

UNDERGROUND UTILITY EASEMENT

I, MELVA TOLBERT, SECRETARY OF NEW RIVERBEND HOMES CORP, MANAGING MEMBER OF NEW RIVERBEND HOMES, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO OHIO EDISON, ALLTEL, COLUMBIA GAS, COMCAST, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATIONS SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH 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. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

Melva Tolbert 8/2/06
MELVA TOLBERT, SECRETARY DATE

Mattie Stile 8/3/06
OHIO EDISON DATE

Ryan L. Howe 08-03-06
ALLTEL DATE

Dan Surr 8/7/06
COLUMBIA GAS DATE

Z.P.D. 08-03-06
COMCAST DATE

EXECUTED BEFORE ME BY NEW RIVERBEND HOMES CORP, BY ITS SECRETARY, MELVA TOLBERT, OWNER OF THE LANDS SHOWN HEREON, THIS 2nd DAY OF AUGUST, 2006.

WHO, UNDER PENALTY OF PERJURY IN VIOLATION OF SECTION 2921.11 OF THE OHIO REVISED CODE, REPRESENTED TO ME BY SAID PERSON.

Patricia J. Marguis
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-11-08

STORM SEWER EASEMENT

I, MELVA TOLBERT, SECRETARY OF NEW RIVERBEND HOMES CORP, MANAGING MEMBER OF NEW RIVERBEND HOMES, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE CITY OF ELYRIA, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE) A STORM SEWER EASEMENT, 52 FEET WIDE, AS SHOWN HEREON TO CONSTRUCT, MAINTAIN, REPAIR AND UTILIZE STORM SEWER.

Melva Tolbert 8/2/06
MELVA TOLBERT, SECRETARY DATE

John Hart 8-25-06
CITY OF ELYRIA DATE

EXECUTED BEFORE ME BY NEW RIVERBEND HOMES CORP, BY ITS SECRETARY, MELVA TOLBERT, OWNER OF THE LANDS SHOWN HEREON, THIS 2nd DAY OF AUGUST, 2006.

WHO, UNDER PENALTY OF PERJURY IN VIOLATION OF SECTION 2921.11 OF THE OHIO REVISED CODE, REPRESENTED TO ME BY SAID PERSON.

Patricia J. Marguis
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-11-08

I, TODD SOMMER, PRESIDENT OF SOMMER REALTY COMPANY, OWNER OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE CITY OF ELYRIA, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE) A STORM SEWER EASEMENT, WIDTH VARIES, AS SHOWN HEREON TO CONSTRUCT, MAINTAIN, REPAIR AND UTILIZE STORM SEWER.

Todd Sommer 8/23/06
TODD SOMMER, PRESIDENT DATE

John Hart 8-25-06
CITY OF ELYRIA DATE

EXECUTED BEFORE ME BY SOMMER REALTY COMPANY, BY ITS PRESIDENT, TODD SOMMER, OWNER OF THE LANDS SHOWN HEREON, THIS 23rd DAY OF AUGUST, 2006.

WHO, UNDER PENALTY OF PERJURY IN VIOLATION OF SECTION 2921.11 OF THE OHIO REVISED CODE, REPRESENTED TO ME BY SAID PERSON.

Y. J. Paul
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-25-2007

NEW RIVERBEND SUBDIVISION No. 2

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN,
STATE OF OHIO AND BEING PART OF ORIGINAL ELYRIA
TOWNSHIP LOT No's 112, 113, 114 & 115
ALSO BEING A RESUBDIVISION OF BLOCK 'D' OF NEW RIVERBEND SUBDIVISION
No. 1 AS RECORDED IN VOLUME 88, PAGE 64 OF LORAIN COUNTY MAPS.



LOCATION MAP

THE NEW RIVERBEND SUBDIVISION 1 PLAT IS RECORDED IN VOLUME P0088, PAGE 64, OF LORAIN COUNTY MAP RECORDS.

