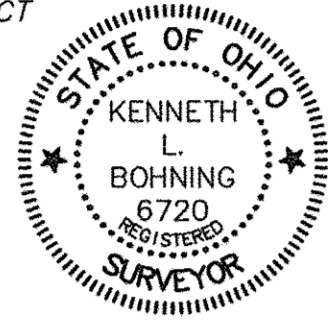


**WATERSIDE PLACE AT WATERBURY SUBDIVISION No. 3**

BEING A RE-SUBDIVISION OF BLOCK "E" IN WATERSIDE PLACE AT WATERBURY SUBDIVISION NO. 2 OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 37 AS SHOWN BY THE PLAT AS RECORDED IN VOLUME 97, PAGES 88-90 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.



*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 7.0104 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

HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE "WATERSIDE PLACE AT WATERBURY SUBDIVISION No. 3" A SUBDIVISION OF LOTS 50 TO 83, 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 20th DAY OF October, 2013.

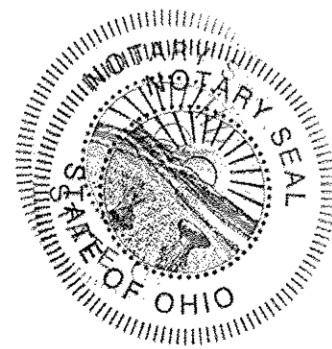
WITNESS *Thomas J. Oster* SIGNED *Thomas J. Oster*  
THOMAS J. OSTER,  
DIVISION PRESIDENT

STATE OF OHIO }  
