

# LOT SPLIT / CONSOLIDATION AND EASEMENT VACATION MAP

MADE FOR  
**WITTENBERG DEVELOPMENT CORP**

KNOWN AS BEING SUBLot 8 AND SUBLot 9 IN THE OXFORD KNOLLS SUBDIVISION AS RECORDED IN VOL. 64 PG. 14 OF THE LORAIN COUNTY PLAT RECORDS, OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 15, NOW IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO.

ORDER NO. 01-275 AUGUST 17, 2001 REV - AUGUST 22, 2001

## HOFMANN-METZKER, INC.

REGISTERED PROFESSIONAL SURVEYORS  
24 BEECH STREET - BEREA, OHIO 44017  
(440) 234-7350 - FAX (440) 234-7351

I HEREBY STATE THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF THE PREMISES SHOWN HEREON AND THAT IT WAS BASED ON AN ACTUAL BOUNDARY SURVEY PERFORMED ON THE GROUND, AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF OHIO. CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE. ALL TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND PERSONAL BELIEFS. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. COURSES ARE GIVEN TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

BY: [Signature]  
REGISTERED PROFESSIONAL SURVEYOR-NO. 7477



### SURVEY LEGEND

- ◆ INDICATES EXISTING MONUMENT
- INDICATES EXISTING 5/8" I.P. FOUND
- I.P.S.
- INDICATES 5/8" IRON PIN SET & CAPPED 6752/7477

### ACCEPTANCE

I (WE), THE UNDERSIGNED, OWNERS OF SUBLot 8 DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION AS SHOWN HEREON.

[Signature] SCOTT HOSSO  
[Signature] KELLI MOSSO

### NOTARY

County of } S.S. BEFORE ME A NOTARY PUBLIC IN AND FOR  
State of Ohio } SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED  
SCOTT & KELLI HOSSO, WHO ACKNOWLEDGE THE SIGNING OF THE  
FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED. IN  
TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL  
SEAL AT Cleveland OHIO THIS 20 DAY OF August,  
2001.

[Signature]  
Notary Public  
Autonette Wittman  
com expires Sept 10, 2002

### ACCEPTANCE

I (WE), THE UNDERSIGNED, OWNERS OF SUBLots 9 DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION AS SHOWN HEREON.

DENISON HOMES INC. [Signature] [Signature]  
Title

### NOTARY

County of } S.S. BEFORE ME A NOTARY PUBLIC IN AND FOR  
State of Ohio } SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED  
DENISON HOMES INC., BY Michael DeCesane  
WHO DID ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT  
TO BE HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE  
HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Westlake OHIO  
THIS 22 DAY OF August, 2001

[Signature]  
Notary Public  
Autonette Wittman  
com expires Sept 10, 2002

### VACATION CLAUSE

THE CITY OF NORTH RIDGEVILLE, OWNERS OF THE 15' SWALE AND STORM SEWER EASEMENT DO HEREBY VACATE THE SOUTHERLY 3' AS SHOWN HEREON AS A HATCHED AREA, AND VACATE THE SAME FROM PUBLIC USE BY ORDINANCE NUMBER 3776-2002, PASSED THIS 6<sup>th</sup> DAY OF February, 2002.

[Signature] City Engineer  
TITLE

### APPROVALS

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE PLANNING COMMISSION THIS 26<sup>th</sup> DAY OF OCTOBER, 2001.

SECRETARY [Signature]  
(OR RESPONSIBLE OFFICIAL)

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE MAYOR THIS 2<sup>nd</sup> DAY OF April, 2002.

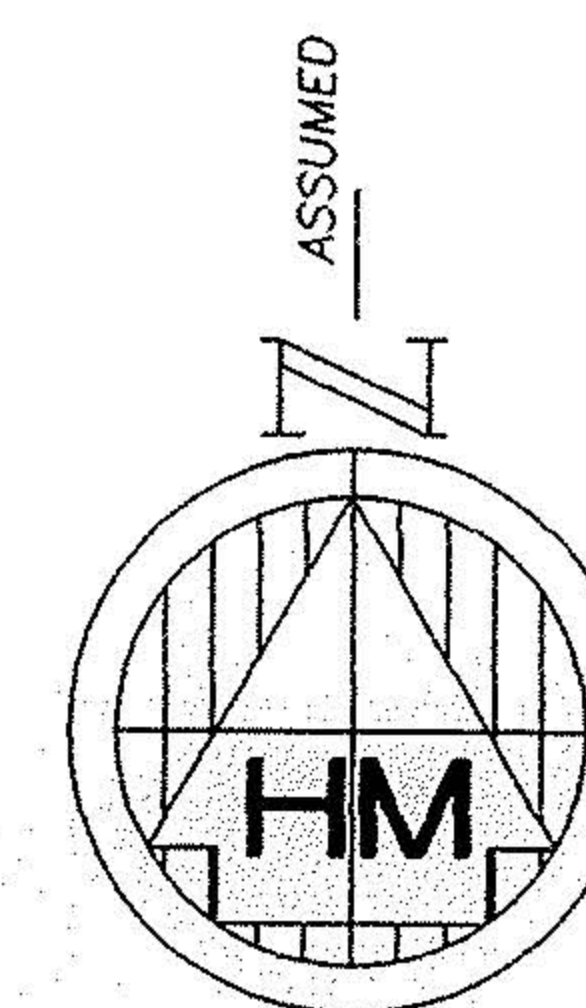
MAYOR [Signature]

THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE CITY ENGINEER THIS DAY OF OCTOBER 26, 2001.

