

NORTHBOROUGH SUBDIVISION NO. 4

BEING A SUBDIVISION OF 3.5351 ACRES
 OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 30
 BEING A RE-SUBDIVISION OF PARTS OF THE REMAINDER PARCEL AND ALL OF BLOCK D OF
 NORTHBOROUGH SUBDIVISION NO. 2, RECORDED IN VOL. 100, PG. 47 OF LORAIN COUNTY RECORDS,
 AND ALL OF BLOCKS A AND B OF NORTHBOROUGH SUBDIVISION NO. 1,
 RECORDED IN VOL. 88, PG. 67 OF LORAIN COUNTY RECORDS
 CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO
 FEBRUARY, 2017 SCALE 1"=50'

OWNERS CERTIFICATE

THE UNDERSIGNED, GREEN QUEST DEVELOPMENT, LLC, HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS "NORTHBOROUGH SUBDIVISION NUMBER 4" A SUBDIVISION OF BLOCKS "F", "G", "H", AND "I" 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

Scott Wangler
 AGENT

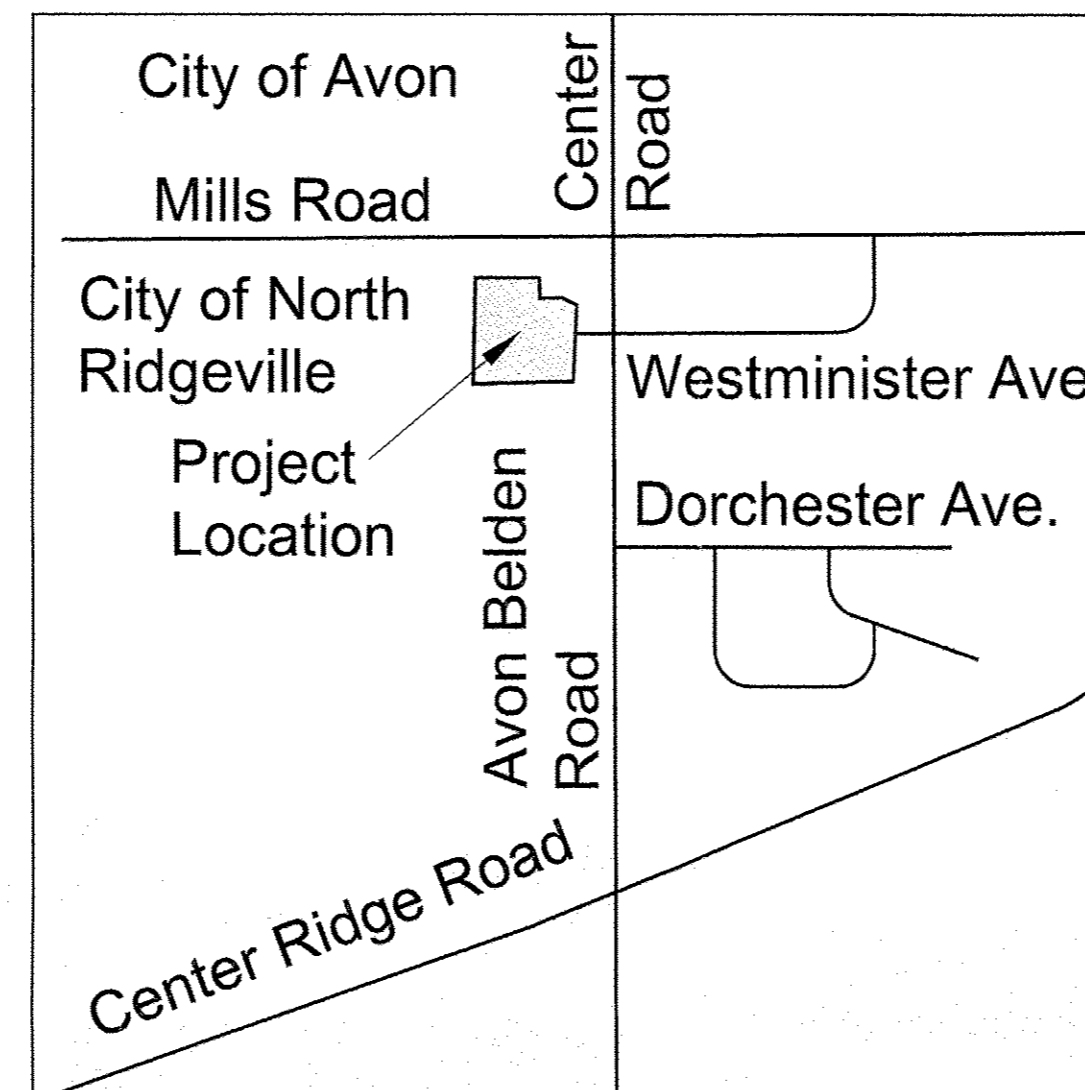
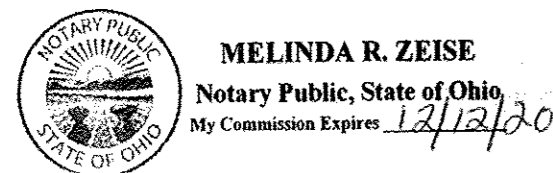
STATE OF OHIO)

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 *Scott Wangler* 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 23 DAY OF February, 2017.

