LEGEND

● DENOTES 5/8" IRON PIN SET WITH "M NEFF 7315" CAP (UNLESS OTHERWISE NOTED)

ABBREVIATIONS

Dd. – DEED
MSD. – MEASURED
CALC. – CALCULATED
OBS. – OBSERVED
FND. – FOUND

40 0 40 80 120

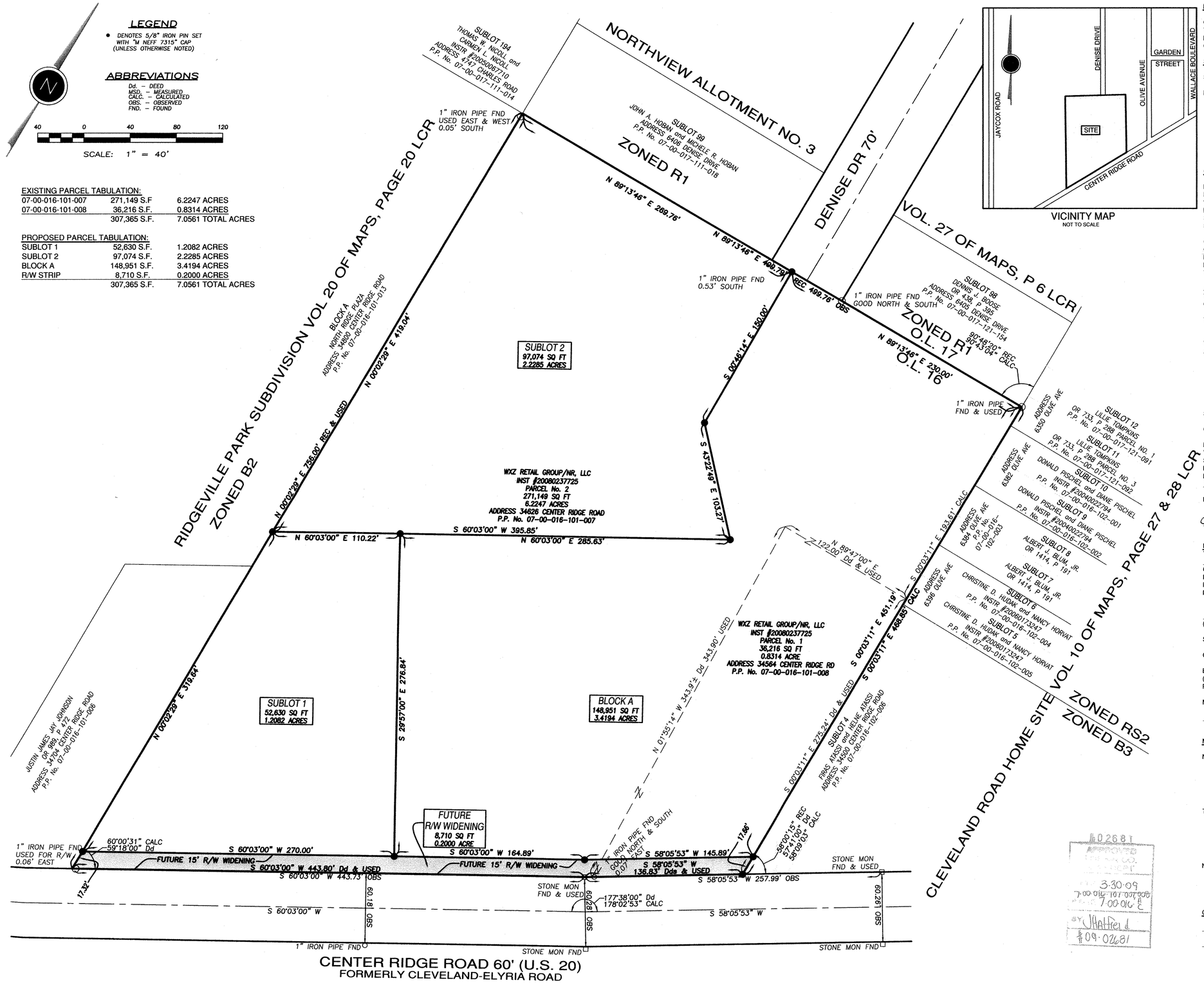
SCALE: 1" = 40'

EXISTING PARCEL TABULATION:

07-00-016-101-007	271,149 S.F	6.2247 ACRES
07-00-016-101-008	36,216 S.F.	0.8314 ACRES
	307,365 S.F.	7.0561 TOTAL ACRES

PROPOSED PARCEL TABULATION:

SUBLOT 1	52,630 S.F.	1.2082 ACRES
SUBLOT 2	97,074 S.F.	2.2285 ACRES
BLOCK A	148,951 S.F.	3.4194 ACRES
R/W STRIP	8,710 S.F.	0.2000 ACRES
	307,365 S.F.	7.0561 TOTAL ACRES



VICINITY MAP
NOT TO SCALE

PROPERTY INFORMATION

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING OF ORIGINAL LOT NUMBER 16, CONTAINING 7.0561 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO WXZ RETAIL GROUP/NR, LLC AND DESCRIBED IN DEED RECORDED IN DEED BOOK PAGE 2008-0237725, RECORDER'S OFFICE, LORAIN COUNTY, OHIO.

