

PLAT OF SUBDIVISION FOR BUTTERNUT GROVE SUBDIVISION NO. 3

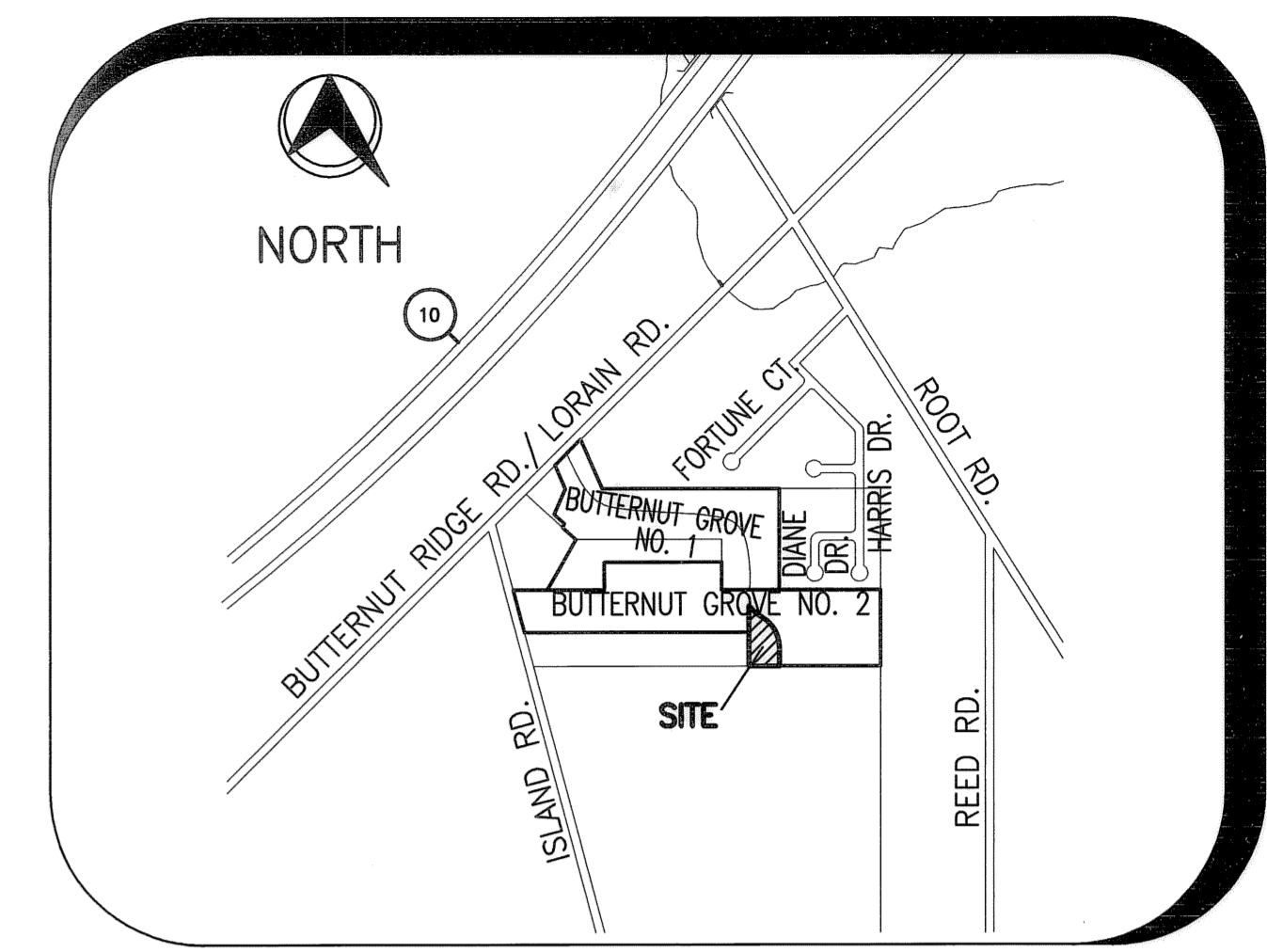
CREATING S/L 98, 99 AND 100

BEING A RESUBDIVISION OF S/L 57 AND BLOCK "G"
IN THE BUTTERNUT GROVE SUBDIVISION NO. 2
PLAT VOLUME 90 PAGES 27-30 L.C.P.R.
AND PARCEL "B"

IN THE PLAT OF SURVEY, PARTITION AND CONSOLIDATION
FOR BUTTERNUT GROVE PARTNERS, LTD./JAMES G. LEONARD
AND RECORDED IN INSTRUMENT NO. 20070209812

AND PART OF ORIGINAL RIDGEVILLE TOWNSHIP, LOT NO. 13
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO
TOTAL AREA: 1.7545 AC.

