

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.

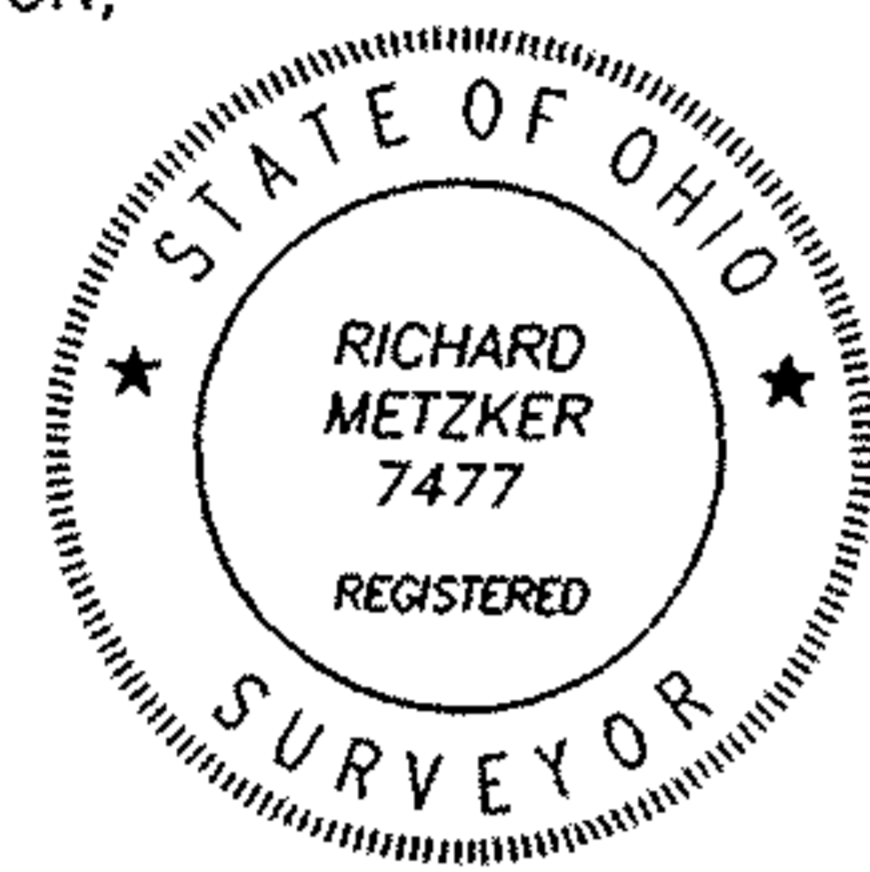
ORDER NO. 01-275 AUGUST 17, 2001 REV - AUGUST 22, 2001

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
Antonio W. Wittenberg
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 DeCesare
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
Antonio W. Wittenberg
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 6th DAY OF February, 2002.

[Signature] City Engineer
TITLE

APPROVALS

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

SECRETARY [Signature]
(OR RESPONSIBLE OFFICIAL)

