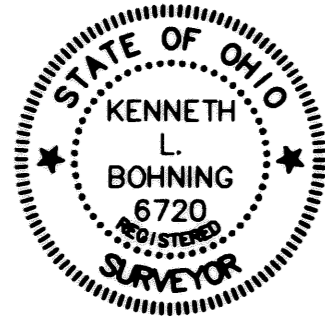


WATERBURY SUBDIVISION NO. 2

BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 36 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 MARCH, 2001, 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.



Kenneth L. Bohning
KENNETH L. BOHNING
REGISTERED SURVEYOR NO. 6720

**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 130.2138 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO SUNRISE DEVELOPMENT CO. AND DESCRIBED IN DEED RECORDED IN DEED BOOK PAGE 731710, RECORDER'S OFFICE, LORAIN COUNTY, OHIO.

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

SUGAR CHESTNUT, LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: FOREST CITY LAND GROUP, INC. MEMBER

HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "WATERBURY SUBDIVISION" A SUBDIVISION OF LOTS 65 TO 126, 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 17th DAY OF JANUARY 2002.

WITNESS *Julie Egner* SIGNED *Julie Egner*
STATE OF OHIO, COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED ROBERT F. MONCHEIN, PRESIDENT 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 14th DAY OF JANUARY 2002.

Janice L. Atsolic
NOTARY PUBLIC
JANICE L. ATSOLIC, Notary Public
STATE OF OHIO
My Commission Expires Jan. 27, 2005
(Recorded in Cuyahoga County)



APPROVALS (CITY OF NORTH RIDGEVILLE)

APPROVED THIS 18th DAY OF JANUARY 2002.

Shirley M. Vanderpool
SECRETARY (OR RESPONSIBLE OFFICIAL)
CITY PLANNING COMMISSION

APPROVED THIS 22nd DAY OF JANUARY 2002

Deanna K. Kline
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVED THIS 18th DAY OF JANUARY 2002

Thomas E. Smith, P.E.
CITY ENGINEER

THIS PLAT OF THE WATERBURY 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. 02D-3759-2001 ADOPTED THIS 17th DAY OF DECEMBER 2001.

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 TWELVE (12) FEET IN WIDTH, UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES, AND ALSO UPON LANDS AS DEPICTED HEREON 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:

SUGAR CHESTNUT, LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: FOREST CITY LAND GROUP, INC. MEMBER

Robert F. Monchein
ROBERT F. MONCHEIN, PRESIDENT

GRANTEES:

Dan Suren
COLUMBIA GAS OF OHIO, DAN SUREN INC.

