

# NORTHBOROUGH SUBDIVISION NUMBER 2

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 30

## OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 30, CONTAINING 10.0329 ACRES.

THE UNDERSIGNED GREEN QUEST DEVELOPMENT, LLC HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS "NORTHBOROUGH SUBDIVISION NUMBER 2" A SUBDIVISION OF LOTS 31 TO 42 AND BLOCK "C", INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE CITY OF NORTH RIDGEVILLE FOR THE BENEFIT OF HIMSELF (THEMSELVES) AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 31<sup>st</sup> DAY OF October, 2014.

OWNER  
William P. Haggy

WITNESS  
Paul L. Beck

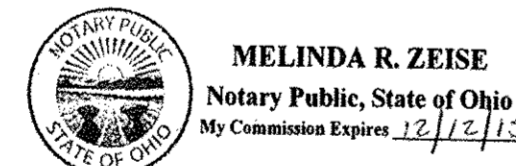
## NOTARIAL SEAL

STATE OF OHIO }  
SS }  
COUNTY OF LORAIN }  
ON THIS 31<sup>st</sup> DAY OF October, 2014 BEFORE ME PERSONALLY APPEARED William P. Haggy AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS (THEIR) FREE ACT AND DEED FOR THE PURPOSES HEREON MENTIONED.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Melinda R. Zeise

