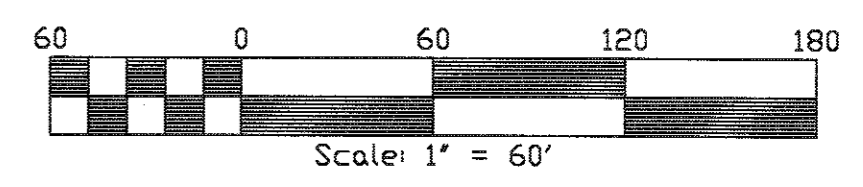


# LOT SPLIT

FOR  
VALORE PROPERTIES INC.

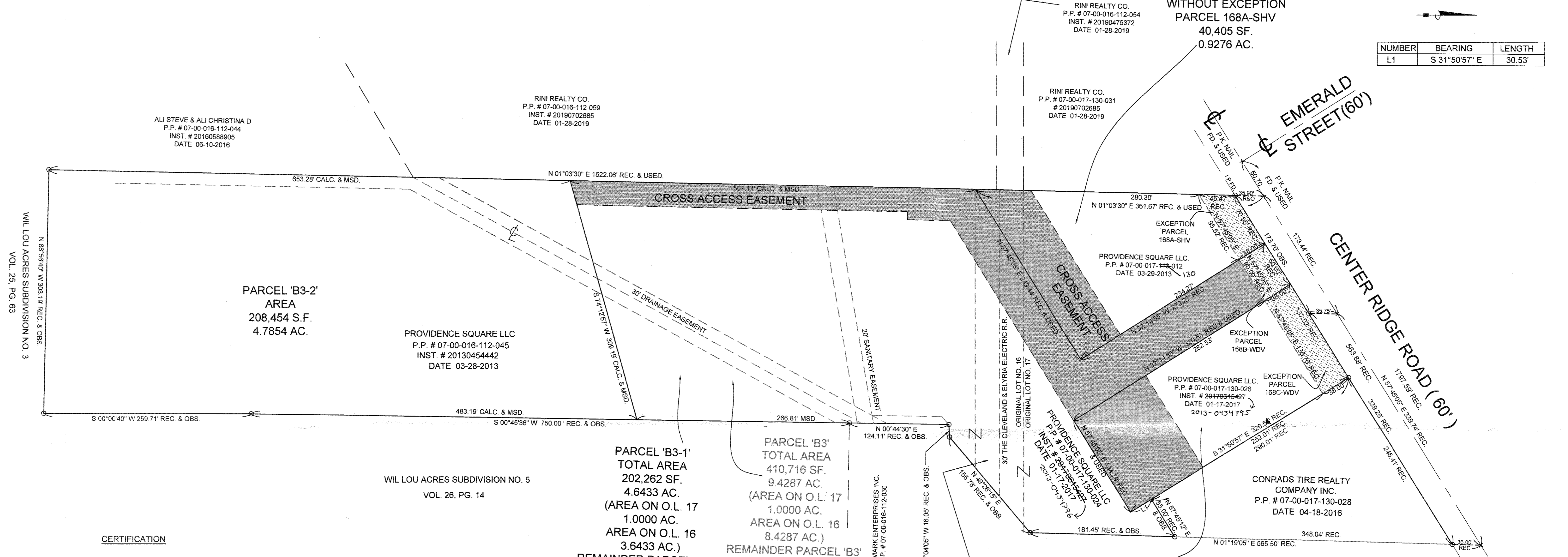
SITUATED IN THE CITY OF NORTH RIDGEVILLE,  
COUNTY OF LORAIN AND STATE OF OHIO  
AND KNOWN AS BEING PARCEL 'B3' IN ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 16 & 17  
RECORDED IN INST. # 20040999109  
LORAIN COUNTY RECORDS.

ORIGINAL PARCEL 'B1'  
43,560 SF.  
1.0000 AC.  
REMAINDER PARCEL 'B1'  
WITHOUT EXCEPTION  
PARCEL 168A-SHV  
40,405 SF.  
0.9276 AC.



