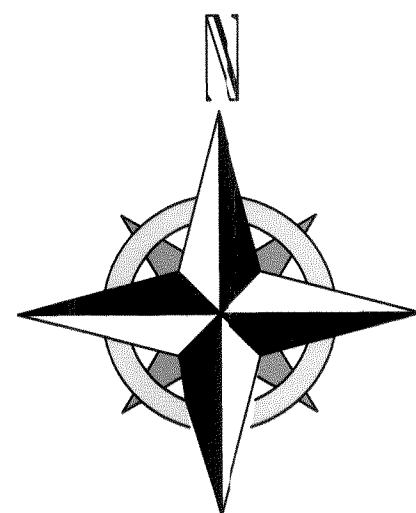
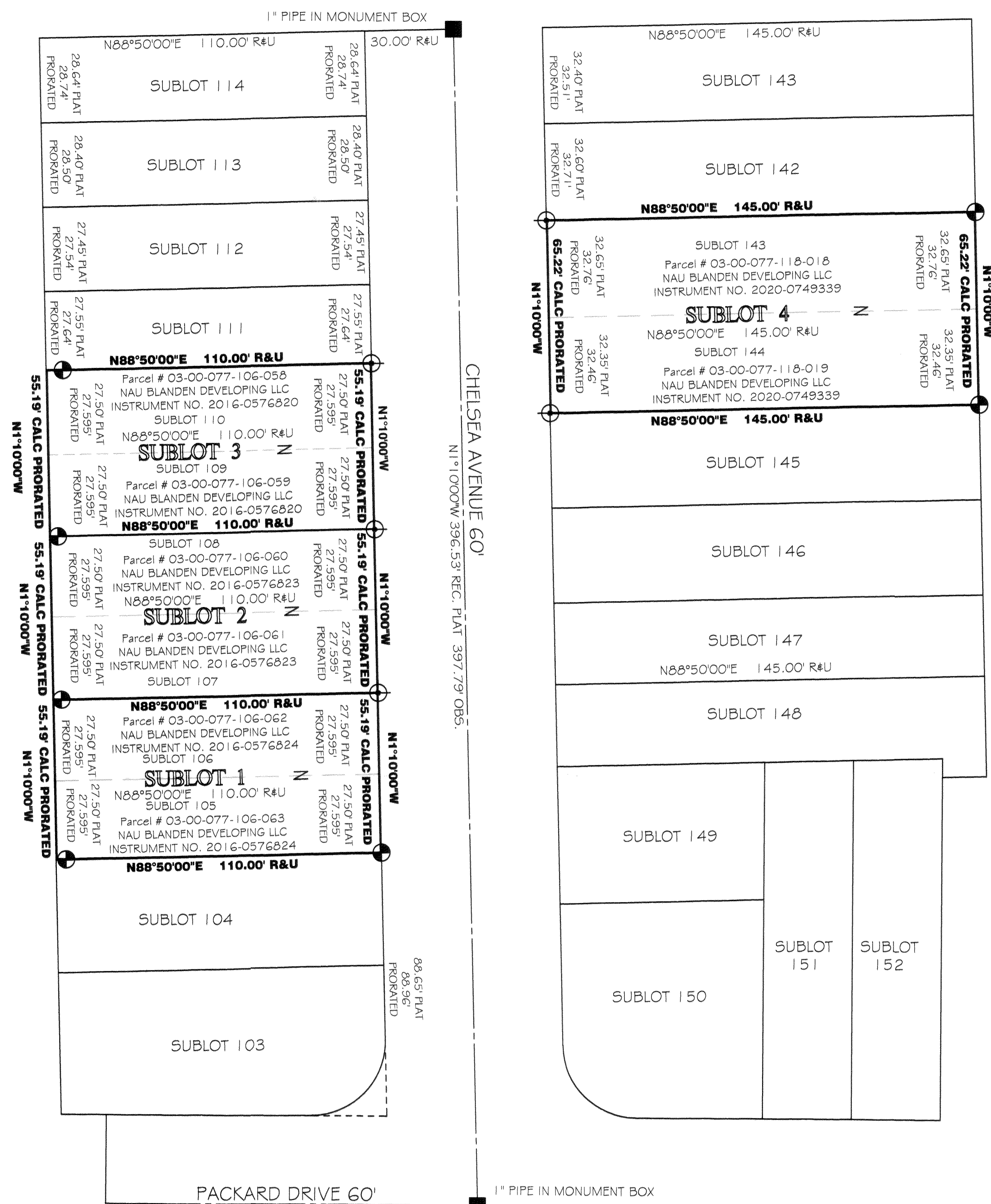


