

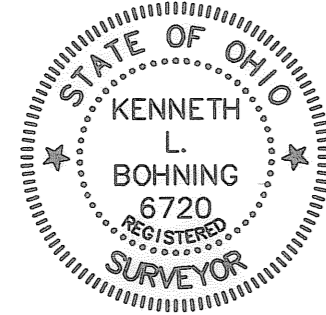
**PIONEER RIDGE SUBDIVISION NO. 5  
BY DEL-WEBB**

BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP  
LOTS 36 & 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.  $\diamond$  - 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 36 & 37, CONTAINING 53.3713 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. 5 A SUBDIVISION OF LOTS 232 TO 279, 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 24 DAY OF September, 2006

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 27 DAY OF September, 2006.

*Courtney Laywick*  
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 27 DAY OF November, 2006.

*Michaela S. Pilch*  
NOTARY PUBLIC

MICHAELA S. PILCH, Notary Public  
STATE OF OHIO  
My Commission Expires Sept. 27, 2010  
(Recorded in Cuyahoga County)

**APPROVALS (CITY OF NORTH RIDGEVILLE)**

APPROVED THIS 24 DAY OF May, 2006

*Ann M. Sandoz*  
SECRETARY (OR RESPONSIBLE OFFICIAL)  
CITY PLANNING COMMISSION

APPROVED THIS 25 DAY OF May, 2006

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

APPROVED THIS 24 DAY OF May, 2006

*Laura Shiffarth*  
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. 4169-2006 ADOPTED THIS 18 DAY OF July, 2006.

**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 THEREFOR, 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.

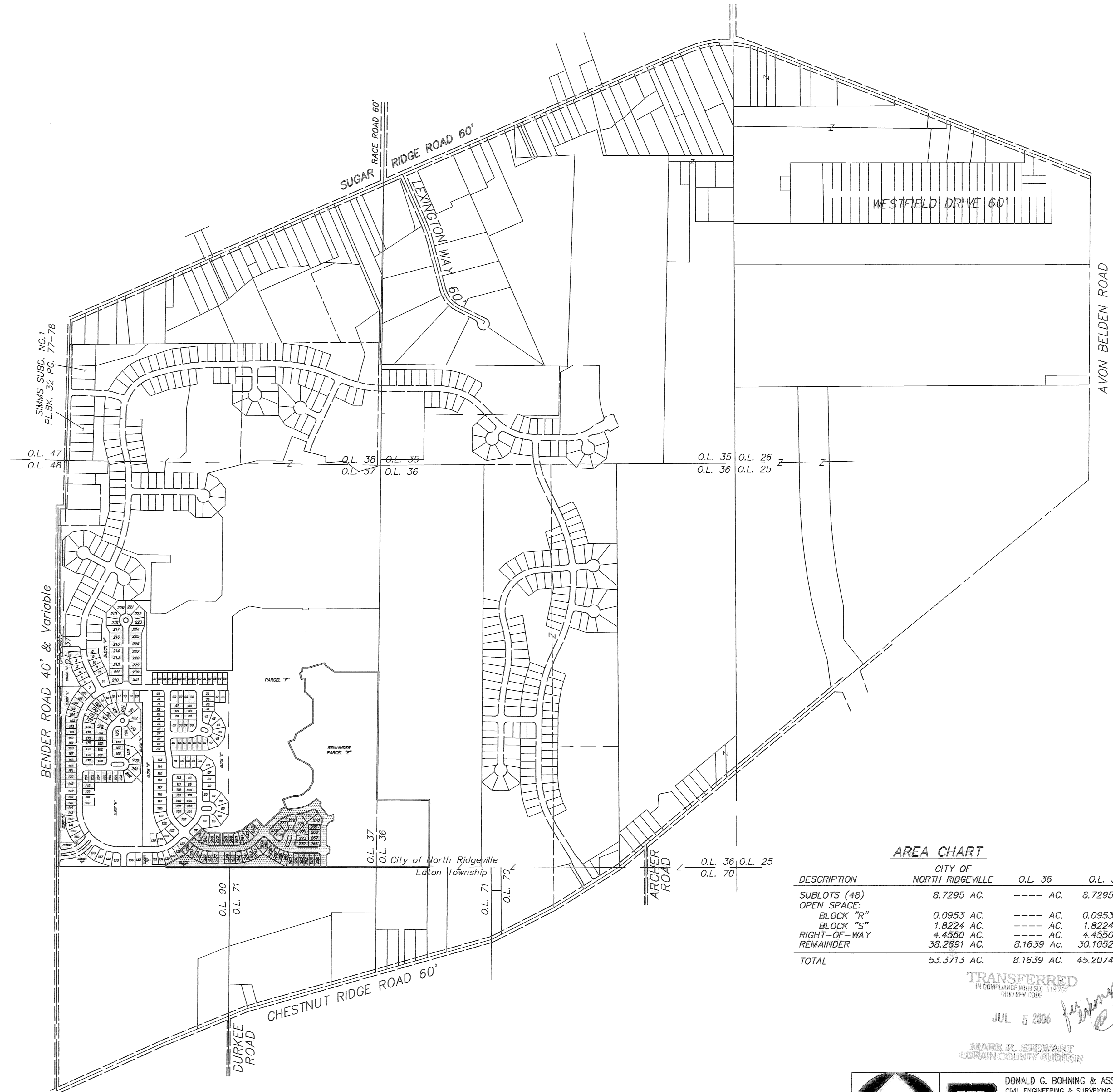
GRANTOR:

SUGAR CHESTNUT, LLC, AN OHIO LIMITED LIABILITY COMPANY  
BY: *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 Sam*  
COLUMBIA GAS OF OHIO, INC.  
*Brendy Grothues*  
ALLTEL  
*Michael S. Zarin*  
OHIO EDISON COMPANY  
*James P. ...*  
AT&T BROAD BAND

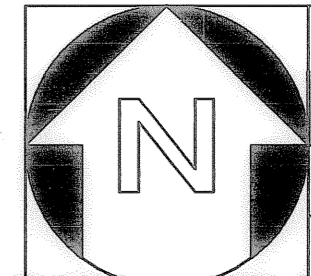
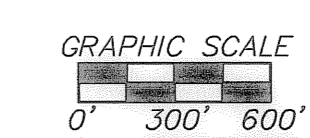


**AREA CHART**

DESCRIPTION	CITY OF NORTH RIDGEVILLE	O.L. 36	O.L. 37
SUBLOTS (48)	8.7295 AC.	----	8.7295 AC.
OPEN SPACE:			
BLOCK "R"	0.0953 AC.	----	0.0953 AC.
BLOCK "S"	1.8224 AC.	----	1.8224 AC.
RIGHT-OF-WAY	4.4550 AC.	----	4.4550 AC.
REMAINDER	38.2691 AC.	8.1639 AC.	30.1052 AC.
TOTAL	53.3713 AC.	8.1639 AC.	45.2074 AC.

