

**OWNERS ACCEPTANCE**  
 I, THE UNDERSIGNED REPRESENTATIVE OF THE CITY OF NORTH RIDGEVILLE, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT OF THE SAME.

*Kevin Coccaran*  
 AUTHORIZED REPRESENTATIVE  
 PRINTED NAME

**NOTARY PUBLIC**  
 COUNTY OF LORAIN  
 STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED REPRESENTATIVE, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF HIS OWN FREE ACT AND DEED PERSONALLY IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL AT NORTH RIDGEVILLE, OHIO, THIS 27 DAY OF April, 2022.

*Patricia A. Simon*  
 NOTARY PUBLIC  
 STATE OF OHIO  
 Recorded in  
 Lorain County  
 My Comm. Exp. 01/19/2022

**APPROVALS**  
 THIS LOT SPLIT IS ACCEPTED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE, OHIO, THIS 27th DAY OF April, 2022.

*Kevin Coccaran*  
 PLANNING COMMISSION OF RESPONSIBLE PARTY

THIS LOT SPLIT IS ACCEPTED AND APPROVED BY THE ENGINEER FOR THE CITY OF NORTH RIDGEVILLE, OHIO, THIS 27th DAY OF April, 2022.

*Demetrius P. E.*  
 CITY ENGINEER

THIS LOT SPLIT IS ACCEPTED AND APPROVED BY THE MAYOR FOR THE CITY OF NORTH RIDGEVILLE, OHIO, THIS 27 DAY OF April, 2022.

*Kevin Coccaran*  
 MAYOR OF NORTH RIDGEVILLE

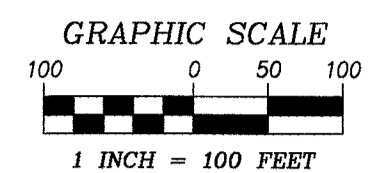
**LOT SPLIT SURVEY**  
 FOR  
**7777 VICTORY LANE**  
 KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP  
 LOT NO. 3, NOW SITUATED IN THE  
**CITY OF NORTH RIDGEVILLE**  
 COUNTY OF LORAIN - STATE OF OHIO

**McSteen**  
 LAND SURVEYORS  
 1415 East 286th Street Wickliffe, OH 44092  
 Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "WESTERN CA 02236".