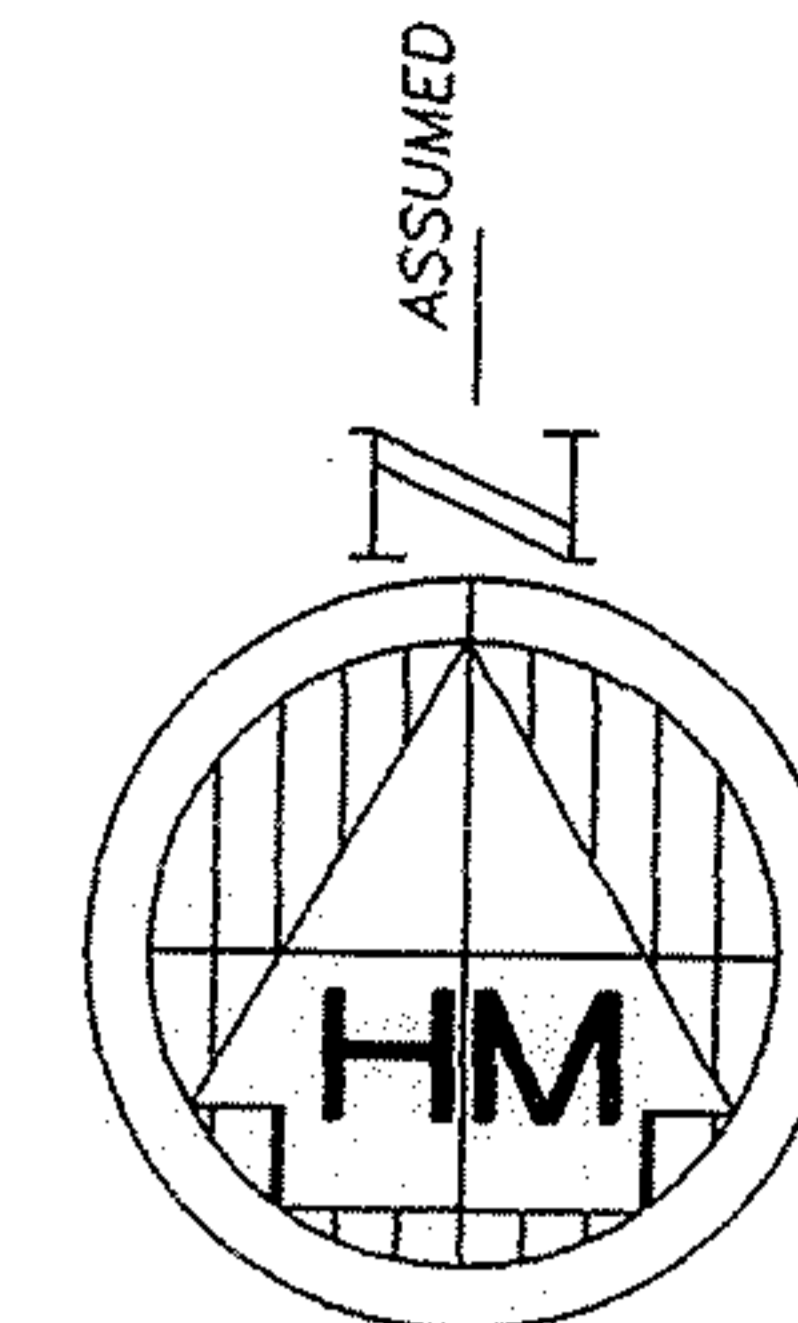
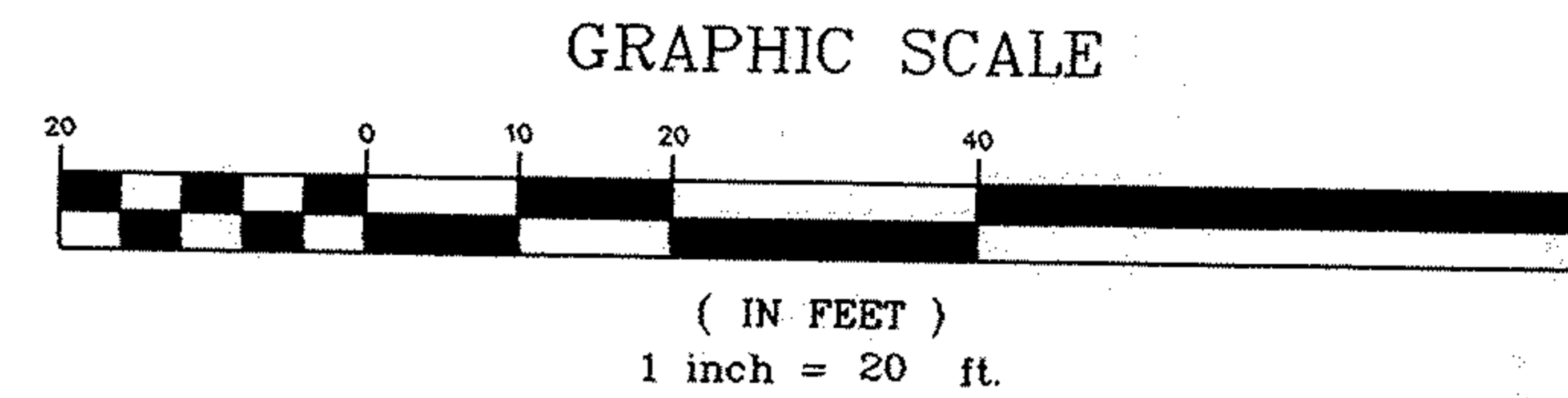
THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE MAYOR THIS 2nd DAY OF Apr, 2002.

