

APPROVALS

APPROVED AND ACCEPTED THIS 26th DAY OF APRIL 2011,
BY THE NORTH RIDGEVILLE PLANNING COMMISSION.
(OR OTHER RESPONSIBLE OFFICIAL)

Guy M. Fursdon
PRINT NAME: Guy M. Fursdon
PLANNING SECRETARY
(OR OTHER RESPONSIBLE OFFICIAL)

APPROVED AND ACCEPTED THIS 26th DAY OF APRIL 2011,
BY THE CITY OF NORTH RIDGEVILLE.

David Gillock
C. DAVID GILLOCK
MAYOR OF THE CITY OF NORTH RIDGEVILLE

APPROVED AND ACCEPTED THIS 26 DAY OF April 2011,
BY THE CITY OF NORTH RIDGEVILLE ENGINEER

Scott Wanger
SCOTT WANGER
CITY ENGINEER

OWNERS ACCEPTANCE

WE THE UNDERSIGNED, WXZ RETAIL GROUP/NRMCD, LLC, OWNERS OF THE LAND SHOWN HEREON, HEREBY CONSENT & AGREE TO THIS PLAT. OWNERS ALSO DO HEREBY DEDICATE FOR PUBLIC USE, THE AREA SHOWN BY GRAPHIC SYMBOL, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST.

WXZ RETAIL GROUP/NRMCD, LLC
BY: James R. Wymer
PRESIDENT

TRANSFERRED
IN COMPLIANCE WITH SEC. 315-22
OHIO REV CODE
JUN 08 2011
MARK R. STEWART
LORAIN COUNTY AUDITOR

NOTARY CLAUSE

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE AFOREMENTIONED WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED, AND AS SUCH REPRESENTATIVE, THE FREE ACT AND DEED OF SAID ENTITY.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cleveland, OHIO THIS 25th DAY OF December 2010.

Lauren Grimes 8.17.14
NOTARY PUBLIC MY COMMISSION EXPIRES



MORTGAGE RELEASE

WE THE UNDERSIGNED:
TRISTATE CAPITAL BANK
HOLDERS OF MORTGAGE(S) AND OTHER INTERESTS IN THE PROPERTY SHOWN AND DESCRIBED DO HEREBY RELEASE THE LANDS BEING DEDICATED AS STREETS FOR PUBLIC USE FROM THE OPERATION OF SAID MORTGAGE(S) AND/OR OTHER INTERESTS.

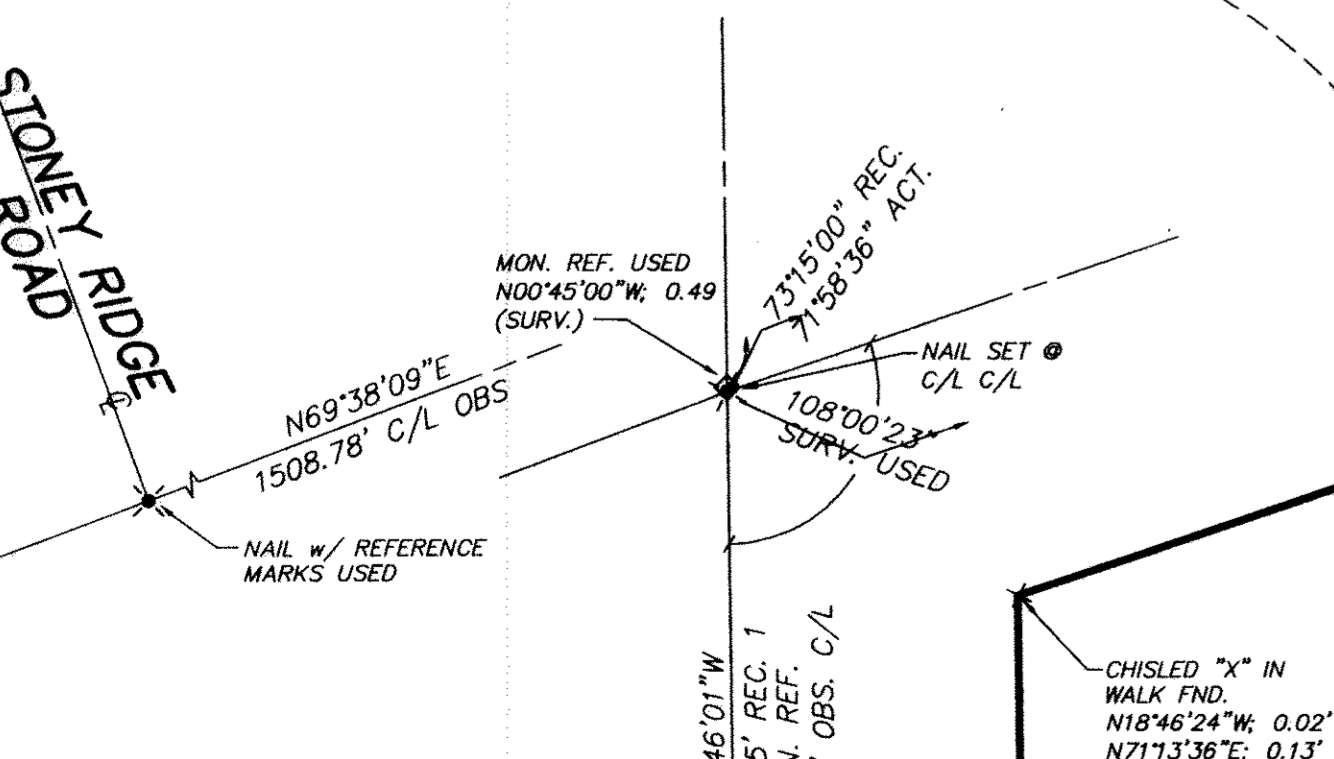
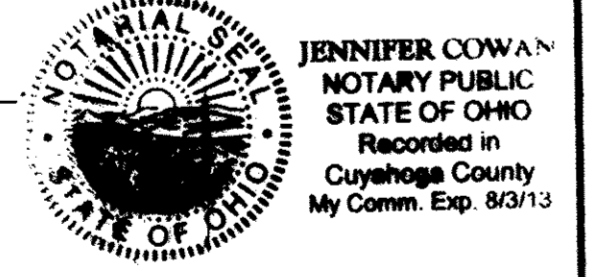
TRISTATE CAPITAL BANK
BY: [Signature]
WITNESS
[Signature]
WITNESS

