

WATERBURY SUBDIVISION NO. 4

BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP
 LOT 36, 37, 38, 48
 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 PART OF ORIGINAL LOT NUMBERS 36, 37, 38, & 48, CONTAINING 304.8506 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO SUGAR CHESTNUT LLC, AN OHIO LIMITED LIABILITY COMPANY.

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 No. 4" A SUBDIVISION OF LOTS 238 TO 280, 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 WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 19th DAY OF November, 2004.

WITNESS *Michaelene Pilch* SIGNED: *Robert F. Monchein*, President
 Michaelene Pilch
 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 WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 19th DAY OF November, 2004.

Michaelene J. Pilch
 NOTARY PUBLIC
 MICHAELENE PILCH, Notary Public
 STATE OF OHIO
 My Commission Expires Sept. 27, 2005
 (Recorded in Cuyahoga County)

APPROVALS (CITY OF NORTH RIDGEVILLE)

APPROVED THIS 7th DAY OF DECEMBER, 2004.

Samuel J. Janda
 SECRETARY (OR RESPONSIBLE OFFICIAL)
 CITY PLANNING COMMISSION

APPROVED THIS 7th DAY OF DECEMBER, 2004.

David Hilllock
 MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVED THIS 7th DAY OF DECEMBER, 2004.

Larry J. Shiffith
 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. 1056-2004 ADOPTED THIS 20th DAY OF SEPTEMBER, 2004.

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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEEES 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
 BY: *Robert F. Monchein*
 ROBERT F. MONCHEIN, PRESIDENT

GRANTEEES:

Dan S...
 COLUMBIA GAS OF OHIO, INC.
 ALLTEL
John Hall
 OHIO EDISON COMPANY
John P. D...
 AT&T BROAD BAND

MORTGAGE RELEASE

WE THE UNDERSIGNED:

NATIONAL CITY BANK

HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC USE FROM THE OPERATION OF SAID MORTGAGE(S) AND/OR OTHER INTERESTS.

NATIONAL CITY BANK

John M. Cunningham, AVE
 BY: JOHN M. CUNNINGHAM, AVE

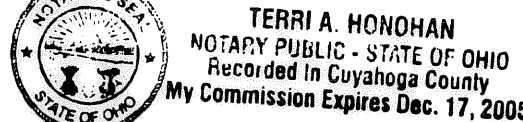
Shirley A. Brinken
 WITNESS
Jessica H. Valenta
 WITNESS

STATE OF OHIO
 COUNTY OF CUYAHOGA } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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 OFFICER THE FREE ACT AND DEED OF SUCH ENTITY.