NOTARY PUBLIC IN AND FOR LORAIN COUNTY, OHIO  
MY COMMISSION EXPIRES: December 12, 2015

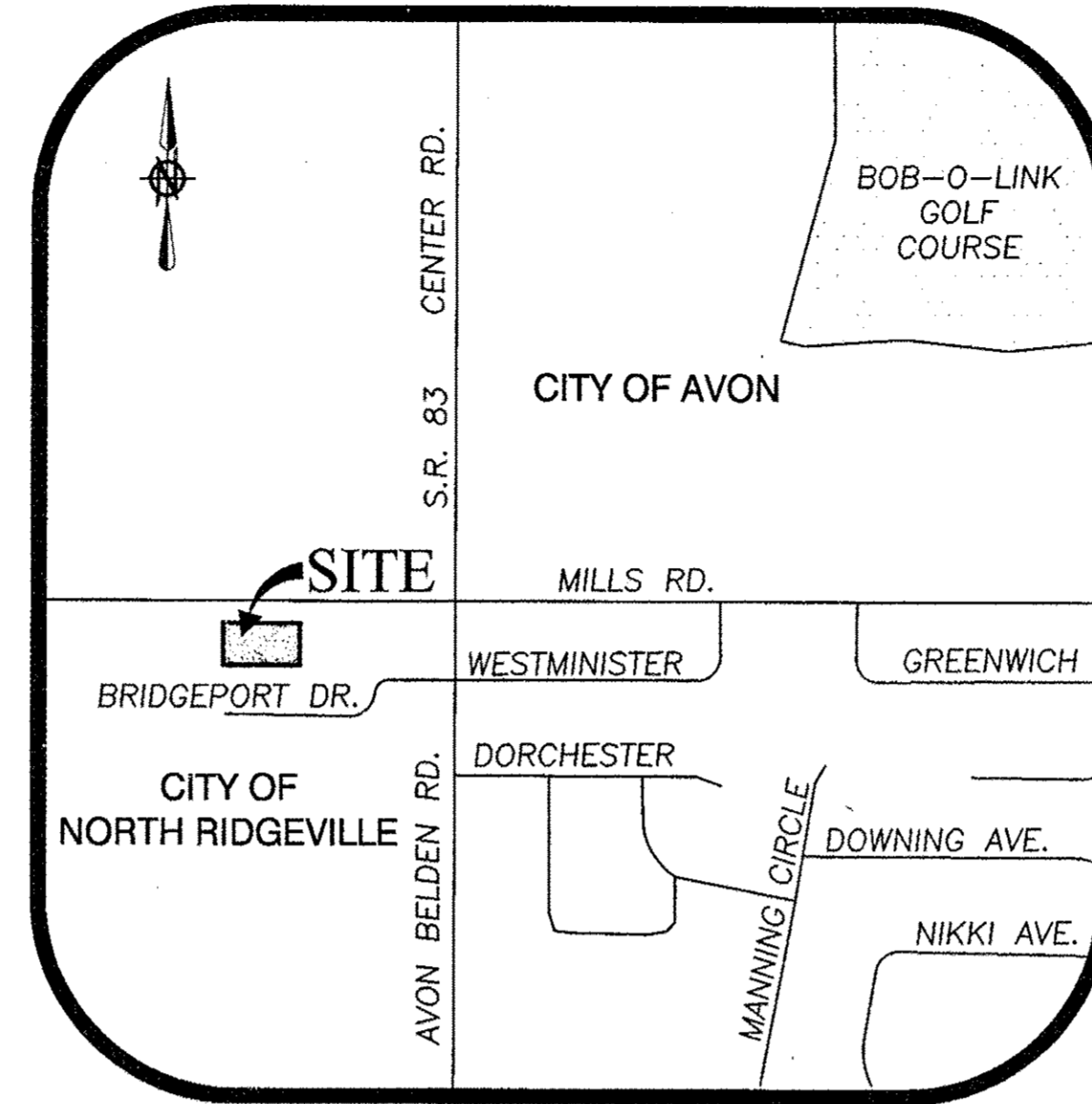


## LEGEND

- IRON PIN/PIPE FOUND
- 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL 8073"
- ☒ MONUMENT BOX FOUND

## BZA APPROVALS:

VARIANCES FOR INVERTED CROWN AND 20' PAVEMENT WIDTH GRANTED BY THE BOARD OF ZONING APPEALS ON AUGUST 23, 2012.



VICINITY MAP  
NOT TO SCALE

## UTILITY EASEMENTS

WE, THE UNDERSIGNED OWNERS OF THE PLATTED LAND, DO HEREBY GRANT UNTO COLUMBIA GAS OF OHIO, FIRST ENERGY, (TELEPHONE), AND (COMMUNICATIONS), THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT UNDER, OVER AND THROUGH BLOCK "C" AND ALL UNDERGROUND UTILITY EASEMENTS SHOWN HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, OPERATION OF SAID ELECTRIC, GAS, AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

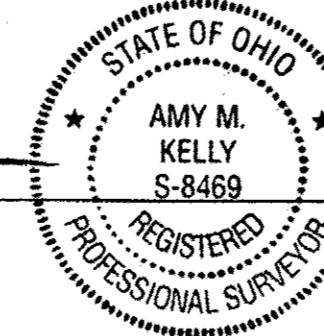
GRANTOR:

Jim Gideon  
JIM GIDEON, MANAGING MEMBER  
GREEN QUEST DEVELOPMENT, LLC  
36097 WESTMINSTER AVE.  
NORTH RIDGEVILLE, OHIO 44039  
440-779-5908

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "NORTHBOROUGH SUBDIVISION NUMBER 2" AS SHOWN HEREON AND CONTAINING 10.0329 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 30, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Amy M. Kelly  
AMY M. KELLY, P.S.  
REGISTERED PROFESSIONAL SURVEYOR NO. 8469  
10/9/2014



## PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE CITY OF NORTH RIDGEVILLE, OHIO THIS 18<sup>th</sup> DAY OF November, 2014.

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

## MAYOR

APPROVED THIS 18<sup>th</sup> DAY OF November, 2014.

