

# NORTHBOROUGH SUBDIVISION NO. 3

BEING A SUBDIVISION OF 8.0168 ACRES  
 OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30  
 BEING A SUBDIVISION OF THE REMAINDER PARCEL OF NORTHBOROUGH  
 SUBDIVISION NO. 2, RECORDED IN VOL. 100, PG. 47 OF LORAIN COUNTY RECORDS  
 CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO  
 APRIL 2016 SCALE 1"=50'

Northborough  
 Subdivision 3  
 City of North Ridgeville - Lorain County - Ohio

**OWNERS CERTIFICATE**

THE UNDERSIGNED, GREEN QUEST DEVELOPMENT, LLC, HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS "NORTHBOROUGH SUBDIVISION NUMBER 3" A SUBDIVISION OF LOTS 43 TO 52, AND BLOCKS "D" AND "E" INCLUSIVE, AND 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 THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS AS SHOWN 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.

OWNER:

GREEN QUEST DEVELOPMENT, LLC

*[Signature]*  
 AGENT GENERAL MANAGER  
 GREEN QUEST DEVELOPMENT, LLC.


STATE OF OHIO )

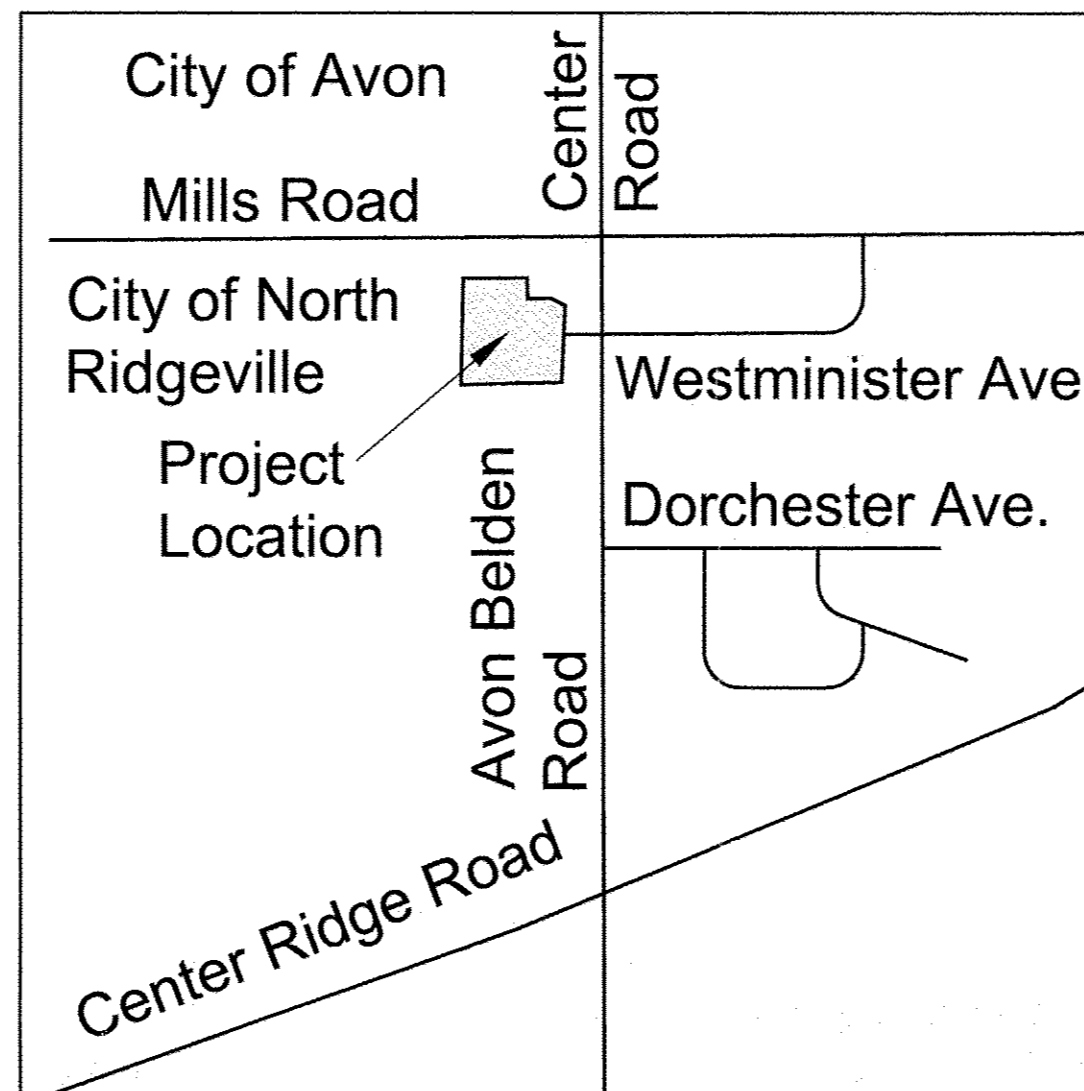
COUNTY OF LORAIN )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, GREEN QUEST DEVELOPMENT, LLC., THROUGH *Jim W. Hinkle* AGENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT North Ridgeville, OHIO, THIS 20<sup>th</sup> DAY OF May, 2016.

