

# COTTAGES at RIVERVIEW SUBDIVISION NO. 1

BEING A RE-SUBDIVISION OF  
 BLOCK "E" IN NEW RIVERBEND SUBDIVISION NO. 2 AS RECORDED IN VOLUME 90, PAGES 56-58 AND THE  
 VACATED PORTION OF GRANDSTAND LANE AS RECORDED IN VOLUME 104, PAGE 95 OF THE LORAIN  
 COUNTY PLAT RECORDS  
 SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO  
 AND KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NUMBERS 112, 113, & 114  
 WEST OF THE BLACK RIVER

**OWNERS CERTIFICATE:**

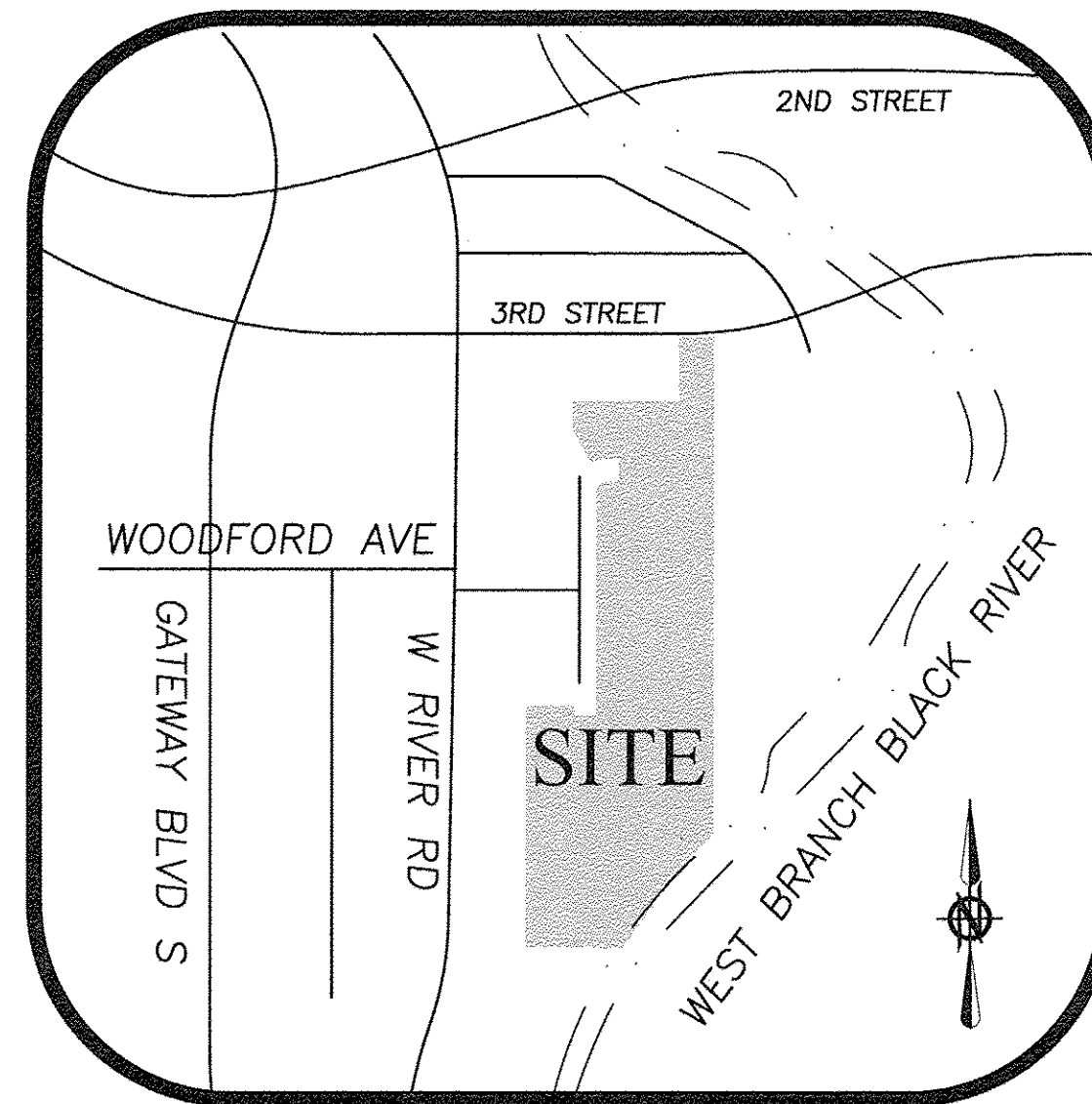
WE THE UNDERSIGNED OWNERS OF LAND DESCRIBED HEREIN, DO HEREBY AGREE TO AND ADOPT THE RE-SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST AND AUTHORIZE ITS RECORDING.