Michael S. Zamin
CARTEL

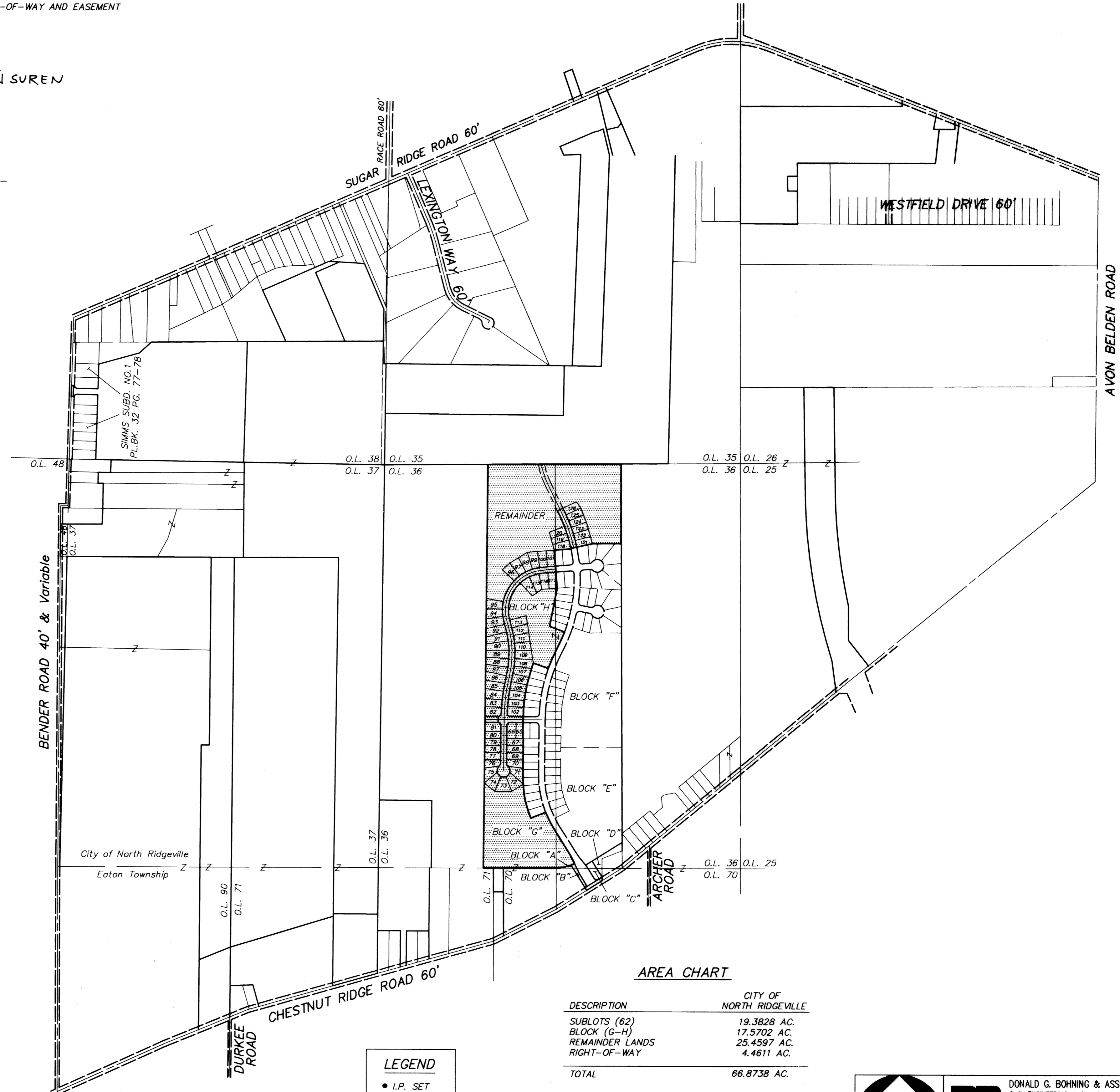
Michael S. Zamin 9/20/01
OHIO EDISON COMPANY

Michael S. Zamin
AT&T BROAD BAND

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.022
OHIO REV. CODE

JAN 25 2002 *Free*

MARK R. STEWART
LORAIN COUNTY AUDITOR



AREA CHART

DESCRIPTION	CITY OF NORTH RIDGEVILLE
SUBLOTS (62)	19.3828 AC.
BLOCK (G-H)	17.5702 AC.
REMAINDER LANDS	25.4597 AC.
RIGHT-OF-WAY	4.4611 AC.
TOTAL	66.8738 AC.

