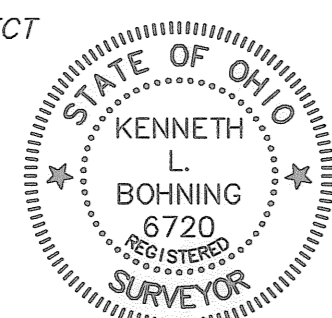


**WHEATON PLACE AT WATERBURY SUBDIVISION**

BEING A RE-SUBDIVISION OF BLOCK "K" IN WATERBURY SUBDIVISION NO. 3 OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 35 AS SHOWN BY THE PLAT AS RECORDED IN VOLUME 77, PAGES 7-15 OF LORAIN COUNTY PLAT RECORDS NOW IN THE CITY OF NORTH RIDGEVILLE LORAIN COUNTY, OHIO

THE ESTABLISHMENT OF THE EXTERIOR PROPERTY LINES AND ROADLINES FOR "THE WATERBURY 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 SEPTEMBER 2006, AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. CURVES ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. ♦ - INDICATES IRON MONUMENTS TO BE SET (1" REBAR W/IDENTIFICATION D.G. BOHNING ASSOC.) AFTER CONSTRUCTION OF IMPROVEMENTS.



*K.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 NUMBER 35, CONTAINING 6.0000 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO SUGAR CHESTNUT LLC, AN OHIO LIMITED LIABILITY COMPANY.

THE UNDERSIGNED (SET FORTH ALL PARTIES HAVE RECORD LEGAL TITLE INTEREST IN THE PARCEL)

SUGAR CHESTNUT, LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: FOREST CITY LAND GROUP, INC. MEMBER

HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "WATERBURY SUBDIVISION" A SUBDIVISION OF LOTS 1 TO 22, 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 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 13<sup>th</sup> DAY OF February, 2007.

WITNESS *Michaelene Pilch* SIGNED *Robert F. Monchein*  
Michaelene Pilch ROBERT F. MONCHEIN, PRESIDENT

STATE OF OHIO, COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED *Michaelene S. Pilch* 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 13<sup>th</sup> DAY OF February, 2007.

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

**EASEMENT ONLY:**

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 13<sup>th</sup> DAY OF February, 2007.

WITNESS *Michaelene Pilch* SIGNED *James P. Marchewski*  
Michaelene Pilch WATERBURY HOME OWNERS ASSOCIATION INC. - President

STATE OF OHIO, COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED *James P. Marchewski* 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 13<sup>th</sup> DAY OF February, 2007.

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

**APPROVALS (CITY OF NORTH RIDGEVILLE)**

APPROVED THIS 6<sup>th</sup> DAY OF MARCH, 2007

*Gregory M. Wroblewski*  
SECRETARY (OR RESPONSIBLE OFFICIAL)  
CITY PLANNING COMMISSION

APPROVED THIS 8<sup>th</sup> DAY OF MARCH, 2007

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

APPROVED THIS 6<sup>th</sup> DAY OF March, 2007

*Laura Shipfield*  
CITY ENGINEER

THIS PLAT OF THE WATERBURY 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. 4346-2006 ADOPTED THIS 4<sup>th</sup> DAY OF December, 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 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

BY: *Robert F. Monchein*  
ROBERT F. MONCHEIN, PRESIDENT

GRANTEES:

*Don Sarun*  
COLUMBIA GAS OF OHIO, INC.

*Pamela G. Giddens*  
ALLTEL

*Michael S. Zeman*  
OHIO EDISON COMPANY

*AT&T Broadband*  
AT&T BROAD BAND

**MORTGAGE RELEASE**

WE THE UNDERSIGNED:

NATIONAL CITY BANK

HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC USE FROM THE OPERATION OF SAID MORTGAGE(S) AND/OR OTHER INTERESTS.