*David A. Burg*  
 THE COTTAGES AT RIVERVIEW LP  
 5/1/2018  
 DATE

**NOTARY PUBLIC:**

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR *Maryanne Director* OF *Partnership* WHO ACKNOWLEDGED THAT THEY DID SIGN THIS FOREGOING PLAT AND THAT IT WAS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL THIS 1<sup>st</sup> DAY OF May, 2018.

NOTARY PUBLIC *Maryanne Director*  
 MARY ELLEN MELCHER  
 NOTARY PUBLIC  
 STATE OF OHIO  
 RECORDED IN  
 CUYAHOGA COUNTY  
 My Commission Expires  
 October 4, 2021  
 MY COMMISSION EXPIRES 10/4/2021



LOCATION MAP  
 NOT TO SCALE

**ENGINEER'S CERTIFICATION:**

THIS IS TO CERTIFY THAT I HAVE EXAMINED AND APPROVE THIS RE-SUBDIVISION PLAT.

*John Selig*  
 CITY OF ELYRIA ENGINEER  
 4/15/18  
 DATE

PRINT NAME: John Schneider, P.E.

**APPROVALS:**

THIS IS TO CERTIFY THAT THIS RE-SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ELYRIA ON THIS 3<sup>rd</sup> DAY OF April 2018.

*Mary Tomski*  
 PLANNING COMMISSION SECRETARY  
 6-25-18  
 DATE

PRINT NAME: Mary Tomski

**LAW DIRECTOR:**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS RE-SUBDIVISION PLAT AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF ELYRIA, OHIO.