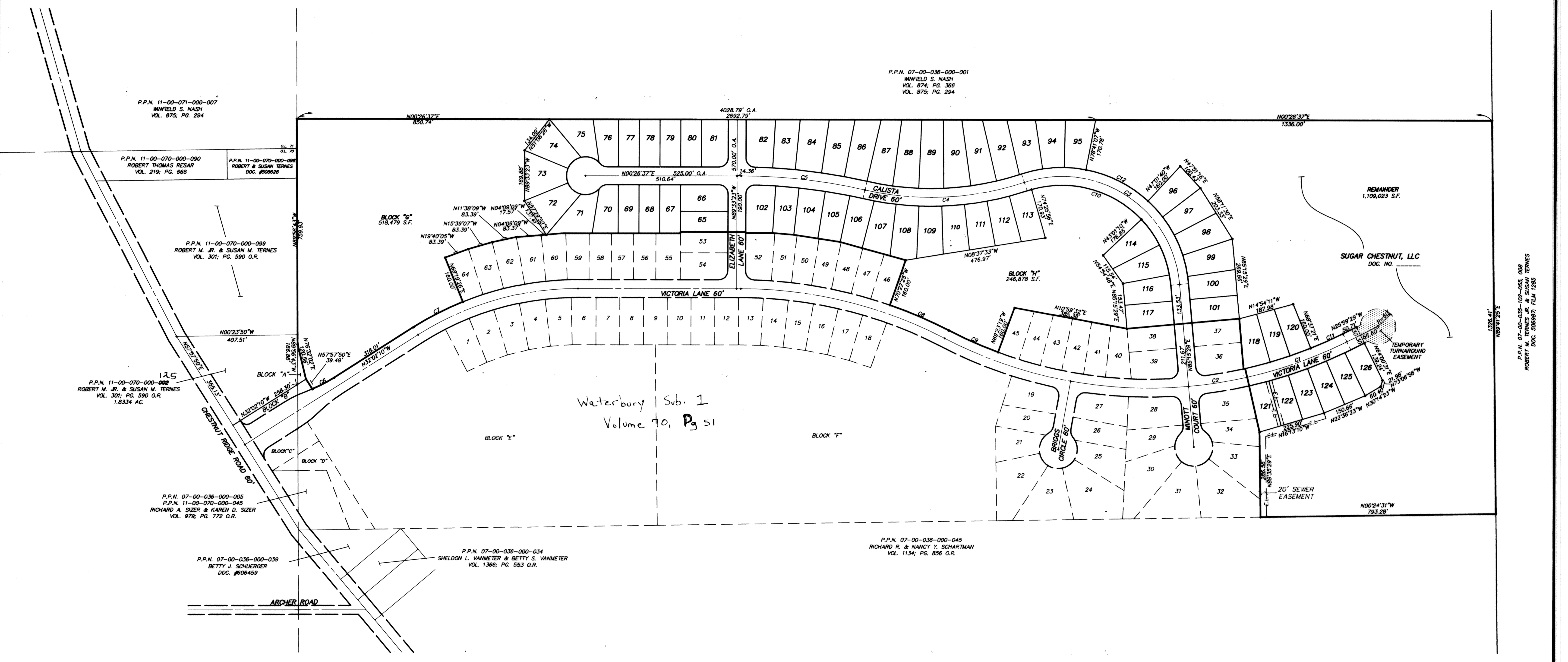
LEGEND
● I.P. SET
○ I.P. FOUND
□ MON. BOX

GRAPHIC SCALE
0' 300' 600'

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7075 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 842-1130 FAX: (216) 842-1130

PROJECT SCALE	DWG. NO.	DATE
1" = 600'	J.H. G.W.	APR., 2001
NET SCALE	FILE NO.	ORDER NO.
	287311-1	2873-11

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1500.00'	356.15'	178.92'	355.32'	N19°11'21"W	133°36'15"
C2	1500.00'	200.15'	100.22'	200.00'	N08°33'53"W	73°38'42"
C3	400.00'	720.72'	505.00'	627.11'	N33°38'24"E	103°14'10"
C4	1000.00'	545.19'	279.56'	538.47'	N02°21'54"W	31°14'14"
C5	1880.00'	420.50'	211.13'	419.63'	N08°51'05"E	12°48'58"
C6	500.00'	82.45'	41.33'	82.39'	N27°18'37"W	92°27'06"
C7	1030.00'	186.24'	93.39'	185.99'	N26°51'22"W	102°1'36"
C8	1530.00'	216.34'	108.35'	216.16'	N23°40'38"E	80°05'05"
C9	1470.00'	182.58'	91.41'	182.47'	N24°10'11"E	70°7'00"
C10	370.00'	403.92'	224.73'	384.16'	N15°42'23"E	62°32'53"
C11	1470.00'	118.37'	59.22'	118.34'	N83°41'04"W	43°38'50"
C12	430.00'	237.89'	121.91'	234.58'	N27°08'36"E	31°59'27"



