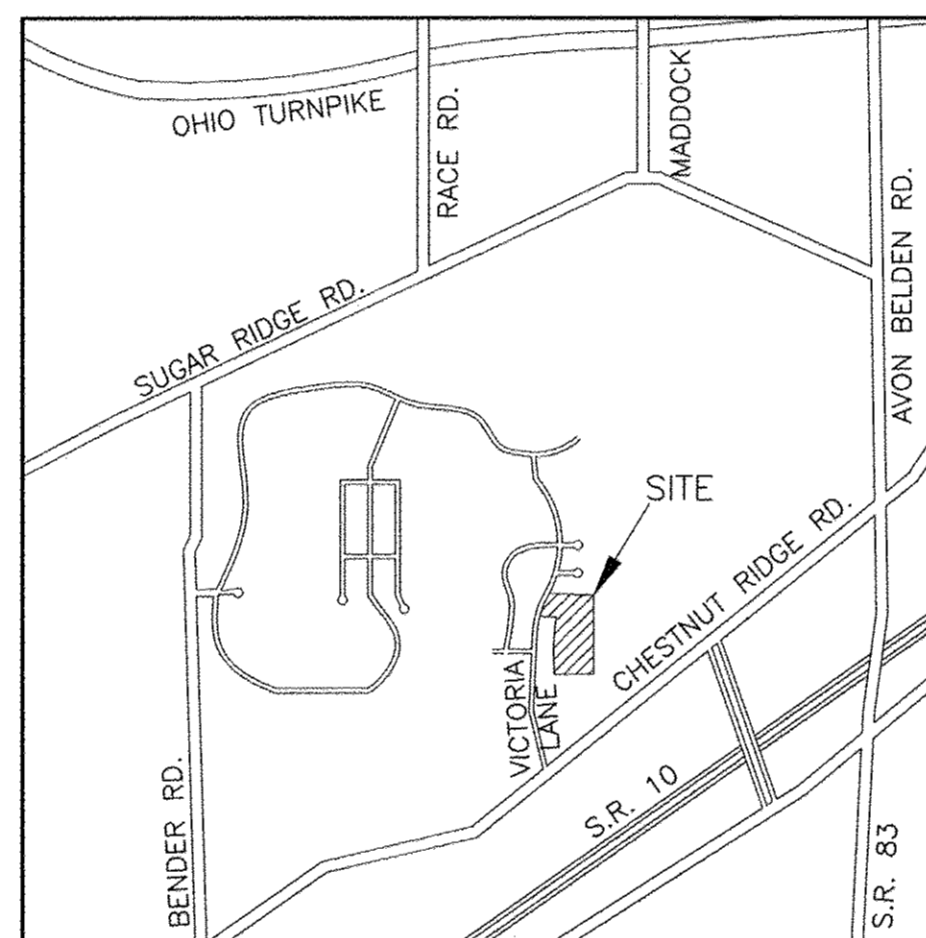
THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF NORTH RIDGEVILLE, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE 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.

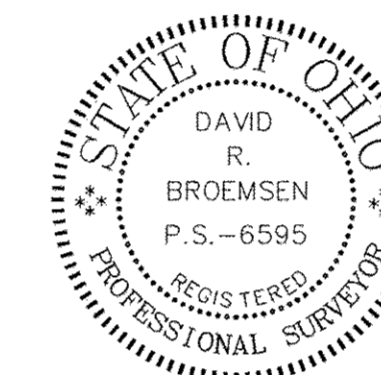
IN WITNESS THEREOF THE UNDERSIGNED HAS HEREUNTO SET HIS HAND THIS 13th DAY OF FEBRUARY, 2014.

PHASE THREE AREA SUMMARY

TOTAL AREA = 3.6344 ACRES
AREA IN LOTS = 2.5509 ACRES
AREA IN R/W = 0.8582 ACRES
AREA IN BLOCKS = 0.2253 ACRES



VICINITY MAP
NOT TO SCALE



David R. Broemsen
DAVID R. BROEMSEN, P.S. No. 6595
FEB 13, 2014
DATE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE, OHIO, ON THE 11th DAY OF DECEMBER, 2012.

Gayle J. Jersica
SECRETARY OR RESPONSIBLE OFFICIAL

ACCEPTED BY THE CITY COUNCIL OF NORTH RIDGEVILLE, OHIO, AT ITS REGULAR SESSION ON THE 2nd DAY OF FEBRUARY, 2013.

David Millock
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVED BY *John D. ...*, CITY ENGINEER ON P.E.
THIS 4th DAY OF MARCH, 2014.