*[Signature]*  
 NOTARY PUBLIC

 **MELINDA R. ZEISE**  
 Notary Public, State of Ohio  
 My Commission Expires 12/17/2020



VICINITY MAP

APPROVALS  
 APPROVED BY THE CITY ENGINEER OF THE CITY OF NORTH RIDGEVILLE

THIS 18<sup>th</sup> DAY OF May, 2016  
*[Signature]* Scott Wampler  
 CITY ENGINEER PRINT NAME

APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE  
 THIS 18<sup>th</sup> DAY OF MAY, 2016

*[Signature]* David M. Haddock  
 MAYOR PRINT NAME

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE  
 THIS 15<sup>th</sup> DAY OF APRIL, 2016

*[Signature]* Guy M. Fursdon  
 PLANNING COMMISSION CHAIRMAN  
 OR RESPONSIBLE OFFICIAL PRINT NAME

Doc ID: 019800780001 Type: OFF  
 Kind: PLAT  
 Recorded: 08/20/2016 at 12:22:35 PM  
 Fee Amt: \$76.80 Page 1 of 1  
 Lorain County, Ohio  
 Judith H. Newkirk County Recorder  
 File # 2016-0586430

FIDELITY NATIONAL TITLE  
 COMPANY, LLC  
 5340 MEADOW LANE  
 SHEFFIELD VILLAGE, OH 44054  
 Plat Vol. 102  
 Pgs. 22 + 23

**EASEMENT GRANT**

WE THE UNDERSIGNED, GREEN QUEST DEVELOPMENT, LLC THROUGH \_\_\_\_\_, THEIR AGENT, DO HEREBY GRANT UNTO \_\_\_\_\_, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT UNDER, OVER, AND THROUGH BLOCKS "D" AND "E" 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, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE 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, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC, GAS, AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPELINES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

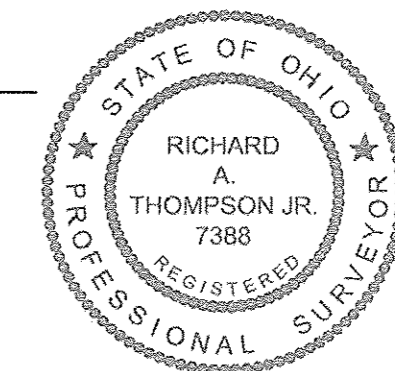
BY: GREEN QUEST DEVELOPMENT, LLC

*[Signature]*  
 AGENT

**BOUNDARY CERTIFICATION:**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE LOTS AND ROAD ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS ARE BASED ON THE CENTERLINE OF AVON BELDEN ROAD - SOUTH 02°14'24" WEST PER PLAT FOR NORTHBOROUGH SUBDIVISION NO. 1 RECORDED IN VOLUME 88, PAGES 67-68 OF LORAIN COUNTY PLAT RECORDS.

