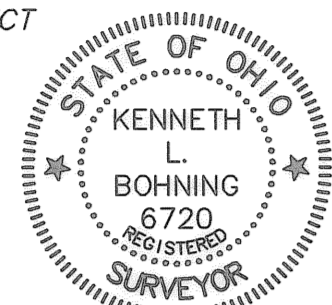


WATERSIDE PLACE AT WATERBURY SUBDIVISION No. 1

BEING A RE-SUBDIVISION OF BLOCK "W" IN WATERBURY SUBDIVISION NO. 4 OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 37 AS SHOWN BY THE PLAT AS RECORDED IN VOLUME 85, PAGES 10-13 OF LORAIN COUNTY PLAT RECORDS NOW IN THE CITY OF NORTH RIDGEVILLE LORAIN COUNTY, OHIO

THE ESTABLISHMENT OF THE EXTERIOR PROPERTY LINES AND BOUNDARIES 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. COURSES 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 37, CONTAINING 17.5131 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

BY: WATERBURY HOMEOWNERS ASSOCIATION INC. (EASEMENTS ONLY)

HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "WATERSIDE PLACE AT WATERBURY SUBDIVISION No. 1" A SUBDIVISION OF LOTS 1 TO 17, 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 20th DAY OF August, 2008.

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 *Deana M. Von Lehmden* 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 20th DAY OF August, 2008.

Deana M. Von Lehmden
DEANA M. VON LEHMDEN
Notary Public
STATE OF OHIO
My Commission Expires Jan. 25, 2011
(Recorded in Lake County)

EASEMENTS ONLY:

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 17th DAY OF August, 2007.

WITNESS *Michael S. Pilch* SIGNED *Michael S. Pilch*
WATERBURY HOME OWNERS ASSOCIATION INC.

STATE OF OHIO, COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED *Joseph F. Almodov* 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 17th DAY OF August, 2007.

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

APPROVALS (CITY OF NORTH RIDGEVILLE)

APPROVED THIS 28th DAY OF August, 2008

Ray M. Swindor
SECRETARY (OR RESPONSIBLE OFFICIAL)
CITY PLANNING COMMISSION

APPROVED THIS 28th DAY OF August, 2008

David Hillork
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVED THIS 28th DAY OF August, 2008

Larry Griffith
CITY ENGINEER

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

SEP 19 2008

MARK R. STEWART
LORAIN COUNTY AUDITOR

Free/ fmm

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. 4567-2008 ADOPTED THIS 21st DAY OF July, 2008

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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEEES 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 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: FOREST CITY LAND GROUP, INC. MEMBER

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

GRANTEEES:

Don S.
COLUMBIA GAS OF OHIO, INC.

