

MONUMENT LEGEND

- ☐ EXISTING R/W MONUMENT BOX
- ▣ PROPOSED R/W MONUMENT BOX
- I.P.F. IRON PIN FOUND
- ⊙ I.P.F. IRON PIN FOUND W/ ID CAP
- I.P.S. IRON PIN SET W/ ID CAP
- ⊙ I.P.F. IRON PIPE FOUND
- ⊙ M.N.F. MAG NAIL FOUND
- M.N.S. MAG NAIL SET

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. BEARINGS SHOWN HEREON ARE BASED GRID NORTH AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION.

CHESTNUT RIDGE RD. & ALT. S.R. 83 ROUNDABOUT

COUNTY OF LORAIN
CITY OF NORTH RIDGEVILLE
RIDGEVILLE OUT LOT 25
TWP. 6 N., RNG. 16 W.
CONNECTICUT WESTERN RESERVE

RECEIVED _____, 20____
RECORDED _____, 20____
BOOK _____ PAGE _____

COUNTY RECORDER

SURVEYORS SEAL



SURVEY CONTROL FOUND (ALT S.R. 83)

POINT #	NORTHING	EASTING	STATION	OFFSET	DESCRIPTION
1015	615988.147	2098328.405	597+55.89	121.24' RT	3/4" BENT IRON PIPE
1016	615987.775	2098392.105	597+30.79	180.07' RT	5/8" IRON PIN
1017	615437.022	2098263.317	592+82.90	166.44' LT	5/8" IRON PIN

SURVEY CONTROL FOUND (CHESTNUT RIDGE)

POINT #	NORTHING	EASTING	STATION	OFFSET	DESCRIPTION
1000	614461.617	2096112.363	N/A	N/A	5/8" IRON PIN (IN MONUMENT BOX)
1002	614459.188	2096062.621	N/A	N/A	1.5" IRON PIPE
1003	614516.763	2096131.774	N/A	N/A	1" IRON PIPE
1004	614574.511	2096200.75	N/A	N/A	1" IRON PIPE
1005	614631.966	2096270.023	N/A	N/A	1" BENT IRON PIPE
1006	616046.816	2098014.202	48+41.34	0.19' RT	MONUMNET BOX (NO PIN)
1008	616288.89	2098271.036	51+93.14	28.04' LT	3/4" IRON PIPE
1009	616297.919	2098263.094	51+92.59	40.05' LT	5/8" IRON PIN W/ "D G BOHNING ASSOCIATES" CAP
1011	616363.22	2098456.465	53+84.31	29.95' RT	3/4" IRON PIPE
1012	615994.755	2097990.799	47+90.08	25.33' RT	3/4" IRON PIPE
1013	616340.425	2098576.496	51+92.36	323.72' LT	5/8" IRON PIN
1014	616200.789	2098253.828	51+24.61	29.94' RT	3/4" BENT IRON PIPE
16228	616246.902	2098126.418	50+54.04	85.74' LT	MAG NAIL

SURVEY CONTROL SET (CHESTNUT RIDGE)

POINT #	NORTHING	EASTING	STATION	OFFSET	DESCRIPTION
1500	616106.807	2098057.963	49+13.01	19.25' LT	5/8" IRON PIN SET W/ "ASI CONTROL POINT" CAP
1502	616375.383	2098454.199	53+90.15	19.04' RT	5/8" IRON PIN SET W/ "ASI CONTROL POINT" CAP
1503	615784.525	2097670.362	N/A	N/A	5/8" IRON PIN SET W/ "ASI CONTROL POINT" CAP
15000	616111.149	2098071.193	49+26.04	14.36' LT	MAG NAIL SET
16250	616141.542	2097954.239	48+53.80	111.23' LT	MAG NAIL SET
16258	616266.88	2097990.828	49+60.75	186.13' LT	MAG NAIL SET
B	616146.204	2098137.878	50+00.00	0.00'	MON. BOX SET - CL SURV INT. W/ ALT S.R. 83

