

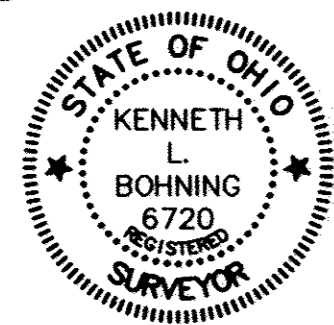
**PIONEER RIDGE SUBDIVISION NO. 8
BY DEL-WEBB**

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. ♦ - 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 63.4912 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

HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY
REPRESENTS THEIR PIONEER RIDGE SUBDIVISION NO. 8 A
SUBDIVISION OF LOTS 371 TO 407, 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 THEREOF THE UNDERSIGNED HAVE HEREUNTO
SET, THEIR HANDS THIS 11th DAY OF
November 2010

WITNESS *Stan Katanic* SIGNED *Stan Katanic*
STAN KATANIC, DIRECTOR OF LAND

STATE OF OHIO, COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY,
APPEARED *Stan Katanic*
WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING
INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR
THE USES AND PURPOSES THEREIN EXPRESSED. IN
WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND
AFFIXED MY OFFICIAL SEAL THIS 11th DAY
OF November 2010

Deborah Lawrence-Auten
NOTARY PUBLIC
DEBORAH LAWRENCE-AUTEN, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date.
Section 147.03 O.R.C.

STATE OF OHIO, COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY,
APPEARED
WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING
INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR
THE USES AND PURPOSES THEREIN EXPRESSED. IN
WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND
AFFIXED MY OFFICIAL SEAL THIS 20 DAY
OF 20

NOTARY PUBLIC

APPROVALS (CITY OF NORTH RIDGEVILLE)

APPROVED THIS 1st DAY OF DECEMBER 2010

Angela Swanson
SECRETARY (OR RESPONSIBLE OFFICIAL)
CITY PLANNING COMMISSION

APPROVED THIS 1st DAY OF DECEMBER 2010

David Milink
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVED THIS 1st DAY OF DECEMBER 2010

Art Lige
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 HEREON, HAS BEEN APPROVED
BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE BY
ORDINANCE/RESOLUTION NO. 476-2010 ADOPTED
THIS 18 DAY OF October 2010

