

# LOT SPLIT PLAT

FOR: THE SHOPS ON CENTER RIDGE, LLC

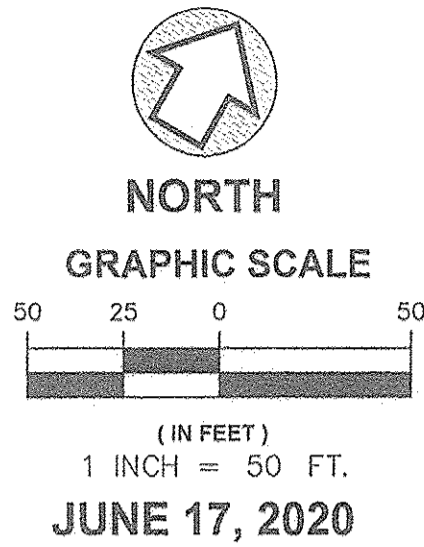
KNOWN AS BEING ALL OF BLOCK "A" IN THE WXZ RETAIL GROUP/NR, LLC SUBDIVISION NO. 1 AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 16. NOW SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO.

### Survey Data

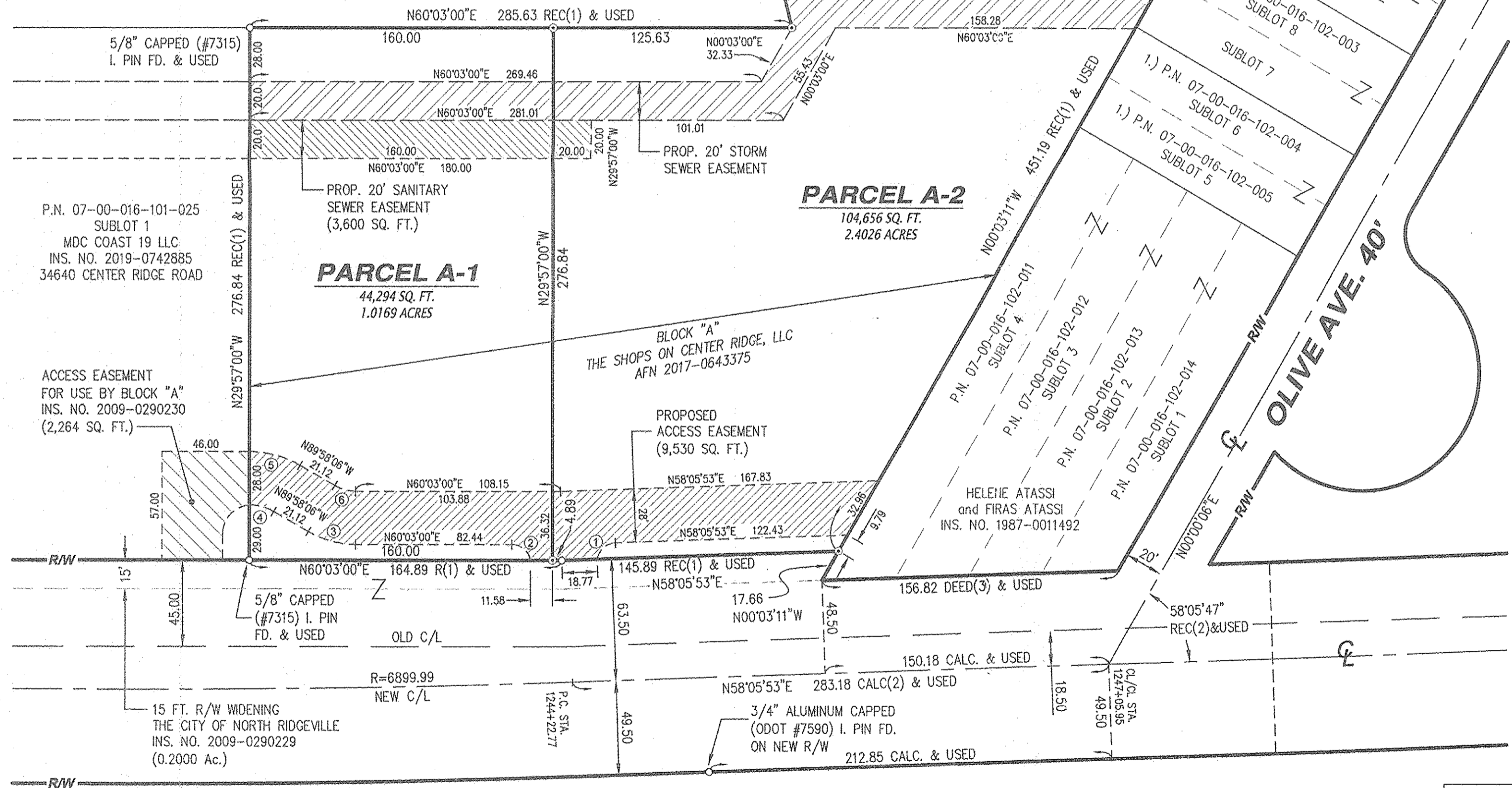
- WXZ Retail Group/NR, LLC Subdivision No. 1 by M. Neff Design Group dated 2/3/09
- O.D.O.T. Right of Way Plans LOR-20-22.13 (Center Ridge Road) Prepared by Engineering Associates, Inc. Phone: 330-345-6556 PID No. 82632 (June 2017)
- Deed Firas Atassi and Helene P. Atassi Ins. No. 1987-0011492 (Vol. 34, Pg. 153)