James L. ...
ALLTEL

Michelle Sz...
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

Jason Rockwell
BY: JASON ROCKWELL
Vice President

Sonia Reader
WITNESS

Judith D.
WITNESS

STATE OF OHIO] s.s.
COUNTY OF CUYAHOGA

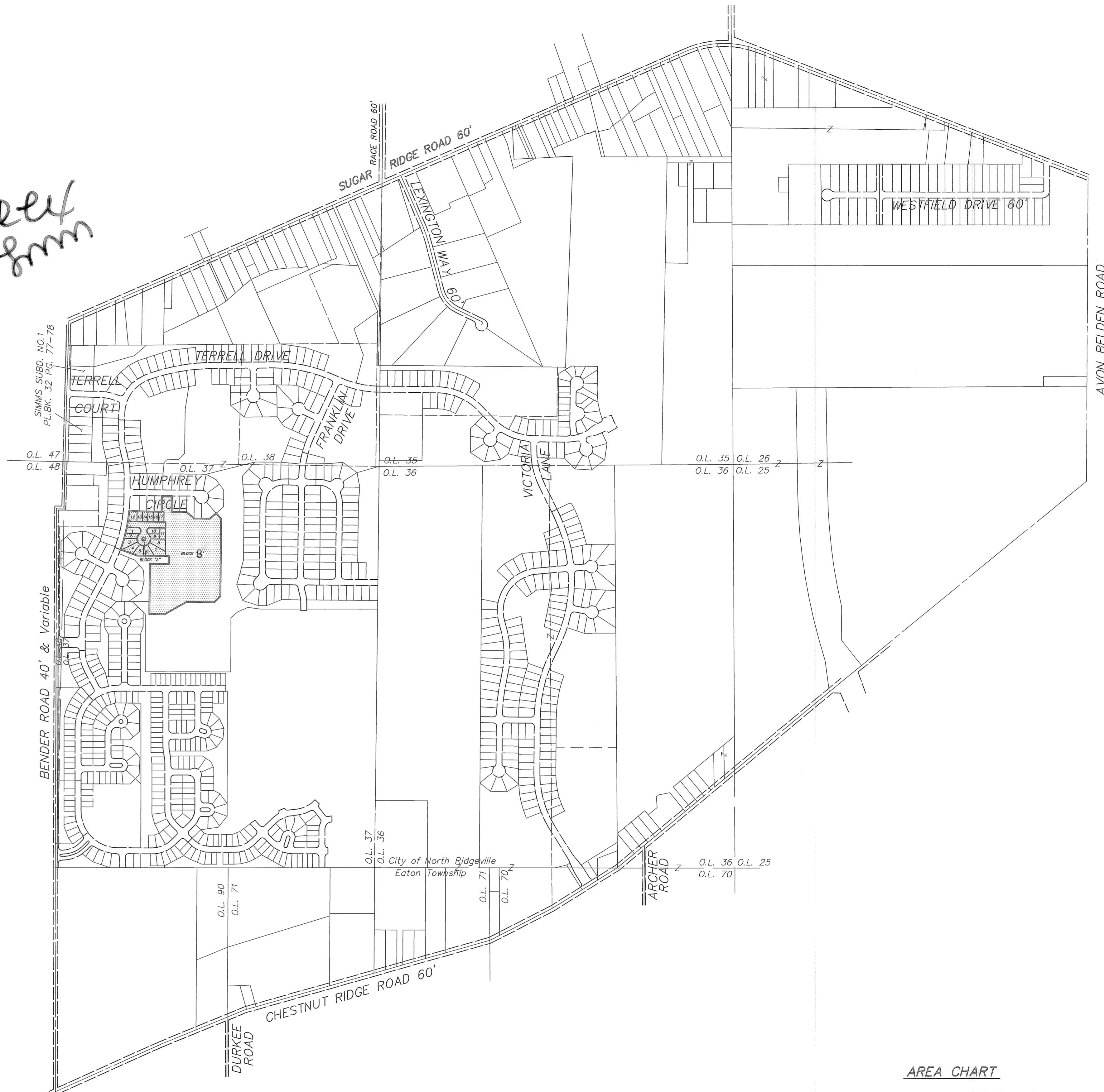
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID AFOREMENTIONED, AND BY THE AUTHORITY OF SUCH ENTITY; AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY, AND/OR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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT JERUSALEM, OHIO THIS 17th DAY OF August, 2008.

Janet H. Bagor
NOTARY PUBLIC

MY COMMISSION EXPIRES

JANET H. BAGOR
Notary Public, State of Ohio
Recorded in Hamilton County
My Commission Expires June 27 2008

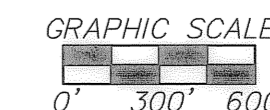


AREA CHART

DESCRIPTION	CITY OF NORTH RIDGEVILLE (O.L. 37)
SUBLOTS (17)	3.0382 AC.
RIGHT-OF-WAY	0.9215 AC.
BLOCK "A"	0.0234 AC.
BLOCK "B"	13.5300 AC.
TOTAL	17.5131 AC.

NOTES:

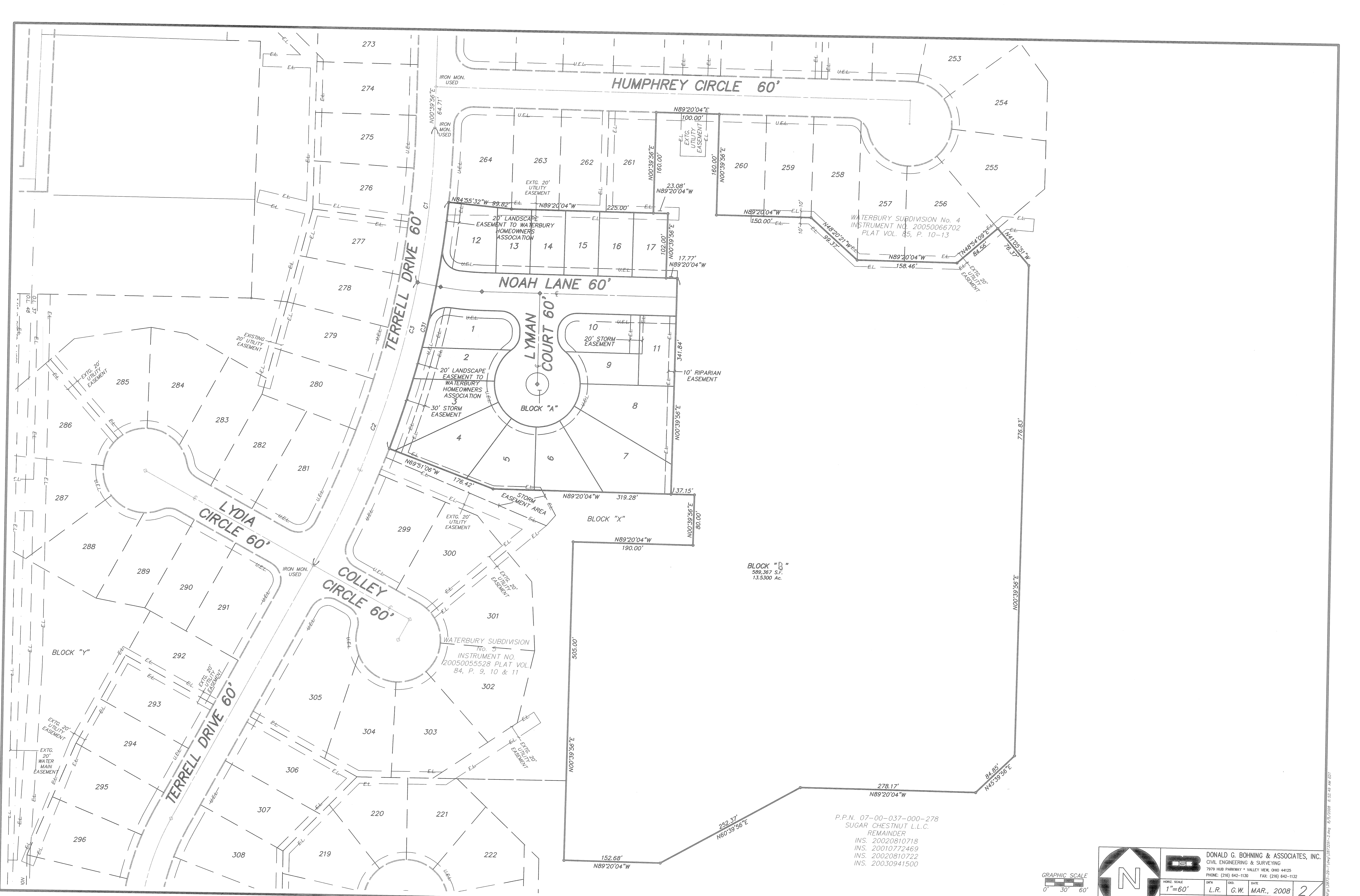
- ♦ - INDICATES IRON PIN SET - 5/8" DIAMETER BY 30" LONG REBAR W/ IDENTIFICATION "D.G. BOHNING ASSOC." AFTER CONSTRUCTION OF IMPROVEMENTS.
- ♦ - INDICATES SURVEY SPIKE SET.
- ♦ - INDICATES IRON MONUMENTS TO BE SET - 1" REBAR W/ IDENTIFICATION "D.G. BOHNING ASSOC." AFTER CONSTRUCTION OF IMPROVEMENTS.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



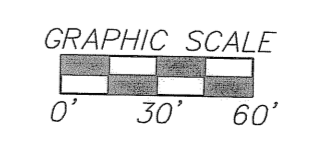
DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

FILE NO. L.R. G.W. MAR., 2008
ORDER NO. 2873291-1 2873-29-1

1/3



P.P.N. 07-00-037-000-278
 SUGAR CHESTNUT L.L.C.
 REMAINDER
 INS. 20020810718
 INS. 20010772469
 INS. 20020810722
 INS. 20030941500