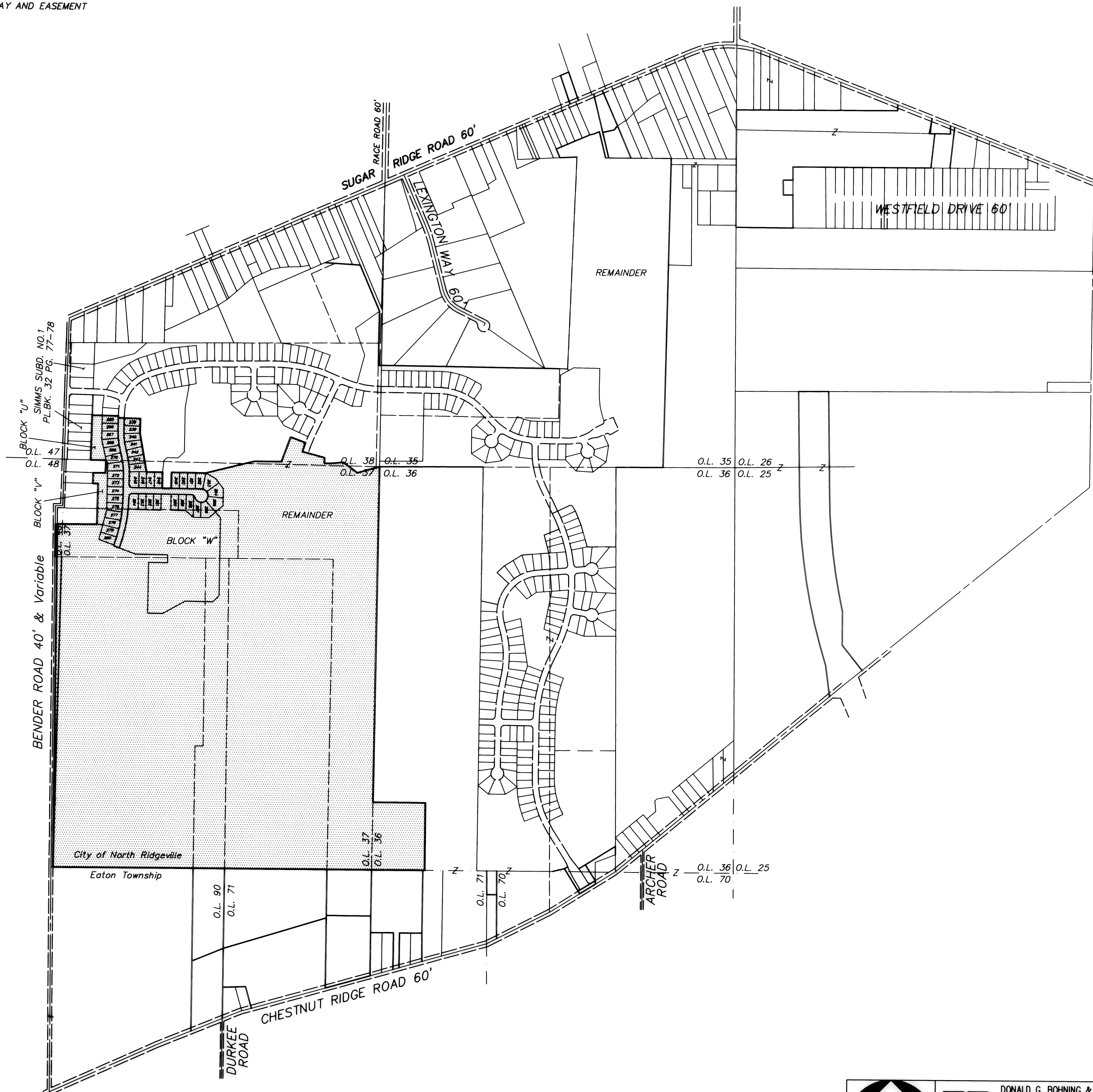
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO THIS 19th DAY OF NOVEMBER, 2004.

Shirley A. Brinken
 NOTARY PUBLIC
 12/17/05
 MY COMMISSION EXPIRES



AREA CHART

DESCRIPTION	CITY OF NORTH RIDGEVILLE	O.L. 36	O.L. 37	O.L. 38	O.L. 48
SUBLOTS (43)	12.9868 AC.	---	9.7396 AC.	3.2472 AC.	---
CLUSTER DEVELOPMENT:					
BLOCK "W"	17.5131 AC.	---	17.5131 AC.	---	---
OPEN SPACE:					
BLOCK "U"	1.1523 AC.	---	---	1.1523 AC.	---
BLOCK "V"	1.1987 AC.	---	---	---	---
REMAINDER LAND	268.9425 AC.	8.1639 AC.	255.0171 AC.	1.8921 AC.	3.8694 AC.
RIGHT-OF-WAY	3.0572 AC.	---	2.4631 AC.	0.5941 AC.	---
TOTAL	304.8506 AC.	8.1639 AC.	285.9316 AC.	6.8857 AC.	3.8694 AC.



TRANSFERRED
 FEB 14 2005
 MARK R. STEWART
 LORAIN COUNTY AUDITOR

RECEIVED FOR RECORD
 at 10:00 AM
 VOL. 84 JUDITH M. NEDWICK
 PAGES 1
 5, 6, 7, 8
 Part 3 of 6
 Box CH 1040 Title (Arwa)