RIGHT OF WAY DEDICATION

I THE UNDERSIGNED, MELVA TOLBERT, SECY OF NEW RIVERBEND HOMES CORP, MANAGING MEMBER OF NEW RIVERBEND HOMES L.L.C., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON DO HEREBY DEDICATE TO PUBLIC USE THE AREA SHOWN HEREON IN SOLID SHADING AND DESIGNATED AS GRANDSTAND LANE, 60 FEET WIDE, AND SOMMER WAY, 52 FEET WIDE, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST INDIVIDUALLY AND AS MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY.

NEW RIVERBEND HOMES, L.L.C.
BY: Melva Tolbert, SECRETARY

EXECUTED BEFORE ME BY NEW RIVERBEND HOMES CORP, BY ITS SECRETARY, MELVA TOLBERT, OWNER OF THE LANDS SHOWN HEREON, THIS 1st DAY OF SEPTEMBER, 2006.

WHO UNDER PENALTY OF PERJURY IN VIOLATION OF SECTION 2921.11 OF THE OHIO REVISED CODE, REPRESENTED TO ME BY SAID PERSON.

Patricia J. Marguis
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/11/2008

THIS SUBDIVISION PLAT HAS BEEN APPROVED AND THE DEDICATION OF GRANDSTAND LANE AND SOMMER WAY, AS SHOWN HEREON SHADED, HAS BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF ELYRIA OHIO, BY ORDINANCE NO. 2006-87 THIS 15th DAY OF JULY, 2006.

William J. Walker 8-20-06
CLERK OF COUNCIL DATE

SUBDIVISION No. 2 AREA TABULATION:

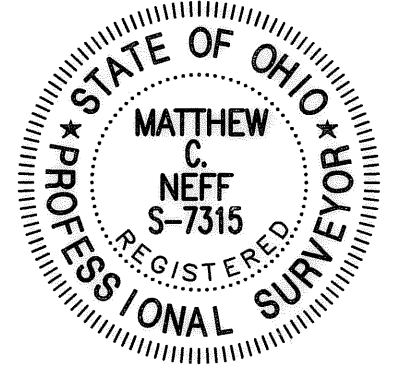
| | | |
|-----------------------------|---------------|---------------|
| 06-24-113-000-005 | 7,500.00 SF | 0.1722 ACRES |
| 06-24-113-000-007 | 3,750.00 SF | 0.0861 ACRES |
| SUBDIVISION No. 1 BLOCK "D" | 447,067.20 SF | 10.2632 ACRES |
| | 458,317.20 SF | 10.5215 ACRES |
| SUBLOTS 25 THROUGH 37 | 75,770.05 SF | 1.7394 ACRES |
| RIGHT OF WAY | 53,800.50 SF | 1.2351 ACRES |
| BLOCK "E" | 328,746.65 SF | 7.5470 ACRES |
| TOTAL: | 458,317.20 SF | 10.5215 ACRES |

SURVEYOR CERTIFICATION

I, HEREBY STATE THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON.

ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY.

Matthew C. Neff
MATTHEW C. NEFF
PROFESSIONAL SURVEYOR #7315
FEBRUARY 27, 2006



ACCEPTANCE

I THE UNDERSIGNED, MELVA TOLBERT, SECRETARY OF NEW RIVERBEND HOMES CORP, MANAGING MEMBER OF NEW RIVERBEND HOMES, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION PLAT OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST INDIVIDUALLY AND AS MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY.

NEW RIVERBEND HOMES L.L.C.
BY: Melva Tolbert, SECRETARY

EXECUTED BEFORE ME, BY NEW RIVERBEND HOMES CORP, BY ITS SECRETARY, MELVA TOLBERT, OWNER OF THE LANDS SHOWN HEREON, THIS 2nd DAY OF AUGUST, 2006.

