

- AA PC STA. 252+32.95
- AB PRC STA. 252+55.41
- AC PRC STA. 253+26.64
- AD PT STA. 254+08.80
- BA PC STA. 146+09.10
- BB PT STA. 147+95.59
- BC PC STA. 149+04.49
- BD PCC STA. 149+98.22
- BE PT STA. 150+43.82
- BF PC STA. 152+07.67
- BG PT STA. 152+97.56
- BH PI STA. 153+91.15
- BI PI STA. 157+55.11
- A PI STA. 319+02.27
- B PI STA. 325+73.37

- 1 STA. 31+74.00 (C R/W SR 83)=  
STA. 250+50.00 (C CONST. SR 83)=  
STA. 319+02.27 (C R/W CHESTNUT RIDGE)
- 2 STA. 32+64.35 (C R/W SR 83)=  
STA. 251+40.35 (C CONST. SR 83)=  
STA. 151+37.30 (C CONST. CHESTNUT RIDGE)
- 3 STA. 33+56.95 (C R/W SR 83)=  
STA. 252+32.95 (C CONST. SR 83)
- 4 STA. 35+31.90 (C R/W SR 83)=  
STA. 254+08.80 (C CONST. SR 83)
- 5 STA. 36+44.13 (C R/W SR 83)=  
STA. 255+21.03 (C CONST. SR 83)=  
STA. 403+84.81 (C R/W SHAW)
- 6 STA. 314+61.36 (C R/W CHESTNUT RIDGE)=  
STA. 146+09.10 (C CONST. CHESTNUT RIDGE)
- 7 STA. 322+09.40 (C R/W CHESTNUT RIDGE)=  
STA. 153+91.15 (C CONST. CHESTNUT RIDGE)

- C1 C CONST. S.R. 83 (AVON BELDEN RD)  
PI = STA 252+44.23  
Δ = 12°52'11" LT  
Dc = 57'17'45"  
R = 100.00'  
T = 11.28'  
L = 22.46'  
E = 0.63'
- C2 C CONST. S.R. 83 (AVON BELDEN RD)  
PI = STA 252+91.42  
Δ = 20°42'56" RT  
Dc = 29°05'03"  
R = 100.00'  
T = 36.01'  
L = 71.23'  
E = 3.26'
- C3 C CONST. S.R. 83 (AVON BELDEN RD)  
PI = STA 253+67.78  
Δ = 07°50'45" LT  
Dc = 09°32'57"  
R = 600.00'  
T = 41.15'  
L = 186.50'  
E = 1.41'
- C4 C CONST. CHESTNUT RIDGE RD  
PI = STA 147+04.07  
Δ = 26°42'49" LT  
Dc = 14°19'26"  
R = 400.00'  
T = 94.98'  
L = 186.50'  
E = 11.12'
- C5 C CONST. CHESTNUT RIDGE RD  
PI = STA 149+52.23  
Δ = 26°51'05" RT  
Dc = 28°38'52"  
R = 200.00'  
T = 47.74'  
L = 93.73'  
E = 5.62'
- C6 C CONST. CHESTNUT RIDGE RD  
PI = STA 150+21.30  
Δ = 21°46'13" RT  
Dc = 47°44'47"  
R = 120.00'  
T = 23.08'  
L = 45.6'  
E = 2.2'
- C7 C CONST. CHESTNUT RIDGE RD  
PI = STA 152+53.57  
Δ = 28°36'42" LT  
Dc = 31°49'52"  
R = 180.00'  
T = 45.90'  
L = 89.89'  
E = 5.76'

**BASIS FOR BEARINGS:**

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. BEARINGS SHOWN HEREON ARE BASED ON N 00° 06' 16" E FOR THE CENTERLINE OF RIGHT-OF-WAY FOR STATE ROUTE 83 (AVON BELDON ROAD), MEASURED FROM GRID NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY TIED TO THE ODOT VRS NETWORK.

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING: RECORDED DOCUMENTS ON FILE WITH LORAIN COUNTY RECORDER RECORD SURVEYS ON FILE WITH LORAIN COUNTY ENGINEER LOR-76-10.62, LOR-83-(2.62-21.71), LOR-20-15.99 (AKA LOR-20/10-8.21/8.63)

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.