LOCATION MAP  
NOT TO SCALE



NAU-BLANDEN SUBDIVISION

A RESUBDIVISION OF SUBLOTS 105, 106, 107, 108, 109, 110, 143 AND 144  
IN MEADOW VALLEY SUBDIVISION NO. 3 REVISED PLAT VOLUME 31 PAGE 47  
OF LORAIN COUNTY PLAT RECORDS  
BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT 77  
CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO



Parcel # 0300077107012  
FREDERICK DIVERSIFIED LLC  
INSTRUMENT NO. 2004-0046797

NAU-BLANDEN DEVELOPING LLC  
167 ANTIPOCH DR  
ELYRIA, OH 44035

Doc ID: 023039210002 Type: OFF  
Kind: PLA  
Recorded: 08/08/2021 at 03:48:34 PM  
Fee Amt: \$90.40 Page 1 of 2  
Lorain County, Ohio  
Mike Doran County Recorder  
File # 2021-0832850

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.307  
OHIO REV. CODE  
AUG 6 6 2021  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

APPROVED  
AS TO DESCRIPTION ONLY  
Date: 8/24/2021  
City of Lorain  
Per: Douglas Hines, P.E.  
Engineering Dept.

APPROVED BY THE LORAIN CITY PLANNING  
COMMISSION... NO PLAT REQUIRED  
Date: 5/12/21  
Secretary LORAIN CITY PLANNING COMMISSION

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, NAU AND BLANDEN DEVELOPING, LLC, OWNER OF LAND CONTAINED WITHIN THIS PLAT OF SUBLOTS 105, 106, 107, 108, 109, 110, 143 AND 144 IN MEADOW VALLEY SUBDIVISION NO. 3 REVISED, DO HEREBY ACCEPT IT TO BE CORRECT AND CONSENT TO ITS RECORDING.

*Marc Blenden*

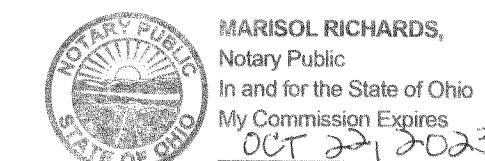
MARC BLANDEN, REPRESENTING NAU AND BLANDEN DEVELOPING, LLC

NOTARIAL SEAL

STATE OF OHIO )

COUNTY OF LORAIN )  
ON THIS DAY 14<sup>TH</sup> DAY OF JANUARY, 2021 BEFORE ME PERSONALLY APPEARED MARC BLANDEN, REPRESENTING THE NAU AND BLANDEN LLC 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.

*Marisol Richards*  
NOTARY PUBLIC



MY COMMISSION EXPIRES: \_\_\_\_\_

MORTGAGEES CERTIFICATES

THIS IS TO CERTIFY THAT \_\_\_\_\_, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF NELSON G. HITCHCOCK ALLOTMENT NO. 2 AS SHOWN HEREON, AND PRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF THE SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC THE STREETS AND EASEMENTS AS SHOWN HEREON.

MORTGAGEE \_\_\_\_\_

BY: \_\_\_\_\_  
(TITLE)

NOTARIAL SEAL

STATE OF OHIO )

COUNTY OF LORAIN )  
ON THIS DAY \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE ME PERSONALLY APPEARED PAUL E. HICKS JR. AND DEBRA M. HICKS 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.

MY COMMISSION EXPIRES: \_\_\_\_\_

AREA BREAKDOWN

SUBLOT 1 = 6070.9 SQ. FT = 0.139 OF AN ACRE  
THE RESULT OF THE CONSOLIDATION OF SUBLOT 105=(3035.45 SQ. FT) AND SUBLOT 106 = (3035.45 SQ. FT.)

SUBLOT 2 = 6070.9 SQ. FT = 0.139 OF AN ACRE  
THE RESULT OF THE CONSOLIDATION OF SUBLOT 107=(3035.45 SQ. FT) AND SUBLOT 108 = (3035.45 SQ. FT.)

SUBLOT 3 = 6070.9 SQ. FT = 0.139 OF AN ACRE  
THE RESULT OF THE CONSOLIDATION OF SUBLOT 109=(3035.45 SQ. FT) AND SUBLOT 110 = (3035.45 SQ. FT.)

