

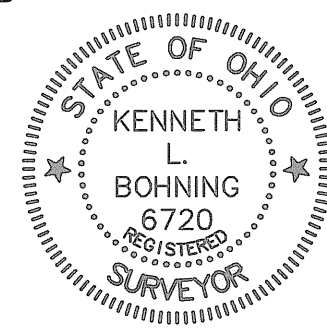
**PIONEER RIDGE SUBDIVISION NO. 7  
BY DEL-WEBB**

BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP  
LOTS 36 & 37  
NOW IN THE CITY OF NORTH RIDGEVILLE  
LORAIN COUNTY, OHIO

THE ESTABLISHMENT OF THE EXTERIOR PROPERTY LINES AND ROADLINES FOR "THE PIONEER RIDGE 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 MARCH, 2001, 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.  $\odot$  - INDICATES IRON MONUMENTS TO BE SET (1" REBAR W/IDENTIFICATION D.G. BOHNING ASSOC.) AFTER CONSTRUCTION OF IMPROVEMENTS.

*Kenneth 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 NUMBERS 36 & 37, CONTAINING 86.4519 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO PULTE HOMES OF OHIO LLC.

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

PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY

SUGAR CHESTNUT, LLC, AN OHIO LIMITED LIABILITY COMPANY (EASEMENTS ONLY)

BY: FOREST CITY LAND GROUP, INC. MEMBER

HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR PIONEER RIDGE SUBDIVISION No. 7 A SUBDIVISION OF LOTS 291 TO 370, 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, ETCETERA 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 12 DAY OF October, 2009.

WITNESS *Sgt Kate* SIGNED *Anthony Barbee*  
ANTHONY BARBEE, PRESIDENT

WITNESS *Nancy Radzinski* 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 *Anthony Barbee, President* 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 12 DAY OF October, 2009.

*Stephanie Zyrowicki*  
STEPHANIE ZYROWICKI  
NOTARY PUBLIC - STATE OF OHIO  
Recorded in Medina County  
My commission expires Aug. 4, 2013

STATE OF OHIO, COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED *Robert F. Monchein* 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 12 DAY OF October, 2009.

*Deana M. Von Lehmden*  
DEANA M. VON LEHMEDEN  
NOTARY PUBLIC

*Deana M. Von Lehmden*  
DEANA M. VON LEHMEDEN  
Notary Public  
STATE OF OHIO  
My Commission Expires Jan. 23, 2011  
(Recorded in Lake County)

**APPROVALS (CITY OF NORTH RIDGEVILLE)**

APPROVED THIS 6<sup>th</sup> DAY OF NOVEMBER, 2009.

*Michelle Swanson*  
SECRETARY (OR RESPONSIBLE OFFICIAL)  
CITY PLANNING COMMISSION

APPROVED THIS 6<sup>th</sup> DAY OF November, 2009.

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

APPROVED THIS 6<sup>th</sup> DAY OF NOVEMBER, 2009.

*Laura Sifford*  
CITY ENGINEER

THIS PLAT OF THE PIONEER RIDGE SUBDIVISION, THE GRANTING OF EASEMENTS FOR PUBLIC FACILITIES AND APPURTENANCES, AND THE DEDICATION FOR PUBLIC PURPOSES OF THE STREETS HERON, HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE BY ORDINANCE/RESOLUTION NO. 4615-2009 ADOPTED THIS 28<sup>th</sup> DAY OF July, 2009.

**UTILITY EASEMENTS**

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE COLUMBIA GAS OF OHIO, WINDSTREAM COMMUNICATIONS, INC., OHIO EDISON COMPANY, TIME WARNER CABLE, 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 THEREFOR, 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  
*Robert F. Monchein*  
ROBERT F. MONCHEIN, PRESIDENT

PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY: *Anthony Barbee*  
ANTHONY BARBEE, PRESIDENT

