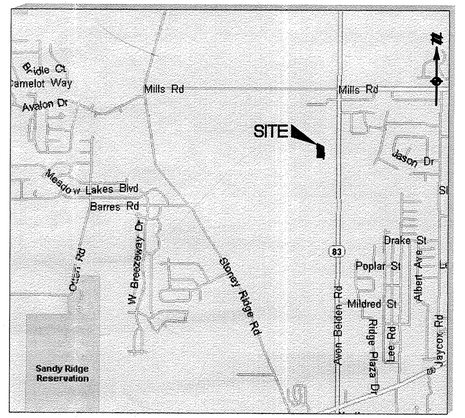
LOT SPLIT AND CONSOLIDATION SURVEY

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30
BEING BLOCK C AND REMAINDER PARCEL B OF NORTH RIDGE
POINTE SUBDIVISION NO. 1 PLAT VOL. 101 PG 47 - 51.

LEGEND

℄	CENTERLINE
R/W	RIGHT OF WAY
○F	FOUND MONUMENT AS NOTED
●	SET STEEL PIN
Ⓜ	FOUND STEEL PIN IN MONUMENT BOX
PPN	PERMANENT PARCEL NUMBER
INST.	INSTRUMENT NUMBER
REC.	RECORD
MEAS.	MEASURED



VICINITY MAP - NOT TO SCALE

ATTACHED TO PLAT MAP SET
DATE 10-15-19
PPN 7-00-030
BY R. MAINES
#19-0403C

07-00-030-000-179
-286
-287

ROBERT B. WENSINK
PPN 0700030000007
INST. 20010729145
01-23-2001

JAYNE M ELLIOT
PPN 0700030000014
INST. 2013-0454570
03-28-2013

JOSEPH M SOLOMON & JOYCE MARIE SOLOMON
PPN 0700030000015
INST. 2004-0026457
08-10-2004

CLEVELAND ELECTRIC
PPN 0700030000004
VOL. 246, PG. 52
04-11-1929

CARL D BAKER & DONNA J DEMEDAL
PPN 0700030000028
VOL.1403, PG.793
08-19-1986

NORTH RIDGE POINT LTD
ADDRESS: SOPHIA LN NORTH
RIDGEVILLE, OH 44039
PPN 0700030000179
PLAT VOL. 101 PG 47-51
11/17/2015
17.9204 ACRE

NORTH RIDGE POINT LTD
PPN 0700030000177
PLAT VOL. 101 PG 47-51
11/17/2015

NORTH RIDGE POINT LTD
ADDRESS: SOPHIA LN NORTH
RIDGEVILLE, OH 44039
PPN 0700030000176
PLAT VOL. 101 PG 47-51
11/17/2015
0.9822 ACRE

NORTH RIDGE POINT LTD
ADDRESS: WEST SHORE
PKWY NORTH RIDGEVILLE, OH
44039
PPN 0700030000227
PLAT VOL. 101 PG 47-51
11/17/2015
8.1783 AC.
REMAINDER PARCEL A

LYNN M. NAGEL &
RAYMOND ALAN JUPINA
PPN 0700030000008
INST. 1999-0589544
01-21-1999

5/8" STEEL PIN FND. & USED FOR LINE

5/8" STEEL PIN FND. & USED

5/8" STEEL PIN FND. S:0.04' W:0.17'

5/8" STEEL PIN FND. & USED LOC 5368

5/8" STEEL PIN FND. & USED LOC 5369

N1°52'14"E 527.34'(REC. & MEAS.)

N1°52'14"E 854.78'(REC. & MEAS.)

S84°03'13"E 750.78'(REC. & MEAS.)

S89°38'14"W 46.27'(REC. & MEAS.)

S0°10'59"E 380.39'(REC. & MEAS.)

N87°08'52"W 21.31' (REC. & MEAS.)

S3°11'55"W 155.29' (REC. & MEAS.)

L=4.29'
R=320.00'
D=0°46'07"
CH=4.29'
CH BR=N86°45'49"W
T=2.15'
(REC. & MEAS.)

S2°51'08"W 182.00' (REC. & MEAS.)

S2°30'33"W 60.77' (REC. & MEAS.)

S0°52'16"W 288.79' (REC. & MEAS.)

S0°52'16"W 191.15'(REC. & MEAS.)

S43°50'25"W 136.85' (REC. & MEAS.)

625.87' 532.56'(REC. & MEAS.)

S89°20'29"W 646.90'(REC. & MEAS.)

N2°09'37"E 170.02' (REC. & MEAS.)

S0°43'05"E 182.60' (REC. & MEAS.)

S89°16'55"W 32.54' (REC. & MEAS.)

L=109.70'
R=260.00'
D=24°10'30"
CH=108.89'
CH BR=S75°03'37"E
T=55.68'(REC. & MEAS.)

S7°01'38"W 154.26' (REC. & MEAS.)

S6°49'35"W 98.09' (REC. & MEAS.)

S25°54'23"W 172.21' (REC. & MEAS.)

S13°38'06"W 112.37' (REC. & MEAS.)

21.03'

93.31'

P.O.C.

P.O.B. PART BLOCK C 5/8" STEEL PIN FND. & USED LOC 5369

EXISTING 50 FT WD. RIPARIAN EASEMENT

EXISTING 50 FT WD. RIPARIAN EASEMENT

50 FT WD. RIPARIAN EASEMENT

SOPHIA LANE (60')

SLATER DITCH

SLATER DITCH

SLATER DITCH

SANTA MARIA CIRCLE (60')

WEST SHORE PARKWAY (60')

NORTH RIDGE POINTE SUBDIVISION NO. 1
PLAT VOL. 101 PGS. 47 - 51

BLOCK A

BLOCK B

BLOCK C

BLOCK D

REMAINDER PARCEL B

PARCEL B1
18.0250Ac.
785,170 Sq. Ft.

ORIGINAL PARCEL
07-00-030-000-179 17.9204 Ac.
07-00-030-000-176 (PT.) 0.1046 Ac.

REMAINDER BLOCK C
0.8776 Ac.
38,229 Sq. Ft.

ORIGINAL PARCEL
07-00-030-000-176 (PT.) 0.9822 Ac.

BASIS OF BEARINGS:
STATE PLANE COORDINATE SYSTEM NAD 83 ZONE OHIO NORTH

SURVEY REFERENCES:
NORTH RIDGE POINTE SUBDIVISION NO. 1 RECORDED IN PLAT VOLUME 101 PAGES 47-51 OF THE LORAIN COUNTY RECORDS.

CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE TO STATE PLANE COORDINATE SYSTEM NAD83 ZONE OHIO NORTH. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

ALEX E. MARKS, PS NO. 8616
REGISTERED PROFESSIONAL SURVEYOR
ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE OHIO 44131
440-349-2000

2-28-2019
DATE

STATE OF OHIO
ALEX E. MARKS
8616
REGISTERED PROFESSIONAL SURVEYOR

RECEIVED
SEP 27 2019

ATWELL
866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OH 44131
440.349.2000

RIDGEVILLE TOWNSHIP
ORIGINAL LOT 30
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

NORTH RIDGE POINT LTD.
LOT SPLIT AND CONSOLIDATION SURVEY

DATE 02-22-2019
02/22/2019 CITY SUBMITTAL #1

REVISIONS

SCALE 0 40 80
1" = 80 FEET
DR. MC | CH. AM
P.M. D.HAYWOOD
BOOK N/A
CAD FILE: 06001697SU-06
JOB 06001697
FILE CODE: N/A
SHEET NO. 1 OF 1