

LOT CONSOLIDATION SURVEY

of
PARCEL Nos. 007-00-032-000-041 and 049
for
CHRISTOPHER S. YOUNG and KATE M. APPLIGATE

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. 32.

APPROVALS:

THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION
THIS _____ DAY OF _____, 2015.

PLANNING COMMISSION
(RESPONSIBLE OFFICIAL)

PRINT NAME

THIS PLAT IS HEREBY APPROVED BY THE CITY ENGINEER OFFICE
THIS _____ DAY OF _____, 2015.

SCOTT WANGLER, P.E., CITY ENGINEER

THIS PLAT IS HEREBY APPROVED BY THE MAYOR THIS _____ DAY
OF _____, 2015.

DAVID GILLOCK, MAYOR OF NORTH RIDGEVILLE

BASIS OF BEARINGS:

THE VALUE OF NORTH 60° 48' 08" EAST ASSIGNED TO
THE CENTERLINE OF STONE CREEK DRIVE AS SHOWN
IN STONE CREEK ESTATES SUBDIVISION No. 1,
RETRACED BETWEEN MONUMENTS AS ILLUSTRATED.

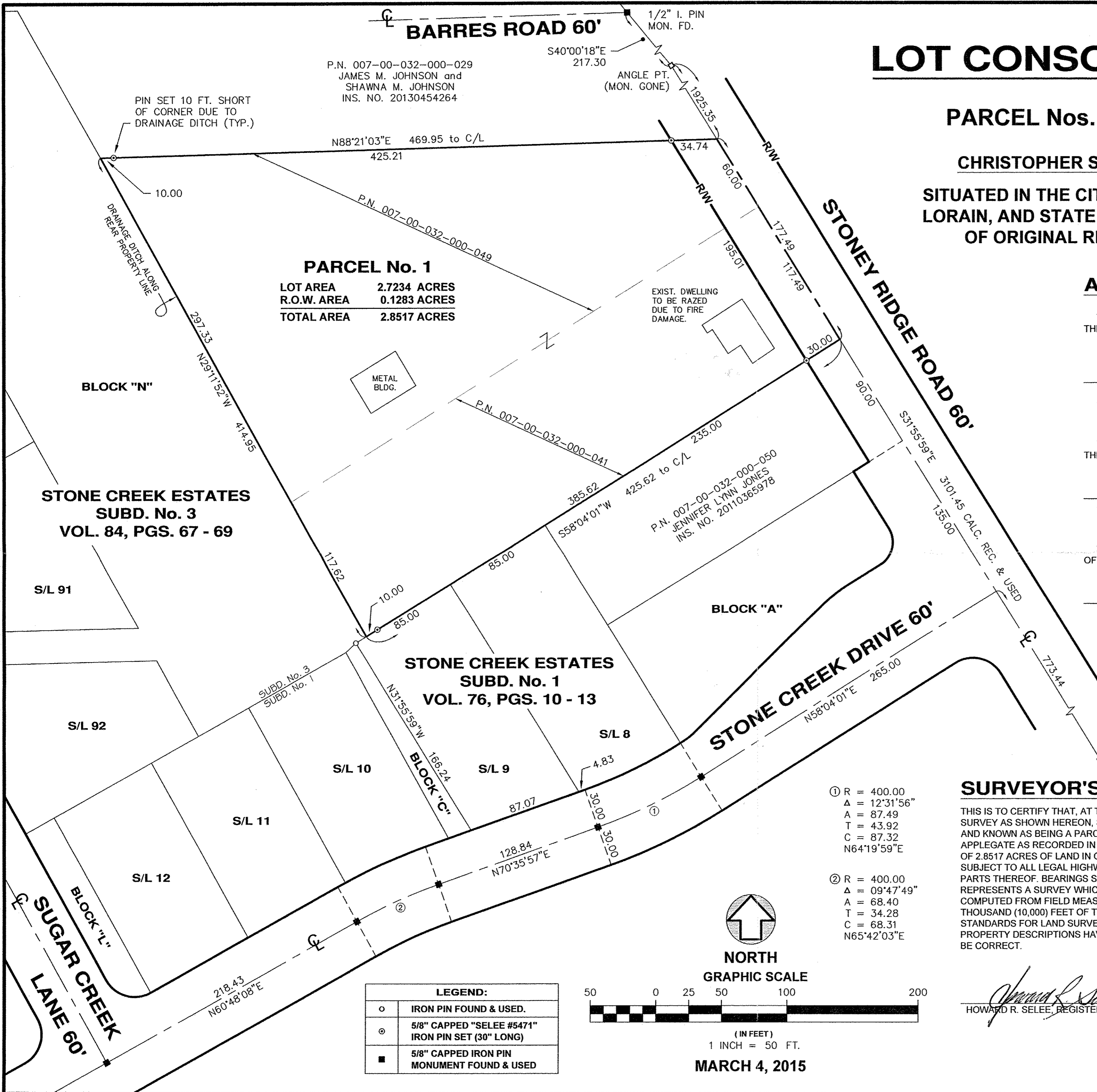


SURVEYOR'S CERTIFICATE:

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 CHRISTOPHER S. YOUNG AND KATE M. APPLIGATE AS RECORDED IN INSTRUMENT NO. 20140527687 OF LORAIN COUNTY RECORDS, CONTAINING A TOTAL OF 2.8517 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 32, 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
HOWARD R. SELEE, REGISTERED SURVEYOR #5471
03/07/2015
DATE

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD * SUITE 231 * CLEVELAND, OH 44129
(216) 398-0280 File No. 15014-LC



PARCEL No. 1
LOT AREA 2.7234 ACRES
R.O.W. AREA 0.1283 ACRES
TOTAL AREA 2.8517 ACRES

EXIST. DWELLING
TO BE RAZED
DUE TO FIRE
DAMAGE.

METAL
BLDG.

① R = 400.00
Δ = 12°31'56"
A = 87.49
T = 43.92
C = 87.32
N64°19'59"E

② R = 400.00
Δ = 09°47'49"
A = 68.40
T = 34.28
C = 68.31
N65°42'03"E



NORTH
GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FT.

MARCH 4, 2015

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