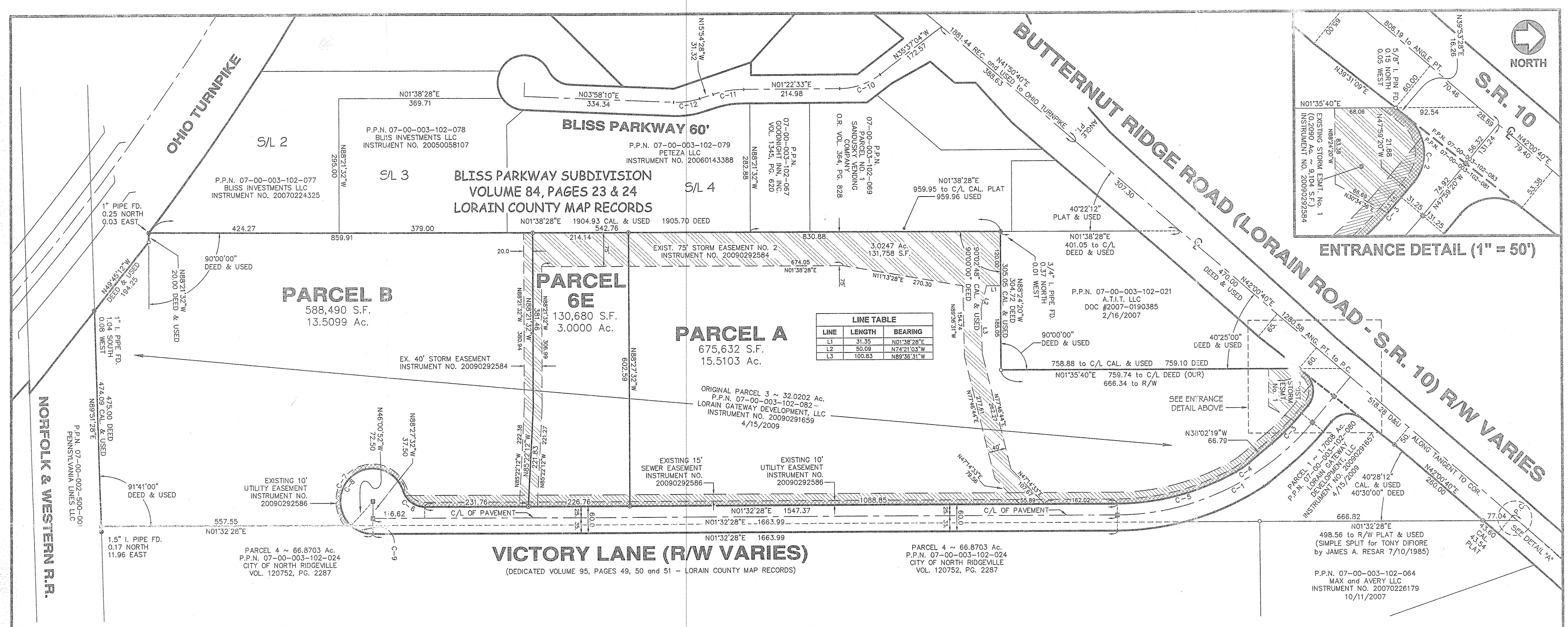


LINE TABLE		
LINE	LENGTH	BEARING
L1	31.35	N01°38'28"E
L2	50.09	N74°21'03"W
L3	100.83	N89°36'31"W

LOT SPLIT SURVEY

of

PARCEL 3 - 32.0202 ACRES

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.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	BEARING
C1	575.00	497.07	265.26	49°31'48"	481.73	N23°13'26"W
C2	50.00	80.39	51.89	92°07'12"	72.01	N85°57'04"E
C3	543.75	94.43	47.33	9°57'01"	94.31	N43°00'49"W
C4	190.00	35.46	17.78	10°41'31"	35.40	N32°41'33"W
C5	550.00	277.30	141.66	28°53'16"	274.37	N12°54'10"W
C6	50.00	62.98	36.44	72°10'27"	58.90	N37°37'42"E
C7	72.50	319.09	99.47	252°10'27"	117.18	N52°22'18"W
C8	72.50	265.38	273.15	209°43'47"	140.15	N31°08'58"W
C9	72.50	53.71	28.15	42°26'40"	52.49	N22°45'48"E
C10	150.00	96.85	50.18	36°59'37"	95.18	N17°07'16"W
C11	231.00	69.68	35.11	17°17'01"	69.42	N07°15'57"W
C12	170.00	58.98	29.79	19°52'38"	58.68	N05°58'09"W

APPROVALS:

THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION THIS 12th DAY OF NOVEMBER, 2009.

PLANNING COMMISSION (RESPONSIBLE OFFICIAL)

GUY M. FORSDICK
PRINT NAME

THIS PLAT IS HEREBY APPROVED BY THE CITY ENGINEER OFFICE THIS 12th DAY OF November, 2009.

LARRY GRIFFITH, P.E., CITY ENGINEER

THIS PLAT IS HEREBY APPROVED BY THE MAYOR THIS 12th DAY OF November, 2009.

DAVID GILLOCK, MAYOR OF NORTH RIDGEVILLE

APPROVED
LORAIN CO.
MAP DEPT
DATE 12-4-09
07-00-003-102-082
PARCEL 100.003-C
BY J. Walker
AOS - 02770
02770

NORTH

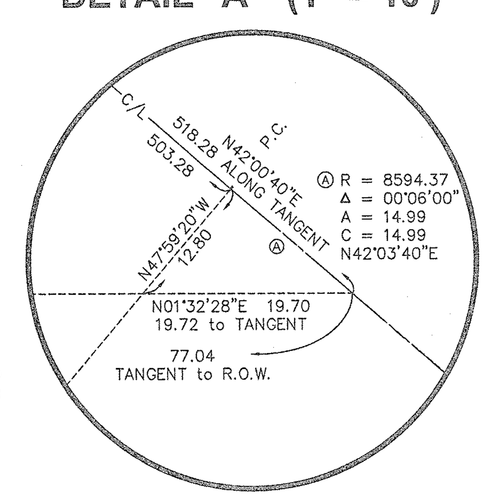
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 INCH = 100 FT.

NOVEMBER 2, 2009

DETAIL "A" (1" = 10')



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 GATEWAY DEVELOPMENT, LLC AS RECORDED IN INSTRUMENT NO. 20090291657 OF LORAIN COUNTY RECORDS, CONTAINING A TOTAL OF 32.0202 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 THEREOF. 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: NOV. 2 2009

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.

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

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD * SUITE 231 * CLEVELAND, OH 44129
(216) 398-0280 Scale: 1" = 100' File No. 07306-LS1