

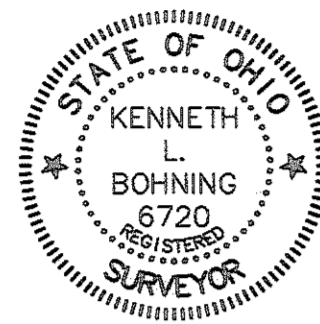
**PIONEER RIDGE SUBDIVISION NO. 2  
BY DEL-WEBB**

BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP  
LOT 37 & 48  
NOW IN THE CITY OF NORTH RIDGEVILLE  
LORAIN COUNTY, OHIO

THE ESTABLISHMENT OF THE EXTERIOR PROPERTY LINES AND ROADLINES FOR "THE PIONEER RIDGE SUBDIVISION" ARE BASED UPON A BOUNDARY SURVEY DATED 3/21/01 BY DONALD G. BOHNING & ASSOCIATES, INC. AND PREVIOUSLY SUBMITTED TO THE CITY 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 37 & 48, CONTAINING 11.9896 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO PULTE HOMES OF OHIO LLC.

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

PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY

SUGAR CHESTNUT, LLC, AN OHIO LIMITED LIABILITY COMPANY (EASEMENTS ONLY)

BY: FOREST CITY LAND GROUP, INC. MEMBER

HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "PIONEER RIDGE SUBDIVISION No. 2" A SUBDIVISION OF LOTS 139 TO 152, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDES, CUL-DE-SACS, PARKS, PLANTING STRIPS, ET CETERA 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 16<sup>th</sup> DAY OF March, 2005

WITNESS *Scott Withington* SIGNED *Scott Withington*  
SCOTT WITHINGTON, PRESIDENT

WITNESS *Robert F. Monchein* SIGNED *Robert F. Monchein*  
ROBERT F. MONCHEIN, PRESIDENT

STATE OF OHIO, COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED Scott Withington

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 16<sup>th</sup> DAY OF March, 2005

*Brynn M. Allio*  
BRYNN M. ALLIO  
Notary Public, State of Ohio, Cuy. Cty.  
My commission expires Dec. 12, 2006

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 16<sup>th</sup> DAY OF March, 2005

*Michaelene D. Pilch*  
MICHAELENE PILCH, Notary Public  
STATE OF OHIO  
My commission expires Dec. 12, 2006  
(Recorded in Cuyahoga County)

**APPROVALS (CITY OF NORTH RIDGEVILLE)**

APPROVED THIS 17<sup>th</sup> DAY OF April, 2005

*David Lilliock*  
SECRETARY (OR RESPONSIBLE OFFICIAL)  
CITY PLANNING COMMISSION

APPROVED THIS 7<sup>th</sup> DAY OF April, 2005

*David Lilliock*  
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVED THIS 7<sup>th</sup> DAY OF April, 2005

*Laura Lifford*  
CITY ENGINEER

THIS PLAT OF THE PIONEER RIDGE 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. 4119-2005 ADOPTED THIS 7<sup>th</sup> DAY OF March, 2005

**WATERLINE EASEMENT ALONG BENDER ROAD**

THE UNDERSIGNED ("GRANTOR"), BEING THE OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CITY OF NORTH RIDGEVILLE ("GRANTEE"), A PERPETUAL, NON-EXCLUSIVE EASEMENT CONTIGUOUS TO THE EAST OF THE BENDER ROAD RIGHT-OF-WAY (THE EASEMENT AREA BEING SHOWN ON THE PLAT), TO INSTALL, USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE A FUTURE WATERLINE AND APPURTENANCES ("GRANTEE'S ACTIVITIES"), SUBJECT TO THE FOLLOWING CONDITIONS:

- GRANTEE SHALL REPAIR ANY DAMAGE CAUSED BY GRANTEE'S ACTIVITIES AND SHALL RETURN THE EASEMENT AREA AND AREAS OF INGRESS AND EGRESS THERETO TO SUBSTANTIALLY THE SAME CONDITION AS EXISTED PRIOR TO GRANTEE'S ACTIVITIES.
- GRANTEE SHALL USE ITS BEST EFFORTS TO AVOID DISTURBING ANY LANDSCAPING AND OTHER IMPROVEMENTS, INCLUDING DECORATIVE MASONRY WALLS, COLUMNS, FENCES, IRRIGATION SYSTEMS, LIGHTING AND OTHER SUCH APPURTENANCES ("GRANTOR'S IMPROVEMENTS"), IN CONNECTION WITH GRANTEE'S ACTIVITIES.
- TO THE EXTENT PERMITTED BY LAW, GRANTEE SHALL BE RESPONSIBLE FOR ANY AND ALL CLAIMS, DAMAGES (INCLUDING, WITHOUT LIMITATION, ANY FLOODING CAUSED BY GRANTEE'S WATERLINE AND ANY DAMAGE TO OR DESTRUCTION OF GRANTOR'S IMPROVEMENTS LOCATED WITHIN OR OUTSIDE THE EASEMENT AREA), LOSSES, COSTS, SUITS AND ACTIONS, INCLUDING, WITHOUT LIMITATION, ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM GRANTEE'S ACTIVITIES; AND GRANTEE AGREES TO INDEMNIFY AND SAVE GRANTOR HARMLESS FROM ANY LIABILITY WHATSOEVER RELATED TO GRANTEE'S CONDUCT ASSOCIATED WITH THE EASEMENT RIGHTS GRANTED HEREIN.

