

# BELTON PLACE AT WATERBURY

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 "BELTON PLACE AT WATERBURY" A SUBDIVISION OF LOTS 1 TO 32, 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.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN BELTON PLACE AT WATERBURY CERTAIN AREA OF LANDS DESIGNATED AS BLOCKS "A", "B", "C" & "D" AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLot OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

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 THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEES 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 16<sup>th</sup> DAY OF February, 2004

WITNESS Nicole D. [Signature] SIGNED [Signature] GREG SCHMIDT, PRESIDENT

STATE OF OHIO  
COUNTY OF Cuyahoga

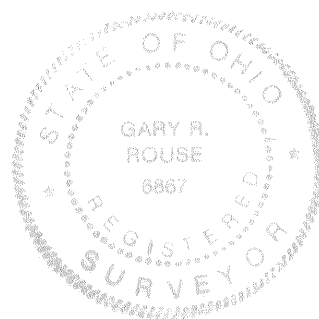
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY APPEARED Matthew W Baker WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 20<sup>th</sup> DAY OF February, 2004

Matthew W. Baker  
Notary Public  
2/9/04  
Commission Expires:

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 [Signature]  
GARY R. ROUSE REG. NO. 6867  
REGISTERED SURVEYOR

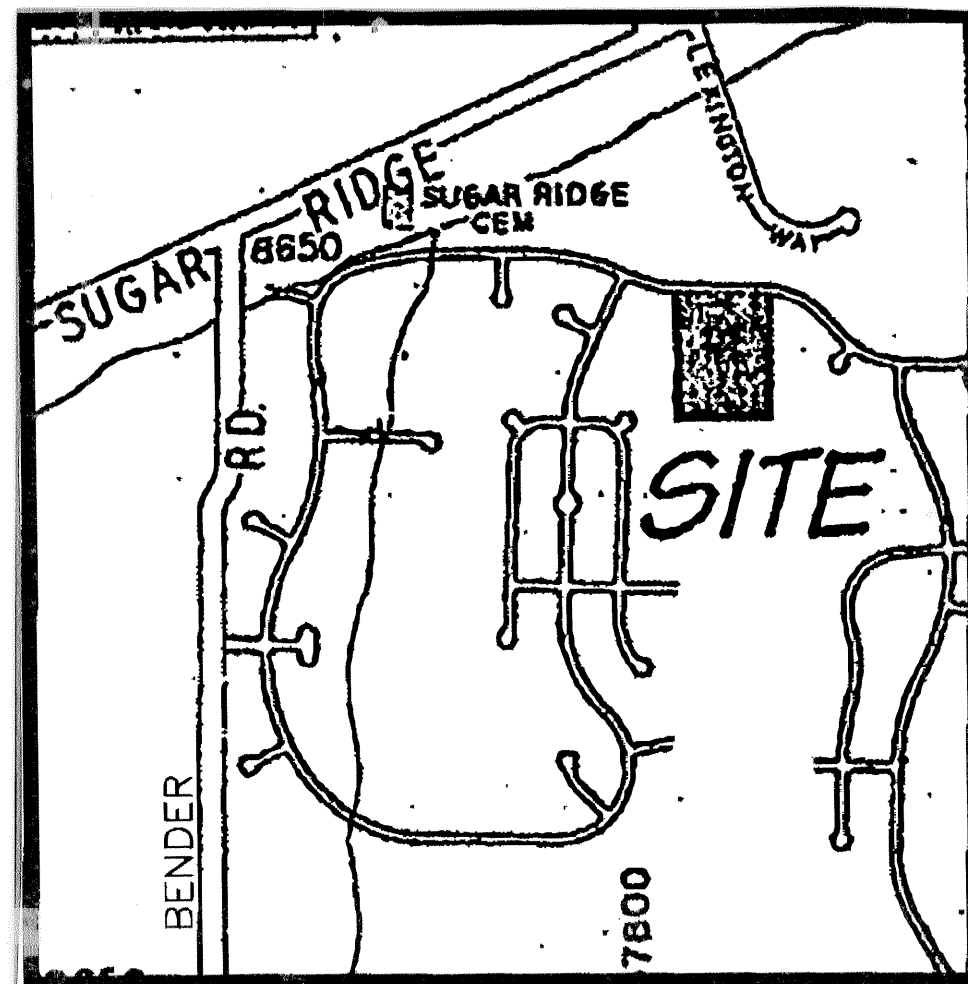


BASIS OF BEARING OF THIS SURVEY IS THE PLAT OF DEDICATION OF WATERBURY SUBDIVISION NO. 3, AS RECORDED IN PLAT VOLUME 77, PAGES 7-15 OF LORAIN COUNTY RECORDS.

SITUATED IN THE CITY OF NORTH RIDGEVILLE,  
COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN  
AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP  
LOT 35, ALSO BEING KNOWN AS ALL OF BLOCK "M"  
OF WATERBURY SUBDIVISION NO. 3, AS RECORDED  
