

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL LOT NUMBER 13, CONTAINING 34.3048 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO * AND DESCRIBED IN DEED RECORDED IN DEED BOOK PAGE **, RECORDER'S OFFICE, LORAIN COUNTY, OHIO.

THE UNDERSIGNED DANIEL J. NEFF HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "BUTTERNUT GROVE SUBDIVISION NO. 2", A SUBDIVISION OF LOTS 40 TO 97, 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, ETCETERAS 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 OTHER 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 THE 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..

13th IN WITNESS THEREOF THE UNDERSIGNED HAS HEREUNTO SET HIS HAND THIS DAY OF July, 2006.

BY BUTTERNUT GROVE PARTNERS, LTD.

By Daniel J. Neff
 DANIEL J. NEFF
 VICE PRESIDENT

IN THE PRESENCE OF

Edward L. Keaton
 PRINT NAME Edward L. Keaton

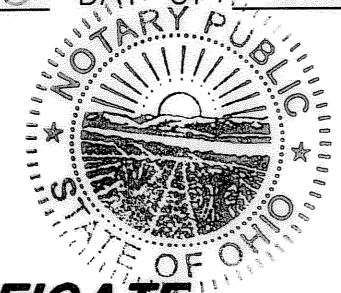
Jennifer K. Brewster
 PRINT NAME Jennifer K. Brewster

SURVEYED AND PLATTED BY: NEFF & ASSOCIATES

NOTARY PUBLIC

COUNTY OF LORAIN }SS

STATE OF OHIO
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID FOR COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED DANIEL J. NEFF, VICE PRESIDENT, BUTTERNUT GROVE PARTNERS, LTD. WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 13th DAY OF July, 2006.



Jennifer K. Brewster
 NOTARY PUBLIC
 MY COMM. EXPIRES: Sept. 18, 2010

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED BUTTERNUT GROVE SUBDIVISION - PHASE 2, AS SHOWN HEREON AND CONTAINING 34.3048 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP, LOT 13, IN THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

AREA IN 58 SUBLOTS 25.5420 ACRES
 AREA IN PROPOSED RIGHT-OF-WAY 4.8896 ACRES
 AREA IN EXISTING ISLAND ROAD RIGHT-OF-WAY 0.2715 ACRES
 AREA IN BLOCK "G" 0.0945 ACRES
 AREA IN OPEN SPACE (BLOCKS "F", "H" AND "I") 3.5072 ACRES

TOTAL AREA IN SUBDIVISION 34.3048 ACRES

BY: Thomas J. Neff
 THOMAS J. NEFF
 REGISTERED SURVEYOR NO. 7065-OHIO
 DATE: 07-13-06

**PLAT OF SUBDIVISION FOR
 BUTTERNUT GROVE
 SUBDIVISION NO. 2**

CREATING S/L 40 THRU 97 & BLOCKS F, G, H, & I

**BEING A RESUBDIVISION OF ALL OF BLOCK "E"
 IN THE BUTTERNUT GROVE SUBDIVISION NO. 1**

PLAT VOLUME 63 PAGES 43-46 L.C.P.R.

AND PART OF ORIGINAL RIDGEVILLE TOWNSHIP, LOT NO. 13

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

TOTAL AREA: 34.3048 AC.