*[Signature]*  
 RICHARD A. THOMPSON, JR., P.S. #7388 4/8/16



AREA TABULATION SUBDIVISION 3  
 BLOCK "D" = 0.3553 AC.  
 BLOCK "E" = 0.1515 AC.  
 S/L'S = 1.1364 AC.  
 REMAINING LAND = 6.3736 AC.  
 PHASE 3 TOTAL = 8.0168 AC.

TRANSFERRED  
 IN COMPLIANCE WITH SEC. 319-202  
 OHIO REV. CODE  
 MAY 20 2016  
*[Signature]*  
 J. CRAIG SNODGRASS, CPA, CGFM  
 LORAIN COUNTY AUDITOR

REV. No.	DATE	BY	DATE: 04/08/16
			SCALE: HOR. 1"=50'
			VERT. 1"=100'
			FOLDER: Survey
			FILENAME: Record Plat
			TAB: 01-Record Plat
			DRAWN: MPS

POLARIS ENGINEERING & SURVEYING, INC.  
 34600 CHARDON ROAD, SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (Fax)  
 www.polaris-es.com



RECORD PLAT

CONTRACT No.	
15192	
SHEET	OF
1	2

NORTHBOROUGH SUBDIVISION NO. 3

SCANNED  
 MAY 19 2016  
 Initial: *[Signature]*  
 P. O'Brien

Mills Road ~ 45'

Original Avon Township Section 13  
Original Ridgeville Township Lot 30

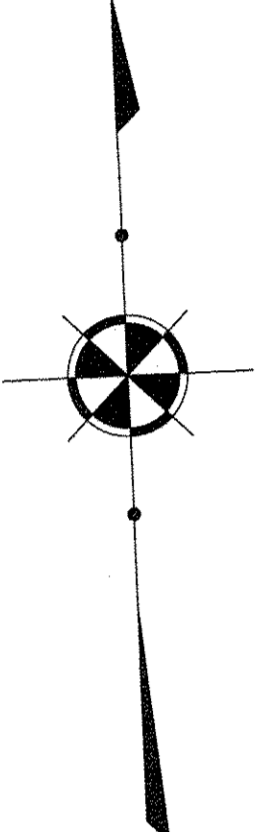
S87°33'12"E 980.28'(REC./MEAS.)

S87°33'12"E 335.00'(REC./MEAS.)

Northborough  
Subdivision 3

City of North Ridgeville - Lorain County - Ohio

PPN 07-00-030-000-054  
Thomas & Michelle Coon  
Vol. 1321, Pg. 742 O.R.



N02°13'34"E 758.52'(REC./MEAS.)

5/8" Iron Pin  
(Id: Polaris)  
Fd. / Used

5/8" Iron Pin  
(Id: Polaris)  
Fd. / Used

5/8" Iron Pin  
(Id: Polaris)  
Fd. / Used

5/8" Iron Pin  
(Id: Polaris)  
Fd. / Used

N87°32'43"W  
7.00'(REC./MEAS.)

PPN 07-00-030-000-143  
Green Quest Development LLC  
Land Remaining After Subdivision No. 3  
Inst. No. 2010-0345915  
6.3736 acres (Total)  
0.1688 acres (ROW)

1" Iron Pin  
Fd. / Used

N87°32'43"W  
243.92'(REC./MEAS.)

5/8" Iron Pin  
(Id: Rosbeck)  
Fd. / Used

N87°32'43"W 690.00'(REC./MEAS.)

10' Underground  
Utility Easement

Ex. Easement Agreement  
For Stormwater Detention  
Inst.# 20050118498

Ex. Easement Agreement  
For Stormwater Detention  
Inst.# 20050118493

Ex. Easement Agreement  
For Utility Service  
Inst.# 20060123650

Block C 07-00-030-000-142

Block E 0.1515 AC.

S/L 42 S/L 41 S/L 40 S/L 39 S/L 38 S/L 37

S/L 47 S/L 48 S/L 49 S/L 50 S/L 51 S/L 52

S/L 31 S/L 32 S/L 33 S/L 34 S/L 35 S/L 36

S/L 43 S/L 44 S/L 45 S/L 46 S/L 47 S/L 48

S/L 30 S/L 29 S/L 28 S/L 27 S/L 26 S/L 25

S/L 24 S/L 24 S/L 22 S/L 21

S/L 17 S/L 16 S/L 9 S/L 8 S/L 1 S/L 2

S/L 18 S/L 15 S/L 10 S/L 7 S/L 2 S/L 2

S/L 19 S/L 14 S/L 11 S/L 6 S/L 3 S/L 3

S/L 20 S/L 13 S/L 12 S/L 5 S/L 4 S/L 4

Northborough Subdivision No. 2  
Vol. 100, Pg. 47 - L.C.P.R.