STATE OF OHIO
COUNTY OF CUYAHOGA } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID AFOREMENTIONED, AND BY THE AUTHORITY OF SUCH ENTITY; AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER THE FREE ACT AND DEED OF SUCH ENTITY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cleveland, OHIO THIS 7th DAY OF January, 2011

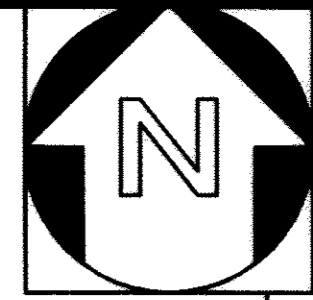
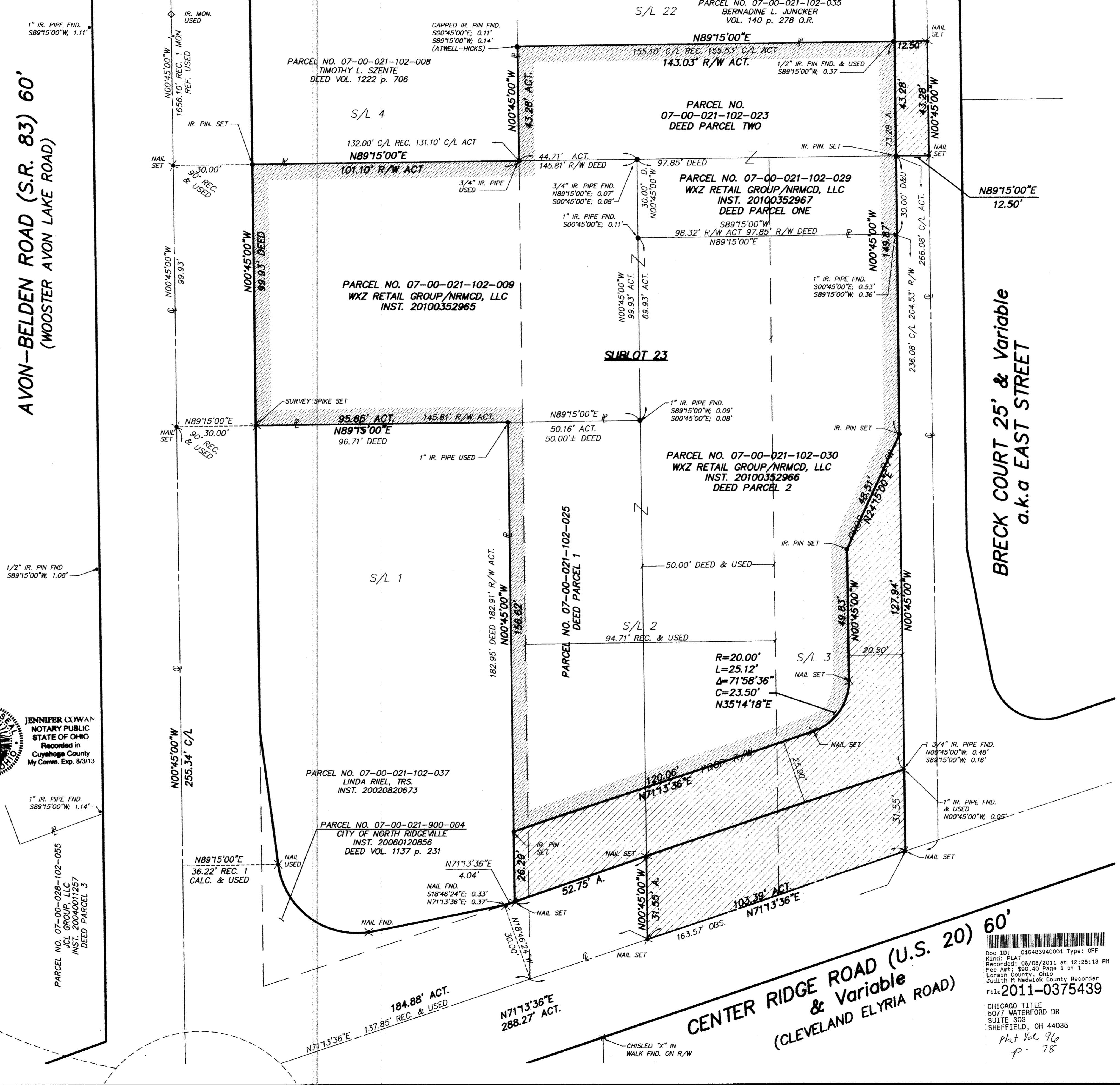
Jennifer Cowan 8-3-13
NOTARY PUBLIC MY COMMISSION EXPIRES