SURVEY CONTROL SET (ALT. S.R. 83)

POINT #	NORTHING	EASTING	STATION	OFFSET	DESCRIPTION
1501	615716.478	2098315.26	595+08.97	1.56' RT	5/8" IRON PIN SET W/ "ASI CONTROL POINT" CAP
B	616146.204	2098137.878	599+74.05	0.00'	MON. BOX SET - CL SURV INT. W/ CHESTNUT RIDGE

- △ AA = PI (☉ R/W CHESTNUT RIDGE)
STA. 46+85.30 2.62' LT (☉ SURVEY CHESTNUT RIDGE)
- ⊙ A = PI STA. 48+40.73 (☉ SURVEY CHESTNUT RIDGE)
- ⊙ B = STA. 50+00.00 (☉ SURVEY CHESTNUT RIDGE) =
STA. 599+74.05 (☉ SURVEY ALT. S.R. 83)
- ⊙ C = PC STA. 592+45.91

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING RECORD DEEDS, RECORD SURVEYS, PLAT BOOK 16, PAGE 2, AND LOR 20/10 - 8.21/8.63 ODOT R/W PLANS.

NOTE: STATION/OFFSETS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF SURVEY FOR CHESTNUT RIDGE ROAD & THE CENTERLINE OF SURVEY FOR ALTERNATE STATE ROUTE 83 PER LOR 20/10 - 8.21/8.63 ODOT R/W PLANS

NOTE: COORDINATES SHOWN HEREON ARE GROUND COORDINATES. GROUND TO GRID CONVERSION CAN BE OBTAINED USING THE FOLLOWING SCALE FACTOR, SCALED ABOUT POINT 1500: 0.9999210328

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF OHIO.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE CITY OF NORTH RIDGEVILLE. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN LORAIN COUNTY, OHIO. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.

I, Andrew T. Jordan, P. S. have conducted a survey of the existing conditions for the City of North Ridgeville on Chestnut Ridge Road and State Route 83 (Alternate). The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates system, North Zone on NAD 83 (2011 Adjustment), by ties to the ODOT CORS network using stations ZOB1, OHCD & GARF. The Project Adjustment Factor used for this project is 1.0000789734 (Grid to Ground). As a part of this project I have reestablished the locations of the existing property lines and centerline of existing Right of Way for property takes contained herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "A Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

Andrew T. Jordan, Professional Land Surveyor No. 8759,

Date: // - 20 - 2020

CENTERLINE PLAT

CHESTNUT RIDGE

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REV. BY	DATE	DESCRIPTION
FIELD REVIEW BY ANDREW T. JORDAN	DATE: 8/13/20	
OWNERSHIP VERIFIED BY JON YOUMANS	DATE: 11/20/20	
DATE COMPLETED 11/20/20		

COUNTY OF LORAIN
CITY OF NORTH RIDGEVILLE
RIDGEVILLE OUT LOT 25
TWP. 6 N., RNG. 16 W.
CONNECTICUT WESTERN RESERVE

10 PID: 07-00-025-101-080
SARA L. COVEN, DAVID N. WALD,
ABIGAIL B. GLICK, EDW FAMILY
TRUST AGREEMENT DATED
NOVEMBER 20, 2008
00 CHESTNUT RIDGE RD.
AGRICULTURAL
NO ADDITIONAL R/W

11 PID: 07-00-025-101-079
CITY OF NORTH RIDGEVILLE
00 CHESTNUT RIDGE RD.
PUBLICLY OWNED

12 PID: 07-00-025-105-048
IGNACIO AND TERRI MARQUEZ
36555 CHESTNUT RIDGE RD.
RESIDENTIAL
NO ADDITIONAL R/W

13 PID: 07-00-025-105-002
CRAIG BOWEN AND
CHRISTINA A. BOWEN
36527-36577 1/2 CHESTNUT RIDGE RD.
RESIDENTIAL
NO ADDITIONAL R/W