*Scott F. Serazin*  
 CITY OF ELYRIA LAW DIRECTOR  
 June 22 2018  
 DATE

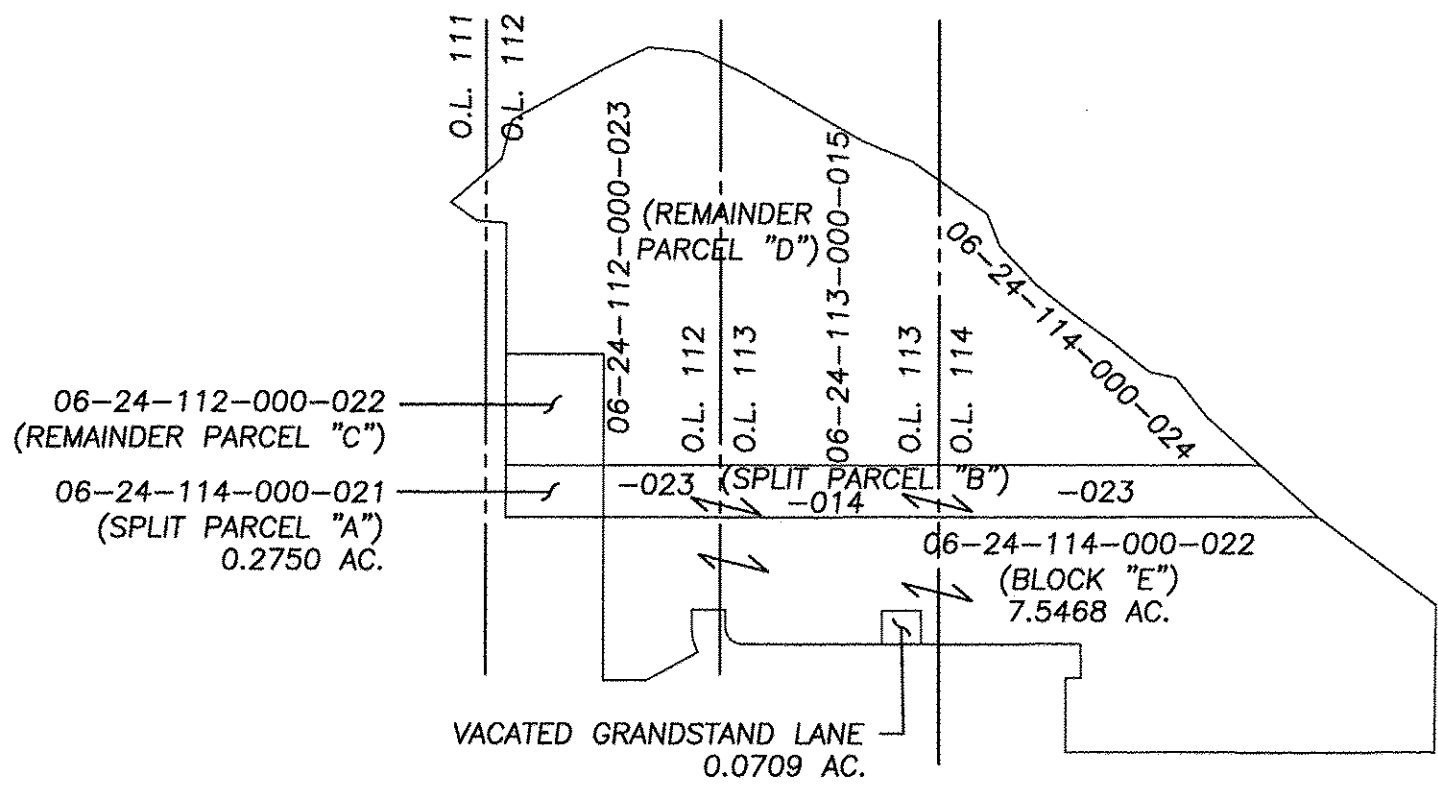
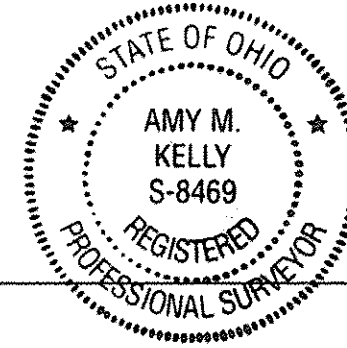
PRINT NAME: Scott F. SERAZIN