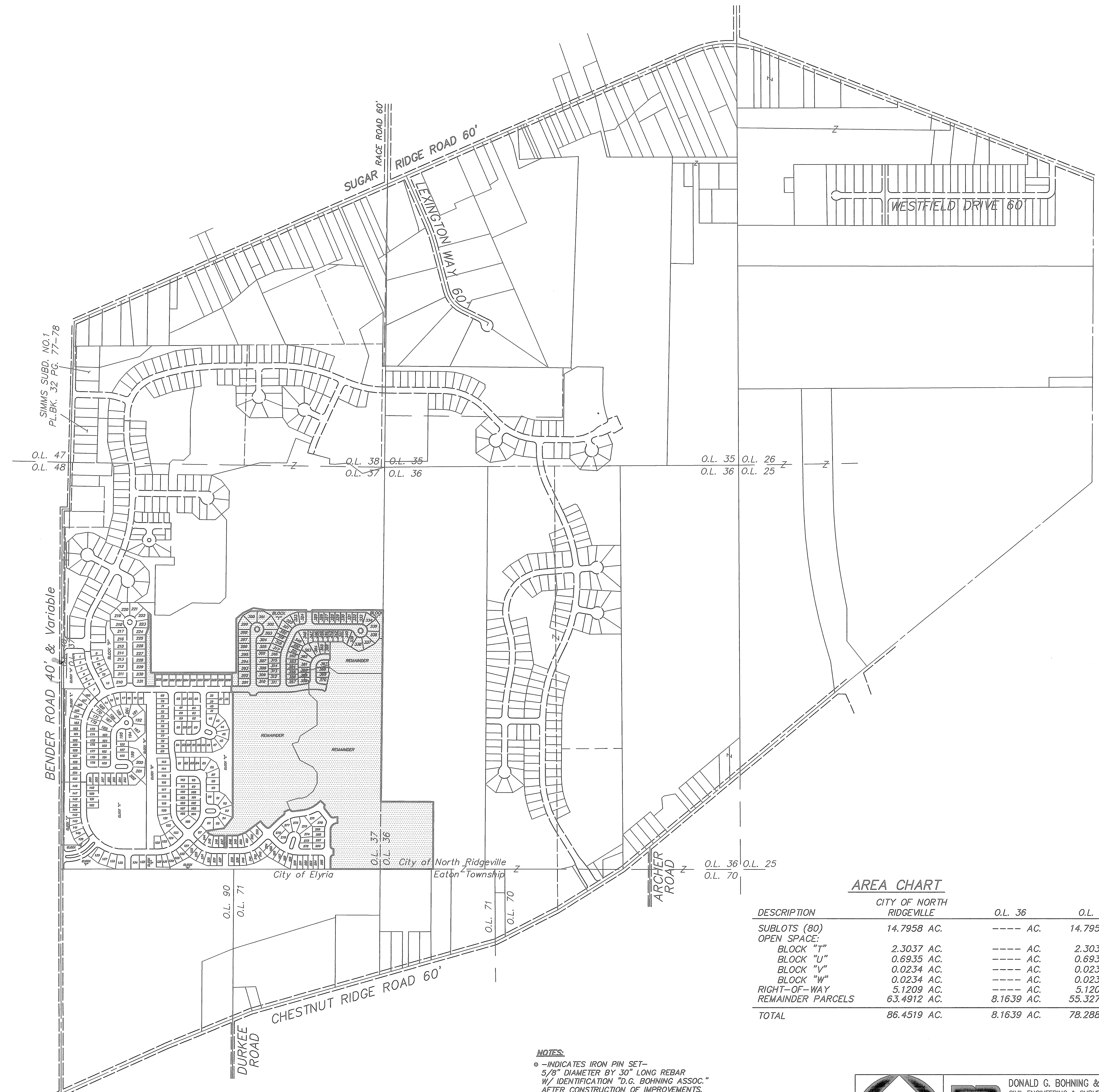
GRANTEES:

*Dan Suran* DAN SURAN  
COLUMBIA GAS OF OHIO, INC.

*Windstream*  
WINDSTREAM COMMUNICATIONS, INC.