UTILITY EASEMENTS

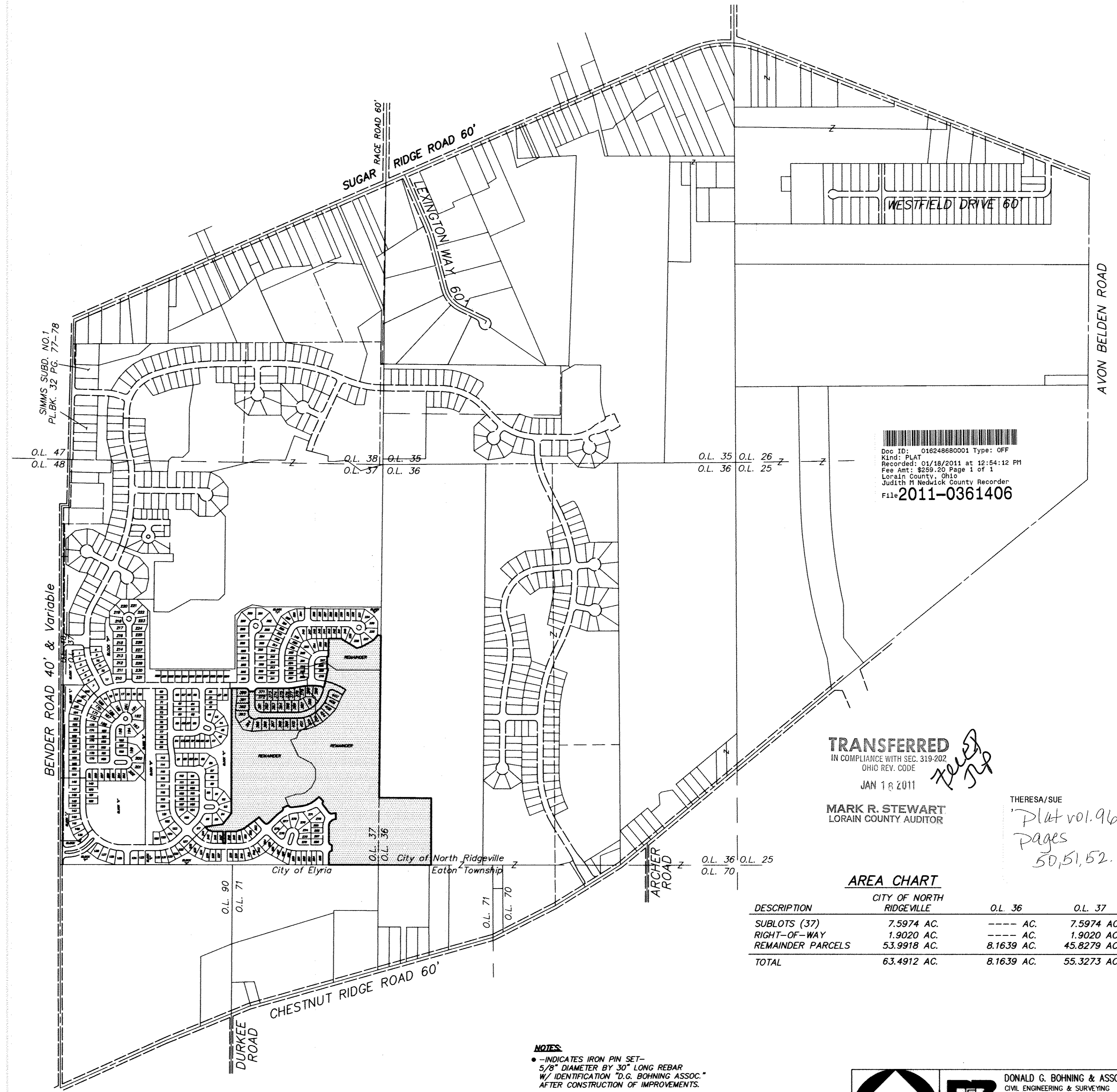
WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT
UNTO THE COLUMBIA GAS OF OHIO, WINDSTREAM COMMUNICATIONS, INC., OHIO EDISON
COMPANY, TIME WARNER CABLE, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND
ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEE) A PERMANENT RIGHT-OF-WAY
AND EASEMENT TWELVE (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, GAS,
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:

PULTE HOMES OF OHIO, LLC, A
MICHIGAN LIMITED LIABILITY COMPANY
BY: *Stan Katanic*
STAN KATANIC, DIRECTOR OF LAND

GRANTEEES:

Don Sam
COLUMBIA GAS OF OHIO, INC.
Brandy Grotter
WINDSTREAM COMMUNICATIONS, INC.
Michael S. Z...
OHIO EDISON COMPANY
...
TIME WARNER CABLE



Doc ID: 01624868001 Type: OFF
Kind: PLAT
Recorded: 01/16/2011 at 12:54:12 PM
Fee Amt: \$259.20 Page 1 of 1
Lorain County, Ohio
Judith M. Nedelick County Recorder
File # 2011-0361406

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JAN 18 2011
THERESA/SUE
Plat vol. 96
Pages
50, 51, 52.