**SURVEYOR'S CERTIFICATE:**

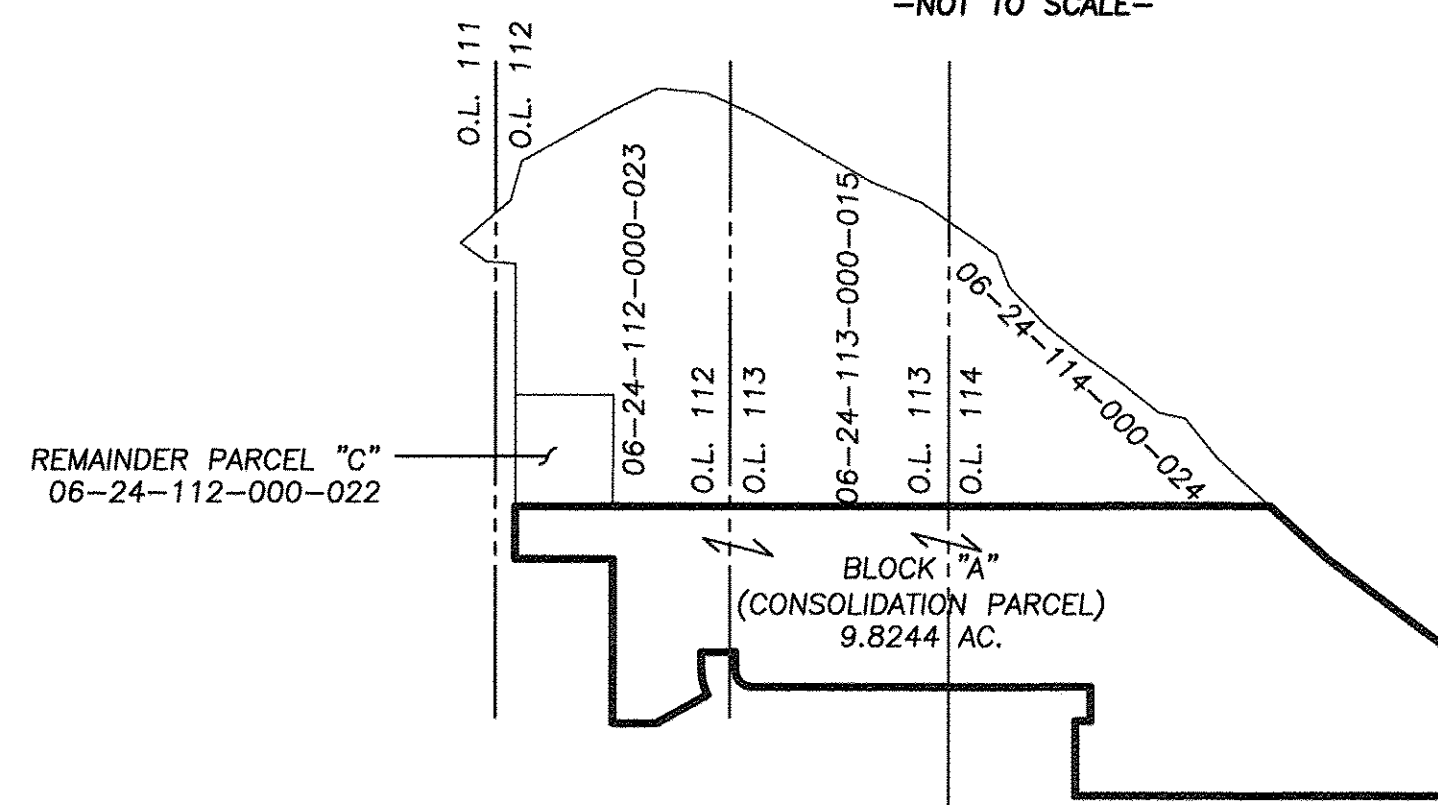
THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING BLOCK "E" IN NEW RIVERBEND SUBDIVISION NO. 2 AS RECORDED IN VOLUME 90 PAGES 56-58, OF THE LORAIN COUNTY PLAT RECORDS, AND THE VACATED PORTION OF GRANDSTAND LANE AS RECORDED IN VOLUME 104, PAGE 95 OF THE LORAIN COUNTY PLAT RECORDS, AND CONTAINING 9.8244 ACRES OF LAND IN ORIGINAL ELYRIA TOWNSHIP LOT NUMBERS 112, 113, AND 114, WEST OF THE BLACK RIVER, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED - o IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED - • IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY.

*Amy M. Kelly*  
 AMY M. KELLY  
 S-8469  
 REGISTERED SURVEYOR  
 5/1/2018

AMY M. KELLY, P.S.  
 REGISTERED SURVEYOR NO. 8469



PRE-CONSOLIDATION SUMMARY  
 -NOT TO SCALE-



POST-CONSOLIDATION SUMMARY  
 -NOT TO SCALE-

DATE	BY	DESCRIPTION
09-08-2017	AMK	ISSUE TO CLIENT

LORAIN COUNTY RECORDER

LORAIN COUNTY AUDITOR

TRANSFERRED  
 IN COMPLIANCE WITH SEC. 319-202  
 OHIO REV. CODE  
 AUG 29 2018  
 I. CRAIG SNOODGRASS, CPA, CGFM  
 LORAIN COUNTY AUDITOR

Doc ID: 020821090001 Type: OFF  
 Kind: PLAT  
 Recorded: 08/29/2018 at 04:05:53 PM  
 Fee Amt: \$287.20 Page 1 of 1  
 Lorain County, Ohio  
 Judith M. Nedwick County Recorder  
 File #2018-0685751

PIRHL DEVELOPERS LLC  
 800 W. ST. CLAIR AVE 4TH FL  
 CLEVELAND, OH 44115  
 Plat Vol 105  
 Pgs 47, 48, 49

DRAWN BY: JAD  
 CHECKED BY: AMK  
**BRAMHALL**  
 ENGINEERING AND SURVEYING COMPANY  
 801 MOORE ROAD AVON, OHIO 44011  
 (440) 934 - 7878 (440) 934 - 7879 FAX

