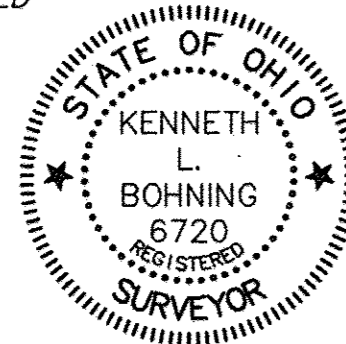


**PIONEER RIDGE SUBDIVISION NO. 10
BY DEL-WEBB**

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 (" 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 32.5116 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. 10 A SUBDIVISION OF LOTS 482 TO 546, 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 26th DAY OF APRIL, 2013.

WITNESS *Stan Katanic* SIGNED *Stan Katanic*
STAN KATANIC, VICE PRESIDENT
LAND ACQUISITION

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 WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 26th DAY OF APRIL, 2013.

Stacy Sanders
NOTARY PUBLIC



STACY SANDERS
Notary Public, State of Ohio
Commission Expires Oct. 24, 2014

APPROVALS (CITY OF NORTH RIDGEVILLE)

APPROVED THIS 26th DAY OF APRIL, 2013

Janet Jundor
SECRETARY (OR RESPONSIBLE OFFICIAL)
CITY PLANNING COMMISSION

APPROVED THIS 12 DAY OF JUNE, 2013

H. David Hillock
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVED THIS 11 DAY OF JUNE, 2013

Art Wj
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. 4918 - 2013 ADOPTED THIS 19 DAY OF FEBRUARY, 2013.

UTILITY EASEMENTS

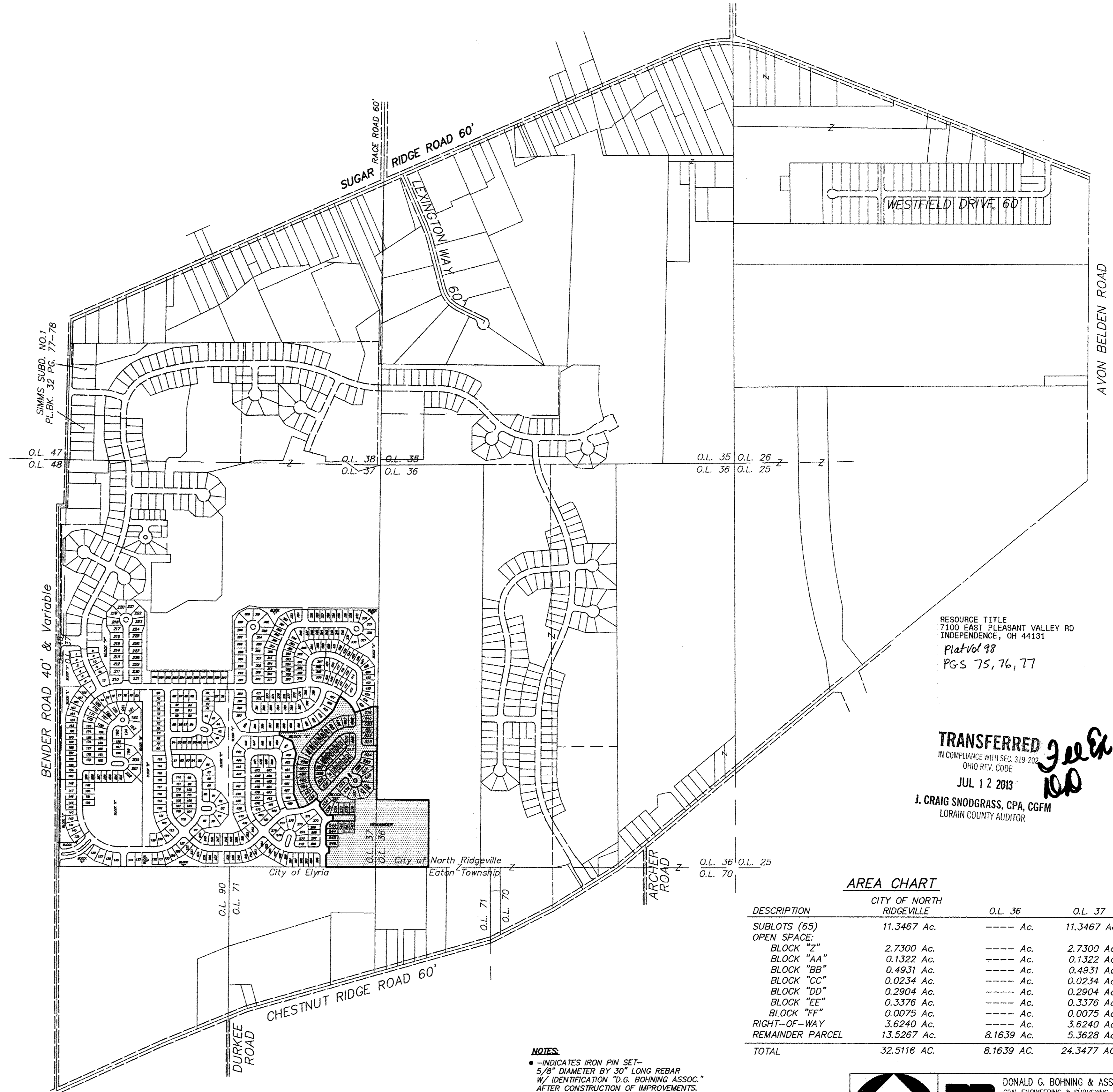
WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE COLUMBIA GAS OF OHIO, WINDSTREAM COMMUNICATIONS, INC., OHIO EDISON COMPANY, TIME WARNER CABLE, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE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