MARK R. STEWART
LORAIN COUNTY AUDITOR

AREA CHART

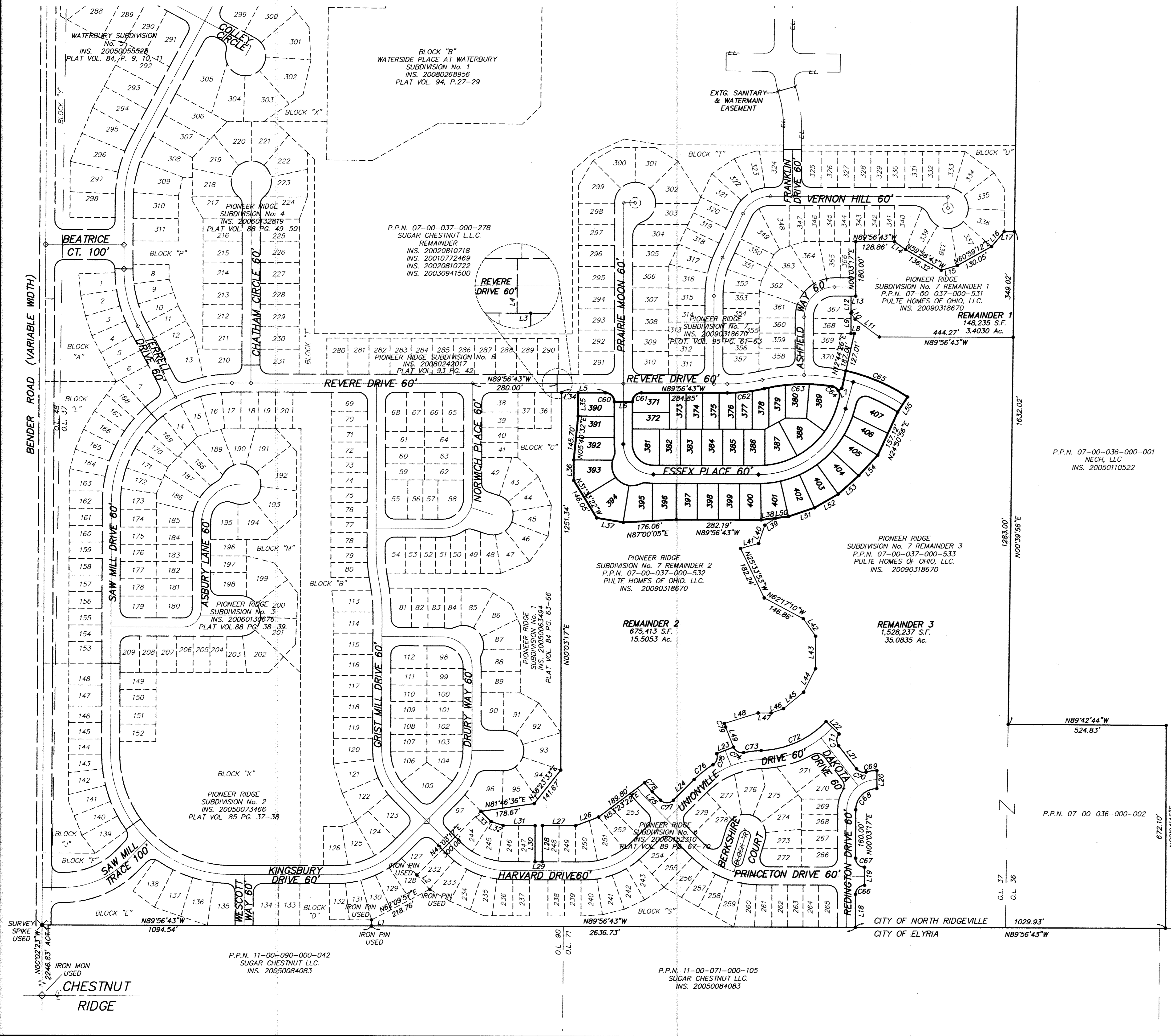
DESCRIPTION	CITY OF NORTH RIDGEVILLE	O.L. 36	O.L. 37
SUBLOTS (37)	7.5974 AC.	--- AC.	7.5974 AC.
RIGHT-OF-WAY	1.9020 AC.	--- AC.	1.9020 AC.
REMAINDER PARCELS	53.9918 AC.	8.1639 AC.	45.8279 AC.
TOTAL	63.4912 AC.	8.1639 AC.	55.3273 AC.

