

POLARIS ENGINEERING and SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com

Plat of Lot Split

Prepared for Green Quest, P.P.N. 07-00-004-104-021, #32076 Chestnut Ridge Road
 Situated in the City of North Ridgeville, County of Lorain, and State of Ohio,
 and further known as being part of Lot 4, Original Ridgeville Township, Being
 Township No. 6 North in the 16th Range West of Townships in the Connecticut Western Reserve.
 January, 2023 Scale 1"=50'

ZONING SUMMARY: R-1

	Permitted	Provided
MINIMUM AREA	21,150 S.F.	> 21,150 S.F.
MINIMUM SETBACK	50'	50'
MINIMUM SIDYARD	10'	10'
MINIMUM REARYARD	50'	50'
MINIMUM WIDTH @ SB	90'	90'

LEAR - NAGLE ROAD 60'
 "A" PUBLIC RIGHT-OF-WAY

Chestnut Ridge Estates Subdivision No. 3
 Volume 23, Page 6 (1961)

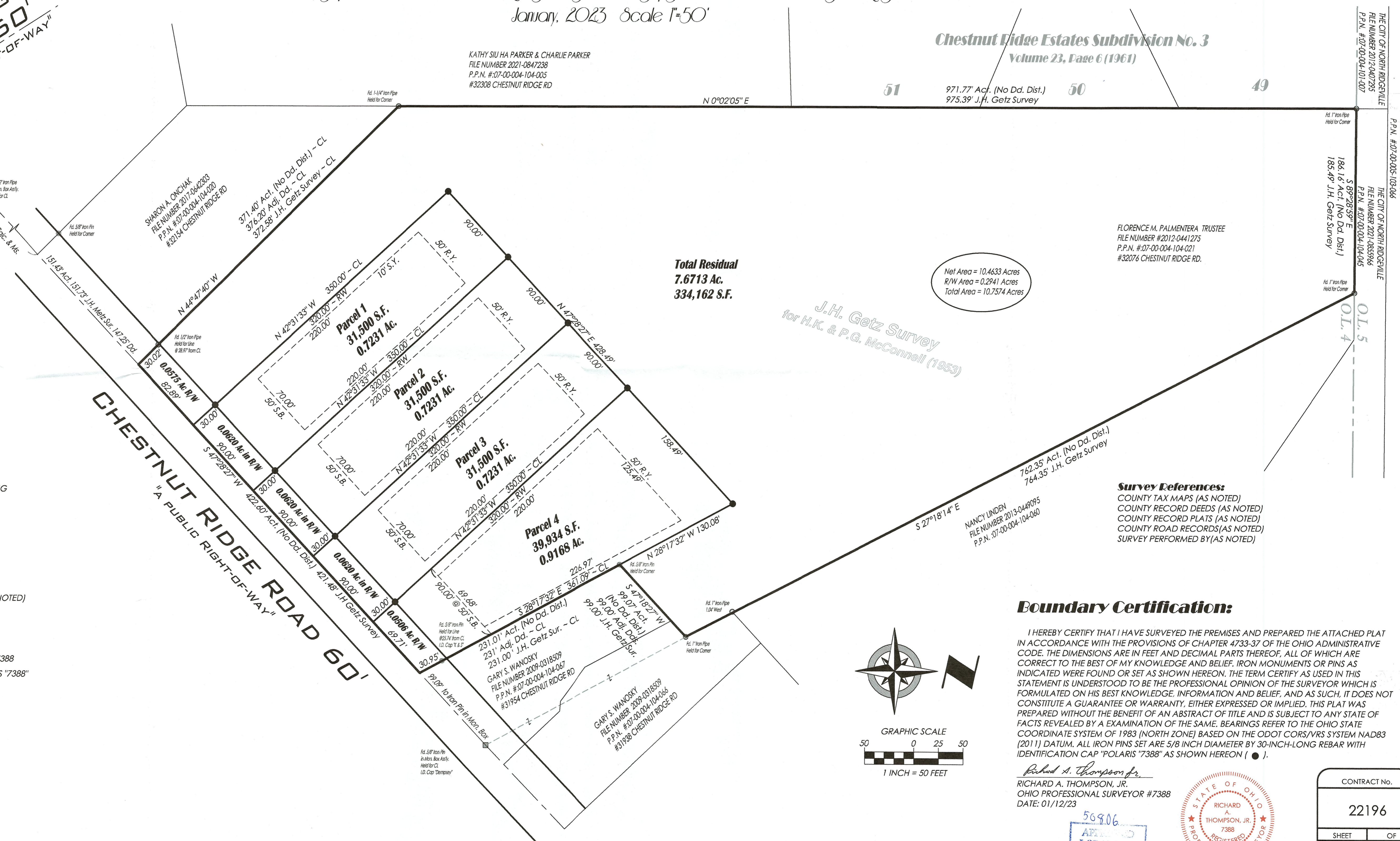
KATHY SIU HA PARKER & CHARLIE PARKER
 FILE NUMBER 2021-0847238
 P.P.N. #07-00-004-104-005
 #32308 CHESTNUT RIDGE RD