G. David Gillock  
MAYOR - G. DAVID GILLOCK

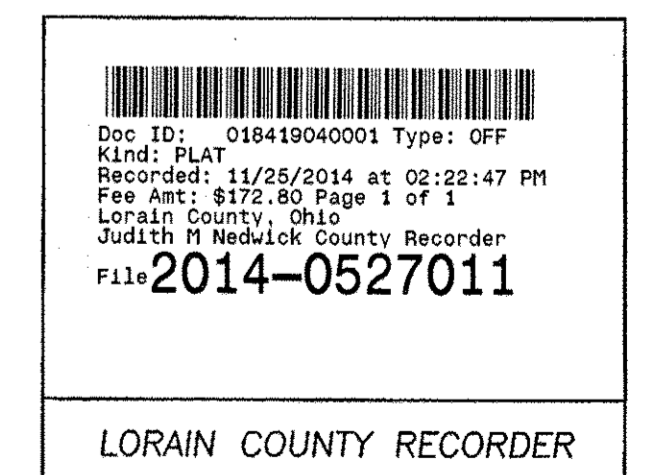
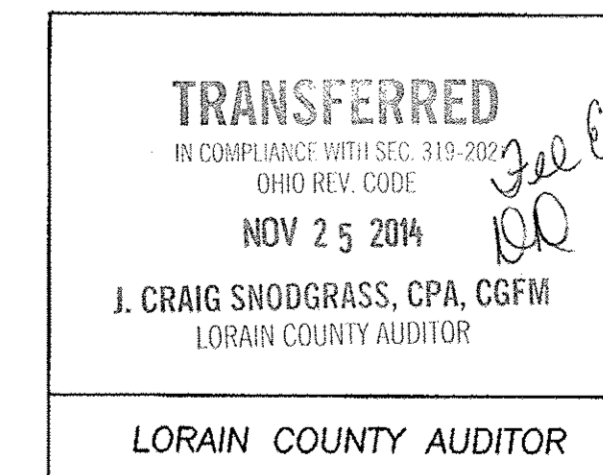
## CITY ENGINEER

APPROVED THIS 18<sup>th</sup> DAY OF November, 2014.

Scott Wangler  
CITY ENGINEER - SCOTT WANGLER, P.E.

## ACREAGE SUMMARY

1.3632 AC. IN SUBLOTS 31-42
0.6529 AC. IN BLOCK "C"
8.0168 AC. IN REMAINDER PARCEL
10.0329 AC. TOTAL



FIDELITY NATIONAL TITLE COMPANY, LLC  
5340 MEADOW LANE  
SHEFFIELD VILLAGE, OH 44054  
Plat vol. 100  
pgs. 47, 48  
By: Frank Bramhall

DATE	BY	DESCRIPTION
06-20-2012	CDW	ISSUE FOR PRELIMINARY REVIEW
12-12-2013	CDW	ISSUE FOR REVIEW
01-22-2014	CDW	ISSUE FOR FINAL PC REVIEW
02-07-2014	CDW	UPDATED PER CITY COMMENT
09-12-2014	MCB	ADDED UTILITY EASEMENTS FOR ELECTRIC

DRAWN BY:  
AMK  
CHECKED BY:  
CDW



PREPARED FOR:  
GREEN QUEST DEVELOPMENT, LLC  
36097 WESTMINSTER AVENUE  
NORTH RIDGEVILLE, OHIO 44039

NORTHBOROUGH SUBDIVISION NO. 2  
RECORD PLAT  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
1 OF 2  
JOB NO.  
12-3333

