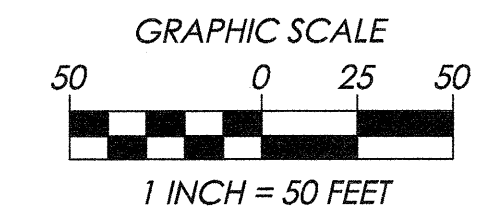
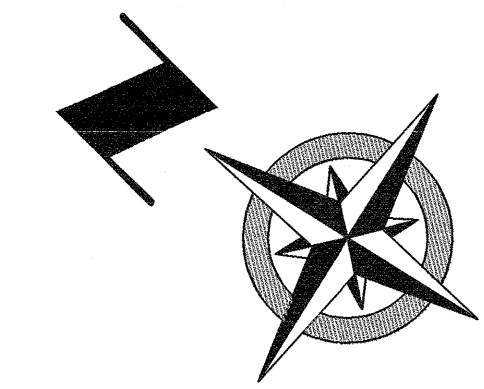


# Plat of Lot Split

Prepared for Greenquest Development LLC ~ P.P.N. 07-00-014-106-007 & 07-00-011-103-186  
 Situated in the City of North Ridgeville, County of Lorain, and State of Ohio,  
 And further known as being part of Lots 11 & 14, Original Ridgeville Township, Being  
 Township No. 6 in the 16th Range of Townships in the Connecticut Western Reserve.  
 June, 2023 Scale 1"=50'



### Survey Abbreviations:

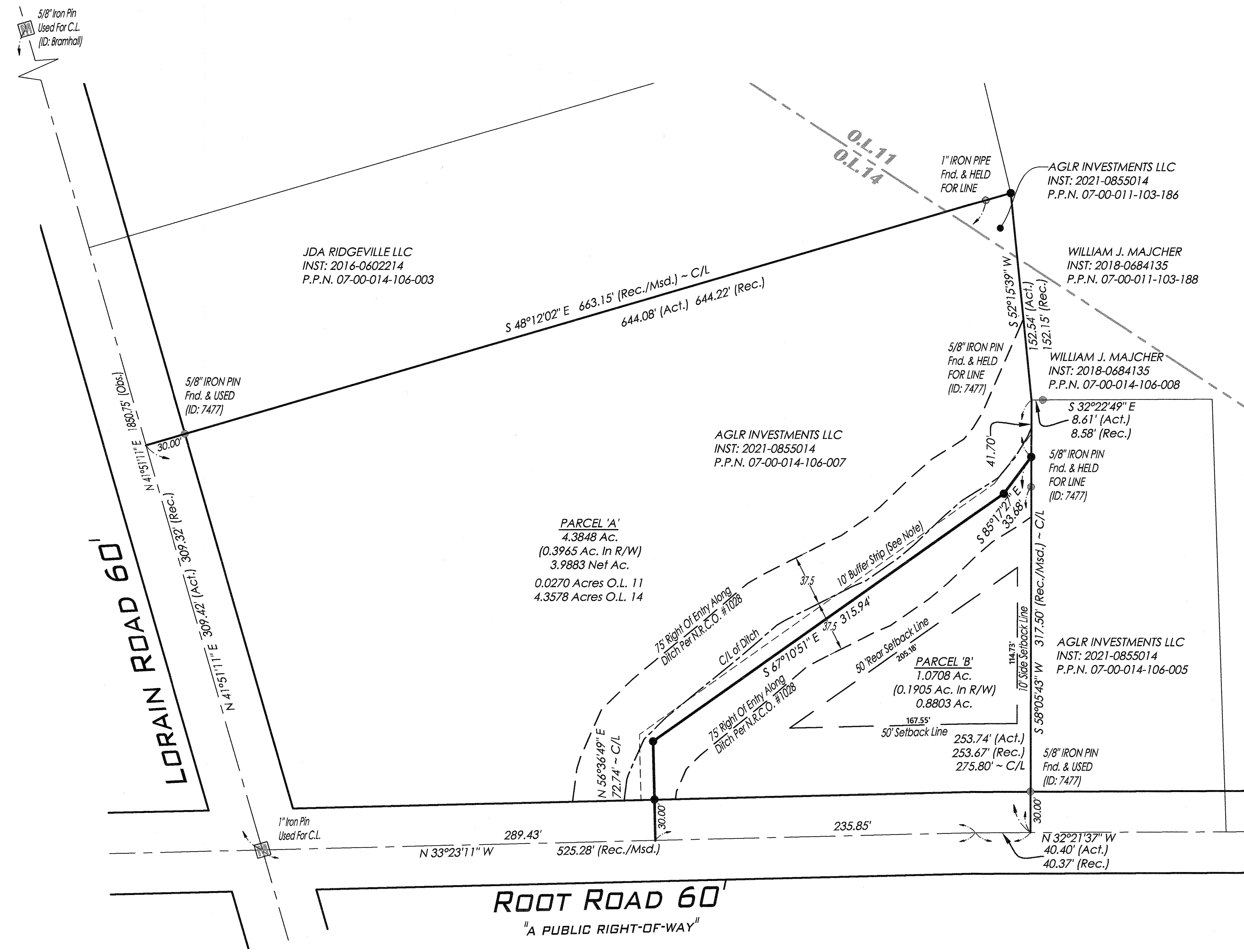
- (A.F.N.) = AUTOMATIC FILE NUMBER
- (ACT.) = ACTUAL DISTANCE
- (CALC.) = CALCULATED DISTANCE
- (CL) = CENTERLINE
- (C.S.R.) = CITY SURVEY RECORDS
- (Dcd.) = DEED DISTANCE
- (D.R.) = DEED RECORD
- (Doc.) = DOCUMENT NUMBER
- (Encl.) = ENCROACHMENT
- (Fd.) = FOUND
- (Inst.) = INSTRUMENT NUMBER
- (Ms.) = 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.) = RECORD DISTANCE
- (R.P.) = RECORDED PLAT
- (RW) = RIGHT-OF-WAY
- (Tm.) = TURNED ANGLE
- (S/L) = SUBLT

