

DEDICATION

I, REPRESENTATIVE OF SCANNELL PROPERTIES #277, LLC, OWNER OF THE LAND HEREON DESCRIBED AS PARCEL A IN INSTRUMENT RECORDED 2016-0588363 L.C.D.R. AND AS IDENTIFIED AS PARCEL A-1 ON PAGE 2 OF 2 OF THIS DEDICATION PLAT, AND,

I, REPRESENTATIVE OF NORTH RIDGEVILLE SHOPPING CENTER, LLC, OWNERS OF PARCEL NUMBERS 07-00-048-108-059 AND 07-00-046-108-017 AS RECORDED IN THE LORAIN COUNTY RECORDS AND SHOWN ON THIS DEDICATION PLAT, DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS OUR DEDICATION PLAT AND GRANT FOR PERFORMANCE LANE, AND THE REMAINING LAND KNOWN AND IDENTIFIED AS PARCEL C IN THIS DEDICATION PLAT, DO HEREBY ACKNOWLEDGE THIS PLAT OF THE SAME AND DEDICATE THESE LANDS TO USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETCETERA SHOWN HEREIN AND NOT HERETOFORE DEDICATED, AND FURTHER DO GIVE, GRANT AND CONVEY THE REAL PROPERTY IDENTIFIED AS PARCEL C FOR THE ROADWAY TO THE CITY OF NORTH RIDGEVILLE, ITS SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL CONFORM WITH ALL EXISTING PLATTING, HEALTH OR OTHER 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.

EXISTING EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

SCANNELL PROPERTIES #277 LLC

BY: James C. Carlino 8/10/16
Printed Name Date

WITNESSES: Shannon Parkhurst, Deborah H. Crabtree

COUNTY OF Hamilton SS
STATE OF Indiana

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR James C. Carlino REPRESENTATIVE OF SCANNELL PROPERTIES #277, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I SET MY HAND AND OFFICIAL SEAL AT Indianapolis, Indiana, THIS 10th DAY OF August, 2016.

BY: Joy R. Jackson 11/23/16
Printed Name My Commission Expires November 23, 2018

NOTARY PUBLIC, STATE OF IN
MY COMMISSION EXPIRES 11/23/16

NORTH RIDGEVILLE SHOPPING CENTER, LLC

BY: Hazem Nouradin 8-3-16
Printed Name Date

WITNESSES: Patricia Vitadeo, Jamb John

COUNTY OF Adams SS
STATE OF Ohio

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Hazem Nouradin REPRESENTATIVE OF NORTH RIDGEVILLE SHOPPING CENTER, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I SET MY HAND AND OFFICIAL SEAL AT Cleveland, Ohio, THIS 3 DAY OF August, 2016.

BY: MARY MABRY Notary Public, State of Ohio
My Comm. Expires Feb. 13, 2018

NOTARY PUBLIC, STATE OF Ohio
Feb 13, 2018
MY COMMISSION EXPIRES

ACCEPTANCE

THE UNDERSIGNED, G. DAVID GILLOCK, MAYOR OF NORTH RIDGEVILLE, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE DEDICATION PLAT FOR PERFORMANCE LANE, AND THE REMAINING LAND KNOWN AS PARCEL C, DOES HEREBY ACKNOWLEDGE THIS PLAT OF THE SAME AND DOES ACCEPT SUCH DEDICATION FOR USE AS SUCH, ALL OR PART OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETCETERA SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

CITY OF NORTH RIDGEVILLE
BY: G. David Gillock, Mayor 8/18/16
DATE

WITNESSES: Rob D. Maughn, Susan S. Dudewick

COUNTY OF Lorain SS
STATE OF Ohio

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR G. DAVID GILLOCK, MAYOR OF NORTH RIDGEVILLE, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED OF SAID MUNICIPALITY, AND THE FREE ACT AND DEED OF HIM PERSONALLY AND AS SUCH ELECTED OFFICIAL. IN WITNESS THEREOF, I SET MY HAND AND OFFICIAL SEAL AT North Ridgeville, Ohio, THIS 8 DAY OF August, 2016.