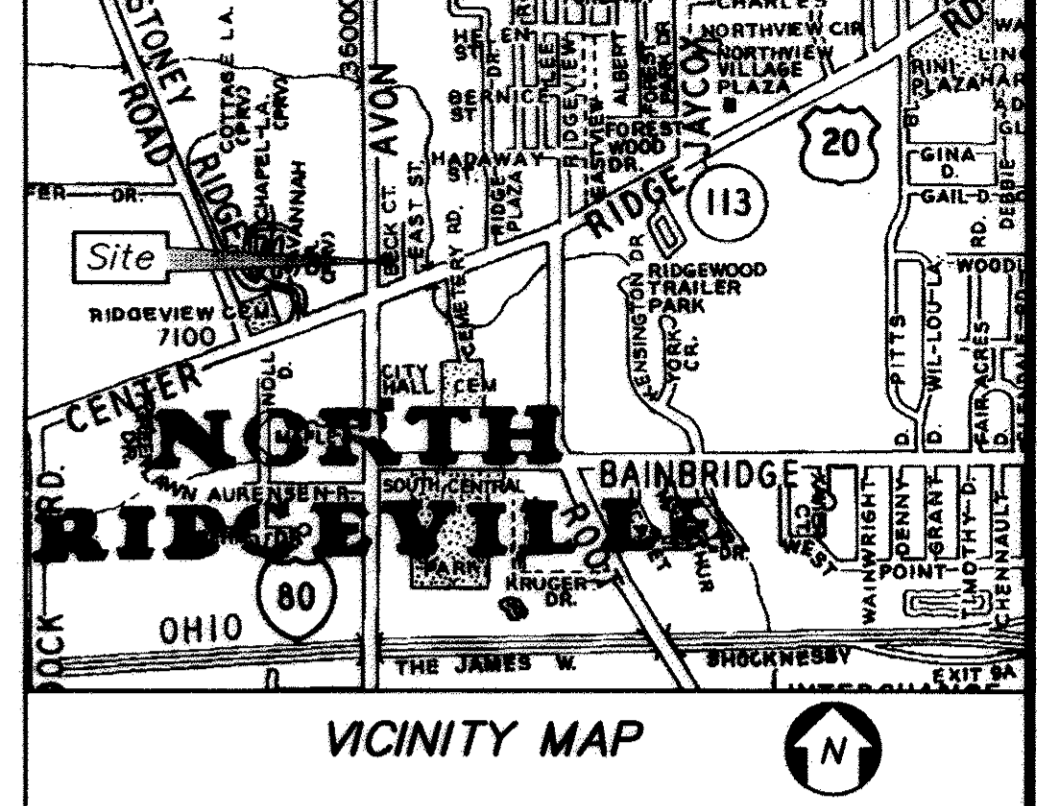
AVON-BELDEN ROAD & CENTER RIDGE INTERSECTION