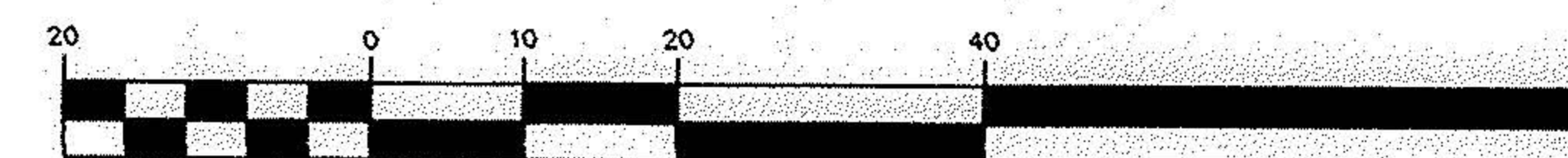
CITY ENGINEER [Signature]

### BASIS OF BEARINGS

CL OF XAVIER COURT  
N 0°14'40" E



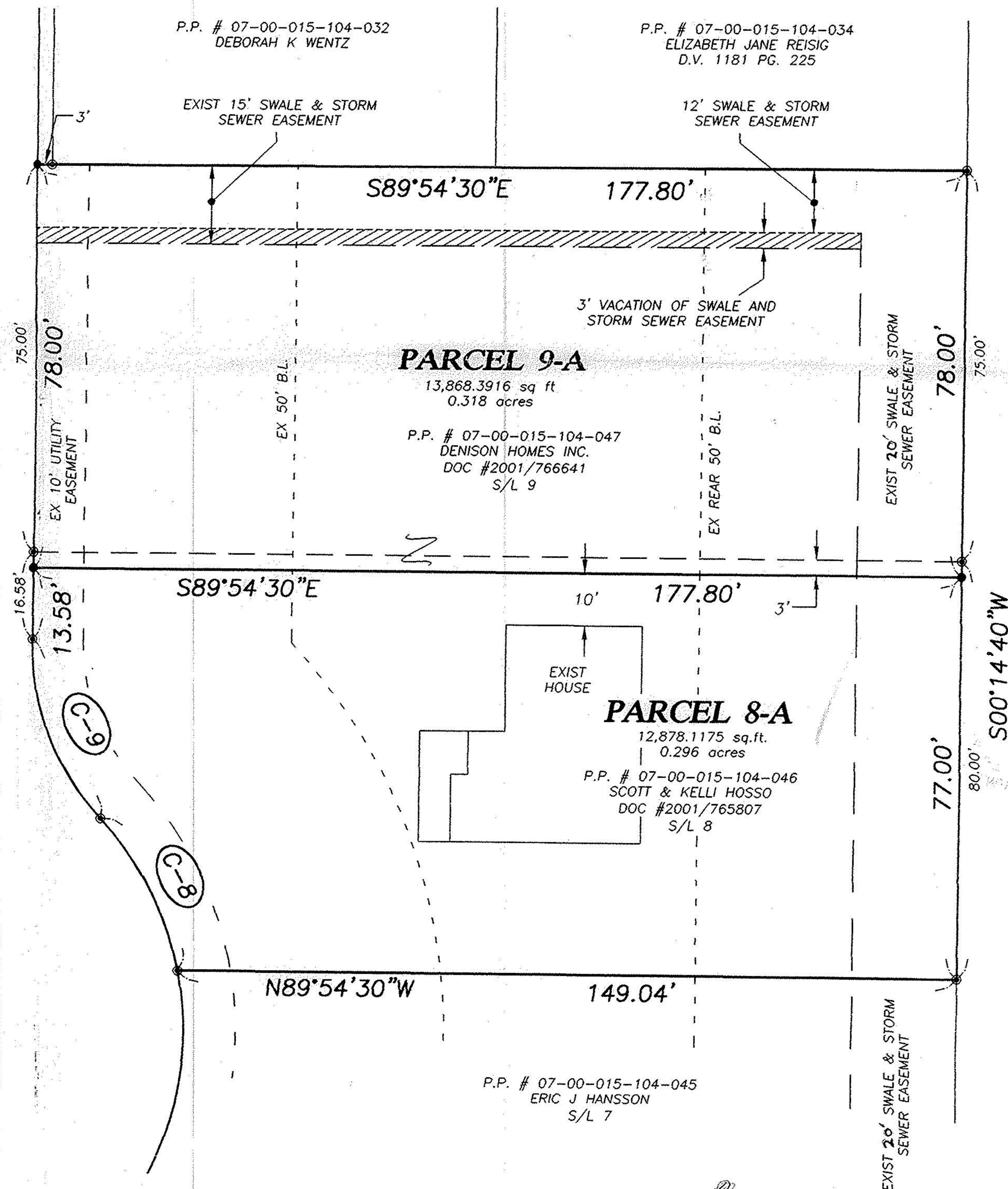
### GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

XAVIER COURT (60')

N00°14'40"E



### CURVE DATA

- (C-8)  
R=60.00'  
L=33.15'  
T=17.01'  
Delta=31°39'09"  
Ch=32.73'  
N27°16'16"W
- (C-9)  
R=50.00'  
L=37.82'  
T=19.87'  
Delta=43°20'30"  
Ch=36.93'  
N21°25'35"W