NOTES:
♦ - INDICATES IRON PIN SET-
5/8" DIAMETER BY 30" LONG REBAR
W/ IDENTIFICATION "D.G. BOHNING ASSOC."
AFTER CONSTRUCTION OF IMPROVEMENTS.
X - 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.

GRAPHIC SCALE
0' 300' 600'

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7978 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

DATE	JULY, 2010	1
ORDER NO.	2873801-01	3

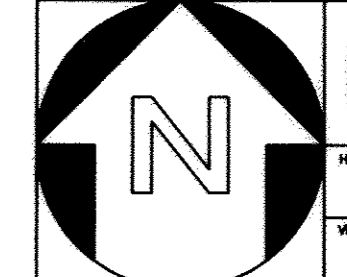
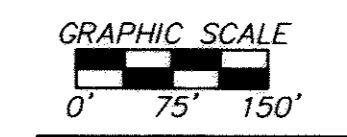


CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C60	30.00'	47.12'	30.00'	42.43'	N44°56'43"W	90°00'00"
C61	30.00'	47.12'	30.00'	42.43'	N45°03'17"E	90°00'00"
C62	530.00'	124.07'	62.32'	123.78'	N83°20'55"E	13°24'44"
C63	570.00'	226.72'	114.88'	225.22'	N88°02'14"E	22°47'21"
C64	30.00'	25.42'	13.53'	24.67'	N56°17'24"W	48°33'24"
C65	630.00'	223.98'	113.18'	222.80'	N67°04'29"W	20°22'11"
C66	30.00'	47.12'	30.00'	42.43'	N45°03'17"E	90°00'00"
C67	30.00'	47.12'	30.00'	42.43'	N44°56'43"W	90°00'00"
C68	70.00'	109.96'	70.00'	98.99'	N45°03'17"E	90°00'00"
C69	130.00'	36.26'	18.25'	36.14'	N82°03'54"E	15°58'46"
C70	30.00'	35.59'	20.23'	33.54'	N71°56'13"W	67°58'32"
C71	30.00'	42.61'	25.79'	39.12'	N02°44'15"E	81°22'23"
C72	310.00'	241.96'	127.52'	235.86'	N65°47'03"E	44°43'13"
C73	330.00'	58.32'	29.23'	58.24'	N83°04'54"E	10°07'31"
C74	30.00'	42.10'	25.35'	38.73'	N61°46'41"W	80°24'21"
C75	30.00'	42.10'	25.35'	38.73'	N18°37'40"E	80°24'21"
C76	330.00'	42.10'	25.35'	38.73'	N51°56'34"E	13°46'35"
C77	30.00'	47.12'	30.00'	42.43'	N89°56'43"W	90°00'00"
C78	270.00'	39.28'	19.67'	39.24'	N40°46'41"W	8°20'05"
C79	170.00'	12.56'	6.28'	12.55'	N19°27'33"W	4°13'54"

