

819274

# DORCHESTER MEADOWS SUBDIVISION NO. 1

819274

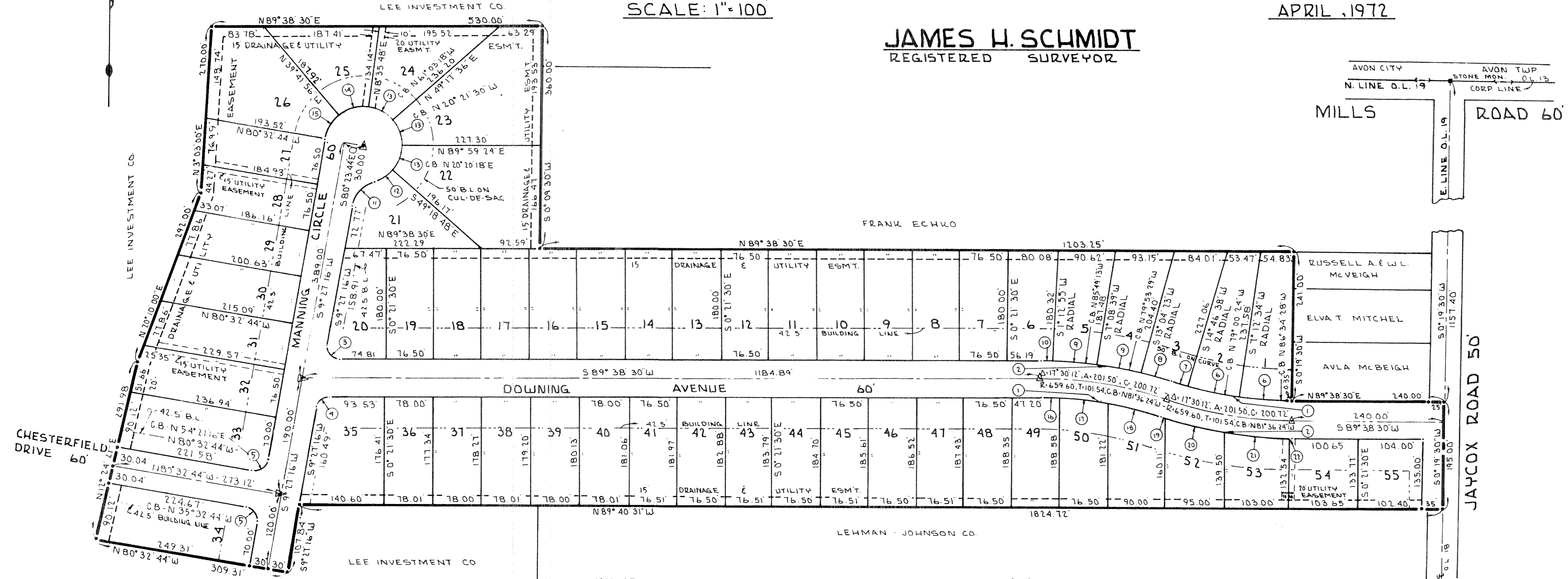
PART OF RIDGEVILLE TOWNSHIP ORIGINAL LOT NO.19  
CITY OF NORTH RIDGEVILLE ~ COUNTY OF LORAIN ~ STATE OF OHIO

SCALE: 1"=100'

APRIL, 1972

**JAMES H. SCHMIDT**  
REGISTERED SURVEYOR

INDICATES MONUMENT BOX TO BE SET



CURVE DATA						
CURVE NO.	RADIUS	CHORD	TANGENT	ARC	CENTRAL ANGLE	CHORD BEARING
1	629.60	191.59	96.92	192.34	17° 30' 12"	N81°36'24"W
2	689.60	209.85	106.16	210.67	17° 30' 12"	N81°36'24"W
3	20.00	30.60	23.76	34.84	99° 48' 46"	N40° 21' 01"W
4	20.00	25.76	16.84	27.99	80° 11' 14"	S49° 37' 53"W
5	20.00	28.26	20.00	31.41	90° 00' 00"	SEE DRWG.
6	629.60	83.09	41.64	83.16	7° 34' 04"	SEE DRWG.
7	629.60	26.02	13.01	26.02	2° 22' 04"	N74°02'10"W
8	689.60	49.00	24.51	49.01	4° 04' 19"	N74°53'18"W
9	689.60	71.33	35.71	71.36	5° 55' 44"	SEE DRWG.
10	689.60	18.94	9.41	18.94	1° 34' 25"	N89°34'18"W
11	50.00	52.21	30.62	54.95	62° 51' 52"	N40° 56' 12"E
12	60.00	32.80	17.05	33.23	31° 43' 56"	N56° 35' 10"E
13	60.00	41.73	22.52	42.62	40° 41' 48"	SEE DRWG.
14	60.00	49.09	26.96	50.57	48° 17' 44"	N74° 26' 56"E
15	60.00	41.86	22.34	42.71	40° 50' 48"	N79° 51' 40"E
16	629.60	29.30	14.65	29.30	2° 40' 00"	S89° 01' 30"E
17	629.60	76.96	38.55	77.01	7° 00' 31"	S84° 11' 15"E
18	629.60	85.95	43.08	86.02	7° 49' 41"	S76° 46' 09"E
19	689.60	6.73	3.36	6.72	0° 33' 31"	N73° 08' 04"W
20	689.60	97.45	48.85	97.53	8° 06' 12"	N77° 21' 55"W
21	689.60	103.32	51.80	103.41	8° 35' 32"	N85° 48' 41"W
22	689.60	3.00	1.50	3.00	0° 14' 57"	S89° 45' 58"W

THESE LANDS ARE PART OF THE TRACT CONVEYED TO THE EFFBEE LAND CO. AS RECORDED IN VOLUME 1009 PAGES 772 & 778 OF THE LORAIN COUNTY RECORD OF DEEDS.

