

Eastview Avenue Subdivision

PREPARED FOR: GREENQUEST DEVELOPMENT, LLC.
 BEING A SUBDIVISION OF 0.4146 ACRES
 OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 20
 AND BEING A RE-SUBDIVISION OF SUBLOTS 21, 22, 23, 24, 25, AND 26
 OF BLOCK DD OF UNIVERSAL REALTY COMPANY'S
 CENTER RIDGE HEIGHTS SUBDIVISION
 AS SHOWN BY PLAT RECORDED IN VOLUME 10, PAGES 22-23 OF
 LORAIN COUNTY PLAT RECORDS
 MAY, 2019 1 INCH = 20 FEET

OWNERS CERTIFICATE

THE UNDERSIGNED, GREEN QUEST DEVELOPMENT, LLC, HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS "EASTVIEW AVENUE SUBDIVISION" A SUBDIVISION OF LOTS 1 TO 3, INCLUSIVE, AND DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME.

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.
 OWNER:

GREEN QUEST DEVELOPMENT, LLC

[Signature]
 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 *Tim 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 28th DAY OF May, 2019.

[Signature]
 NOTARY PUBLIC

APPROVALS

APPROVED BY THE CITY ENGINEER OF THE CITY OF NORTH RIDGEVILLE

THIS 4th DAY OF June, 2019

[Signature] *[Signature]*
 CITY ENGINEER PRINT NAME

APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE
 THIS 4 DAY OF June, 2019

[Signature] *[Signature]*
 MAYOR PRINT NAME

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE
 THIS 3rd DAY OF JUNE, 2019

[Signature] *[Signature]*
 PLANNING COMMISSION CHAIRMAN OR RESPONSIBLE OFFICIAL PRINT NAME

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 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 REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

[Signature] 5/21/2019 05/21/2019
 MICHAEL P. SPELLACY P.S. 8169

REV. No.	DATE	BY

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 JUN 20 2019
[Signature]
 J. CRAIG SKODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

Doc ID: 02092710002 Type: OFF
 Kind: PLAT
 Recorded: 06/20/2019 at 09:20:39 AM
 Fee Amt: 800.40 Page: 1 of 2
 Lorain County, Ohio
 Judith H. Medwick County Recorder
 File # 2019-0718972

FIDELITY NATIONAL TITLE
 COMPANY, LLC
 5340 MEADOW LANE COURT
 SHEFFIELD VILLAGE, OH 44054
 Plat Vol 106 Pg 78



1" Iron Pin In Monument Box Fd. / Used

Drake Street - 40'