EXCEPT FOR ROADWAYS AND LANDSCAPING, INCLUDING GRANTOR'S IMPROVEMENTS, GRANTOR AGREES NOT TO INSTALL, ERECT OR MAINTAIN ANY PERMANENT STRUCTURE IN THE EASEMENT AREA WHICH INTERFERES WITH GRANTEE'S ACTIVITIES; PROVIDED, HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO USE THE SURFACE OF THE EASEMENT AREA SO LONG AS IT DOES NOT INTERFERE WITH GRANTEE'S USES AS DESCRIBED ABOVE.

THE GRANT AND OTHER PROVISIONS OF THIS EASEMENT SHALL CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON AND SHALL INURE TO THE BENEFIT OF GRANTOR, GRANTEE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY  
BY: *Scott Withington*  
SCOTT WITHINGTON, PRESIDENT

STATE OF OHIO )  
COUNTY OF CUYAHOGA ) SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE-NAMED PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY SCOTT WITHINGTON, ITS PRESIDENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED INDIVIDUALLY AND AS SUCH OFFICER, AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Solon, OHIO, THIS 16<sup>th</sup> DAY OF March, 2005

*Brynn M. Allio*  
BRYNN M. ALLIO  
Notary Public, State of Ohio, Cuy. Cty.  
My commission expires Dec. 12, 2006

TRANSFERRED  
MAY 20 2005  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

**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, 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 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.

GRANTOR:

SUGAR CHESTNUT, LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: FOREST CITY LAND GROUP, INC. MEMBER

BY: *Robert F. Monchein*  
ROBERT F. MONCHEIN, PRESIDENT

PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY: *Scott Withington*  
SCOTT WITHINGTON, PRESIDENT

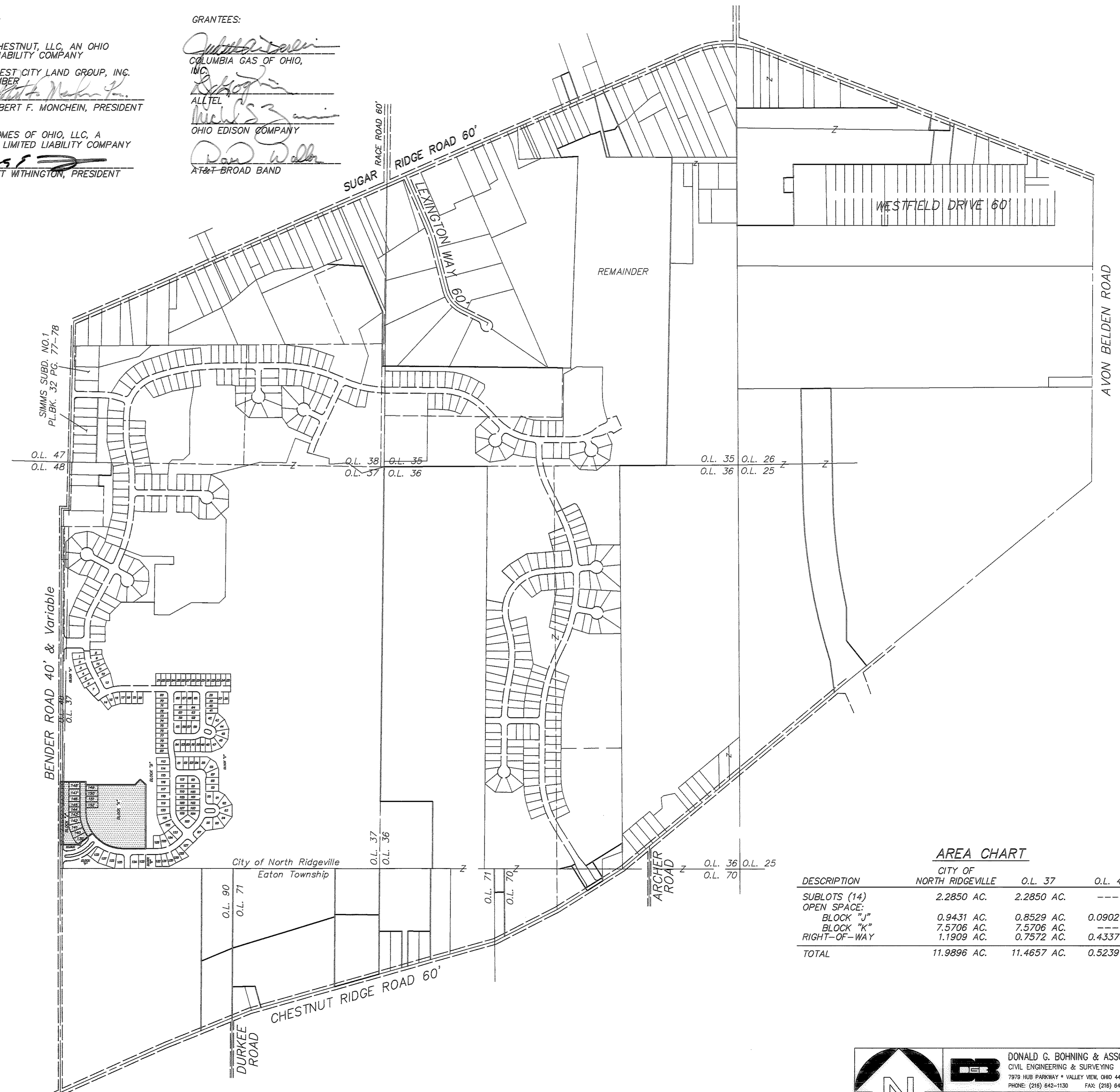
GRANTEES:

*Scott Withington*  
COLUMBIA GAS OF OHIO, INC.

*Scott Withington*  
ALLTEL

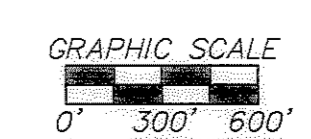
*Scott Withington*  
OHIO EDISON COMPANY

*Scott Withington*  
AT&T BROAD BAND



**AREA CHART**

DESCRIPTION	CITY OF NORTH RIDGEVILLE		
	O.L. 37	O.L. 48	
SUBLOTS (14)	2.2850 AC.	2.2850 AC.	--- AC.
OPEN SPACE:			
BLOCK "J"	0.9431 AC.	0.8529 AC.	0.0902 AC.
BLOCK "K"	7.5706 AC.	7.5706 AC.	--- AC.
RIGHT-OF-WAY	1.1909 AC.	0.7572 AC.	0.4337 AC.
<b>TOTAL</b>	<b>11.9896 AC.</b>	<b>11.4657 AC.</b>	<b>0.5239 AC.</b>



**GRAPHIC SCALE**  
0' 300' 600'

**COMPASS**  
N

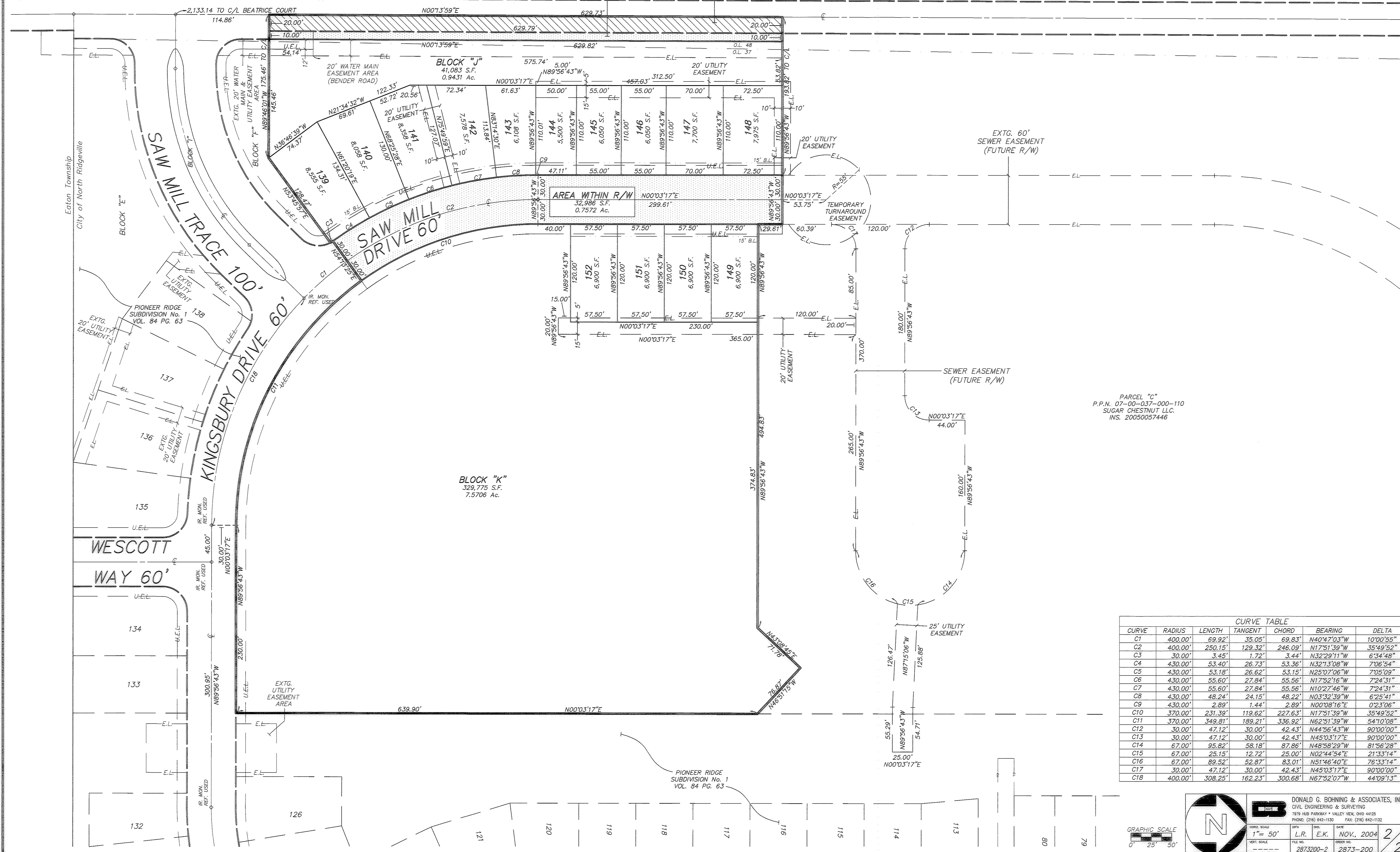
**DONALD G. BOHNING & ASSOCIATES, INC.**  
CIVIL ENGINEERING & SURVEYING  
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125  
PHONE: (216) 842-1130 FAX: (216) 842-1132

DATE: DEC. 2004  
FILE NO.: 2873200-01  
ORDER NO.: 2873-200

**BENDER ROAD 40'**

R/W-WIDENING  
6,298 S.F.  
0.1446 Ac.

AREA WITHIN R/W  
12,595 S.F.  
0.2891 Ac.



PARCEL "C"  
P.P.N. 07-00-037-000-110  
SUGAR CHESTNUT LLC.  
INS. 20050057446

BLOCK "K"  
329,775 S.F.  
7.5706 Ac.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00'	69.92'	35.05'	69.83'	N40°47'03"W	10°00'55"