51 971.77' Ac. (No Dd. Dist.) 50 975.39' J.H. Getz Survey 49

- Survey Abbreviations:**
- (A.F.N.) = AUTOMATIC FILE NUMBER
 - (ACT.) = ACTUAL DISTANCE
 - (CALC.) = CALCULATED DISTANCE
 - (CL) = CENTERLINE
 - (C.S.R.) = CITY SURVEY RECORDS
 - (Dd.) = DEED DISTANCE
 - (D.R.) = DEED RECORD
 - (Doc.) = DOCUMENT NUMBER
 - (Encr.) = ENCROACHMENT
 - (Fd.) = FOUND
 - (Inst.) = INSTRUMENT NUMBER
 - (Ms.) = MEASURED DISTANCE
 - (Mon.Box) = MONUMENT BOX ASSEMBLY
 - (Obs.) = OBSERVED DISTANCE
 - (O.L.) = ORIGINAL LOT LINE
 - (O.R.) = OFFICIAL RECORD
 - (PL) = PROPERTY LINE
 - (P.P.N.) = PERMANENT PARCEL NUMBER
 - (P.C.) = POINT OF CURVATURE
 - (P.T.) = POINT OF TANGENCY
 - (POB) = PLACE OF BEGINNING
 - (PPOB) = PRINCIPAL PLACE OF BEGINNING
 - (Rec.) = RECORDED DISTANCE
 - (R.P.) = RECORDED PLAT
 - (RW) = RIGHT-OF-WAY
 - (Trn.) = TURNED ANGLE
 - (S/L) = SUBLLOT

- Monument Legend:**
- MON. BOX ASSEMBLY FOUND (AS NOTED)
 - EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
 - STONE FOUND (AS NOTED)
 - IRON PIPE FOUND (AS NOTED)
 - IRON PIN FOUND (AS NOTED)
 - 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
 - 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
 - DRILL HOLE FOUND (AS NOTED)
 - DRILL HOLE SET (AS NOTED)
 - P.K. NAIL FOUND (AS NOTED)
 - P.K. NAIL SET (AS NOTED)

DATE: 01/12/23
 SCALE: HOR. 1"=50'
 VERT. 1"=00'
 FOLDER: Survey Base
 FILENAME: 22196 POLS
 TAB: Plat of Survey



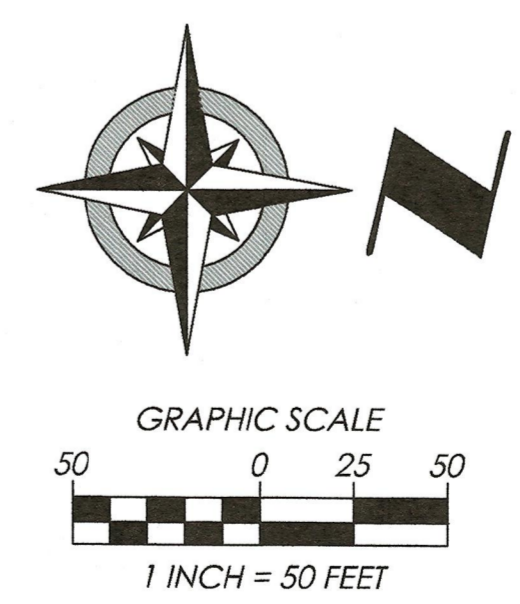
J.H. Getz Survey
 for H.K. & P.G. McConnell (1953)

FLORENCE M. PALMENTERA TRUSTEE
 FILE NUMBER #2012-0441275
 P.P.N. #07-00-004-104-021
 #32076 CHESTNUT RIDGE RD.

Survey References:
 COUNTY TAX MAPS (AS NOTED)
 COUNTY RECORD DEEDS (AS NOTED)
 COUNTY RECORD PLATS (AS NOTED)
 COUNTY ROAD RECORDS (AS NOTED)
 SURVEY PERFORMED BY (AS NOTED)

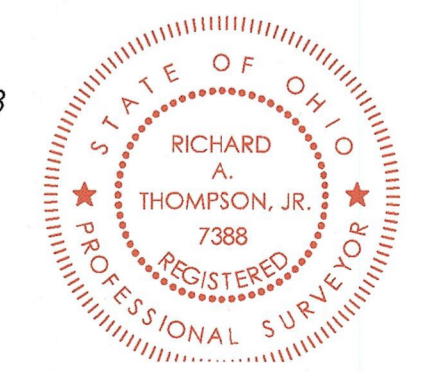
Boundary Certification:

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. 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. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS "7388" AS SHOWN HEREON (●).



Richard A. Thompson, Jr.
 RICHARD A. THOMPSON, JR.
 OHIO PROFESSIONAL SURVEYOR #7388
 DATE: 01/12/23

56906
 APPLICANT
 LORAIN CO. MAP DEPT
 DATE: 2/14/23
 PAGE: 07-00-004
 BY: A. Carden
 #23-04628



CONTRACT NO.	
22196	
SHEET	OF
01	01