TRANSFERRED  
IN COMPLIANCE WITH SEC. 119.07  
JUL 5 2006

MARK R. STEWART  
LORAIN COUNTY AUDITOR



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

HORIZ. SCALE	DATE	FILE NO.	ORDER NO.
1" = 600'	L.R. E.K. APR., 2005	2873500-01	2873-500

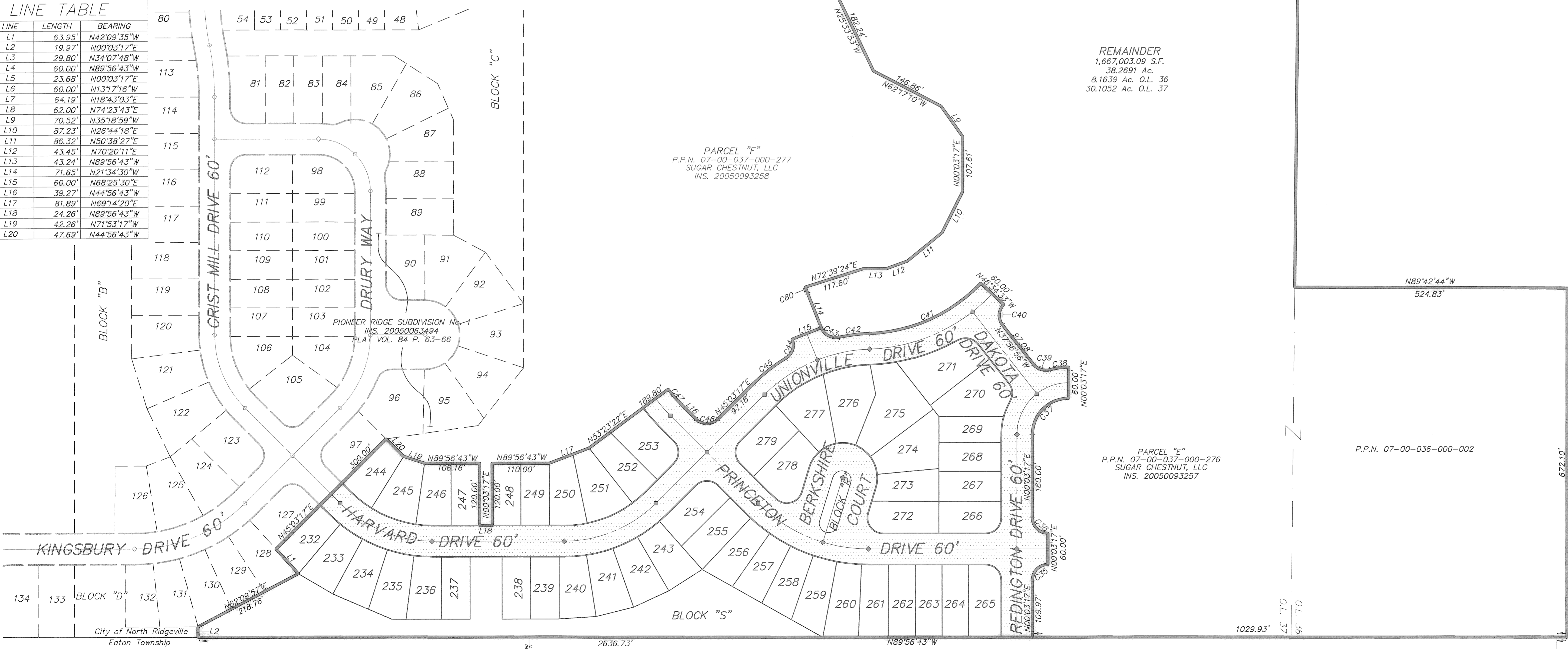
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CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00'	196.35'	103.55'	191.34'	N67°26'43"W	45°00'00"	C41	310.00'	241.96'	127.52'	235.86'	N65°47'03"E	44°43'13"
C2	250.00'	196.35'	103.55'	191.34'	N67°33'17"E	45°00'00"	C42	330.00'	241.96'	127.52'	235.86'	N65°47'03"E	44°43'13"
C3	300.00'	122.37'	62.05'	121.52'	N56°44'23"E	23°22'13"	C43	30.00'	42.10'	25.35'	38.73'	N61°46'41"W	80°24'21"
C4	300.00'	103.25'	52.14'	102.74'	N78°17'04"E	19°43'09"	C44	30.00'	42.10'	25.35'	38.73'	N61°46'41"W	80°24'21"
C5	300.00'	225.62'	118.44'	220.34'	N66°35'58"E	43°05'23"	C45	330.00'	241.96'	127.52'	235.86'	N65°47'03"E	44°43'13"
C6	340.00'	285.37'	139.86'	258.69'	N65°47'03"E	44°43'13"	C46	30.00'	42.10'	25.35'	38.73'	N61°46'41"W	80°24'21"
C7	340.00'	214.18'	110.78'	210.66'	N70°05'51"E	36°05'36"	C47	270.00'	39.28'	19.67'	39.24'	N40°46'41"W	08°20'05"
C8	340.00'	51.19'	25.65'	51.14'	N47°44'15"E	08°37'37"	C48	330.00'	48.00'	24.04'	47.96'	N40°46'41"W	08°20'05"
C9	100.00'	90.75'	48.77'	87.67'	N26°03'10"E	51°59'47"	C49	30.00'	47.12'	30.00'	42.43'	N00°03'17"E	90°00'00"
C10	100.00'	66.33'	34.44'	65.12'	N71°03'10"E	38°00'13"	C50	220.00'	31.92'	15.99'	31.90'	N49°12'42"E	08°18'51"
C11	100.00'	157.08'	100.00'	141.42'	N45°03'17"E	90°00'00"	C51	220.00'	95.90'	48.72'	95.14'	N65°51'25"E	24°58'34"