GRANTEES:

Don Sivan
COLUMBIA GAS OF OHIO, INC.
Randy Entler
WINDSTREAM COMMUNICATIONS, INC.
Michael S. ...
OHIO EDISON COMPANY
Walter M. ...
TIME WARNER CABLE



RESOURCE TITLE
7100 EAST PLEASANT VALLEY RD
INDEPENDENCE, OH 44131
Plat Vol 98
PGS 75, 76, 77

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUL 12 2013
Julie ...
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

AREA CHART

DESCRIPTION	CITY OF NORTH RIDGEVILLE	O.L. 36	O.L. 37
SUBLOTS (65)	11.3467 Ac.	---- Ac.	11.3467 Ac.
OPEN SPACE:			
BLOCK "Z"	2.7300 Ac.	---- Ac.	2.7300 Ac.
BLOCK "AA"	0.1322 Ac.	---- Ac.	0.1322 Ac.
BLOCK "BB"	0.4931 Ac.	---- Ac.	0.4931 Ac.
BLOCK "CC"	0.0234 Ac.	---- Ac.	0.0234 Ac.
BLOCK "DD"	0.2904 Ac.	---- Ac.	0.2904 Ac.
BLOCK "EE"	0.3376 Ac.	---- Ac.	0.3376 Ac.
BLOCK "FF"	0.0075 Ac.	---- Ac.	0.0075 Ac.
RIGHT-OF-WAY	3.6240 Ac.	---- Ac.	3.6240 Ac.
REMAINDER PARCEL	13.5267 Ac.	8.1639 Ac.	5.3628 Ac.
TOTAL	32.5116 AC.	8.1639 AC.	24.3477 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'

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

DATE: **NOV, 2012**
ORDER NO: **28731001-01**
FILE NO: **2873-1001**

Produced by: 02/27/2013 10:00 AM 2013 02/27/2013 10:00 AM 2013 02/27/2013 10:00 AM



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C101	300.00'	122.37'	62.05'	121.52'	N96°44'23"E	23°22'13"
C102	300.00'	103.25'	52.14'	102.74'	N78°17'04"E	19°43'09"
C103	300.00'	225.62'	118.44'	220.34'	N66°35'58"E	43°05'23"
C104	340.00'	214.18'	110.78'	210.66'	N70°05'51"E	36°05'36"
C105	340.00'	51.19'	25.65'	51.14'	N47°44'15"E	8°37'37"
C106	340.00'	265.37'	139.86'	258.69'	N65°47'03"E	44°43'13"
C107	310.00'	196.17'	101.50'	192.92'	N61°33'10"E	36°15'27"
C108	570.00'	124.62'	62.56'	124.38'	N50°37'35"W	12°31'37"
C109	220.00'	101.51'	51.68'	100.61'	N31°08'39"W	26°26'13"
C110	250.00'	115.35'	58.72'	114.33'	N31°08'39"W	26°26'13"
C111	600.00'	131.18'	65.85'	130.92'	N50°37'35"W	12°31'37"
C112	600.00'	181.16'	91.27'	180.47'	N65°32'22"W	17°17'57"
C113	600.00'	312.34'	159.79'	308.82'	N59°16'33"W	29°49'34"
C114	30.00'	47.12'	30.00'	42.43'	N45°03'17"E	90°00'00"
C115	30.00'	47.12'	30.00'	42.43'	N44°56'43"W	90°00'00"
C116	70.00'	109.96'	70.00'	98.99'	N45°03'17"E	90°00'00"
C117	130.00'	36.26'	18.25'	36.14'	N82°03'54"E	15°58'46"
C118	30.00'	35.59'	20.23'	33.54'	N71°56'13"W	67°58'32"
C119	30.00'	42.61'	25.79'	39.12'	N02°44'15"E	81°22'23"

