

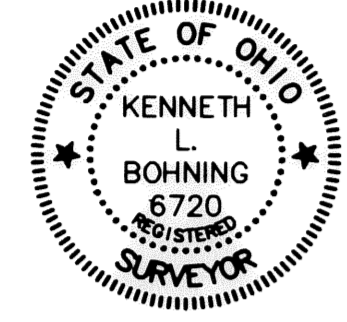
WATERBURY SUBDIVISION NO. 5

**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 268.9425 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. 5" A SUBDIVISION OF LOTS 281 TO 311, 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*
Michaelene Pilch Robert F. Monchein, President
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
MICHAELENE J. PILCH
NOTARY PUBLIC



APPROVALS (CITY OF NORTH RIDGEVILLE)

APPROVED THIS 7th DAY OF December, 2004.

Rebecca Jensen
SECRETARY (OR RESPONSIBLE OFFICIAL)
CITY PLANNING COMMISSION

APPROVED THIS 7th DAY OF December, 2004.

David Millak
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVED THIS 7th DAY OF December, 2004.

Laura J. Griffith
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. 4057-2004 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:

COLUMBIA GAS OF OHIO, INC.
ALLTEL
OHIO EDISON COMPANY

AT&T Broadband
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

BY: *John M. Cunningham, AUP*
John M. Cunningham, AUP

John M. Cunningham, AUP
WITNESS

Susan H. Valente
WITNESS

STATE OF OHIO } S.S.
COUNTY OF CUYAHOGA

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.

