

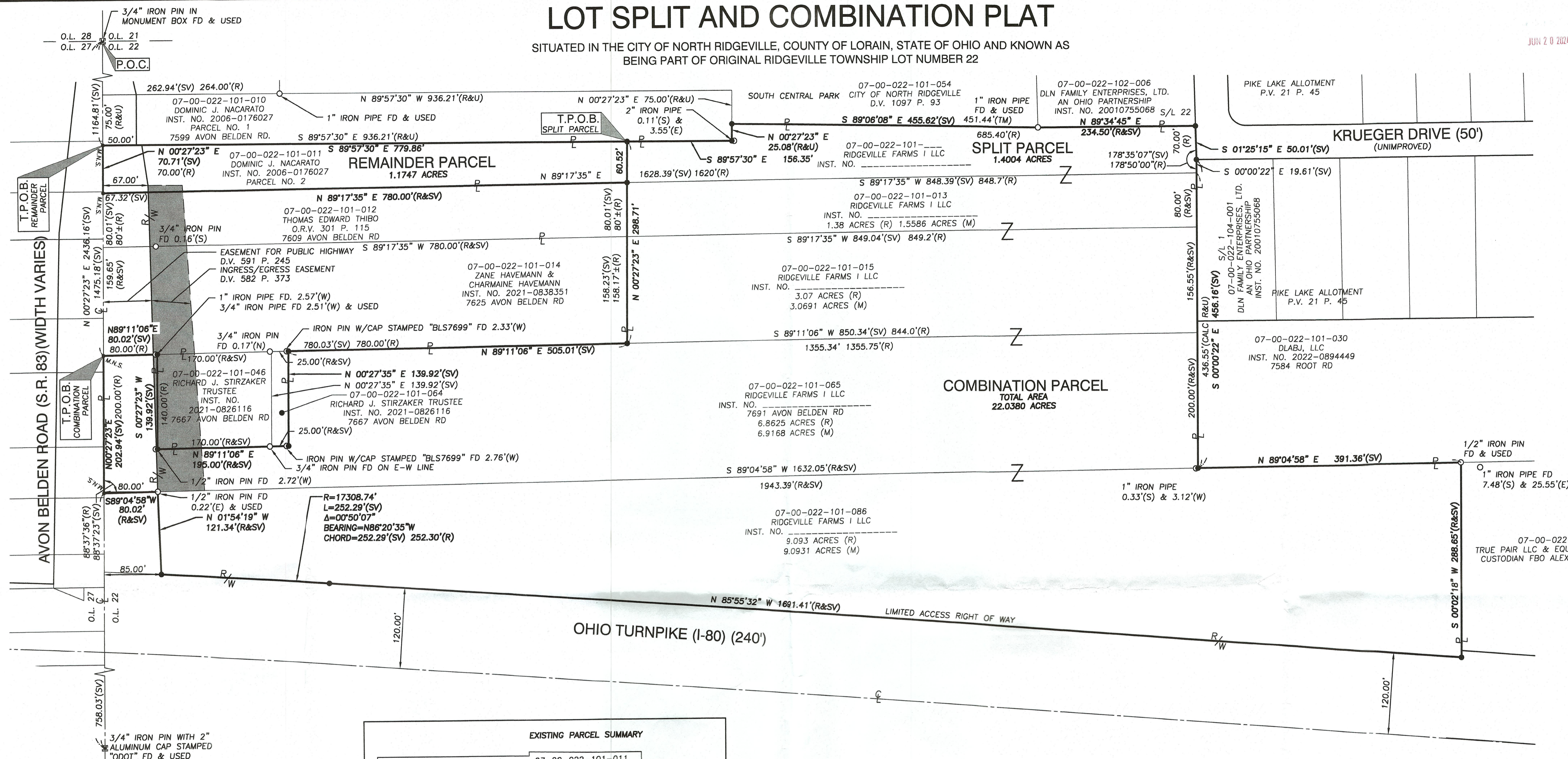
LOT SPLIT AND COMBINATION PLAT

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 22

JUN 20 2024



GRAPHIC SCALE
0 40 80 160
(IN FEET)
SCALE: 1" = 80'