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



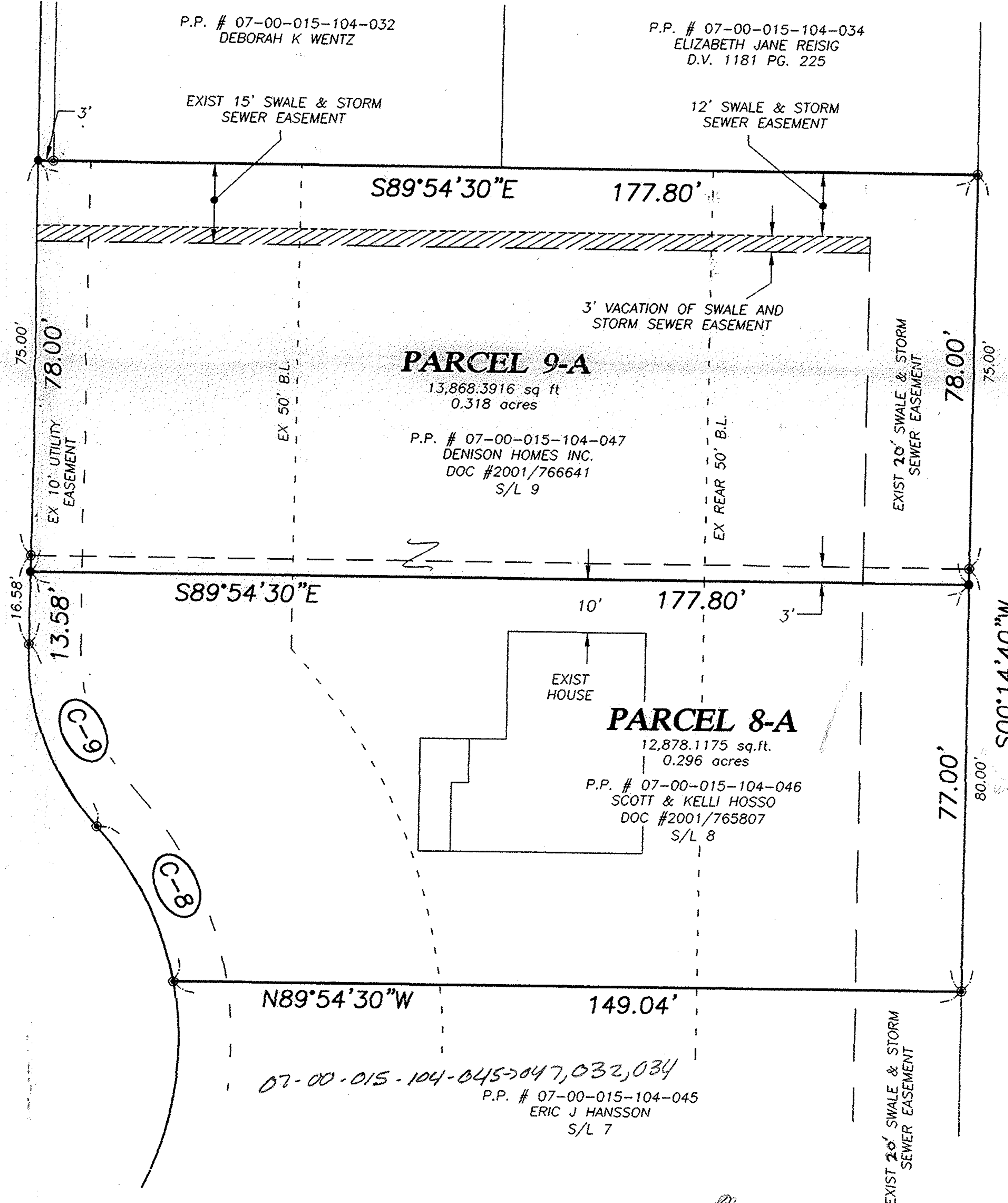
XAVIER COURT (60')

N00°14'40"E

S00°14'40"W

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



P.P. # 07-00-015-104-031
MICHAEL E. & TAMMY M. ELLIA
O.R.V. 249 PG. 364

07-00-015-104-045-047, 032, 034
P.P. # 07-00-015-104-045
ERIC J HANSSON
S/L 7