NATIONAL CITY BANK

*John M. Osborn*  
BY: JOHN M. OSBORN, SUP  
NATIONAL CITY BANK

*John P. Matyjas*  
WITNESS

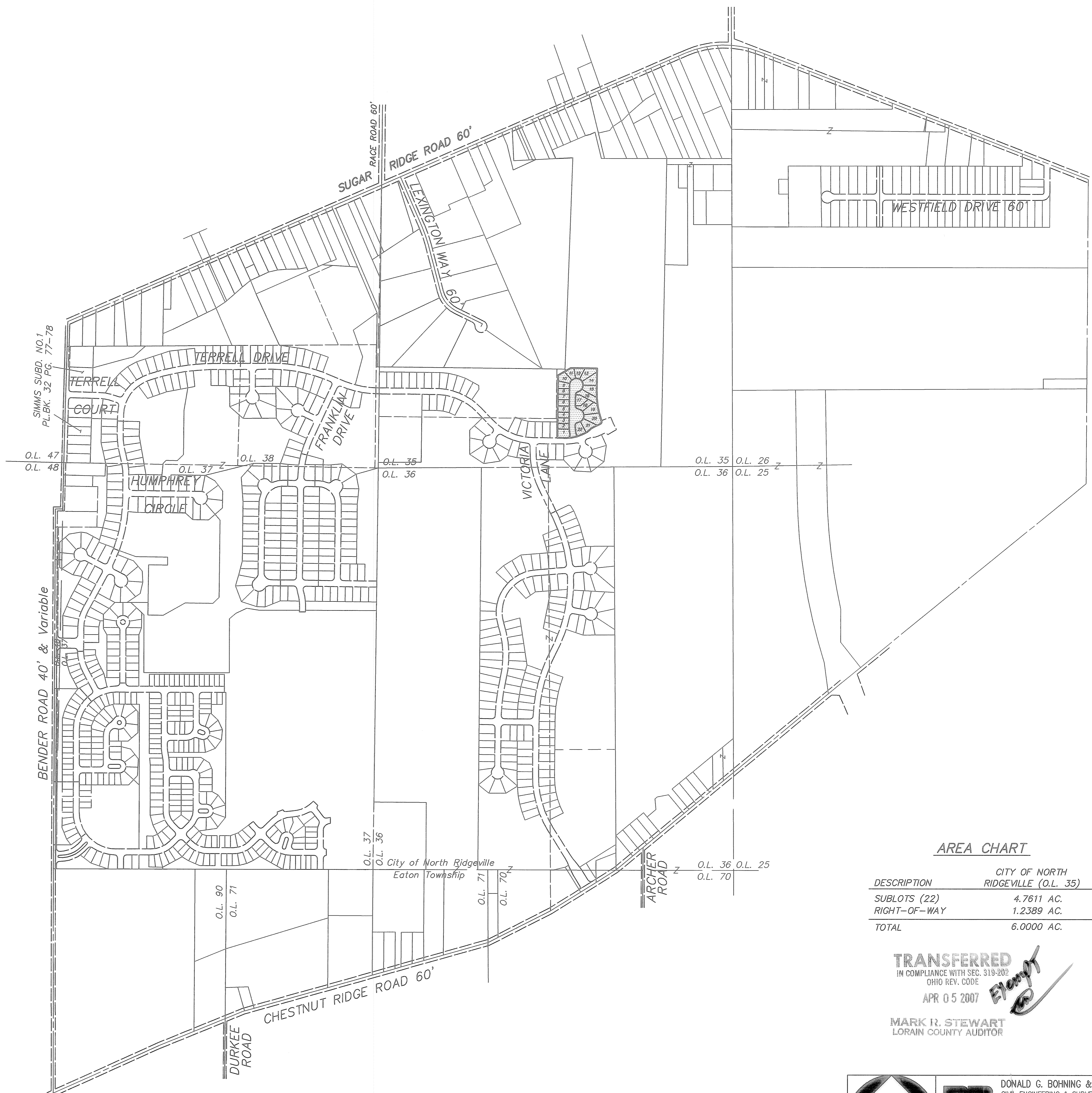
*John P. Matyjas*  
WITNESS

STATE OF OHIO ] s.s.  
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID AFOREMENTIONED, AND BY THE AUTHORITY OF SUCH ENTITY; AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER THE FREE ACT AND DEED OF SUCH ENTITY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT (Lorain) OHIO THIS 22<sup>nd</sup> DAY OF February, 2007.

*Christy H. Brown*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 12/17/10



**AREA CHART**

DESCRIPTION	CITY OF NORTH RIDGEVILLE (O.L. 35)
SUBLOTS (22)	4.7611 AC.
RIGHT-OF-WAY	1.2389 AC.
TOTAL	6.0000 AC.

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
APR 05 2007  
*Elmery*

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) 942-1130 FAX: (216) 942-1132  
 HOME SCALE: 1" = 600'  
 DATE: SEPT., 2006  
 FILE NO.: 287328-1  
 ORDER NO.: 2873-28  
 1/2



VICTORIA  
LANE 60'

BLOCK "L"

P.P.N. 07-00-035-102-089  
WATERBURY HOMEOWNERS ASSOCIATION  
INS. 20050104140

TERRELL DRIVE 60'

WHEATON PLACE 60'

LEVI COURT 60'

WATERBURY SUBDIVISION  
PHASE 3  
INS. 20030941500  
PLAT VOL. 77, P. 7-15

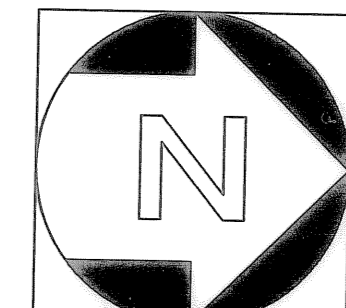
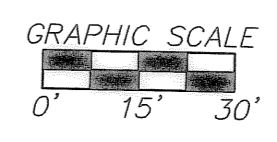
AREA WITHIN R/W  
53,966 S.F.  
1.2389 Ac.