NOTES:

- BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND NORTHERN TITLE AGENCY, INC., COMMITMENT NO. 21-05141N1A WITH AN EFFECTIVE DATE OF MAY 25, 2023. A SEARCH OF EASEMENTS WAS NOT CONDUCTED BY BRAMHALL ENGINEERING & SURVEYING COMPANY.
- PERTINENT RECORDS ARE AS SHOWN HEREON AND LISTED BELOW:
 - LORAIN COUNTY TAX MAP RECORDS.
 - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
 - LORAIN COUNTY SURVEY RECORDS.
 - LOR-83-12.17 RIGHT OF WAY PLANS.
 - LOR-83-10.62-13.24 ROADWAY PLANS.
 - OHIO TURNPIKE PROJECT NO. 1 ROADWAY PLANS.
 - PIKE LAKE ALLOTMENT P.V. 21 P. 45.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY THAT HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 (STANDARDS FOR BOUNDARY SURVEYS) OF THE OHIO ADMINISTRATIVE CODE.

Amy M. Kelly 9/13/2024
AMY M. KELLY, P.S.
REGISTERED SURVEYOR No. 8469



EXISTING PARCEL SUMMARY	
07-00-022-101-011	
07-00-022-101-013	
07-00-022-101-015	
07-00-022-101-065	
07-00-022-101-086	

POST SPLIT SUMMARY	
REMAINDER PARCEL	
SPLIT PARCEL	
07-00-022-101-013	
07-00-022-101-015	
07-00-022-101-065	
07-00-022-101-086	

POST COMBINATION SUMMARY	
COMBINATION PARCEL	

51287
APPROVED
LORAIN CO
MAP DEPT
DATE 9/30/24
PAGE 07-00-022
BY A. Corcoran
24-09-216

PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT THIS LOT SPLIT ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE CITY OF NORTH RIDGEVILLE, OHIO APPROVED THIS 24 DAY OF September 2024.

Guy M. Fursdon
SECRETARY (OR RESPONSIBLE OFFICIAL)
CITY PLANNING COMMISSION - GUY M. FURSDON

MAYOR
APPROVED THIS 24 DAY OF September 2024

Kevin Corcoran
MAYOR - KEVIN CORCORAN

CITY ENGINEER
APPROVED THIS 24 DAY OF September 2024

Christina Eavenson
CITY ENGINEER - CHRISTINA EAVENSON, P.E.

LEGEND

- MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- IRON PIN/PIPE FOUND AS INDICATED
- 5/8" X 30" IRON REBAR W/CAP STAMPED "BRAMHALL ENG. & SURVEY" SET
- M.N.S. MAG NAIL SET
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- D.V. DEED VOLUME
- FD. FOUND
- INST. INSTRUMENT
- NO. NUMBER
- P. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.V. PLAT VOLUME
- S.F. SQUARE FEET
- (R) RECORD INFORMATION
- (M) MEASURED INFORMATION
- (SV) SURVEYED INFORMATION
- T.P.O.B. TRUE PLACE OF BEGINNING
- (U) USED INFORMATION
- (N) NORTH
- (S) SOUTH
- (E) EAST
- (W) WEST

approved KL 6/27/24

DATE	BY	DESCRIPTION
24-06-11	AMK	ISSUE TO CLIENT
24-06-13	AMK	REVISED PER COMMENT

DRAWN BY: MAM
CHECKED BY: AMK

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET
1 OF 1
JOB NO.
21-5553A

J:\215553A-SLK-Capitol_Holdings-AL-TAIDRAMWINGS01-5553A_Combination_Plat.dwg, Plotted: Jun 13, 2024 - 2:41pm