COUNTY OF LORAIN } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED *Theresa Dominick* 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 Dominick*  
NOTARY PUBLIC



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

**APPROVALS (CITY OF NORTH RIDGEVILLE)**

APPROVED THIS 25th DAY OF October, 2013.

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

APPROVED THIS 25th DAY OF October, 2013.

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

APPROVED THIS 25th DAY OF October, 2013.

*It U*  
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. 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*  
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 "WATERSIDE PLACE AT WATERBURY SUBDIVISION PHASE 3" 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

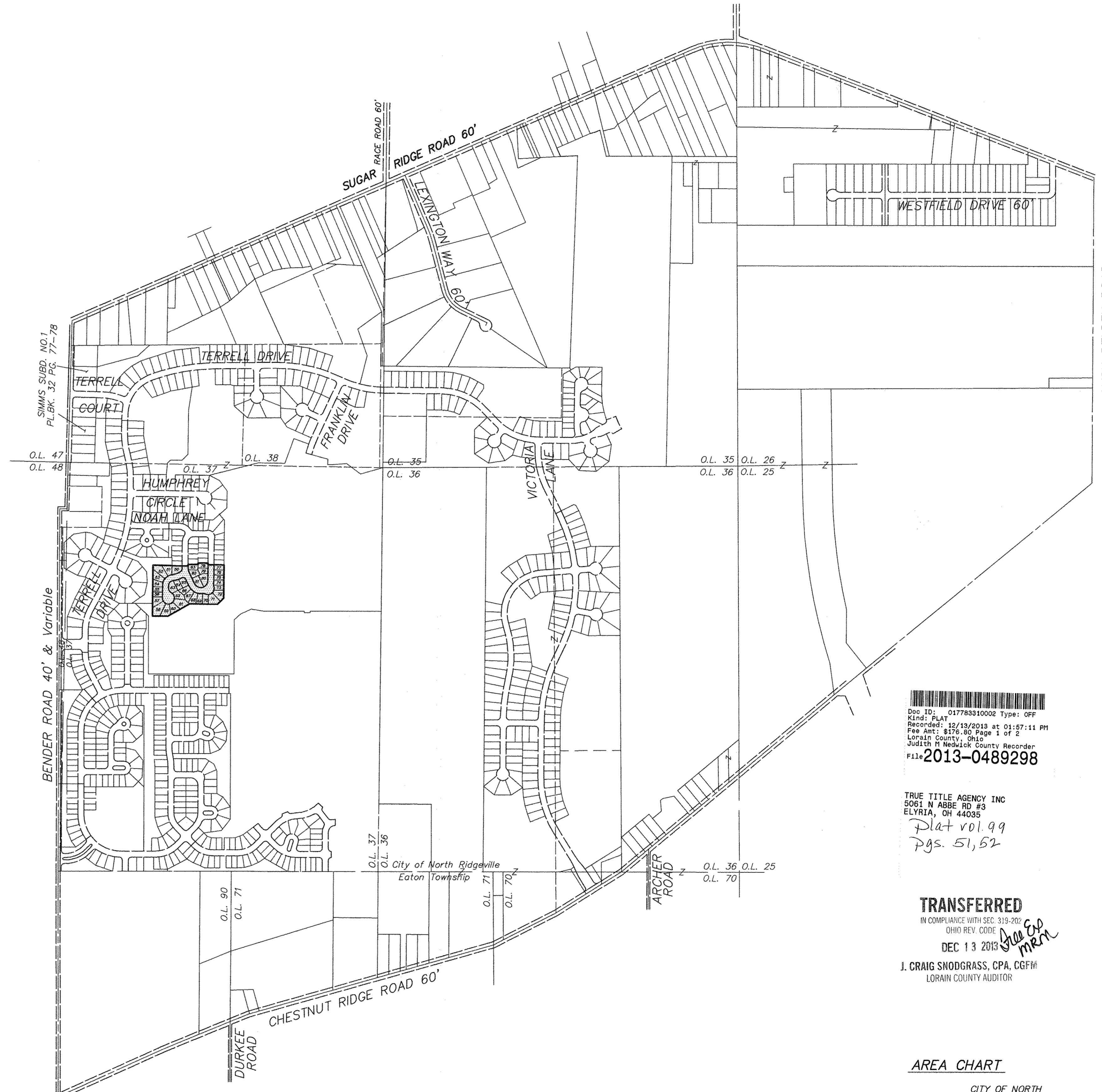
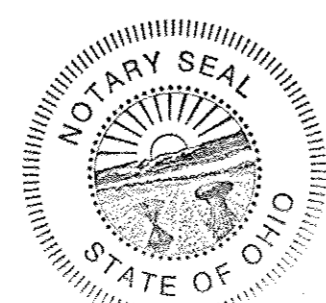
STATE OF OHIO }  
COUNTY OF CUYAHOGA } S.S.

