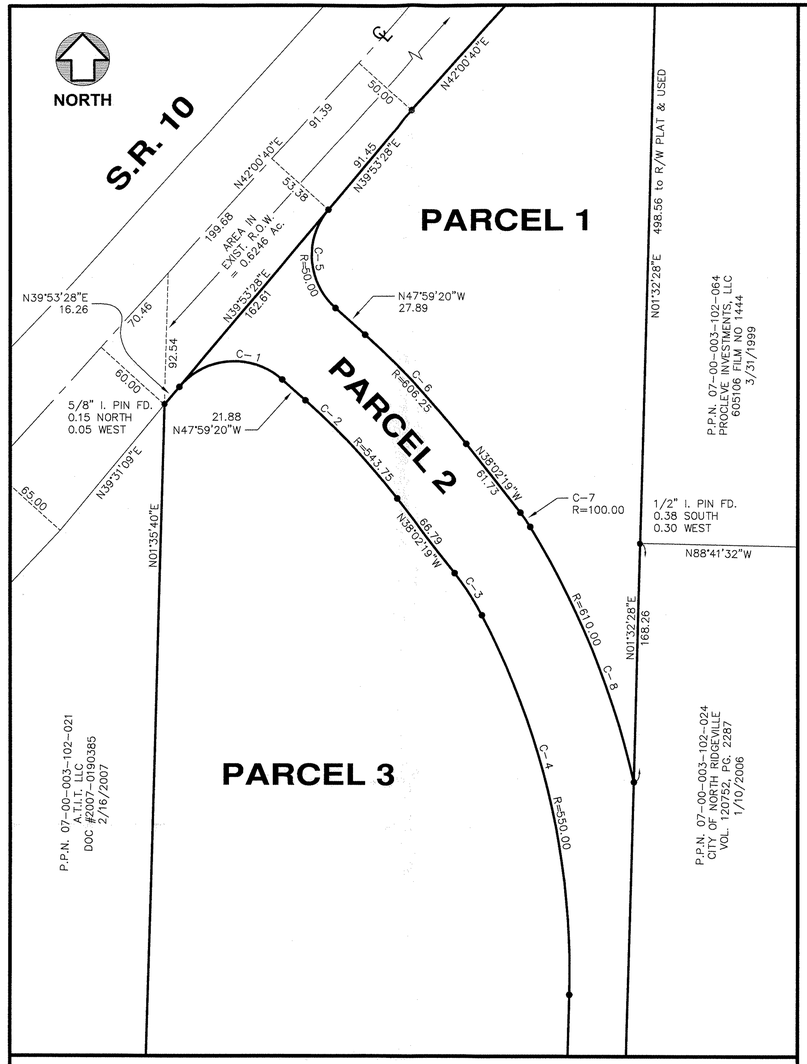
LOT SPLIT SURVEY

for

LORAIN GATEWAY DEVELOPMENT LLC

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. 3.



DETAIL (1" = 50')

APPROVALS:

THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2009.

_____ PLANNING COMMISSION (RESPONSIBLE OFFICIAL)

_____ PRINT NAME

THIS PLAT IS HEREBY APPROVED BY THE CITY ENGINEER OFFICE THIS _____ DAY OF _____, 2009.

