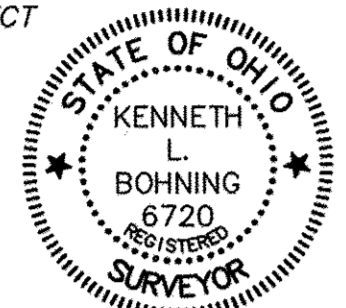


**WATERSIDE PLACE AT WATERBURY SUBDIVISION No. 2**  
 BEING A RE-SUBDIVISION OF BLOCK "B" IN  
 WATERSIDE PLACE AT WATERBURY SUBDIVISION NO. 1  
 OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 37  
 AS SHOWN BY THE PLAT AS RECORDED  
 IN VOLUME 94, PAGES 27-29  
 OF LORAIN COUNTY PLAT RECORDS  
 NOW IN 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 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.



*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,  
 CONTAINING 13.5300 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  
 ASSOCIATE INC. (EASEMENTS ONLY)

HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS  
 THEIR "WATERSIDE PLACE AT WATERBURY SUBDIVISION No. 2" A  
 SUBDIVISION OF LOTS 18 TO 49, 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 PLATING, 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 23<sup>rd</sup> DAY  
 OF May 2012

WITNESSES: *Deana M. Von Lehmden* SIGNED *Robert F. Monchein*  
 DEANA M. VON LEHMDEN, Notary Public  
 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 23<sup>rd</sup> DAY  
 OF May 2012

*Deana M. Von Lehmden*  
 DEANA M. VON LEHMDEN  
 Notary Public  
 STATE OF OHIO  
 My Commission Expires Jan. 22, 2016  
 (Recorded in Lake County)

**EASEMENTS ONLY:**

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO  
 SET THEIR HANDS THIS 23<sup>rd</sup> DAY  
 OF May 2012

WITNESSES: *Deana M. Von Lehmden* SIGNED *William Sanderson*  
 DEANA M. VON LEHMDEN, Notary Public  
 WILLIAM SANDERSON, WATERBURY HOME OWNERS President  
 ASSOCIATION INC.

STATE OF OHIO, COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY,  
 APPEARED *William Sanderson*  
 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 23<sup>rd</sup> DAY  
 OF May 2012

*Deana M. Von Lehmden*  
 DEANA M. VON LEHMDEN  
 Notary Public  
 STATE OF OHIO  
 My Commission Expires Jan. 22, 2016  
 (Recorded in Lake County)

**APPROVALS (CITY OF NORTH RIDGEVILLE)**

APPROVED THIS 4<sup>th</sup> DAY OF JUNE 2012

*Samuel J. ...*  
 SECRETARY (OR RESPONSIBLE OFFICIAL)  
 CITY PLANNING COMMISSION

APPROVED THIS 25<sup>th</sup> DAY OF JUNE 2012

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

APPROVED THIS 25<sup>th</sup> DAY OF June 2012

*...*  
 CITY ENGINEER

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. 4635-2009 ADOPTED  
 THIS 17<sup>th</sup> DAY OF February 2009

**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:

*Arly Z...*  
 COLUMBIA GAS OF OHIO, INC.

*Randy Ertler*  
 ALLTEL

*J. B. Grace*  
 OHIO EDISON COMPANY

*Wilda...*  
 AT&T BROAD-BAND  
 TWC

**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

BY:

WITNESS

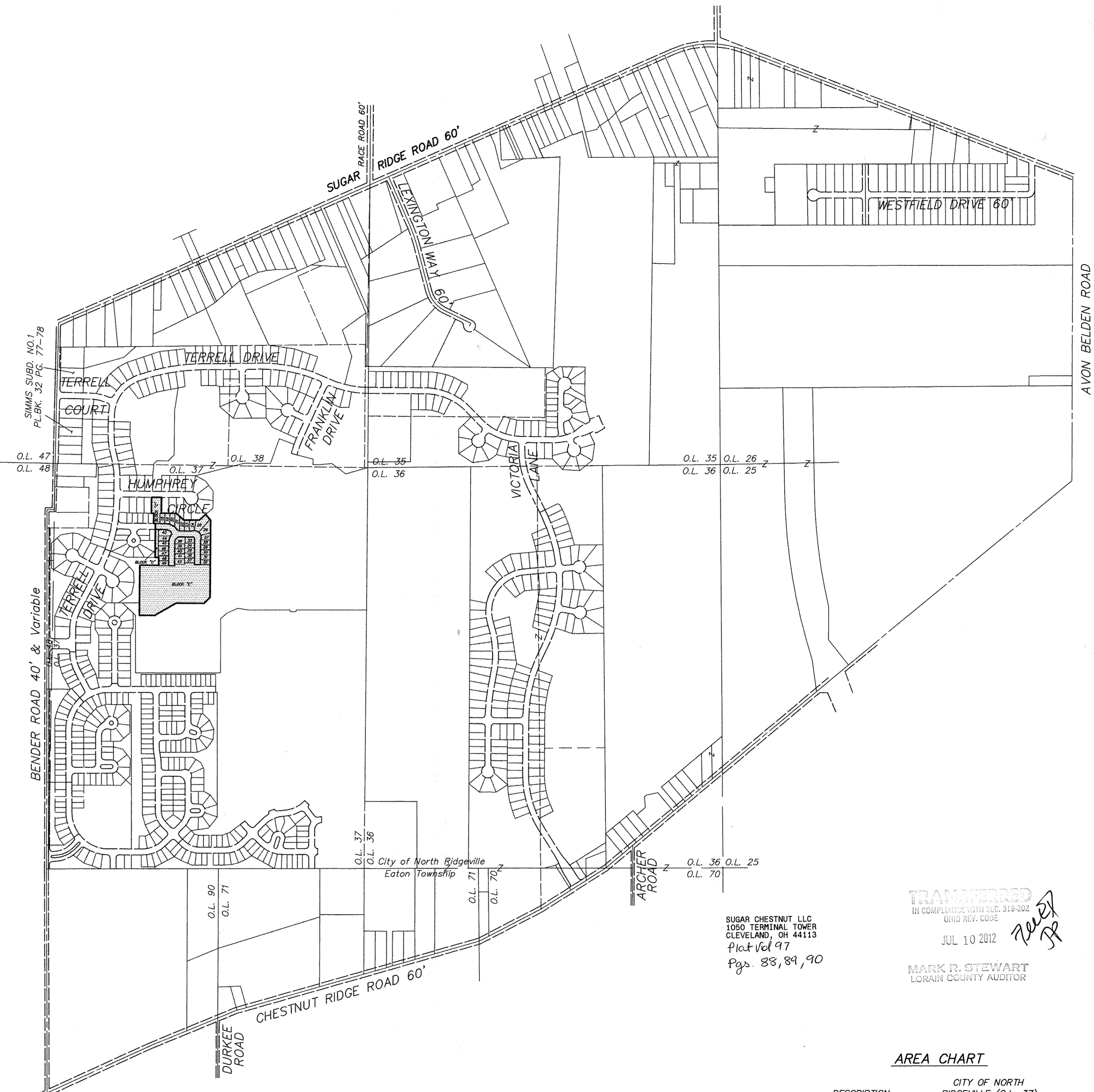
STATE OF OHIO  
 COUNTY OF CUYAHOGA } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY  
 APPEARED, THE AFORESAID, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING  
 INSTRUMENT IN BEHALF OF SAID AFORESAID, 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  
 \_\_\_\_\_, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES



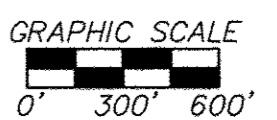
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 Lorain County, Ohio  
 Judith H. Newlick County Recorder  
 File 2012-0419962

TRANSFERRED  
 IN COMPLIANCE WITH S.L.C. 319-202  
 OHIO REV. CODE  
 JUL 10 2012  
 Pgs. 83, 89, 90  
 MARK R. STEWART  
 LORAIN COUNTY AUDITOR

**AREA CHART**

DESCRIPTION	CITY OF NORTH RIDGEVILLE (O.L. 37)
SUBLOTS (32)	4.3181 AC.
RIGHT-OF-WAY	1.4855 AC.
BLOCK "C"	0.5118 AC.
BLOCK "D"	0.2042 AC.
BLOCK "E"	7.0104 AC.
TOTAL	13.5300 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.



