NORTH RIDGE POINTE SUBDIVISION NO. 6

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS 30 AND 31

OWNERS CERTIFICATION AND ACCEPTANCE:

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS 30 AND 31 CONTAINING 31.8818 ACRES, OF WHICH 15.7681 ACRES LIE IN ORIGINAL RIDGEVILLE TOWNSHIP LOT 30 AND 16.1137 ACRES LIE IN LOT 31.

THE UNDERSIGNED OWNER, NORTH RIDGE POINT, LTD, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS NORTH RIDGE POINTE SUBDIVISION NO. 6, A SUBDIVISION OF SUBLOTS 196 TO 234 AND BLOCKS "O", "P" AND "Q" INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATES FOREVER TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE STREETS AND EASEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

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

THE DIMENSIONS OF THE SUBLOTS AND STREETS ARE 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.

NORTH RIDGE POINT, LTD

BY Gary Smitek

TITLE Managing Member

NOTARY:

STATE OF OHIO
COUNTY OF Lorain

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF, NORTH RIDGE POINT, LTD, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 18 DAY OF May, 2022.

Michele Mitchell
NOTARY PUBLIC

Michele Mitchell
Notary Public, State of Ohio
My Commission Expires 11/25/2022

MY COMMISSION EXPIRES: 11/25/2022

ACREAGE SUMMARY:

RECORD AREAS

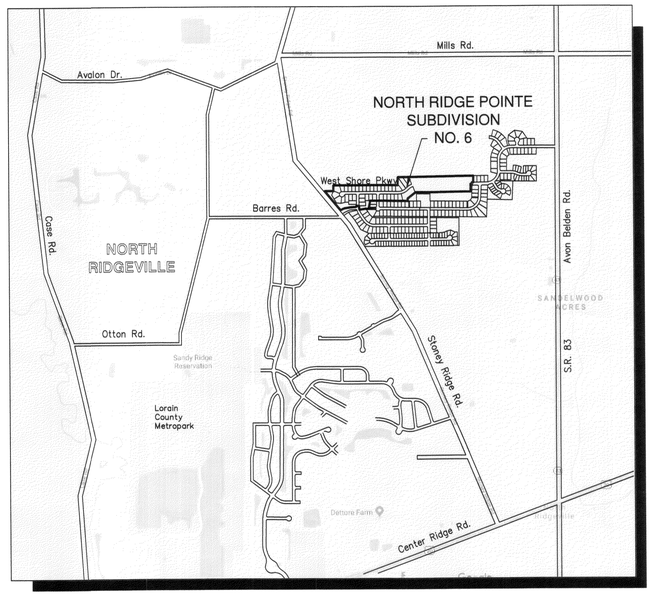
REMAINDER '5A' NORTH RIDGE POINTE SUBDIVISION NO. 5	31.8818 Ac.
TOTAL	31.8818 Ac.

SUBDIVISION NO. 6
LOTS 196–234

SUBLOTS	13.3855 Ac.
RIGHT-OF-WAY	3.1118 Ac.
BLOCK "O"	1.7066 Ac.
BLOCK "P"	0.7173 Ac.
BLOCK "Q"	1.2587 Ac.
TOTAL	20.1799 Ac.

TOTALS

SUBDIVISION NO. 6	20.1799 Ac.	
REMAINDER "6A"	11.7019 Ac.	
11.7019 IN O.L. 30		
		31.8818 Ac.
TOTAL		31.8818 Ac.



VICINITY MAP

NOT TO SCALE

INDEX OF SHEETS:

1 .... COVER SHEET
2 .... OVERALL
3 .... SUBLOTS 196 TO 200
SUBLOTS 218 TO 234
4 .... SUBLOTS 201 TO 217

LOT NUMBERS:

NORTH RIDGE POINTE SUBDIVISION NO. 6
CONTAINS 39 LOTS NUMBERED 196 TO 234 INCLUSIVE

UTILITY EASEMENTS:

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO UTILITIES SPECIFICALLY INCLUDING BUT NOT LIMITED TO:

THE CITY OF NORTH RIDGEVILLE, OHIO EDISON, WINDSTREAM ENGINEERING, TIME WARNER CABLE, THE CITY OF AVON LAKE UTILITIES AND COLUMBIA GAS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH, UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR, SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES, AND ALSO UPON LANDS AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT OR REMOVE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, 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 SERVICE 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 OR OPERATION OF SAID ELECTRIC, GAS SERVICE 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 PROPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

GRANTOR / OWNER / DEVELOPER:

NORTH RIDGE POINT, LTD
36715 AVALON COURT
AVON, OH 44011
PHONE: 216.659.0903
CONTACT: GARY SMITEK

APPROVALS:

CITY ENGINEER:

THIS PLAT IS APPROVED BY THE CITY ENGINEER OF THE CITY OF NORTH RIDGEVILLE

THIS 17th DAY OF May, 2022.

CITY ENGINEER

CITY COUNCIL:

THIS PLAT IS APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE

THIS 17th DAY OF May, 2022.

MAYOR

PLANNING COMMISSION:

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE

THIS 17th DAY OF MAY, 2022.

CITY PLANNING COMMISSION CHAIRPERSON
(OR RESPONSIBLE OFFICIAL)

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAY 31 2022
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Doc ID: 023511360005 Type: OFF
Kind: PLAT
Recorded: 05/31/2022 at 11:55:31 AM
Fee Amt: $345.60 Page 1 of 5
Lorain County, Ohio
Mike Doran County Recorder
File 2022-0877374

NETWORK LAND TITLE AGENCY LLC
105 CLEVELAND ST
STE 200
ELYRIA, OH 44035-6137

Plat Vol. 112
Pg. 1,2,3,4

SURVEYOR'S NOTE:

THIS SURVEY HAS BEEN PERFORMED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED NORTH RIDGE POINTE SUBDIVISION NO. 6, AS SHOWN HEREON AND CONTAINING 31.8818 ACRES OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOTS 30 AND 31 IN THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO. AT ALL POINTS INDICATED AS "●" OR "▣", IRON PIN MONUMENTS HAVE OR WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES. BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN ANY TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

ALEX E. MARKS, P.S. 8616

05/13/2022
DATE

STATE OF OHIO
ALEX E. MARKS
8616
REGISTERED
PROFESSIONAL SURVEYOR

ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OHIO 44131
440.349.2000

ATWELL
866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OH 44131
440.349.2000

ORIGINAL RIDGEVILLE TOWNSHIP
LOTS 30 AND 31
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT: NORTH RIDGE POINT, LTD.
NORTH RIDGE POINTE
PHASE No. 6