BY: Patricia A. Simon 6/19/17
Printed Name My commission expires June 19, 2017

NOTARY PUBLIC, STATE OF Ohio
6/19/17
MY COMMISSION EXPIRES

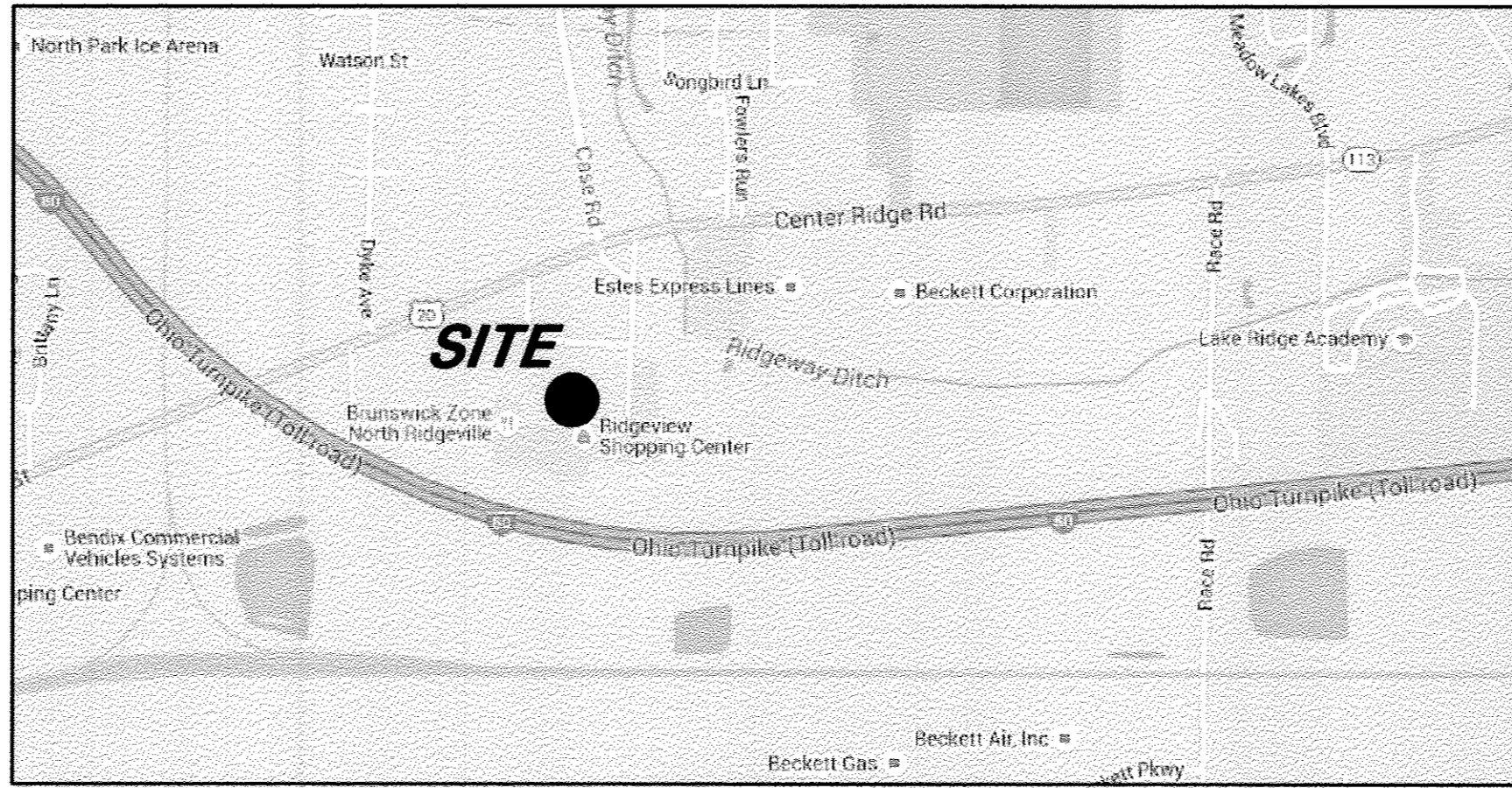
PATRICIA A. SIMON
NOTARY PUBLIC - STATE OF OHIO
Recorded in Lorain County
My commission expires June 19, 2017