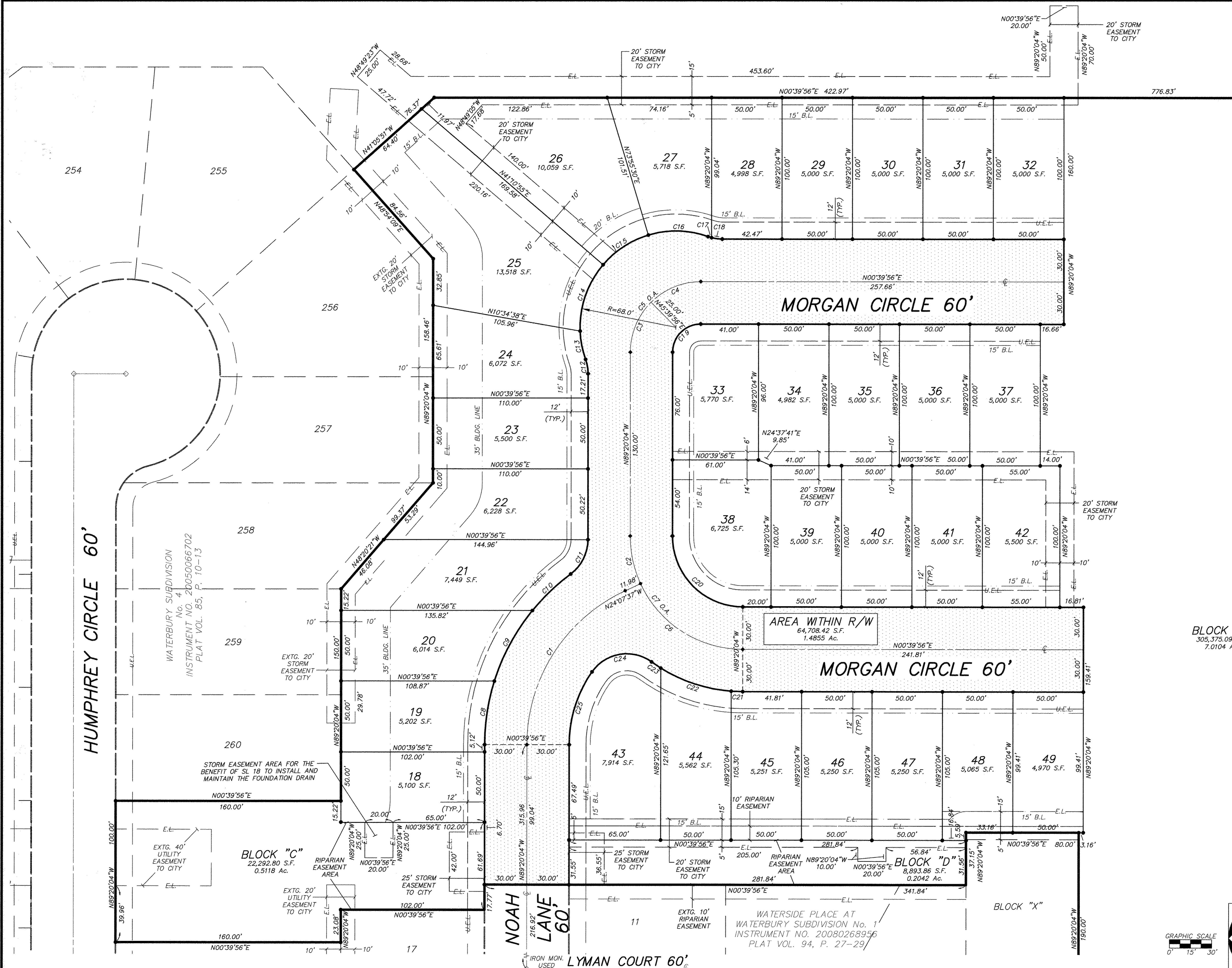
DONALD G. BOHNING & ASSOCIATES, INC.  
 CIVIL ENGINEERING & SURVEYING  
 7819 HUB PARKWAY • VALLEY VIEW, OHIO 44125  
 PHONE: (216) 842-1130 FAX: (216) 842-1132