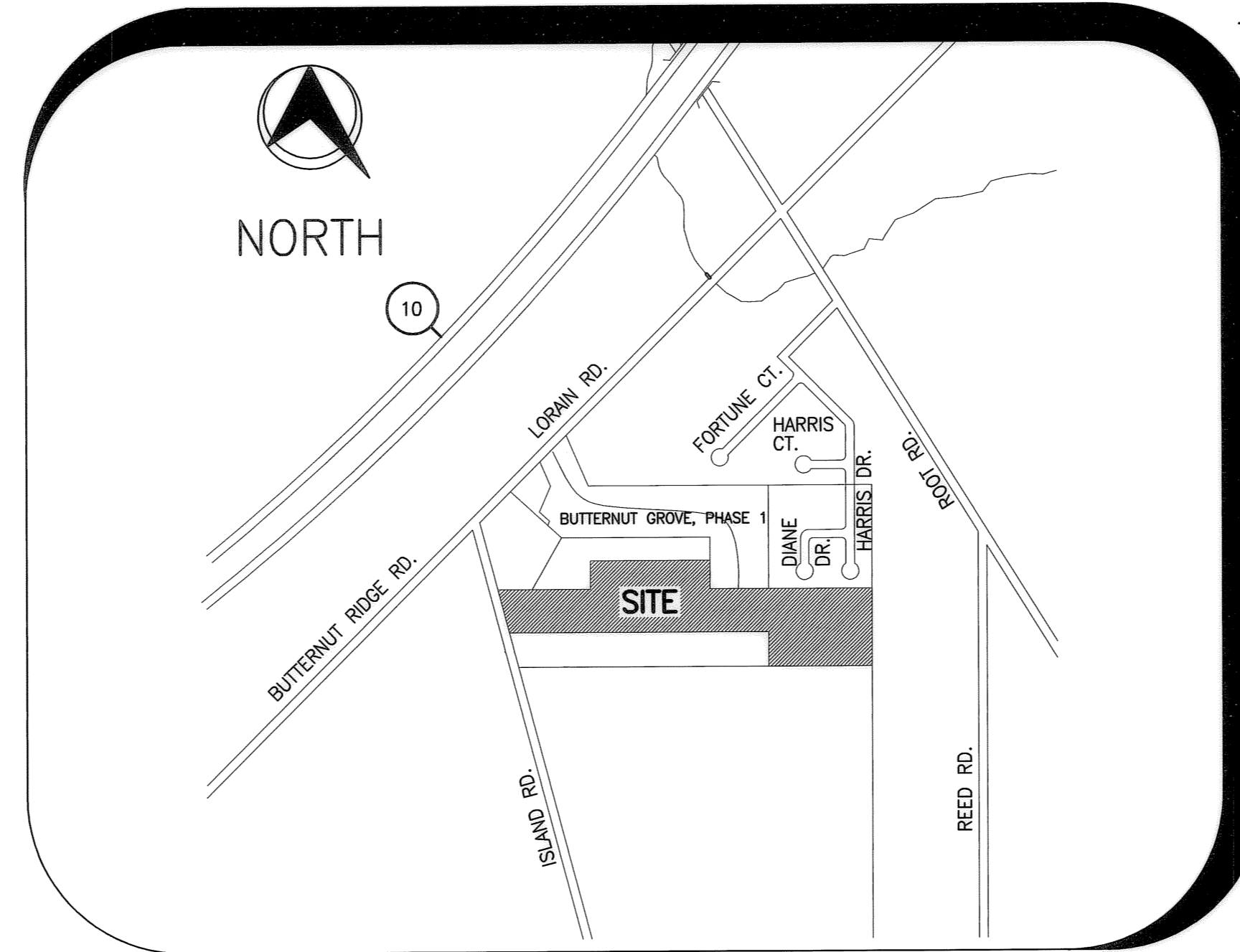
AREA IN SUBLOTS: 25.5420 AC.

EXISTING ISLAND ROAD RIGHT-OF-WAY AREA: 0.2715 AC.

PROPOSED RIGHT-OF-WAY AREA: 4.8896 AC.

AREA BLOCK G) 0.0945 AC.

AREA IN OPEN SPACE BLOCKS (F, H, & I) 3.5072 AC.



**VICINITY MAP
 NOT TO SCALE**

12' UTILITY EASEMENT * VERIZON

THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS, COMCAST, ALLTEL, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH THE PARCELS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND ELECTRIC, GAS, AND COMMUNICATION CABLES, DUCT, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW SURFACE 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 LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE (I) THE RIGHT WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPING LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATION FACILITIES, (II) THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES AND (III) THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT- OF-WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

GRANTED BY BUTTERNUT GROVE PARTNERS, LTD
 THIS 13th DAY OF July, 2006.