Waterbury Sub. 1
Volume 70, Pg 51

GRAPHIC SCALE

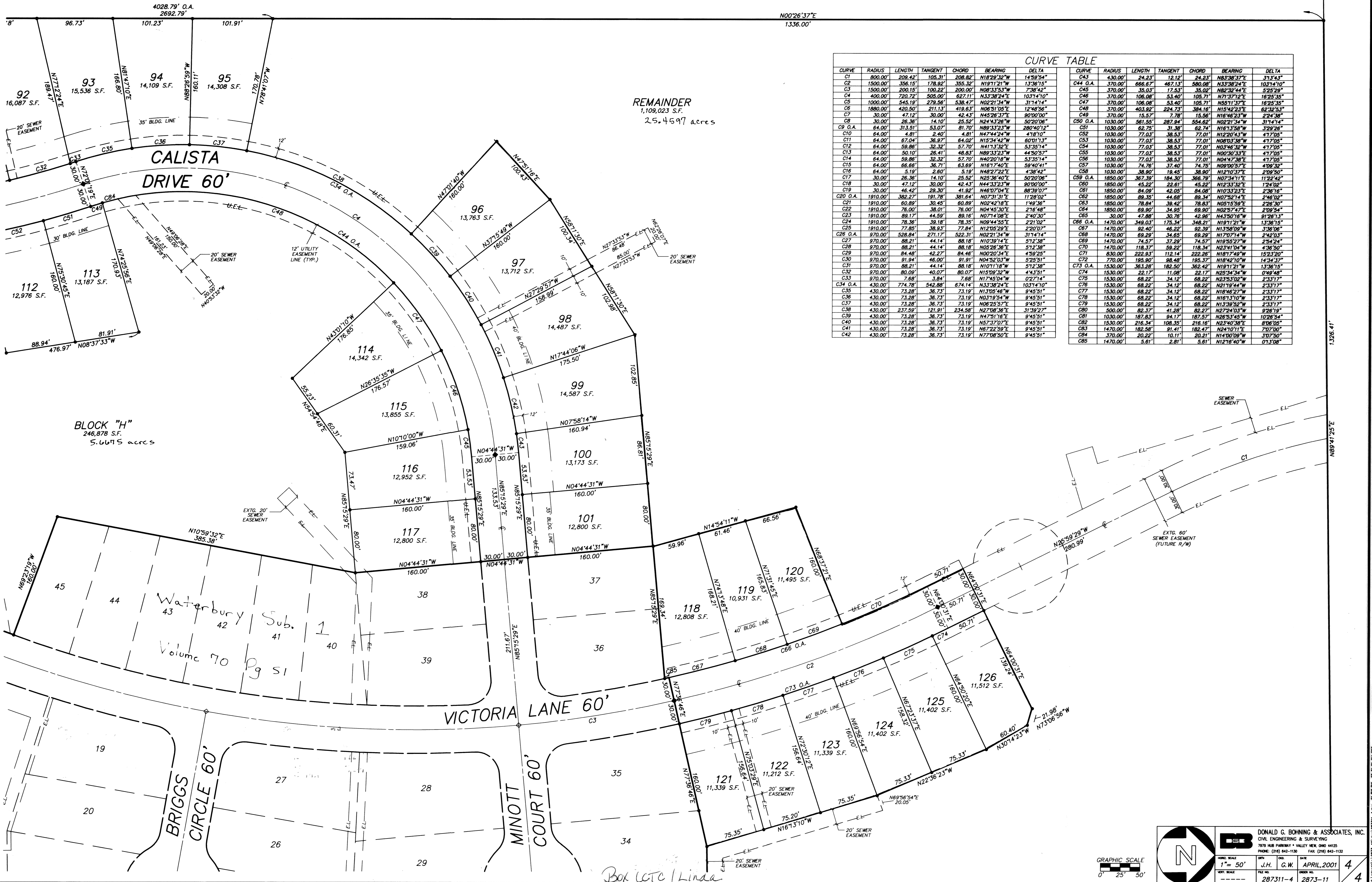
DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7078 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 842-1130 FAX: (216) 842-1132

DATE	BY	CHKD.
APRIL, 2001	J.H.	G.W.
ORDER NO.	287311-2	2873-11

TAX MAP DEPT. COPY #01-00424

70/73

Box LCTC / Linda



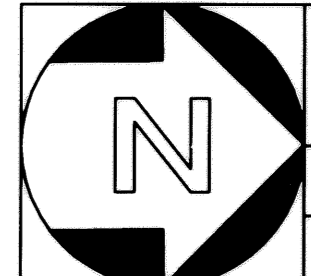
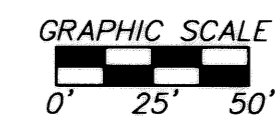
REMAINDER
1,109,023 S.F.
25.4597 acres

