

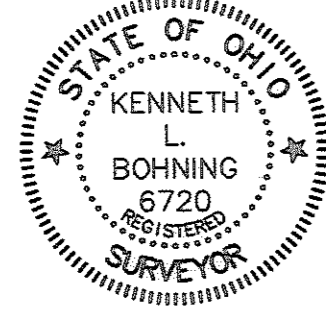
**PIONEER RIDGE SUBDIVISION NO. 4
BY DEL-WEBB**

BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP
LOT 37
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. \odot 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



APPROVALS (CITY OF NORTH RIDGEVILLE)

APPROVED THIS 3RD DAY OF FEBRUARY 2006

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

APPROVED THIS 3RD DAY OF FEBRUARY 2006

David Kellak
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVED THIS 3RD DAY OF February 2006

Laura Sulphich
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. 4167-2005 ADOPTED THIS 23RD DAY OF June 2005

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 NUMBER 37, CONTAINING 7.4481 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. 4, A SUBDIVISION OF LOTS 210 TO 231, 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 27th DAY OF September 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 27th DAY OF September 2005

Christina L. Jemel
NOTARY PUBLIC

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 27th DAY OF September 2005

Michaelene S. Pilch
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 GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEE 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 LAWN 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

Robert F. Monchein
ROBERT F. MONCHEIN, PRESIDENT

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

BY: *Scott Withington*
SCOTT WITHINGTON, PRESIDENT

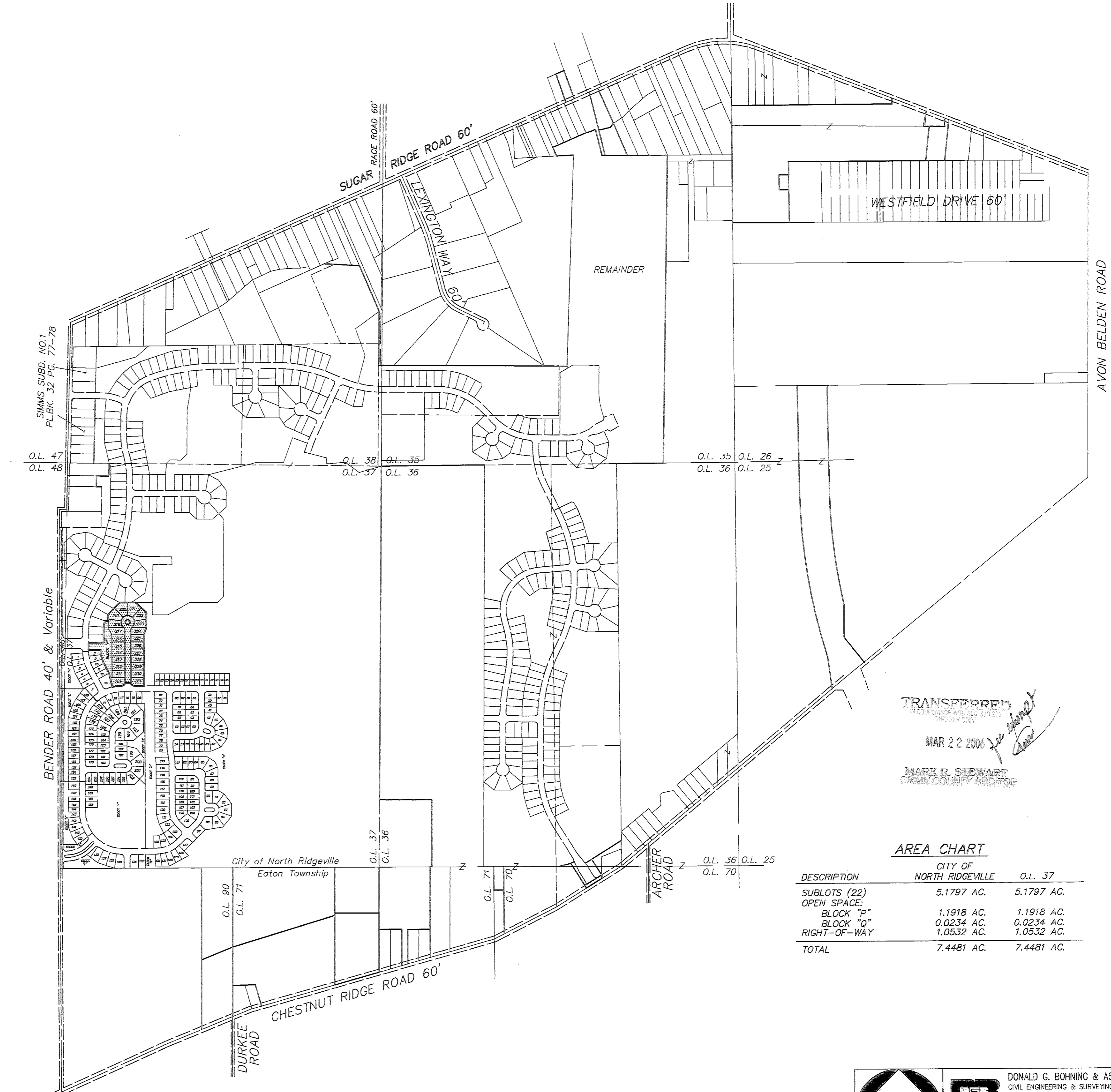
GRANTEES:

