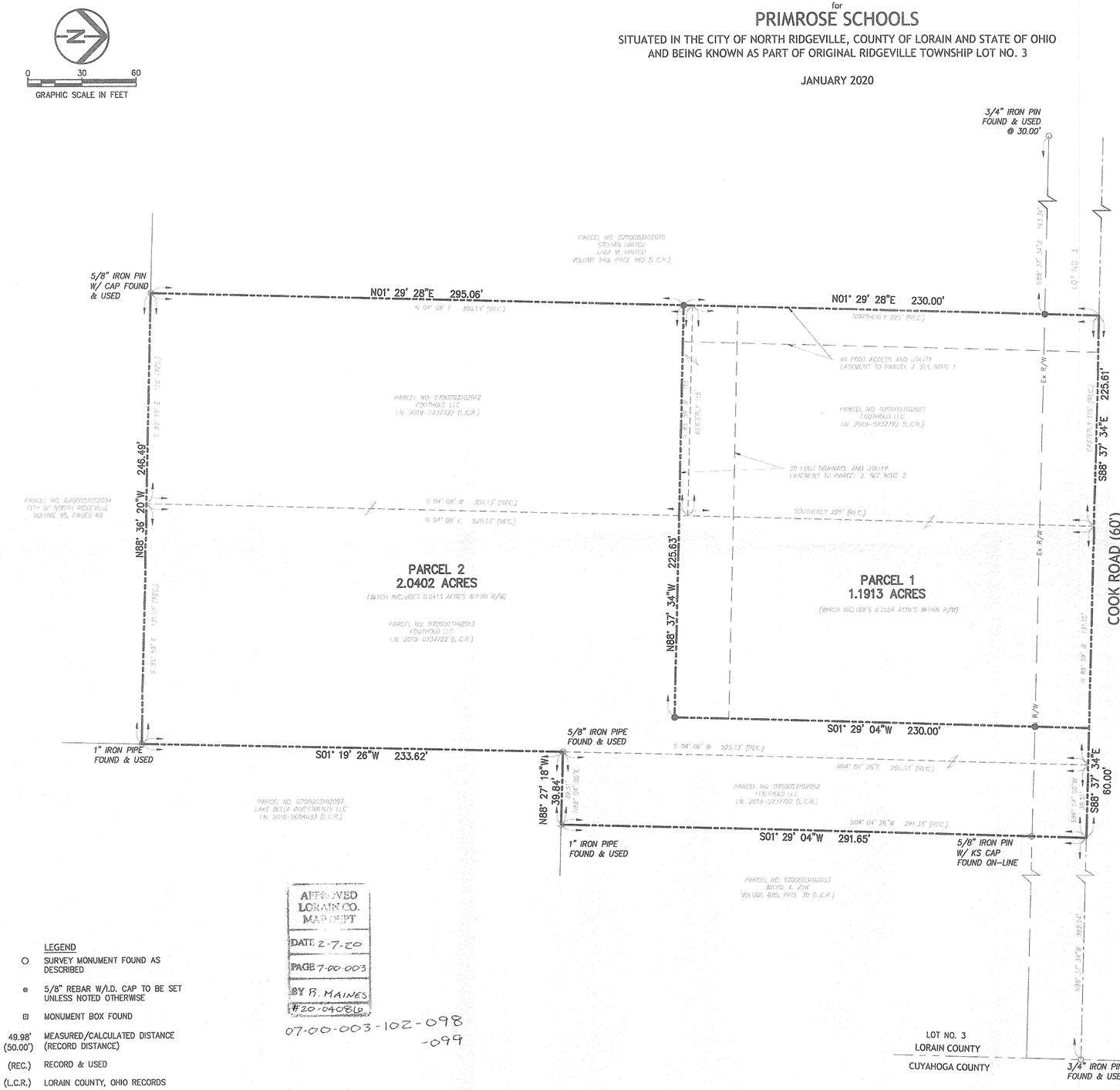
LOT SPLIT AND CONSOLIDATION SURVEY

for

PRIMROSE SCHOOLS

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO
AND BEING KNOWN AS PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 3

JANUARY 2020



APPROVED
LORAIN CO.
MAP DEPT
DATE 2-7-20
PAGE 7-00-003
BY B. MAINES
#20-040860

07-00-003-102-098
-099

LEGEND

- ○ SURVEY MONUMENT FOUND AS DESCRIBED
- ● 5/8" REBAR W/I.D. CAP TO BE SET UNLESS NOTED OTHERWISE
- ⊡ MONUMENT BOX FOUND
- 49.98' (50.00') MEASURED/CALCULATED DISTANCE (RECORD DISTANCE)
- (REC.) RECORD & USED
- (L.C.R.) LORAIN COUNTY, OHIO RECORDS

APPROVALS:

THIS PLAT IS HEREBY APPROVED BY THE CITY OF NORTH RIDGEVILLE PLANNING COMMISSION THIS 4th DAY OF FEBRUARY, 2020.

PLANNING COMMISSION
TITLE: CR RECORDING SECRETARY

Gary M. Forsgren
PRINTED NAME

THIS PLAT IS HEREBY APPROVED BY THE CITY OF NORTH RIDGEVILLE ENGINEER'S OFFICE THIS 4th DAY OF February, 2020.

DANIEL A. RODRIGUEZ, P.E.
CITY ENGINEER OF NORTH RIDGEVILLE

THIS PLAT IS HEREBY APPROVED BY THE MAYOR OF THE CITY OF NORTH RIDGEVILLE THIS 5th DAY OF February, 2020.

KEVIN CORCORAN
MAYOR OF NORTH RIDGEVILLE

CERTIFICATION:

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE (OAC) CHAPTER 4733-37 "STANDARDS FOR BOUNDARY SURVEYS" TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED BY ENVIRONMENTAL DESIGN GROUP, INC. IN SEPTEMBER, 2019.

Adam D. Treat 01-27-2020
ADAM D. TREAT, P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR NO. 8058

ADAM D. TREAT 8058 REGISTERED PROFESSIONAL SURVEYOR — STATE OF OHIO

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY WAS FROM GNSS RECEIVER OBSERVATIONS TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011) DATUM DERIVED THROUGH THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM (ODOT VRS) NETWORK.

PERTINENT DOCUMENTS AND SOURCES OF DATA:

1. ALL DOCUMENT REFERENCES AS SHOWN HEREON THIS PLAT
2. LORAIN COUNTY TAX MAPS
3. LORAIN COUNTY SURVEY NO. 43,600
4. LORAIN COUNTY SURVEY NO. 43,639
5. LORAIN COUNTY SURVEY NO. 46,150
6. LORAIN COUNTY SURVEY NO. 49,534
7. ALTA/NSPS LAND TITLE SURVEY PERFORMED BY ENVIRONMENTAL DESIGN GROUP DATED OCTOBER, 2019

NOTES:

1. AN ACCESS & UTILITY EASEMENT OVER THE WESTERLY 40 FEET OF LOT 1 IS GRANTED TO THE OWNER OF LOT 2.
2. A DRAINAGE AND UTILITY EASEMENT OVER THE SOUTHERLY 30 FEET OF LOT 1 IS GRANTED TO THE OWNER OF LOT 2 FOR COMMON USE OF A STORM WATER MANAGEMENT FACILITY.

Environmental Design Group
AKRON / CLEVELAND / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

E:\PRIMROSE SCHOOLS\19-00338-010 NORTH RIDGEVILLE ALTA\SURVEY\XSURV 19-00338-010 PRIMROSE NORTH RIDGEVILLE LOT SPLIT & CONSOLIDATION PLAT - 1/27/2020 8:43:55 PM