C12	300.00'	88.76'	44.71'	88.44'	N81°28'10"W	16°57'07"	C52	220.00'	44.96'	22.56'	44.88'	N84°11'59"E	11°42'35"
C13	300.00'	146.86'	74.93'	145.40'	N58°58'10"W	28°02'53"	C53	220.00'	31.34'	15.70'	31.32'	N85°51'51"W	08°09'45"
C14	300.00'	235.62'	124.26'	229.61'	N67°26'43"W	45°00'00"	C54	220.00'	91.93'	46.64'	91.26'	N69°48'45"W	23°56'27"
C15	300.00'	43.64'	21.86'	43.60'	N40°46'41"W	08°20'05"	C55	220.00'	49.52'	24.86'	49.42'	N51°23'37"W	12°53'48"
C16	280.00'	28.52'	14.27'	28.51'	N47°51'50"W	5°50'13"	C56	30.00'	47.12'	30.00'	42.43'	N00°03'17"E	90°00'00"
C17	280.00'	52.04'	26.09'	51.96'	N56°06'23"W	10°38'54"	C57	270.00'	110.19'	55.87'	109.42'	N56°44'45"E	23°22'57"
C18	280.00'	52.28'	26.22'	52.20'	N66°46'46"W	10°41'52"	C58	270.00'	92.87'	46.90'	92.41'	N78°17'26"E	19°42'25"
C19	280.00'	52.28'	26.22'	52.20'	N77°28'38"W	10°41'52"	C59	370.00'	50.29'	25.18'	50.25'	N84°15'01"E	07°47'16"
C20	280.00'	34.79'	17.42'	34.77'	N86°23'09"E	7°07'09"	C60	370.00'	127.08'	64.17'	126.45'	N70°31'02"E	19°40'42"
C21	280.00'	43.19'	21.64'	43.15'	N85°38'09"E	08°50'15"	C61	30.00'	42.61'	25.79'	39.12'	N78°38'08"W	81°22'23"
C22	280.00'	52.28'	26.22'	52.20'	N75°52'05"E	10°41'52"	C62	30.00'	35.59'	20.23'	33.54'	N03°57'40"W	67°58'32"
C23	280.00'	52.28'	26.22'	52.20'	N65°10'13"E	10°41'52"	C63	130.00'	32.57'	16.37'	32.48'	N22°51'00"E	14°21'13"
C24	280.00'	52.10'	26.13'	52.03'	N54°29'26"E	10°39'42"	C64	130.00'	35.44'	17.83'	35.33'	N07°51'50"E	15°37'07"
C25	280.00'	20.06'	10.03'	20.06'	N47°06'26"E	04°06'18"	C65	30.00'	47.12'	30.00'	42.43'	N45°03'17"E	90°00'00"