LINE TABLE

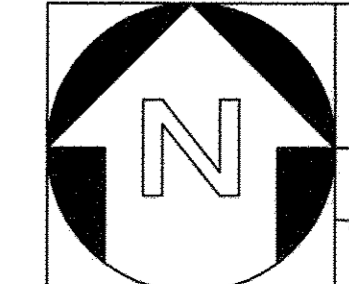
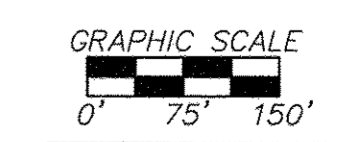
LINE	LENGTH	BEARING
L1	30.00'	N46°34'33"W
L2	60.00'	N46°34'33"W
L3	33.59'	N00°03'17"E
L4	91.16'	N82°59'16"E
L5	91.15'	N71°25'25"E
L6	91.15'	N59°47'54"E
L7	91.15'	N48°10'23"E
L8	92.77'	N42°54'58"E
L9	30.00'	N72°04'27"E
L10	200.54'	N72°04'27"E
L11	39.92'	N89°20'04"W
L12	99.28'	N00°39'56"E
L13	109.97'	N00°03'17"E
L14	60.00'	N00°03'17"E
L15	60.00'	N00°03'17"E
L16	97.08'	N37°56'56"W
L17	90.00'	N89°56'43"W
L18	115.00'	N00°03'17"E
L19	120.00'	N89°56'43"W
L20	20.00'	N00°03'17"E
L21	120.00'	N89°56'43"W
L22	60.21'	N85°17'27"E
L23	105.00'	N89°56'43"W
L24	120.00'	N00°03'17"E
L25	5.19'	N89°56'43"W
L26	116.56'	N83°44'20"E
L27	108.40'	N39°49'45"E
L28	31.06'	N89°20'04"W

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

P.P.N. 07-00-036-000-002
REMAINDER 1
589,225 S.F.
13.5267 Ac.

