RED MARKED COPY

(RETURN TO TAX MAP DEPT.) (440) 329-5279 TED

HUNTERS RIDGE CLUSTER SUBDIVISION 1

BEING A RE-SUBDIVISION OF BLOCK "K" IN THE CHESTNUT RIDGE RESIDENTIAL DEVELOPMENT NO. 1 (AS REVISED) OF PART OF ORIGINAL EATON TOWNSHIP LOT 91 AS RECORDED IN VOLUME 62, PAGE 49 OF LORAIN COUNTY PLAT RECORDS NOW IN THE CITY OF ELYRIA LORAIN COUNTY, OHIO AND CONTAINING 7.6043 ACRES OF LAND

THE ESTABLISHMENT OF THE EXTERIOR PROPERTY LINES AND ROADLINES SHOWN HEREON ARE BASED UPON THE SUBDIVISION PLAT HEREIN REFERENCED AS PREPARED BY EUTHENICS, INC., DATED JANUARY, 1999 AND RECORDED IN VOLUME 62, PAGE 49 OF LORAIN COUNTY PLAT RECORDS.

I HEREBY STATE THAT THIS PLAT HAS BEEN COMPILED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION 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 MONUMENT TO BE SET (3/4" REBAR W/IDENTIFICATION D.G. BOHNING ASSOC.) AFTER CONSTRUCTION OF IMPROVEMENTS.

KENNETH L. BOHNING
REGISTERED SURVEYOR NO. 6720 1/30/03

STATE OF OHIO — KENNETH L. BOHNING 6720 REGISTERED SURVEYOR

ACCEPTANCE & OFFER OF EASEMENTS

WE THE UNDERSIGNED:
HUNTERS RIDGE CONDOMINIUM LLC

OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON DO (DOES) HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION PLAT AND ITS ESTABLISHED SETBACK LINES, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT ITS REQUEST AND HEREBY GRANT UNTO THE CITY OF ELYRIA AND ITS CORPORATE SUCCESSORS, A PERMANENT EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF PUBLIC FACILITIES AND APPURTENANCES (WATER MAIN) AS SHOWN HEREON.

BY: Ken Stettler Agent — WITNESS: Maria Di Palma — WITNESS: Linda Kahn

STATE OF OHIO)
) SS
COUNTY OF CUYAHOGA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COUNTY, PERSONALLY APPEARED, THE AFOREMENTIONED, THE INDIVIDUAL (S), WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID AFOREMENTIONED, AND BY THE AUTHORITY OF SUCH ENTITY; AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICERS THE FREE ACT AND DEED OF SUCH ENTITY.

HUNTERS RIDGE CONDOMINIUM LLC
BY: Ken Stettler Agent

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon, *OHIO, THIS* 20th *DAY OF* February, *2003.*

NOTARY PUBLIC — FRED N. CARMEN, Attorney NOTARY PUBLIC - STATE OF OHIO My commission has no expiration section 147.03 O.R.C. — MY COMMISSION EXPIRES

UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE **OHIO EDISON CO.,** *ILLUMINATING CO., COLUMBIA GAS OF OHIO, INC., AMERITECH, COX CABLE, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT UNDER, OVER AND THROUGH ALL LANDS OWNED BY THE GRANTOR AS SHOWN HEREON, OUTSIDE THE LIMITS OF ANY PHYSICAL BUILDINGS, 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 GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEES 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.*

GRANTORS:
HUNTERS RIDGE CONDOMINIUM LLC
Ken Stettler Agent
BY:

GRANTEES:
M.J. Dschwbach
OHIO EDISON CO.
R. Gruttke A-1
ALLTEL CO.
MEDIA ONE CABLE CO.
COLUMBIA GAS
DAN SUREN

APPROVALS:

THIS PLAT IS HEREBY APPROVED:

John Hart — CITY ENGINEER — 3-5-03 DATE
CITY PLANNING COMMISSION — 3-5-03 DATE
CITY COUNCIL — 3-6-03 DATE

CITY ORD. NO. 2003-37 DT. 03/03/03

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	850.00'	84.82'	42.44'	84.78'	N09°00'08"W	5°43'02"
C2	850.00'	263.08'	132.60'	262.03'	N02°43'22"E	17°43'59"
C3	850.00'	347.89'	176.42'	345.47'	N00°08'09"W	23°27'01"
C4	950.00'	431.69'	219.64'	427.98'	N01°25'42"W	26°02'08"
C5	875.00'	85.12'	42.60'	85.09'	N11°39'33"W	5°34'26"
C6	875.00'	455.83'	233.22'	450.79'	N08°03'08"E	29°50'55"
C7	875.00'	540.96'	279.44'	532.39'	N03°15'55"E	35°25'21"
C8	125.00'	119.97'	65.06'	115.42'	N71°22'34"W	54°59'30"
C9	125.00'	88.21'	46.03'	86.40'	N23°39'47"W	40°26'04"
C10	125.00'	208.19'	137.44'	184.95'	N51°09'32"W	95°25'35"
C11	1100.00'	288.66'	145.16'	287.83'	N04°04'19"E	15°02'07"
C12	300.00'	120.42'	61.03'	119.61'	N02°05'25"E	22°59'53"
C13	130.00'	97.85'	51.37'	95.56'	N10°09'15"E	43°07'33"
C14	130.00'	118.30'	63.60'	114.26'	N57°47'12"E	52°08'21"
C15	130.00'	216.15'	142.53'	192.10'	N36°13'26"E	95°15'54"
C16	25.00'	39.27'	25.00'	35.36'	N56°51'39"W	90°00'00"
C17	820.00'	56.82'	28.42'	56.81'	N09°52'33"W	3°58'12"
C18	820.00'	25.00'	12.50'	25.00'	N07°01'02"W	1°44'50"
C19	820.00'	25.00'	12.50'	25.00'	N05°16'13"W	1°44'50"
C20	820.00'	113.10'	56.64'	113.01'	N00°26'43"W	7°54'10"
C21	820.00'	56.52'	28.27'	56.51'	N05°28'51"E	3°56'58"
C22	820.00'	59.16'	29.59'	59.15'	N09°31'21"E	4°08'02"
C23	980.00'	27.95'	13.98'	27.95'	N10°46'20"E	1°38'03"
C24	980.00'	61.41'	30.72'	61.40'	N08°39'36"E	3°35'26"
C25	980.00'	59.32'	29.67'	59.31'	N04°37'50"E	3°28'05"
C26	980.00'	59.57'	28.79'	59.56'	N01°09'19"E	3°28'57"
C27	980.00'	60.34'	30.18'	60.34'	N02°21'00"W	3°31'41"
C28	980.00'	58.88'	29.45'	58.87'	N05°50'06"W	3°26'30"
C29	980.00'	60.39'	30.20'	60.38'	N09°19'17"W	3°31'51"
C30	980.00'	57.46'	28.74'	57.45'	N12°45'59"W	3°21'33"
C31	845.00'	57.20'	28.61'	57.19'	N12°30'24"W	3°52'43"
C32	845.00'	25.00'	12.50'	25.00'	N09°43'11"W	1°41'43"
C33	845.00'	25.00'	12.50'	25.00'	N08°01'28"W	1°41'43"
C34	845.00'	97.18'	48.64'	97.12'	N03°52'56"W	6°35'21"
C35	150.00'	58.95'	29.86'	58.57'	N87°36'50"W	22°31'00"
C36	150.00'	8.29'	4.15'	8.29'	N74°46'19"W	3°10'01"
C37	150.00'	67.24'	34.19'	66.68'	N86°01'49"W	25°41'01"
C38	25.00'	18.69'	9.81'	18.26'	N85°23'41"E	42°50'00"
C39	65.00'	38.56'	19.87'	38.00'	N80°58'19"E	33°59'17"
C40	65.00'	46.70'	24.41'	45.70'	N61°27'04"W	41°09'57"
C41	65.00'	42.97'	22.30'	42.19'	N21°55'54"W	37°52'22"
C42	65.00'	35.46'	18.18'	35.02'	N12°37'59"E	31°15'23"
C43	65.00'	163.68'	201.74'	123.74'	N43°52'49"W	144°16'59"
C44	100.00'	124.07'	71.44'	116.26'	N63°19'43"W	71°05'13"
C45	25.00'	18.69'	9.81'	18.26'	N06°50'40"E	42°50'00"
C46	150.00'	9.89'	4.94'	9.88'	N12°41'03"W	3°46'35"