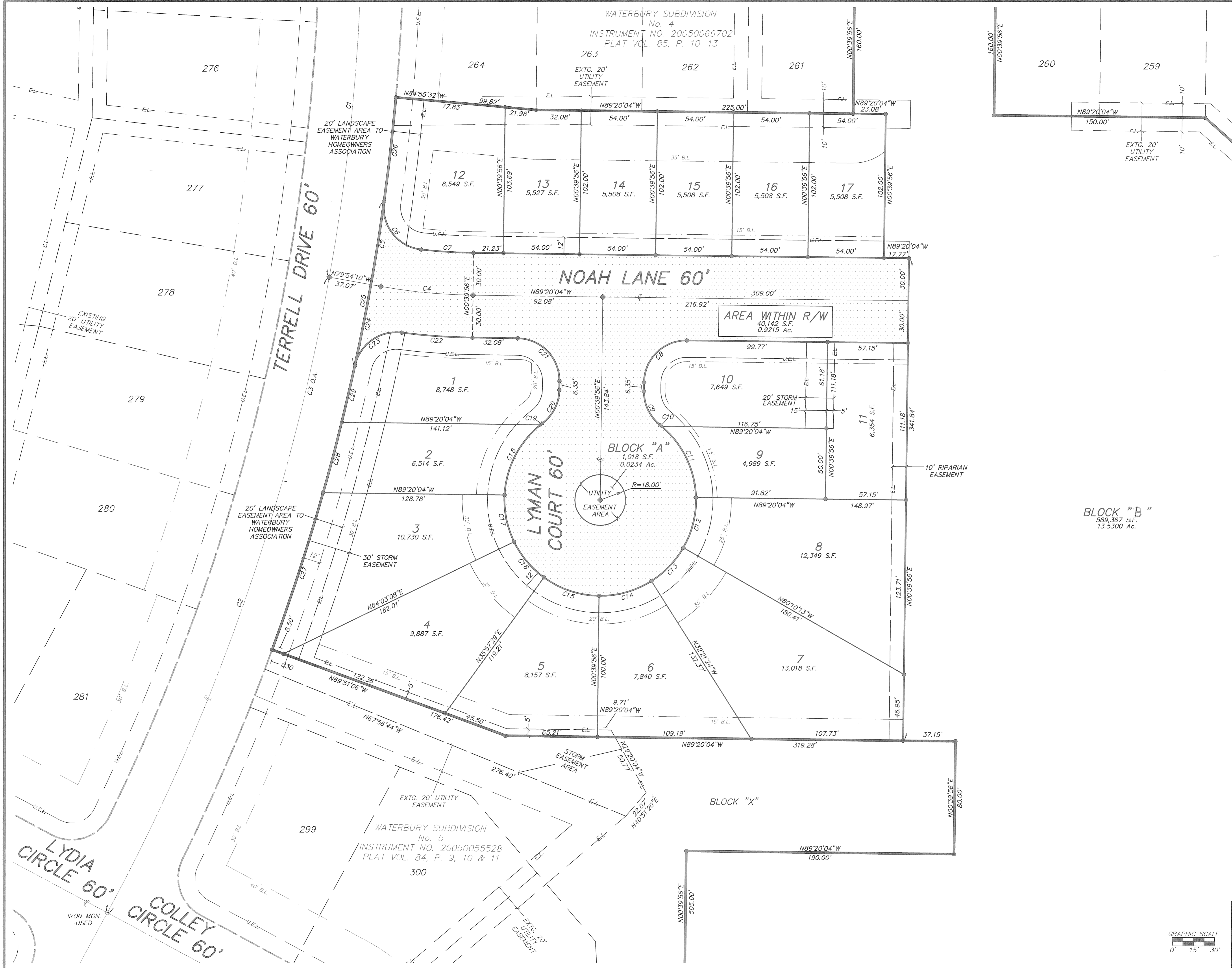


		DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 542-1130 FAX: (216) 542-1132		
		HORIZ. SCALE 1"=60'	M.P.N. L.R.	G.W.
VERT. SCALE -----		FILE NO. 2873291-2	ORDER NO. 2873-29-1	

