

**WATERBURY SUBDIVISION NO. 6**

BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP  
 LOTS 37 & 38  
 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 JULY, 2005, 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 NUMBER 37 & 38, CONTAINING 67.0427 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 NO. 6 SUBDIVISION OF LOTS 312 TO 343, 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 30th DAY OF November 2011

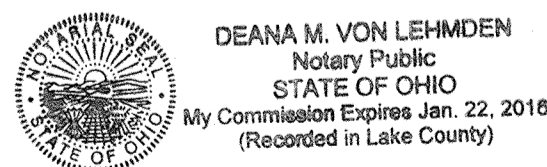
WITNESS *Robert F. Monchein* SIGNED *Robert F. Monchein*  
 ROBERT F. MONCHEIN, PRESIDENT

STATE OF OHIO, COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED *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 30th DAY OF November 2011

*Deana M. Von Lehmden*  
 NOTARY PUBLIC



LISA LAWRENCE  
 Notary Public  
 in and for the State of Ohio  
 My Commission Expires  
 March 7, 2015

**APPROVALS (CITY OF NORTH RIDGEVILLE)**

APPROVED THIS 31st DAY OF JANUARY 2012

*Kaylle Jurach*  
 SECRETARY (OR RESPONSIBLE OFFICIAL)  
 CITY PLANNING COMMISSION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

*David M. Mollack*  
 MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVED THIS 31 DAY OF JANUARY 2012

*Jeff Wyle*  
 CITY ENGINEER

THIS PLAT OF THE WATERBURY SUBDIVISION NO. 6, 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. 4784-2010 ADOPTED THIS 4th 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, 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 HERON 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 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

GRANTEES:

*Dan S.*  
 COLUMBIA GAS OF OHIO, INC.

*P. Grobler A-1*  
 WINDSTREAM COMMUNICATIONS, INC.

*Michael S. Z...*  
 OHIO EDISON COMPANY

*Time Warner Cable*  
 TIME WARNER CABLE

**MORTGAGE RELEASE**

WE THE UNDERSIGNED:

LAKE NATIONAL 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.

LAKE NATIONAL BANK

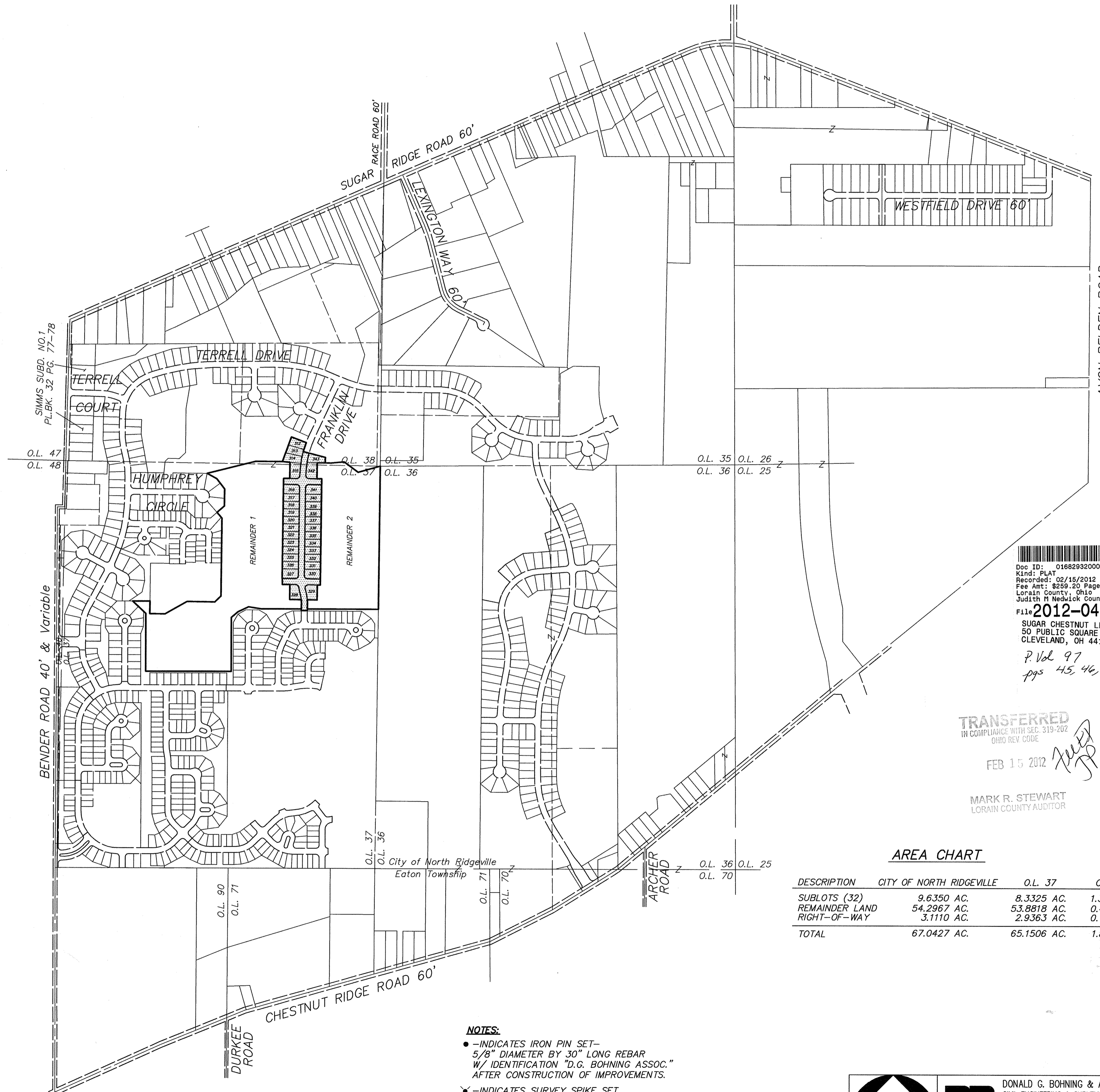
BY: *Jaw*  
 WITNESS *Gene Mills*  
*Chris De*  
 WITNESS