CURVE TABLE CONT.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C47	150.00'	19.24'	9.63'	19.23'	N07°07'15"W	7°21'01"
C48	150.00'	29.13'	14.61'	29.08'	N09°00'33"W	11°07'35"
C49	1125.00'	45.32'	22.66'	45.31'	N02°17'31"W	2°18'29"
C50	1125.00'	62.02'	31.02'	62.01'	N00°26'29"E	3°09'31"
C51	1125.00'	60.74'	30.38'	60.73'	N03°34'03"E	3°05'37"
C52	1125.00'	61.84'	30.93'	61.83'	N06°41'20"E	3°08'58"
C53	1125.00'	62.08'	31.05'	62.07'	N09°50'40"E	3°09'51"
C54	1125.00'	3.22'	1.61'	3.22'	N11°30'27"E	0°09'50"
C55	1125.00'	295.22'	148.46'	294.37'	N04°04'19"E	15°02'07"
C56	275.00'	8.96'	4.48'	8.96'	N10°39'20"E	1°52'03"
C57	275.00'	68.44'	34.40'	68.26'	N02°35'39"E	14°15'33"
C58	275.00'	32.98'	16.51'	32.96'	N07°59'24"W	6°52'17"
C59	275.00'	110.38'	55.94'	109.64'	N00°05'25"E	22°59'53"
C60	100.00'	166.55'	109.95'	147.96'	N51°09'32"W	95°25'35"
C61	155.00'	31.48'	15.79'	31.43'	N05°35'25"W	11°38'13"
C62	155.00'	6.85'	3.43'	6.85'	N01°29'43"E	2°32'02"
C63	155.00'	38.34'	19.27'	38.24'	N04°19'24"W	14°10'15"
C64	25.00'	20.32'	10.76'	19.76'	N20°31'18"W	46°34'03"
C65	65.00'	43.06'	22.36'	42.28'	N24°48'34"W	37°57'30"
C66	65.00'	53.19'	28.18'	51.72'	N17°35'42"E	46°53'01"
C67	65.00'	25.69'	13.01'	25.52'	N52°21'28"E	22°38'31"
C68	65.00'	49.42'	25.97'	48.24'	N85°27'33"E	43°33'39"
C69	65.00'	171.36'	251.74'	125.87'	N31°43'02"E	151°02'42"
C70	25.00'	12.34'	6.30'	12.22'	N86°54'09"W	28°17'05"
C71	25.00'	7.98'	4.02'	7.94'	N69°48'49"E	18°16'58"
C72	25.00'	20.32'	10.76'	19.76'	N83°57'21"E	46°34'03"
C73	155.00'	62.72'	31.79'	62.29'	N72°15'51"E	23°11'03"
C74	105.00'	128.98'	74.05'	121.03'	N48°39'52"E	70°23'01"
C75	105.00'	45.60'	23.16'	45.24'	N01°01'55"E	24°52'53"
C76	105.00'	174.58'	115.12'	155.16'	N36°13'26"E	95°15'54"
C77	325.00'	24.09'	12.05'	24.08'	N09°17'07"W	4°14'48"
C78	325.00'	64.22'	32.21'	64.11'	N01°30'06"W	11°19'15"
C79	325.00'	42.15'	21.10'	42.12'	N07°52'27"E	7°25'50"
C80	325.00'	130.45'	66.12'	129.58'	N00°05'25"E	22°59'53"
C81	1075.00'	31.95'	15.98'	31.95'	N10°44'17"E	1°42'10"
C82	1075.00'	66.08'	33.05'	66.07'	N08°19'32"E	3°31'19"
C83	1075.00'	64.80'	32.41'	64.79'	N04°38'16"E	3°27'13"
C84	1075.00'	65.61'	32.82'	65.60'	N01°09'45"E	3°29'49"
C85	1075.00'	53.66'	26.83'	53.65'	N02°00'57"W	2°51'36"
C86	1075.00'	282.10'	141.86'	281.29'	N04°04'19"E	15°02'07"
C87	100.00'	42.48'	21.57'	42.16'	N15°36'56"W	24°20'22"