*Ohio Edison*  
OHIO EDISON COMPANY

*Time Warner Cable*  
TIME WARNER CABLE

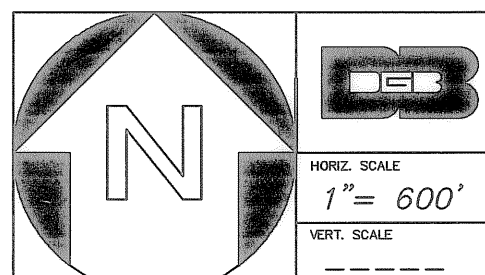
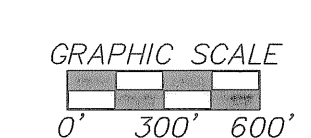


**AREA CHART**

DESCRIPTION	CITY OF NORTH RIDGEVILLE	O.L. 36	O.L. 37
SUBLOTS (80)	14.7958 AC.	---- AC.	14.7958 AC.
OPEN SPACE:			
BLOCK "J"	2.3037 AC.	---- AC.	2.3037 AC.
BLOCK "U"	0.6935 AC.	---- AC.	0.6935 AC.
BLOCK "V"	0.0234 AC.	---- AC.	0.0234 AC.
BLOCK "W"	0.0234 AC.	---- AC.	0.0234 AC.
RIGHT-OF-WAY	5.1209 AC.	---- AC.	5.1209 AC.
REMAINDER PARCELS	63.4912 AC.	8.1639 AC.	55.3273 AC.
TOTAL	86.4519 AC.	8.1639 AC.	78.2880 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  
7873 HILL PARKWAY • VALLEY VIEW, OHIO 44125  
PHONE: (216) 642-1130 FAX: (216) 642-1132

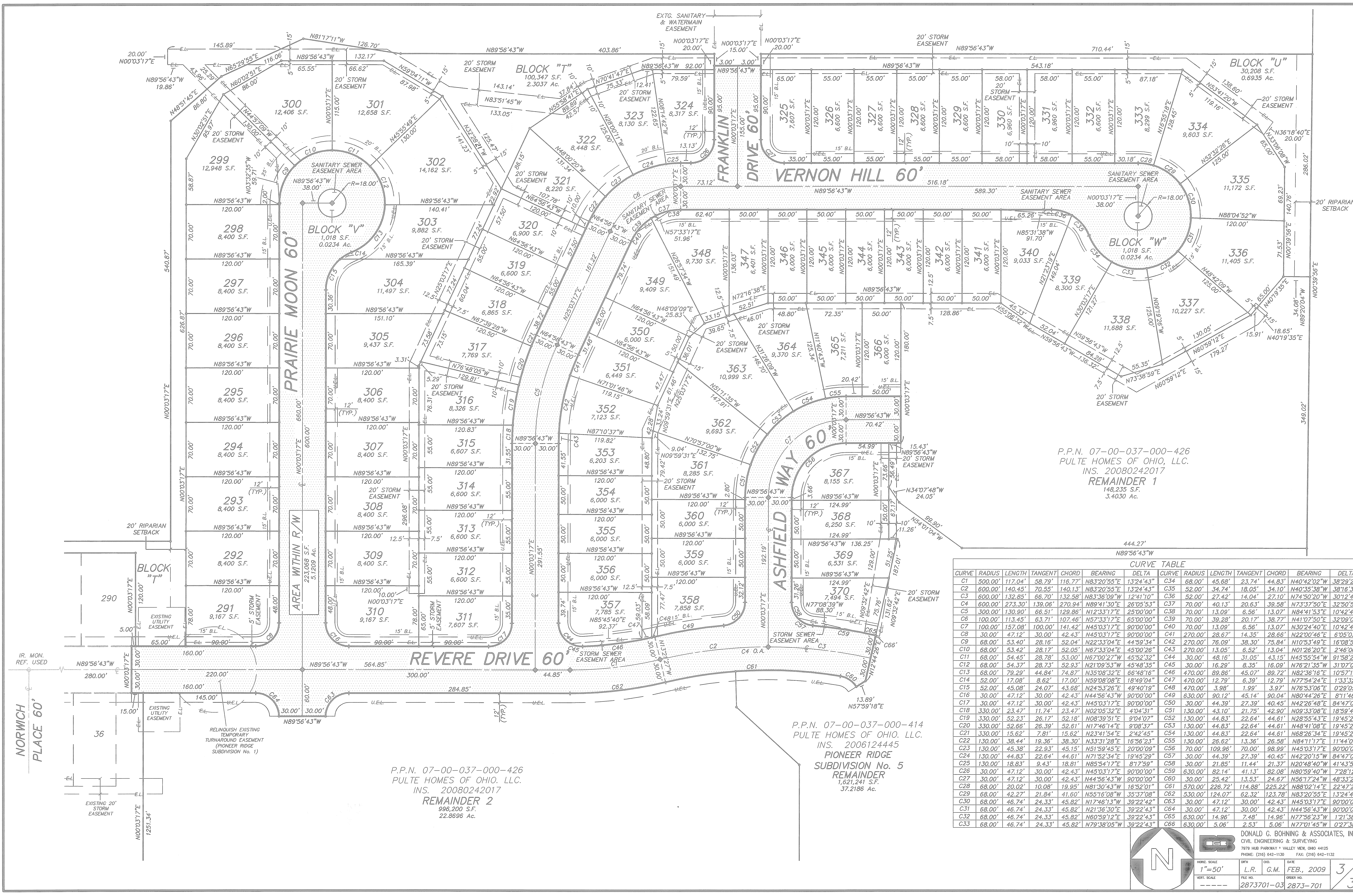
DATE: FEB. 2009  
FILE NO.: 2873701-1  
ORDER NO.: 2873-701