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 Dominick*  
NOTARY PUBLIC

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



Doc ID: 01778310002 Type: OFF  
Kind: PLAT  
Recorded: 12/13/2013 at 01:57:11 PM  
Fee Amt: \$176.80 Page 1 of 2  
Lorain County, Ohio  
Judith H. Neudorfer County Recorder  
File 2013-0489298

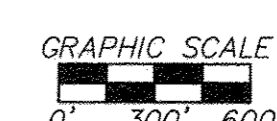
TRUE TITLE AGENCY INC  
5061 N ABBE RD #3  
ELYRIA, OH 44035  
Plat vol. 99  
Pgs. 51, 52

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-209  
OHIO REV. CODE  
DEC 13 2013  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

**AREA CHART**

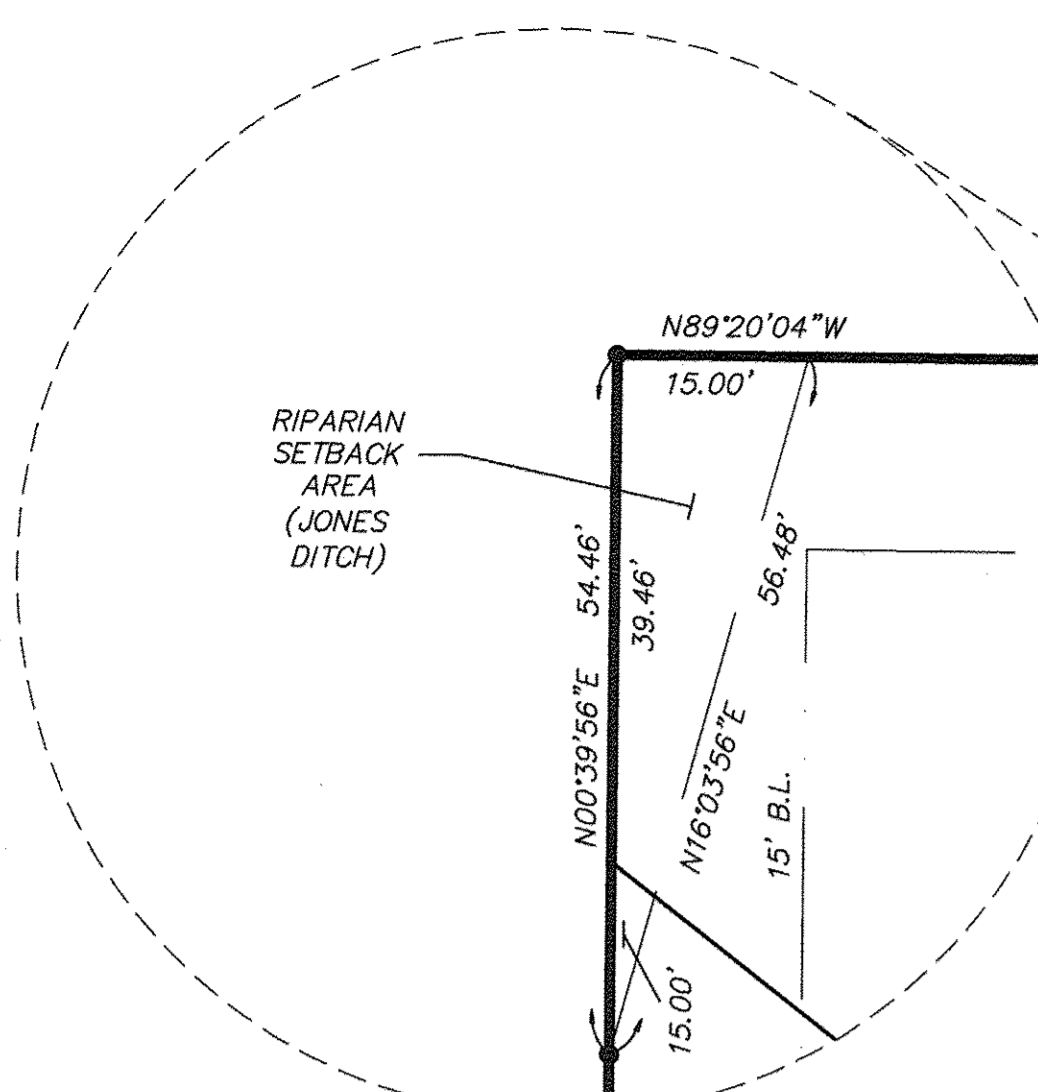
DESCRIPTION	CITY OF NORTH RIDGEVILLE (O.L. 37)
SUBLOTS (34)	5.3697 AC.
RIGHT-OF-WAY	1.6173 AC.
BLOCK "F"	0.0234 AC.
TOTAL	7.0104 AC.