LINE TABLE

LINE	LENGTH	BEARING
L1	19.97'	N00°03'17"E
L2	63.95'	N42°09'35"W
L3	15.00'	N89°56'43"W
L4	30.00'	N00°03'17"E
L5	145.00'	N89°56'43"W
L6	60.00'	N89°56'43"W
L7	13.89'	N57°59'18"E
L8	11.26'	N89°56'43"W
L9	67.17'	N00°03'17"E
L10	24.05'	N34°07'48"W
L11	99.90'	N54°01'04"W
L12	56.49'	N00°03'17"E
L13	15.43'	N89°56'43"W
L14	45.33'	N55°06'32"W
L15	55.35'	N73°38'59"E
L16	65.00'	N40°19'35"E
L17	34.08'	N89°20'04"W
L18	109.97'	N00°03'17"E
L19	60.00'	N00°03'17"E
L20	60.00'	N00°03'17"E
L21	97.08'	N37°56'56"W
L22	60.00'	N46°34'33"W
L23	60.00'	N68°25'30"E
L24	97.18'	N45°03'17"E
L25	39.27'	N44°56'43"W
L26	81.89'	N69°14'20"E
L27	110.00'	N89°56'43"W
L28	120.00'	N00°03'17"E
L29	24.26'	N89°56'43"W
L30	120.00'	N00°03'17"E