Daniel J. Neff
 DANIEL J. NEFF, VICE PRESIDENT

ACCEPTED BY OHIO EDISON
 THIS 13th DAY OF July, 2006.
 BY: Robert Selent
 PRINT NAME: Robert Selent

ACCEPTED BY COLUMBIA GAS
 THIS DAY OF 13th July, 2006.
 BY: Dan Suren
 PRINT NAME: DAN SUREN

ACCEPTED BY COMCAST
 THIS 14th DAY OF July, 2006.
 BY: Bob Van Fleet
 PRINT NAME: BOB VAN FLEET

ACCEPTED BY VERIZON
 THIS 14th DAY OF July, 2006.
 BY: Deborah Hargrove Jar
 PRINT NAME: DEBORAH HARGROVE JAR

LEGEND

- ⊙ ⊕ CAPPED IRON PIN (SEE NOTE TO RIGHT)
- ⊕ MONUMENT BOX AND PIN (TO BE SET AFTER STREET CONSTRUCTION)
- ⊙ IRON PIN FOUND

NOTE:

- ⊙ Indicates 5/8" Iron Pin w/cap marked NEFF & ASSOC.-7065 Set or to be set.
- ⊕ Indicates Iron Pin w/cap to be set at time of lot transfer by record surveyor

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT National City Bank MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF BUTTERNUT GROVE SUBDIVISION PHASE 2 AS SHOWN HEREON, AND PRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

Susan A. Valente
 WITNESS

WITNESS

MORTGAGEE: Brett R. Davis

BY: Brett R. Davis, VP (TITLE)

MORTGAGEE:

BY: (TITLE)

NOTARY PUBLIC

COUNTY OF LORAIN }SS

STATE OF OHIO
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID FOR COUNTY AND STATE, DID PERSONALLY APPEAR Brett R. Davis, Vice President WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 10th DAY OF July, 2006.

Susan A. Valente
 NOTARY PUBLIC

MY COMM. EXPIRES: 3/18/2010

APPROVALS:

WITHIN THE CITY OF NORTH RIDGEVILLE

APPROVED THIS 31st DAY OF July, 2006

Guy M. Jarida
 SECRETARY OF PLANNING COMMISSION or Other Responsible Party

APPROVED THIS 31st DAY OF July, 2006

David Lillok
 MAYOR

APPROVED THIS 31st DAY OF July, 2006

Larry Griffith
 CITY ENGINEER

TRANSFERRED THIS ___ DAY OF ___ 20___ LORAIN COUNTY AUDITOR

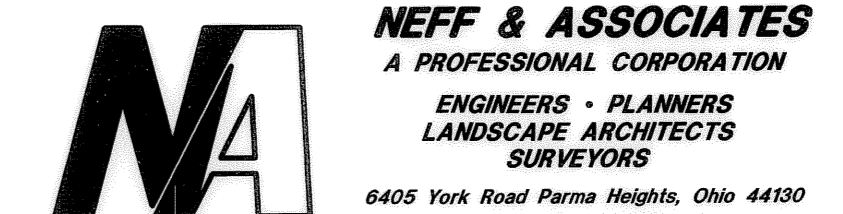
FILED FOR RECORD THIS ___ DAY OF ___ 20___ AT ___ M.