STATE OF OHIO  
 COUNTY OF Lake } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE FOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID FOREMENTIONED, 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 Mentor, OHIO THIS 7th DAY OF December, 2011.

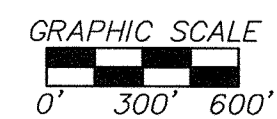
*Lisa Lawrence*  
 NOTARY PUBLIC  
 MARCH 7, 2015  
 MY COMMISSION EXPIRES



**AREA CHART**

DESCRIPTION	CITY OF NORTH RIDGEVILLE	O.L. 37	O.L. 38
SUBLOTS (32)	9.6350 AC.	8.3325 AC.	1.3025 AC.
REMAINDER LAND	54.2967 AC.	53.8818 AC.	0.4149 AC.
RIGHT-OF-WAY	3.1110 AC.	2.9363 AC.	0.1747 AC.
TOTAL	67.0427 AC.	65.1506 AC.	1.8921 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.



**GRAPHIC SCALE**  
 0' 300' 600'

**ORIENTED NORTH**

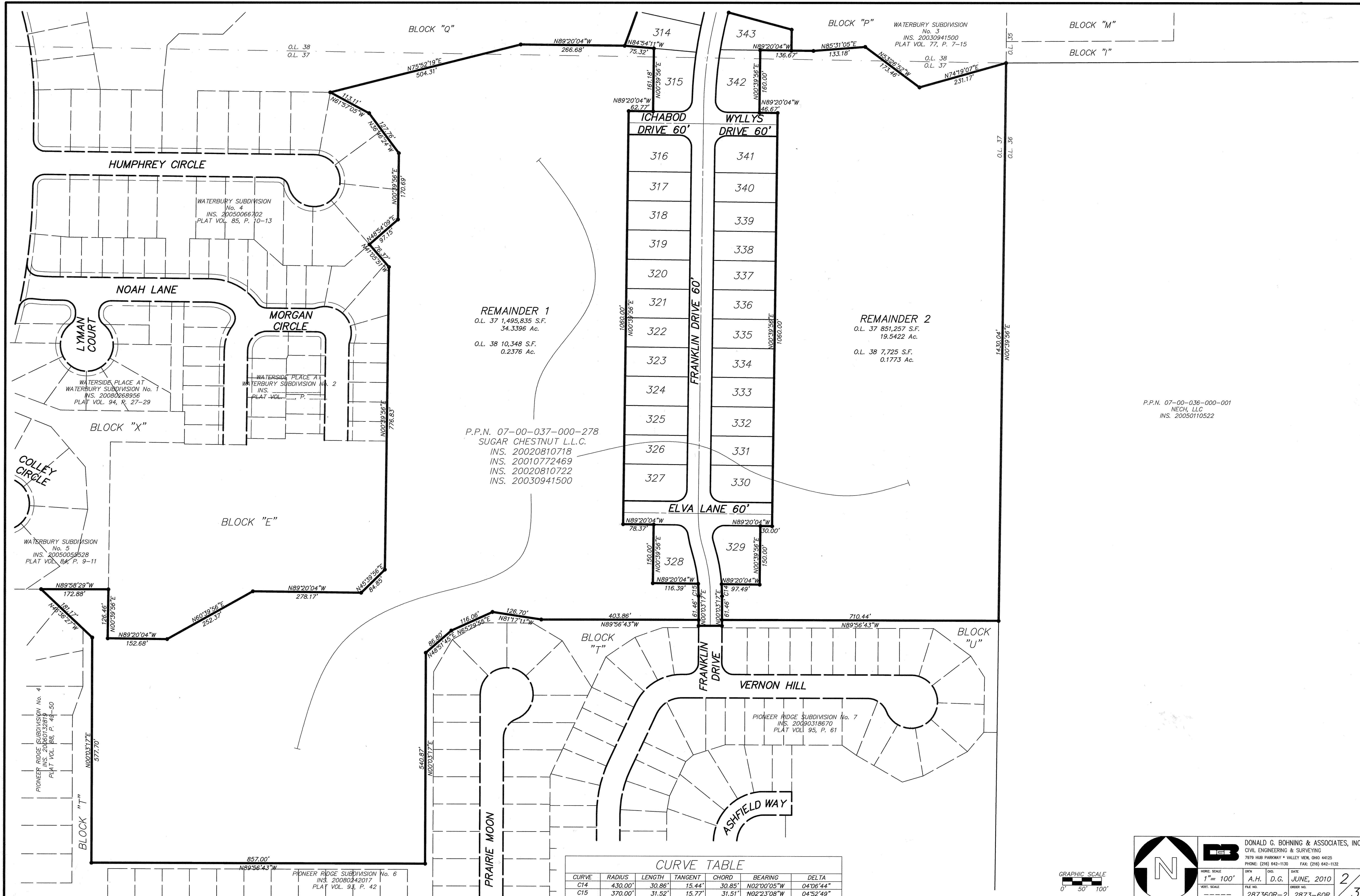
**DONALD G. BOHNING & ASSOCIATES, INC.**  
 CIVIL ENGINEERING & SURVEYING  