Doc ID: 01966840001 Type: OFF
Kind: PLAT
Recorded: 09/09/2016 at 12:54:47 PM
Fee Amt: \$175.80 Page 1 of 1
Lorain County, Ohio
Judith M. Wedusick County Recorder
File # 2016-0599959

WELLGATE PARTNERS LLC
216 WELLSGATE DR
HUDSON, OH 44236-3143
Vol - 102
Pg - 43, 44

DEDICATION PLAT
FOR
PERFORMANCE LANE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT No. 46



VICINITY MAP
NOT TO SCALE

SURVEY CERTIFICATION

This plat and the survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof. The basis of bearings shown are to an assumed meridian and are to express angles only.

Basis of bearing for this survey is South 01°42'30" West as the Easterly line of Parcel No. 6 of land conveyed to PNC Bank National Association by deed recorded in Instrument No. 20100363653 of Lorain County Records and is used to denote angles only and monuments were found or set as indicated hereon. The field work was completed on April 19, 2016.

I hereby state to the best of my professional knowledge, information and belief, all to be correct.

THOMAS J. NEFF JR.
REGISTERED PROFESSIONAL SURVEYOR
Registered Surveyor No. 7065-Ohio

07-21-16
Date

TRANSFERRED
IN COUNTY RECORDS SEC. 319.202
OHIO REV. CODE
SEP 08 2016

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

APPROVALS

CITY ENGINEER:
This Plat is Approved by the City Engineer of the City of North Ridgeville this 8th day of August, 2016

By: Scott Wangler, P.E., City Engineer

MAYOR:
This Plat is Approved by the Mayor of the City of North Ridgeville this 8th day of August, 2016

By: G. David Gillock, Mayor

By: Patricia A. Simon, Witness

PLANNING COMMISSION:
This Plat is Approved by the Planning Commission of the City of North Ridgeville this 8th day of August, 2016

By: Jim Rothgerg, Chairman

BUILDING DEPARTMENT:
This Plat is Approved by the Building Department of the City of North Ridgeville this 8th day of August, 2016

By: Guy M. Furdson, Chief Building Official

COUNTY APPROVAL:
Filed for record this day of , 20 in
at M. Recorded this day of , 20 in
Plat Book , Page No.

By: Lorain County Recorder Print Name

UTILITY EASEMENT

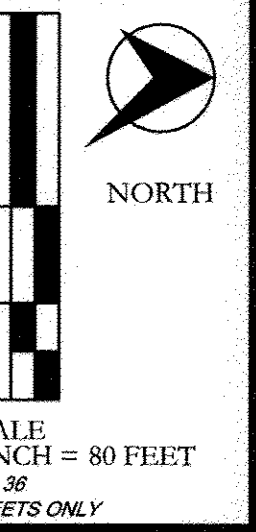
WE, THE UNDERSIGNED OWNERS OF THE PLATTED LAND, DO HEREBY GRANT UNTO COLUMBIA GAS OF OHIO, FIRST ENERGY, (TELEPHONE) AND (COMMUNICATIONS), THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT AS SHOWN HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, 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, OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPES 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 THE RIGHT-OF-WAY AND EASEMENT GRANT.

GRANTOR:
James C. Carlino 8/10/16
REPRESENTATIVE, SCANNELL PROPERTIES #277, INC.
Date

THE INTENT OF THIS PLAT IS
SPLIT PERFORMANCE LANE FROM THE
EXISTING PPN's 07-00-046-108-017,
07-00-046-108-059 AND
07-00-046-108-061 AND
THEN DEDICATE IT TO THE CITY OF
NORTH RIDGEVILLE.

Table with 3 columns: REV NO, DATE, DESCRIPTION. Includes rows for Revisions per County Review, City Engineer Revisions, City Planning Revisions, and Submit to City Planning - Sketch.