IN PLAT RECORD VOLUME 77, PAGE 14 OF THE  
LORAIN COUNTY RECORDS

LOTS (32)	4.7702 AC.
BLOCK "A", "B", "C", & "D"	0.2844 AC.
STREETS	1.6908 AC.
TOTAL	6.7454 AC.

JANUARY, 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 27<sup>th</sup> DAY OF February, 2004 [Signature]  
Secretary - City Planning  
Commission OR  
RESPONSIBLE OFFICIAL

APPROVED THIS 1<sup>st</sup> DAY OF March, 2004 [Signature]  
Mayor

APPROVED THIS 27<sup>th</sup> DAY OF February, 2004 [Signature]  
City Engineer

THIS PLAT OF THE BELTON 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. 3954-2003 ADOPTED THIS 16 DAY OF October, 2003.

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ M.

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

OWNERS AND LIEN HOLDERS, BY: Forest City Land Group, Inc. WITNESS [Signature]  
[Signature] [Signature]

SUGAR CHESTNUT LLC (OWNER)  
Robert F. Monahan, President  
STATE OF OHIO  
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY APPEARED ROBERT F. MONAHAN 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 23<sup>rd</sup> DAY OF FEBRUARY, 2004

[Signature]  
Notary Public

Commission Expires: JANICE L. PATOLIC, Notary Public  
STATE OF OHIO  
My Commission Expires January 27, 2005  
(Recorded in Cuyahoga County)

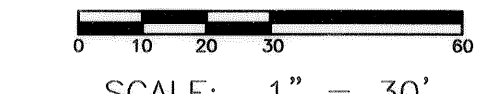
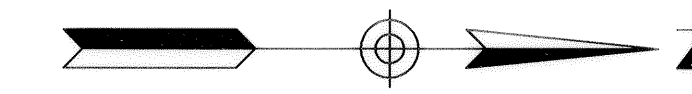
FISCAL OFFICER'S STAMP	RECORDING DEPARTMENT STAMP
TRANSFERRED IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE MAY 13 2004 Fee \$1 MC MARK R. STEWART LORAIN COUNTY AUDITOR	



SUGAR CHESTNUT LLC  
PPN. 0700038000134

20' STM. SEW. EASEMENT 0.0591 AC.  
(0.0159 AC. WITHIN SUGAR CHESTNUT  
LLC PPN 0700038000134)

