

**PIONEER RIDGE SUBDIVISION NO. 11  
BY DEL-WEBB**

BEING A RESUBDIVISION OF SUBLOTS 149 THRU 152 IN THE PIONEER RIDGE SUBDIVISION NO. 2 BY DEL-WEBB RECORDED IN PLAT VOLUME 85, PAGES 37-38 LORAIN COUNTY RECORDS, AND OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 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, 2011, 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.

*K.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 0.6336 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. 11 A SUBDIVISION OF LOTS 547 TO 550, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME.

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.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 15<sup>th</sup> DAY OF May 2013

WITNESS *B. L. K.* SIGNED *St Kat*  
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 15<sup>th</sup> DAY OF May 2013



STACEY SANDERS  
Notary Public, State of Ohio  
Cuyahoga County  
My Commission Expires Oct. 21, 2014

*Stacy Sanders*  
NOTARY PUBLIC

**APPROVALS (CITY OF NORTH RIDGEVILLE)**

APPROVED THIS 15<sup>th</sup> DAY OF May 2013

*Ann M. Jensen*  
SECRETARY (OR RESPONSIBLE OFFICIAL)  
CITY PLANNING COMMISSION

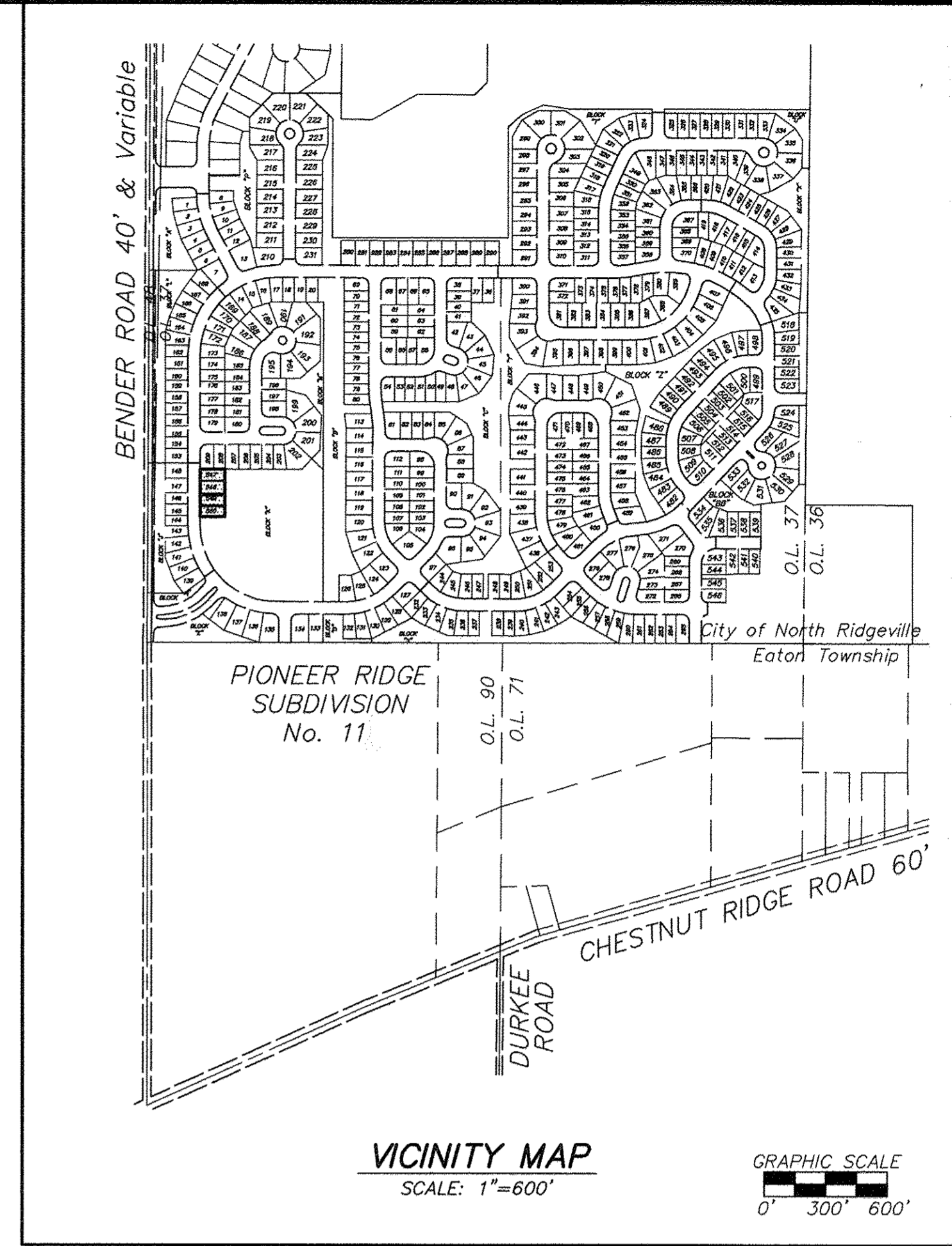
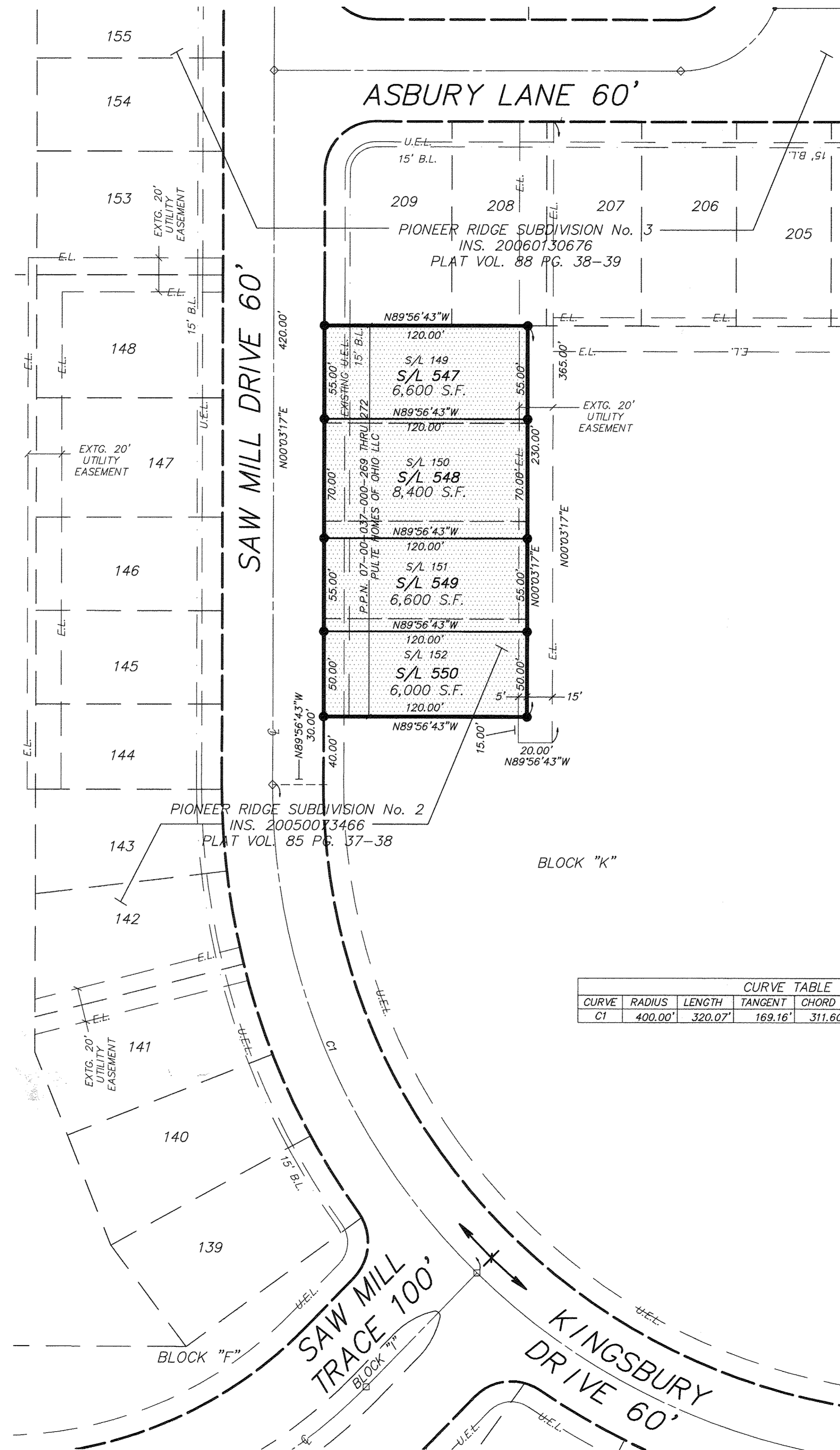
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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