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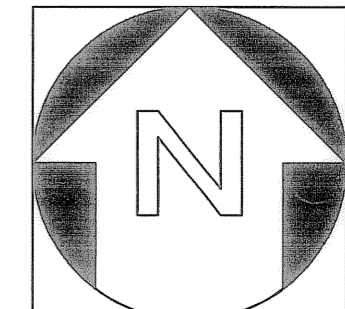
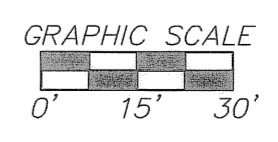
WATERBURY SUBDIVISION
No. 4
INSTRUMENT NO. 20050066702
PLAT VOL. 85, P. 10-13

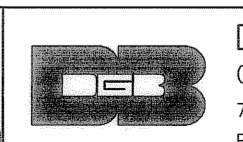
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1500.00'	246.92'	123.74'	246.64'	N05°22'53"E	9°25'54"
C2	1500.00'	479.33'	241.72'	477.29'	N19°15'06"E	18°18'33"
C3	1500.00'	726.25'	370.39'	719.18'	N14°32'09"E	27°44'27"
C4	400.00'	65.85'	33.00'	65.77'	N84°37'07"W	9°25'54"
C5	1530.00'	59.54'	29.78'	59.54'	N08°58'57"E	2°13'47"
C6	30.00'	47.88'	30.76'	42.96'	N37°51'04"W	91°26'13"
C7	370.00'	37.23'	18.63'	37.21'	N86°27'07"W	5°45'54"
C8	30.00'	47.12'	30.00'	42.43'	N45°39'56"E	90°00'00"
C9	30.00'	27.36'	14.71'	26.42'	N25°27'30"W	52°14'53"
C10	68.00'	1.77'	0.89'	1.77'	N50°50'07"W	1°29'39"
C11	68.00'	57.57'	30.64'	55.87'	N25°49'59"W	48°30'39"
C12	68.00'	37.27'	19.12'	36.81'	N14°07'34"E	31°24'26"
C13	68.00'	33.01'	16.84'	32.69'	N43°44'12"E	27°48'49"
C14	68.00'	39.19'	20.16'	38.65'	N74°09'16"E	33°01'20"
C15	68.00'	41.89'	21.63'	41.23'	N71°41'17"W	35°17'33"
C16	68.00'	33.34'	17.01'	33.01'	N39°59'41"W	28°05'39"
C17	68.00'	34.25'	17.50'	33.89'	N11°31'10"W	28°51'24"
C18	68.00'	57.57'	30.64'	55.87'	N27°09'51"E	48°30'39"
C19	68.00'	1.77'	0.89'	1.77'	N52°10'00"E	1°29'39"
C20	30.00'	27.36'	14.71'	26.42'	N26°47'23"E	52°14'53"
C21	30.00'	47.12'	30.00'	42.43'	N44°20'04"W	90°00'00"
C22	430.00'	50.41'	25.23'	50.38'	N85°58'34"W	6°42'59"
C23	30.00'	44.56'	27.54'	40.57'	N54°49'56"E	85°05'58"
C24	1530.00'	58.35'	29.18'	58.35'	N11°11'24"E	2°11'07"
C25	1530.00'	117.90'	58.98'	117.87'	N10°04'30"E	4°24'54"
C26	1530.00'	74.58'	37.30'	74.58'	N06°28'16"E	2°47'35"
C27	1530.00'	117.14'	58.60'	117.11'	N17°57'18"E	4°23'12"
C28	1530.00'	51.57'	25.78'	51.56'	N14°47'46"E	1°55'52"
C29	1530.00'	41.34'	20.67'	41.34'	N13°03'24"E	1°32'53"
C30	1530.00'	14.73'	7.37'	14.73'	N20°25'27"E	0°33'06"
C31	1530.00'	402.53'	202.43'	401.36'	N12°36'41"E	15°04'26"



AREA WITHIN R/W
40,142 S.F.
0.9215 Ac.

BLOCK "B"
589,367 S.F.
13.5300 Ac.




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 CIVIL ENGINEERING & SURVEYING
 7973 HUB PARKWAY • VALLEY VIEW, OHIO 44125
 PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE	DATE	3
1"=30'	L.R. G.W. MAR., 2008	3
VERT. SCALE	FILE NO.	
---	2873291-3 2873-29-1	

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