P.P.N. 11-00-071-000-105
K. HOVNANIAN WATERBURY, LLC
INS. 20120435354

P.P.N. 11-00-071-000-006
ALDIS RUPPE
INS. 19990610256

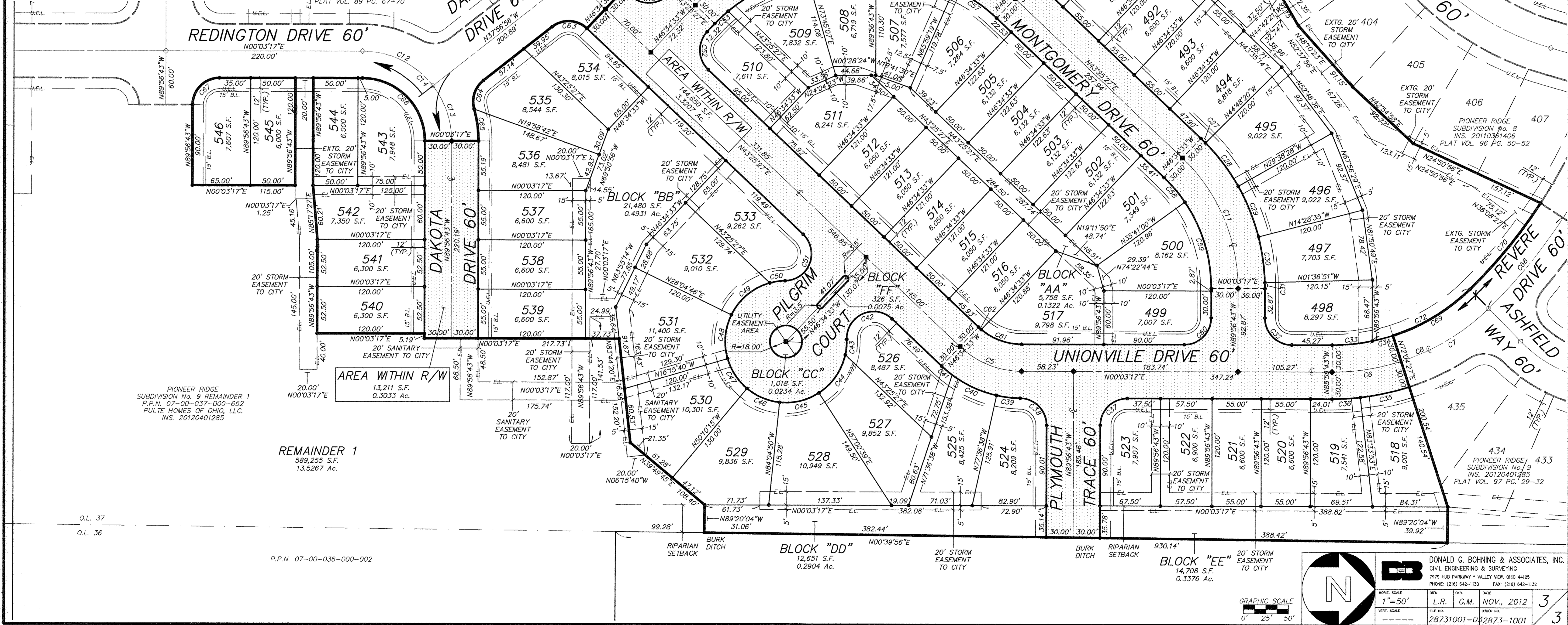


DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
1978 WEBB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