NUMBER	BEARING	LENGTH
L1	S 31°50'57" E	30.53'

- LEGEND**
- x P.K. NAIL SET/FD.
  - 5/8" CAPPED IP SET OR TO BE SET (MARKED SUHAIL 7806)
  - IRON PIN / PIPE FOUND

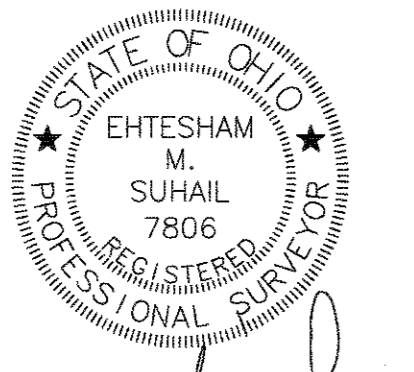


**CERTIFICATION**

DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN. IRON PINS ARE SET AT ALL POINTS SHOWN, ALL OF WHICH I BELIEVE TO BE CORRECT.

**OWNERS CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, VALORE PROPERTIES INC. & OWNER OF LAND CONTAINED WITHIN THIS LOT SPLIT PLAT, DO HEREBY ACCEPT IT TO BE CORRECT.



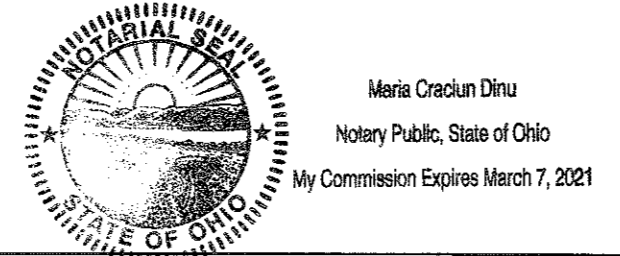
EHTESHAM M. SUHAIL, P.S. 7806

BY *Anthony Valore*  
ANTHONY VALORE  
PRESIDENT, VALORE PROPERTIES INC.

STATE OF OHIO  
LORAIN COUNTY } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE OWNERS WHO ACKNOWLEDGED THE SIGNING OF THIS LOT SPLIT AND CONSOLIDATION PLAT TO BE THEIR OWN FREE ACT AND DEED.  
IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 8th DAY OF SEPTEMBER 2020.

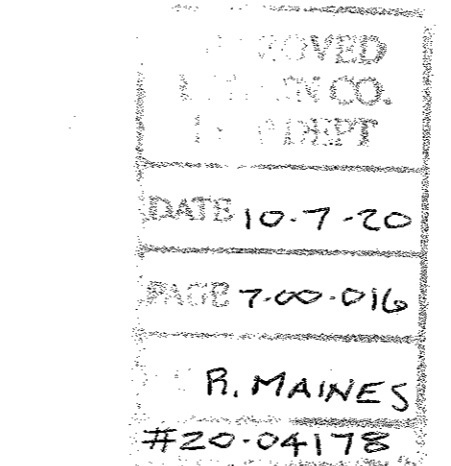
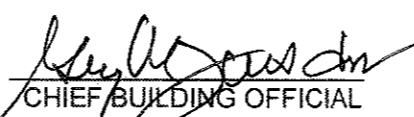
*[Signature]*  
NOTARY PUBLIC MY COMM. EXPIRES 3-7-2021



**CITY APPROVALS**

THIS IS TO CERTIFY THAT THIS FOREGOING LOT SPLIT PLAT WAS ACCEPTED BY

*[Signature]*  
MAYOR, CITY OF NORTH RIDGEVILLE



07-00-016-112-051  
-061  
-062  
-063

07-00-017-130-012  
-024  
-026

NO.	DATE	REVISIONS	BY	REFERENCE DRAWINGS

**SUHAIL**

6325 Cochran Road, Suite 6A, Solon OH 44139  
Ph.: (440) 223-0448

DR. BY HS

CHK. BY EMS

DATE AUG. 27, 2020

SCALE 1" = 60'

**LOT SPLIT**  
FOR  
PARCEL 'B3' RECORDED  
RECORDED IN INST. # 20040999109  
LORAIN COUNTY RECORDS.

PREPARED FOR  
**VALORE BUILDERS**  
23550 Center Ridge Rd.  
Westlake, Oh 44145

S&S JOB NO. <b>03114</b>	SHEET NO. <b>1 OF 1</b>
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