Don S...
COLUMBIA GAS OF OHIO, INC.

Robert F. Monchein
ALLTEL

David Webb
OHIO EDISON COMPANY

David Webb
AT&T BROAD BAND



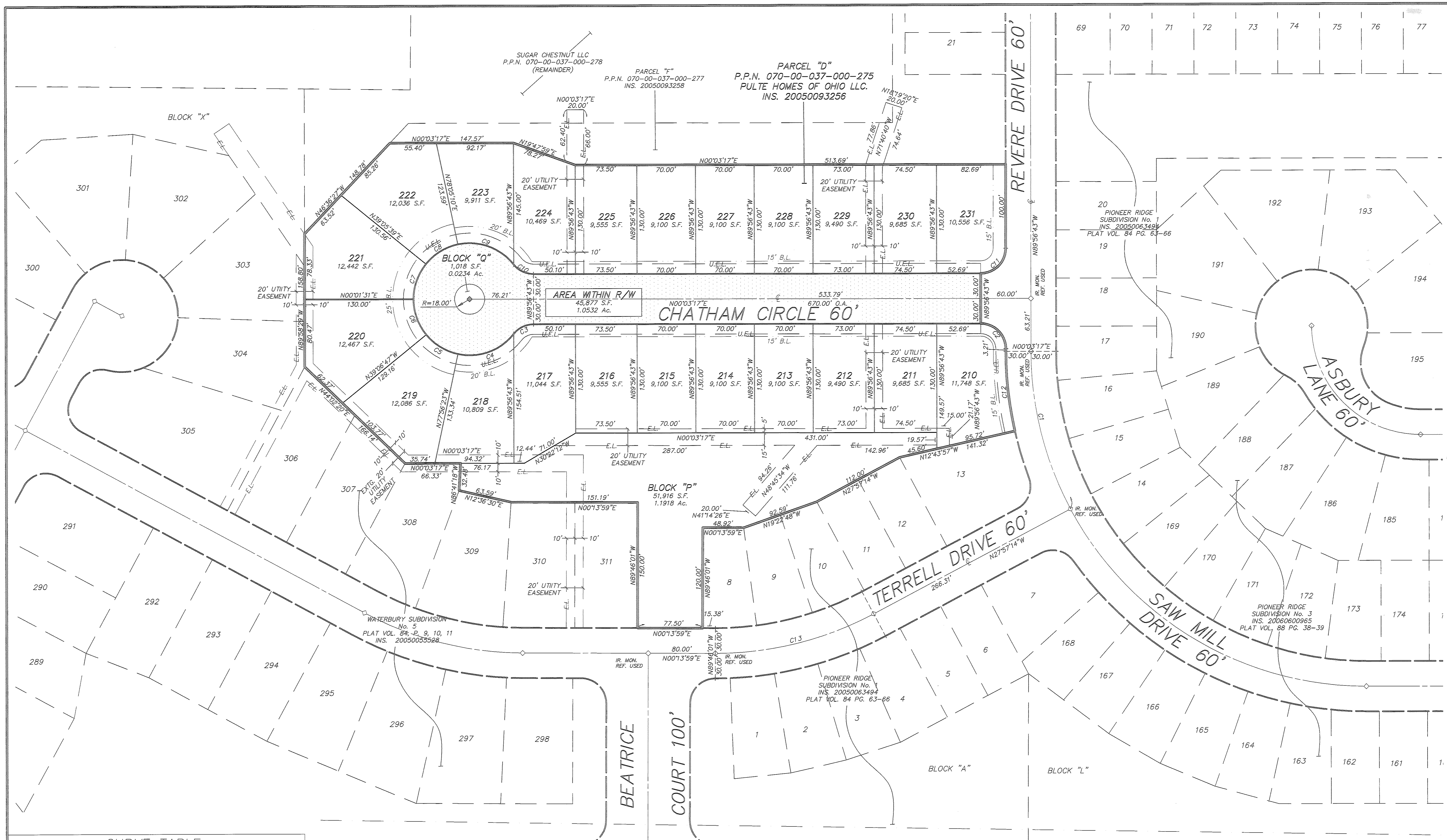
TRANSFERRED
MAR 22 2006
MARK P. STEWART
LORAIN COUNTY AUDITOR

AREA CHART

DESCRIPTION	CITY OF NORTH RIDGEVILLE	O.L. 37
SUBLOTS (22)	5.1797 AC.	5.1797 AC.
OPEN SPACE:		
BLOCK "p"	1.1918 AC.	1.1918 AC.
BLOCK "q"	0.0234 AC.	0.0234 AC.
RIGHT-OF-WAY	1.0532 AC.	1.0532 AC.
TOTAL	7.4481 AC.	7.4481 AC.

GRAPHIC SCALE
0 300' 600'

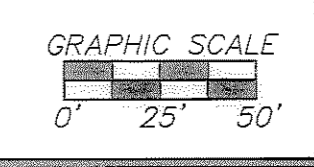
DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 842-1130 FAX: (216) 842-1132
 DATE: FEB. 2005
 SHEET NO.: 2873400-01
 DRAWING NO.: 2873-400



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00'	195.54'	99.76'	193.60'	N76°03'01"E	28°00'31"
C2	30.00'	47.12'	30.00'	42.43'	N45°03'17"E	90°00'00"