I, Michael J. Ward, P. S. have conducted a survey of the existing conditions for the City of North Ridgeville on October 29, 2021. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinate System, North Zone on NAD 83 (2011 Adjustment) datum. The Project Coordinates (US Survey feet) are relative to State Plane Grid Coordinates (US Survey feet) by a Project Adjustment Factor multiplier of 1.0000835195. As a part of this project, I have reestablished the locations of the existing property lines and centerline of existing Right of Way for property takes contained herein. Underground Utility locations are shown for informational purposes only. Though they are believed to be accurate, their location is as marked on the ground by the utility company per OUPS and those markings subsequently being surveyed as a part of this project. Utility locations are also shown based on plans provided by the utility company per OUPS. As part of this project, I have established proposed property lines, calculated the Gross Take, present road occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As part of this work I have set right of way monuments at property corners, property line intersections, points along the right of way and/or angle points on the right of way, Section Corners and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "A Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

Michael J. Ward, Professional Land Surveyor No. 8808,

Date: 9/9/22

# LOR-83-11.19

## LORAIN COUNTY, OHIO CITY OF NORTH RIDGEVILLE ORIGINAL RIDGEVILLE TOWNSHIP LOT NOS. 23, 24, 25 & 26, TOWNSHIP 6, RANGE 16, CONNECTICUT WESTERN RESERVE

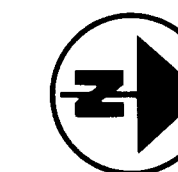
### MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- I.R.F. IRON PIN FOUND
- ⊙ I.R.F. IRON PIN FOUND W/ ID CAP
- I.R.S. IRON PIN SET W/ ID CAP
- ⊙ I.R.F. IRON PIPE FOUND
- ✦ MAG SPIKE SET

### TAG LEGEND

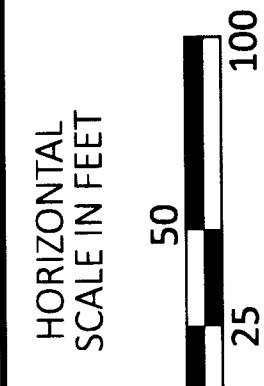
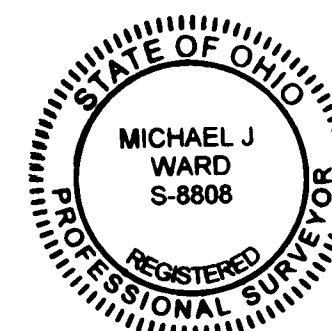
- XX C CONST. GEOMETRY
- X C R/W GEOMETRY
- X C INTERSECTION
- XXXX SURVEY CONTROL/MONUMENT