SURVEYOR CERTIFICATION

SURVEYED AND PLATTED BY THE M NEFF DESIGN GROUP, CIVIL ENGINEERS AND SURVEYORS.

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

DIMENSIONS ON CURVES ARE ARC MEASUREMENTS.

MATTHEW C. NEFF
OHIO PROFESSIONAL SURVEYOR #7315
DECEMBER 4, 2008

OWNERS ACCEPTANCE

THE UNDERSIGNED (SET FORTH ALL PARTIES HAVING RECORD LEGAL TITLE INTEREST IN THE PARCEL) JAMES R. WYMER, PRESIDENT OF WXZ RETAIL GROUP / NR, LLC HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "WXZ RETAIL GROUP / NR, LLC SUBDIVISION No. 1" A SUBDIVISION OF LOTS 2 TO 3, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE 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 REQUIREMENTS 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.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 3rd DAY OF February, 2009.

WXZ RETAIL GROUP / NR, LLC.
AN OHIO LIMITED LIABILITY COMPANY

JAMES R. WYMER
PRESIDENT

STATE OF OHIO)
) SS
COUNTY OF CUYAHOGA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED JAMES R. WYMER, PRESIDENT OF WXZ RETAIL GROUP / NR, LLC WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 3rd DAY OF February, 2009.

MY COMMISSION EXPIRES:

January 29, 2012

NOTARY PUBLIC

MORTGAGE RELEASE

THE UNDERSIGNED _____ BY _____ (TITLE) _____ HEREBY CONSENTS TO THE DEDICATION OF CENTER RIDGE ROAD WIDENING, SHOWN SHADED HEREON AND THE LANDS EMBRACED WITHIN THE SAID STREET LINES ARE HEREBY RELEASED FROM THE OPERATIONS OF THE MORTGAGE HELD BY INTEGRA BANK NATIONAL ASSOCIATION.

_____
(TITLE)

STATE OF OHIO)
)SS.:
COUNTY OF _____)

EXECUTED AND ACKNOWLEDGED BEFORE ME BY _____, BY ITS (TITLE)_____, OPERATOR OF THE ABOVE REFRENCED MORTGAGE, THIS _____ DAY OF _____, 200__.

MY COMMISSION EXPIRES:

_____ NOTARY PUBLIC

MUNICIPAL APPROVALS

APPROVED THIS 3rd DAY OF March, 2009, BY THE CITY OF NORTH RIDGEVILLE PLANNING COMMISSION.

SECRETARY OR RESPONSIBLE OFFICIAL

APPROVED THIS 3rd DAY OF March, 2009, BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE.

MAYOR

APPROVED THIS 3rd DAY OF March, 2009, BY THE CITY OF NORTH RIDGEVILLE ENGINEER.

CITY ENGINEER

COUNTY RECORDS

FILED FOR RECORD THIS _____ DAY OF _____, 2009, AT _____ .M.

RECORDED THIS _____ DAY OF _____, 2009, IN PLAT BOOK _____, PAGE No. _____.

LORAIN COUNTY RECORDER

#02681
3-30-09
7-00-016-101-007-008
7-00-016-102
BY JHatfield
#09-02681

STATE OF OHIO
MATTHEW C. NEFF
5-7315
REGISTERED
PROFESSIONAL SURVEYOR

WXZ RETAIL GROUP/NR, LLC SUBDIVISION No. 1

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 16

Number	Date	Description
Revisions		

PLANNERS | ENGINEERS | SURVEYORS
mNEFFdesign group
DESIGNING LAND FOR YOUR WORLD
5422 East 96th Street, Suite 120 - Cleveland OH 44125
tel: 216.663.8820 - fax: 216.663.8821

Horizontal Scale: 1" = 40'	Vertical Scale: None
Original Submission: Feb 03, 2009	Last Plot Date: Feb 03, 2009
Drawn By: STP	Checked By:
Project Number: 7372	Field Crew: FS & BH

Sheet 1 of 1

Drawing File: J:\7300-7399\7372 AKP North Ridgeville Site\7372.dwg Feb 03, 2009 - 8:51am