C3	30.00'	27.12'	14.56'	26.20'	N25°50'24"W	51°47'21"
C4	67.00'	74.60'	41.70'	70.81'	N19°50'14"W	63°47'41"
C5	67.00'	45.40'	23.61'	44.54'	N31°28'25"E	38°49'36"
C6	67.00'	45.77'	23.82'	44.88'	N70°27'22"E	39°08'17"
C7	67.00'	45.69'	23.77'	44.81'	N70°26'25"W	39°04'08"
C8	67.00'	45.60'	23.72'	44.72'	N31°24'36"W	38°59'31"
C9	67.00'	74.56'	41.67'	70.77'	N19°57'54"E	63°45'28"
C10	30.00'	27.12'	14.56'	26.20'	N25°56'57"E	51°47'21"
C11	30.00'	47.12'	30.00'	42.43'	N44°56'43"W	90°00'00"
C12	430.00'	95.97'	48.18'	95.77'	N83°39'40"E	12°47'14"
C13	400.00'	196.78'	100.42'	194.80'	N13°51'38"W	28°11'13"

BENDER ROAD 40' & VARIABLE



DONALD G. BOHNING & ASSOCIATES, INC.
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DATE: FEB., 2005
 FILE NO.: 2873400-2
 ORDER NO.: 2873-400

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