

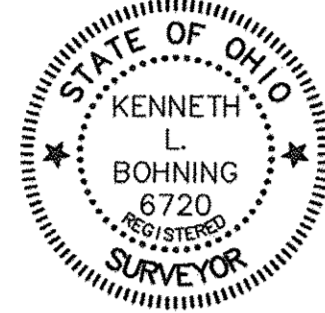
WATERBURY SUBDIVISION NO. 7

BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP
LOT 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.

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 & 38, CONTAINING 19.7195 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)

K HOVNIANIAN WATERBURY, LLC

WATERBURY HOMEOWNERS ASSOCIATION, INC. (EASEMENT ONLY)

HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR WATERBURY SUBDIVISION No. 7 SUBDIVISION OF LOTS 344 TO 380, 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 2nd DAY OF October, 2013

WITNESS *[Signature]* SIGNED *Thomas J. Oster, President*
THOMAS J. OSTER,
DIVISION PRESIDENT

STATE OF OHIO } S.S.
COUNTY OF LORAIN }
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED Theresa Dominiak

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 2nd DAY OF October, 2013

Theresa Dominiak
NOTARY PUBLIC



IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 20 DAY OF October, 2013

WITNESS *[Signature]* SIGNED *[Signature]*
WATERBURY HOMEOWNERS ASSOCIATION, INC.

STATE OF OHIO } S.S.
COUNTY OF LORAIN }
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED Theresa Dominiak

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 2nd DAY OF October, 2013

Theresa Dominiak
NOTARY PUBLIC



APPROVALS (CITY OF NORTH RIDGEVILLE)

APPROVED THIS 25th DAY OF October, 2013

[Signature]
SECRETARY (OR RESPONSIBLE OFFICIAL)
CITY PLANNING COMMISSION

APPROVED THIS 25th DAY OF October, 2013

David Mellink
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVED THIS 25 DAY OF October, 2013

[Signature]
CITY ENGINEER

THIS PLAT OF THE WATERBURY SUBDIVISION No. 7, 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. 5030-2013 ADOPTED THIS 15th DAY OF April, 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:

K HOVNIANIAN WATERBURY, LLC

BY: *Thomas J. Oster, President*
THOMAS J. OSTER,
DIVISION PRESIDENT

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICER(S) OF SUGAR CHESTNUT, LLC, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF "WATERBURY SUBDIVISION NO. 7" HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE ALL STREETS AND ASSENT TO ALL EASEMENTS AS SHOWN HEREON.