OWNER
WAGLER ENTERPRISES, LLC

WITNESSES

Greg Wagler
GREG WAGLER, MEMBER

Thomas M. Collier
THOMAS M. COLLIER

Andreas Scheks
ANDREAS SCHEKS

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAR 18 2014
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

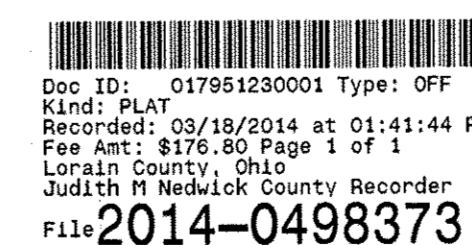
TRANSFERRED THIS ____ DAY OF ____ 20 ____

LORAIN COUNTY AUDITOR

FILED FOR RECORD THIS ____ DAY OF ____ 20 ____ AT ____ M.

RECORDED THIS ____ DAY OF ____ 20 ____
IN PLAT BOOK _____, PAGES _____

LORAIN COUNTY RECORDER



WAGLER ENTERPRISES
Plat vol. 99
pgs 74, 75

MY COMMISSION EXPIRES
11-15-2015

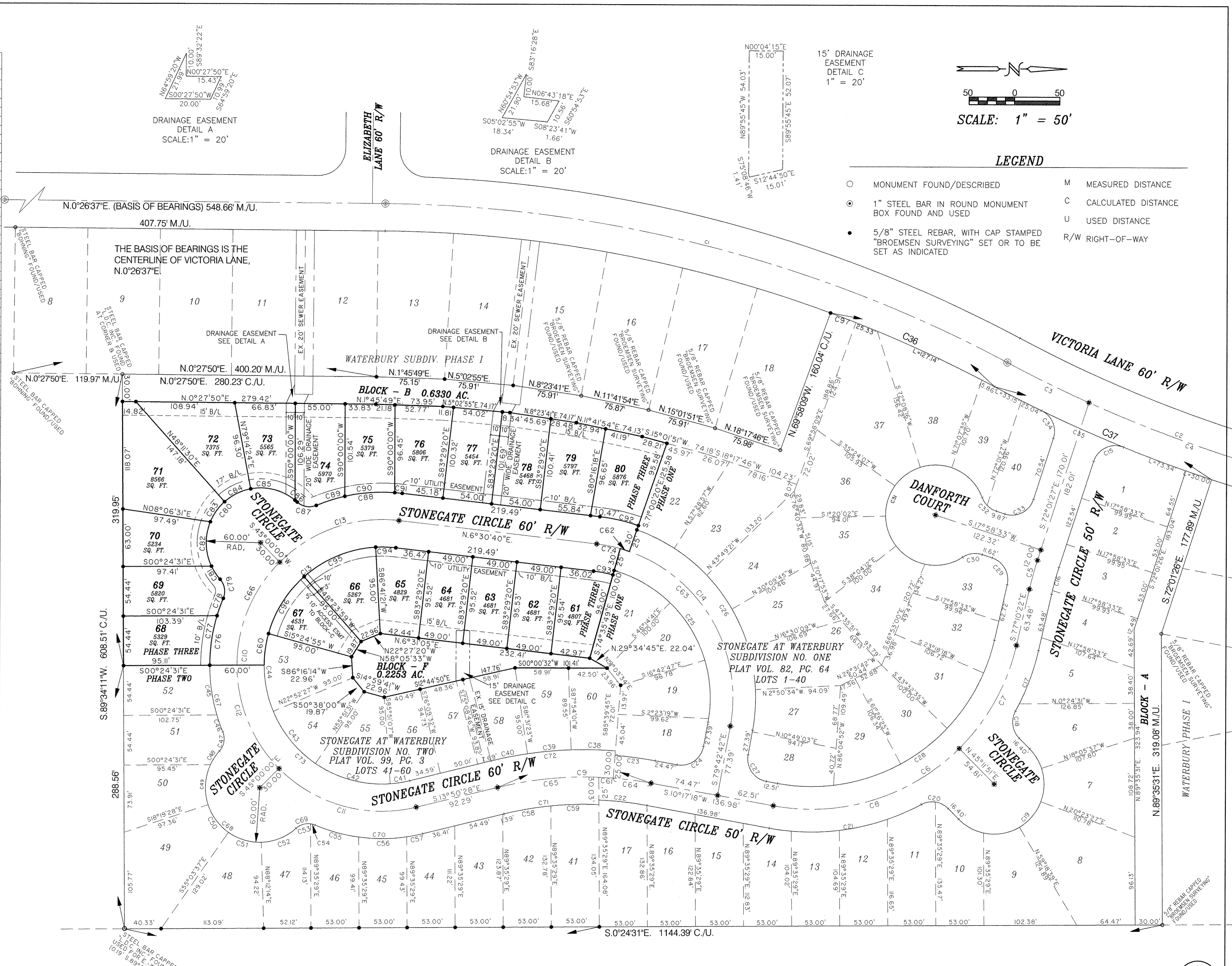
Thomas M. Collier
NOTARY PUBLIC - THOMAS M. COLLIER