Melinda R. Zeise
 NOTARY PUBLIC

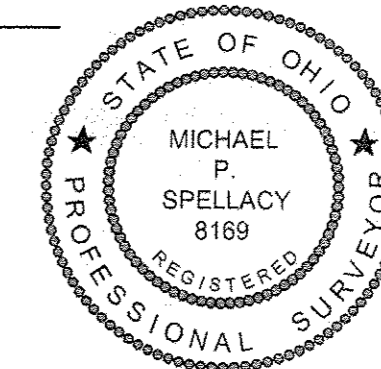


VICINITY MAP

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 A 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.

Michael P. Spellacy
 MICHAEL P. SPELLACY, P.S. #8169 2/14/17



AREA TABULATION SUBDIVISION 4

BLOCK "F"	= 2.7836 AC.
BLOCK "G"	= 0.3375 AC.
BLOCK "H"	= 0.2303 AC.
BLOCK "I"	= 0.1837 AC.
TOTAL	= 3.5351 AC.

Doc ID: 019907270001 Type: OFF
 Kind: PLAT
 Recorded: 03/15/2017 at 10:47:16 AM
 Fee Amt: \$180.80 Page 1 of 1
 Lorain County, Ohio
 Judith H. Newdick County Recorder
 File # 2017-0621931

FIDELITY NATIONAL TITLE
 COMPANY, LLC
 5340 MEADOW LANE
 SHEFFIELD VILLAGE, OH 44054
 Plat Vol 103
 Pg. 22, 23

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 MAR 13 2017
 J. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

APPROVALS

APPROVED BY THE CITY ENGINEER OF THE CITY OF NORTH RIDGEVILLE

THIS 23rd DAY OF MARCH, 2017
Scott Wangler
 CITY ENGINEER PRINT NAME

APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE

THIS 23rd DAY OF MARCH, 2017
David Mellore *David Groock*
 MAYOR PRINT NAME

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE

THIS 23rd DAY OF MARCH, 2017
Guy M. Furdson
 PLANNING COMMISSION CHAIRMAN PRINT NAME
 OR RESPONSIBLE OFFICIAL

REV. No.	DATE	BY	DESCRIPTION

DATE: 02/14/2017
 SCALE: HOR. 1"=50'
 VERT. 1"=40'
 FOLDER: Survey
 FILENAME: Record Plat
 TAB: 01-Record Plat
 DRAWN: MPS