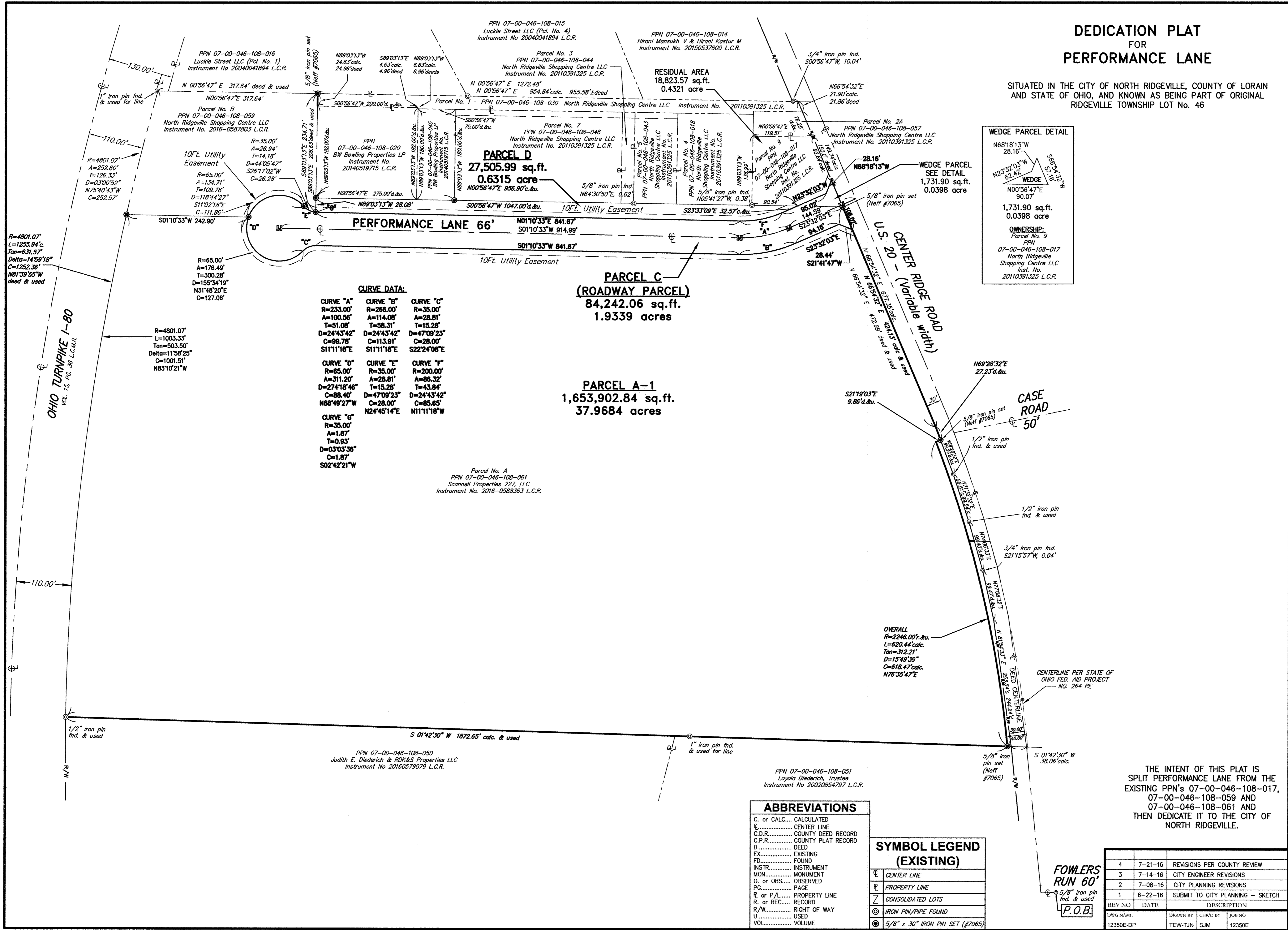
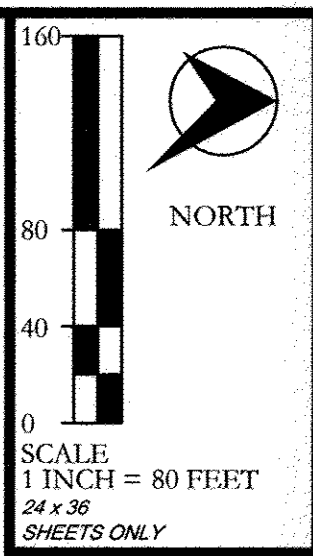