Terri A. Honohan
NOTARY PUBLIC

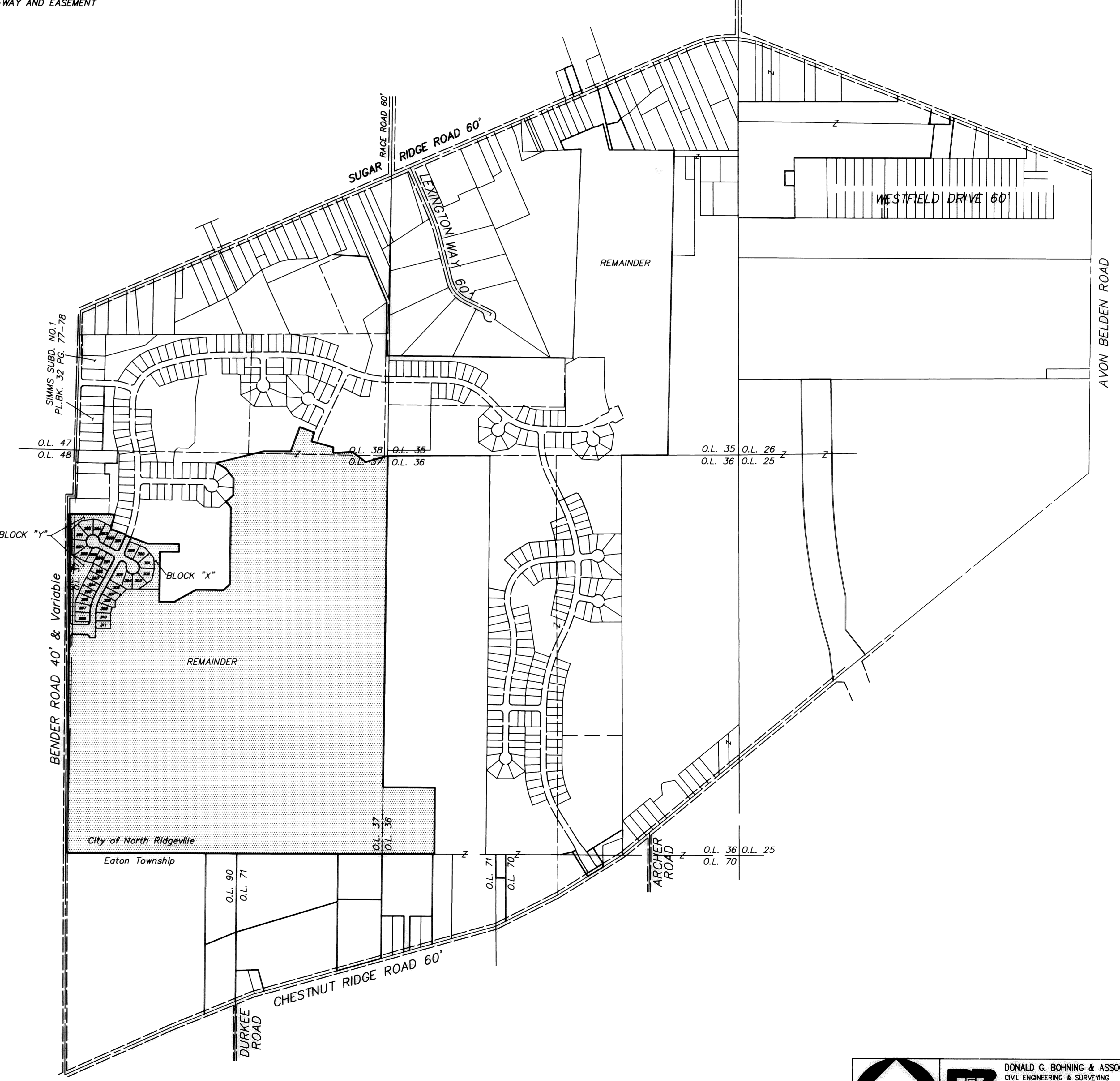
12/17/05
MY COMMISSION EXPIRES



TERRI A. HONOHAN
NOTARY PUBLIC - STATE OF OHIO
Recorded in Cuyahoga County
My Commission Expires Dec. 17, 2005

AREA CHART

DESCRIPTION	CITY OF NORTH RIDGEVILLE			
	O.L. 36	O.L. 37	O.L. 38	O.L. 48
SUBLOTS (31)	10.4305 AC.	10.3046 AC.	---	0.1259 AC.
OPEN SPACE:				
BLOCK "X"	1.5549 AC.	1.5549 AC.	---	---
BLOCK "Y"	2.7727 AC.	2.0785 AC.	---	0.6942 AC.
REMAINDER LAND	250.1714 AC.	8.1083 AC.	238.1150 AC.	1.8921 AC.
RIGHT-OF-WAY	4.0130 AC.	---	3.0197 AC.	0.9933 AC.
TOTAL	268.9425 AC.	8.1083 AC.	255.0727 AC.	1.8921 AC.