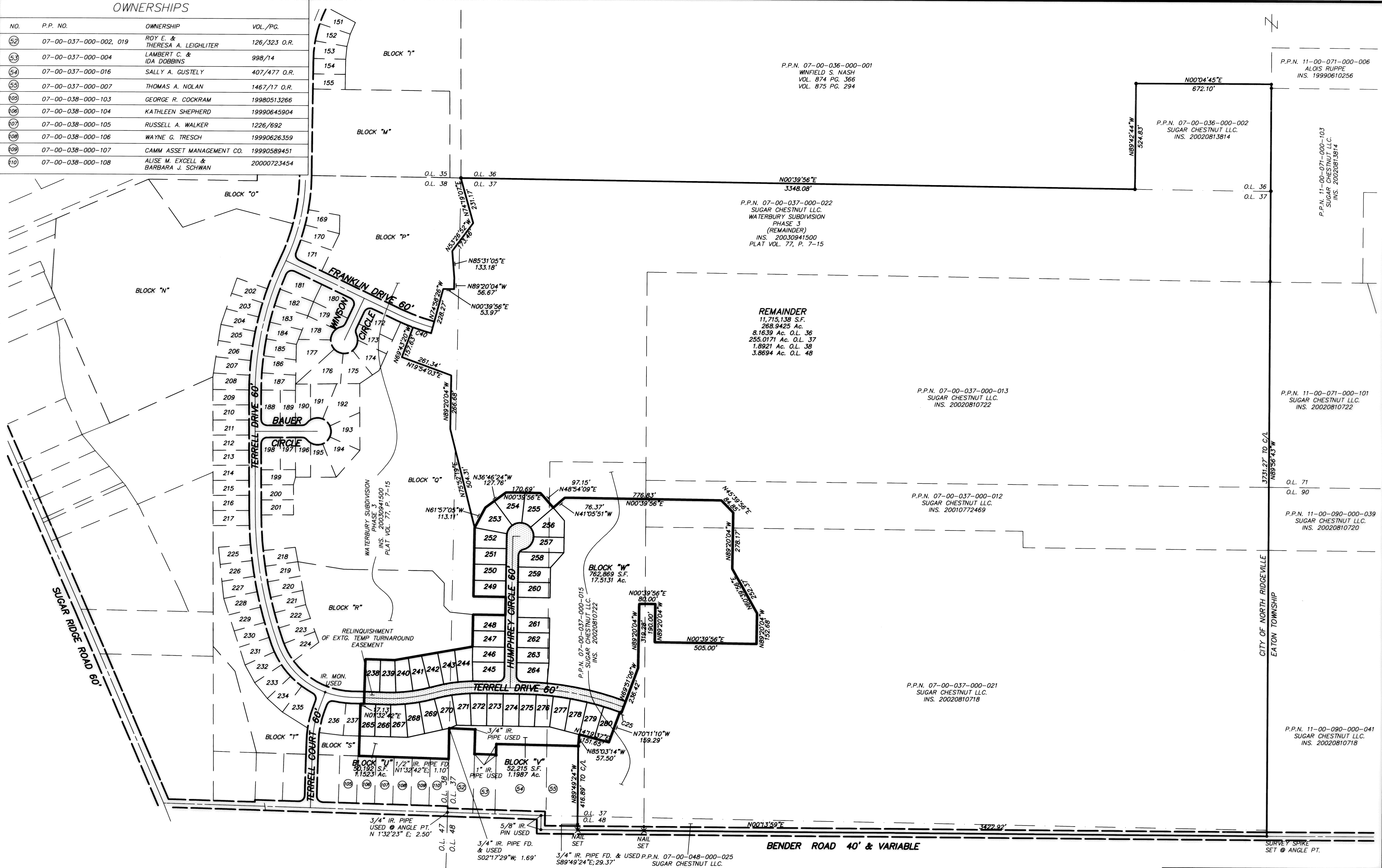


GRAPHIC SCALE: 0' 300' 600'

DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7975 HEB FAIRWAY - VALLEY VIEW, OHIO 44125
 PHONE: (216) 642-1130 FAX: (216) 642-1132

DATE	MAY, 2004
ORDER NO.	287340-01
FILE NO.	2873-40

NO.	P.P. NO.	OWNERSHIP	VOL./PG.
52	07-00-037-000-002, 019	ROY E. & THERESA A. LEIGHLITER	126/323 O.R.
53	07-00-037-000-004	LAMBERT C. & IDA DOBBINS	998/14
54	07-00-037-000-016	SALLY A. GUSTELY	407/477 O.R.
55	07-00-037-000-007	THOMAS A. NOLAN	1467/17 O.R.
105	07-00-038-000-103	GEORGE R. COCKRAM	19980513266
106	07-00-038-000-104	KATHLEEN SHEPHERD	19990645904
107	07-00-038-000-105	RUSSELL A. WALKER	1226/692
108	07-00-038-000-106	WAYNE G. TRESCH	19990626359
109	07-00-038-000-107	CAMM ASSET MANAGEMENT CO.	19990589451
110	07-00-038-000-108	ALISE M. EXCELL & BARBARA J. SCHWAN	20000723454