NOTE: SEE SHEET 2 FOR SURVEY CONTROL/MONUMENT INFORMATION

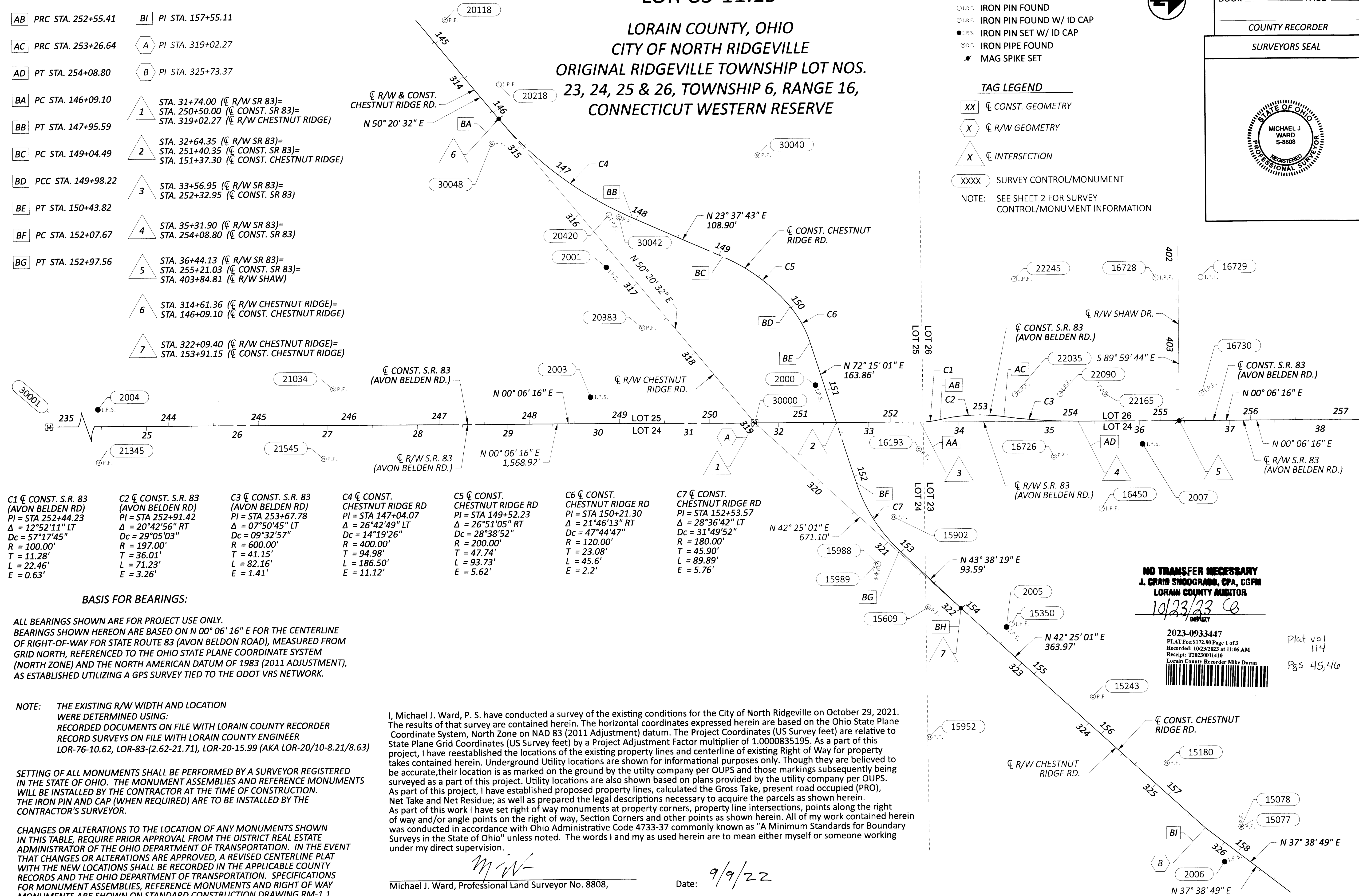


RECEIVED \_\_\_\_\_, 20\_\_\_\_  
RECORDED \_\_\_\_\_, 20\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
COUNTY RECORDER

SURVEYORS SEAL



RIGHT-OF-WAY CENTERLINE PLAT - SHEET 1 OF 2



**NO TRANSFER NECESSARY**  
J. GRAY SNOODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

10/23/23  
DEPUTY

2023-0933447  
PLAT Fee: \$172.80 Page 1 of 3  
Recorded: 10/23/2023 at 11:06 AM  
Receipt: 720230011410  
Lorain County Recorder Mike Doran

Plat vol 114  
Pg 5 45, 46

DESIGN AGENCY	
AMERICAN STRUCTUREPOINT INC.	
DESIGNER	JBY/MWMM
REVIEWER	BPB
PROJECT ID	07/01/22
SUBSET	114797
SHEET	TOTAL
2	18
51	67

# LOR-83-11.19

RECEIVED \_\_\_\_\_, 20 \_\_\_\_  
 RECORDED \_\_\_\_\_, 20 \_\_\_\_  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 COUNTY RECORDER

EXISTING ALIGNMENT MONUMENTS (GROUND COORDINATES)						
POINT	NORTHING	EASTING	STATION	OFFSET	ALIGNMENT	DESCRIPTION
30000	618113.176	2100539.620	31+74.00	0.00'	CL R/W SR 83	3/4" IRON PIN W/ ALUM. CAP IN MONUMENT BOX; INT. CL R/W SR 83 AND CL R/W CHESTNUT RIDGE RD (TO BE RESET DURING CONSTRUCTION)
			319+02.27	0.00'	CL R/W CHESTNUT RIDGE RD	
30001	616544.257	2100536.763	16+05.08	0.00'	CL R/W SR 83	1" IRON ROD IN MONUMENT BOX; POINT OF TANGENCY

PROPOSED ALIGNMENT MONUMENTS (GROUND COORDINATES)						
POINT #	NORTHING	EASTING	STATION	OFFSET	ALIGNMENT	DESCRIPTION
5	618583.302	2100540.476	255+21.03	0.00'	CL R/W SR 83	MAG SPIKE SET; INT. CL R/W. SR 83 AND CL R/W SHAW DR
			403+84.81	0.00'	CL R/W SHAW DR	
BA, 6	617831.790	2100200.181	314+61.36	0.00'	CL R/W CHESTNUT RIDGE RD	MAG SPIKE SET; POINT OF TANGENCY (TO BE SET DURING CONSTRUCTION)
BH, 7	618339.920	2100746.789	322+09.40	0.00'	CL R/W CHESTNUT RIDGE RD	MAG SPIKE SET; POINT OF TANGENCY (TO BE SET DURING CONSTRUCTION)