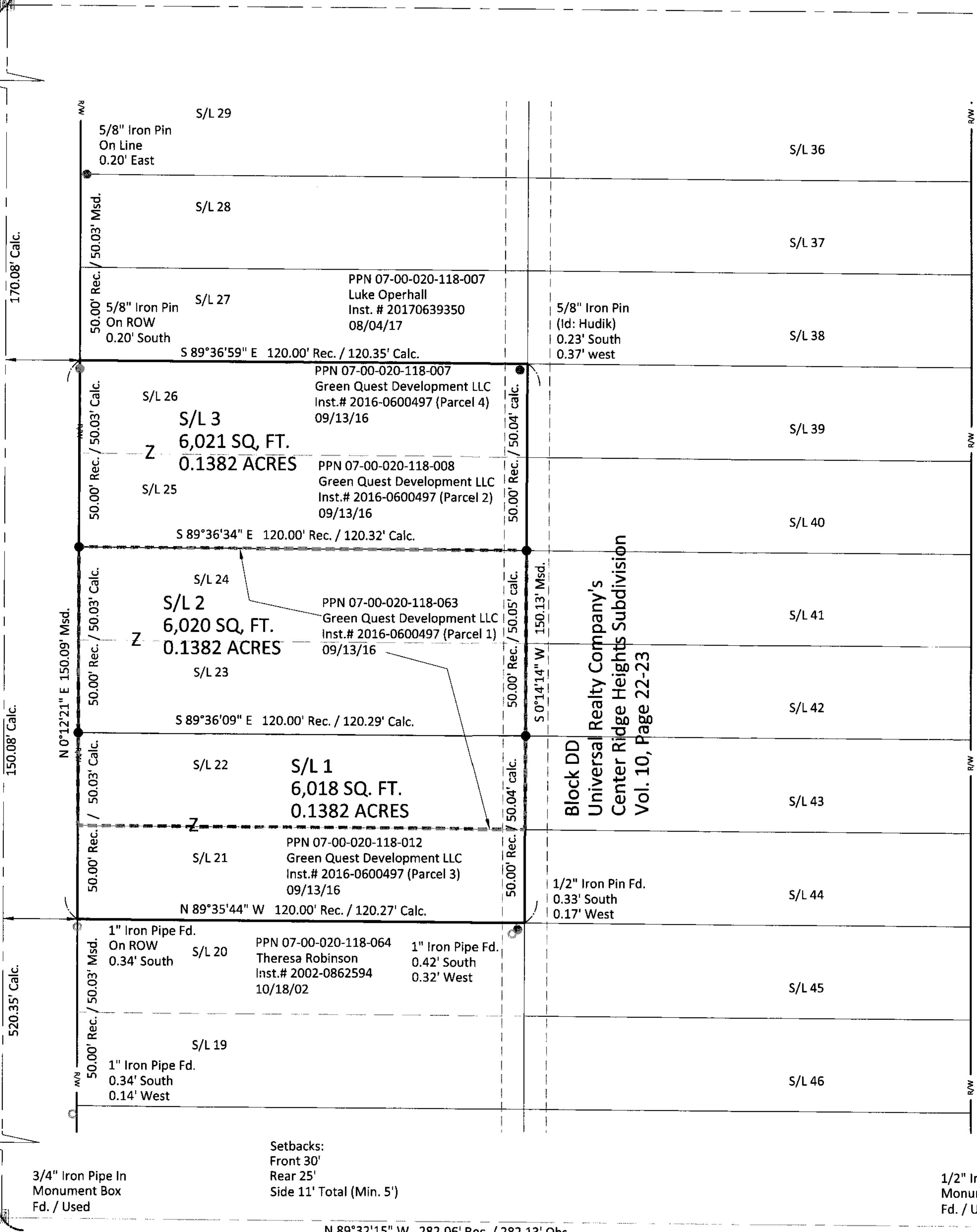
S 89°38'14" E 278.33' Rec. / 279.12' Obs.

5/8" Iron Pin In Monument Box Fd. / Used

Eastview Avenue - 40'

N 0°12'21" E 840.00' Rec. / 840.51' Obs.

520.35' Calc.



Poplar Street - 40' (Vacated Ord. 3504-99 - 11/01/99)

N 89°32'15" W 282.06' Rec. / 282.13' Obs.

Albert Avenue - 40'

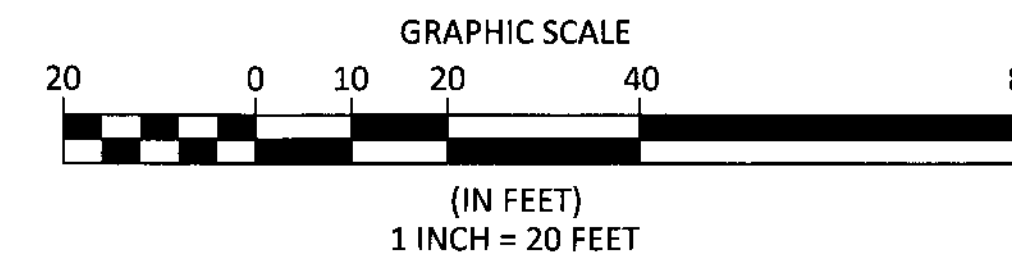
S 0°00'04" W 840.00' Rec. / 841.02' Obs.

Spruce Street - 40'

3/4" Iron Pin In Monument Box Fd. 0.43' East

Boundary Survey Legend

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



BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT

EASTVIEW AVENUE SUBDIVISION
 CITY OF NORTH RIDGEVILLE
 LORAIN COUNTY - OHIO

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.

18202

SHEET	OF
1	1

Plat Sheet

Instrument # 2019-0718972 Film # _____

Name of Plat: Eastview Avenue Subdivision

Owner: Green Quest Development LLC

Description: Situated in Ridgerville Township, County
of Lorain, State of Ohio: being a part of Original
Ridgerville Township Lot 20, 0.4146 Acre
Being a Re-Subdivision of sublots 21, 22, 23, 24, 25 and 26
of Block DD of Universal Realty Cos. Center Ridge Heights
Subdivision, recorded in Plat Vol. 10, Pgs. 22-23.
Creating Sublots 1, 2, and 3 - Easements Also

Floor Plans: /

Related/Margin: Plat Vol. 10, Pgs 22-23

Comments: _____

Vol. 106

Receiving Stamp

Pg. 78

Amount: 90.40

Initials: SC