SUGAR RIDGE ROAD 60'

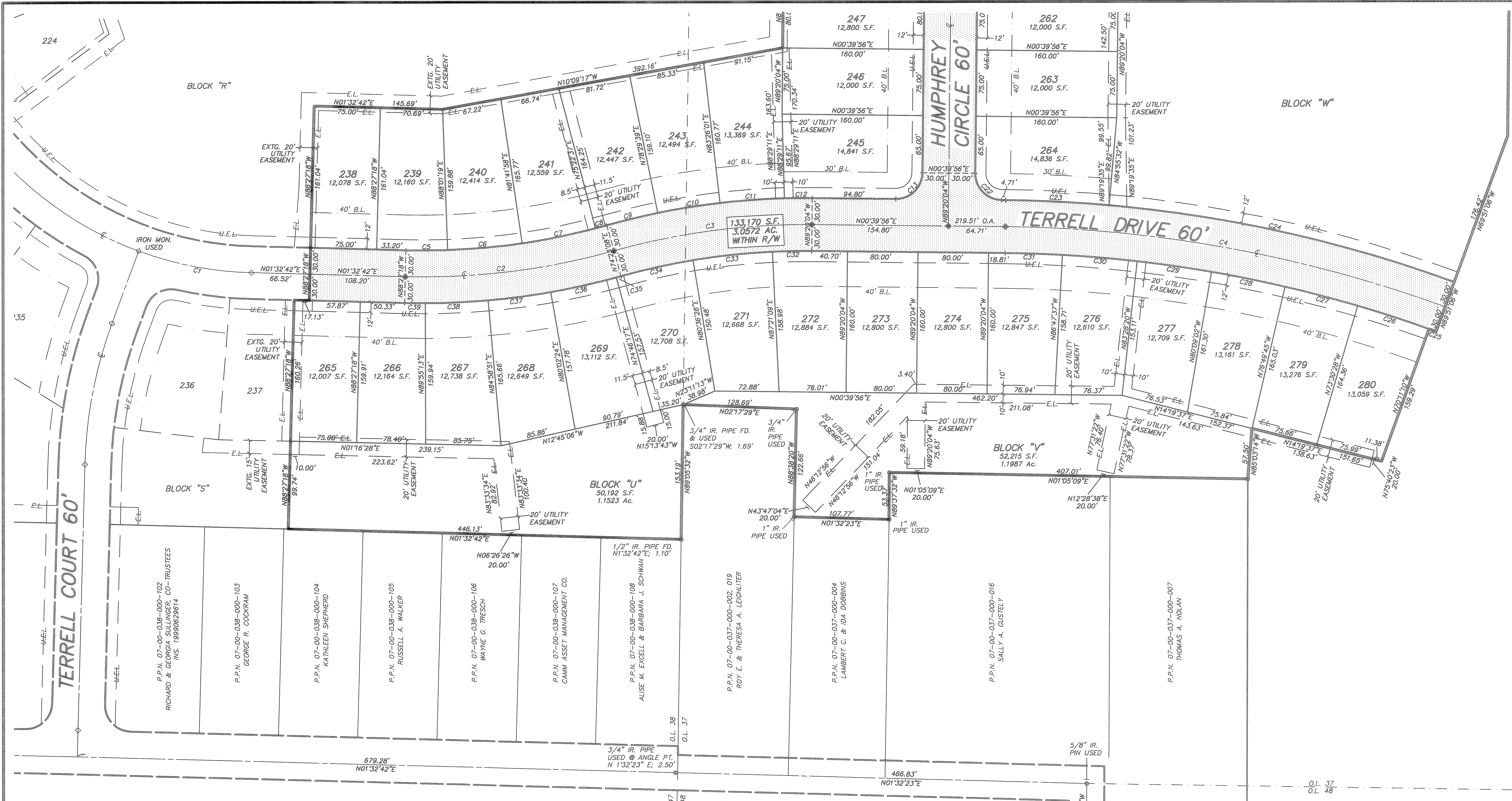
BENDER ROAD 40' & VARIABLE

CITY OF NORTH RIDGEVILLE
EATON TOWNSHIP

• INDICATES IRON PIN SET -
5/8" DIAMETER BY 30" LONG REBAR
W/ IDENTIFICATION "D.G. BOHNING ASSOC."