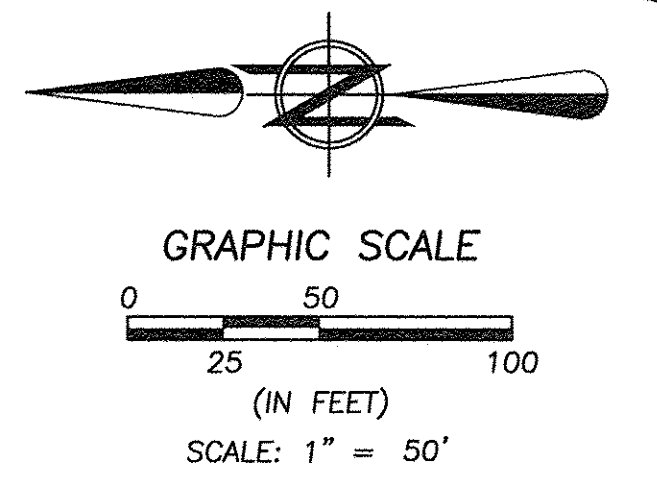
SHEET  
 1 OF 3  
 JOB NO.  
 17-4782

J:\17-4782 Cottages at RiverView (P)\17-4782 LOT SPLIT & CONSOLIDATION.dwg, Plotted: Mon, 05/08/2018 - 11:55am



# COTTAGES at RIVERVIEW SUBDIVISION NO. 1

BEING A RE-SUBDIVISION OF BLOCK "E" IN NEW RIVERBEND SUBDIVISION NO. 2 AS RECORDED IN VOLUME 90, PAGES 56-58 OF THE LORAIN COUNTY PLAT RECORDS SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NUMBERS 111, 112, 113, & 114 WEST OF THE BLACK RIVER