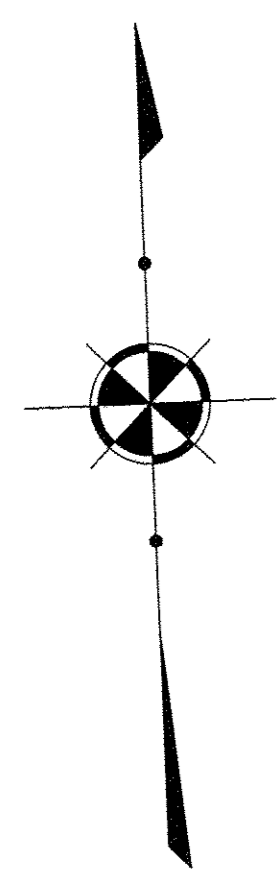
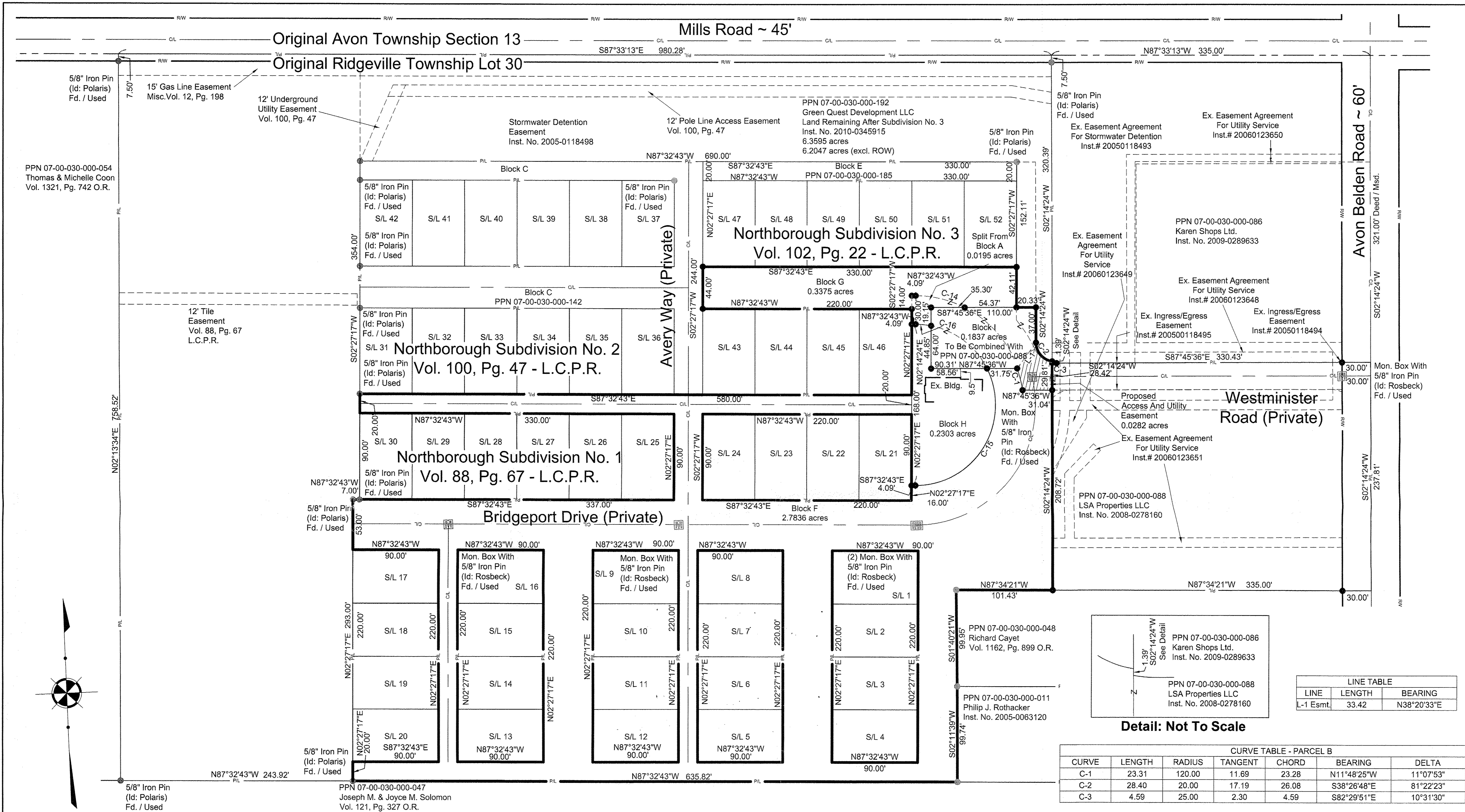
Northborough Subdivision 4
 City of North Ridgeville - Lorain County - Ohio

POLARIS ENGINEERING & SURVEYING, INC.
 34800 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com