DATE MAY 2022

REVISIONS

DR.	BH	CH.	MS
P.M.	D.HAYWOOD		
BOOK	N/A		
JOB	19004224		
SHEET NO.	1 of 4		

CAD FILE: 19004224PL-01 PH 6.DWG

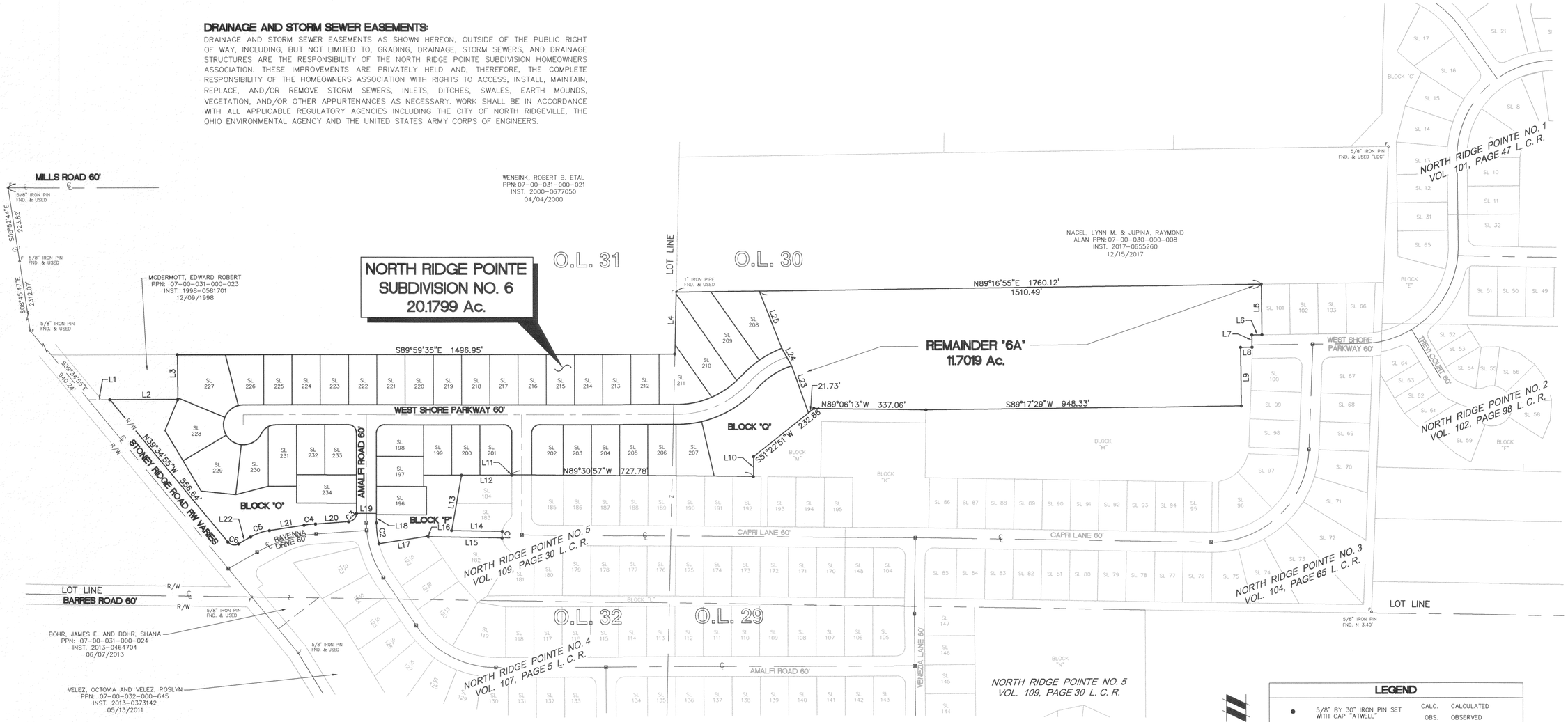
K:\19004224\DWG\SURVEY\19004224PL-01 PH 6.DWG 5/13/2022 8:32 AM BRENT HUGHES

NORTH RIDGE POINTE SUBDIVISION NO. 6

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS 30 AND 31

DRAINAGE AND STORM SEWER EASEMENTS:

DRAINAGE AND STORM SEWER EASEMENTS AS SHOWN HEREON, OUTSIDE OF THE PUBLIC RIGHT OF WAY, INCLUDING, BUT NOT LIMITED TO, GRADING, DRAINAGE, STORM SEWERS, AND DRAINAGE STRUCTURES ARE THE RESPONSIBILITY OF THE NORTH RIDGE POINTE SUBDIVISION HOMEOWNERS ASSOCIATION. THESE IMPROVEMENTS ARE PRIVATELY HELD AND, THEREFORE, THE COMPLETE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH RIGHTS TO ACCESS, INSTALL, MAINTAIN, REPLACE, AND/OR REMOVE STORM SEWERS, INLETS, DITCHES, SWALES, EARTH MOUNDS, VEGETATION, AND/OR OTHER APPURTENANCES AS NECESSARY. WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES INCLUDING THE CITY OF NORTH RIDGEVILLE, THE OHIO ENVIRONMENTAL AGENCY AND THE UNITED STATES ARMY CORPS OF ENGINEERS.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°59'41"E	64.88'
L2	S89°59'41"E	204.12'
L3	N0°27'11"W	134.50'
L4	N1°20'37"E	186.63'
L5	S0°42'31"E	152.31'
L6	S89°17'29"W	30.37'
L7	S0°42'31"E	36.74'
L8	S89°22'21"W	34.63'
L9	S0°42'34"E	175.31'
L10	S0°29'03"W	59.50'