WHO, UNDER PENALTY OF PERJURY IN VIOLATION OF SECTION 2921.11 OF THE OHIO REVISED CODE, REPRESENTED TO ME BY SAID PERSON.

Patricia J. Marguis
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-11-08

APPROVALS

THIS SUBDIVISION PLAT IS APPROVED BY THE ENGINEER OF THE CITY OF ELYRIA, OHIO THIS 24th DAY OF AUGUST, 2006.

John Hart 8-24-06
ENGINEER DATE

THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ELYRIA, OHIO, BY RESOLUTION ADOPTED THIS 6th DAY OF JULY, 2006.

William J. Walker 8-25-06
CHAIRMAN DATE

Deanna J. Jurek 8-25-06
SECRETARY DATE

THIS SUBDIVISION PLAT HAS BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF ELYRIA, OHIO, BY ORDINANCE NO. 2006-87 THIS 15th DAY OF JULY, 2006.

William J. Walker 08/23/06
CLERK OF COUNCIL DATE

TRANSFERRED
OCT 03 2006
MARK R. STEWART
LORAIN COUNTY AUDITOR

NEW RIVERBEND SUBDIVISION No. 2
SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO AND BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NOS. 112, 113 AND 114.

PLANNERS | ENGINEERS | SURVEYORS

mNEFF design group
DESIGNING LAND FOR YOUR WORLD

5422 East 96th Street, Suite 120 • Cleveland OH 44125
tel: 216.663.8820 • fax: 216.663.8821

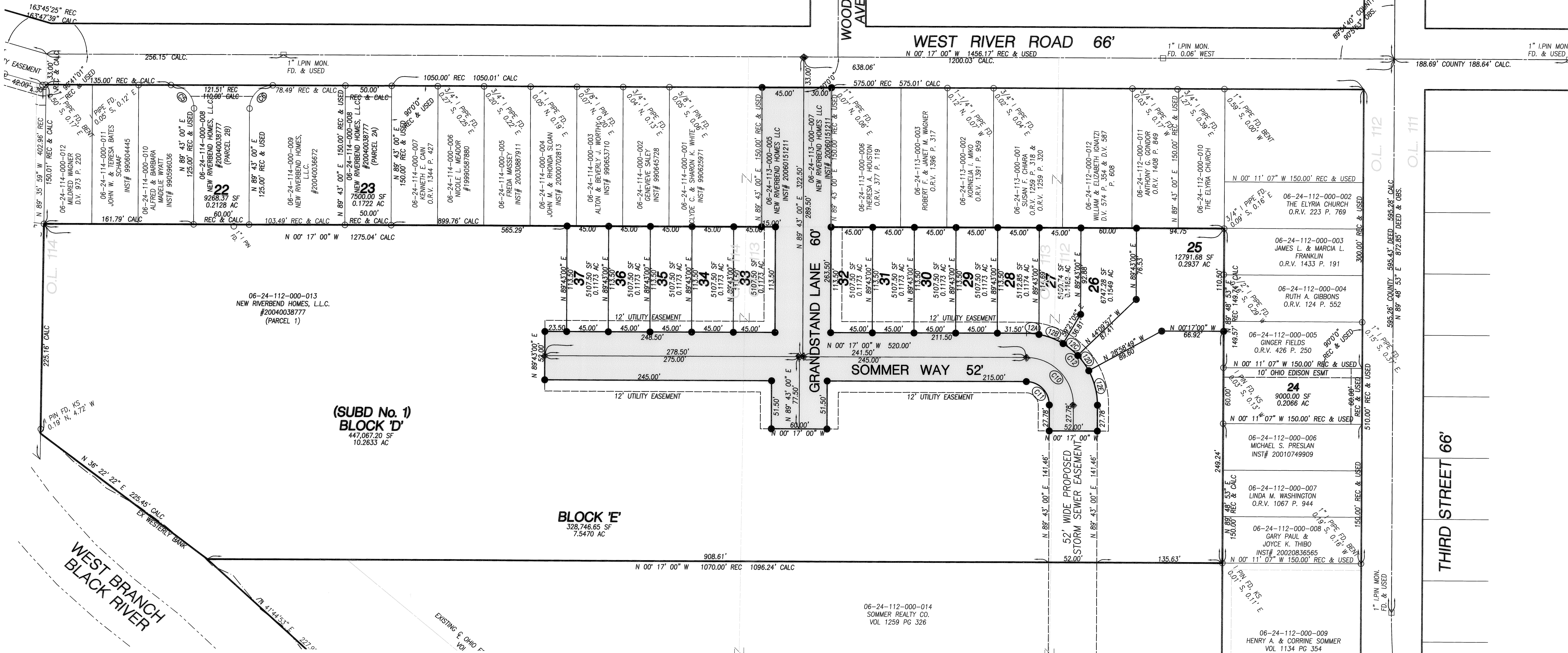
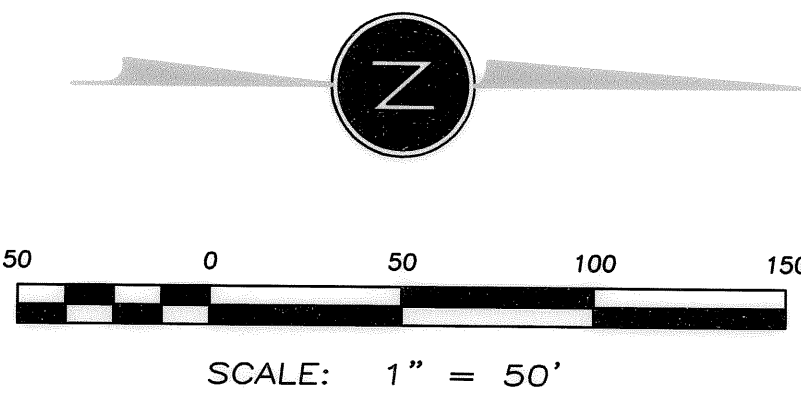
Scale: - Last Plot Date: Jul 27, 2006
Checked By: DLN
Project Number: 7181 Field Crew: FS & ET
Sheet: 1 of 3