04-00-013-000-493  
EKATERINI DOUZOS,  
TRUSTEE  
36350 MILLS ROAD

04-00-013-000-481  
EKATERINI DOUZOS,  
TRUSTEE  
4802 CENTER ROAD

04-00-013-000-481  
EKATERINI DOUZOS,  
TRUSTEE  
4802 CENTER ROAD

04-00-013-000-283  
PAUL LALONDE  
4854 CENTER ROAD

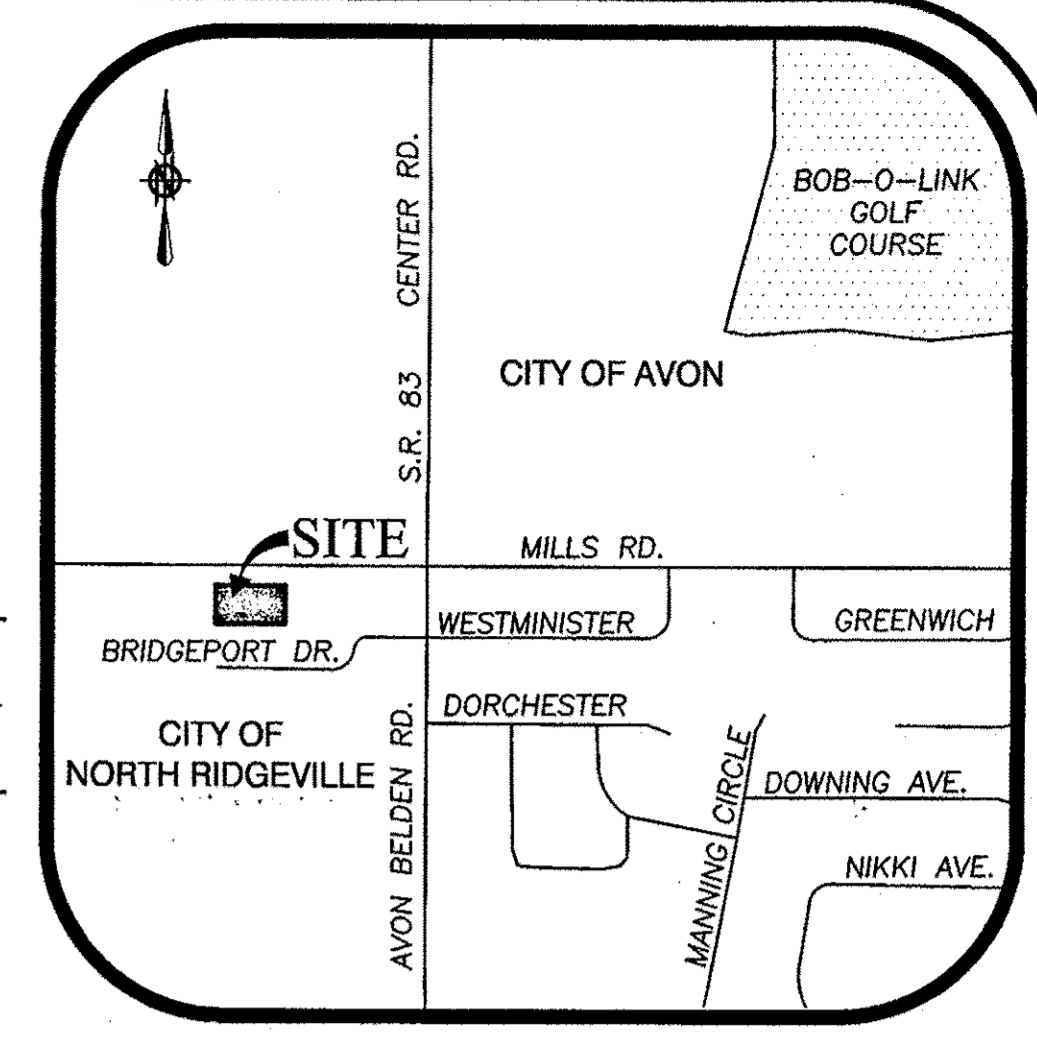
04-00-013-000-072  
ERIC RALICH  
4858 CENTER ROAD  
INST. #20110360687

