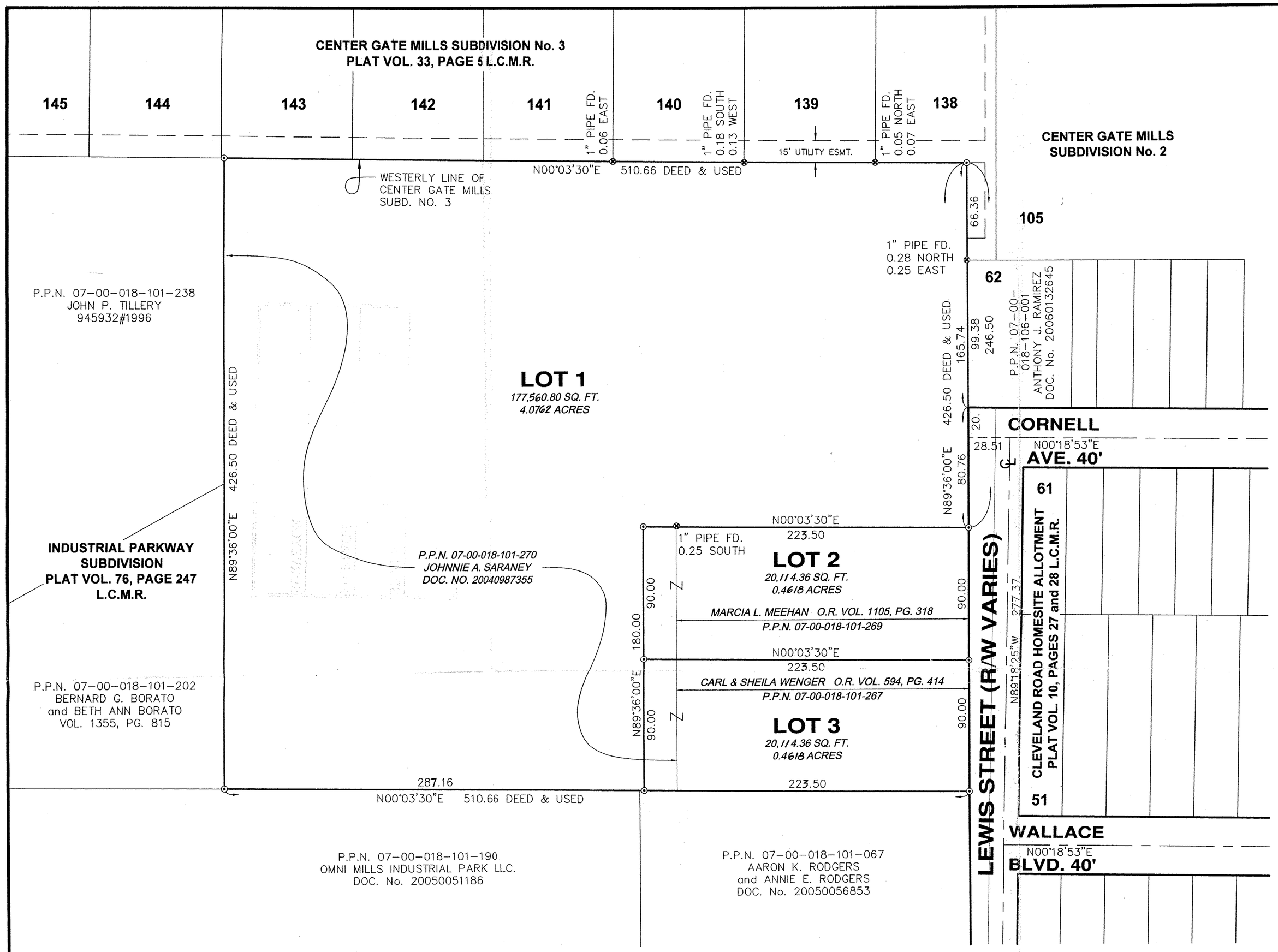
LOT SPLIT and CONSOLIDATION PLAT

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO AND BEING PART OF ORIGINAL TOWNSHIP LOT NO. 18.

DEED REFERENCES:

P.P.N. 07-00-018-101-269	O.R. VOL. 1105, PG. 318
P.P.N. 07-00-018-101-267	O.R. VOL. 594, PG. 414
P.P.N. 07-00-018-101-270	DOC. NO. 20040987355



APPROVED LORAIN CO. MAP DEPT. DATE 11-14-07 07-00-018-101-270, 269 PAGE 7-00-018-B BY D.H. #07-0274

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 FT.

SEPTEMBER 12, 2007

SOURCE OF DATA:

CLEVELAND ROAD HOME SITE ALLOTMENT
VOLUME 10, PAGES 27 & 28 L.C.M.R.
INDUSTRIAL PARKWAY SUBDIVISION
VOLUME 76, PAGE 247 L.C.M.R.
CENTER GATE MILLS SUBDIVISION NO. 3
VOLUME 33, PAGE 5 L.C.M.R.