ABBREVIATIONS

- Dd. - DEED
- MSD. - MEASURED
- ACT. - ACTUAL
- CALC. - CALCULATED
- OBS. - OBSERVED
- TD. - TURNED
- FD. - FOUND
- ENCR. - ENCROACHES
- CLRS. - CLEARS
- SUBJ. - SUBJECT
- CONT. - CONTIGUOUS

- DENOTES 5/8" IRON PIN SET WITH "NEFF 7315" CAP (UNLESS OTHERWISE NOTED)

- ◆ MONUMENT SET



**(SUBD No. 1)
BLOCK 'D'**
447,067.20 SF
10.2633 AC

BLOCK 'E'
328,746.65 SF
7.5470 AC

CURVE DATA:

- | | | | |
|--|--|---|--|
| <p>Ⓒ10 R=51.00' Δ= 90°00'00" T=51.00' A=80.11' C=72.12' N 44° 43' 00" E</p> | <p>Ⓒ11 R=25.00' Δ= 90°00'00" T=25.00' A=39.27' C=108.99' N 44° 43' 00" E</p> | <p>Ⓒ12 R=77.00' Δ= 90°00'00" T=77.00' A=120.95' C=108.99' N 44° 43' 00" E</p> | <p>Ⓒ12A R=77.00' Δ= 10°05'53" T=6.80' A=13.57' C=13.55' N 04° 45' 56" E</p> |
| <p>Ⓒ12B R=77.00' Δ= 20°50'02" T=14.16' A=28.00' C=27.84' N 20° 13' 54" E</p> | <p>Ⓒ12C R=77.00' Δ= 15°11'08" T=10.26' A=20.41' C=20.35' N 38° 14' 29" E</p> | <p>Ⓒ12D R=77.00' Δ= 15°11'08" T=10.26' A=20.41' C=20.35' N 53° 25' 36" E</p> | <p>Ⓒ12E R=77.00' Δ= 28°41'49" T=19.70' A=38.57' C=38.16' N 75° 22' 06" E</p> |

NEW RIVERBEND SUBDIVISION No. 2
SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO AND BEING
PART OF ORIGINAL ELYRIA TOWNSHIP LOT NOS. 112, 113 AND 114.