NOTICE: AT SUCH TIME AS A PERMANENT SEWAGE TREATMENT PLANT IS CONSTRUCTED TO SERVE AND BENEFIT SUCH LOTS AND LANDS WITHIN THIS SUBDIVISION, SPECIAL ASSESSMENTS WILL BE LEVIED AND COLLECTED FOR SAID LOTS AND LANDS BY THE CITY OF NORTH RIDGEVILLE.

NOTE: ALL SUBLOTS IN THIS SUBDIVISION SHALL HAVE A 15% REDUCTION IN YARD REQUIREMENTS AND ONE OF THE SIDEYARDS FOR EACH SUBLOT SHALL BE 8.5 FEET.

THIS PLAT HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OHIO AS A CLUSTER SUBDIVISION UNDER THE ZONING ORDINANCE OF THE CITY BY VIRTUE OF THE PASSAGE OF RESOLUTION NO. 28572.

PASSED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OHIO THIS 6TH DAY OF SEPTEMBER, 1972.

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, COUNTY AUDITOR  
 APPROVED THIS 13 DAY OF June, 1972, R. W. Oles, CHAIRMAN, CITY PLANNING COMMISSION  
 APPROVED THIS 14 DAY OF September, 1972, Mayor  
 APPROVED THIS 23 DAY OF OCTOBER, 1972, City Engineer

NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPROVEMENTS REQUIRED BY ORDINANCE ARE CONSTRUCTED, OR ARE GUARANTEED TO BE CONSTRUCTED.

**SURVEYORS CERTIFICATE**  
 THIS IS TO CERTIFY THAT THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT. SAID PLAT CONTAINS 24.019 ACRES OF WHICH 4.092 ACRES ARE IN STREETS AND 19.927 ACRES ARE IN LOTS. I ALSO CERTIFY THAT THE TRAVERSE OF THE EXTERIOR BOUNDARIES WHEN COMPUTED FROM FIELD MEASUREMENTS CLOSED WITHIN A LIMIT OF ERROR OF ONE TO TEN THOUSAND FEET AND THAT ALL NECESSARY MONUMENTS HAVE BEEN SHOWN.

COUNTY RECORDER: JAMES H. SCHMIDT REGISTERED SURVEYOR # 4846

FILED FOR RECORD THIS 21st DAY OF Nov, 1972 AT 2:53 PM  
 RECORDED THIS 21st DAY OF Nov, 1972  
 IN PLAT BOOK 27 PAGE NUMBER 57

Leta B. Mitchell, LORAIN COUNTY RECORDER  
 See 17 me

TRANSFERRED IN COMPLIANCE WITH SEC. 319.202 OHIO REV. CODE NOV 21 1972 JULIAN A. PRIOR LORAIN COUNTY AUDITOR

### OWNERS CERTIFICATE

WE THE UNDERSIGNED PRESIDENT AND SECRETARY OF Effbee Land Company HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE DORCHESTER MEADOWS SUBDIVISION NO. 1, AND DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE JAYCOX RD., DOWNING AVENUE, MANNING CIRCLE, CHESTERFIELD DRIVE, AND EASEMENTS AS SHOWN HEREON, AND THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING ORDINANCES 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.

James H. Schmidt PRESIDENT  
James H. Schmidt SECRETARY

### NOTARY PUBLIC

COUNTY OF LORAIN } S.S.  
 STATE OF OHIO }  
 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY APPEARED THE ABOVE SIGNED PRESIDENT AND SECRETARY OF Effbee Land Company WHO ACKNOWLEDGE THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 21st DAY OF November, 1972.

James H. Schmidt NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-10-73

### MORTGAGEES CERTIFICATE N.A. (NO MORTGAGE ON LAND)

THIS IS TO CERTIFY THAT THE UNDERSIGNED HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN "DORCHESTER MEADOWS SUBDIVISION NUMBER ONE" HAVING EXAMINED THE FOREGOING PLAT DO HEREBY ACCEPT THE SAME TO BE CORRECT AND CONSENT TO THE DEDICATION TO PUBLIC USE JAYCOX RD., DOWNING AVE., MANNING CIRCLE, AND CHESTERFIELD DR. AS SHOWN HEREON THEREBY RELEASING MORTGAGE RIGHTS ON THAT PART DEDICATED.

### NOTARY PUBLIC

COUNTY OF LORAIN } S.S.  
 STATE OF OHIO }  
 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY APPEARED THE ABOVE SIGNED WHO ACKNOWLEDGE THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1972.

\_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_