AREA IN SUBLOTS: 1.7545 AC.



VICINITY MAP
NOT TO SCALE

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 1.7545 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO BUTTERNUT GROVE PARTNERS, LTD. AND DESCRIBED IN DEEDS RECORDED IN INSTRUMENT NOS. 20060123640 AND 20070209812, RECORDER'S OFFICE, LORAIN COUNTY, OHIO.

THE UNDERSIGNED DANIEL J. NEFF HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "BUTTERNUT GROVE SUBDIVISION NO. 3", A SUBDIVISION OF LOTS 57A, 98 AND 99, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME.

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..

IN WITNESS WHEREOF THE UNDERSIGNED HAS HEREUNTO SET HIS HAND THIS 27th DAY OF September, 2007.

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

SURVEYED AND PLATTED BY: NEFF & ASSOCIATES

NOTARY PUBLIC

COUNTY OF CUYAHOGA }
STATE OF OHIO }SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID 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 27th DAY OF September, 2007.

Janice K. Brewster
NOTARY PUBLIC

MY COMM. EXPIRES: Sept. 18, 2010

12' UTILITY EASEMENT

THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS, COMCAST, VERIZON, 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 27th DAY OF September, 2007.

By: Daniel J. Neff
DANIEL J. NEFF, VICE PRESIDENT

NOTE: NO UTILITY IS TO BE INSTALLED OR PLANNED TO BE INSTALLED WITHIN 1 (ONE) FOOT (PARALLEL) OF THE RIGHT-OF-WAY OF PLANTATION PLACE. THIS 2 (TWO) FOOT AREA IS RESERVED FOR PLACEMENT OF SURVEY MONUMENTATION FOR THE SUBLOTS.

ACCEPTED BY OHIO EDISON
THIS 27th DAY OF September, 2007.

By: Michael S. Zanni
PRINT NAME: Michael S. Zanni

ACCEPTED BY COLUMBIA GAS
THIS DAY OF September, 2007.

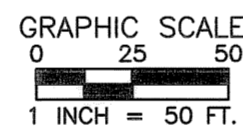
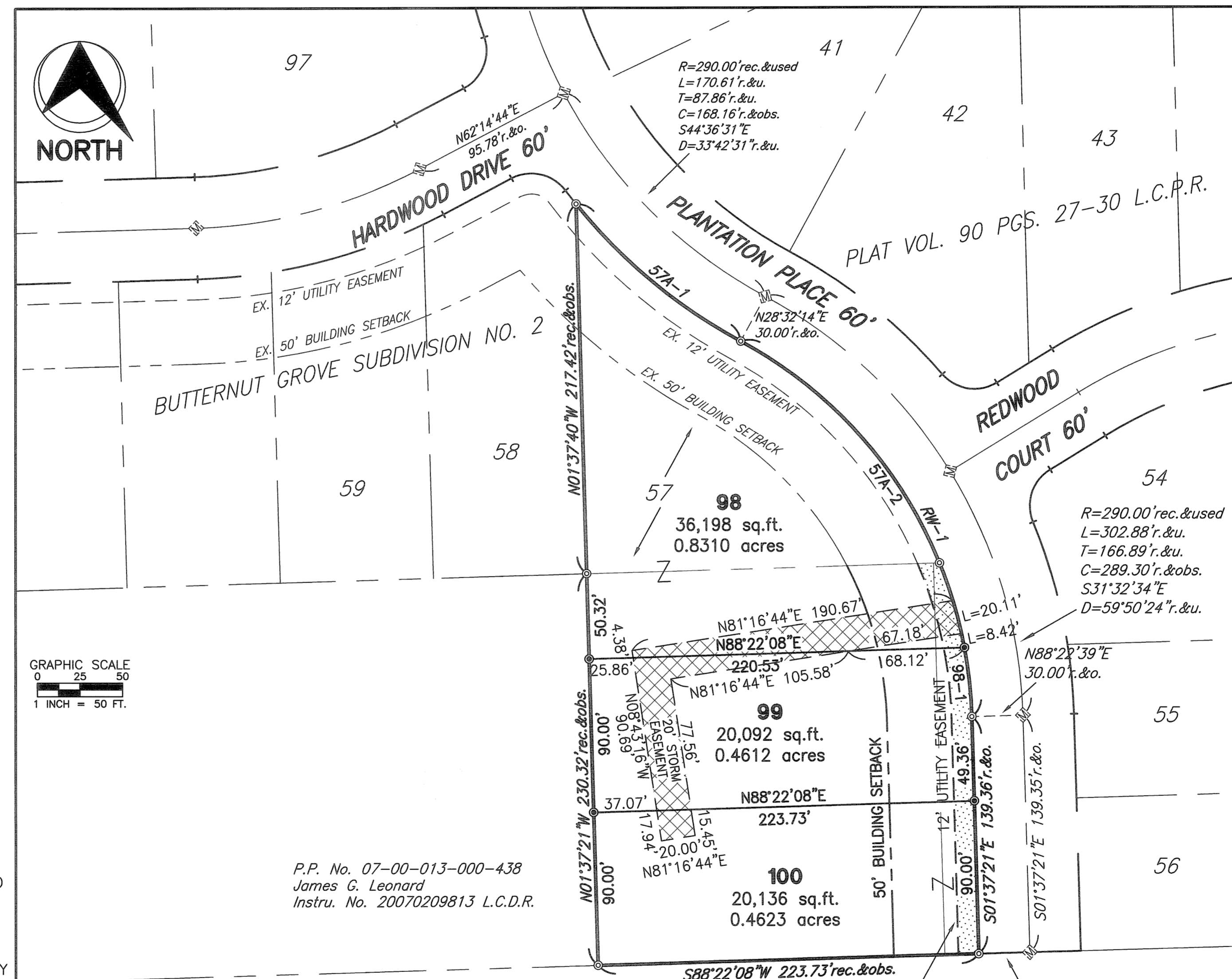
By: Boye Mesenburg
PRINT NAME: Boye Mesenburg