PLANNERS | ENGINEERS | SURVEYORS

mNEFF design group
DESIGNING LAND FOR YOUR WORLD

5422 East 96th Street, Suite 120 • Cleveland OH 44125
tel: 216.663.8820 • fax: 216.663.8821

| | |
|------------------------|--------------------------------|
| Scale 1" = 50' | Last Plot Date Sep 28, 2006 |
| Drawn By DLN | Checked By |
| Project Number 7181 | Field Crew FS & ET |
| Sheet 2 of 3 | |

Drawing File: J:\7100-7181\7181 Elyria - New Riverbend Homes\7181.dwg Sep 28, 2006 - 10:28am

Drawing File: J:\7100-7199\7181 Elyria - New Riverbend Homes\7181.dwg Sep 28, 2006 10:30am

BLOCK 'E'
328,746.65 SF
7.5470 AC

06-24-112-000-014
SOMMER REALTY CO.
VOL 1259 PG 326

U.R.V. 1007 P. 344
06-24-112-000-008
GARY PAUL &
JOYCE K. THIBO
INST# 20020836565
06-24-112-000-009
HENRY A. & CORRIE SOMMER
VOL 1134 PG 354

R=716.20' (REC & CALC)
Δ=21°00'00" (REC & USED)
T=132.74' (REC & USED)
A=262.50' (REC & CALC)
C=261.03' (CALC)
N 79° 18' 53" E

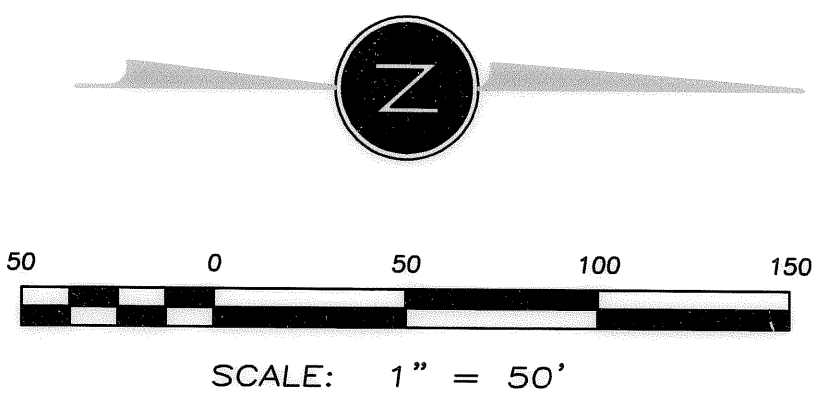
R=295.00'
Δ=27°04'07"
T=71.01'
A=139.37'
C=138.08'
S 15° 41' 56" E

R=355.00'
Δ=31°12'51"
T=99.16'
A=193.40'
C=191.02'
N 09° 02' 40" W

R=355.00'
Δ=01°21'04"
T=4.19'
A=8.37'
C=8.37'
N 28° 33' 27" W

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| | |
|--|---|
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| mNEFF design group DESIGNING LAND FOR YOUR WORLD | PLANNERS ENGINEERS SURVEYORS Scale: 1" = 50' Last Plot Date: Sep 28, 2006 Drawn By: DLN Checked By: Project Number: 7181 Field Crew: FS & ET Sheet: 3 of 3 |
| 5422 East 96th Street, Suite 120 • Cleveland OH 44125 tel: 216.663.8820 • fax: 216.663.8821 | |