CURVE TABLE						CURVE TABLE							
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	800.00'	209.42'	105.31'	208.82'	N18°29'32"W	14°59'54"	C43	430.00'	24.23'	12.12'	24.23'	N83°38'37"E	37°3'43"
C2	1500.00'	356.15'	178.92'	355.32'	N19°11'21"W	13°36'15"	C44 O.A.	370.00'	666.67'	467.13'	580.08'	N33°38'24"E	103°14'10"
C3	1500.00'	200.15'	100.22'	200.00'	N08°33'53"W	7°38'42"	C45	370.00'	35.03'	17.53'	35.02'	N82°32'44"E	5°25'29"
C4	400.00'	720.72'	360.36'	627.71'	N33°38'24"E	103°14'10"	C46	370.00'	106.08'	53.40'	105.77'	N71°37'12"E	16°25'35"
C5	1000.00'	545.19'	272.59'	538.47'	N02°21'34"W	37°14'11"	C47	370.00'	106.08'	53.40'	105.77'	N55°11'27"E	16°25'35"
C6	1880.00'	420.50'	211.13'	418.63'	N06°51'05"E	12°48'56"	C48	370.00'	403.92'	224.23'	384.16'	N15°42'23"E	62°32'53"
C7	30.00'	47.12'	30.00'	42.43'	N45°26'37"E	90°00'00"	C49	370.00'	15.57'	7.78'	15.56'	N16°46'23"W	2°24'38"
C8	30.00'	26.36'	14.10'	25.52'	N24°43'26"W	50°20'06"	C50 O.A.	1030.00'	561.55'	287.94'	554.62'	N02°21'34"W	37°14'14"
C9 O.A.	64.00'	313.51'	53.07'	81.70'	N89°33'23"W	280°40'12"	C51	1030.00'	62.75'	31.38'	62.74'	N16°13'58"W	3°29'26"
C10	64.00'	4.81'	2.40'	4.81'	N47°44'24"W	47°10'00"	C52	1030.00'	77.03'	38.53'	77.01'	N12°20'43"W	47°7'05"
C11	64.00'	67.04'	36.87'	64.02'	N15°34'42"W	60°01'13"	C53	1030.00'	77.03'	38.53'	77.01'	N08°03'38"W	47°7'05"
C12	64.00'	59.86'	32.32'	57.70'	N41°33'52"E	53°35'14"	C54	1030.00'	77.03'	38.53'	77.01'	N03°46'32"W	47°7'05"
C13	64.00'	50.10'	26.41'	48.83'	N89°33'23"W	44°50'52"	C55	1030.00'	77.03'	38.53'	77.01'	N00°30'33"E	47°7'05"
C14	64.00'	59.86'	32.32'	57.70'	N40°20'18"W	53°35'14"	C56	1030.00'	77.03'	38.53'	77.01'	N04°47'38"E	47°7'05"
C15	64.00'	66.86'	36.71'	63.69'	N16°17'40"E	58°40'41"	C57	1030.00'	74.76'	37.40'	74.75'	N09°00'57"E	47°7'05"
C16	64.00'	5.19'	2.60'	5.19'	N48°27'22"E	47°38'42"	C58	1030.00'	38.90'	19.45'	38.90'	N12°03'27"E	2°09'50"
C17	30.00'	26.36'	14.10'	25.52'	N25°36'40"E	50°20'06"	C59 O.A.	1850.00'	367.39'	184.30'	366.79'	N07°34'11"E	11°22'42"
C18	30.00'	47.12'	30.00'	42.43'	N44°33'23"W	90°00'00"	C60	1850.00'	45.22'	22.61'	45.22'	N12°33'32"E	1°24'02"
C19	30.00'	46.42'	29.30'	41.92'	N46°07'04"E	88°39'02"	C61	1850.00'	84.09'	42.05'	84.08'	N10°32'32"E	2°36'16"
C20 O.A.	1910.00'	382.27'	191.78'	381.64'	N07°31'31"E	11°28'02"	C62	1850.00'	89.35'	44.68'	89.34'	N07°52'14"E	2°46'02"
C21	1910.00'	60.89'	30.45'	60.89'	N02°42'18"E	1°49'36"	C63	1850.00'	78.84'	39.42'	78.83'	N05°15'59"E	2°26'30"
C22	1910.00'	76.00'	38.01'	76.00'	N04°53'30"E	2°16'48"	C64	1850.00'	69.90'	34.95'	69.90'	N02°57'47"E	2°29'54"