P.P.N. 07-00-035-102-100  
SUGAR CHESTNUT LLC  
INST. 20060141501

P.P.N. 07-00-035-102-100  
SUGAR CHESTNUT LLC  
INST. 20060141501

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00'	80.74'	40.51'	80.60'	N84°48'30"E	11°33'55"
C2	400.00'	68.06'	34.11'	67.97'	N74°09'05"E	9°44'54"
C3	400.00'	28.96'	14.49'	28.96'	N67°12'11"E	4°08'54"
C4	400.00'	177.76'	90.37'	176.30'	N77°51'36"E	28°27'44"
C5	400.00'	80.74'	40.51'	80.60'	S05°11'30"E	11°33'55"
C6	370.00'	65.64'	32.91'	65.55'	N84°06'28"E	10°09'51"
C7	30.00'	52.45'	35.86'	46.02'	N39°06'28"E	100°09'51"
C8	430.00'	51.03'	25.55'	51.00'	N07°34'28"W	6°47'59"
C9	430.00'	35.76'	17.89'	35.75'	N01°47'31"W	4°45'56"
C10	68.00'	14.95'	7.50'	14.92'	N06°53'15"E	12°35'35"
C11	68.00'	41.59'	21.47'	40.95'	N30°42'23"E	35°02'40"
C12	68.00'	40.00'	20.60'	39.43'	N65°04'55"E	33°42'24"
C13	68.00'	41.59'	21.47'	40.95'	N80°32'33"W	35°02'40"
C14	68.00'	35.65'	18.25'	35.25'	N47°59'59"W	30°02'27"
C15	68.00'	39.84'	20.51'	39.27'	N16°11'39"W	33°34'13"
C16	68.00'	40.38'	20.80'	39.79'	N17°36'04"E	34°01'14"
C17	68.00'	49.96'	26.17'	48.84'	N55°39'29"E	42°05'34"
C18	32.00'	42.51'	25.05'	39.45'	N38°38'52"E	76°06'48"
C19	32.00'	46.42'	28.36'	42.45'	N40°57'47"W	83°06'28"
C20	68.00'	51.10'	26.83'	49.91'	N60°59'16"W	43°03'31"
C21	68.00'	38.56'	19.81'	38.04'	N23°12'54"W	32°29'12"
C22	68.00'	38.32'	19.68'	37.81'	N09°10'19"E	32°17'12"
C23	68.00'	43.59'	22.57'	42.85'	N43°40'46"E	36°43'42"
C24	68.00'	25.70'	13.01'	25.55'	N72°52'16"E	21°39'17"
C25	32.00'	46.35'	28.30'	42.40'	N42°12'21"E	82°59'06"
C26	370.00'	75.48'	37.87'	75.35'	N05°07'50"W	11°41'16"
C27	30.00'	52.45'	35.86'	46.02'	N61°03'23"W	100°09'51"
C28	370.00'	65.64'	32.91'	65.55'	N73°56'37"E	10°09'51"
C29	370.00'	164.43'	83.59'	163.08'	N77°51'36"E	25°27'44"
C30	370.00'	9.05'	4.52'	9.05'	N89°53'26"E	1°24'04"
C31	840.00'	66.57'	33.30'	66.55'	N01°13'36"W	4°32'26"
C32	840.00'	67.49'	33.76'	67.47'	N05°47'55"W	4°36'12"
C33	840.00'	89.61'	44.85'	89.57'	N11°09'23"W	6°06'45"
C34	840.00'	78.91'	39.49'	78.88'	N16°54'14"W	5°22'57"
C35	840.00'	302.58'	152.95'	300.95'	N09°16'33"W	20°38'20"
C36	30.00'	44.36'	27.36'	40.43'	N22°46'00"E	84°43'26"
C37	150.00'	55.08'	27.85'	54.77'	N54°36'33"E	21°02'22"
C38	150.00'	37.48'	18.84'	37.38'	N51°14'49"E	14°18'55"
C39	150.00'	17.60'	8.81'	17.59'	N61°46'00"E	6°43'27"
C40	150.00'	55.08'	27.85'	54.77'	N54°36'33"E	21°02'22"
C41	370.00'	24.10'	12.06'	24.10'	N66°59'42"E	3°43'57"
C42	840.00'	21.45'	10.73'	21.45'	N18°51'49"W	1°27'47"
C43	880.00'	73.42'	36.73'	73.40'	N27°15'41"W	4°46'49"
C44	790.00'	72.75'	36.40'	72.72'	N22°14'00"W	5°16'34"

- NOTES:**
- INDICATES IRON PIN SET- 5/8" DIAMETER BY 30" LONG REBAR W/ IDENTIFICATION "D.G. BOHNING ASSOC." AFTER CONSTRUCTION OF IMPROVEMENTS.
  - ✕ INDICATES SURVEY SPIKE SET.
  - ◆ INDICATES IRON MONUMENTS TO BE SET- 1" REBAR W/ IDENTIFICATION "D.G. BOHNING ASSOC." AFTER CONSTRUCTION OF IMPROVEMENTS.
  - ◇ INDICATES IRON MONUMENT FOUND & USED.



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

DATE	2006
DRW	L.R.
CHK	G.W.
FILE NO.	287328-0
ORDER NO.	2873-28

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