GRAPHIC SCALE
0' 100' 200'

	DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7878 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132			
	MODEL SCALE 1" = 200'	DATE MAY, 2004	SHEET NO. 287340-02	TOTAL SHEETS 2873-40



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00'	130.90'	66.04'	130.31'	N10°55'12"E	18°44'59"
C2	800.00'	239.59'	120.70'	238.70'	N07°02'05"W	17°09'34"
C3	800.00'	227.31'	114.43'	226.55'	N07°28'28"W	16°16'48"
C4	1500.00'	510.06'	257.51'	507.60'	N10°24'25"E	19°28'58"
C5	770.00'	47.35'	23.68'	47.34'	N00°12'59"W	03°31'23"
C6	770.00'	84.97'	42.53'	84.93'	N05°08'21"W	06°19'21"
C7	770.00'	84.97'	42.53'	84.93'	N11°27'43"W	06°19'21"
C8	770.00'	13.32'	6.66'	13.32'	N15°07'08"W	00°59'29"
C9	830.00'	59.52'	29.77'	59.51'	N13°33'36"W	04°06'31"
C10	830.00'	71.55'	35.80'	71.53'	N09°02'10"W	04°56'22"
C11	830.00'	73.20'	36.62'	73.17'	N04°02'24"W	05°03'10"
C12	830.00'	31.57'	15.79'	31.56'	N00°25'26"W	02°10'45"
C13	30.00'	47.12'	30.00'	42.43'	N44°20'04"W	90°00'00"
C14	67.00'	11.37'	5.70'	11.36'	N84°28'22"W	09°43'23"
C15	67.00'	50.09'	26.28'	48.93'	N58°11'32"W	42°50'17"
C16	67.00'	50.09'	26.28'	48.93'	N15°21'16"W	42°50'17"
C17	67.00'	50.09'	26.28'	48.93'	N27°29'01"E	42°50'16"
C18	67.00'	50.84'	26.72'	49.63'	N70°38'33"E	43°28'48"
C19	67.00'	87.20'	51.01'	81.17'	N50°20'03"W	74°34'01"
C20	30.00'	21.59'	11.29'	21.13'	N33°40'13"W	41°14'22"
C21	30.00'	18.35'	9.47'	18.06'	N71°48'44"W	35°02'40"
C22	30.00'	47.12'	30.00'	42.43'	N45°39'56"E	90°00'00"
C23	1530.00'	117.73'	58.90'	117.70'	N02°52'12"E	04°24'32"
C24	1530.00'	402.52'	202.43'	401.36'	N12°36'41"E	15°04'26"
C25	1470.00'	8.58'	4.29'	8.58'	N19°58'52"E	00°20'04"
C26	1470.00'	85.22'	42.62'	85.21'	N18°09'11"E	03°19'18"
C27	1470.00'	85.22'	42.62'	85.21'	N14°49'54"E	03°19'17"
C28	1470.00'	85.22'	42.62'	85.21'	N11°30'36"E	03°19'17"
C29	1470.00'	85.22'	42.62'	85.21'	N08°11'19"E	03°19'18"
C30	1470.00'	85.22'	42.62'	85.21'	N04°52'02"E	03°19'17"
C31	1470.00'	65.19'	32.60'	65.18'	N01°56'10"E	02°32'27"
C32	770.00'	44.53'	22.27'	44.53'	N00°59'28"W	03°18'47"
C33	770.00'	90.64'	45.37'	90.59'	N06°01'12"W	06°44'41"
C34	770.00'	83.62'	41.85'	83.58'	N12°30'12"W	06°13'20"
C35	830.00'	5.99'	2.80'	5.99'	N15°25'17"W	00°23'09"
C36	830.00'	76.32'	38.19'	76.29'	N12°35'39"W	05°18'07"
C37	830.00'	71.57'	35.81'	71.55'	N07°29'22"W	04°56'27"
C38	830.00'	71.55'	35.80'	71.53'	N02°32'58"W	04°56'22"
C39	830.00'	23.54'	11.77'	23.54'	N00°43'58"E	01°37'29"
C40	1030.00'	94.41'	47.24'	94.37'	N17°39'07"E	05°15'06"

BENDER ROAD 40' VARIABLE

GRAPHIC SCALE

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HORIZ. SCALE	DATE	3
VERT. SCALE	FILE NO.	287340-03
	ORDER NO.	2873-40

2/29/2005 7:28:37 AM EST
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