LOT SPLIT **OWNERS CERTIFICATE** PARCEL B1 THIS IS TO CERTIFY THAT THE UNDERSIGNED, PROVIDENCE SQUARE LLC. OWNER OF LAND CONTAINED WITHIN THIS LOT SPLIT PLAT, DO HEREBY SITUATED IN THE CITY OF NORTH RIDGEVILLE, ACCEPT IT TO BE CORRECT AND DEDICATE FOREVER TO PUBLIC USE THE COUNTY OF LORAIN AND STATE OF OHIO ROADWAYS AND EASEMENTS AS SHOWN HEREON. AND KNOWN AS BEING PARCEL 'B1' IN ORIGINAL RIDGEVILLE TWP. LOT NO. 16 & 17 RECORDED IN CONVEYANCE 2020023310 LORAIN COUNTY RECORDS. BY: ANTHONY VALORE OWNER: PROVIDENCE SQUARE LLC. <u>LEGEND</u> × P.K. NAIL SET/FD. STATE OF OHIO LORAIN COUNTY } SS • 5/8" CAPPED IP SET OR TO BE SET (MARKED SUHAIL 7806) O IRON PIN / PIPE FOUND 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 PLAT TO BE THEIR OWN FREE ACT AND DEED. IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL RINI REALTY CO. SEAL THIS of the DAY OF DECEMBER 2020. P.P. # 07-00-017-130-031 RINI REALTY CO. # 20190702685 RINI REALTY CO. P.P. # 07-00-016-112-054 DATE 01-28-2019 P.P. # 07-00-016-112-059 MY COMM. EXPIRES 3-7-2021 INST. # 20190475372 INST. # 20190702685 DATE 01-28-2019 DATE 01-28-2019 N 01°03'30" E 361.67' REC. & USED Maria Craciun Dinu Notary Public, State of Ohio 280.30' 45.47' REC. My Commission Expires March 7, 2021 PROVIDENCE SQUARE LLC. PARCEL 'B1-2' P.P. # 07-00-016-112-050 CONVEYANCE # 2020093310 3,155 SF. PARCEL 'B1-1' DATE 10/9/2020 0.0724 AC. TOTAL AREA 40,405 SF. 0.9276 AC. (AREA IN O.L. 17: 0.8614 AC. CITY APPROVALS AREA IN O.L. 16: 0.0662 AC.) THIS IS TO CERTIFY THAT THIS FOREGOING LOT SPLIT PLAT WAS ACCEPTED BY PROVIDENCE SQUARE LLC. MAYOR, CITY OF NORTH RIDGEVILLE P.P. # 07-00-017-130-012 CONVEYANCE 2020093310 DATE 10/9/2020 CITY OF NORTH RIDGEVILLE P.P. # 07-00-017-130-023 INST. # 20170615427 DATE 01-17-2017 ORIGINAL LOT NO. 16 ORIGINAL LOT NO. 17 **SURVEYORS 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. PROVIDENCE SQUARE LLC. P.P. # 07-00-016-112-063 CONVEYANCE # 2020093308 DATE 10/9/2020 12-11-20 7-00-017 B. MAINES #20-04224 EHTESHAM M. SUHAIL, P.S. 7806 07-00-016-112-050 07-00-017-130-032, PREPARED FOR LOT SPLIT **VALORE BUILDERS** SUHAIL FOR CHK. BY EMS 23550 Center Ridge Rd. Westlake, Oh 44145 PARCEL 'B1' RECORDED DEC. 08, 2020 RECORDED IN CONVEYANCE 2020093310 S&S JOB NO. SHEET NO. SCALE __1" = 20' LORAIN COUNTY RECORDS. 6325 Cochran Road, Suite 6A, Solon OH 44139 BY NO. DATE 20200113 1 OF 1 Ph.: (440) 223-0448 **REVISIONS** REFERENCE DRAWINGS