HORIZ. SCALE	DATE
1" = 600'	L.R. G.W. OCT., 2008
VERT. SCALE	ORDER NO.
2873291-2	2873-29-2

1/3



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	120.00'	136.57'	76.75'	129.32'	N56°43'51"W	65°12'26"
C2	80.00'	34.62'	17.58'	34.35'	N78°16'09"E	24°47'34"
C3	50.00'	39.27'	20.71'	38.27'	N66°50'04"W	45°00'00"
C4	50.00'	39.27'	20.71'	38.27'	N21°20'04"W	45°00'00"
C5	50.00'	78.54'	50.00'	70.71'	N44°20'04"W	90°00'00"
C6	80.00'	91.05'	51.17'	86.21'	N33°16'09"E	65°12'26"
C7	80.00'	125.66'	80.00'	113.14'	N45°39'56"E	90°00'00"
C8	150.00'	45.58'	22.97'	45.40'	N80°37'45"W	17°24'37"
C9	150.00'	57.15'	28.92'	56.80'	N61°00'37"W	21°49'40"
C10	150.00'	37.60'	18.90'	37.50'	N42°54'54"W	14°21'45"
C11	30.00'	28.07'	15.15'	27.05'	N62°32'03"W	53°36'02"
C12	30.00'	10.26'	5.18'	10.21'	N80°51'58"E	19°35'56"
C13	68.00'	20.54'	10.35'	20.47'	N79°43'18"E	17°18'35"
C14	68.00'	50.80'	26.65'	49.63'	N70°13'15"W	42°48'20"
C15	68.00'	38.86'	19.98'	38.33'	N32°26'48"W	32°44'35"
C16	68.00'	43.13'	22.32'	42.41'	N02°05'41"E	36°20'22"
C17	30.00'	2.65'	1.32'	2.65'	N17°44'15"E	5°03'13"
C18	30.00'	7.62'	3.83'	7.60'	N07°56'17"E	14°32'42"
C19	20.00'	31.42'	20.00'	28.28'	N44°20'04"W	90°00'00"
C20	50.00'	78.54'	50.00'	70.71'	N45°39'56"E	90°00'00"
C21	110.00'	8.19'	4.10'	8.19'	N02°47'58"E	4°16'04"
C22	110.00'	53.12'	27.09'	52.60'	N18°46'01"E	27°40'04"
C23	110.00'	7.91'	3.96'	7.91'	N34°39'36"E	4°07'06"
C24	30.00'	47.73'	30.61'	42.85'	N08°51'31"W	91°09'21"
C25	90.00'	54.82'	28.29'	53.97'	N71°53'08"W	34°53'52"

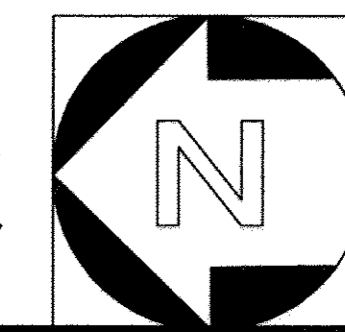


**BLOCK "E"**  
305,375.09 S.F.  
7.0104 Ac.

**BLOCK "C"**  
22,292.80 S.F.  
0.5118 Ac.

**BLOCK "D"**  
8,893.86 S.F.  
0.2042 Ac.

WATERSIDE PLACE AT  
WATERBURY SUBDIVISION No. 1  
INSTRUMENT NO. 20080268956  
PLAT VOL. 94, P. 27-29



<b>DB</b>				<b>DONALD G. BOHNING &amp; ASSOCIATES, INC.</b>	
CIVIL ENGINEERING & SURVEYING				7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125	
PHONE: (216) 842-1130				FAX: (216) 842-1132	
HORIZ. SCALE	DATE	ORDER NO.	3		
1" = 30'	OCT., 2008	2873291-3	2873-29-2		
VERT. SCALE	FILE NO.	ORDER NO.			

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