C26	30.00'	47.12'	30.00'	42.43'	N89°56'43"W	90°00'00"	C66	30.00'	56.00'	40.51'	48.22'	N36°28'10"W	106°57'07"
C27	330.00'	9.86'	4.93'	9.86'	N45°48'06"W	01°42'44"	C67	18.00'	56.55'	-----	36.00'	N72°59'37"W	180°00'00"
C28	330.00'	47.14'	23.61'	47.10'	N50°45'01"W	08°11'06"	C68	18.00'	56.55'	-----	36.00'	N72°59'37"W	180°00'00"
C29	330.00'	47.14'	23.61'	47.10'	N58°56'07"W	08°11'06"	C69	67.00'	26.17'	13.25'	26.00'	N05°49'07"E	22°22'33"
C30	330.00'	47.14'	23.61'	47.10'	N67°07'14"W	08°11'06"	C70	67.00'	36.94'	18.95'	36.47'	N21°09'48"W	31°35'16"
C31	330.00'	47.14'	23.61'	47.10'	N75°18'20"W	08°11'06"	C71	67.00'	36.57'	18.75'	36.12'	N52°35'35"W	31°16'18"
C32	330.00'	47.48'	23.78'	47.44'	N83°31'13"W	08°14'39"	C72	67.00'	37.79'	19.41'	37.29'	N84°23'12"W	32°18'57"
C33	330.00'	13.27'	6.63'	13.26'	N88°47'38"W	02°18'11"	C73	67.00'	37.67'	19.35'	37.18'	N63°20'49"E	32°13'00"
C34	30.00'	47.12'	30.00'	42.43'	N44°56'43"W	90°00'00"	C74	67.00'	35.35'	18.10'	34.94'	N32°07'21"E	30°13'56"
C35	30.00'	47.12'	30.00'	42.43'	N45°03'17"E	90°00'00"	C75	30.00'	59.61'	46.05'	50.27'	N73°55'33"E	113°50'20"
C36	30.00'	47.12'	30.00'	42.43'	N44°56'43"W	90°00'00"	C76	270.00'	19.84'	9.92'	19.83'	N47°03'00"W	04°12'33"
C37	70.00'	109.96'	70.00'	98.99'	N45°03'17"E	90°00'00"	C77	300.00'	235.62'	124.26'	229.61'	N67°33'17"E	45°00'00"
C38	130.00'	36.26'	18.25'	36.14'	N82°03'54"E	15°58'46"	C78	30.00'	40.14'	23.27'	37.21'	N38°23'00"E	76°39'27"
C39	30.00'	35.59'	20.23'	33.54'	N71°56'13"W	67°58'32"	C79	170.00'	35.29'	17.71'	35.23'	N82°39'36"E	11°53'43"
C40	30.00'	42.61'	25.79'	39.12'	N02°44'15"E	81°22'23"	C80	170.00'	12.56'	6.28'	12.55'	N19°27'33"W	47°35'4"