Northborough Subdivision No. 1  
Vol. 88, Pg. 67 - L.C.P.R.

Bridgeport Drive (Private)

Avery Way (Private)

10' Underground  
Utility Easement

Mon. Box With  
5/8" Iron Pin  
(Id: Rosbeck)  
Fd. / Used

Ex. Easement Agreement  
For Utility Service  
Inst.# 20060123649

PPN 07-00-030-000-086  
Karen Shops Ltd.  
Inst. No. 2009-0289633

Ex. Easement Agreement  
For Utility Service  
Inst.# 20060123648

Ex. Ingress/Egress  
Easement  
Inst.# 200500118495

Ex. Ingress/Egress  
Easement  
Inst.# 20050118494

Westminister Road (Private)  
Mon. Box With  
5/8" Iron Pin  
(Id: Rosbeck)  
Fd. / Used

Ex. Easement Agreement  
For Utility Service  
Inst.# 20060123651

PPN 07-00-030-000-088  
LSA Properties LLC  
Inst. No. 2008-0278160

PPN 07-00-030-000-048  
Richard Cayet  
Vol. 1162, Pg. 899 O.R.

PPN 07-00-030-000-011  
Philip J. Rothacker  
Inst. No. 2005-0063120

PPN 07-00-030-000-047  
Joseph M. & Joyce M. Solomon  
Vol. 121, Pg. 327 O.R.

N87°32'43"W 635.82'(REC./MEAS.)

N87°34'21"W  
101.43'(REC./MEAS.)

N87°34'21"W 335.00'(REC./MEAS.)

3/4" Iron Pipe  
Fd. / Used

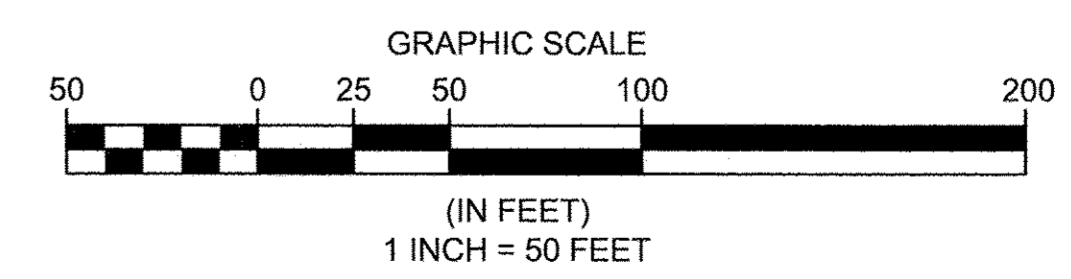
S01°40'21"W  
99.95'(REC./MEAS.)

S02°11'39"W  
99.74'(REC./MEAS.)

3/4" Iron Pipe  
Fd. / Used  
3.00' East

Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND
- MONUMENT BOX FOUND



NORTHBOROUGH SUBDIVISION NO. 3

LINE	LENGTH	BEARING
L1	4.09	S87°32'43"E
L2	24.00	N67°37'12"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	129.66'	114.00'	65°09'55"	122.78'	N54°57'45"W	72.86'
C2	23.94'	25.00'	54°51'24"	23.03'	S49°48'33"E	12.97'
C3	36.22'	138.00'	15°02'20"	36.12'	N29°53'58"W	18.22'

REV. No.	DATE	BY	DATE:
			4/7/18
			SCALE: HOR. 1"=50'
			VERT. 1"=100'
			FOLDER: Survey
			FILENAME: Record Plat
			TAB: 02 - Record Plat
			DRAWN: MPB

CONTRACT No.	
15192	
SHEET	OF
2	2



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RECORD PLAT