**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.



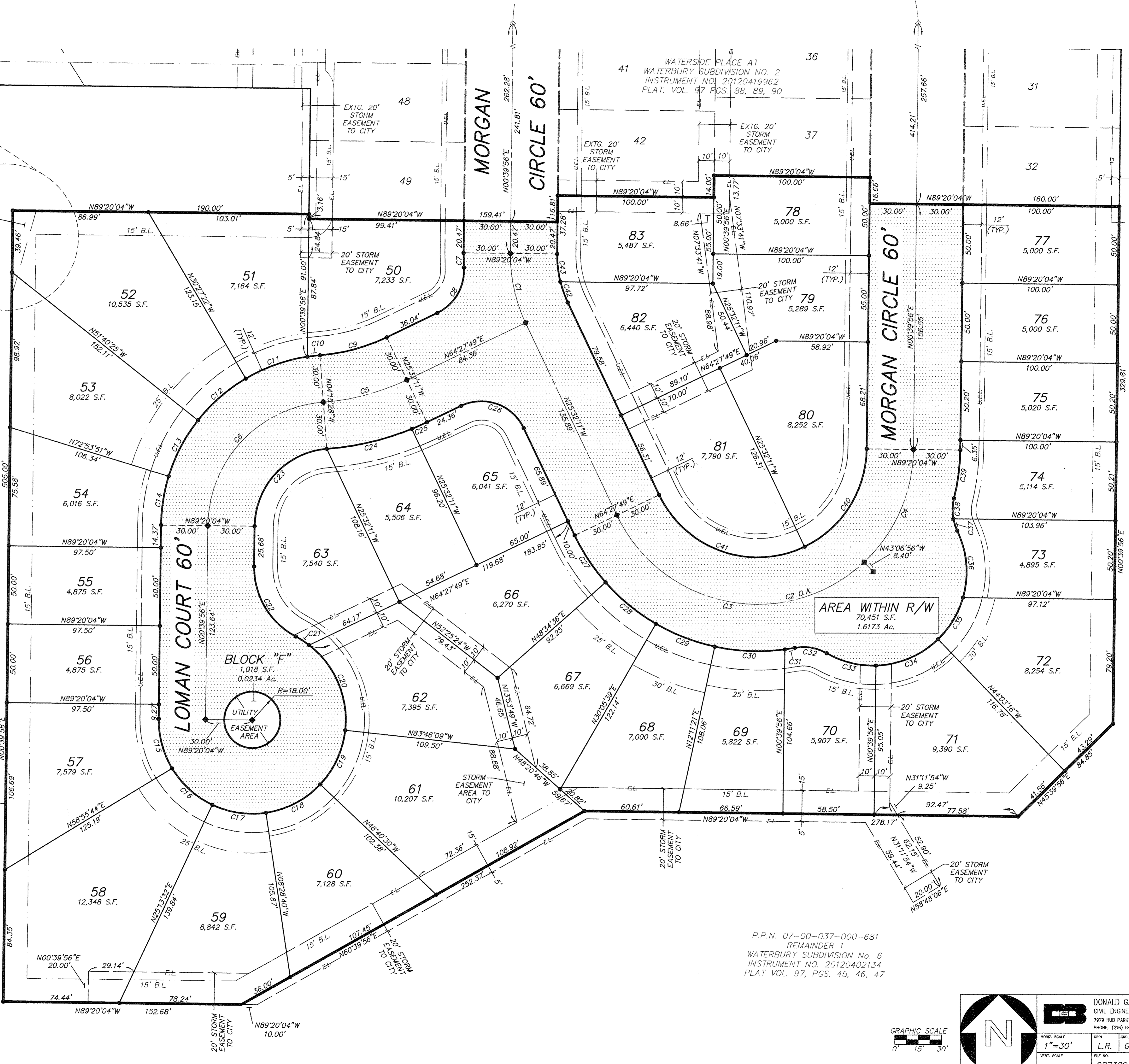
**DB** DONALD G. BOHNING & ASSOCIATES, INC.  
CIVIL ENGINEERING & SURVEYING  
7979 HEB PARKWAY • VALLEY VIEW, OHIO 44125  
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE: 1" = 600'  
VERT. SCALE: ---  
FILE NO: 2873293-1  
DATE: G.M. SEPT., 2012  
ORDER NO: 2873-29-3

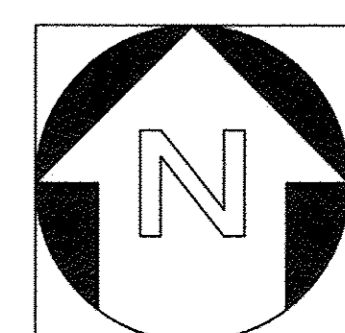
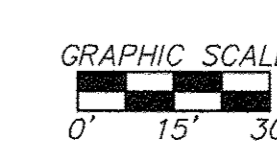