 7978 HUB PARKWAY • VALLEY VIEW, OHIO 44125  
 PHONE: (216) 642-1130 FAX: (216) 642-1132

DATE: JUNE, 2010  
 FILE NO.: 287360R-1  
 ORDER NO.: 2873-60R

1/3

Doc ID: 01682930003 Type: OFF  
 Kind: PLAT  
 Recorded: 02/15/2012 at 01:08:18 PM  
 Fee Amt: \$259.20 Page 1 of 3  
 Lorain County, Ohio  
 Judith M. Newkirk County Recorder  
 File # **2012-0402134**  
 SUGAR CHESTNUT LLC  
 50 PUBLIC SQUARE STE 1050  
 CLEVELAND, OH 44113  
 P. Vol 97  
 pgs 45, 46, 47

**TRANSFERRED**  
 IN COMPLIANCE WITH SEC. 319-202  
 OHIO REV. CODE  
 FEB 15 2012  
 MARK R. STEWART  
 LORAIN COUNTY AUDITOR



**REMAINDER 1**  
 O.L. 37 1,495,835 S.F.  
 34.3396 Ac.  
 O.L. 38 10,348 S.F.  
 0.2376 Ac.

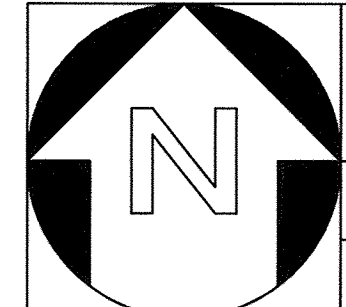
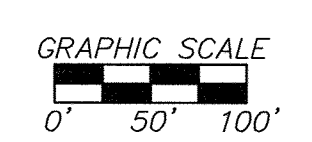
**REMAINDER 2**  
 O.L. 37 851,257 S.F.  
 19.5422 Ac.  
 O.L. 38 7,725 S.F.  
 0.1773 Ac.