LINE TABLE		
LINE #	BEARING	LENGTH
L11	S0°00'25"W	1.25'
L12	N89°59'35"W	151.00'
L13	S10°05'27"W	168.73'
L14	S88°56'15"E	151.60'
L15	N88°56'15"W	221.76'
L16	N34°27'13"W	2.08'
L17	S81°02'34"W	149.03'
L18	N0°00'25"E	28.61'
L19	N89°59'35"W	60.00'
L20	S85°55'05"W	100.44'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	S81°30'12"W	105.36'
L22	S60°27'34"W	42.25'
L23	S19°34'43"E	150.00'
L24	N29°25'48"W	60.73'
L25	S21°26'21"E	184.74'
L26	N58°30'29"E	159.50'
L27	S64°56'51"E	210.29'
L28	S0°17'56"E	179.88'
L29	N89°42'04"E	1.19'
L30	S0°17'56"E	121.00'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	20.09'	60.00'	19°11'17"	S1°03'45"W	20.00'	10.14'
C2	63.31'	260.00'	13°57'03"	N6°58'06"W	63.15'	31.81'
C3	37.49'	25.00'	85°54'40"	S42°57'45"W	34.07'	23.28'
C4	34.67'	450.00'	4°24'53"	S83°42'39"W	34.66'	17.35'
C5	59.62'	167.00'	20°27'22"	S71°17'57"W	59.31'	30.13'
C6	34.89'	25.00'	79°57'31"	N79°33'40"W	32.13'	20.96'

LEGEND

●	5/8" BY 30" IRON PIN SET WITH CAP "ATWELL"	CALC.	CALCULATED
M	5/8" BY 30" IRON PIN SET WITH CAP IN MONUMENT BOX	OBS.	OBSERVED
M	MONUMENT BOX FOUND	REC.	RECORD
oF ⊗F	MONUMENTATION FOUND AS NOTED AND SHOWN	S.F.	SQUARE FEET
	CENTERLINE	AC.	ACRES
	BUILDING SETBACK LINE	VOL.	VOLUME
	UTILITY EASEMENT	PG.	PAGE
	EXISTING PROPERTY LINE	℄	CENTERLINE
	PROPOSED EASEMENT	R/W	RIGHT OF WAY
	EXISTING EASEMENT	PPN	PERMANENT PARCEL NUMBER
		INST.	INSTRUMENT NUMBER

ATWELL
866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OH 44131
440.349.2000

ORIGINAL RIDGEVILLE TOWNSHIP
LOTS 30 AND 31
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD.
NORTH RIDGE POINTE PHASE No. 6
OVERALL

DATE MAY 2022

REVISIONS

SCALE 0 75 150
1" = 150 FEET

DR. BH CH. MS
P.M. D.HAYWOOD
BOOK N/A
JOB 19004224
SHEET NO. 2 of 4

CAD FILE: 19004224PL-01 PH 6.DWG

NORTH RIDGE POINTE SUBDIVISION NO. 6

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS 30 AND 31

SEE SHEET 2 FOR LEGEND

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C7	254.43'	60.00'	242°57'52"	N31°28'31"W	102.34'	97.98'
C8	54.95'	50.00'	62°57'52"	S58°31'29"W	52.22'	30.62'
C9	15.14'	60.00'	14°27'19"	S82°46'45"W	15.10'	7.61'
C10	55.66'	60.00'	53°09'00"	S48°58'36"W	53.68'	30.01'
C11	55.66'	60.00'	53°09'00"	S4°10'24"E	53.68'	30.01'
C12	55.66'	60.00'	53°09'00"	S57°19'23"E	53.68'	30.01'
C13	72.32'	60.00'	69°03'33"	N61°34'20"E	68.02'	41.28'
C14	30.97'	50.00'	35°29'30"	S44°47'18"W	30.48'	16.00'
C15	23.97'	50.00'	27°28'22"	S76°16'14"W	23.75'	12.22'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C16	39.27'	25.00'	90°00'00"	N44°59'35"W	35.36'	25.00'
C17	39.27'	25.00'	90°00'00"	S45°00'25"W	35.36'	25.00'
C18	37.49'	25.00'	85°54'40"	S42°57'45"W	34.07'	23.28'
C19	34.67'	450.00'	4°24'53"	S83°42'39"W	34.66'	17.35'
C20	59.62'	167.00'	20°27'22"	S71°17'57"W	59.31'	30.13'
C21	34.89'	25.00'	79°57'31"	N79°33'40"W	32.13'	20.96'
C22	63.31'	260.00'	13°57'03"	N6°58'06"W	63.15'	31.81'
C23	20.09'	60.00'	19°11'17"	S1°03'45"W	20.00'	10.14'