L31	106.16'	N89°56'43"W
L32	42.26'	N71°53'17"W
L33	47.69'	N44°56'43"W
L34	55.00'	N89°56'43"W
L35	78.00'	N00°03'17"E
L36	67.27'	N00°03'17"E
L37	89.43'	N80°28'01"W
L38	48.40'	N82°59'16"E
L39	42.92'	N57°00'34"E
L40	64.19'	N18°43'03"E
L41	62.00'	N74°23'43"E
L42	70.52'	N35°18'59"W
L43	107.61'	N00°03'17"E
L44	87.23'	N26°44'18"E
L45	86.32'	N50°38'27"E
L46	43.45'	N70°20'11"E
L47	43.24'	N89°56'43"W
L48	117.60'	N72°39'24"E
L49	71.65'	N21°34'30"W
L50	42.76'	N82°59'16"E
L51	91.15'	N71°25'25"E
L52	91.15'	N59°47'54"E
L53	91.15'	N48°10'23"E
L54	92.77'	N42°54'58"E
L55	60.00'	N33°06'37"E



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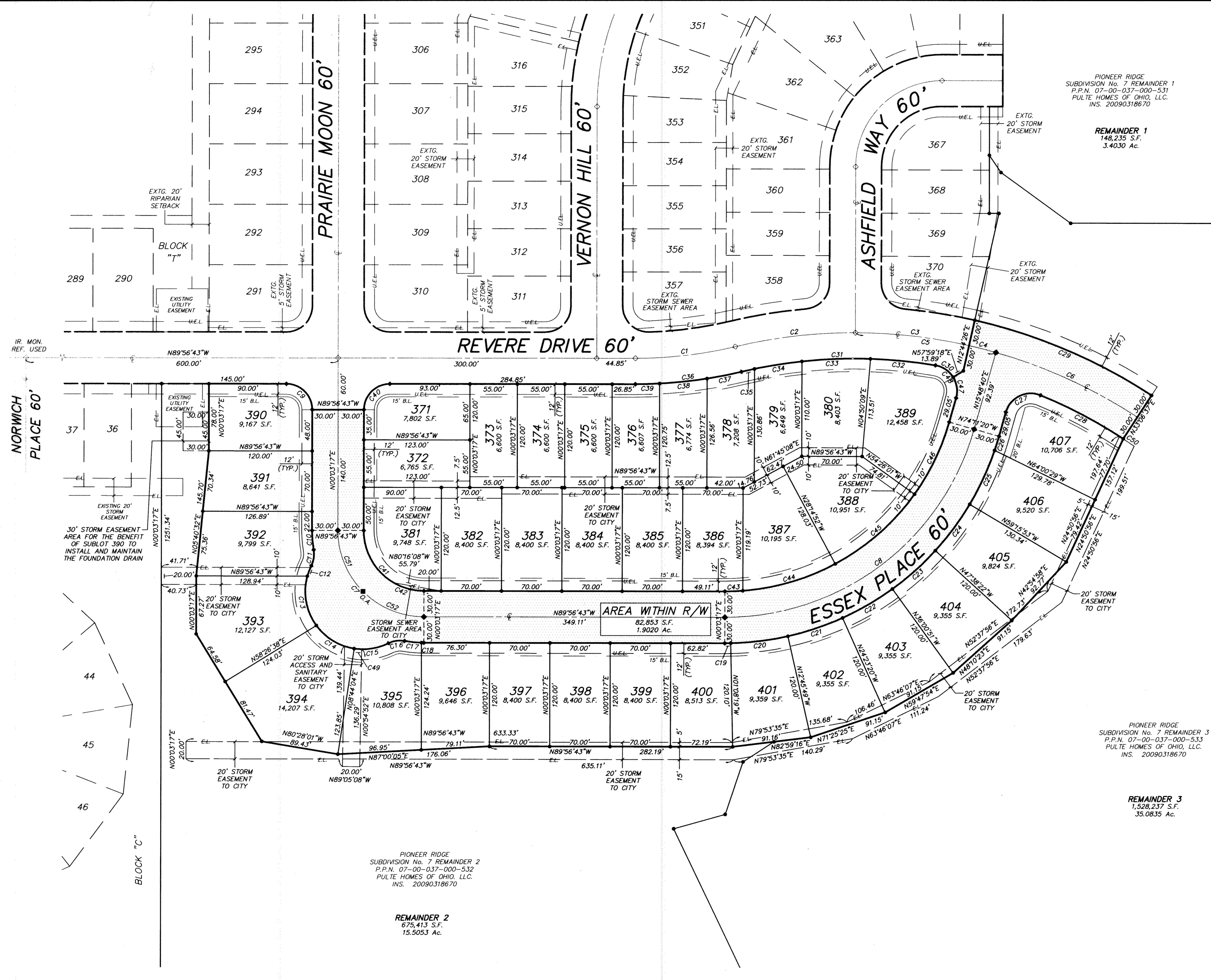
DATE: JULY, 2010
 L.R. G.M.
 2873801-02 2873-801

