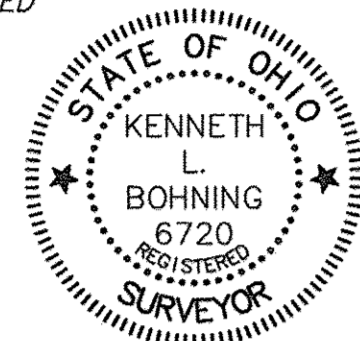


**PIONEER RIDGE SUBDIVISION NO. 12
BY DEL-WEBB**

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 (1" REBAR W/ IDENTIFICATION D.G. BOHNING ASSOC.) AFTER CONSTRUCTION OF IMPROVEMENTS.



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 13.5267 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. 12 A SUBDIVISION OF LOTS 551 TO 604, 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 14th DAY OF OCTOBER, 2013.

WITNESS *[Signature]* SIGNED *[Signature]*
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 14th DAY OF OCTOBER, 2013.

[Signature]
NOTARY PUBLIC



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

RESOURCE TITLE NATIONAL
AGENCY INC
7100 EAST PLEASANT VALLEY RD
800-544-3292
INDEPENDENCE, OH 44131
Plat Vol. 99
Pg. 98-99

APPROVALS (CITY OF NORTH RIDGEVILLE)

APPROVED THIS 2nd DAY OF May 2014

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

APPROVED THIS 3rd DAY OF May 2014

[Signature]
MAYOR (OR DESIGNATED MEMBER OF COUNCIL)

APPROVED THIS 2nd DAY OF May 2014

[Signature]
ASSISTANT CITY ENGINEER & ACTING 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. 5059-2013 ADOPTED THIS 15th DAY OF July 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 THEREFOR, 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: *[Signature]*
STAN KATANIC, VICE PRESIDENT
LAND ACQUISITION

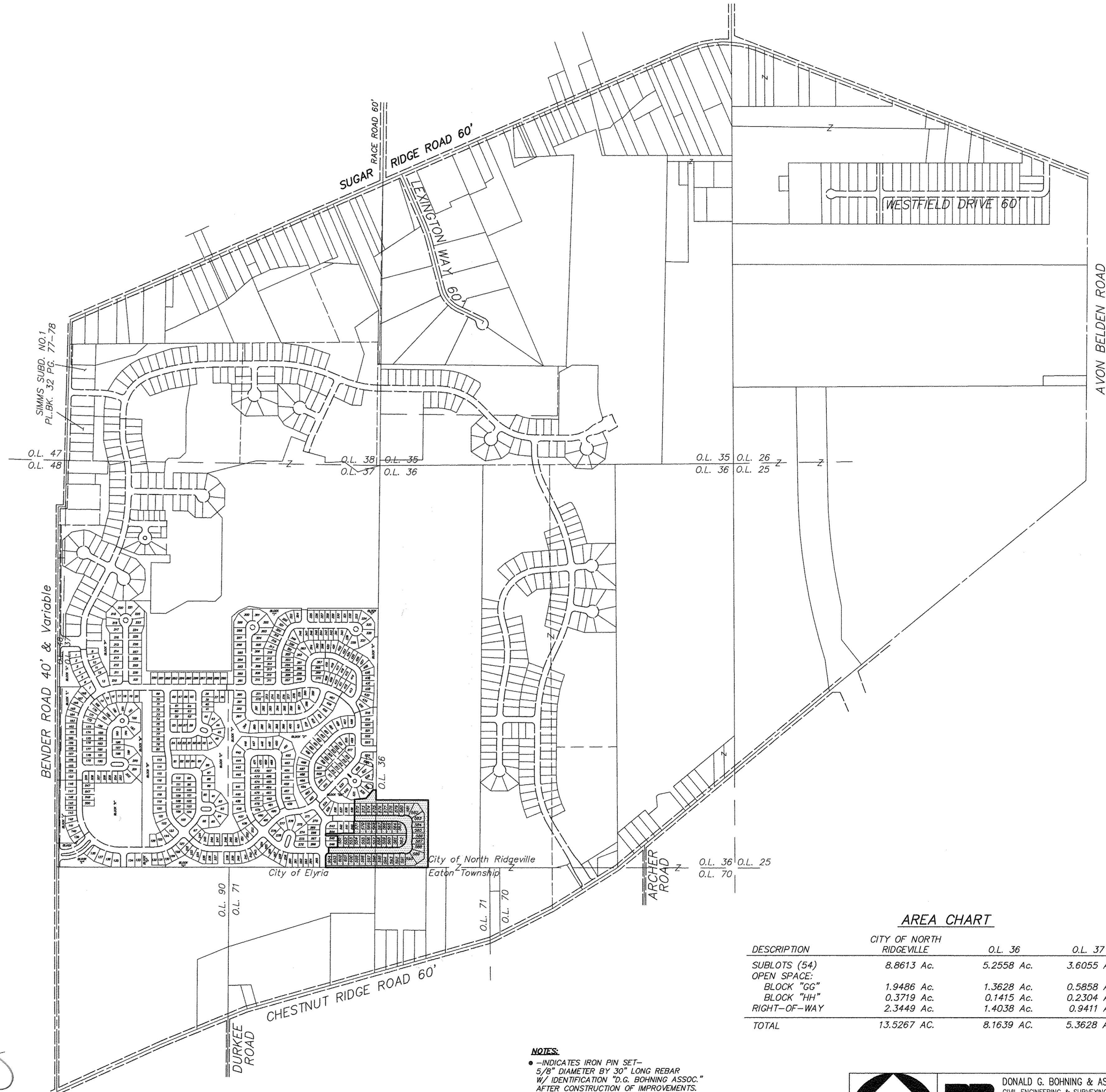
GRANTEES:

[Signature] DAN SOREN
COLUMBIA GAS OF OHIO, INC.

[Signature] RANDY GIBLIN #1
WINDSTREAM COMMUNICATIONS, INC.

[Signature] MICHAEL SZCZEPAN
OHIO EDISON COMPANY

[Signature] TIM SCHMIDT
TIME WARNER CABLE



AREA CHART

DESCRIPTION	CITY OF NORTH RIDGEVILLE		
	O.L. 36	O.L. 37	
SUBLOTS (54)	8.8613 Ac.	5.2558 Ac.	3.6055 Ac.
OPEN SPACE:			
BLOCK "GG"	1.9486 Ac.	1.3628 Ac.	0.5858 Ac.
BLOCK "HH"	0.3719 Ac.	0.1415 Ac.	0.2304 Ac.
RIGHT-OF-WAY	2.3449 Ac.	1.4038 Ac.	0.9411 Ac.
TOTAL	13.5267 Ac.	8.1639 Ac.	5.3628 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.



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

DATE	DATE	DATE
1" = 600'	L.R. G.M.	MAR., 2013
FILE NO.	ORDER NO.	
28731101-01	2873-1101	

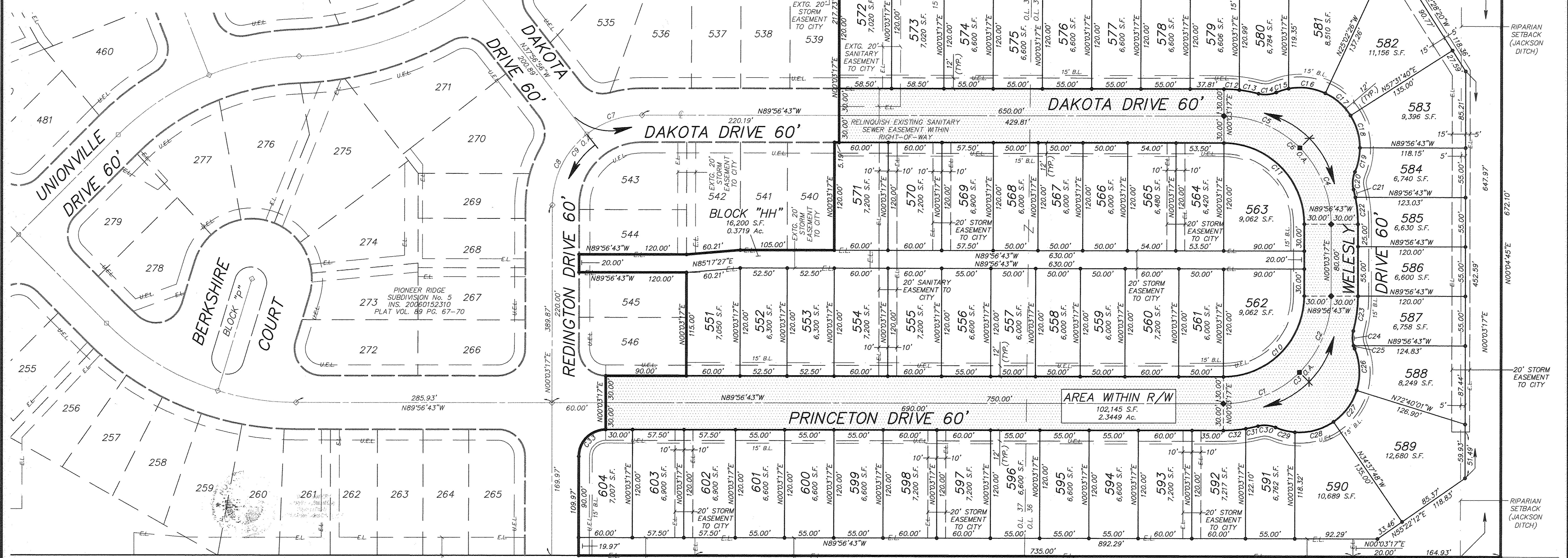
Doc ID: 01608990001 Type: OFF
Kind: PLAT
Recorded: 07/23/2014 at 08:47:49 AM
Fee Amt: \$172.80 Page 1 of 1
Lorain County, Ohio
Judith H. Newick County Recorder
File: 2014-0505230

TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAY 20 2014
I. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

K:\2013\0505230-12.dwg 4/24/2013 8:02:05 AM EST

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	120.00'	94.25'	49.71'	91.84'	N67°33'17"E	45°00'00"
C2	120.00'	94.25'	49.71'	91.84'	N22°33'17"E	45°00'00"
C3	120.00'	188.50'	120.00'	169.71'	N45°03'17"E	90°00'00"
C4	120.00'	94.25'	49.71'	91.84'	N22°26'43"W	45°00'00"
C5	120.00'	94.25'	49.71'	91.84'	N67°26'43"W	45°00'00"
C6	120.00'	188.50'	120.00'	169.71'	N44°56'43"W	90°00'00"
C7	100.00'	66.33'	34.44'	65.12'	N71°03'10"E	38°00'13"
C8	100.00'	90.75'	48.77'	87.67'	N26°03'10"E	51°59'47"
C9	100.00'	157.08'	100.00'	141.42'	N45°03'17"E	90°00'00"
C10	90.00'	141.37'	90.00'	127.28'	N45°03'17"E	90°00'00"
C11	90.00'	141.37'	90.00'	127.28'	N44°56'43"W	90°00'00"
C12	150.00'	17.23'	8.62'	17.22'	N86°39'19"W	6°34'49"
C13	150.00'	21.89'	10.97'	21.88'	N79°11'00"W	8°21'47"
C14	30.00'	20.05'	10.41'	19.68'	N85°31'15"E	38°17'16"
C15	67.00'	14.56'	7.31'	14.53'	N72°56'06"E	12°26'58"
C16	67.00'	41.96'	21.69'	41.28'	N82°53'59"W	35°52'51"
C17	67.00'	37.99'	19.52'	37.48'	N48°42'57"W	32°29'14"
C18	67.00'	37.89'	19.47'	37.39'	N16°16'18"W	32°24'03"
C19	67.00'	27.45'	13.92'	27.25'	N11°39'50"E	23°28'13"
C20	30.00'	20.05'	10.41'	19.68'	N04°15'18"E	38°17'16"
C21	150.00'	8.92'	4.46'	8.92'	N13°11'08"W	3°24'24"
C22	150.00'	30.20'	15.15'	30.15'	N05°42'50"W	11°32'13"
C23	150.00'	39.12'	19.67'	39.01'	N07°31'35"E	14°56'36"
C24	30.00'	16.53'	8.48'	16.32'	N00°47'12"W	31°34'11"
C25	30.00'	3.52'	1.76'	3.52'	N19°55'50"W	6°43'05"
C26	67.00'	47.50'	24.80'	46.51'	N02°58'42"W	40°37'22"
C27	67.00'	44.48'	23.09'	43.67'	N36°21'05"E	38°02'13"
C28	67.00'	45.42'	23.62'	44.55'	N74°47'23"E	38°50'21"
C29	67.00'	22.44'	11.33'	22.34'	N76°11'46"W	19°11'23"
C30	30.00'	20.05'	10.41'	19.68'	N85°44'42"W	38°17'16"
C31	150.00'	14.01'	7.01'	14.00'	N77°47'10"E	5°20'59"
C32	150.00'	25.12'	12.59'	25.09'	N85°15'28"E	9°35'38"
C33	30.00'	47.12'	30.00'	42.43'	N45°03'17"E	90°00'00"



EXTG. 20' STORM EASEMENT TO CITY

EXTG. 20' STORM EASEMENT TO CITY

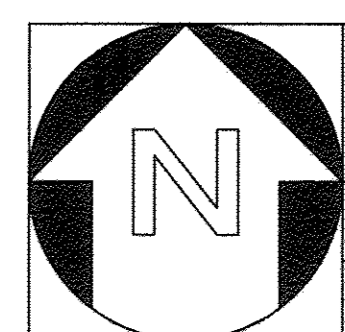
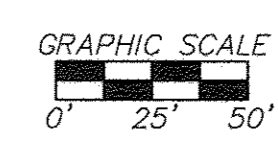
20' STORM EASEMENT TO CITY

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

20' STORM EASEMENT TO CITY

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

P.P.N. 11-00-071-000-006
ROBERT RUPPE & WALTER RUPPE
INS. 20130450996



DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132	
DATE	MAR., 2013
DRN	L.R. G.M.
FILE NO.	28731101-02
ORDER NO.	2873-1101