LINE TABLE

LINE #	BEARING	LENGTH
L31	N0°27'11"W	4.81'
L32	S60°27'34"W	42.25'
L33	N89°59'35"W	60.00'
L34	N0°00'25"E	25.06'
L35	N34°27'13"W	2.08'
L36	S89°59'35"E	20.00'
L37	S67°35'54"E	21.70'

ATWELL
866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OH 44131
440.349.2000

ORIGINAL RIDGEVILLE TOWNSHIP
LOTS 30 AND 31
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD.
NORTH RIDGE POINTE
PHASE No. 6
SUBLOTS 196–200
SUBLOTS 218–234

DATE
MAY 2022

REVISIONS

SCALE 0 20 40
1" = 40 FEET

DR. BH	CH. MS
P.M. D.HAYWOOD	
BOOK N/A	
JOB 19004224	
SHEET NO. 3 of 4	

CAD FILE: 19004224PL-01 PH. 6.DWG

K:\19004224\DWG\SURVEY\19004224PL-01 PH. 6.DWG 5/17/2022 8:32 AM BRENT HUGHES

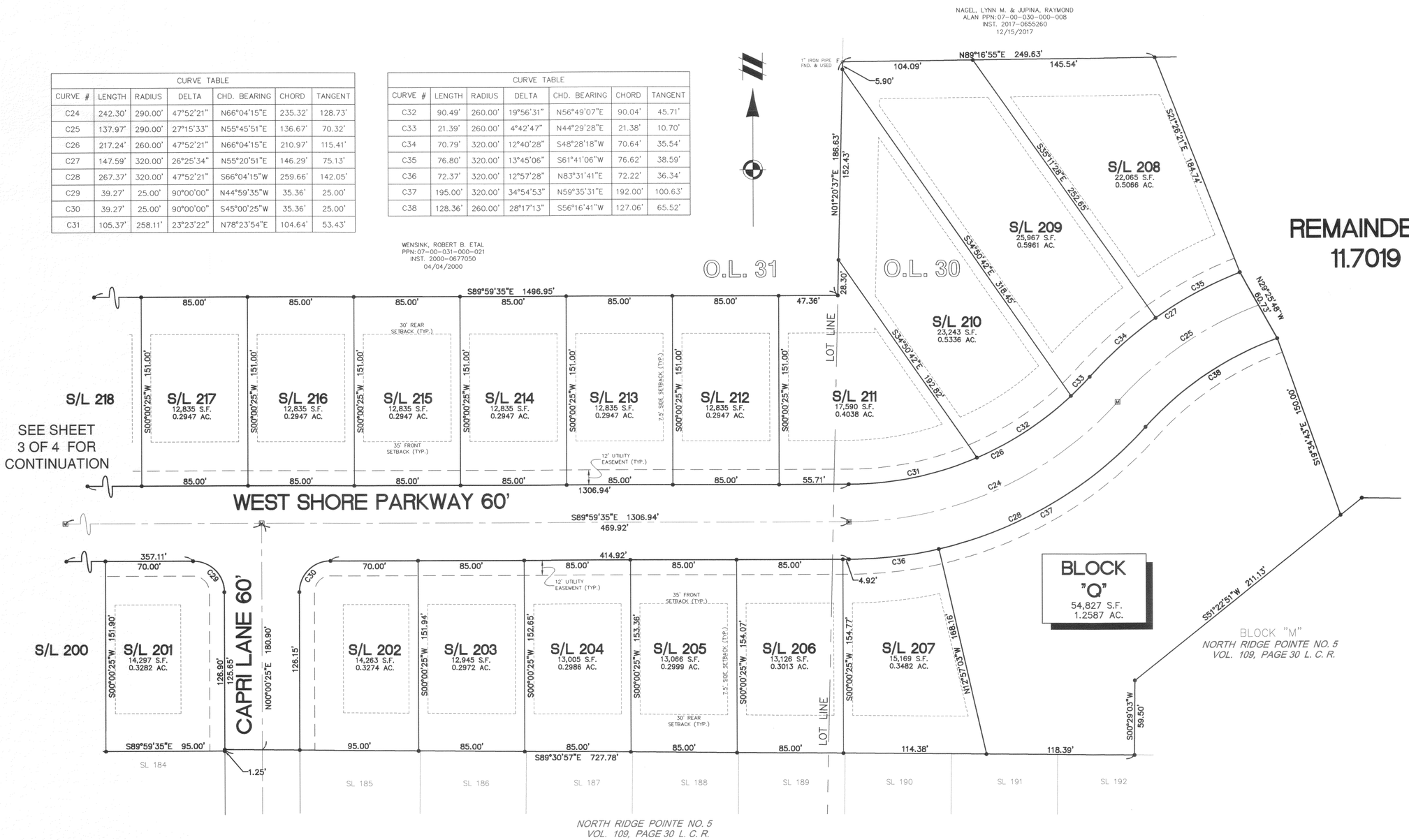
NORTH RIDGE POINTE SUBDIVISION NO. 6

SITUATED IN THE CITY OF NORTH RIDGEVILLE,
COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN
AS BEING PART OF ORIGINAL
RIDGEVILLE TOWNSHIP LOTS 30 AND 31

SEE SHEET 2 FOR LEGEND

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C24	242.30'	290.00'	47°52'21"	N66°04'15"E	235.32'	128.73'
C25	137.97'	290.00'	27°15'33"	N55°45'51"E	136.67'	70.32'
C26	217.24'	260.00'	47°52'21"	N66°04'15"E	210.97'	115.41'
C27	147.59'	320.00'	26°25'34"	N55°20'51"E	146.29'	75.13'
C28	267.37'	320.00'	47°52'21"	S66°04'15"W	259.66'	142.05'
C29	39.27'	25.00'	90°00'00"	N44°59'35"W	35.36'	25.00'
C30	39.27'	25.00'	90°00'00"	S45°00'25"W	35.36'	25.00'
C31	105.37'	258.11'	23°23'22"	N78°23'54"E	104.64'	53.43'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C32	90.49'	260.00'	19°56'31"	N56°49'07"E	90.04'	45.71'