APPROVED THIS 16 DAY OF May 2013

*John Long*  
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. 331 1013 ADOPTED THIS 15 DAY OF May 2013



**VICINITY MAP**  
SCALE: 1"=600'  
GRAPHIC SCALE  
0' 300' 600'

**AREA CHART**

DESCRIPTION	CITY OF NORTH RIDGEVILLE	EXISTING SUBLOTS 149-152	O.L. 37
SUBLOTS (4)	0.6336 AC.	0.6336 AC.	0.6336 AC.

Doc ID: 01756580001 Type: OFF  
Kind: PLAT  
Recorded: 07/12/2013 at 11:54:20 AM  
Fee Amt: \$90.40 Page 1 of 1  
Lorain County, Ohio  
Jurech M. Nedeck County Recorder  
File # 2013-0469661

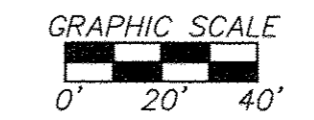
**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00'	320.07'	169.16'	311.60'	N22°52'07"W	45°50'47"

RESOURCE TITLE  
7100 EAST PLEASANT VALLEY RD  
INDEPENDENCE, OH 44131  
Plat Vol 98  
Pg 78

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

**NOTES:**  
● - INDICATES IRON PIN SET - 5/8" DIAMETER BY 30" LONG REBAR W/ IDENTIFICATION "D.G. BOHNING ASSOC." AFTER CONSTRUCTION OF IMPROVEMENTS.  
◇ - INDICATES IRON MONUMENT FOUND & USED.



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

DATE	2013	1
FILE NO.	2873211-01	2873-211