**BLOCK "A"**  
2215 sq. ft.  
0.0509 acres

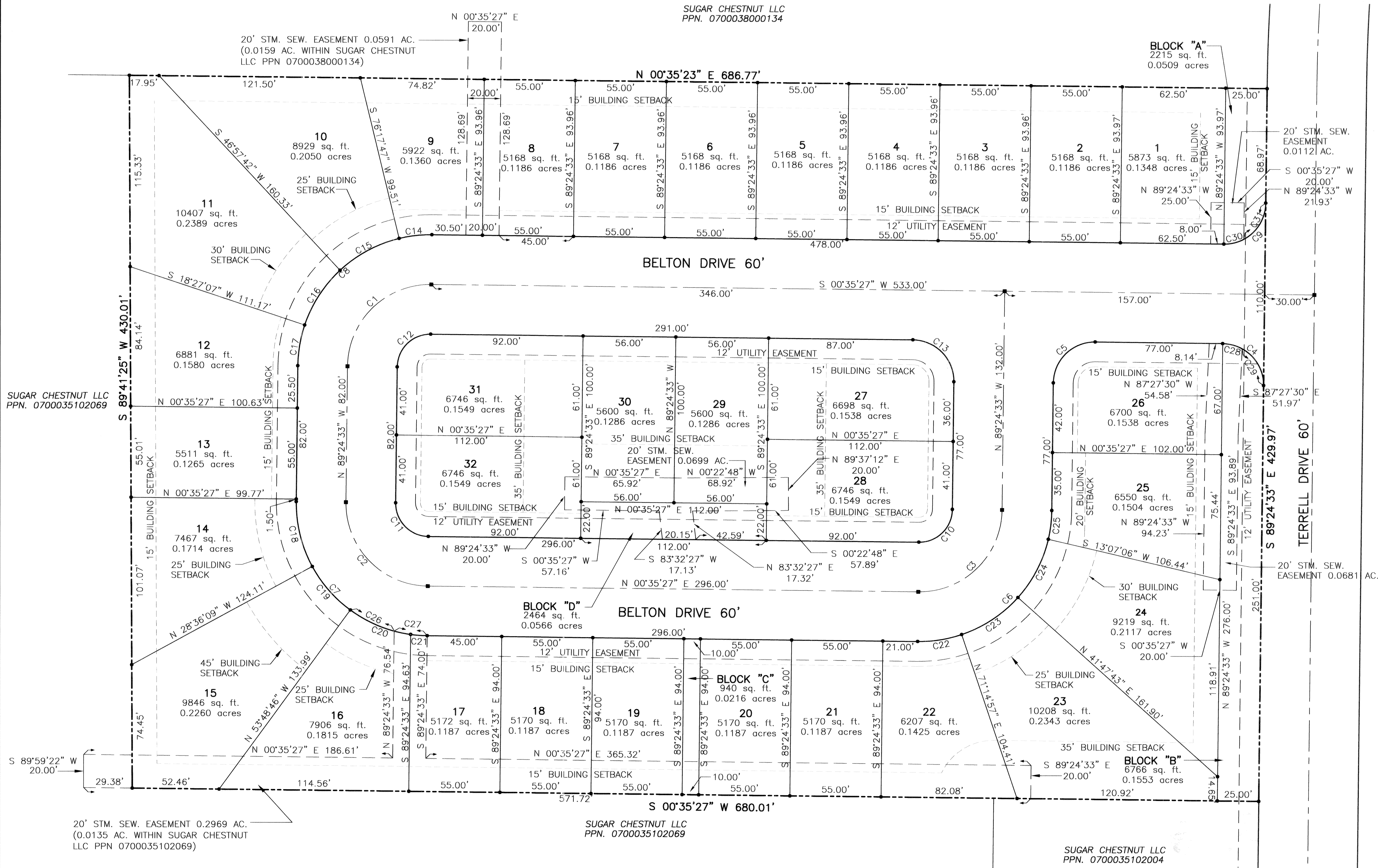


SCALE: 1" = 30'

**LEGEND**

- 5/8" CAPPED REBAR TO BE SET,  
(GBC DESIGN, INC.)
- MONUMENT ASSEMBLY TO BE SET

BLOCKS "A", "B", "C" & "D" SHALL  
BE OWNED AND MAINTAINED BY THE  
HOMEOWNERS ASSOCIATION.



