

**PIONEER RIDGE SUBDIVISION NO. 3
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 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. \diamond - 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 16.6976 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

HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "PIONEER RIDGE SUBDIVISION No. 3" A SUBDIVISION OF LOTS 153 TO 209, 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, 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 27 DAY OF September, 2005

WITNESS *Scott Withington* SIGNATURE *Scott Withington*
SCOTT WITHINGTON, 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 27 DAY OF September, 2005.

Courtney Jaywick
NOTARY PUBLIC

APPROVALS (CITY OF NORTH RIDGEVILLE)

APPROVED THIS 16th DAY OF November, 2005

Ken M. Durbin
SECRETARY (OR RESPONSIBLE OFFICIAL)
CITY PLANNING COMMISSION

APPROVED THIS 16th DAY OF November, 2005

David Hillok
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVED THIS 16th DAY OF November, 2005

Laura Sifford
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. 413-2005 ADOPTED THIS TWENTY-THIRD DAY OF JUNE, 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 GRANTEE'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 GRANTEE HARMLESS FROM ANY LIABILITY WHATSOEVER RELATED TO GRANTEE'S CONDUCT ASSOCIATED WITH THE EASEMENT RIGHTS GRANTED HEREIN.

EXCEPT FOR ROADWAYS AND LANDSCAPING, INCLUDING GRANTEE'S IMPROVEMENTS, GRANTEE AGREES NOT TO INSTALL, ERECT OR MAINTAIN ANY PERMANENT STRUCTURE IN THE EASEMENT AREA WHICH INTERFERES WITH GRANTEE'S ACTIVITIES; PROVIDED, HOWEVER, GRANTEE 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 GRANTEE, 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)
) SS:
COUNTY OF CUYAHOGA)

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 Salon OHIO, THIS 27 DAY OF September, 2005.
Courtney Jaywick
NOTARY PUBLIC

UTILITY EASEMENTS

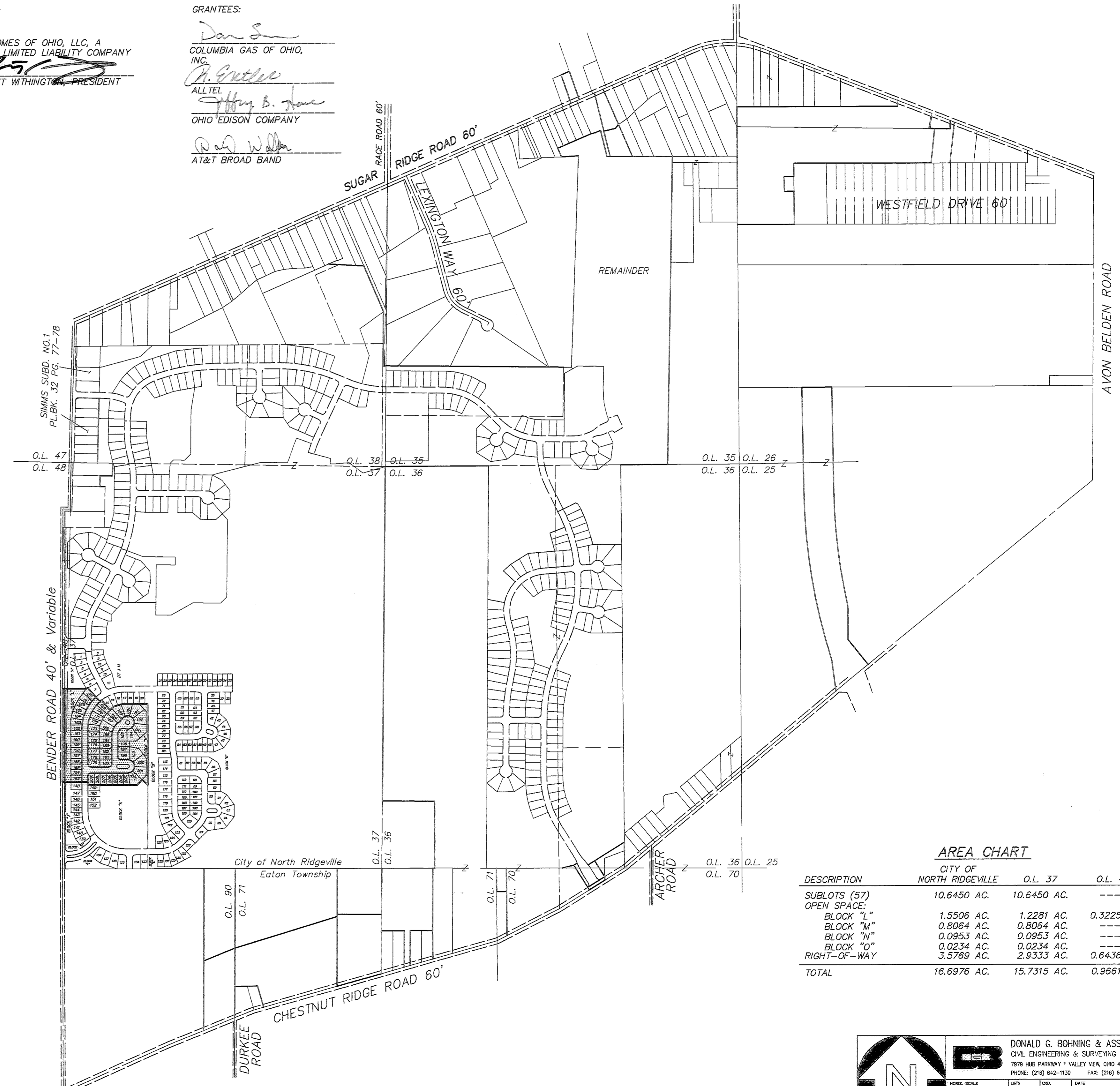
WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE COLUMBIA GAS OF OHIO, ALLTEL, OHIO EDISON COMPANY, AT&T BROAD BAND, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH, UNDER, 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:

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

GRANTEES:

Don S...
COLUMBIA GAS OF OHIO, INC.
Ch. Entler
ALLTEL
Jeffrey B. Lane
OHIO EDISON COMPANY
Paul Walker
AT&T BROAD BAND



AREA CHART

DESCRIPTION	CITY OF NORTH RIDGEVILLE		
	O.L. 37	O.L. 48	
SUBLOTS (57)	10.6450 AC.	10.6450 AC.	--- AC.
OPEN SPACE:			
BLOCK "L"	1.5506 AC.	1.2281 AC.	0.3225 AC.
BLOCK "M"	0.8064 AC.	0.8064 AC.	--- AC.
BLOCK "N"	0.0953 AC.	0.0953 AC.	--- AC.
BLOCK "O"	0.0234 AC.	0.0234 AC.	--- AC.
RIGHT-OF-WAY	3.5769 AC.	2.9333 AC.	0.6436 AC.
TOTAL	16.6976 AC.	15.7315 AC.	0.9661 AC.

TRANSFERRED
IN COMPLIANCE WITH
OHIO REV. CODE
MAR 09 2006
MARK R. STEWART
LORAIN COUNTY AUDITOR

GRAPHIC SCALE
0' 300' 600'

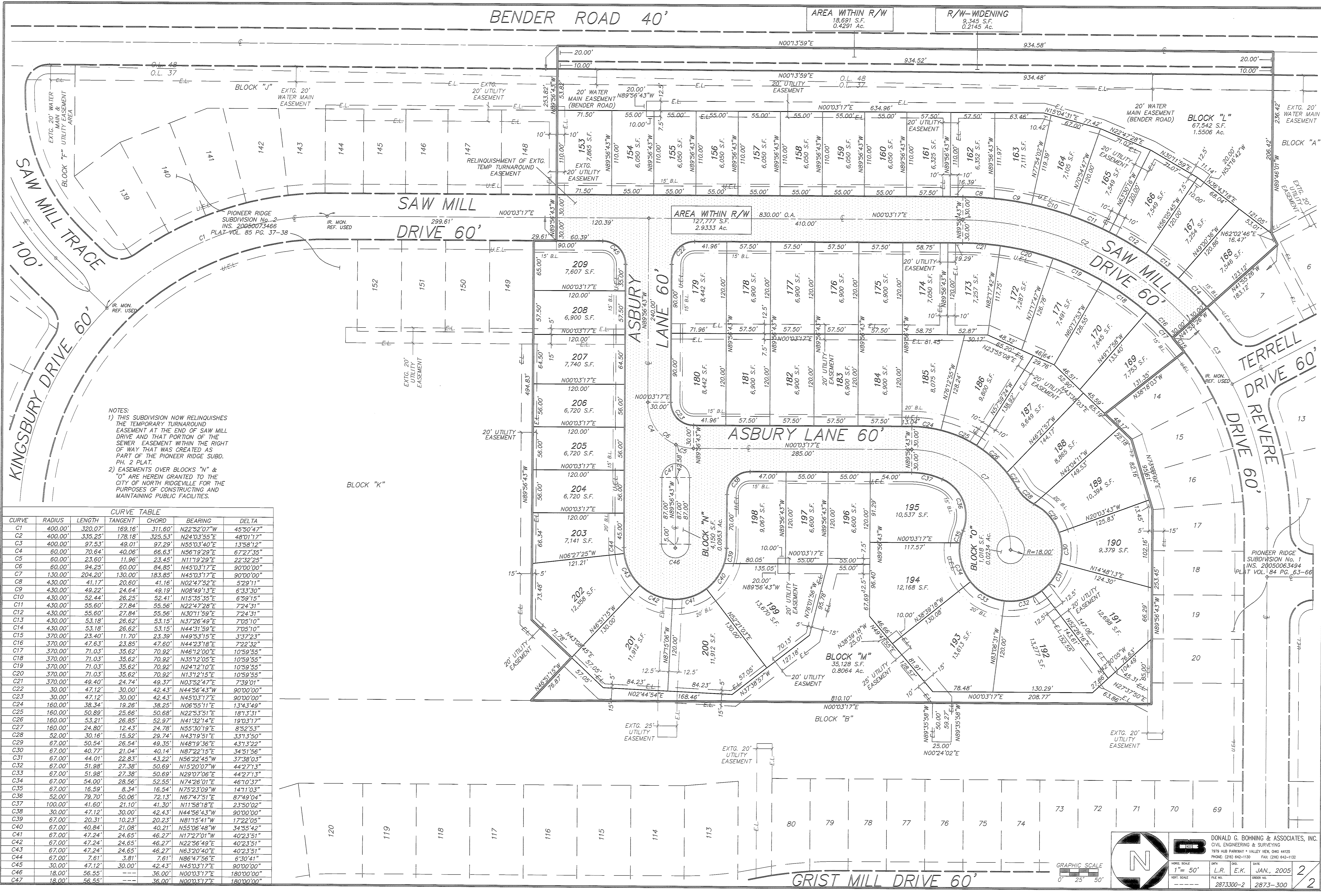
DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

DATE: JAN, 2005
FILE NO.: 2873300-01
ORDER NO.: 2873-300

BENDER ROAD 40'

AREA WITHIN R/W
18,681 S.F.
0.4291 Ac.

R/W-WIDENING
9,345 S.F.
0.2145 Ac.