THOMAS M. COLLIER
Notary Public, State of Ohio
My Commission Expires 11/15/2015

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	CH. BRG.	DELTA	TANGENT
C1	1500.49	714.32	707.59	N 14°04'54" E	27°16'34"	364.06
C2	1500.77	451.25	449.55	S 19°06'21" W	17°13'40"	227.34
C3	1500.77	100.10	100.08	S 25°48'32" W	3°49'18"	50.07
C4	1500.77	351.15	350.35	S 17°11'42" W	13°24'22"	176.38
C5	365.00	32.80	32.79	N 74°35'55" W	5°8'55"	16.41
C6	231.91	354.01	320.62	S 33°26'32" E	8°27'40"	221.86
C7	231.91	131.02	129.29	S 60°59'16" E	32°22'13"	67.31
C8	231.91	222.99	214.49	S 17°15'25" E	55°5'27"	120.96
C9	405.00	170.56	169.30	N 01°46'35" W	24°7'46"	86.56
C10	160.00	559.49	314.97	S 86°20'06" W	200°21'8"	
C11	160.00	164.31	157.19	S 15°34'46" W	58°50'28"	90.23
C12	160.00	125.52	122.32	N 7°28'24" E	44°56'48"	66.19
C13	160.00	143.85	139.05	N 19°14'40" W	51°30'40"	77.19
C14	170.00	278.24	248.21	N 53°23'59" E	93°46'38"	181.59
C15	25.00	40.96	36.53	S 25°05'32" E	93°51'51"	26.75
C16	340.00	30.55	30.54	S 74°35'55" E	05°08'55"	15.29
C17	256.91	71.23	71.00	N 69°13'50" W	15°53'05"	35.84
C18	25.00	32.08	29.92	N 81°57'17" E	73°30'52"	18.67
C19	55.00	172.79	110.00	N 44°48'09" W	180°00'00"	
C20	25.00	32.08	29.92	S 08°26'25" W	73°30'52"	18.67
C21	256.91	173.10	169.85	N 09°00'51" W	38°36'19"	89.98
C22	380.00	53.40	53.36	S 06°15'44" W	08°03'08"	26.75
C23	430.00	44.66	44.64	S 07°18'46" W	05°57'03"	22.35
C24	25.00	39.27	35.36	N 34°42'42" W	90°00'00"	25.00
C25	145.00	214.82	195.70	S 57°50'45" W	84°53'07"	132.60
C26	195.00	276.68	254.04	S 59°38'29" W	81°17'38"	167.41
C27	25.00	39.27	35.36	N 55°17'18" E	90°00'00"	25.00
C28	206.91	315.85	286.06	N 33°26'32" W	87°27'40"	197.94
C29	25.00	37.02	33.73	S 60°24'05" W	84°51'05"	22.85
C30	25.00	22.39	21.65	S 07°41'00" E	51°19'04"	12.01
C31	55.00	271.31	68.75	S 72°01'28" E	282°38'08"	
C32	25.00	22.39	21.65	N 43°38'05" E	51°19'04"	12.01
C33	25.00	39.27	35.36	N 27°01'28" W	90°00'00"	25.00
C34	25.00	35.97	32.95	S 66°45'32" W	82°28'02"	21.90
C35	1530.77	98.90	98.88	N 23°41'27" E	03°42'07"	49.47
C36	1470.49	198.33	198.18	S 23°51'21" W	07°43'39"	99.31
C37	1530.77	260.43	260.12	N 22°50'45" E	09°44'52"	130.53
C38	435.00	48.87	48.85	S 01°07'08" W	06°26'14"	24.46
C39	435.00	48.42	48.39	S 05°17'18" E	06°22'38"	24.23
C40	435.00	40.73	40.71	S 11°09'32" E	05°21'51"	20.38
C41	130.00	21.99	21.97	N 08°59'40" W	09°41'35"	11.02
C42	130.00	86.88	85.27	N 14°59'49" E	38°17'22"	45.13
C43	130.00	74.84	73.81	N 50°38'01" E	32°59'04"	38.49
C44	130.00	86.88	85.27	N 86°16'14" E	38°17'22"	45.13
C45	190.00	55.17	54.98	N 81°34'19" E	16°38'14"	27.78
C46	190.00	19.54	19.54	N 07°18'24" E	05°53'36"	9.78
C47	20.00	22.56	21.38	N 80°19'43" W	64°37'23"	12.65
C48	60.00	18.05	17.98	S 56°38'11" E	17°14'21"	9.10
C49	60.00	45.10	44.05	S 86°47'25" E	43°04'06"	23.68
C50	60.00	38.47	37.81	N 53°18'28" E	36°44'09"	19.92