CITY OF AVON - AVON TOWNSHIP SECTION 13

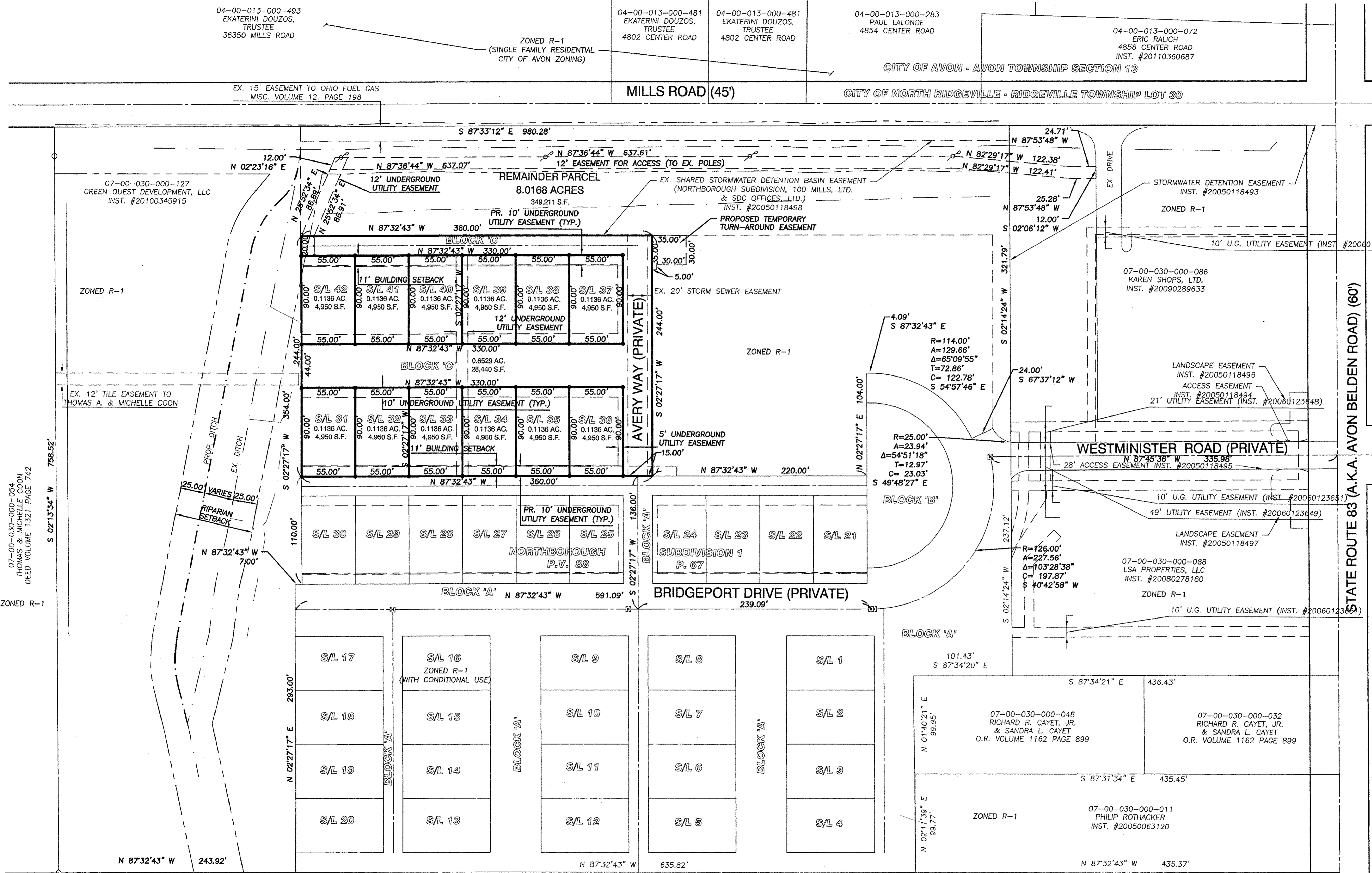
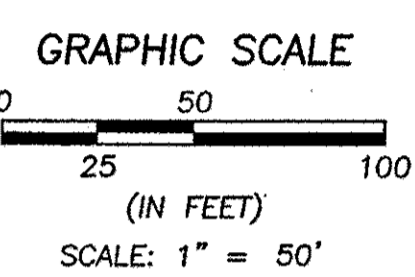
EX. 15' EASEMENT TO OHIO FUEL GAS  
MISC. VOLUME 12, PAGE 198

MILLS ROAD (45')

CITY OF NORTH RIDGEVILLE - RIDGEVILLE TOWNSHIP LOT 30



VICINITY MAP  
NOT TO SCALE



07-00-030-000-054  
THOMAS A. & MICHELLE COON  
DEED VOLUME 1321 PAGE 742

ZONED R-1

07-00-030-000-047  
JOSEPH M. & JOYCE M. SOLOMON  
O.R. VOLUME 121 PAGE 327

REVISION	DATE	BY:	DESCRIPTION
	06-20-2012	CDW	ISSUE FOR PRELIMINARY REVIEW
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	01-22-2014	CDW	ISSUE FOR PC REVIEW
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	09-12-2014	MCB	ADDED UTILITY EASEMENTS FOR ELECTRIC

DRAWN BY:  
AMK  
  
CHECKED BY:  
CDW

**BRAMHALL**  
ENGINEERING AND SURVEYING CO., INC.  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:  
GREEN QUEST DEVELOPMENT, LLC  
36097 WESTMINISTER AVENUE  
NORTH RIDGEVILLE, OHIO 44039

**NORTHBOROUGH SUBDIVISION NO. 2**  
**RECORD PLAT**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
2 OF 2  
JOB NO.  
12-3333