SUGAR CHESTNUT, LLC
BY: *James P. Martynowski*
MEMBER
JAMES P. MARTYNOWSKI

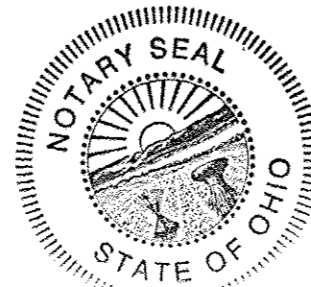
TITLE: VICE PRESIDENT

STATE OF OHIO } S.S.
COUNTY OF CUYAHOGA }

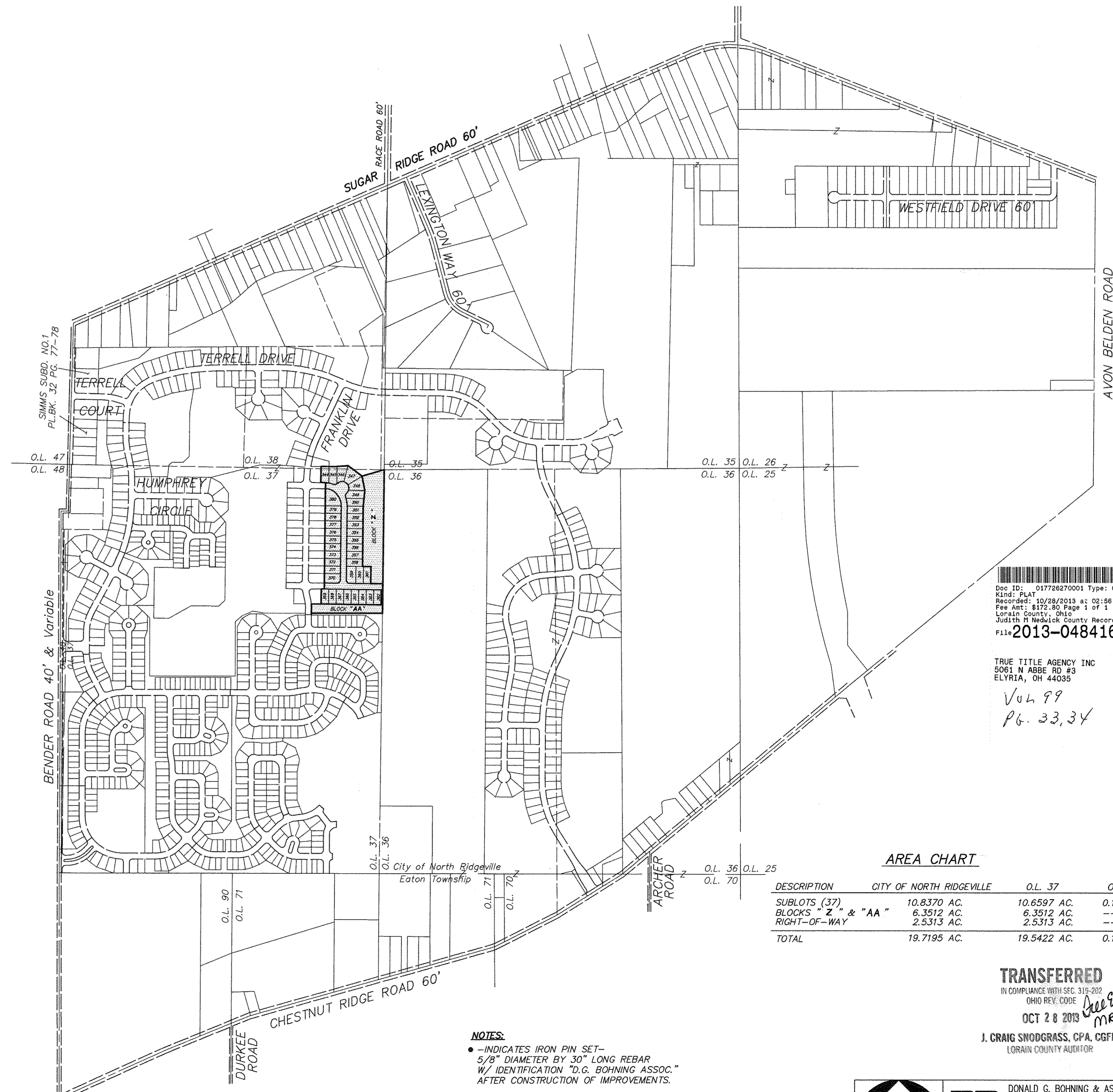
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID AFOREMENTIONED, AND BY THE AUTHORITY OF SUCH ENTITY; AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER(S) THE FREE ACT AND DEED OF SUCH ENTITY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT North Ridgeville, OHIO THIS 3rd DAY OF October, 2013.

Theresa Dominiak
NOTARY PUBLIC



Theresa A. Dominiak
Notary Public - State of Ohio
My Commission Expires 11-25-17



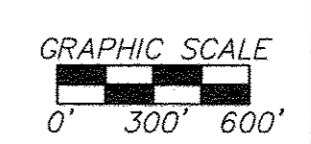
AREA CHART

DESCRIPTION	CITY OF NORTH RIDGEVILLE	O.L. 37	O.L. 38
SUBLOTS (37)	10.8370 AC.	10.6597 AC.	0.1773 AC.
BLOCKS "Z" & "AA"	6.3512 AC.	6.3512 AC.	---
RIGHT-OF-WAY	2.5313 AC.	2.5313 AC.	---
TOTAL	19.7195 AC.	19.5422 AC.	0.1773 AC.