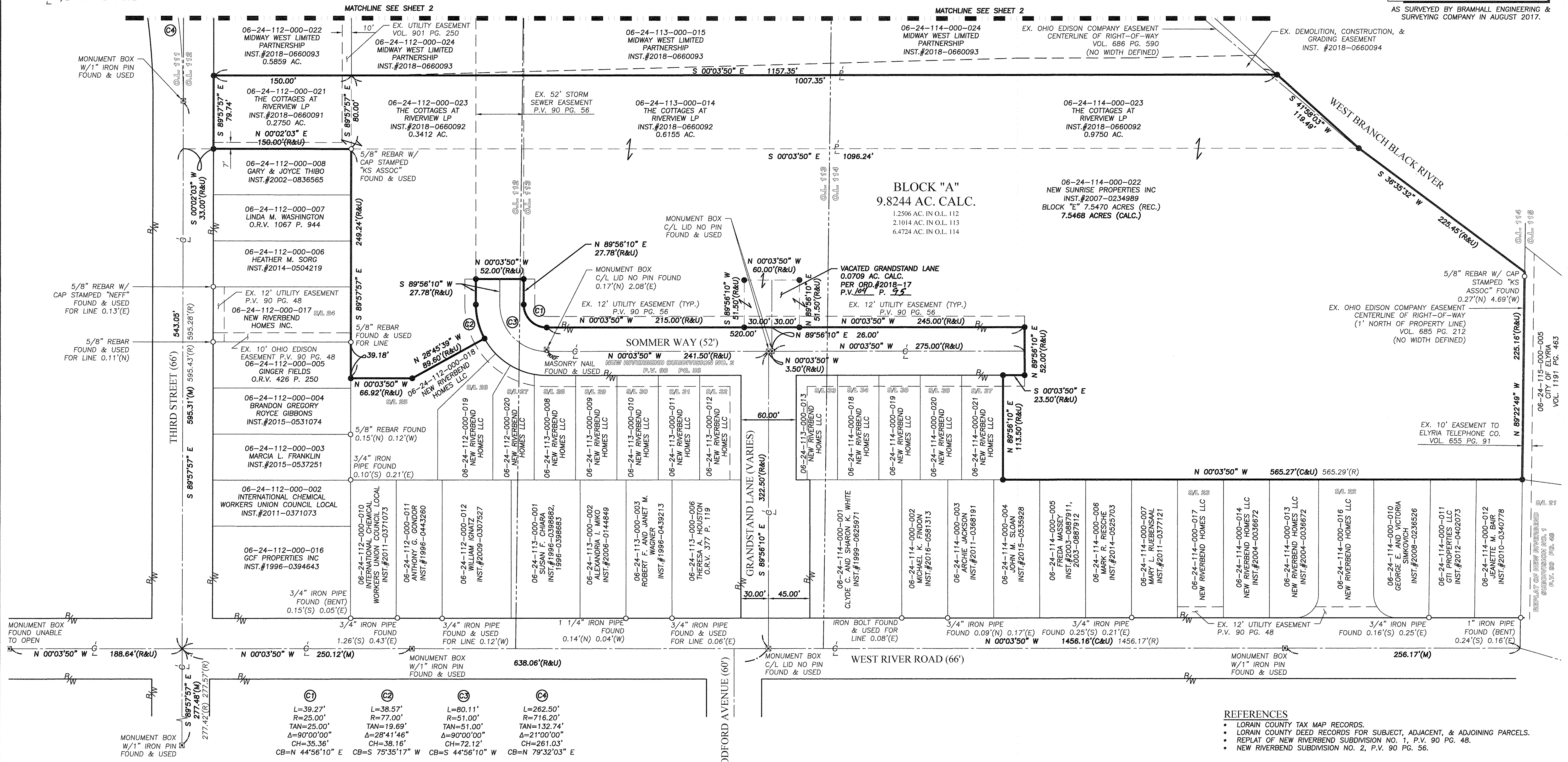


## LEGEND

- 5/8" X 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET (R) (REC.) RECORD INFORMATION
- ⊠ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED (M) (MEAS.) MEASURED INFORMATION
- IRON PIN/PIPE FOUND AS INDICATED (C) (CALC.) CALCULATED INFORMATION
- (CALC.REC.) CALCULATED FROM RECORD INFORMATION
- M.N.S. MASONRY NAIL SET (N) NORTH (E) EAST
- ⊖ CENTERLINE (S) SOUTH (W) WEST
- R<sub>W</sub> RIGHT-OF-WAY LINE
- P/L PROPERTY LINE

**BASIS OF BEARINGS:**  
A PORTION OF THE CENTERLINE OF WEST RIVER ROAD WHICH WAS ASSUMED TO BE NORTH 00° 03' 50" WEST

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN AUGUST 2017.