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

FEB 14 2005

MARK R. STEWART
LORAIN COUNTY AUDITOR

FEB 14 2005

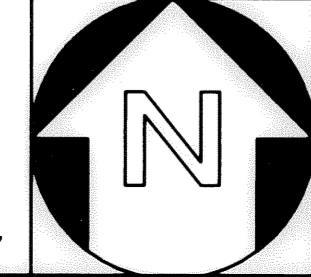
RECEIVED FOR RECORD

at 10:00 A.M. in PLAT RECORD

VOL. 04 JUDITH M. NEDWICK

PAGE 5 Lorain County Recorder

9.10.11 incl.
Fees: 259.20
Box Chicago Title/ama
SC

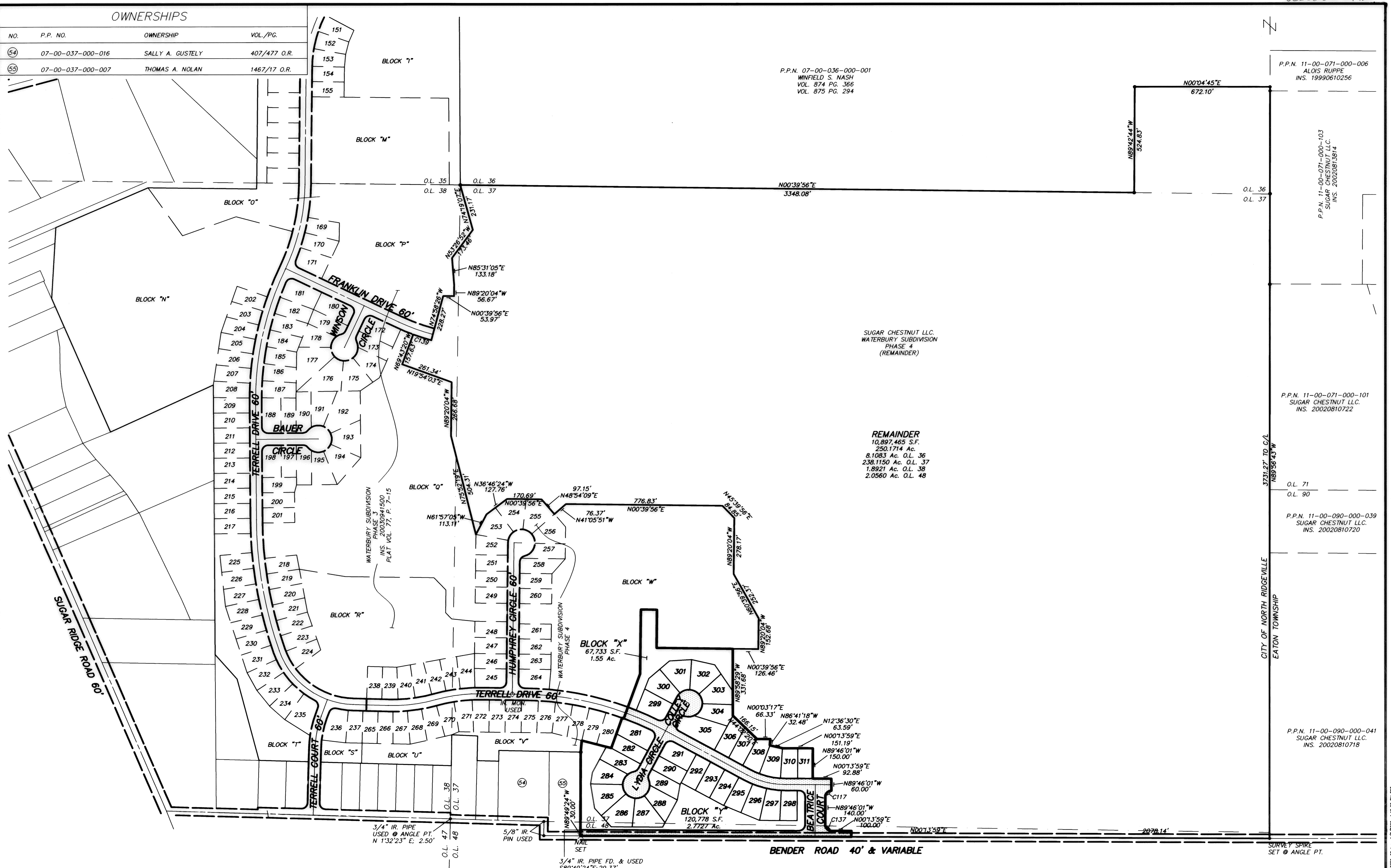


DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7870 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 842-1130 FAX: (216) 842-1132

DATE	MAY, 2004
PROJECT	287350-01
DRAWING NO.	2873-40

OWNERSHIPS

NO.	P.P. NO.	OWNERSHIP	VOL./PG.
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.



P.P.N. 07-00-036-000-001
 WINFIELD S. NASH
 VOL. 874 PG. 366
 VOL. 875 PG. 294

P.P.N. 11-00-071-000-006
 ALOIS RUPPE
 INS. 19990610256

P.P.N. 11-00-071-000-103
 SUGAR CHESTNUT LLC.
 INS. 20020813814

SUGAR CHESTNUT LLC.
 WATERBURY SUBDIVISION
 PHASE 4
 (REMAINDER)

REMAINDER
 10,897,465 S.F.
 250,1714 Ac.
 8,1083 Ac. O.L. 36
 238,1150 Ac. O.L. 37
 1,8921 Ac. O.L. 38
 2,0560 Ac. O.L. 48

P.P.N. 11-00-071-000-101
 SUGAR CHESTNUT LLC.
 INS. 20020810722

O.L. 71
 O.L. 90

P.P.N. 11-00-090-000-039
 SUGAR CHESTNUT LLC.
 INS. 20020810720

P.P.N. 11-00-090-000-041
 SUGAR CHESTNUT LLC.
 INS. 20020810718

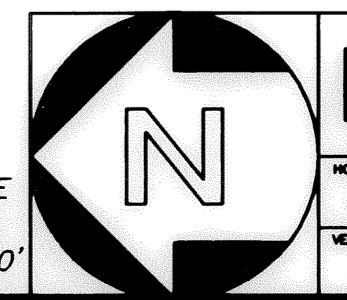
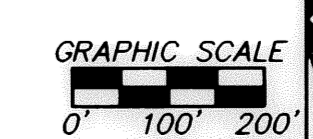
CITY OF NORTH RIDGEVILLE
 EATON TOWNSHIP
 3731.27' TO C/L
 N89°56'43"W

3/4" IR. PIPE USED @ ANGLE PT.
 N 1°32'23" E, 2.50'
 O.L. 47
 O.L. 48
 5/8" IR. PIN USED
 NAIL SET
 3/4" IR. PIPE FD. & USED
 S89°49'24"E, 29.37'

BENDER ROAD 40' & VARIABLE

SURVEY SPIRE
 SET @ ANGLE PT.