LINE TABLE

LINE	LENGTH	BEARING
L1	63.95'	N42°09'35"W
L2	19.97'	N00°03'17"E
L3	29.80'	N34°07'48"W
L4	60.00'	N89°56'43"W
L5	23.68'	N00°03'17"E
L6	60.00'	N13°17'16"W
L7	64.19'	N18°43'03"E
L8	62.00'	N74°23'43"E
L9	70.52'	N35°18'59"W
L10	87.23'	N26°44'18"E
L11	86.32'	N50°38'27"E
L12	43.45'	N70°20'11"E
L13	43.24'	N89°56'43"W
L14	71.65'	N21°34'30"W
L15	60.00'	N68°25'30"E
L16	39.27'	N44°56'43"W
L17	81.89'	N69°14'20"E
L18	24.26'	N89°56'43"W
L19	42.26'	N71°53'17"W
L20	47.69'	N44°56'43"W



REMAINDER  
 1,667,003.09 S.F.  
 38.2691 Ac.  
 8.1639 Ac. O.L. 36  
 30.1052 Ac. O.L. 37

PARCEL "F"  
 P.P.N. 07-00-037-000-277  
 SUGAR CHESTNUT, LLC  
 INS. 20050093258

PARCEL "E"  
 P.P.N. 07-00-037-000-276  
 SUGAR CHESTNUT, LLC  
 INS. 20050093257

P.P.N. 07-00-036-000-002

P.P.N. 11-00-090-000-042  
 SUGAR CHESTNUT, LLC  
 INS. 20050084083

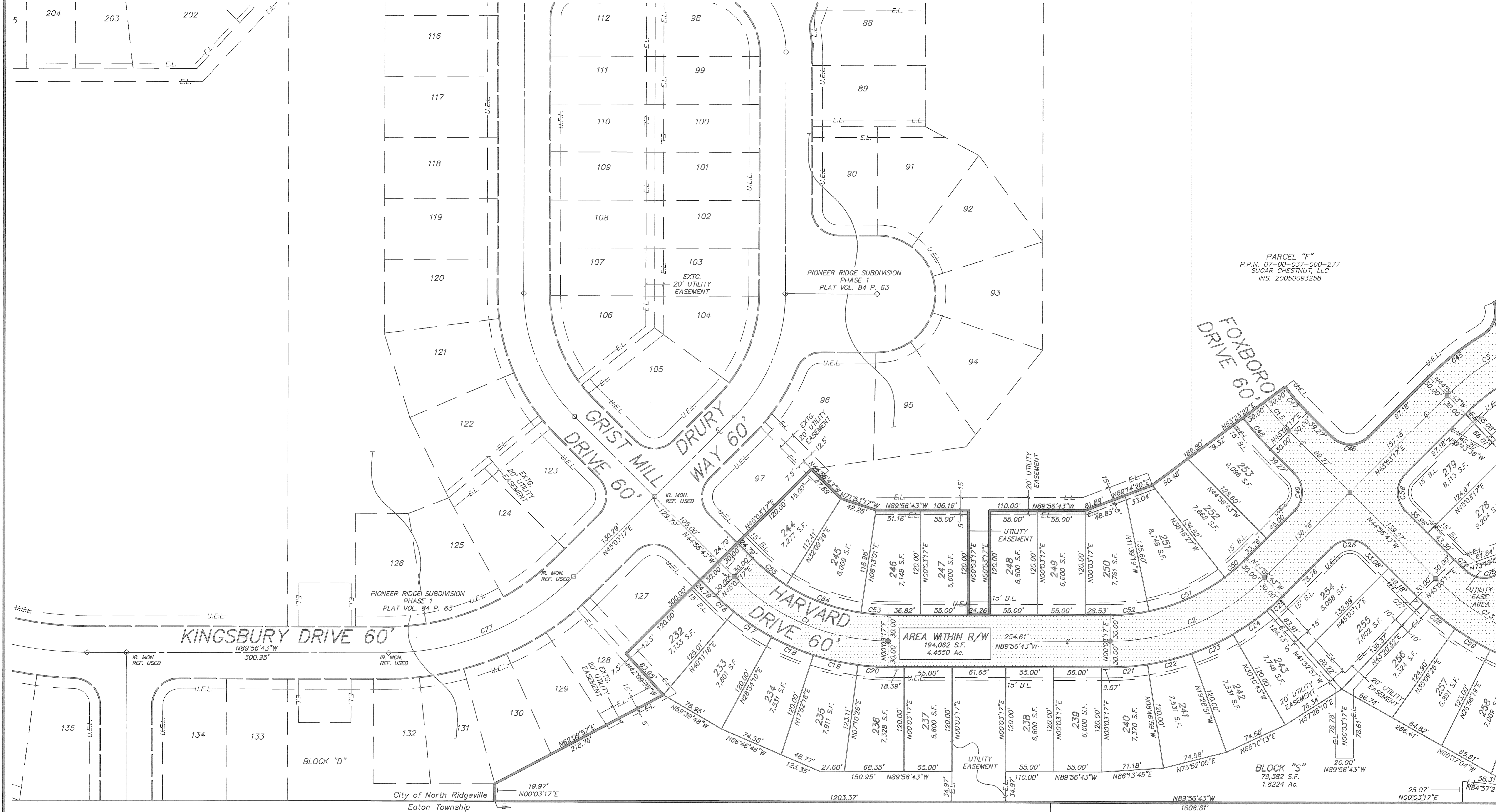
P.P.N. 11-00-071-000-105  
 SUGAR CHESTNUT, LLC  
 INS. 20050084083