RECORDED THIS ___ DAY OF ___ 20___ IN PLAT VOLUME ___

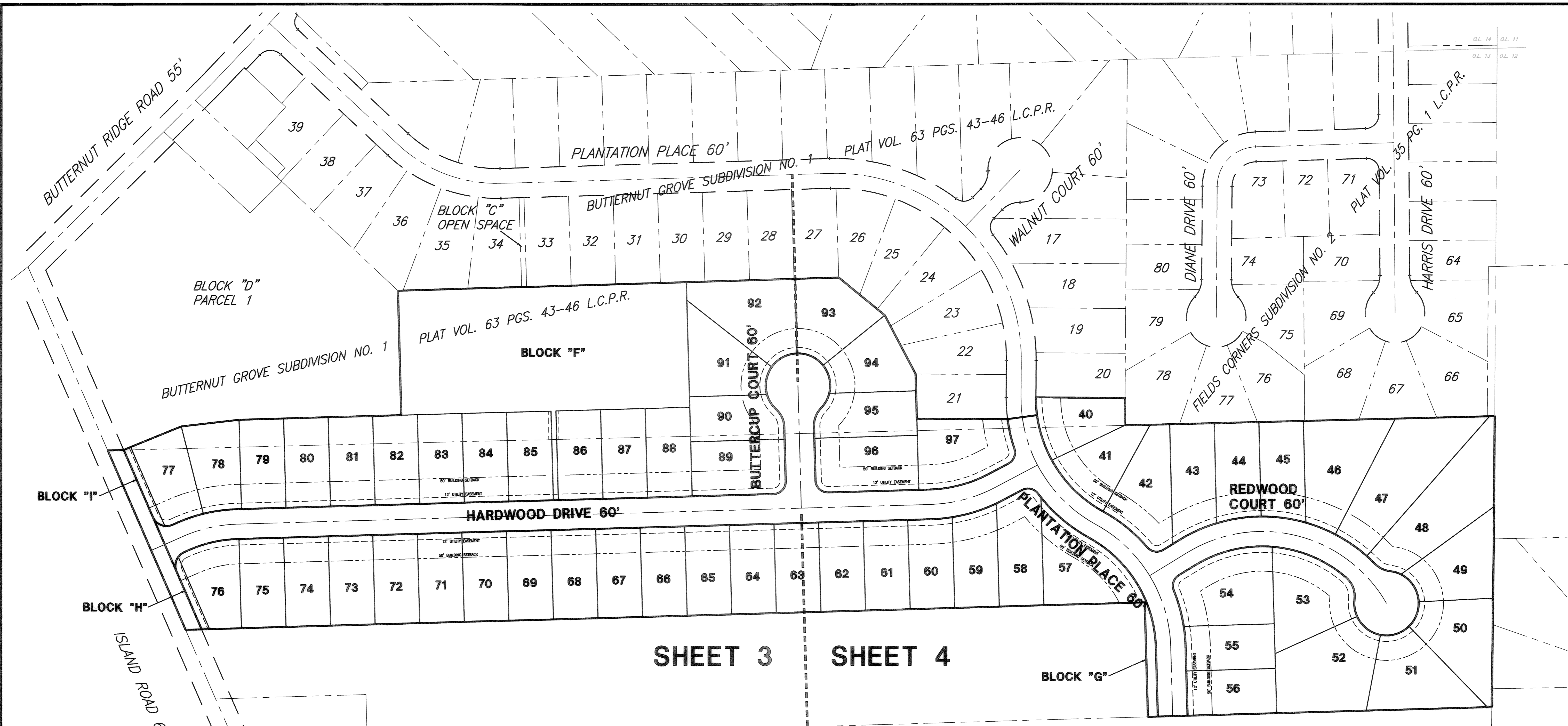
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 IN COMPLIANCE WITH SEC. 319-02
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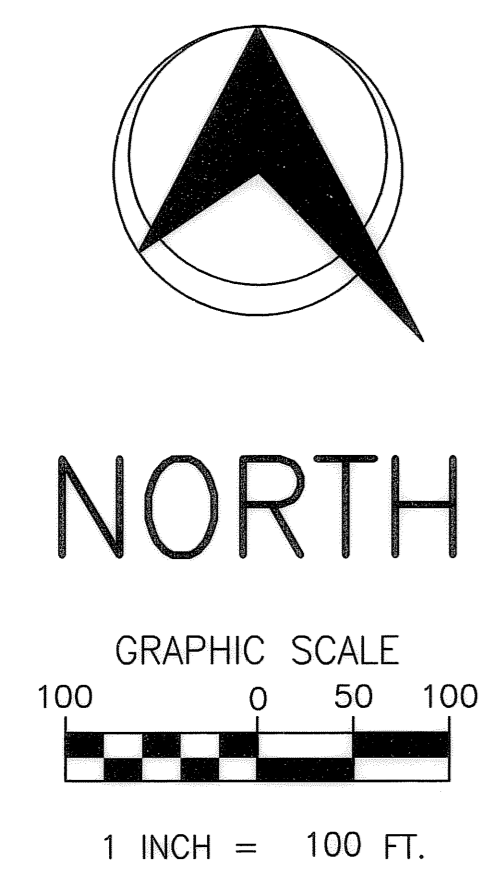
MARK R. STEWART
 LORAIN COUNTY AUDITOR