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

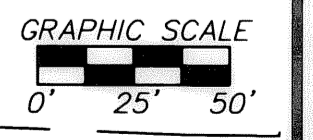
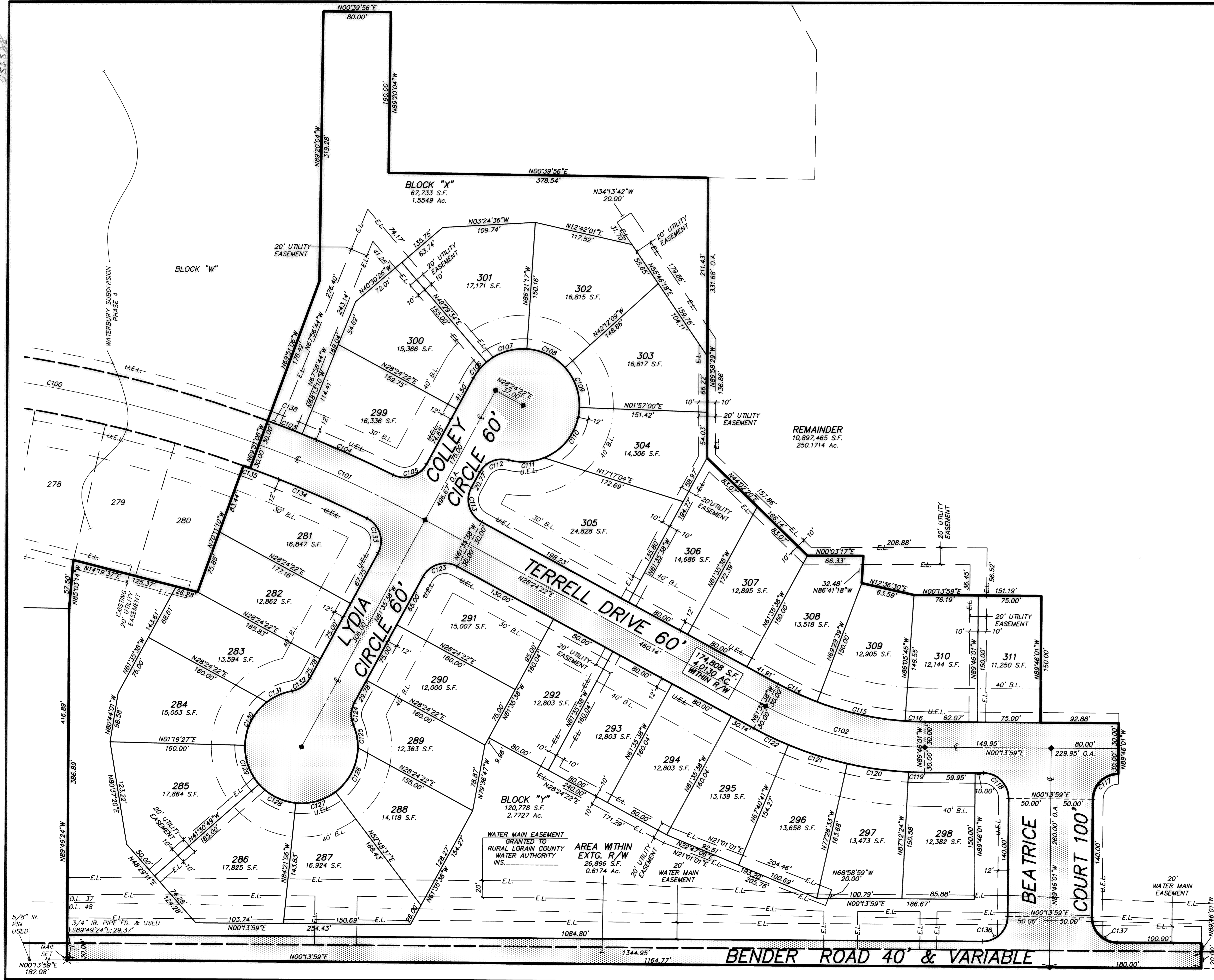