TRANSFERRED  
 IN COMPLIANCE WITH S.C. 319.02  
 CHRO REV. CODE  
 JUL 5 2006  
 MARK R. STEWART  
 LORAIN COUNTY AUDITOR

GRAPHIC SCALE  
 0' 50' 100'

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

DATE	APP. 2005	2
FILE NO.	2873500-02	4



PARCEL "F"  
 P.P.N. 07-00-037-000-277  
 SUGAR CHESTNUT, LLC  
 INS. 20050093258

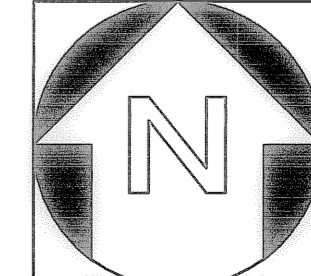
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 INS. 20050084083

P.P.N. 11-00-071-000-105  
 SUGAR CHESTNUT, LLC  
 INS. 20050084083

TRANSFERRED  
 IN COMPLIANCE WITH S.C. 319.02  
 OHIO REV. CODE

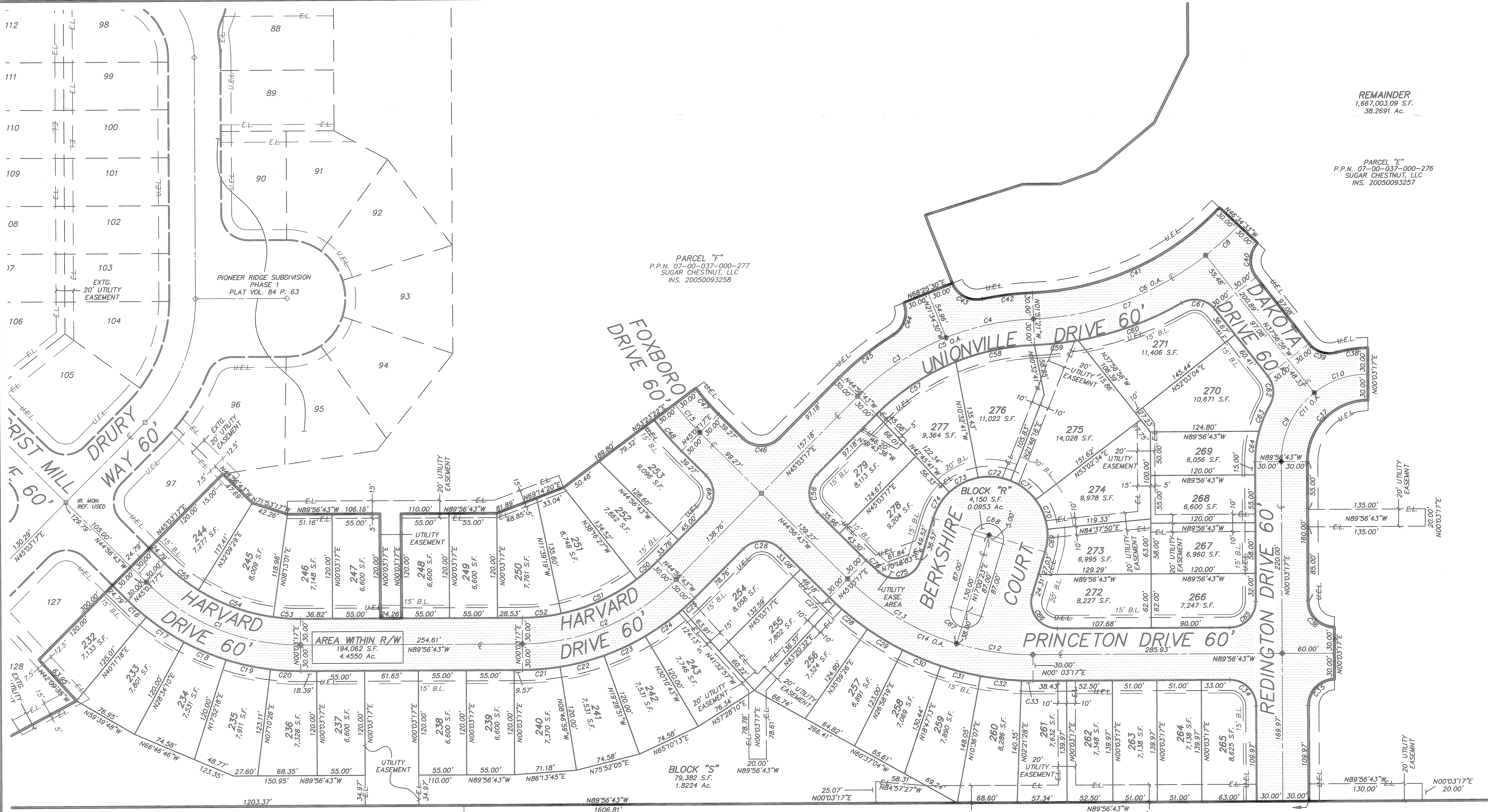
JUL 5 2006

MARK R. STEWART  
 LORAIN COUNTY AUDITOR



DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7978 HUS PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 842-1130 FAX: (216) 842-1132			
HORIZ. SCALE 1" = 50'	DATE APR., 2005	3	4
VERT. SCALE ---	ORDER NO. 2873500-03	2873-500	

16: 10/20/05 10:20:27-5001.dwg 10/20/2005-03.dwg 9/12/2005 1:07:08 PM 07



REMAINDER  
1,667,003.09 S.F.  
38.2691 Ac.

PARCEL "E"  