### 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)

### 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 SET (AS NOTED)
- DRILL HOLE SET (AS NOTED)
- P.K. NAIL FOUND (AS NOTED)
- P.K. NAIL SET (AS NOTED)



### Zoning Summary:

R-1 ZONING  
 PER 1250.04  
 MINIMUM AREA = 21,150 S.F.  
 MINIMUM SETBACK = 50'  
 MINIMUM SIDEYARD = 10'  
 MINIMUM REARYARD = 50'  
 MINIMUM WIDTH = 90'  
 MINIMUM DEPTH = 200'

WITH MUNICIPAL WATER & SEWER  
 MINIMUM AREA = 16,200 S.F.  
 MINIMUM SETBACK = 50'  
 MINIMUM SIDEYARD = 10'  
 MINIMUM REARYARD = 50'  
 MINIMUM WIDTH = 90'  
 MINIMUM DEPTH = 150'

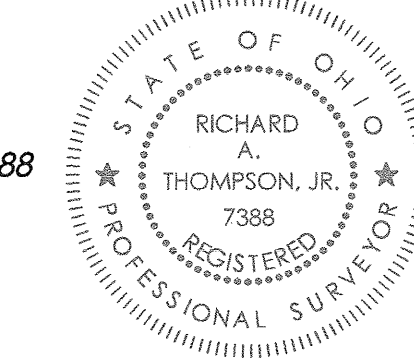
### PER 1288.05

A BUFFER STRIP, IN THE CASE OF A B-1, B-2, B-3, B-4 OR B-5 DISTRICT ABUTTING A RESIDENTIAL DISTRICT, SHALL BE THE TEN FEET NEAREST THE DISTRICT BOUNDARY LINE, WHICH SHALL BE LANDSCAPED WITH A ROW OF TREES, SPACED NOT MORE THAN FORTY FEET APART, AND NOT LESS THAN ONE ROW OF SHRUBS, SPACED NOT MORE THAN FIVE FEET APART AND WHICH GROW AT LEAST FIVE FEET WIDE AND FIVE FEET OR MORE IN HEIGHT AFTER ONE FULL GROWING SEASON, PLANTED AND MAINTAINED IN A HEALTHY GROWING CONDITION BY THE OWNER OF THE PROPERTY, SUBJECT TO THE LIMITATIONS PROVIDED IN SECTION 1288.07.

### Boundary Certification:

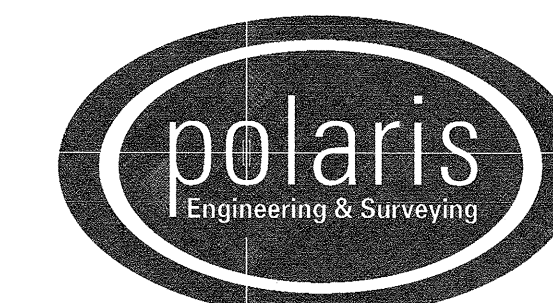
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS 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. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. 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: 6/26/2023



APPROVED LORAIN CO MAP DEPT	
DATE 6/29/23	
PAGE 07-00-014	
BY J.P.	
23-04717	
50929	

DATE:	06/26/23
SCALE: HOR.	1"=50'
VERT.	N/A
FOLDER:	DWG/Survey Base
FILENAME:	Lot Split
TAB:	01-Lot Split



**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

CONTRACT No.	
18175	
SHEET	OF
01	01