14 PID: 07-00-025-101-029
KAREN L. PYCRAFT AND
THOMAS R. PYCRAFT
36530 CHESTNUT RIDGE RD.
RESIDENTIAL
NO ADDITIONAL R/W

UTILITIES:

THE FOLLOWING UTILITIES MAY BE LOCATED WITHIN THE
WORK LIMITS OF THIS PROJECT:

PAVEMENTS	CITY OF NORTH RIDGEVILLE	440-353-0842
STORM SEWERS	CITY OF NORTH RIDGEVILLE	440-353-0842
SANITARY SEWERS	CITY OF NORTH RIDGEVILLE	440-353-0842
WATERLINES	CITY OF NORTH RIDGEVILLE	
AVON LAKE REGIONAL WATER	CARL BUSSE	440-541-8237
GAS-COLUMBIA GAS	DAN SUREN	440-891-2428
ELECTRIC-OHIO EDISON	MICHAEL ZANNI	440-326-3271
WOW CLEVELAND	TOM AUBRY	440-973-4375

TOTAL NUMBER OF :

1 OWNERSHIPS	0 TOTAL TAKES
2 PARCELS	0 OWNERSHIPS W/ STRUCTURES INVOLVED

GRANTEE:

ALL RIGHT OF WAY ACQUIRED IN THE NAME OF
CITY OF NORTH RIDGEVILLE, OHIO
UNLESS OTHERWISE SHOWN.

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE
NET TAKE = GROSS TAKE - PRO IN TAKE
ALL AREAS ARE IN ACRES

TYPES OF TITLE LEGEND:
WD = WARRANTY DEED
T = TEMPORARY EASEMENT

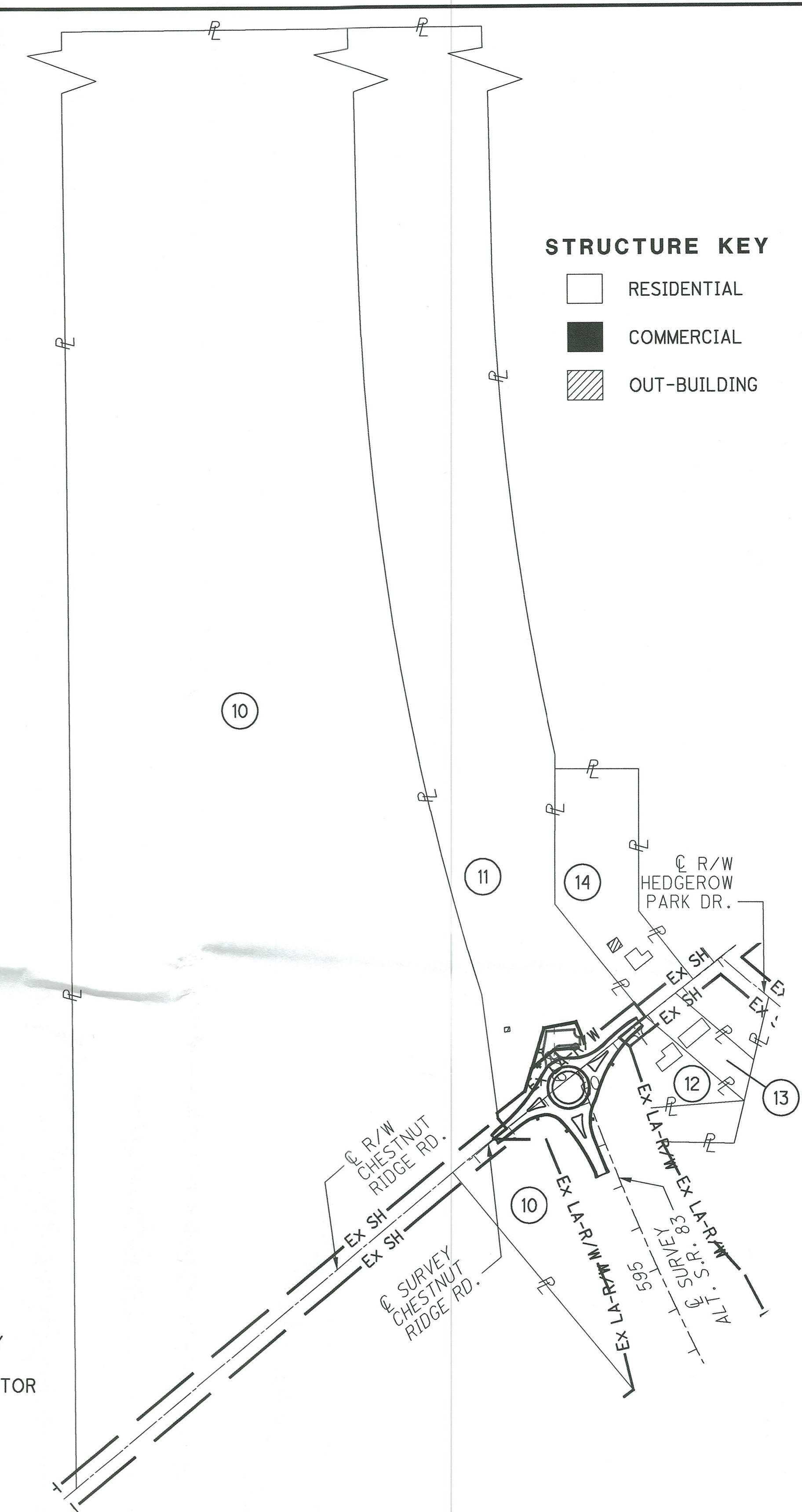
+ DENOTES REMOVAL ITEMS
SEE CORRESPONDING RIGHT
OF WAY PLAN SHEET FOR
DESCRIPTION