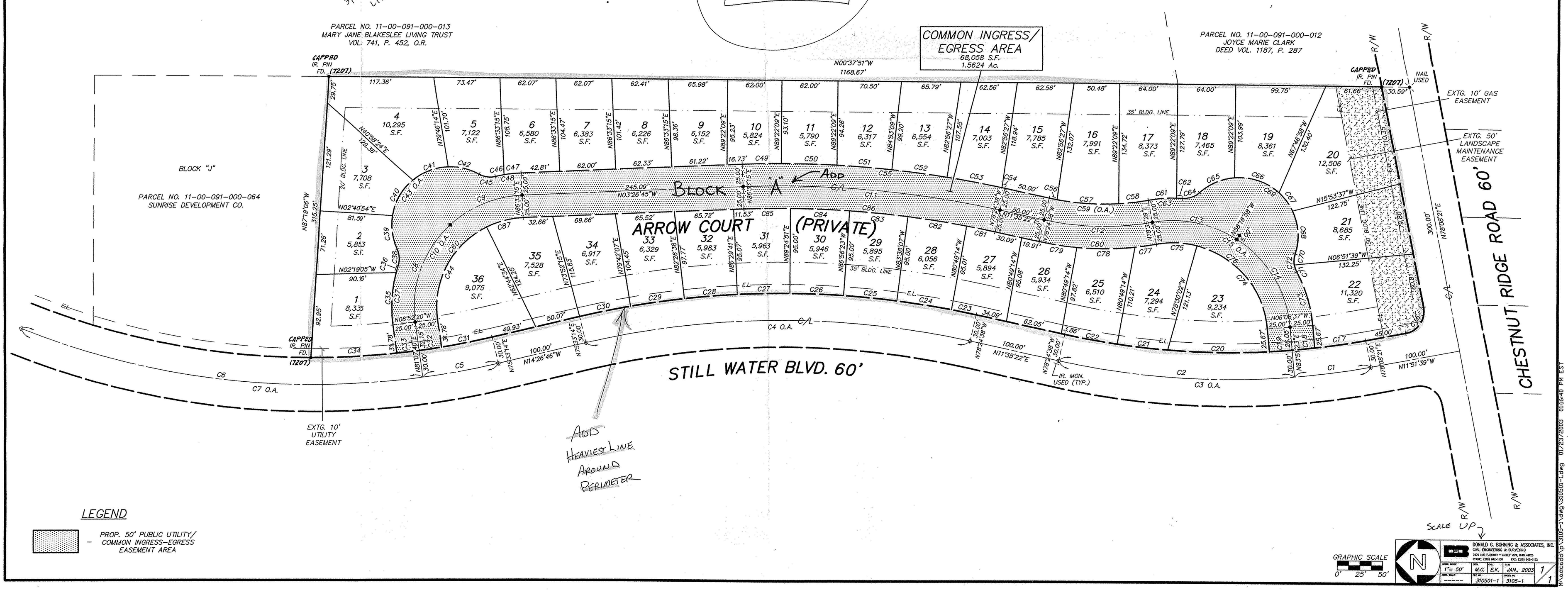
LETTERING 1/8" OR BIGGER — FIX

SPACE WITH TED 3/10/03. HE OKD LIDO TEXT. DANE B.

LOCATION MAP

ADD

BUILDING SIDEYARD:
MINIMUM 20' BETWEEN BUILDINGS



LEGEND

PROP. 50' PUBLIC UTILITY/ COMMON INGRESS-EGRESS EASEMENT AREA

SCALE UP

GRAPHIC SCALE 0' 25' 50'

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7970 MS PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1125 FAX: (216) 642-1132

HORIZ. SCALE	DES.	DATE
1"= 50'	M.G. / E.K.	JAN., 2003
VERT. SCALE	FILE NO.	DRWG NO.
	310501-1	3105-1

1/1

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