NEFF & ASSOCIATES
 A PROFESSIONAL CORPORATION
 ENGINEERS • PLANNERS
 LANDSCAPE ARCHITECTS
 SURVEYORS
 6405 York Road Parma Heights, Ohio 44130
 (440) 884-3100 FAX (440) 884-6443



SHEET 3 SHEET 4



CURVE TABLE						
CURVE	RADIUS	TANGENT	LENGTH	CHORD	BEARING	DELTA
40-1	260.00'	67.61'	132.29'	130.87'	N14°13'33"W	29°09'13"
41-1	260.00'	76.18'	148.21'	146.21'	N45°07'58"W	32°39'37"
42-1	320.00'	58.58'	115.87'	115.24'	N51°05'22"W	20°44'49"
42-2	25.00'	21.29'	35.27'	32.41'	N81°07'46"W	80°49'36"
43-1	320.00'	41.64'	82.82'	82.59'	N65°52'18"E	14°49'44"
44-1	320.00'	45.81'	91.00'	90.70'	N81°26'00"E	16°17'40"
45-1	320.00'	46.06'	91.49'	91.18'	N82°13'44"W	16°22'53"
46-1	320.00'	32.10'	63.98'	63.87'	N68°18'38"W	11°27'20"
47-1	320.00'	38.92'	77.46'	77.27'	N55°38'54"W	13°52'07"
48-1	320.00'	11.57'	23.14'	23.13'	N46°38'34"W	04°08'34"
48-2	50.00'	17.76'	34.14'	33.48'	N64°07'49"W	39°07'04"
48-3	65.00'	11.59'	22.93'	22.82'	N73°34'52"W	20°12'57"
49-1	65.00'	38.13'	68.96'	65.77'	N33°04'48"W	60°47'13"
50-1	65.00'	29.24'	54.95'	53.33'	N21°31'53"E	48°26'08"
51-1	65.00'	33.82'	62.36'	60.00'	N73°14'08"E	54°58'22"
52-1	65.00'	33.82'	62.36'	60.00'	N51°47'30"W	54°58'22"
53-1	65.00'	18.20'	35.49'	35.05'	N08°39'45"W	31°17'07"
53-2	50.00'	26.77'	49.16'	47.20'	N21°11'13"W	56°20'03"
53-3	260.00'	85.16'	164.58'	161.85'	N67°29'19"W	36°16'10"
54-1	260.00'	84.28'	163.00'	160.34'	N76°25'01"E	35°55'10"
54-2	25.00'	21.29'	35.27'	32.41'	N18°02'38"E	80°49'36"
54-3	320.00'	37.71'	75.08'	74.91'	N15°38'52"W	13°26'37"
55-1	320.00'	20.42'	40.79'	40.76'	N05°16'27"W	07°18'12"
57-1	260.00'	93.01'	178.64'	175.14'	N41°46'48"W	39°21'56"
57-2	320.00'	64.28'	126.86'	126.04'	N50°06'19"W	22°42'54"
58-1	320.00'	5.08'	10.17'	10.17'	N37°50'16"W	01°49'13"
58-2	25.00'	21.29'	35.27'	32.41'	N77°20'28"W	80°49'36"
58-3	330.00'	6.62'	13.25'	13.25'	N63°23'44"E	02°18'01"
59-1	330.00'	47.22'	93.80'	93.48'	N72°41'18"E	16°17'07"