SUGAR CHESTNUT LLC  
PPN. 0700035102069

SUGAR CHESTNUT LLC  
PPN. 0700035102004

20' STM. SEW. EASEMENT 0.2969 AC.  
(0.0135 AC. WITHIN SUGAR CHESTNUT  
LLC PPN 0700035102069)

SUGAR CHESTNUT LLC  
PPN. 0700035102069

SUGAR CHESTNUT LLC  
PPN. 0700035102004

NUMBER	DELTA	CHORD BRG	CURVE TABLE RADIUS	LENGTH	TANGENT	CHD LENGTH	NUMBER	DELTA	CHORD BRG	CURVE TABLE RADIUS	LENGTH	TANGENT	CHD LENGTH
C1	90°00'00"	S 44°24'33" E	50.00'	78.54'	50.00'	70.71'	C18	29°11'37"	N 75°59'39" E	80.00'	40.76'	20.83'	40.32'
C2	90°00'00"	N 45°35'27" E	50.00'	78.54'	50.00'	70.71'	C19	25°12'37"	N 48°47'32" E	80.00'	35.20'	17.89'	34.92'
C3	90°00'00"	N 44°24'33" W	50.00'	78.54'	50.00'	70.71'	C20	28°24'58"	N 21°58'45" E	80.00'	39.68'	20.26'	39.27'
C4	90°00'00"	S 45°35'27" W	25.00'	39.27'	25.00'	35.36'	C21	7°10'49"	N 04°10'52" E	80.00'	10.03'	5.02'	10.02'
C5	90°00'00"	S 44°24'33" E	25.00'	39.27'	25.00'	35.36'	C22	19°20'30"	N 09°04'48" W	80.00'	27.01'	13.63'	26.88'
C6	90°00'00"	S 44°24'33" E	80.00'	125.66'	80.00'	113.14'	C23	29°27'14"	N 33°28'40" W	80.00'	41.13'	21.03'	40.67'
C7	90°00'00"	S 45°35'27" W	80.00'	125.66'	80.00'	113.14'	C24	28°40'37"	N 62°32'35" W	80.00'	40.04'	20.45'	39.62'
C8	90°00'00"	N 44°24'33" W	80.00'	125.66'	80.00'	113.14'	C25	12°31'39"	N 83°08'43" W	80.00'	17.49'	8.78'	17.46'
C9	90°00'00"	N 44°24'33" W	25.00'	39.27'	25.00'	35.36'	C26	21°07'10"	N 25°37'39" E	80.00'	29.49'	14.91'	29.32'
C10	90°00'00"	S 44°24'33" E	20.00'	31.42'	20.00'	28.28'	C27	14°28'37"	N 07°49'46" E	80.00'	20.21'	10.16'	20.16'
C11	90°00'00"	S 45°35'27" W	20.00'	31.42'	20.00'	28.28'	C28	28°05'04"	S 14°37'59" E	25.00'	12.25'	6.25'	12.13'
C12	90°00'00"	N 44°24'33" W	20.00'	31.42'	20.00'	28.28'	C29	61°54'56"	S 59°37'59" W	25.00'	27.02'	15.00'	25.72'
C13	90°00'00"	N 45°35'27" E	25.00'	39.27'	25.00'	35.36'	C30	28°41'07"	N 13°45'06" W	25.00'	12.52'	6.39'	12.39'
C14	14°17'41"	S 06°33'23" E	80.00'	19.96'	10.03'	19.91'	C31	61°18'53"	N 58°45'06" W	25.00'	26.75'	14.82'	25.50'
C15	29°20'05"	S 28°22'16" E	80.00'	40.96'	20.94'	40.51'							
C16	28°30'35"	S 57°17'36" E	80.00'	39.81'	20.32'	39.40'							
C17	17°51'39"	S 80°28'43" E	80.00'	24.94'	12.57'	24.84'							