P.P.N. 07-00-037-000-276  
SUGAR CHESTNUT, LLC  
INS. 20050093257

PARCEL "F"  
P.P.N. 07-00-037-000-277  
SUGAR CHESTNUT, LLC  
INS. 20050093258

PIONEER RIDGE SUBDIVISION  
PHASE 1  
PLAT VOL. 84 P. 63

BLOCK "R"  
4,150 S.F.  
0.0953 Ac.

BLOCK "S"  
79,382 S.F.  
1.8224 Ac.

AREA WITHIN R/W  
194,062 S.F.  
4.4550 Ac.

P.P.N. 11-00-090-000-042  
SUGAR CHESTNUT, LLC  
INS. 20050084083

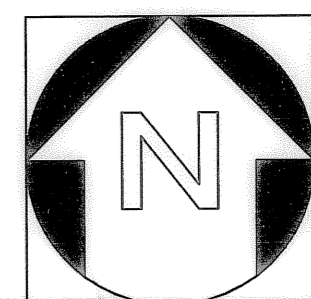
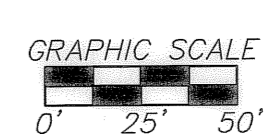
P.P.N. 11-00-071-000-105  
SUGAR CHESTNUT, LLC  
INS. 20050084083

NOTE:  
EASEMENT OVER BLOCK "R" IS HEREIN GRANTED  
TO THE CITY OF NORTH RIDGEMOUNTAIN FOR THE  
PURPOSES OF CONSTRUCTING AND MAINTAINING  
PUBLIC FACILITIES.

TRANSFERRED  
IN COMPLIANCE WITH S.C. 319.02  
OHIO REV. CODE  
JUL 5 2006  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

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

HORIZ. SCALE	1" = 50'	DATE	APR., 2005
VERT. SCALE	1" = 50'	ORDER NO.	2873500-04
		FILE NO.	2873-500



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