### Ownership Table

- P.N. 07-00-016-102-004 & 005 Christina D. Hudak and Nancy Horvat Ins. No. 2006-0173247
- P.N. 07-00-016-102-003 David Looney, Jr. Ins. No. 2019-0734097
- P.N. 07-00-016-102-001 & 002 Donald F. and Diane M. Pischel Ins. No. 2004-0022794
- P.N. 07-00-017-121-091 & 092 William L. and Kathleen Dempsey Ins. No. 2011-000872



|              |         |    |
|--------------|---------|----|
| APPROVED     | DATE    | BY |
| BY R. MAINES | 7-15-20 |    |



**Roadway Note**  
Roadway under construction at the time of this survey. No centerline monuments found.

**CENTER RIDGE ROAD (S.R. 20)**  
**R/W VARIES**  
(formerly CLEVELAND-ELRIA ROAD)

|   |   |  |   |  |   |
|---|---|--|---|--|---|
| ① R = 10.00<br>Δ = 80°19'09"<br>A = 14.02<br>T = 8.44<br>C = 12.90<br>N17°56'19"E | ② R = 10.00<br>Δ = 80°19'09"<br>A = 14.02<br>T = 8.44<br>C = 12.90<br>N79°47'26"W | ③ R = 50.00<br>Δ = 29°58'54"<br>A = 26.16<br>T = 13.39<br>C = 25.87<br>N75°02'27"E | ④ R = 25.70<br>Δ = 29°58'54"<br>A = 13.45<br>T = 6.88<br>C = 13.30<br>N75°02'27"E | ⑤ R = 53.70<br>Δ = 29°58'54"<br>A = 28.10<br>T = 14.38<br>C = 27.78<br>N75°02'27"E | ⑥ R = 22.00<br>Δ = 29°58'54"<br>A = 11.51<br>T = 5.89<br>C = 11.38<br>N75°02'27"E |
|---|---|--|---|--|---|

**LEGEND:**

|   |   |
|---|---|
| ⊙ | 5/8" Capped #7889 Iron Pin Set (30 inches long) |
| ○ | 5/8" Iron Pin Found                             |

### Owner's Certificate

We, the undersigned owners of the land shown hereon, do hereby assent to and adopt this lot split and plat of the same.

The Shops on Center Ridge, LLC

*Ryan M. Mann*  
Ryan M. Mann Member  
Print Name Title

State of Ohio }  
County of Lorain } S.S.

Before me, a notary public in and for said county and state, personally appeared the above named Ryan M. Mann, member of The Shops on Center Ridge, LLC, the corporation which executed the foregoing instrument, who acknowledge that he did sign said instrument as such member in behalf of said Corporation and by the authority of its board of directors, and that said instrument is his free act and deed individually and as such member and the free and corporate act and deed of said Corporation.

In witness, whereof, I have hereunto set my hand and official seal at North Ridgeville, Ohio, this 25 day of June, 2020.

*Sandra L. Holod*  
Sandra L. Holod Notary Public  
My commission expires 12-15-2021

### Approvals

This plat is hereby approved by the Planning Commission of the City of North Ridgeville, Ohio this 6th day of July, 2020.

*Michelle A. Owens* 7-6-20  
Michelle A. Owens PLANNING COMMISSION SECRETARY OR RESPONSIBLE OFFICIAL Date

This plat is hereby approved by the Council of the City of North Ridgeville, Ohio this 7th day of July, 2020.

*Kevin Corcoran* 7/7/20  
Kevin Corcoran Mayor Date

This plat is hereby approved by the Engineer of the City of North Ridgeville, Ohio this 6th day of July, 2020.

*Daniel A. Rodriguez* 7-6-2020  
Daniel A. Rodriguez City Engineer Date

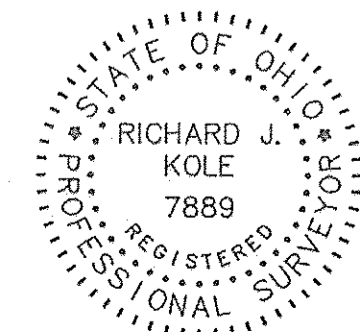
### Certification

I do hereby certify that I have surveyed the premises and prepared this plat in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Dimensions shown hereon are expressed in feet and decimal parts thereof. Monuments were found or set as indicated hereon. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

*Richard J. Kole* 6/24/2020  
Richard J. Kole, Registered Surveyor #7889 Date

### Basis of Bearings

The bearing for the northerly right of line of Center Ridge Road ~ S.R. 20 (North 60° 03' 00" East) as shown by the deed recorded in Instrument No. 2017-0643375 of Lorain County Records, is the reference meridian for this survey.



Prepared by  
**RIMKOLE & ASSOC. CORP.**  
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Phone 440.885.7137 - Fax 440.885.7139  
www.kolesurvey.com  
File No. 20085 LS