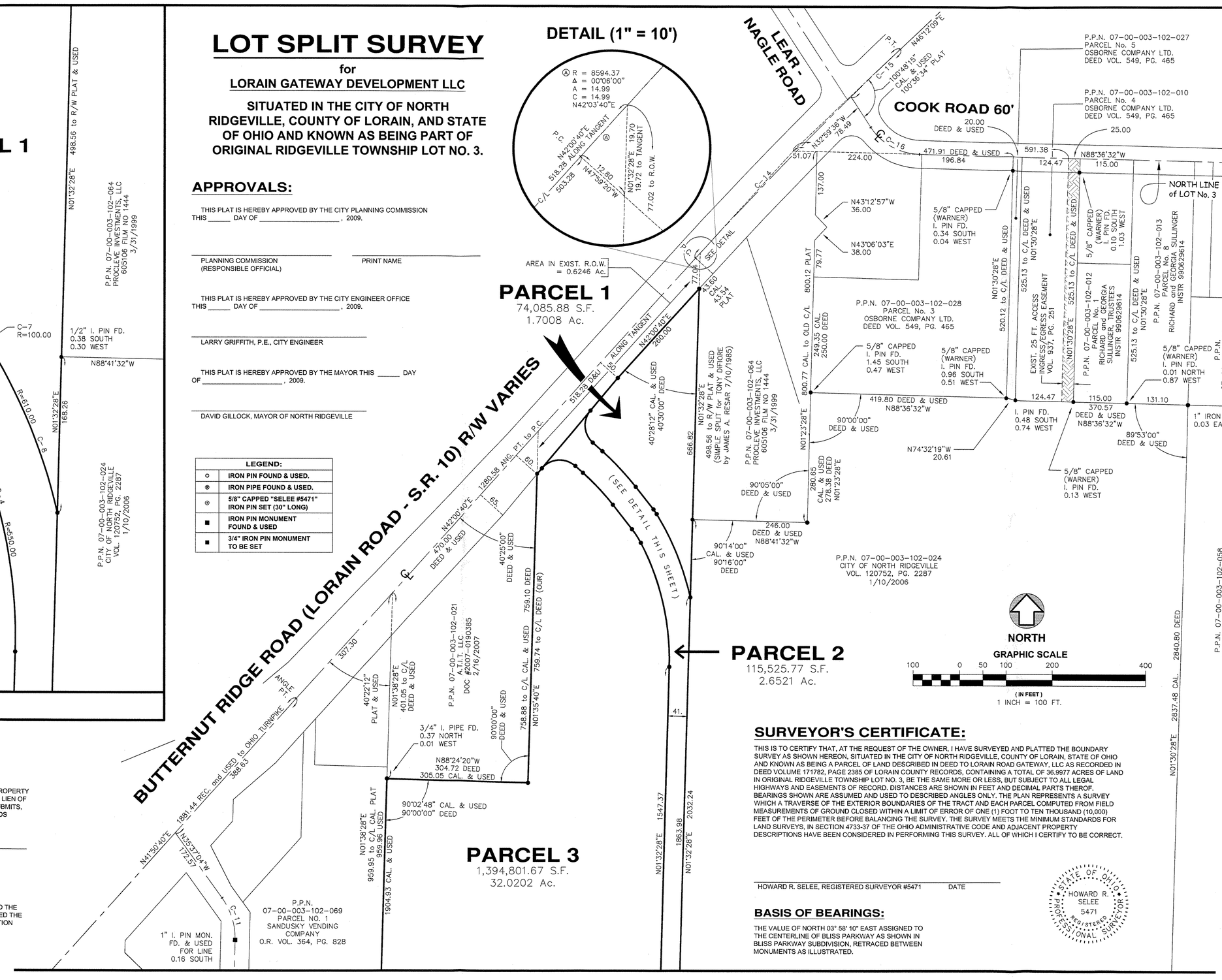
_____ LARRY GRIFFITH, P.E., CITY ENGINEER

THIS PLAT IS HEREBY APPROVED BY THE MAYOR THIS _____ DAY OF _____, 2009.

_____ DAVID GILLOCK, MAYOR OF NORTH RIDGEVILLE

LEGEND:	
○	IRON PIN FOUND & USED.
⊗	IRON PIPE FOUND & USED.
⊙	5/8" CAPPED "SELEE #5471" IRON PIN SET (30" LONG)
■	IRON PIN MONUMENT FOUND & USED
■	3/4" IRON PIN MONUMENT TO BE SET

DETAIL (1" = 10')



MORTGAGE RELEASE

WE, THE UNDERSIGNED, _____, MORTGAGEE OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS SPORTS ZONE SUBDIVISION, DO HEREBY RELEASE FROM LIEN OF OUR MORTGAGE THE AREA SHOWN HEREON DESIGNATED AS VICTORY LANE AND FURTHER SUBMITS, SUBJECTS AND SUBORDINATES ITS MORTGAGE TO ALL EASEMENTS WITHIN THE PLATTED LANDS SHOWN HEREON.

_____ MORTGAGEE _____ PRINT NAME ITS _____ TITLE

STATE OF OHIO)
) SS
_____ COUNTY)

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE HEREON-SIGNED OFFICER OF _____, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED OF SAID CORPORATION AND HIS FREE ACT AND DEED BOTH PERSONALLY AND INDIVIDUALLY AS ITS OFFICER.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 2009.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____ 2009.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN DEED TO LORAIN ROAD GATEWAY, LLC AS RECORDED IN DEED VOLUME 171782, PAGE 2385 OF LORAIN COUNTY RECORDS, CONTAINING A TOTAL OF 36.9977 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 3, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEROF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBED ANGLES ONLY. THE PLAN REPRESENTS A SURVEY WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH PARCEL COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

_____ HOWARD R. SELEE, REGISTERED SURVEYOR #5471 DATE

STATE OF OHIO HOWARD R. SELEE 5471 REGISTERED PROFESSIONAL SURVEYOR

BASIS OF BEARINGS:

THE VALUE OF NORTH 03° 58' 10" EAST ASSIGNED TO THE CENTERLINE OF BLISS PARKWAY AS SHOWN IN BLISS PARKWAY SUBDIVISION, RETRACED BETWEEN MONUMENTS AS ILLUSTRATED.

MATCH LINE (See SHEET 2 of 2)

LOT SPLIT

SELEE & ASSOC.

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD * SUITE 231 * CLEVELAND, OH 44129 * (216) 398-0280

FEB. 26, 2009 (REV. APRIL 14, 2009) FILE NO. 07306-LS

SHEET 1/2