C51	60.00	38.47	37.81	N 16°34'18" E	36°44'09"	19.92
C52	60.00	42.08	41.23	N 21°53'23" W	40°11'13"	21.95
C53	20.00	17.29	16.75	S 17°13'30" E	49°30'58"	9.22
C54	20.00	5.27	5.26	S 15°05'12" W	15°06'25"	2.65
C55	190.00	49.89	49.75	N 15°07'02" E	15°02'45"	25.09
C56	190.00	53.17	53.00	N 00°25'24" W	16°02'05"	26.76
C57	190.00	17.91	17.90	N 11°08'27" W	05°24'02"	8.96
C58	375.00	52.40	52.35	S 09°50'18" E	08°00'20"	26.24
C59	375.00	53.06	53.02	S 01°46'55" E	08°06'25"	26.57
C60	130.00	103.39	34.81	S 82°16'41" E	15°23'12"	17.56
C61	405.00	16.01	16.01	S 03°12'18" W	02°15'53"	8.01
C62	170.00	10.66	10.65	S 17°11'55" W	03°35'29"	5.33
C63	170.00	251.86	229.45	N 57°50'45" E	84°53'07"	155.46
C64	405.00	58.07	58.02	N 06°10'50" E	08°12'56"	29.09
C65	405.00	112.49	112.13	N 05°53'03" W	15°54'50"	56.61
C66	160.00	125.81	122.60	N 67°31'36" W	45°03'12"	66.36
C67	190.00	74.71	74.23	S 78°37'31" W	22°31'50"	37.85
C68	60.00	182.17	119.83	S 45°00'00" W	173°57'58"	
C69	20.00	22.56	21.38	S 09°40'17" E	64°37'23"	12.65
C70	190.00	120.97	118.94	S 04°23'58" W	36°28'52"	62.62
C71	375.00	105.46	105.11	S 05°47'05" E	16°06'45"	53.08
C72	435.00	138.02	137.44	N 04°45'07" W	18°10'43"	69.59
C73	130.00	235.68	204.70	N 38°05'38" E	103°52'11"	166.00
C74	170.00	26.38	26.36	S 10°57'26" W	08°53'31"	13.22
C75	130.00	184.00	169.02	S 34°02'12" E	81°05'45"	111.22
C76	190.00	75.44	74.94	S 78°44'05" E	22°44'58"	38.22
C77	190.00	55.26	55.06	S 81°46'40" E	16°39'48"	27.82
C78	190.00	20.18	20.17	S 70°24'11" W	06°05'10"	10.10
C79	20.00	22.56	21.38	N 80°19'43" E	64°37'23"	12.65
C80	60.00	182.18	119.83	N 45°00'00" W	173°57'58"	
C81	60.00	17.27	17.21	N 56°15'50" E	16°29'38"	8.70
C82	60.00	50.00	48.57	N 88°23'07" E	47°44'55"	26.56
C83	60.00	27.16	26.92	S 94°46'28" E	22°55'56"	13.81
C84	60.00	32.51	32.12	S 26°17'03" E	31°02'54"	16.67
C85	60.00	51.97	50.36	S 14°03'06" W	49°37'24"	27.74
C86	60.00	3.27	3.27	S 40°25'23" W	03°07'11"	1.63
C87	20.00	22.56	21.38	N 09°40'17" E	64°37'23"	12.65
C88	190.00	96.67	95.63	N 08°03'52" W	29°09'04"	49.40
C89	190.00	33.03	32.99	S 17°39'34" E	9°57'40"	16.56
C90	190.00	55.36	55.16	S 04°19'58" W	16°41'32"	27.87
C91	190.00	8.28	8.28	S 05°15'44" W	2°29'52"	4.14
C92	200.00	43.57	43.49	N 12°45'10" E	12°29'00"	21.87
C93	140.00	21.73	21.70	N 10°57'25" E	8°53'31"	10.88
C94	130.00	22.28	22.26	N 01°36'00" E	9°49'19"	11.17
C95	130.00	86.88	85.27	N 22°27'20" W	38°17'22"	45.13
C96	130.00	74.84	73.81	N 58°05'33" W	32°59'04"	38.49
C97	1470.49	30.00	30.00	N 20°34'36" E	1°10'08"	15.00



15' DRAINAGE EASEMENT DETAIL C
1" = 20'

SCALE: 1" = 50'

LEGEND

- MONUMENT FOUND/DESCRIBED
- 1" STEEL BAR IN ROUND MONUMENT BOX FOUND AND USED
- 5/8" STEEL REBAR, WITH CAP STAMPED "BROEMSEN SURVEYING" SET OR TO BE SET AS INDICATED
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- U USED DISTANCE
- R/W RIGHT-OF-WAY