



# City of North Royalton

Mayor Larry Antoskiewicz

**Justin Haselton, P.E.**  
City Engineer

Diane Veverka  
Administrative Assistant

## LOT SPLIT/CONSOLIDATION APPLICATION

1. Applicant: Name Jerry Salupo  
 Address 9425 Olde 8 Road #3  
 City/St/Zip Northfield, OH 44067  
 Phone/Fax 216-407-4055  
 Email jerrysalupo@gmail.com

2. Property owner(s)\*: Name Ramesh Rouniyar / Northwest Real Estate Holdings  
 Address 4129 187<sup>th</sup> Place SE  
 City/St/Zip Bothell, WA 98012  
 Phone/Fax 419-581-1407  
 Email rameshrouniyar@gmail.com

\*(NOTE: If multiple owners, please list them on a separate attachment)

3. Existing lot Information	Permanent Parcel Number	Area (acres)	Existing lot Information	Permanent Parcel Number	Area (acres)
Lot #1 <sup>A-1</sup>	<u>4811<sup>2</sup>0008</u>	<u>.3571</u>	Lot #4	_____	_____
Lot #2 <sup>A-2</sup>	<u>48112039</u>	<u>.4400</u>	Lot #5	_____	_____
Lot #3	_____	_____	Lot #6	_____	_____

4. Current zoning of property E-1A

5. Is a public sanitary sewer available to these properties?  Yes  No  
 If no, please consult with the Cuyahoga County Board of Health at (216) 201-2000 regarding regulations pertaining to private sanitary sewer systems.

6. Is a public water system available to these properties?  Yes  No  
 If no, please consult with the Cuyahoga County Board of Health at (216) 201-2000 regarding regulations pertaining to private water systems.

\*\*\* PLEASE READ INSTRUCTIONS AND ADDITIONAL INFORMATION REGARDING THE SUBMITTAL REQUIREMENTS ATTACHED TO THIS PAGE BEFORE SIGNING \*\*\*

Jerry Salupo  
SIGNATURE OF APPLICANT / DATE

[Signature]  
SIGNATURE OF PROPERTY OWNER / DATE

# LOT SPLIT and CONSOLIDATION PLAT

For: Cedarwood Homes, LLC & Northwest Estate Holdings, LLC

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio and known as being part of Original Royalton Township Section No. 24.

Deed References:  
 P.P.N. 481-12-004  
 Cedarwood Homes, LLC  
 AFN 20211150478  
 P.P.N. 481-12-008 (Parcel No. 1)  
 P.P.N. 481-12-009 (Parcel No. 2)  
 Northwest Real Estate Holdings, LLC  
 AFN 202103060228

## 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 values between lines, all of which I certify to be correct to the best of my knowledge and belief.

Richard J. Kole, Registered Surveyor #7889 Date

## Basis of Bearings

The bearing for the meridian of Cedarwood Drive (from 89° 41' 39" East) as shown by the Cedarwood Estates Subdivision as recorded in Volume 224 of Maps, Page 8 of Cuyahoga County Records, is the reference meridian for this survey.



NORTH



(IN FEET)  
 1 INCH = 40 FT.  
 DECEMBER 7, 2021

LEGEND:	
○	5/8" Iron Pin Found and Used
○	5/8" Capped "47889" Iron Pin Set (30 Inches long)
●	Iron Pipe Found and Used
■	5/8" Iron Pin in Monument Box Found and Used
○	Calculated and Used
○	Deed and Used
○	Record and Used

CURVE DATA TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	BEARING
C1	230.00	118.70	59.83	29°04'14"	115.45	N75°09'32"E
C2	260.00	19.35	9.68	4°15'54"	19.35	N62°45'22"E
C3	280.00	142.07	72.60	29°04'14"	140.55	N75°09'32"E
C4	280.00	108.21	53.75	21°24'01"	105.58	N71°29'28"E
C5	280.00	35.85	17.95	7°20'13"	35.83	N80°01'33"E
C6	230.00	38.71	19.40	9°38'39"	38.67	N65°07'41"W
C7	230.00	34.84	17.46	8°40'48"	34.81	N65°38'36"W
C8	60.00	84.25	60.00	90°00'00"	84.65	N40°18'12"W

## Approvals

### Planning Commission

This plat is approved by the Planning Commission for the City of North Royalton, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Gene Barendse, Chair

Diana Vovetka, Secretary

### City Engineer

This plat is approved by the City Engineer for the City of North Royalton, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Justin Haselton, City Engineer

## Survey Data:

- Cedar Estates Subdivision Volume 224, Page 8 C.C.M.R.
- Lot Split and Consolidation Plat for Peppers and Kosta Volume 324, Page 48 C.C.M.R.

## Acceptance

(P.P.No. 481-12-004)

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

Cedarwood Homes, LLC

Title \_\_\_\_\_ Print Name \_\_\_\_\_

State of Ohio } J.S.S. \_\_\_\_\_

County of Cuyahoga } \_\_\_\_\_

Before me, a notary public in and for said county and state, personally appeared the above named

member of Cedarwood Homes, 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 \_\_\_\_\_, Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

My commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

My commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

My commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

My commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

My commission expires \_\_\_\_\_

## Acceptance

(P.P.Nos. 481-12-008 and 039)

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

Northwest Real Estate Holdings, LLC

Title \_\_\_\_\_ Print Name \_\_\_\_\_

State of Ohio } J.S.S. \_\_\_\_\_

County of Cuyahoga } \_\_\_\_\_

Before me, a notary public in and for said county and state, personally appeared the above named

member of Northwest Real Estate Holdings, 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 \_\_\_\_\_, Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

My commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

My commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

My commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

My commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

My commission expires \_\_\_\_\_

