696843 FILM NO. 1609

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D:\319PLAT_5

# PHASE V
OF THE
# NORTHVIEW CIRCLE TOWN HOMES SUBDIVISION
## CREATING BUILDINGS 'A', 'G', and 'H'
KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO.16, NOW IN THE
## CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

JULY 6, 2000

SCALE IN FEET
1 inch = 30 feet


PREPARED BY:
**DALIA CONSULTANTS**
6025 ROYALTON ROAD
CLEVELAND, OHIO 44133
PHONE:(440)237-0046
FAX:(440) 237-0322


SURVEY INFORMATION SUPPLIED BY:
CAPITOL SURVEY COMPANY
6545 STRATHMORE DRIVE
VALLEY VIEW, OHIO 44125
PHONE : (216) 447-9227

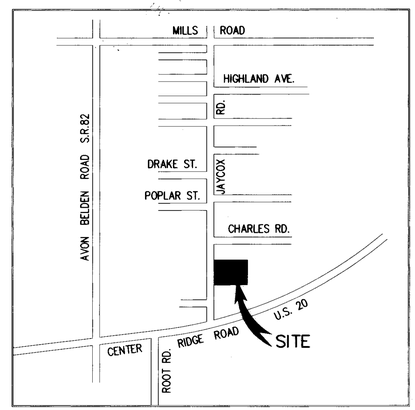
BEARING SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT. THE BUILDING(S) ARE SHOWN ACCURATELY AS CONSTRUCTED.