Doc ID: 017726270001 Type: OFF
Kind: PLAT
Recorded: 10/28/2013 at: 02:56:44 PM
Fee Amt: \$172.80 Page 1 of 1
Lorain County, Ohio
Judith M Nedlick County Recorder
File # **2013-0484164**

TRUE TITLE AGENCY INC
5061 N ABBE RD #3
ELYRIA, OH 44035
Vol 99
Pg. 33,34

- 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.



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE
OCT 28 2013
J. CRAIG SMOGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

DB DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7819 HUB PARKWAY • VALLEY VIEW, OHIO 44155
PHONE: (216) 442-1100 FAX: (216) 442-1102

HORIZ. SCALE: 1" = 600'
VERT. SCALE: 1" = 600'

DATE: JULY, 2012
FILE NO: 287370R-1
ORDER NO: 2873-70R

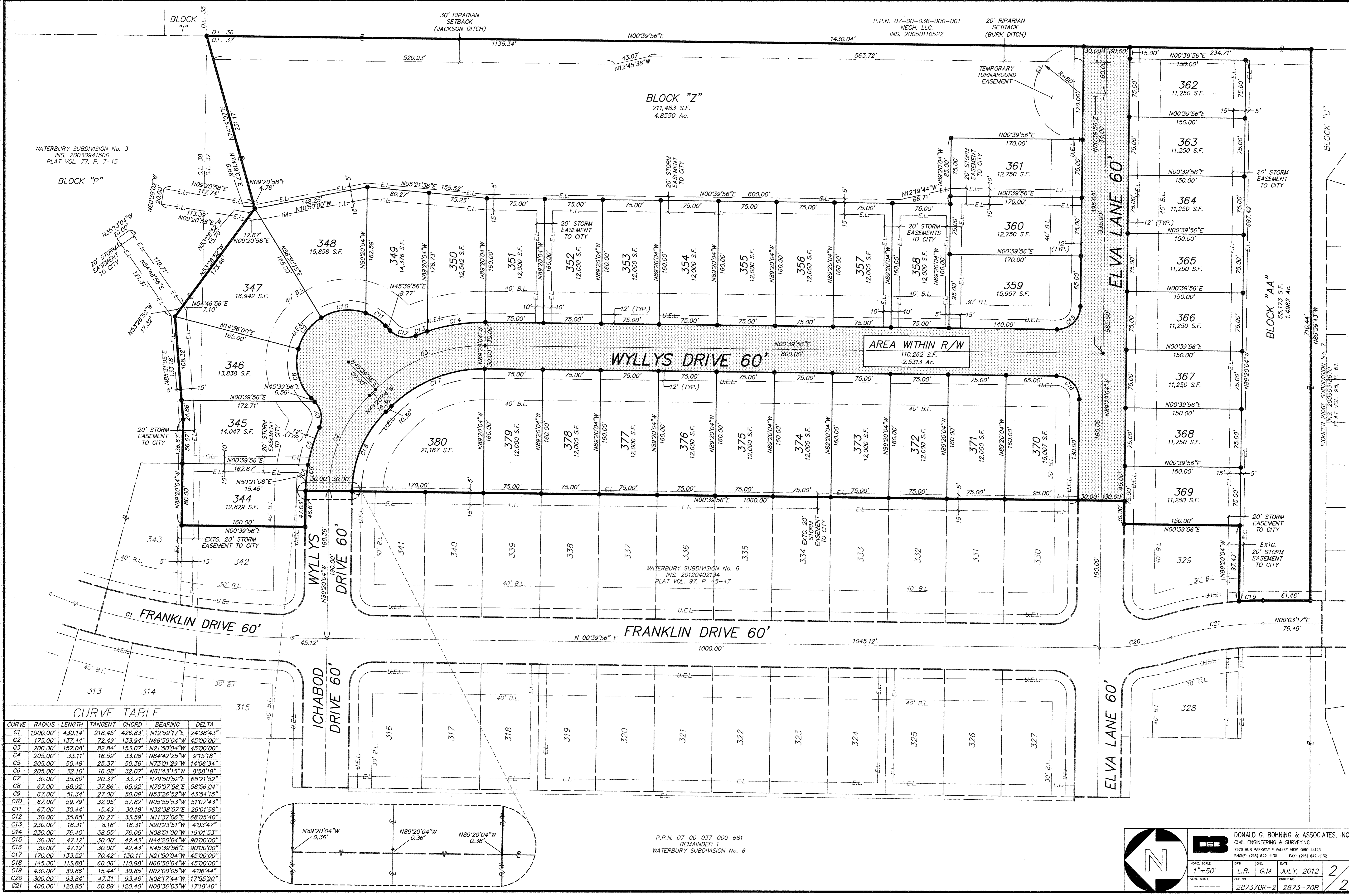
WATERBURY SUBDIVISION No. 3
INS. 20030941500
PLAT VOL. 77, P. 7-15