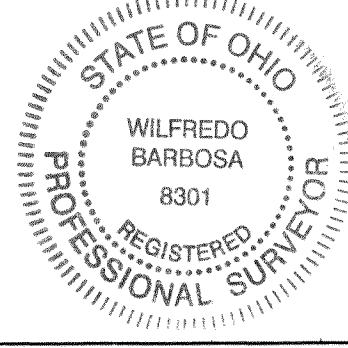
SUBLOT 4 = 9456.9 SQ. FT = 0.217 OF AN ACRE  
THE RESULT OF THE CONSOLIDATION OF SUBLOT 143=(4728.45 SQ. FT) AND SUBLOT 106 = (4728.45 SQ. FT.)

LEGEND:

- = PIPE FOUND
- = IRON PIN FOUND
- ⊕ = IRON PIN SET
- ⊗ = DRILL HOLE SET
- = MONUMENT BOX
- R. = RECORD
- U. = USED
- CALC. = CALCULATED
- FND. = FOUND
- I.P. = IRON PIN

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED SUBLOTS 105, 106, 107, 108, 109, 110, 143 AND 144 IN MEADOW VALLEY SUBDIVISION NO. 3 REVISED AS SHOWN IN PLAT VOLUME 31 PAGE 47, AS SHOWN HEREON AND CONTAINING 0.6352 OF AN ACRE OF LAND IN ORIGINAL SHEFFIELD TOWNSHIP LOT 77 IN THE CITY OF LORAIN, LORAIN COUNTY, OHIO. CREATING SUBLOTS 1, 2, 3 AND 4 AS SHOWN HEREON. ALL POINTS WERE FOUND OR SET AS INDICATED HEREON. 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.



*Wilfredo Barbosa*  
WILFREDO BARBOSA  
REGISTERED OHIO SURVEYOR NO. 8301

12/24/2020  
DATE

PLANNING COMMISSION CERTIFICATE

This is to certify that this plat of Nau-Blanden Subdivision is hereby approved for recording purposes only by the planning commission of the City of Lorain, Ohio.

*[Signature]* 6/25/21  
Planning Commission Chairperson Date

CITY SURVEYOR CERTIFICATE

This is to certify that this plat of Nau-Blanden Subdivision is hereby approved for recording purposes only by the City Surveyor of the City of Lorain, Ohio.

*Douglas A. Hines, P.S.* June 25, 2021  
City Surveyor Date

CITY COUNCIL CERTIFICATE

This is to certify that this plat of Nau-Blanden Subdivision is hereby approved for recording purposes only by the City Council of the City of Lorain, Ohio.

*Nancy Brewer* 6-25-21  
Clerk of Council Date

LAW DIRECTOR CERTIFICATE

This is to certify that this plat of Nau-Blanden Subdivision is covered by a proper title of certificate of title.

*[Signature]* (5/13/21)  
Law Director Date

DIRECTOR OF PUBLIC SERVICE CERTIFICATE

This is to certify that the requirements of section 1111.05 as approved by ordinance 186-95 of the certified Ordinances of the City of Lorain have been met.

*[Signature]* 6/25/21  
Director of Public Services Date

AUDITOR		RECORDER	
DATE:	DECEMBER 10, 2023	BARBOSA AND ASSOCIATES LLC	GRAPHIC SCALE
REVISED DEC. 21, 2320		5604 CASE ROAD	0 30
		NORTH RIDGEVILLE, OH 44039	15 60
		440 327-4776	(IN FEET)
		CHECKED BY:WB	SCALE: 1" = 30'
		JOB No: 2020-9-2	SHEET 1 of 1

Plat Sheet

Instrument # 2021-0832850 Film # \_\_\_\_\_

Name of Plat: NAU BLANDEN SUBDIVISION

Owner: and  
NAU BLANDEN DEVELOPING LLC

Description: SITUATED IN CITY OF LORAIN, COUNTY OF LORAIN  
STATE OF OHIO A RESUBDIVISION OF SUBLOTS 105 THRU 110  
AND SUBLOT 143 AND 144 IN MEADOW VALLEY SUBDIVISION NO 3  
BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT 77 1.634 ACRE  
CREATING SUBLOTS 1 THRU 4

Floor Plans: \_\_\_\_\_

Related/Margin: PLAT VOL 31

Comments: Pg 47

Vol. 110

Pg. 31

Receiving Stamp

NAU BLANDEN DEVELOPING LLC  
167 ANTIOCH DR  
ELYRIA, OH 44035

Amount: 90,40

Initials: ST