BLOCK "X"  
WATERBURY SUBDIVISION No. 5  
INSTRUMENT NO. 20050055528  
PLAT VOL. 84, P. 9, 10 & 11

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00'	45.73'	23.27'	45.33'	N12°26'08\"W	26°12'07\"
C2	100.00'	268.43'	429.69'	194.79'	N77°33'52\"E	153°47'53\"
C3	100.00'	187.76'	136.58'	161.37'	N79°19'34\"W	107°34'45\"
C4	100.00'	80.67'	42.67'	78.50'	N23°46'30\"E	46°13'08\"
C5	150.00'	55.71'	28.18'	55.39'	N75°06'10\"E	21°16'43\"
C6	80.00'	118.79'	73.40'	108.17'	N43°12'14\"E	85°04'35\"
C7	130.00'	9.48'	4.74'	9.48'	N01°25'24\"W	4°10'40\"
C8	30.00'	35.59'	20.23'	33.94'	N30°28'33\"E	67°58'33\"
C9	120.00'	44.57'	22.54'	44.31'	N75°06'10\"E	21°16'43\"
C10	110.00'	8.12'	4.06'	8.12'	N83°37'36\"E	4°13'51\"
C11	110.00'	42.17'	21.35'	41.92'	N70°31'40\"E	21°58'03\"
C12	110.00'	40.74'	20.61'	40.51'	N48°55'59\"E	21°13'17\"
C13	110.00'	40.74'	20.61'	40.51'	N27°42'45\"E	21°13'12\"
C14	110.00'	31.56'	15.89'	31.45'	N08°53'03\"E	16°26'13\"
C15	60.00'	33.23'	17.06'	32.81'	N15°12'10\"W	31°44'12\"
C16	60.00'	35.29'	18.17'	34.79'	N47°55'22\"W	33°42'12\"
C17	60.00'	35.29'	18.17'	34.79'	N81°37'34\"W	33°42'12\"
C18	60.00'	40.00'	20.78'	39.26'	N62°25'25\"E	38°11'50\"
C19	60.00'	38.84'	20.13'	38.17'	N24°46'40\"E	37°05'39\"
C20	60.00'	61.60'	33.83'	58.93'	N23°10'53\"W	58°49'28\"
C21	60.00'	10.16'	5.09'	10.15'	N57°26'46\"W	9°42'18\"
C22	50.00'	54.95'	30.62'	52.22'	N30°49'00\"W	62°57'51\"
C23	50.00'	74.24'	45.88'	67.61'	N43°12'14\"E	85°04'35\"
C24	180.00'	56.20'	28.33'	55.98'	N76°47'49\"E	17°53'25\"
C25	180.00'	10.64'	5.32'	10.64'	N66°09'28\"E	3°23'18\"
C26	30.00'	47.12'	30.00'	42.43'	N70°32'11\"W	90°00'00\"
C27	130.00'	36.05'	18.14'	35.93'	N33°28'48\"W	15°53'13\"
C28	130.00'	41.94'	21.15'	41.75'	N50°39'53\"W	18°28'57\"
C29	130.00'	40.63'	20.48'	40.46'	N68°51'30\"W	17°54'18\"
C30	130.00'	45.25'	22.86'	45.02'	N87°46'57\"W	19°56'37\"
C31	130.00'	6.46'	3.23'	6.46'	N80°49'21\"E	2°50'47\"
C32	30.00'	21.12'	11.02'	20.69'	N80°25'42\"W	40°20'42\"
C33	60.00'	32.99'	16.92'	32.57'	N76°00'22\"W	31°30'02\"
C34	60.00'	44.29'	23.21'	43.30'	N67°05'41\"E	42°17'53\"
C35	60.00'	31.43'	16.08'	31.07'	N30°56'27\"E	30°00'34\"
C36	60.00'	43.89'	22.98'	42.92'	N05°01'10\"W	41°54'41\"
C37	30.00'	7.95'	4.00'	7.93'	N18°22'46\"W	15°11'29\"
C38	30.00'	13.17'	6.69'	13.06'	N01°47'34\"E	25°09'13\"
C39	130.00'	31.09'	15.62'	31.02'	N07°31'04\"E	13°42'15\"
C40	70.00'	77.94'	43.57'	73.98'	N32°33'52\"E	63°47'53\"
C41	70.00'	109.96'	70.00'	98.99'	N70°32'11\"W	90°00'00\"
C42	70.00'	14.10'	7.07'	14.07'	N19°46'00\"W	11°32'23\"
C43	70.00'	17.91'	9.01'	17.86'	N06°39'56\"W	14°39'44\"



P.P.N. 07-00-037-000-681  
REMAINDER 1  
WATERBURY SUBDIVISION No. 6  
INSTRUMENT NO. 20120402134  
PLAT VOL. 97, PGS. 45, 46, 47



**DONALD G. BOHNING & ASSOCIATES, INC.**  
CIVIL ENGINEERING & SURVEYING  
1979 HUB PARKWAY • VALLEY VIEW, OHIO 44125  
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE	1"=30'	DATE	2
VERT. SCALE	1"=30'	FILE NO.	2
PROJECT NO.	2873293-2	DATE	2012-09-30