1/3

Tax Map Dept Case #10-01337

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	500.00'	117.04'	58.79'	116.77'	N83°20'55"E	132°44'3"
C2	600.00'	140.45'	70.55'	140.13'	N83°20'55"E	132°44'3"
C3	600.00'	132.85'	66.70'	132.58'	N83°36'09"W	124°11'0"
C4	600.00'	32.15'	16.08'	32.15'	N75°43'27"W	304°14'
C5	600.00'	165.00'	83.02'	164.48'	N82°04'02"W	154°52'3"
C6	600.00'	181.16'	91.27'	180.47'	N65°32'22"W	171°7'57"
C7	100.00'	157.08'	100.00'	141.42'	N44°56'43"W	90°00'00"
C8	300.00'	388.74'	227.07'	362.11'	N52°55'58"E	74°14'37"
C9	30.00'	47.12'	30.00'	42.43'	N44°56'43"W	90°00'00"
C10	130.00'	22.53'	11.30'	22.51'	N04°54'41"W	95°55'55"
C11	30.00'	19.02'	9.84'	18.70'	N08°17'01"E	361°9'19"
C12	67.00'	12.94'	6.49'	12.92'	N20°54'48"E	110°3'45"
C13	67.00'	60.23'	32.32'	58.22'	N10°22'09"W	51°30'09"
C14	67.00'	52.79'	27.85'	51.44'	N58°41'35"W	45°08'43"
C15	67.00'	41.01'	21.17'	40.37'	N81°11'58"E	35°04'12"
C16	30.00'	19.02'	9.84'	18.70'	N81°49'32"E	361°9'19"
C17	130.00'	19.83'	9.94'	19.81'	N84°23'02"W	8°44'26"
C18	130.00'	2.70'	1.35'	2.70'	N89°20'59"W	171°28'
C19	330.00'	6.87'	3.44'	6.87'	N89°27'29"E	171°36'
C20	330.00'	66.96'	33.59'	66.84'	N83°02'56"E	113°7'30"
C21	330.00'	66.96'	33.59'	66.84'	N71°25'25"E	113°7'31"
C22	330.00'	66.96'	33.59'	66.84'	N59°47'54"E	113°7'31"
C23	330.00'	66.96'	33.59'	66.84'	N48°10'23"E	113°7'31"
C24	330.00'	66.96'	33.59'	66.84'	N36°32'53"E	113°7'31"
C25	330.00'	68.77'	34.51'	68.64'	N24°45'56"E	115°6'23"
C26	330.00'	17.19'	8.60'	17.19'	N17°18'12"E	259°04'
C27	30.00'	50.46'	33.54'	44.72'	N64°00'03"E	96°22'46"
C28	570.00'	108.63'	54.48'	108.47'	N62°00'59"W	105°55'11"
C29	630.00'	223.98'	113.18'	222.80'	N67°04'29"W	202°22'11"
C30	30.00'	25.42'	13.53'	24.67'	N56°17'24"W	48°33'24"
C31	570.00'	226.72'	114.88'	225.22'	N88°02'14"E	224°7'21"
C32	570.00'	75.82'	37.97'	75.77'	N84°22'45"W	73°7'18"
C33	570.00'	79.59'	39.86'	79.52'	N87°48'36"E	80°0'00"
C34	570.00'	55.71'	27.88'	55.69'	N81°00'36"E	53°6'01"
C35	570.00'	15.59'	7.80'	15.59'	N77°25'34"E	134°02'
C36	530.00'	124.07'	62.32'	123.78'	N83°20'55"E	132°44'3"
C37	530.00'	40.57'	20.30'	40.56'	N78°50'08"E	423°10'
C38	530.00'	55.33'	27.69'	55.31'	N84°01'10"E	55°58'54"
C39	530.00'	28.16'	14.08'	28.16'	N88°31'57"E	302°40'
C40	30.00'	47.12'	30.00'	42.43'	N45°03'17"E	90°00'00"
C41	70.00'	109.96'	70.00'	98.99'	N44°56'43"W	90°00'00"
C42	70.00'	36.65'	18.76'	36.23'	N74°56'43"W	300°00'00"
C43	270.00'	20.91'	10.46'	20.90'	N87°50'11"E	426°13'
C44	270.00'	112.46'	57.06'	111.65'	N73°41'06"E	235°15'56"
C45	270.00'	123.40'	62.80'	122.33'	N48°39'33"E	261°10'9"
C46	270.00'	93.09'	47.01'	92.63'	N25°41'19"E	194°51'9"
C47	30.00'	25.04'	13.30'	24.32'	N08°06'01"W	474°9'22"
C48	30.00'	50.46'	33.54'	44.72'	N32°22'43"W	96°22'46"
C49	67.00'	8.84'	4.43'	8.84'	N85°02'49"W	73°3'47"
C50	570.00'	15.19'	7.59'	15.19'	N56°07'35"W	131°36'
C51	100.00'	78.54'	41.42'	76.54'	N22°26'43"W	45°00'00"
C52	100.00'	78.54'	41.42'	76.54'	N67°26'43"W	45°00'00"



PIONEER RIDGE
SUBDIVISION No. 7 REMAINDER 1
P.P.N. 07-00-037-000-531
PULTE HOMES OF OHIO, LLC.
INS. 20090318670

REMAINDER 1
148,235 S.F.
3.4030 Ac.

PIONEER RIDGE
SUBDIVISION No. 7 REMAINDER 3
P.P.N. 07-00-037-000-533
PULTE HOMES OF OHIO, LLC.
INS. 20090318670

REMAINDER 3
1,528,237 S.F.
35.0835 Ac.

PIONEER RIDGE
SUBDIVISION No. 7 REMAINDER 2
P.P.N. 07-00-037-000-532
PULTE HOMES OF OHIO, LLC.
INS. 20090318670

REMAINDER 2
675,413 S.F.
15.5053 Ac.

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

HORIZ. SCALE	DATE	3
1"=50'	JULY, 2010	
VERT. SCALE	FILE NO.	2873801-03
	ORDER NO.	2873-801