EXISTING SURVEY CONTROL & MONUMENTS (GROUND COORDINATES)						
POINT #	NORTHING	EASTING	STATION	OFFSET	ALIGNMENT	DESCRIPTION
15077	618648.571	2100991.552	326+04.55	24.99' LT	CL R/W CHESTNUT RIDGE RD	3/4" IRON PIPE FOUND
15078	618648.504	2100991.471	326+04.45	25.01' LT	CL R/W CHESTNUT RIDGE RD	2" IRON PIPE FOUND
15180	618566.413	2100919.820	324+93.33	25.03' LT	CL R/W CHESTNUT RIDGE RD	3/4" IRON PIPE FOUND
15243	618485.282	2100845.810	323+83.51	24.95' LT	CL R/W CHESTNUT RIDGE RD	3/4" IRON PIPE FOUND
15350	618395.984	2100764.239	322+62.56	24.93' LT	CL R/W CHESTNUT RIDGE RD	1" IRON PIN FOUND
15609	618303.589	2100745.480	321+81.70	23.54' RT	CL R/W CHESTNUT RIDGE RD	1/2" IRON PIN FOUND
15902	618265.859	2100645.045	320+86.10	25.16' LT	CL R/W CHESTNUT RIDGE RD	3/4" IRON PIPE FOUND
15952	618303.883	2100889.471	322+79.04	129.64' RT	CL R/W CHESTNUT RIDGE RD	3/4" IRON PIPE FOUND
15988	618248.398	2100697.257	321+08.43	25.17' RT	CL R/W CHESTNUT RIDGE RD	3/4" IRON PIPE FOUND
15989	618245.506	2100698.208	321+06.93	27.82' RT	CL R/W CHESTNUT RIDGE RD	1/2" IRON PIN FOUND
16193	618294.704	2100570.521	33+55.58	30.57' RT	CL R/W SR 83	3/4" IRON PIPE FOUND
16450	618496.688	2100637.395	35+57.69	97.08' RT	CL R/W SR 83	5/8" IRON PIN FOUND
16726	618444.349	2100579.463	35+05.24	39.24' RT	CL R/W SR 83	3/4" IRON PIPE FOUND
16728	618558.269	2100381.571	402+25.91	25.04' RT	CL R/W SHAW DR	1/2" IRON PIN FOUND
16729	618608.144	2100381.440	402+25.77	24.83' RT	CL R/W SHAW DR	1/2" IRON PIN FOUND
16730	618608.115	2100510.498	36+68.88	30.02' LT	CL R/W SR 83	1/2" IRON PIN FOUND
20118	617772.840	2100090.360	313+39.19	24.70' LT	CL R/W CHESTNUT RIDGE RD	1/2" IRON PIPE FOUND
20218	617832.232	2100161.879	314+32.16	24.78' LT	CL R/W CHESTNUT RIDGE RD	3/4" IRON PIN FOUND
20383	617989.130	2100433.238	317+41.20	27.61' RT	CL R/W CHESTNUT RIDGE RD	3/4" IRON PIPE FOUND
20420	617953.122	2100307.860	316+21.70	24.69' LT	CL R/W CHESTNUT RIDGE RD	1/2" IRON PIN FOUND
21034	617646.110	2100498.839	27+06.86	39.93' LT	CL R/W SR 83	3/4" IRON PIPE FOUND
21345	617385.878	2100578.338	24+46.77	40.04' RT	CL R/W SR 83	3/4" IRON PIPE FOUND
21545	617634.930	2100576.029	26+95.82	37.28' RT	CL R/W SR 83	3/4" IRON PIPE FOUND
22035	618401.520	2100509.848	34+62.29	30.30' LT	CL R/W SR 83	1/2" IRON PIN FOUND
22090	618451.597	2100510.088	35+12.37	30.15' LT	CL R/W SR 83	1/2" IRON PIN FOUND
22165	618501.587	2100510.132	35+62.36	30.20' LT	CL R/W SR 83	2" IRON PIPE FOUND
22245	618401.560	2100381.852	34+62.10	158.29' LT	CL R/W SR 83	1/2" IRON PIN FOUND
30040	618118.338	2100242.912	316+77.14	193.33' LT	CL R/W CHESTNUT RIDGE RD	3/4" IRON PIPE FOUND
30042	617964.257	2100310.633	316+30.94	31.49' LT	CL R/W CHESTNUT RIDGE RD	3/4" IRON PIPE FOUND
30048	617823.738	2100227.642	314+77.37	23.72' RT	CL R/W CHESTNUT RIDGE RD	3/4" IRON PIPE FOUND