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

P.P.N. 07-00-036-000-001  
 NECH, LLC  
 INS. 20050110522

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C14	430.00'	30.86'	15.44'	30.85'	N02°00'05"W	04°06'44"
C15	370.00'	31.52'	15.77'	31.51'	N02°23'08"W	04°52'49"

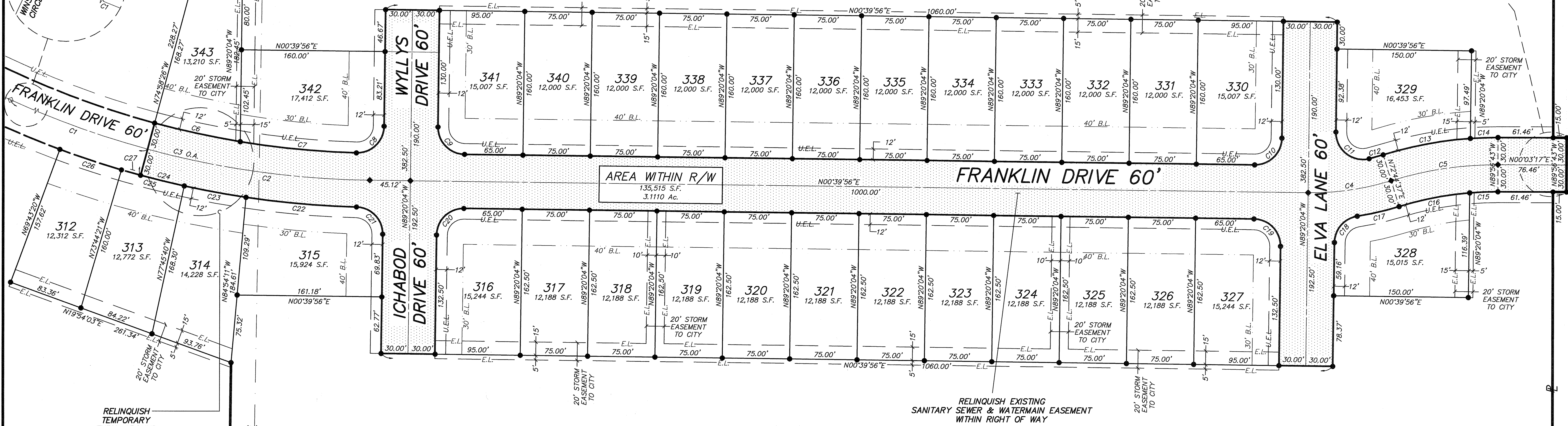
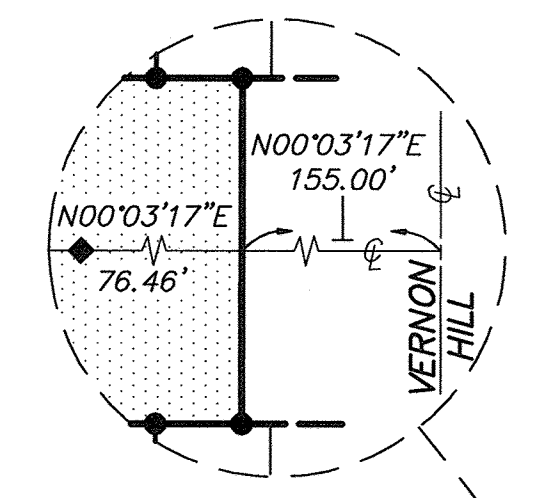
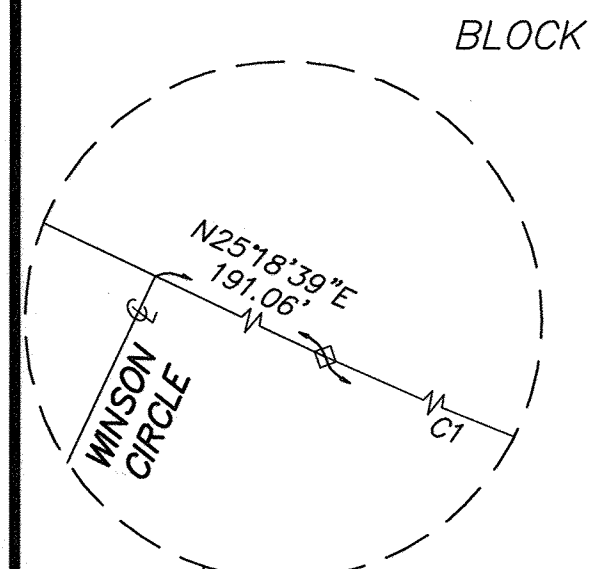


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 PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE	1" = 100'	DWN	AWH	DATE	JUNE, 2010	2
VERT. SCALE	1" = 10'	FILE NO.	287360R-2	ORDER NO.	2873-60R	3

WATERBURY SUBDIVISION  
No. 3  
INS. 20030941500  
PLAT VOL. 77, P. 7-15

REMAINDER 2  
O.L. 37 851,257 S.F.  
19.5422 Ac.  
O.L. 38 7,725 S.F.  
0.1773 Ac.