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

BLOCK "Z"
211,483 S.F.
4.8550 Ac.

WATERBURY SUBDIVISION No. 6
INS. 20120402134
PLAT VOL. 97, P. 45-47

PIONEER RIDGE SUBDIVISION No. 7
INS. 20090314670
PLAT VOL. 95, P. 61.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1000.00'	430.14'	218.45'	426.83'	N12°59'17"E	24°38'43"
C2	175.00'	137.44'	72.49'	133.94'	N66°50'04"W	45°00'00"
C3	200.00'	157.08'	82.84'	153.07'	N21°50'04"W	45°00'00"
C4	205.00'	33.11'	16.59'	33.08'	N84°42'25"W	97°5'18"
C5	205.00'	50.48'	25.37'	50.36'	N73°01'29"W	14°06'34"
C6	205.00'	32.10'	16.08'	32.07'	N81°43'15"W	8°58'19"
C7	30.00'	35.80'	20.37'	33.71'	N79°50'52"E	68°21'52"
C8	67.00'	68.92'	37.86'	65.92'	N75°07'58"E	58°56'04"
C9	67.00'	51.34'	27.00'	50.09'	N53°26'52"W	43°54'15"
C10	67.00'	59.79'	32.05'	57.82'	N65°55'53"W	51°07'43"
C11	67.00'	30.44'	15.49'	30.18'	N32°38'57"E	26°01'58"
C12	30.00'	35.65'	20.27'	33.59'	N11°37'06"E	68°05'40"
C13	230.00'	16.31'	8.16'	16.31'	N20°23'51"W	4°03'47"
C14	230.00'	76.40'	38.55'	76.05'	N08°51'00"W	19°01'53"
C15	30.00'	47.12'	30.00'	42.43'	N44°20'04"W	90°00'00"
C16	30.00'	47.12'	30.00'	42.43'	N45°39'56"E	90°00'00"
C17	170.00'	133.52'	70.42'	130.11'	N21°50'04"W	45°00'00"
C18	145.00'	113.88'	60.06'	110.98'	N66°50'04"W	45°00'00"
C19	430.00'	30.86'	15.44'	30.85'	N02°00'05"W	4°06'44"
C20	300.00'	93.84'	47.31'	93.46'	N08°17'44"W	17°55'20"
C21	400.00'	120.85'	60.89'	120.40'	N08°36'03"W	17°18'40"

P.P.N. 07-00-037-000-681
REMAINDER 1
WATERBURY SUBDIVISION No. 6

HORIZ. SCALE
1"=50'

VERT. SCALE
1"=50'

DATE
JULY, 2012

ORDER NO.
287370R-2

DATE
JULY, 2012

ORDER NO.
2873-70R

2
2

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