LEGEND:	
⊗	IRON PIPE FOUND & USED.
⊙	5/8" CAPPED "SELEE #5471" IRON PIN SET (30" LONG)

BASIS OF BEARINGS:

THE VALUE OF NORTH 89° 36' 00" EAST ASSIGNED TO THE NORTHERLY RIGHT-OF-WAY LINE OF LEWIS STREET AS SHOWN IN DEED RECORDED IN DOCIMENT No. 20040987355.

CERTIFICATION

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING OF ORIGINAL LOT NUMBER 18, CONTAINING 4.9998 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO JOHNNIE A. SARANEY AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 20040987355, RECORDER'S OFFICE, LORAIN COUNTY, OHIO, MARCIA L. MEEHAN AND DESCRIBED IN DEED RECORDED IN DEED VOLUME 1105, PAGE 318, RECORDER'S OFFICE, LORAIN COUNTY, OHIO, CARL AND SHELIA WENGER AND DESCRIBED IN DEED RECORDED IN DEED VOLUME 594, PAGE 414, RECORDER'S OFFICE, LORAIN COUNTY, OHIO.

THE UNDERSIGNED (SET FORTH ALL PARTIES HAVING RECORD LEGAL TITLE INTEREST IN THE PARCELS) HOWARD R. SELEE HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR LOT SPLIT AND CONSOLIDATION PLAT OF LOTS 1, 2 AND 3, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF THE SAME AND DEDICATED TO USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETCETERA SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIRMENTS OF THE CITY OF NORTH RIDGEVILLE, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARD THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT.

SURVEYED AND PLATTED BY Howard R. Selee
HOWARD R. SELEE, P.S. #5471

Robert Selee — WITNESS
Robert Selee — PRINT NAME

STATE OF OHIO)
) S.S.
COUNTY OF Cuyahoga)

IN WITNESS, WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Parma, OHIO, THIS 13th DAY OF September, 2007.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED HOWARD R. SELEE, WHOM ACKNOWLEDGE THAT HE DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

Shirley A. Kaczmarczyk
NOTARY PUBLIC

MY COMMISSION EXPIRES SHIRLEY A. KACZMARCZYK Notary Public, State of Ohio My Commission Expires Sept. 9, 2008 (Recorded in Cuyahoga County)

STATE OF OHIO HOWARD R. SELEE 5471 REGISTERED PROFESSIONAL SURVEYOR

APPROVALS:

PLANNING COMMISSION:

THIS PLAT IS HEREBY APPROVED BY THE SECRETARY (OR RESPONSIBLE OFFICIAL) OF THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE, OHIO THIS _____ DAY OF _____, 2007.

TITLE

PRINT NAME

MAYOR:

THIS PLAT IS HEREBY APPROVED BY THE MAYOR (OR DESIGNATED MEMBER OF COUNCIL) OF THE CITY OF NORTH RIDGEVILLE, OHIO THIS _____ DAY OF _____, 2007.

TITLE

PRINT NAME

CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED BY THE ENGINEER OF THE CITY OF NORTH RIDGEVILLE, OHIO THIS _____ DAY OF _____, 2007.

LARRY GRIFFITH, CITY ENGINEER

LORAIN COUNTY AUDITOR:

FILED FOR RECORD THIS _____ DAY OF _____, 2007 AT _____ M.

RECORDED THIS _____ DAY OF _____, 2007

IN PLAT BOOK _____ PAGE NO. _____.

LORAIN COUNTY RECORDER

ACCEPTANCE

P.P.N. 07-00-018-101-270

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ASSENT TO AND ADOPT THIS LOT SPLIT AND CONSOLIDATION PLAT OF THE SAME.

JOHNNIE A. SARANEY — WITNESS

LYNN A. DOWNING
PRINT NAME

STATE OF OHIO)
) S.S.
COUNTY OF Lorain)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHNNIE A. SARANEY, WHO ACKNOWLEDGE THAT HE DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN WITNESS, WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT N. Ridgeville OHIO, THIS 13 DAY OF Sept, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-28-09

P.P.N. 07-00-018-101-269

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ASSENT TO AND ADOPT THIS LOTSPLIT AND CONSOLIDATION PLAT OF THE SAME.

MARCIA L. MEEHAN — WITNESS

LYNN A. DOWNING
PRINT NAME

STATE OF OHIO)
) S.S.
COUNTY OF Lorain)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARCIA L. MEEHAN, WHO ACKNOWLEDGE THAT SHE DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED.

IN WITNESS, WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT N. Ridgeville OHIO, THIS 13 DAY OF Sept, 2007.

NOTARY PUBLIC

MY COMMISSON EXPIRES 12-28-09

P.P.N. 07-00-018-101-267

WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ASSENT TO AND ADOPT THIS LOT SPLIT AND CONSOLIDATION PLAT OF THE SAME.

CARL WENGER — SHEILA WENGER

LYNN A. DOWNING
PRINT NAME

STATE OF OHIO)
) S.S.
COUNTY OF Lorain)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CARL WENGER AND SHEILA WENGER, WHOM ACKNOWLEDGE THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.

IN WITNESS, WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT N. Ridgeville OHIO, THIS 13 DAY OF Sept, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-28-09

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129
(216) 398-0280 Scale: 1" = 40' File No. 07343-LSC
SELEE & ASSOC.