3/15/2009 14:05 PM EDT









P.P.N. 07-00-037-000-426  
 PULTE HOMES OF OHIO, LLC.  
 INS. 20080242017  
**REMAINDER 1**  
 148,235 S.F.  
 3.4030 Ac.

P.P.N. 07-00-037-000-426  
 PULTE HOMES OF OHIO, LLC.  
 INS. 20080242017  
**REMAINDER 2**  
 996,200 S.F.  
 22.8696 Ac.

P.P.N. 07-00-037-000-414  
 PULTE HOMES OF OHIO, LLC.  
 INS. 2006124445  
**PIONEER RIDGE  
 SUBDIVISION No. 5  
 REMAINDER**  
 1,621,241 S.F.  
 37.2186 Ac.

CURVE TABLE													
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	500.00'	117.04'	58.79'	116.77'	N83°20'58"E	132°44'33"	C34	68.00'	45.68'	23.74'	44.83'	N40°42'02"W	38°29'23"
C2	600.00'	140.45'	70.55'	140.13'	N83°20'58"E	132°44'33"	C35	52.00'	34.74'	18.05'	34.10'	N40°35'38"W	38°16'36"
C3	600.00'	132.85'	66.70'	132.58'	N83°36'09"W	124°11'10"	C36	52.00'	27.42'	14.04'	27.10'	N74°50'20"W	30°12'47"
C4	600.00'	273.30'	139.06'	270.94'	N89°41'30"E	26°05'53"	C37	70.00'	40.13'	20.63'	39.58'	N73°37'50"E	32°50'54"
C5	300.00'	130.90'	66.51'	129.86'	N12°33'17"E	25°00'00"	C38	70.00'	13.09'	6.56'	13.07'	N84°41'53"E	10°42'48"
C6	100.00'	113.45'	63.71'	109.46'	N57°33'17"E	65°00'00"	C39	70.00'	39.28'	20.17'	38.77'	N41°07'50"E	32°09'06"
C7	100.00'	157.08'	100.00'	141.42'	N45°03'17"E	90°00'00"	C40	70.00'	13.09'	6.56'	13.07'	N30°24'40"E	10°42'48"
C8	30.00'	47.12'	30.00'	42.43'	N45°03'17"E	90°00'00"	C41	270.00'	28.67'	14.35'	28.66'	N22°00'46"E	6°05'03"
C9	68.00'	53.40'	28.16'	52.04'	N22°33'04"E	44°59'34"	C42	270.00'	76.09'	38.30'	75.84'	N10°53'49"E	16°08'51"
C10	68.00'	53.42'	28.17'	52.05'	N67°33'04"E	45°00'26"	C43	270.00'	13.05'	6.52'	13.04'	N01°26'20"E	2°46'06"
C11	68.00'	54.45'	28.78'	53.00'	N67°00'27"W	45°52'32"	C44	470.00'	48.16'	31.05'	43.15'	N45°55'54"W	91°58'22"
C12	68.00'	54.37'	28.73'	52.93'	N21°09'53"W	45°48'35"	C45	30.00'	16.29'	8.35'	16.09'	N76°21'35"W	31°07'01"
C13	68.00'	79.29'	44.84'	74.87'	N35°08'32"E	66°48'16"	C46	470.00'	89.86'	45.07'	89.72'	N82°36'16"W	10°57'17"
C14	52.00'	17.08'	8.62'	17.00'	N59°08'08"E	18°49'04"	C47	470.00'	12.79'	6.39'	12.79'	N77°54'24"E	1°33'32"
C15	52.00'	45.08'	24.07'	43.68'	N24°53'26"E	49°40'19"	C48	470.00'	3.98'	1.99'	3.97'	N76°53'06"E	0°29'05"