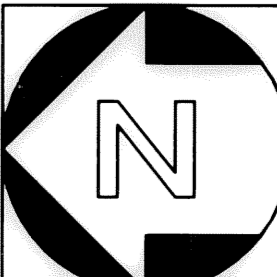

DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7879 MID PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 842-1130 FAX: (216) 842-1132

DATE	MAY, 2004
BY	L.R. S.A.
FILE NO.	287350-02 2873-40
ORDER NO.	3

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C100	1500.00'	510.06'	257.51'	507.60'	N102°25'E	192°58'
C101	1500.00'	216.19'	108.28'	216.00'	N24°16'38"E	081°52'
C102	400.00'	196.69'	100.37'	194.71'	N14°19'11"E	281°02'
C103	1530.00'	43.58'	21.79'	43.58'	N20°57'52"E	01°37'56"
C104	1530.00'	118.07'	59.07'	118.04'	N23°59'28"E	04°25'17"
C105	30.00'	45.97'	28.87'	41.60'	N17°41'45"W	87°47'45"
C106	67.00'	24.68'	12.47'	24.52'	N51°03'02"W	21°05'12"
C107	67.00'	51.63'	27.17'	50.36'	N18°25'52"W	44°09'09"
C108	67.00'	51.63'	27.17'	50.36'	N25°43'17"E	44°09'08"
C109	67.00'	51.63'	27.17'	50.36'	N69°52'26"E	44°09'09"
C110	67.00'	76.99'	43.38'	72.83'	N55°07'46"W	65°50'28"
C111	67.00'	43.15'	22.35'	42.41'	N03°45'34"W	36°53'56"
C112	30.00'	39.94'	23.56'	37.06'	N23°27'07"W	78°17'02"
C113	30.00'	47.12'	30.00'	42.43'	N73°24'22"E	90°00'00"
C114	370.00'	51.02'	25.55'	50.98'	N24°22'22"E	07°54'01"
C115	370.00'	107.21'	53.98'	106.83'	N12°12'18"E	16°36'06"
C116	370.00'	23.71'	11.86'	23.70'	N02°04'07"E	03°40'16"
C117	30.00'	47.12'	30.00'	42.43'	N44°46'01"W	90°00'00"
C118	30.00'	47.12'	30.00'	42.43'	N45°13'59"E	90°00'00"
C119	430.00'	19.21'	9.61'	19.21'	N01°30'47"E	02°33'37"
C120	430.00'	73.28'	36.73'	73.19'	N07°40'31"E	09°45'51"
C121	430.00'	73.28'	36.73'	73.19'	N17°28'23"E	09°45'52"
C122	430.00'	45.66'	22.85'	45.64'	N25°21'51"E	08°10'03"
C123	30.00'	47.12'	30.00'	42.43'	N16°35'38"W	90°00'00"
C124	30.00'	27.12'	14.56'	26.20'	N87°29'18"W	51°47'21"
C125	67.00'	28.33'	14.38'	28.12'	N78°43'53"E	241°3'43"
C126	67.00'	60.77'	32.65'	58.70'	N63°10'19"W	51°27'53"
C127	67.00'	50.09'	26.28'	48.93'	N15°46'14"W	42°50'17"
C128	67.00'	50.09'	26.28'	48.93'	N22°04'02"E	42°50'17"
C129	67.00'	50.09'	26.28'	48.93'	N69°54'19"E	42°50'16"
C130	67.00'	59.46'	31.85'	57.53'	N63°15'08"W	50°50'49"
C131	67.00'	32.77'	16.72'	32.45'	N23°49'00"W	28°01'28"
C132	30.00'	27.12'	14.56'	26.20'	N35°41'57"W	51°47'22"
C133	30.00'	48.37'	31.28'	43.30'	N72°12'44"E	92°23'16"
C134	1470.00'	190.60'	75.37'	190.53'	N23°05'00"E	05°52'12"
C135	1470.00'	8.58'	4.29'	8.58'	N18°58'52"E	02°02'04"
C136	30.00'	47.12'	30.00'	42.43'	N44°46'01"W	90°00'00"
C137	30.00'	47.12'	30.00'	42.43'	N45°13'59"E	90°00'00"
C138	1530.00'	14.73'	7.37'	14.73'	N20°25'27"E	00°33'06"
C139	1030.00'	94.41'	47.24'	94.37'	N17°39'07"E	05°15'06"





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DATE	MAY, 2004
FILE NO.	287350-03
ORDER NO.	287350-03

1" = 50'
 1" = 50'

TAX MAP DEPT. COPY # 04-00796