CURVE TABLE						
CURVE	RADIUS	TANGENT	LENGTH	CHORD	BEARING	DELTA
60-1	330.00'	21.75'	43.44'	43.40'	N84°36'06"E	07°32'29"
76-1	260.00'	50.38'	99.53'	98.93'	N77°24'19"E	21°56'03"
76-2	30.00'	8.04'	15.71'	15.53'	N51°26'17"E	30°00'00"
77-1	30.00'	8.04'	15.71'	15.53'	N81°26'17"E	30°00'00"
77-2	320.00'	27.29'	54.45'	54.38'	N71°18'45"E	09°44'56"
78-1	320.00'	34.16'	68.06'	67.93'	N82°16'47"E	12°11'07"
89-1	25.00'	25.00'	39.27'	35.36'	N43°22'20"E	90°00'00"
90-1	50.00'	21.18'	40.07'	39.01'	N24°35'17"W	45°55'15"
90-2	65.00'	18.36'	35.79'	35.34'	N31°46'25"W	31°33'00"
91-1	65.00'	31.29'	58.33'	56.39'	N09°42'37"E	51°25'05"
92-1	65.00'	32.37'	60.07'	57.96'	N61°53'45"E	52°57'11"
93-1	65.00'	32.15'	59.72'	57.64'	N65°18'26"W	52°38'28"
94-1	65.00'	32.15'	59.72'	57.64'	N12°39'57"W	52°38'30"
95-1	65.00'	17.81'	34.76'	34.35'	N28°58'27"E	30°38'17"
95-2	50.00'	21.18'	40.07'	39.01'	N21°19'58"E	45°55'15"
96-1	25.00'	25.00'	39.27'	35.36'	N46°37'40"W	90°00'00"
97-1	270.00'	62.65'	123.12'	122.06'	N75°18'32"E	26°07'36"
97-2	25.00'	21.29'	35.27'	32.41'	N21°49'56"E	80°49'36"
97-3	320.00'	30.83'	61.47'	61.38'	N13°04'41"W	11°00'23"
G-1	260.00'	46.96'	92.91'	92.42'	N11°51'36"W	20°28'29"
H-1	30.00'	17.32'	31.42'	30.00'	N06°26'17"E	60°00'00"
I-1	30.00'	17.32'	31.42'	30.00'	N53°33'43"W	60°00'00"
CL-1	290.00'	51.60'	102.14'	101.61'	N17°39'53"W	20°10'47"
CL-2	290.00'	87.86'	170.61'	168.16'	N44°36'31"W	33°42'31"
CL-3	290.00'	77.49'	151.44'	149.72'	N46°30'10"W	29°55'12"
CL-4	290.00'	77.49'	151.44'	149.72'	N16°34'58"W	29°55'12"
CL-5	290.00'	297.49'	462.92'	415.31'	N75°48'46"W	91°27'36"
CL-6	300.00'	69.61'	136.80'	135.62'	N75°18'32"E	26°07'36"
CL-7	290.00'	56.20'	111.02'	110.34'	N77°24'19"E	21°56'03"

SCALE 1"=100'	DRAWN BY F. JT	DATE MAY 2005	REV NO.	DATE	DESCRIPTION
117518	117518	117518-sp2-rev1	1	MAY 2005	BUTTERNUT GROVE SUBDIVISION FINAL PLAT - NO. 2
BUTTERNUT GROVE SUBDIVISION FINAL PLAT - NO. 2 CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO					
SHEET NO. 2 OF 4					

BUTTERNUT RIDGE ROAD 55'
(FORMERLY S.R. 10)

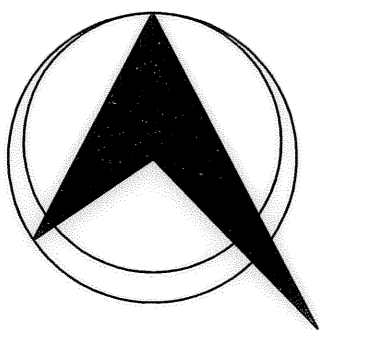
**BLOCK "D"
PARCEL 1**

**BLOCK "C"
OPEN SPACE**

**BLOCK "F"
OPEN SPACE**

**BLOCK "I"
OPEN SPACE**

**BLOCK "H"
OPEN SPACE**



NORTH



1 INCH = 50 FT.

P.P. No. 07-00-013-000-135
James G. Leonard
O.R. Vol. 442 Pg. 738 L.C.D.R.