DATE	NOV. 2012
DRN	G.M.
FILE NO.	28731001-02
ORDER NO.	2873-1001

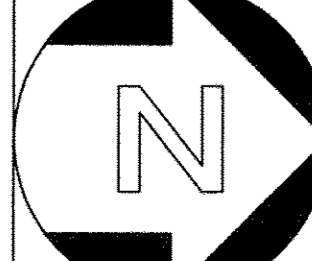

4/1/2012 10:24:10 AM
 7/2/2013 2:38:48 PM EST

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	103.25'	52.14'	102.74'	N78°17'04"E	19°43'09"	C43	68.00'	17.32'	8.71'	17.28'	N84°55'20"W	14°35'47"
C2	340.00'	214.18'	110.78'	210.66'	N70°05'51"E	36°05'36"	C44	68.00'	52.97'	27.91'	51.64'	N55°18'24"W	44°38'06"
C3	340.00'	51.19'	25.65'	51.14'	N47°44'15"E	8°37'37"	C45	68.00'	46.18'	24.02'	45.30'	N13°32'05"W	38°54'31"
C4	340.00'	265.37'	139.86'	258.69'	N65°47'03"E	44°43'13"	C46	68.00'	40.24'	20.73'	39.66'	N22°52'28"E	33°54'35"
C5	100.00'	75.69'	39.76'	73.90'	N21°44'22"E	4°32'10"	C47	68.00'	40.24'	20.73'	39.66'	N66°47'03"E	33°54'35"
C6	250.00'	78.45'	39.55'	78.13'	N08°56'08"W	17°58'50"	C48	68.00'	50.25'	26.33'	49.12'	N85°05'27"W	42°20'26"
C7	250.00'	115.35'	58.72'	114.33'	N31°08'39"W	26°26'13"	C49	68.00'	57.43'	30.56'	55.74'	N39°43'27"W	48°23'34"
C8	250.00'	193.80'	102.07'	188.99'	N22°09'15"W	44°25'03"	C50	68.00'	17.32'	8.71'	17.28'	N08°13'46"W	14°35'47"
C9	200.00'	162.77'	86.20'	158.32'	N23°15'38"W	46°37'50"	C51	30.00'	71.02'	73.59'	55.56'	N68°45'13"W	135°38'40"
C10	200.00'	151.39'	79.53'	147.80'	N21°44'22"E	4°32'10"	C52	30.00'	47.12'	30.00'	42.43'	N88°25'27"E	90°00'00"
C11	200.00'	162.77'	86.20'	158.32'	N66°44'22"E	46°37'50"	C53	170.00'	20.23'	10.13'	20.22'	N43°09'59"W	6°49'09"
C12	100.00'	90.75'	48.77'	87.67'	N26°03'10"E	51°59'47"	C54	170.00'	97.82'	50.31'	96.48'	N23°16'19"W	32°58'12"
C13	100.00'	66.33'	34.44'	65.12'	N71°03'10"E	38°00'13"	C55	170.00'	20.30'	10.16'	20.29'	N03°21'58"W	6°50'29"
C14	100.00'	157.08'	100.00'	141.42'	N45°03'17"E	90°00'00"	C56	170.00'	71.08'	71.08'	36.07'	N12°01'59"E	23°57'25"
C15	310.00'	94.39'	47.57'	94.03'	N52°08'50"E	17°26'47"	C57	170.00'	57.60'	29.08'	57.32'	N33°43'04"E	19°24'45"
C16	30.00'	47.12'	30.00'	42.43'	N01°34'33"W	90°00'00"	C58	170.00'	102.11'	52.65'	100.59'	N72°50'48"E	34°24'57"
C17	230.00'	25.34'	12.68'	25.33'	N43°25'11"W	6°18'44"	C59	170.00'	47.12'	30.00'	42.43'	N44°56'43"W	90°00'00"
C18	230.00'	51.74'	25.98'	51.63'	N33°49'09"W	12°53'22"	C60	30.00'	47.12'	30.00'	42.43'	N44°56'43"W	90°00'00"
C19	230.00'	51.74'	25.98'	51.63'	N20°55'46"W	12°53'22"	C61	70.00'	48.92'	25.50'	47.93'	N20°04'25"E	40°02'17"
C20	230.00'	51.74'	25.98'	51.63'	N08°02'24"W	12°53'22"	C62	70.00'	4.07'	2.04'	4.07'	N41°45'30"E	3°19'53"
C21	230.00'	6.62'	3.31'	6.62'	N00°46'13"W	1°39'00"	C63	30.00'	42.61'	25.79'	39.12'	N02°44'15"E	81°22'23"
C22	230.00'	28.42'	14.23'	28.40'	N03°35'40"E	7°04'46"	C64	30.00'	35.59'	20.23'	33.54'	N71°56'13"W	67°58'32"
C23	230.00'	53.02'	26.63'	52.90'	N13°44'16"E	13°12'26"	C65	130.00'	36.26'	18.25'	36.14'	N82°03'54"E	15°58'46"
C24	230.00'	31.57'	15.81'	31.54'	N24°16'24"E	7°51'50"	C66	70.00'	109.96'	70.00'	98.99'	N45°03'17"E	90°00'00"
C25	230.00'	51.74'	25.98'	51.63'	N34°39'00"E	12°53'22"	C67	30.00'	47.12'	30.00'	42.43'	N44°56'43"W	90°00'00"
C26	230.00'	9.35'	4.68'	9.35'	N42°15'34"E	2°19'46"	C68	600.00'	131.18'	65.85'	130.92'	N50°37'35"W	12°31'37"
C27	230.00'	7.11'	3.55'	7.11'	N44°18'33"E	1°46'13"	C69	220.00'	101.51'	51.68'	101.51'	N31°08'39"W	26°26'13"
C28	230.00'	60.87'	30.62'	60.70'	N52°46'36"E	15°09'52"	C70	570.00'	124.62'	62.56'	124.38'	N50°37'35"W	12°31'37"
C29	230.00'	60.88'	30.62'	60.70'	N67°36'29"E	15°09'53"	C71	310.00'	101.78'	51.35'	101.32'	N70°16'34"E	18°48'40"
C30	230.00'	51.63'	25.93'	51.52'	N81°57'17"E	12°51'44"	C72	220.00'	125.51'	64.51'	123.81'	N28°01'10"W	32°41'12"
C31	230.00'	6.70'	3.35'	6.70'	N89°13'13"E	1°40'08"	C73	230.00'	8.87'	4.44'	8.87'	N27°06'02"E	2°12'34"
C32	30.00'	47.12'	30.00'	42.43'	N45°03'17"E	90°00'00"							
C33	220.00'	45.04'	22.60'	44.96'	N05°48'39"W	11°43'51"							
C34	220.00'	24.00'	12.01'	23.98'	N14°48'03"W	6°14'59"							
C35	280.00'	56.15'	28.17'	56.06'	N12°10'50"W	11°29'26"							
C36	280.00'	31.72'	15.87'	31.70'	N03°11'25"W	6°29'23"							
C37	30.00'	47.12'	30.00'	42.43'	N44°56'43"W	90°00'00"							
C38	30.00'	46.79'	29.67'	42.19'	N45°22'18"E	8°21'56"							
C39	130.00'	26.55'	13.32'	26.50'	N06°32'21"E	11°42'02"							
C40	130.00'	54.99'	27.91'	54.58'	N24°30'23"E	24°14'03"							
C41	130.00'	15.43'	7.72'	15.42'	N40°01'26"E	6°48'02"							
C42	30.00'	71.02'	73.59'	55.56'	N24°23'54"W	135°38'40"							



O.L. 37
O.L. 36

P.P.N. 07-00-036-000-002

DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 7878 HUB PARKWAY • HALEY VIEW, OHIO 44125
 PHONE: (216) 642-1130 FAX: (216) 642-1132

DATE: NOV., 2012
 FILE NO.: 28731001-03
 SHEET NO.: 3