BRECK'S SUBDIVISION NO. 2 & DEDICATION PLAT OF NORTHWEST CORNER OF CENTER RIDGE ROAD (U.S. 20) AND BRECK COURT (EAST STREET)

BEING A RESUBDIVISION OF SUBLOTS 2 & 3 AND PART OF SUBLOTS 1 & 22 IN BRECK'S SUBDIVISION OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 21 AS SHOWN BY THE RECORDED PLAT IN VOLUME 3 PAGE 12 OF LORAIN COUNTY PLAT RECORDS CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO DECEMBER 2010



DATE	REVISIONS	BY
5/12/11	TITLE PER COUNTY REQUEST	K.B.



LEGEND:

[Hatched Box]	= AREA OF DEDICATION 9,287 SQ.FT. TOTAL 0.2132 ACRES TOTAL
[Dotted Box]	= SUBLLOT 23 48,516 Sq.Ft. 1.1138 ACRES

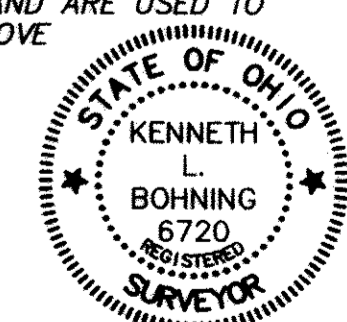
- SURVEY REFERENCES:**
- REC= PLAT OF WILLIAM H. BRECK'S SUBDIVISION VOLUME 3 p. 12 LORAIN COUNTY PLAT RECORDS
 - REC 1= DEDICATION PLAT OF WIDENING NORTHEAST CORNER OF INTERSECTION OF U.S. 20 & OHIO 83. VOLUME 90 p. 3 LORAIN COUNTY PLAT RECORDS
 - SURV= PLAT OF SURVEY FOR MIDTOWN DEVELOPMENT COMPANY BY JAMES R. FOR & ASSOC., DATED SEPTEMBER, 1977. MAP OF SURVEY FOR B.P. OIL BY HOFFMAN-METZKER, DATED APRIL 1995.
 - PLAT OF CENTER POINT CONDOMINIUM OFFICE COMPLEX (PHASE I) VOLUME 46 pgs. 40 & 41 L.C.C.R.
 - PLAT OF CENTER POINT CONDOMINIUM OFFICE COMPLEX (PHASE II) VOLUME 46 pgs. 42 & 43 L.C.C.R.
 - ALTA/ACSM LAND TITLE SURVEY FOR XYZ RETAIL GROUP/NRMCD, LLC BY DONALD G. BOHNING & ASSOCIATES DATED OCTOBER 2010

- NOTES:**
- "IR. PIN SET" INDICATES 5/8 DIAMETER BY 30" LONG REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC."
- BASIS OF BEARING:**
CENTERLINE OF AVON BELDON (60' WIDE) BEING N00°45'00"W, PER WILLIAM H. BRECK'S SUBDIVISION PLAT RECORDED MARCH 31, 1880. VOL. 3, PAGE 12 OF LORAIN COUNTY PLAT RECORDS.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP IS BASED UPON A FIELD SURVEY. PROPERTY CORNER MONUMENTATION WAS FOUND OR WILL BE SET AFTER CONSTRUCTION AS INDICATED HEREON. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF; BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. ALL OF THE ABOVE WHICH IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF.

[Signature] 12/13/10
KENNETH L. BOHNING
REGISTERED SURVEYOR NO. 6720



Doc ID: 016488940001 Type: OFF
Kind: PLAT
Recorded: 06/08/2011 at 12:25:13 PM
Fee Amt: \$80.40 Page 1 of 1
Lorain County, Ohio
Judith H. Nedwick County Recorder
File # 2011-0375439
CHICAGO TITLE
5077 WATERFORD DR
SUITE 303
SHEFFIELD, OH 44035
Plat Vol 96
p. 78

DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132			
HORIZ. SCALE 1"=20'	DRN M.D.	ORD. K.B.	DATE DEC, 2010
OR. SCALE 1"=20'	FILE NO. 399902LC	ORDER NO. 3999-2	1 1