SCANNELL PROPERTIES 227, LLC
DEDICATION PLAT FOR PERFORMANCE LANE
CITY OF NORTH RIDGEVILLE - COUNTY OF LORAIN - STATE OF OHIO

NEFF & ASSOCIATES
6405 York Road Parma Heights, Ohio 44130
Tel: 440.884.3100 Fax: 440.884.3104
www.neffassoc.com

DEDICATION PLAT FOR PERFORMANCE LANE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT No. 46



WEDGE PARCEL DETAIL

N68°18'13"W 28.16'

N23°32'03"W 62.42'

WEDGE

N00°56'47"E 90.07'

1,731.90 sq.ft.
0.0398 acre

OWNERSHIP:
Parcel No. 9
PPN
07-00-046-108-017
North Ridgeville Shopping Centre LLC
Inst. No. 20110391325 L.C.R.

CURVE DATA:

CURVE "A"	CURVE "B"	CURVE "C"
R=233.00'	R=286.00'	R=35.00'
A=100.56'	A=114.08'	A=28.81'
T=51.08'	T=58.31'	T=15.28'
D=24°43'42"	D=24°43'42"	D=47°09'23"
C=99.78'	C=113.91'	C=28.00'
S11°11'18"E	S11°11'18"E	S22°24'08"E
CURVE "D"	CURVE "E"	CURVE "F"
R=65.00'	R=35.00'	R=200.00'
A=311.20'	A=28.81'	A=86.32'
D=27°18'46"	D=15.28'	D=43.84'
C=88.40'	C=28.00'	C=85.65'
N88°48'27"W	N24°45'14"E	N11°11'18"W
CURVE "G"		
R=35.00'		
A=1.87'		
T=0.93'		
D=0°30'36"		
C=1.87'		
S02°42'21"W		

ABBREVIATIONS

C. or CALC. CALCULATED
 @ CENTER LINE
 C.D.R. COUNTY DEED RECORD
 C.P.R. COUNTY PLAT RECORD
 D. DEED
 EX. EXISTING
 FD. FOUND
 INSTR. INSTRUMENT
 MON. MONUMENT
 O. or OBS. OBSERVED
 PG. PAGE
 P. or P/L. PROPERTY LINE
 R. or REC. RECORD
 R/W. RIGHT OF WAY
 U. USED
 VOL. VOLUME

SYMBOL LEGEND (EXISTING)

— CENTER LINE
 — PROPERTY LINE
 — CONSOLIDATED LOTS
 ⊙ IRON PIN/PIPE FOUND
 ⊙ 5/8" x 30" IRON PIN SET (#7065)

THE INTENT OF THIS PLAT IS SPLIT PERFORMANCE LANE FROM THE EXISTING PPN'S 07-00-046-108-017, 07-00-046-108-059 AND 07-00-046-108-061 AND THEN DEDICATE IT TO THE CITY OF NORTH RIDGEVILLE.

REV NO	DATE	DESCRIPTION
4	7-21-16	REVISIONS PER COUNTY REVIEW
3	7-14-16	CITY ENGINEER REVISIONS
2	7-08-16	CITY PLANNING REVISIONS
1	6-22-16	SUBMIT TO CITY PLANNING - SKETCH

DWG NAME: 12350E-DP
 DRAWN BY: TEW-TJN
 CHK'D BY: SJM
 JOB NO: 12350E

DEDICATION PLAT FOR PERFORMANCE LANE
 CITY OF NORTH RIDGEVILLE - COUNTY OF LORAIN - STATE OF OHIO
 SCANNELL PROPERTIES 227, LLC

NEFF & ASSOCIATES

Civil Engineer
 6465 Yonkers Blvd., Suite 100
 North Ridgeville, OH 44088-3100
 Phone: 440.884.3100
 Fax: 440.884.3104
 www.neff-assoc.com

SHEET NO.
2 OF 2

I:\LAND DEVELOPMENT\12350E Ridgeville Centre-RE Warner\Survey\12350E-DP.dwg, 7/21/2016 11:51:30 AM, HPD\JSD\02