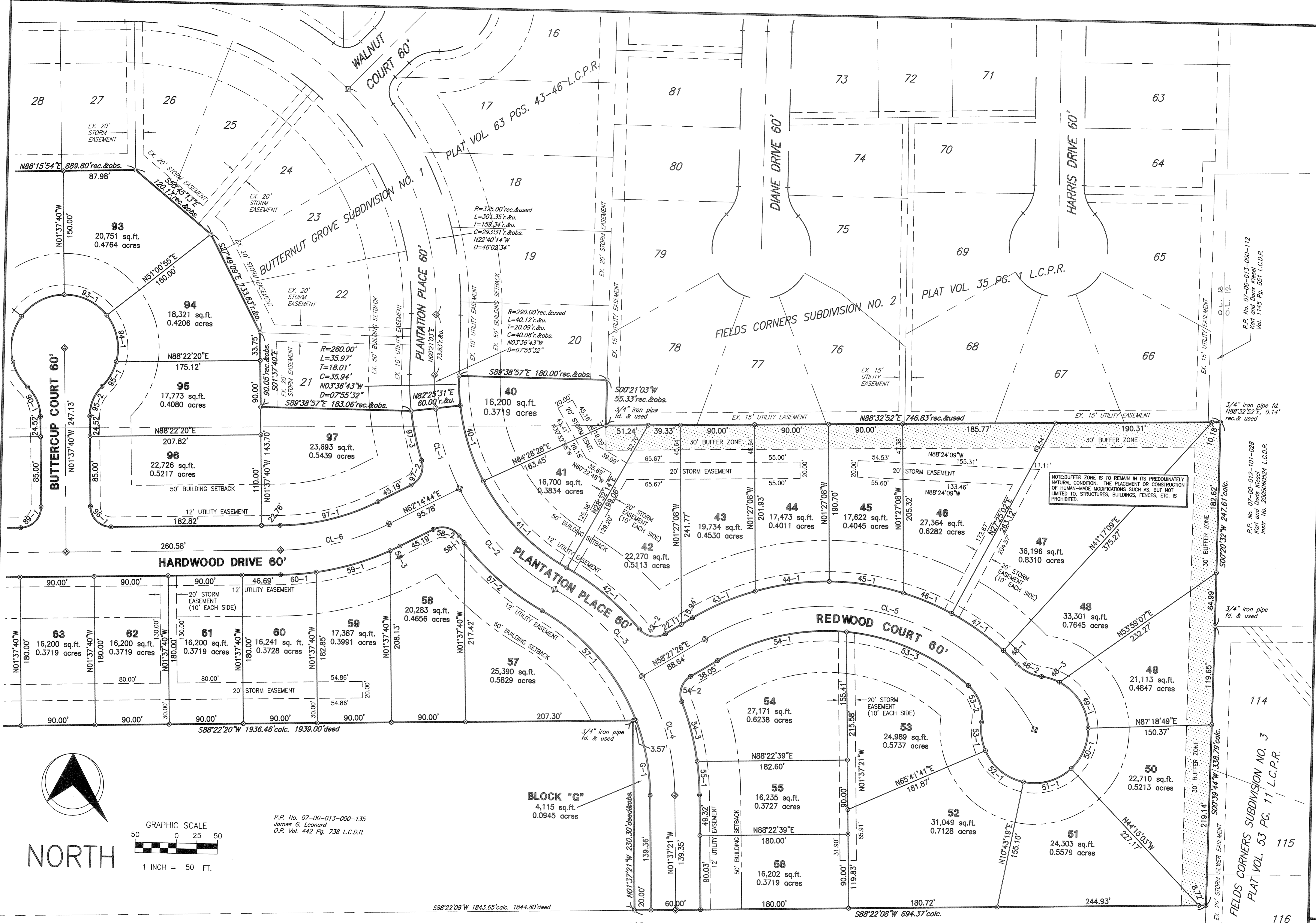
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NEFF & ASSOCIATES
A PROFESSIONAL CORPORATION
ENGINEERS, ARCHITECTS
LANDSCAPE ARCHITECTS
SURVEYORS