C33	21.39'	260.00'	4°42'47"	N44°29'28"E	21.38'	10.70'
C34	70.79'	320.00'	12°40'28"	S48°28'18"W	70.64'	35.54'
C35	76.80'	320.00'	13°45'06"	S61°41'06"W	76.62'	38.59'
C36	72.37'	320.00'	12°57'28"	N83°31'41"E	72.22'	36.34'
C37	195.00'	320.00'	34°54'53"	N59°35'31"E	192.00'	100.63'
C38	128.36'	260.00'	28°17'13"	S56°16'41"W	127.06'	65.52'



ATWELL
866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY ROAD, SUITE 220
INDEPENDENCE, OH 44131
440.349.2000

ORIGINAL RIDGEVILLE TOWNSHIP
LOTS 30 AND 31
CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

CLIENT
NORTH RIDGE POINT, LTD.
NORTH RIDGE POINTE
PHASE No. 6
SUBLOTS 201-217

DATE
MAY 2022

REVISIONS

SCALE 0 20 40
1" = 40 FEET

DR. BH	CH. MS
P.M. D.HAYWOOD	
BOOK N/A	
JOB 19004224	
SHEET NO. 4 of 4	

CAD FILE: 19004224PL-01 PH 6.DWG

Plat Sheet

Instrument # 2022-0877374 Film # _____

Name of Plat: North Ridge Pointe Subdivision No. 6

Owner: North Ridge Point LTD

Description:
Situated in the city of North Ridgeville, county of Lorain, state of Ohio, and being part of Original Ridgeville Township Lots 30 & 31
Containing 31.8818 acres, of which 15.7681 acres lie in original Ridgeville Township Lot 30 & 16.1137 acres lie in lot 31.

Creating sublots 196-234 inclusive
BLOCKS O, P, Q
Easements also

Floor Plans: —

Related/Margin: —

Comments: _____

Vol. 112

Pg. 1, 2, 3, 4

Receiving Stamp

NETWORK LAND TITLE AGENCY LLC
105 CLEVELAND ST
STE 200
ELYRIA, OH 44035-6137

Amount: $345.60
Initials: HR