ACCEPTED BY COMCAST
THIS 27th DAY OF September, 2007.

By: Eric R. LaCourse
PRINT NAME: ERIC R. LA COURSE

ACCEPTED BY VERIZON
THIS 27th DAY OF September, 2007.

By: Deborah Hargrove
PRINT NAME: Deborah Hargrove



ABBREVIATIONS

- r. rec. record
- fd. found
- d. deed
- u. used
- calc. calculated
- o. obs. observed
- Instr. No. Instrument Number
- Vol. Volume
- Pg. Page
- L.C.P.R. Lorain County Plat Records
- L.C.D.R. Lorain County Deed Records
- P.P. No. Permanent Parcel Number

P.P. No. 07-00-013-000-438
James G. Leonard
Instru. No. 20070209813 L.C.D.R.

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

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
57A-1	320.00'	126.86'	64.28'	126.04'	N50°06'19"W	22°42'54"
57A-2	260.00'	230.74'	123.59'	223.24'	N36°02'22"W	50°50'49"
98-1	260.00'	40.81'	20.45'	40.77'	N06°07'09"W	08°59'36"
RW-1	260.00'	271.55'	149.63'	259.37'	N31°32'34"W	59°50'25"

LEGEND

- 5/8" iron pin (Neff & Assoc. -7065) found unless described
- 5/8" iron pin (Neff & Assoc. -7065) set
- STORM EASEMENT
- 12' UTILITY EASEMENT TO BE GRANTED

APPROVALS:

WITHIN THE CITY OF NORTH RIDGEVILLE

APPROVED THIS 4th DAY OF October 2007
Key M. Janda
SECRETARY OF PLANNING COMMISSION (OR RESPONSIBLE OFFICIAL)

APPROVED THIS 9th DAY OF October 2007
Thomas J. Neff
MAYOR

APPROVED THIS 4th DAY OF October 2007
Larry Duffield
CITY ENGINEER

TRANSFERRED THIS ___ DAY OF ___ 200__
LORAIN COUNTY AUDITOR

RECORDED THIS ___ DAY OF ___ 200__ IN PLAT VOLUME ___
PAGE ___

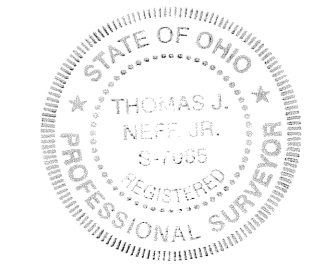
TRANSFERRED
IN COMPLIANCE WITH SEC. 315.02
OHIO REV. CODE
OCT 22 2007
MARK R. STEWART
LORAIN COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED BUTTERNUT GROVE SUBDIVISION NO. 3, AS SHOWN HEREON AND CONTAINING 1.7545 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 3 SUBLOTS 1.7545 ACRES
TOTAL AREA IN SUBDIVISION 1.7545 ACRES

By: Thomas J. Neff DATE: 09-26-07
REGISTERED SURVEYOR NO. 7065-OHIO



NEFF & ASSOCIATES
A PROFESSIONAL CORPORATION
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS
SURVEYORS
6405 York Road, Parma Heights, Ohio 44130
14401 884-3100 FAX: 14401 884-6443