C2	400.00'	250.15'	129.32'	246.09'	N17°51'39"W	35°49'52"
C3	30.00'	3.45'	1.72'	3.44'	N32°29'11"W	6°34'48"
C4	430.00'	53.40'	26.73'	53.36'	N32°13'08"W	7°06'54"
C5	430.00'	53.18'	26.62'	53.15'	N25°07'06"W	7°05'09"
C6	430.00'	55.60'	27.84'	55.56'	N17°52'16"W	7°24'31"
C7	430.00'	55.60'	27.84'	55.56'	N10°27'46"W	7°24'31"
C8	430.00'	48.24'	24.15'	48.22'	N03°32'39"W	6°25'41"
C9	430.00'	2.89'	1.44'	2.89'	N00°08'16"E	0°23'06"
C10	370.00'	231.39'	119.62'	227.63'	N17°51'39"W	35°49'52"
C11	370.00'	349.81'	189.21'	336.92'	N62°51'39"W	54°10'08"
C12	30.00'	47.12'	30.00'	42.43'	N44°56'43"W	90°00'00"
C13	30.00'	47.12'	30.00'	42.43'	N45°03'17"E	90°00'00"
C14	67.00'	95.82'	58.18'	87.86'	N48°58'29"W	81°56'28"
C15	67.00'	25.15'	12.72'	25.00'	N02°44'54"E	21°33'14"
C16	67.00'	89.52'	52.87'	83.01'	N51°46'40"E	76°33'14"
C17	30.00'	47.12'	30.00'	42.43'	N45°03'17"E	90°00'00"
C18	400.00'	308.25'	162.23'	300.68'	N67°52'07"W	44°09'13"

GRAPHIC SCALE  
0' 25' 50'

**DONALD G. BOHNING & ASSOCIATES, INC.**  
 CIVIL ENGINEERING & SURVEYING  
 7979 HEB PARKWAY • VALLEY VIEW, OHIO 44125  
 PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE	1" = 50'
VERT. SCALE	1" = 50'
DATE	NOV. 2004
FILE NO.	2873200-2
ORDER NO.	2873-200