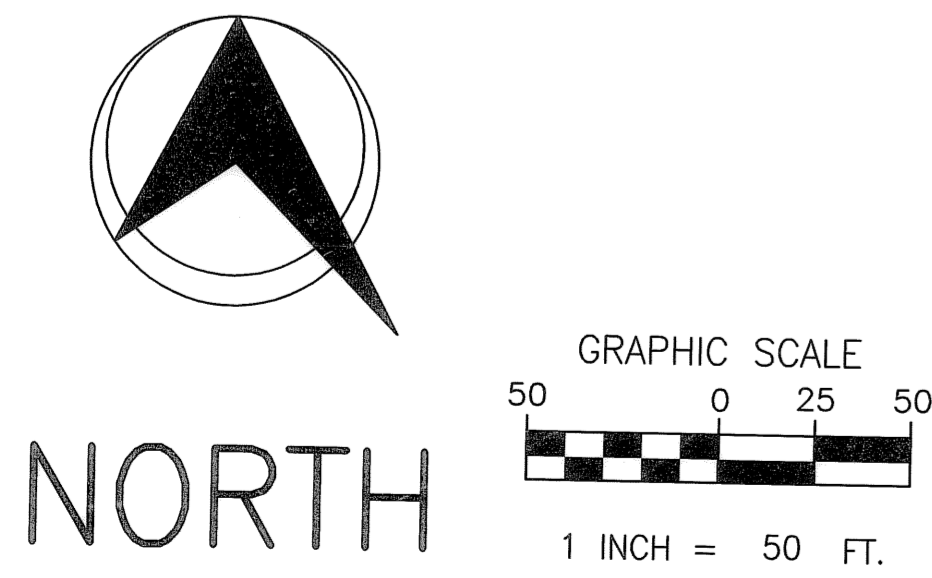
6420 York Road Parma Heights, Ohio 44130
4407 860-5100 FAX: 4407 860-6440

**BUTTERNUT GROVE SUBDIVISION
FINAL PLAT - NO. 2**

CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO



NOTE-BUFFER ZONE IS TO REMAIN IN ITS PREDOMINATELY NATURAL CONDITION. THE PLACEMENT OR CONSTRUCTION OF HUMAN-MADE MODIFICATIONS SUCH AS, BUT NOT LIMITED TO, STRUCTURES, BUILDINGS, FENCES, ETC. IS PROHIBITED.



P.P. No. 07-00-013-000-135
James G. Leonard
O.R. Vol. 442 Pg. 738 L.C.D.R.

BLOCK "G"
4,115 sq.ft.
0.0945 acres

P.P. No. 07-00-013-000-078
Margaret E. Hopata and George D. Grosik
Instr. No. 20020879001 L.C.D.R.

P.P. No. 07-00-013-000-112
Karl and Doris Kiesel
Vol. 1145 Pg. 551 L.C.D.R.

P.P. No. 07-00-012-101-028
Karl and Doris Kiesel
Instr. No. 200606824 L.C.D.R.

P.P. No. 07-00-012-101-028
Karl and Doris Kiesel
Instr. No. 200606824 L.C.D.R.

JOB NO.	11751B	SCALE	1"=50'
DRAWN BY	FJT	CHECKED BY	
DATE	MAY, 2005	DATE	
REV NO.		DATE	
DESCRIPTION			

MEFF & ASSOCIATES A PROFESSIONAL CORPORATION ENGINEERS - PLANNERS LANDSCAPE ARCHITECTS SURVEYORS	
6425 York Road Farmington, Ohio 44320 (440) 884-3300 FAX: (440) 884-8443	

BUTTERNUT GROVE SUBDIVISION FINAL PLAT - NO. 2 CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO	
SHEET NO.	4 OF 4