RECORD PLAT

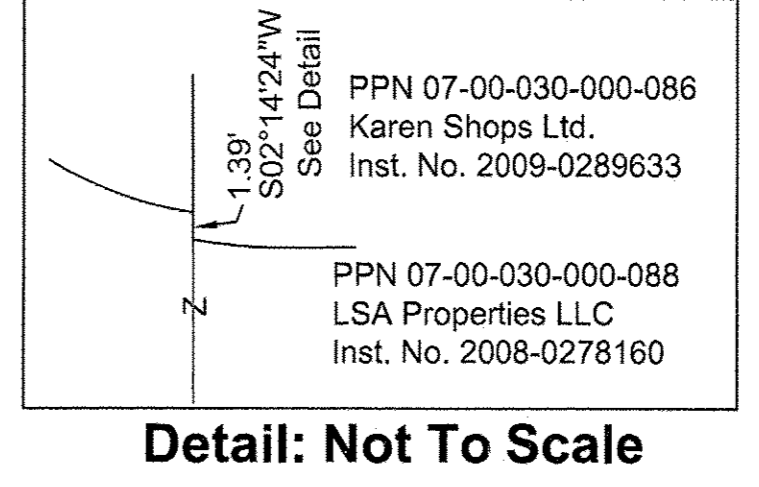
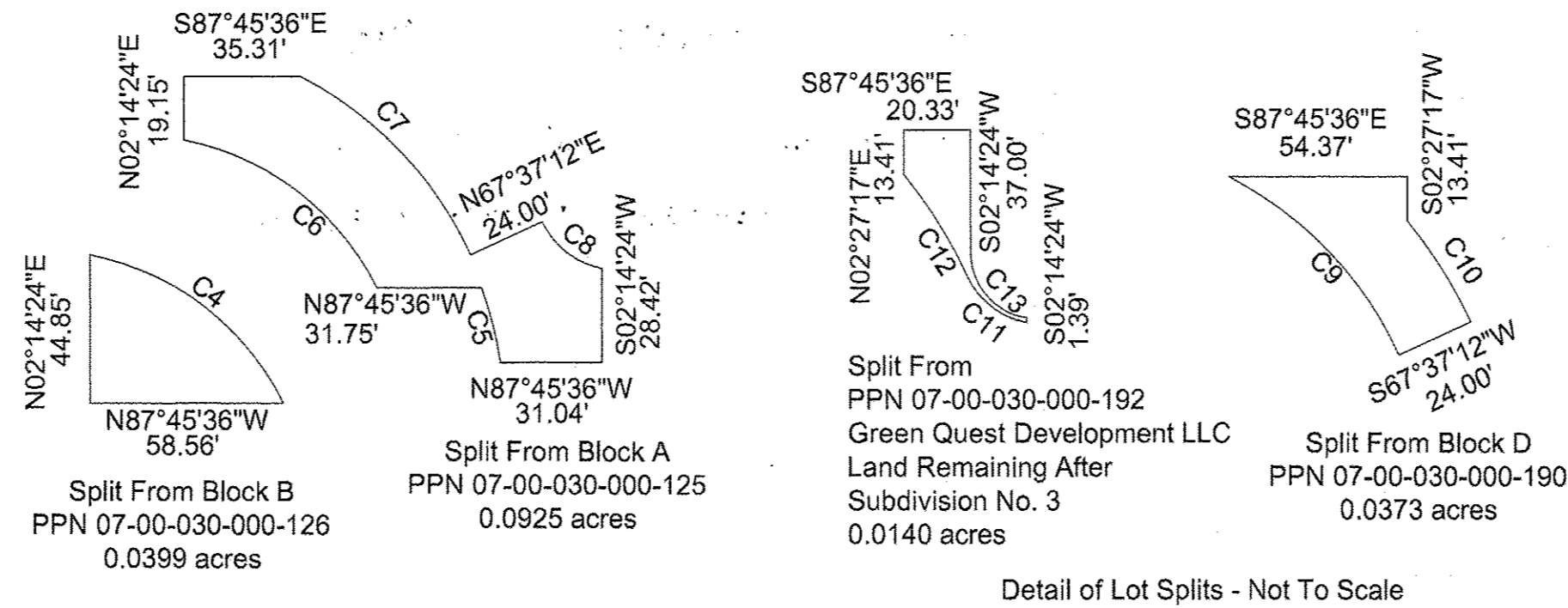
CONTRACT No.	
15192	
SHEET	OF
1	2



Boundary Survey Legend

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

DATE: 02/14/2017
 SCALE: HOR. 1"=50'
 VERT. 1"=100'
 FOLDER: Survey
 FILENAME: lot splits
 TAB: 01-Lot Split
 DRAWN: MPS



LINE TABLE		
LINE	LENGTH	BEARING
L-1 Esmt.	33.42	N38°20'33"E

CURVE TABLE - PARCEL B						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	23.31	120.00	11.69	23.28	N11°48'25"W	11°07'53"
C-2	28.40	20.00	17.19	26.08	S38°26'48"E	81°22'23"
C-3	4.59	25.00	2.30	4.59	S82°29'51"E	10°31'30"

CURVE TABLE - PARCEL A						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C4	76.36	84.00	41.05	73.76	N50°18'29"W	52°05'08"
C5	23.31	120.00	11.69	23.28	N11°48'25"W	11°07'53"
C6	76.36	84.00	41.05	73.76	N50°18'29"W	52°05'08"
C7	76.17	114.00	39.57	74.76	N41°31'18"W	38°17'01"
C8	23.94	25.00	12.97	23.03	S49°48'33"E	54°51'24"
C9	76.17	114.00	39.57	74.76	N41°31'18"W	38°17'01"
C10	36.22	138.00	18.22	36.12	N29°53'58"W	15°02'20"
C11	23.94	25.00	12.97	23.03	S49°48'31"E	54°51'26"
C12	36.22	138.00	18.22	36.12	N29°53'58"W	15°02'20"
C13	28.40	20.00	17.19	26.08	S38°26'48"E	81°22'23"
C-14	53.49	114.00	27.24	53.00	N74°06'16"W	26°52'54"
C-15	171.12	84.00	136.33	143.03	N34°05'41"E	116°43'12"
C-16	16.41	84.00	8.23	16.39	N81°56'53"W	11°11'40"

REV. No.	DATE	BY

Northborough Subdivision 4

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RECORD PLAT

CONTRACT No.	
15192	
SHEET	OF
2	2