C16	30.00'	47.12'	30.00'	42.43'	N44°56'43"W	90°00'00"	C49	630.00'	90.12'	45.14'	90.04'	N80°44'26"E	8°11'46"
C17	30.00'	47.12'	30.00'	42.43'	N45°03'17"E	90°00'00"	C50	30.00'	44.39'	25.19'	40.45'	N42°26'48"E	84°47'02"
C18	330.00'	23.47'	11.74'	23.47'	N02°05'32"E	4°04'31"	C51	130.00'	43.10'	21.75'	42.90'	N08°33'08"E	18°59'43"
C19	330.00'	52.23'	26.17'	52.18'	N08°39'51"E	9°04'07"	C52	130.00'	44.83'	22.64'	44.61'	N28°55'43"E	19°45'25"
C20	330.00'	52.66'	26.39'	52.61'	N17°46'14"E	9°08'37"	C53	130.00'	44.83'	22.64'	44.61'	N48°41'08"E	19°45'26"
C21	330.00'	15.62'	7.81'	15.62'	N23°41'54"E	2°42'45"	C54	130.00'	44.83'	22.64'	44.61'	N68°26'34"E	19°45'26"
C22	130.00'	38.44'	19.36'	38.30'	N33°31'28"E	16°56'23"	C55	130.00'	26.82'	13.36'	26.58'	N84°11'17"E	11°44'00"
C23	130.00'	45.38'	22.93'	45.15'	N51°59'45"E	20°00'09"	C56	70.00'	109.96'	70.00'	98.99'	N45°03'17"E	90°00'00"
C24	130.00'	44.83'	22.64'	44.61'	N71°52'34"E	19°45'29"	C57	30.00'	44.39'	25.19'	40.45'	N42°20'15"W	84°47'03"
C25	130.00'	18.83'	9.43'	18.81'	N85°54'17"E	81°7'59"	C58	30.00'	21.85'	11.44'	21.37'	N20°48'40"W	41°43'54"
C26	30.00'	47.12'	30.00'	42.43'	N45°03'17"E	90°00'00"	C59	630.00'	82.14'	41.13'	82.08'	N80°59'40"W	7°28'12"
C27	30.00'	47.12'	30.00'	42.43'	N44°56'43"W	90°00'00"	C60	30.00'	25.42'	13.53'	24.67'	N58°17'24"W	48°33'24"
C28	68.00'	20.02'	10.08'	19.95'	N81°30'43"W	16°52'01"	C61	570.00'	226.72'	114.88'	225.22'	N88°02'14"E	22°47'21"
C29	68.00'	42.27'	21.84'	41.60'	N55°16'08"W	35°37'08"	C62	530.00'	124.07'	62.32'	123.78'	N83°20'55"E	13°24'44"
C30	68.00'	46.74'	24.33'	45.82'	N17°46'13"W	39°22'42"	C63	30.00'	47.12'	30.00'	42.43'	N45°03'17"E	90°00'00"
C31	68.00'	46.74'	24.33'	45.82'	N21°36'30"E	39°22'43"	C64	30.00'	47.12'	30.00'	42.43'	N44°56'43"W	90°00'00"
C32	68.00'	46.74'	24.33'	45.82'	N60°59'12"E	39°22'43"	C65	630.00'	14.96'	7.48'	14.96'	N77°56'23"W	1°21'38"
C33	68.00'	46.74'	24.33'	45.82'	N79°38'05"W	39°22'43"	C66	630.00'	5.06'	2.53'	5.06'	N77°01'45"W	0°27'38"

DONALD G. BOHNING & ASSOCIATES, INC.  
 CIVIL ENGINEERING & SURVEYING  
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 PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE	1"=50'	DRN	L.R.	DATE	FEB., 2009
VERT. SCALE	---	ORD. NO.	G.M.	ORDER NO.	2873701-03
					2873-701