NOTES:
1) THIS SUBDIVISION NOW RELINQUISHES THE TEMPORARY TURNAROUND EASEMENT AT THE END OF SAW MILL DRIVE AND THAT PORTION OF THE SEWER EASEMENT WITHIN THE RIGHT OF WAY THAT WAS CREATED AS PART OF THE PIONEER RIDGE SUBD. PH. 2 PLAT.
2) EASEMENTS OVER BLOCKS "N" & "O" ARE HEREIN GRANTED TO THE CITY OF NORTH RIDGEVILLE FOR THE PURPOSES OF CONSTRUCTING AND MAINTAINING PUBLIC FACILITIES.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00'	320.07'	169.16'	311.60'	N22°52'07"W	45°50'47"
C2	400.00'	335.25'	178.18'	325.53'	N24°03'55"E	48°01'17"
C3	400.00'	97.53'	49.01'	97.29'	N55°03'40"E	13°58'12"
C4	60.00'	70.64'	40.06'	66.63'	N56°19'29"E	67°27'35"
C5	60.00'	23.60'	11.96'	23.45'	N11°19'29"E	22°32'25"
C6	60.00'	94.25'	60.00'	84.85'	N45°03'17"E	90°00'00"
C7	130.00'	204.20'	130.00'	183.85'	N45°03'17"E	90°00'00"
C8	430.00'	41.17'	20.60'	41.16'	N02°47'52"E	5°29'11"
C9	430.00'	49.22'	24.64'	49.19'	N08°49'13"E	6°33'30"
C10	430.00'	52.44'	26.25'	52.41'	N15°35'35"E	6°59'15"
C11	430.00'	55.60'	27.84'	55.56'	N22°47'28"E	7°24'31"
C12	430.00'	55.60'	27.84'	55.56'	N30°11'59"E	7°24'31"
C13	430.00'	53.18'	26.62'	53.15'	N37°26'49"E	7°05'10"
C14	430.00'	53.18'	26.62'	53.15'	N44°31'59"E	7°05'10"
C15	370.00'	23.40'	11.70'	23.39'	N49°53'15"E	3°37'23"
C16	370.00'	47.63'	23.85'	47.60'	N44°23'18"E	7°22'32"
C17	370.00'	71.03'	35.62'	70.92'	N46°12'00"E	10°59'55"
C18	370.00'	71.03'	35.62'	70.92'	N35°12'05"E	10°59'55"
C19	370.00'	71.03'	35.62'	70.92'	N24°12'10"E	10°59'55"
C20	370.00'	71.03'	35.62'	70.92'	N13°12'15"E	10°59'55"
C21	370.00'	49.40'	24.74'	49.37'	N03°52'47"E	7°39'01"
C22	30.00'	47.12'	30.00'	42.43'	N44°56'43"W	90°00'00"
C23	30.00'	47.12'	30.00'	42.43'	N45°03'17"E	90°00'00"
C24	160.00'	38.34'	19.26'	38.25'	N06°55'11"E	13°43'49"
C25	160.00'	50.89'	25.66'	50.68'	N22°53'51"E	18°13'31"
C26	160.00'	53.21'	26.85'	52.97'	N41°32'14"E	19°03'17"
C27	160.00'	24.80'	12.43'	24.78'	N55°30'19"E	8°52'53"
C28	52.00'	30.16'	15.52'	29.74'	N43°19'51"E	3°31'50"
C29	67.00'	50.54'	26.54'	49.35'	N48°19'36"E	4°31'22"
C30	67.00'	40.77'	21.04'	40.14'	N87°22'15"E	34°51'56"
C31	67.00'	44.01'	22.83'	43.22'	N56°22'45"W	37°38'03"
C32	67.00'	51.98'	27.38'	50.69'	N15°20'07"W	44°27'13"
C33	67.00'	51.98'	27.38'	50.69'	N29°07'06"E	44°27'13"
C34	67.00'	54.00'	28.56'	52.55'	N74°26'01"E	46°10'37"
C35	67.00'	16.59'	8.34'	16.54'	N75°23'09"W	14°11'03"
C36	52.00'	79.70'	50.06'	72.13'	N67°47'51"E	87°49'04"
C37	100.00'	41.60'	21.10'	41.30'	N11°58'18"E	23°50'02"
C38	30.00'	47.12'	30.00'	42.43'	N44°56'43"W	90°00'00"
C39	67.00'	20.31'	10.23'	20.23'	N81°15'41"W	17°22'05"
C40	67.00'	40.84'	21.08'	40.21'	N55°06'48"W	34°55'42"
C41	67.00'	47.24'	24.65'	46.27'	N17°27'01"W	40°23'51"
C42	67.00'	47.24'	24.65'	46.27'	N22°56'49"E	40°23'51"
C43	67.00'	47.24'	24.65'	46.27'	N63°20'40"E	40°23'51"
C44	67.00'	7.61'	3.81'	7.61'	N86°47'56"E	6°30'41"
C45	30.00'	47.12'	30.00'	42.43'	N45°03'17"E	90°00'00"
C46	18.00'	56.55'	---	36.00'	N00°03'17"E	180°00'00"
C47	18.00'	56.55'	---	36.00'	N00°03'17"E	180°00'00"

DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 642-1100 FAX: (216) 642-1132

DATE: JAN., 2005
 ORDER NO.: 2873300-2
 PROJECT NO.: 2873-300