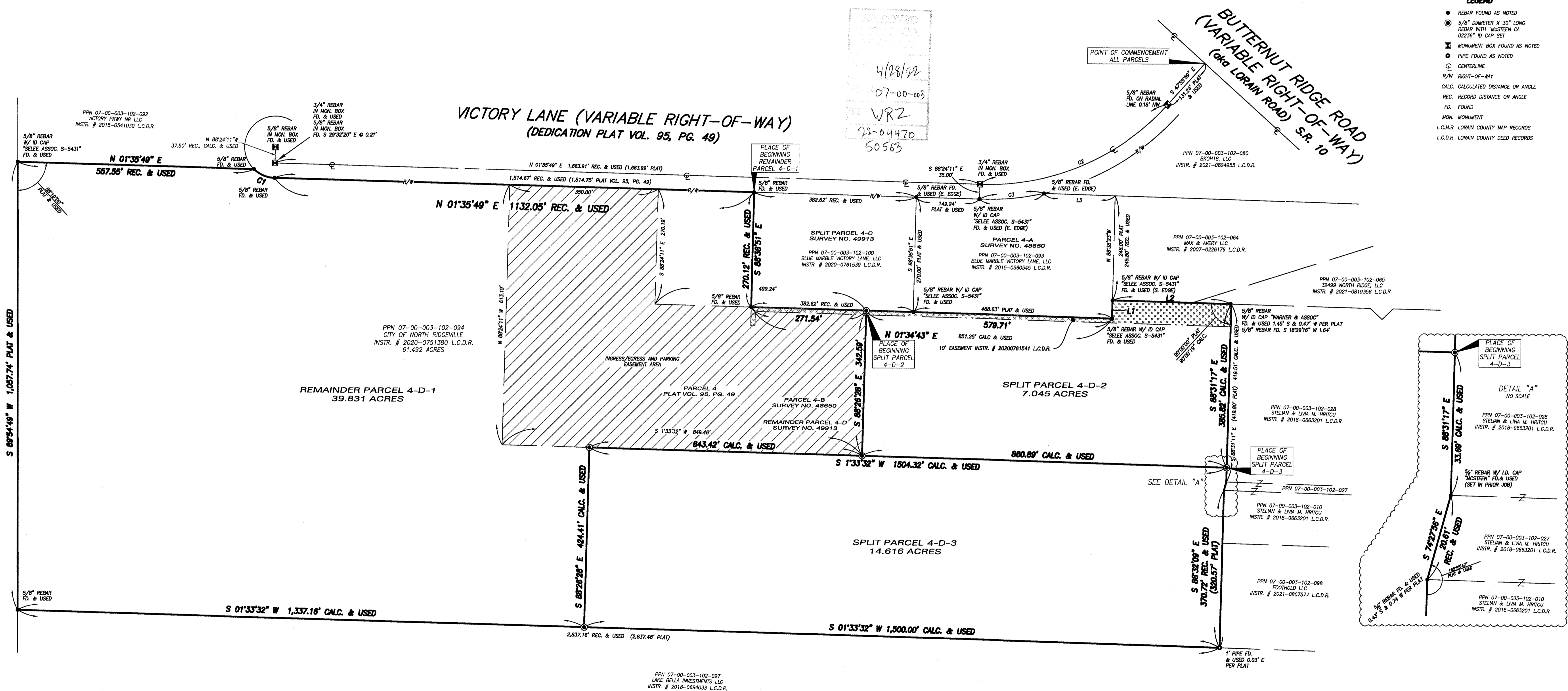


*Matthew A. Hildebrand*  
 MATTHEW A. HILDEBRAND  
 REG. PROF. SURV. No. 8817  
 JOB NO.: 21-260  
 FIELD DATE: SEPTEMBER 30, 2021  
 SURVEY DATE: APRIL 25, 2022  
 DRAWN BY: TEE

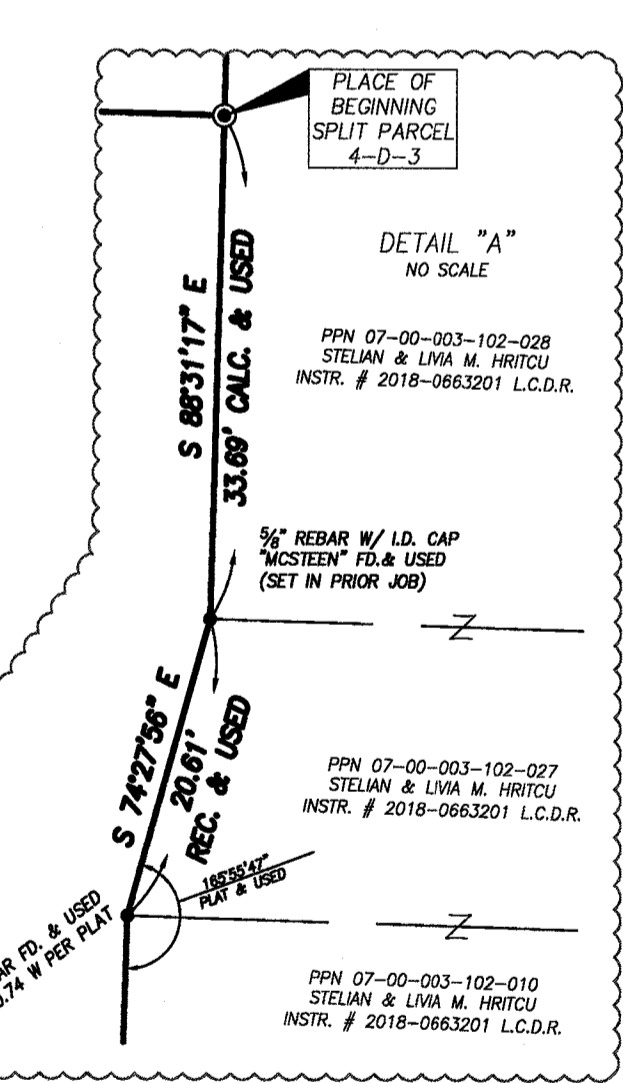


**BASIS OF BEARING**  
 BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (NAD83), NAD83 (2011), 2010 D EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE G.D.C.T. R/W (REAL-TIME-NETWORK).

- LEGEND**
- REBAR FOUND AS NOTED
  - ⊙ 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
  - ⊠ MONUMENT BOX FOUND AS NOTED
  - PIPE FOUND AS NOTED
  - CENTERLINE
  - R/W FRONT-OF-WAY
  - CLC. CALCULATED DISTANCE OR ANGLE
  - REC. RECORD DISTANCE OR ANGLE
  - FD. FOUND
  - MON. MONUMENT
  - L.C.M.R. LORAIN COUNTY MAP RECORDS
  - L.C.D.R. LORAIN COUNTY DEED RECORDS



APPROVED  
 4/28/22  
 07-00-003  
 WR2  
 22-04470  
 50563



**CURVE DATA**

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	42°21'43" REC. & USED (42°26'40" PLAT)	72.50' PLAT & USED	53.60' REC. & USED (53.71' PLAT)	28.09' REC. & USED	52.39' REC. & USED	N 22°46'41" E
C2	49°31'48" PLAT & USED	575.00' PLAT & USED	497.07' REC. & USED	265.26' REC. & USED	481.73' REC. & USED	S 23°10'05" E
C3	14°20'26" REC. & USED (14°20'18" PLAT)	610.00' PLAT & USED	152.68' REC. & USED (152.65' PLAT)	76.74' REC. & USED	152.28' REC. & USED (152.25' PLAT)	N 05°34'24" W

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N 88°38'23" W	43.06' REC. & USED (43.00' PLAT)
L2	N 01°29'02" E	280.79' REC. & USED (280.65' PLAT)
L3	N 01°35'49" E	168.26' PLAT & USED

**SURVEY REFERENCES**

- "LOT SPLIT SURVEY FOR 7777 VICTORY LANE" PERFORMED BY ROBERT A. SOMMER PLS. 0843 ON BEHALF OF MCSTEEN LAND SURVEYORS UNDER JOB NO. 19-091, DATED AUGUST 26, 2019.
- DEEDS OF RECORD
- LORAIN COUNTY TAX MAPS