## REFERENCES

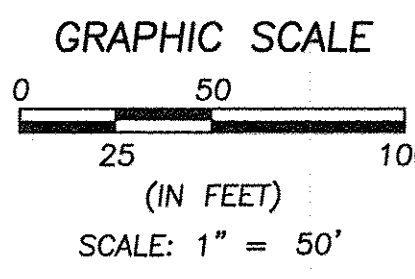
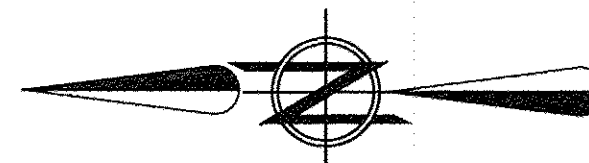
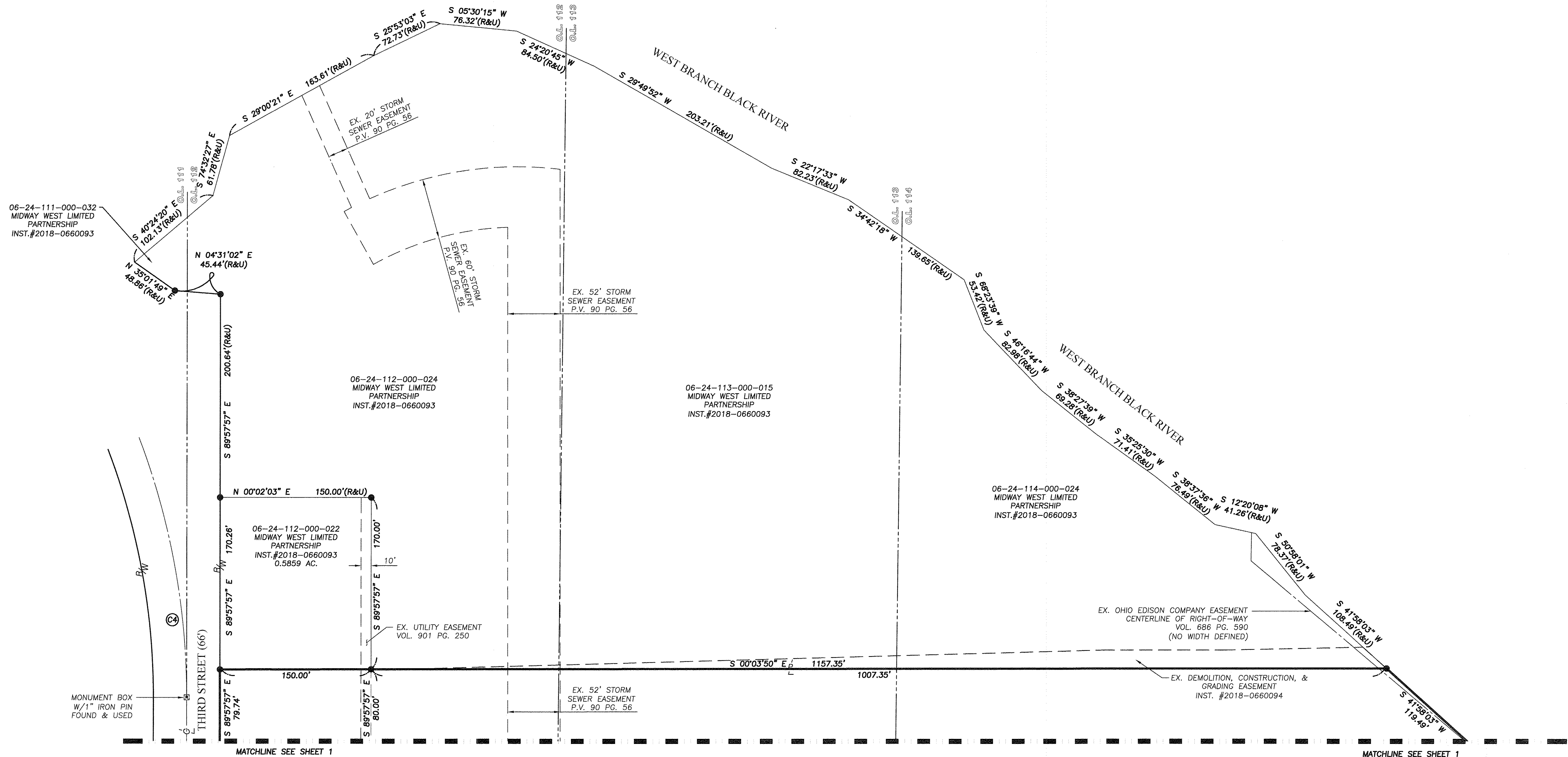
- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- REPLAT OF NEW RIVERBEND SUBDIVISION NO. 1, P.V. 90 PG. 48.
- NEW RIVERBEND SUBDIVISION NO. 2, P.V. 90 PG. 56.

DATE	BY	DESCRIPTION
09-08-2017	AMK	ISSUE TO CLIENT

DRAWN BY: JAD	<p><b>BRAMHALL</b> ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX</p>	SHEET 2 OF 3
CHECKED BY: AMK		JOB NO. 17-4782

J:\174782 Cottages at RiverView (P)\DWG\DWG17-4782 LOT SPLIT & CONSOLIDATION.dwg, Plotted: Mar 08, 2018 - 11:58am

J:\174782 Collages at Riverview (P)\m\DRAWINGS\17-4782 LOT SPLIT & CONSOLIDATION.dwg, Plotter: Mar 09, 2018 - 11:58am



DATE	BY	DESCRIPTION
09-08-2017	AMK	ISSUE TO CLIENT

DRAWN BY: JAD	<p><b>BRAMHALL</b> ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX</p>	SHEET 3 OF 3
CHECKED BY: AMK		JOB NO. 17-4782