AREA WITHIN R/W  
135,515 S.F.  
3.1110 Ac.

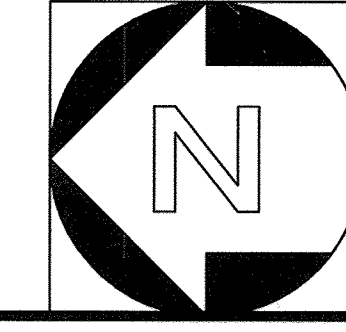
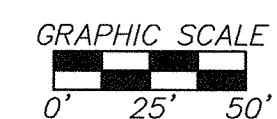
RELINQUISH EXISTING  
SANITARY SEWER & WATERMAIN EASEMENT  
WITHIN RIGHT OF WAY


RELINQUISH  
TEMPORARY  
TURN-AROUND  
EASEMENT  
(WATERBURY  
SUBDIVISION NO. 3)

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1000.00'	179.50'	89.99'	179.26'	N20°10'06"E	101°7'05"
C2	1000.00'	250.64'	125.98'	249.98'	N07°50'45"E	14°21'38"
C3 O.A.	1000.00'	430.14'	218.45'	426.83'	N12°59'17"E	24°38'43"
C4	300.00'	93.84'	47.31'	93.46'	N08°17'44"W	17°55'20"
C5	400.00'	120.85'	60.89'	120.40'	N08°36'03"W	17°18'40"
C6	970.00'	97.70'	48.89'	97.66'	N12°08'27"E	5°46'15"
C7	970.00'	130.07'	65.13'	129.97'	N05°24'50"E	7°40'58"
C8	30.00'	47.60'	30.48'	42.76'	N43°52'52"W	90°54'25"
C9	30.00'	47.12'	30.00'	42.43'	N45°39'56"E	90°00'00"
C10	30.00'	47.12'	30.00'	42.43'	N44°20'04"W	90°00'00"
C11	30.00'	54.70'	38.73'	47.43'	N38°25'37"E	104°28'39"
C12	270.00'	16.23'	8.12'	16.23'	N15°32'03"W	3°26'40"
C13	430.00'	99.06'	49.75'	98.84'	N10°39'25"W	13°11'56"
C14	430.00'	30.86'	15.44'	30.85'	N02°00'05"W	4°06'44"
C15	370.00'	31.52'	15.77'	31.51'	N02°23'08"W	4°52'49"
C16	370.00'	80.28'	40.30'	80.12'	N11°02'28"W	12°25'51"
C17	330.00'	47.97'	24.03'	47.92'	N13°05'33"W	8°19'41"
C18	30.00'	42.10'	25.35'	38.73'	N49°07'53"W	80°24'21"
C19	30.00'	47.12'	30.00'	42.43'	N45°39'56"E	90°00'00"
C20	30.00'	47.12'	30.00'	42.43'	N44°20'04"W	90°00'00"
C21	30.00'	46.70'	29.58'	42.13'	N46°04'04"E	89°11'45"
C22	1030.00'	123.57'	61.86'	123.50'	N04°54'24"E	6°52'26"
C23	1030.00'	70.03'	35.03'	70.01'	N10°17'28"E	3°53'43"
C24	1030.00'	50.10'	25.06'	50.10'	N13°37'57"E	2°47'14"
C25	1030.00'	72.30'	36.16'	72.29'	N14°14'59"E	4°01'19"
C26	1030.00'	72.21'	36.12'	72.20'	N18°16'09"E	4°01'01"
C27	1030.00'	22.20'	11.10'	22.19'	N15°38'36"E	1°14'05"

REMAINDER 1  
O.L. 37 1,495,835 S.F.  
34.3396 Ac.  
O.L. 38 10,348 S.F.  
0.2376 Ac.




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HORIZ. SCALE 1" = 50'	DRAWN A.H.	CHKD. D.C.	DATE JUNE, 2010	3
VERT. SCALE 1" = 50'	FILE NO. 287360R-3	ORDER NO. 2873-60R		