07-00-039-000-090 thru -093
Scan # 48480

50 0 50
GRAPHIC SCALE – FEET

N

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	25.00'	26.46'	40.68'	93°15'08"	229°10'59"	36.34'	N 46°22'41"W

FOWLERS RUN (60)

CENTER RIDGE ROAD (VARIABLE WIDTH)

SONGBIRD LN. (60')

30.05' CALC.
I. PIN IN MON. BOX FD. & USED
209.14'
844.16' REC.
N 00°14'46"E 844.14' M. & U.
380.00' REC. & USED
I. PIN IN MON. BOX FD. & USED
I. PIN SET
N 00°14'46"E 170.96'
12' UTILITY EASEMENT PLAT VOL. 87 PG. 1
SANITARY EASEMENT PLAT VOL. 87 PG. 1
B L O C K " A "
P L A T V O L. 87 P G. 1
I. PIN FD. W/CAP "SUHAIL" N. 0.04' E. 0.15'
SANDY RIDGE SUBDIVISION NO. 1 PLAT VOLUME 87 PAGE 1
S/L 1
S/L 2
190.31' REC.
07-00-039-000-080 ERIC A. PETRUS DOC. #201304868911/20/13
PARCEL NO. 1 0.8020 ACS. 34,936 S.F.
PARCEL NO. 2 0.3622 ACS. 15,776 S.F.
PARCEL NO. 3 0.3659 ACS. 15,939 S.F.
PARCEL NO. 4 0.3696 ACS. 16,102 S.F.
N 89°45'14"W 184.64'
S 89°45'14"E 186.56'
N 89°45'14"W 188.47'
S 89°45'14"E 190.39' C. & U.
N 86°59'15"E 209.04'
S 04°41'W 156.99'
S 04°24'W 104.24'
12' UTILITY EASEMENT PLAT VOL. 87 PG. 1
I. PIN SET 40.13' C/L
S 01°32'21"W 187.23'
I. PIN SET
85.02'
I. PIN SET
I. PIN SET
N 01°32'21"E 650.35' M. PIPE TO PIPE
1" I. PIPE FD. & USED E-W 29.83' C/L
07-00-039-000-051 RICHARD H. & ANN L. DENNIS DV 1403 PG 802
I. PIN FD. W/CAP "SUHAIL" N. 0.24' E. 0.45'
1" I. PIPE FD. & USED (IN CONC.)

03300
APPROVED LORAIN CO. MAP DEPT
DATE 10-27-14
PAGE 7-E
BY JHatfield
#14-03300

DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT.

THOMAS A. SIMON S-7775 REGISTERED PROFESSIONAL SURVEYOR

THOMAS A. SIMON
REG. PROFESSIONAL SURVEYOR
NO. S-7775

BASIS OF BEARINGS IS THE CENTERLINE OF FOWLERS RUN (NORTH 00°14'46" EAST). IRON PINS SET ARE 5/8" DIAMETER, 30" LONG WITH PLASTIC CAPS "T. SIMON, S-7775".

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
FAX 327-2964

PLAT OF BOUNDARY SURVEY AND SPLIT FOR SANDY RIDGE DEVELOPMENT, LTD.

BEING KNOWN AS ALL OF BLOCK "A" OF THE SANDY RIDGE SUBDIVISION NO. 1 AS RECORDED IN PLAT VOLUME 87 PAGE 1 OF LORAIN COUNTY RECORDS AND PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 39

CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

APRIL, 2014 SCALE: 1" = 50'