* DENOTES RIGHT OF WAY ENCROACHMENT

(c) = CALCULATED AREA

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY
EASEMENTS TO BE USED FOR STORAGE OF
MATERIAL OR EQUIPMENT BY THE CONTRACTOR
UNLESS NOTED OTHERWISE.

NOTE: ALL TEMPORARY PARCELS TO
BE OF 24 MONTH DURATION.



PARCEL NO.	OWNER	SHEET NO.	OWNER'S RECORD	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		TYPE FUND	REMARKS	AS ACQUIRED INST. NO.
											LEFT	RIGHT			
1-9	NOT USED												100%		
10	SARA L. COVEN, DAVID N. WALD, ABIGAIL B. GLICK, EDW FAMILY TRUST AGREEMENT DATED NOVEMBER 20, 2008	4	I.N. 2009-0312619	0700025101080	50.250								LOCAL	NO ADDITIONAL R/W REQUIRED	
11-WD	CITY OF NORTH RIDGEVILLE	4	I.N. 2011-0781655	0700025101079	14.390	0.000	0.075	0.000	0.075		14.315			+PLASTIC POST, +TREE, +641 SQ. FT. PLANTER +43 SQ. FT. ASPH, +1505 SQ. FT. GRAVEL TO REPLACE A DRIVE, PARKING AREA & PATH +1318 SQ. FT. ASPH, +1848 SQ. FT. GRAVEL * 190 SQ. FT. & 380 SQ. FT. PLANTERS	
11-T		4			14.390	0.000	0.128	0.000	0.128					NO ADDITIONAL R/W REQUIRED	
12	IGNACIO AND TERRI MARQUEZ	4	O.R. 1398 PG. 407	0700025105048	0.606 (c)									NO ADDITIONAL R/W REQUIRED	
13	CRAIG BOWEN AND CHRISTINA A. BOWEN	4	O.R. 116 PG. 217	0700025105002	0.497 (c)									NO ADDITIONAL R/W REQUIRED	
14	KAREN L. PYCRAFT AND THOMAS R. PYCRAFT	4	I.N. 2018-0679874	0700025101029	2.140									NO ADDITIONAL R/W REQUIRED	

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PROPERTY MAP / SUMMARY SHEET

CHESTNUT RIDGE

PID NO. N/A

R/W DESIGNER JBY R/W REVIEWER ATJ

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