PROPOSED RIGHT-OF-WAY MONUMENTS (GROUND COORDINATES)				
POINT #	NORTHING	EASTING	DESCRIPTION	TO BE RESET AFTER CONSTRUCTION
1	618183.212	2100569.747	MAG NAIL SET	YES
2	618217.088	2100444.485	5/8" IRON PIN SET W/ "ASI PS 8808"CAP	NO
3	618299.220	2100486.436	5/8" IRON PIN SET W/ "ASI PS 8808"CAP	NO
4	618401.605	2100498.674	5/8" IRON PIN SET W/ "ASI PS 8808"CAP	NO
5	618401.602	2100540.145	MAG NAIL SET	YES
6	618408.839	2100540.158	MAG NAIL SET	YES
7	618435.987	2100570.208	5/8" IRON PIN SET W/ "ASI PS 8808"CAP	NO
8	617813.105	2100177.640	MAG NAIL SET	YES
9	617860.332	2100195.438	5/8" IRON PIN SET W/ "ASI PS 8808"CAP	NO
10	617909.442	2100234.493	5/8" IRON PIN SET W/ "ASI PS 8808"CAP	NO
11	617953.324	2100264.509	5/8" IRON PIN SET W/ "ASI PS 8808"CAP	NO
12	617963.323	2100270.136	5/8" IRON PIN SET W/ "ASI PS 8808"CAP	NO
13	617991.441	2100283.881	5/8" IRON PIN SET W/ "ASI PS 8808"CAP	NO
14	617953.318	2100346.781	MAG NAIL SET	YES
15	617963.317	2100358.843	MAG NAIL SET	YES
16	618091.210	2100327.528	5/8" IRON PIN SET W/ "ASI PS 8808"CAP	NO
17	618181.306	2100397.982	5/8" IRON PIN SET W/ "ASI PS 8808"CAP	NO
18	618380.443	2100783.814	MAG NAIL SET	YES
<b>IRON PINS TO BE SET:</b>		<b>11</b>	<b>MAG NAILS TO BE SET:</b>	<b>7</b>
<b>IRON PINS TO BE RESET AFTER CONSTRUCTION:</b>		<b>0</b>	<b>MAG NAILS TO BE RESET AFTER CONSTRUCTION:</b>	<b>7</b>

SURVEY CONTROL POINTS SET (GROUND COORDINATES)						
POINT #	NORTHING	EASTING	STATION	OFFSET	ALIGNMENT	DESCRIPTION
2000	618180.711	2100498.350	32+41.46	41.39' LT	CL R/W SR 83	5/8" IRON PIN W/ CAP SET
2001	617949.959	2100366.065	316+64.49	14.89' RT	CL R/W CHESTNUT RIDGE RD	5/8" IRON PIN W/ CAP SET
2003	617931.276	2100509.964	29+92.05	29.32' LT	CL R/W SR 83	5/8" IRON PIN W/ CAP SET
2004	617385.183	2100519.516	24+45.97	18.78' LT	CL R/W SR 83	5/8" IRON PIN W/ CAP SET
2005	618390.120	2100767.842	322+60.66	18.32' LT	CL R/W CHESTNUT RIDGE RD	5/8" IRON PIN W/ CAP SET
2006	618629.666	2101030.069	326+13.11	17.06' RT	CL R/W CHESTNUT RIDGE RD	5/8" IRON PIN W/ CAP SET
2007	618542.526	2100565.958	36+03.40	25.56' RT	CL R/W SR 83	5/8" IRON PIN W/ CAP SET

RIGHT-OF-WAY CENTERLINE PLAT - SHEET 2 OF 2

SURVEYORS SEAL



MICHAEL J. WARD  
WARD S-8808

DESIGN AGENCY	
<b>STRUCTUREPOINT</b>	
DESIGNER	JBY/MWM
REVIEWER	BPB 07/01/22
PROJECT ID	114797
SUBSET	TOTAL
3	18
SHEET	TOTAL
52	67

LOR-83-11.19

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