C23	1910.00'	89.17'	44.59'	89.16'	N07°14'08"E	2°40'30"	C65	30.00'	47.88'	30.76'	42.96'	N43°00'16"W	91°26'13"
C24	1910.00'	78.36'	39.18'	78.35'	N09°44'55"E	2°21'02"	C66 O.A.	1470.00'	349.03'	174.51'	348.21'	N19°11'21"W	13°36'15"
C25	1910.00'	77.85'	38.93'	77.84'	N12°05'29"E	2°20'07"	C67	1470.00'	92.40'	46.22'	92.39'	N13°58'09"W	3°36'06"
C26 O.A.	970.00'	528.84'	271.17'	522.31'	N02°21'34"W	37°14'11"	C68	1470.00'	69.29'	34.65'	69.29'	N10°55'27"W	2°54'24"
C27	970.00'	88.21'	44.14'	88.18'	N10°39'14"E	5°12'38"	C69	1470.00'	74.57'	37.29'	74.57'	N15°55'27"W	2°54'24"
C28	970.00'	88.21'	44.14'	88.18'	N05°26'36"E	5°12'38"	C70	1470.00'	118.37'	59.22'	118.34'	N23°41'04"W	4°36'50"
C29	970.00'	84.48'	42.27'	84.46'	N00°20'34"E	4°59'25"	C71	830.00'	222.93'	112.14'	222.26'	N18°17'49"W	15°23'20"
C30	970.00'	91.94'	46.00'	91.91'	N04°52'03"W	5°25'51"	C72	770.00'	195.90'	98.48'	195.37'	N18°42'10"W	14°34'37"
C31	970.00'	88.21'	44.14'	88.18'	N10°11'18"W	5°12'38"	C73 O.A.	1530.00'	363.28'	182.50'	362.42'	N19°11'21"W	13°36'15"
C32	970.00'	80.09'	40.07'	80.07'	N15°09'32"W	4°43'51"	C74	1530.00'	221.77'	110.89'	221.17'	N25°34'34"W	0°49'48"
C33	970.00'	7.68'	3.84'	7.68'	N17°45'04"W	0°27'14"	C75	1530.00'	68.22'	34.12'	68.22'	N10°35'02"W	2°33'17"
C34 O.A.	430.00'	774.78'	542.88'	674.14'	N33°38'24"E	103°14'10"	C76	1530.00'	68.22'	34.12'	68.22'	N21°19'44"W	2°33'17"
C35	430.00'	73.28'	36.73'	73.19'	N13°05'46"W	9°45'51"	C77	1530.00'	68.22'	34.12'	68.22'	N18°46'27"W	2°33'17"
C36	430.00'	73.28'	36.73'	73.19'	N03°19'54"W	9°45'51"	C78	1530.00'	68.22'	34.12'	68.22'	N18°17'10"W	2°33'17"
C37	430.00'	73.28'	36.73'	73.19'	N06°25'57"E	9°45'51"	C79	1530.00'	68.22'	34.12'	68.22'	N13°39'52"W	2°33'17"
C38	430.00'	237.59'	121.91'	234.58'	N27°08'38"E	31°39'27"	C80	500.00'	88.37'	44.22'	82.27'	N27°24'05"W	9°26'19"
C39	430.00'	73.28'	36.73'	73.19'	N47°50'16"E	9°45'51"	C81	1030.00'	187.83'	94.17'	187.57'	N28°34'45"W	10°28'54"
C40	430.00'	73.28'	36.73'	73.19'	N57°17'07"E	9°45'51"	C82	1530.00'	216.34'	108.35'	216.16'	N14°00'09"W	8°08'00"
C41	430.00'	73.28'	36.73'	73.19'	N67°22'59"E	9°45'51"	C83	1470.00'	182.58'	91.41'	182.47'	N24°10'11"E	7°07'00"
C42	430.00'	73.28'	36.73'	73.19'	N77°08'50"E	9°45'51"	C84	370.00'	20.22'	10.11'	20.21'	N14°00'09"W	3°07'50"
							C85	1470.00'	5.61'	2.81'	5.61'	N12°16'40"W	0°13'08"

BLOCK "H"
246,878 S.F.
5.6675 acres

Waterbury Sub.
Volume 70 Pg 51

Box etc Linda



DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7878 H.B. PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 842-1130 FAX: (216) 842-1132

DATE	APRIL, 2001	4
FILE NO.	287311-4	4