STATE OF OHIO — RALPH M. GUGAR 7949 REGISTERED PROFESSIONAL SURVEYOR

RALPH M. GUGAR – PROFESSIONAL SURVEYOR No.7949

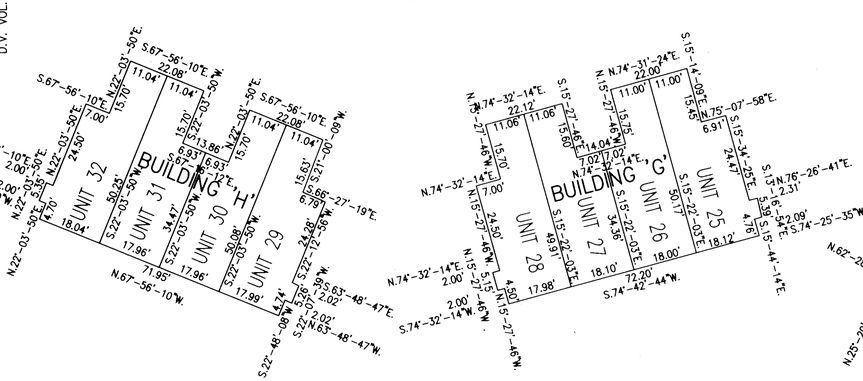
STATE OF OHIO — MUKUNDRAY S. DALIA 42540 REGISTERED PROFESSIONAL ENGINEER

MUKUNDRAY S. DALIA – PROFESSIONAL ENGINEER No.42540




LOCATION MAP
NOT TO SCALE

CHARLES ROAD 60'
S.89°-59'-00"E.
30.00' MSD.
Ex.R/W
1/2" PIPE FND. & USED
RIDGEVILLE PARK SUBDIVISION VOL.20, PAGE 20 L.C.R.
PARCEL NO.07-00-017-111-015 DOROTHY FLICKINGER O.R. VOL.251, PAGE 791 L.C.R.
PARCEL NO. 07-00-017-111-003 RALPH B. & EVELYN G. DIEHL DOC# 980536709 L.C.R.
PARCEL NO. 07-00-017-111-004 JOHN S. & CAROL A. HEIN D.V. VOL.1423, PAGE 58 L.C.R.
PARCEL NO. 07-00-017-111-005 RALPH E. & NETTIE P. NEWMAN DOC# 970483877 L.C.R.
PARCEL NO. 07-00-017-111-006 CECIL M. & PATRICIA M. GOODRICH D.V. VOL.953, PAGE 748 L.C.R.
O.L.17
O.L.16
O.L.21
O.L.16
230.00' REC.ORD & USED
5/8" I.PIN FND. CAPPED W/ '6163'
1/2" I.PIN SET (CAPPED W/ 'CAPITOL 7541'
30.00'
90°32'00"
81.38' CAL.
S 89°29'00" W
333.78' CAL.
445.16' C.L. TO P.L. DEED & MEASURED
92.39' CAL N00°31'00"W
156.31' CAL N. 00°-01'-00"E
204.98' N. 00°-01'-00"E 220.01' OBS.
Ex.R/W
JAYCOX ROAD 60'
N. 00°-01'-00"E 190.24' OBS.
197.73' CAL.
410.52' CAL.
P.L. TO P.L.
56.50' CAL
109.65' CAL.
S.89°-58'-59"E.
50.36' CAL.
S.89°-58'-59"E.
220.01' REC. & USED
S 00°06'23" E 414.39' DEEDS. & 364.99' CAL. REC. & USED
N 00°06'23" W 194.38' REC. & USED
49.40' CAL
128.12' CAL.
N.89°-53'-37"E.
29.48' CAL. N.00°-01'-00"E.
29.48' CAL. N.00°-01'-00"E.
N 89°59'00" W 176.33' CAL.
446.03' 41.84' CAL.
C.L. TO P.L. DEED & OBS. 197.86' CAL.
330.00' DEED & OBS.
30.00'
90°00'00"
DEED & OBS. 100.00'
973.41' REC.
S.63°-19'-37"W.
CENTER RIDGE ROAD 60'
5/8" I.PIN FND. CAPPED W/ '6163'
5/8" I.PIN FND.
NORTHVIEW CIRCLE (PRIVATE ROAD)
R=25.00'
N 89°59'00" W 155.50'
1+00
2+00
3+00
4+00
5+00
6+00
21.0' B/C TO B/C
C.L. CURVE DATA
CUL-DE-SAC
Δ = 360°00'00"
R = 79.50'
L = 499.51'
PC = 1+55.50
PT = 6+55.01
REMAINING AREA TO RIGHT-OF-WAY= 3.3501 ACRES
PARCEL NO.07-00-016-101-019 & 020 WILLIAM THOMAS COMMUNITIES, INC. DEED DOCUMENT No.501742 NOVEMBER 19, 1997
PARCEL NO.07-00-016-101-015 LORAIN PUBLIC LIBRARY SYSTEMS O.R. VOL.1051, PAGE 743 L.C.R.
PARCEL NO.07-00-016-101-017 NORTHVIEW PROPERTIES O.R. VOL.1326, PAGE 315 L.C.R.
NORTHRIDGE PLAZA (BLOCK 'A') PARCEL No.07-00-016-101-013 D.V. VOL.1165, PAGE 577
VOL.65, PG.30 L.C.R. BUILDING UNIT 17 UNIT 18 UNIT 19 UNIT 20
VOL.64, PG.22 L.C.R. BUILDING 'C' UNIT 9 UNIT 10 UNIT 11 UNIT 12
VOL.64, PG.22 L.C.R. BUILDING 'D' UNIT 13 UNIT 14 UNIT 15 UNIT 16
BUILDING 'A' UNIT 24 UNIT 23 UNIT 22 UNIT 21
VOL.61, PG.59 L.C.R. BUILDING 'E' UNIT 1 UNIT 2 UNIT 3 UNIT 4
VOL.62, PG.6 L.C.R. BUILDING 'F' UNIT 5 UNIT 6 UNIT 7 UNIT 8
BUILDING 'H' UNIT 32 UNIT 31 UNIT 30 UNIT 29
BUILDING 'G' UNIT 28 UNIT 27 UNIT 26 UNIT 25




## DETAIL OF BUILDING 'H'
UNIT '32' AREA = 0.0185 ACRES
UNIT '31' AREA = 0.0182 ACRES
UNIT '30' AREA = 0.0182 ACRES
UNIT '29' AREA = 0.0185 ACRES
BUILDING 'H' AREA = 0.0734 ACRES

## DETAIL OF BUILDING 'G'
UNIT '28' AREA = 0.0184 ACRES
UNIT '27' AREA = 0.0182 ACRES
UNIT '26' AREA = 0.0182 ACRES
UNIT '25' AREA = 0.0186 ACRES
BUILDING 'G' AREA = 0.0734 ACRES

## DETAIL OF BUILDING 'A'
UNIT '24' AREA = 0.0184 ACRES
UNIT '23' AREA = 0.0182 ACRES
UNIT '22' AREA = 0.0182 ACRES
UNIT '21' AREA = 0.0184 ACRES
BUILDING 'A' AREA = 0.0732 ACRES

0 10 20 40
SCALE: 1" = 20'

EXISTING AREA = 3.5701 ACRES
BUILDING 'A' AREA = 0.0732 ACRES
BUILDING 'G' AREA = 0.0734 ACRES
BUILDING 'H' AREA = 0.0734 ACRES
REMAINING AREA = 3.3501 ACRES

APPROVALS:

APPROVED BY THE CITY OF NORTH RIDGEVILLE PLANNING COMMISSION, THIS 7TH DAY OF JUNE, 2000.

PLANNING COMMISSION SECRETARY, OR OTHER RESPONSIBLE OFFICIAL

JUL 24 2000
RECEIVED FOR RECORD
at 3:28 o'clock P M. In 2nd RECORD
VOL. 66 MARY ANN JAMISON
PAGE 16 Lorain County Recorder
43.00 MR
BOX: Brenda Hennes - SELF

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202 OHIO REV. CODE
JUL 24 2000
MARK R. STEWART
LORAIN COUNTY AUDITOR

ACCEPTANCE:

I, WILLIAM T. BISHOP, VICE PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC. OWNER OF THE LAND EMBRACED WITHIN THIS SUBDIVISION, HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED.

WILLIAM T. BISHOP, VICE PRESIDENT

NOTARY: COUNTY OF Cuyahoga } S.S.
STATE OF OHIO }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED WILLIAM T. BISHOP, VICE PRESIDENT OF WILLIAM THOMAS COMMUNITIES, INC., OWNER OF THE PROPERTY DEPICTED HEREON, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT Rocky River, OHIO, THIS 6th DAY OF July, 2000.

NOTARY PUBLIC LISA SICARDO MY COMMISSION EXPIRES: 10-18-00

TAX MAP DEPT. COPY # 00-00287

66/16