

DORCHESTER MEADOWS SUBDIVISION NO. 2

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

SCALE: 1"=60

DEC., 1972

SCHMIDT AND ASSOCIATES
SURVEYORS AND CONSULTANTS IN LAND PLANNING
ELYRIA OHIO

OWNERS CERTIFICATE:

WE THE UNDERSIGNED PRESIDENT AND SECRETARY OF EFFDEE LAND COMPANY HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR DORCHESTER MEADOWS SUBDIVISION NUMBER 2, A SUBDIVISION OF LOTS 54 THRU 121 INCLUSIVE, AND DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE WOOSTER-AVON LAKE ROAD, CHESTERFIELD DRIVE, DORCHESTER AVENUE, MANCHESTER CIRCLE, AND EASEMENTS AS SHOWN HEREOF, 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.

[Signature]
PRESIDENT
[Signature]
SECRETARY

NOTARY PUBLIC:

COUNTY OF LORAIN } S.S.
STATE OF OHIO }
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE APPEARED THE ABOVE SIGNED PRESIDENT AND SECRETARY OF EFFDEE LAND COMPANY WHO ACKNOWLEDGE THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREOF TO SET MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF December, 1972.
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-22-77

NOTES:

- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPROVEMENT REQUIRED BY ORDINANCE ARE CONSTRUCTED, OR ARE GUARANTEED TO BE CONSTRUCTED.
- AT SUCH A 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.
- ALL SUBLOTS IN THIS SUBDIVISION SHALL HAVE A 15% REDUCTION IN YARD REQUIREMENTS, AND ONE OF THE SIDEYARDS FOR EACH SUBLOT SHALL BE 8.50 FEET.
- THESE LANDS ARE PART OF THE TRACT CONVEYED TO THE EFFDEE LAND CO., AS RECORDED IN VOLUME 1009, PAGES 772 & 778 OF THE LORAIN COUNTY RECORD OF DEEDS.

MORTGAGEES CERTIFICATE:

(N.A.)

THIS IS TO CERTIFY THAT THE UNDERSIGNED HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN DORCHESTER MEADOWS SUBDIVISION NUMBER TWO HAVING EXAMINED THE FOREGOING PLAT DO HEREBY ACCEPT THE SAME TO BE CORRECT AND CONSENT TO THE DEDICATION TO PUBLIC USE WOOSTER-AVON LAKE ROAD, CHESTERFIELD DRIVE, DORCHESTER AVENUE, MANCHESTER CIRCLE AS SHOWN HEREON THEREBY RELEASING MORTGAGE RIGHTS ON THAT PART DEDICATED.

PRESIDENT

SECRETARY

NOTARY PUBLIC:

COUNTY OF LORAIN } S.S.
STATE OF OHIO }
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE APPEARED THE ABOVE SIGNED PRESIDENT AND SECRETARY OF _____ WHO ACKNOWLEDGE THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREOF TO SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 19____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS PLAT HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OHIO AS A CLUSTER SUBDIVISION OF THE ZONING ORDINANCE OF THE CITY BY VIRTUE OF THE PASSAGE OF RESOLUTION NO. 304-73 PASSED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OHIO THIS 22 DAY OF MAY, 1973.

APPROVED THIS 11 DAY OF Dec, 1972 [Signature]
CHAIRMAN, CITY PLANNING COMMISSION

APPROVED THIS 14th DAY OF Dec, 1972 [Signature]
MAYOR

APPROVED THIS 8th DAY OF Nov, 1973 [Signature]
CITY ENGINEER

TRANSFERRED THIS _____ DAY OF _____, 19____, AT _____ O'CLOCK _____ M.
COUNTY AUDITOR

SURVEYORS CERTIFICATE:

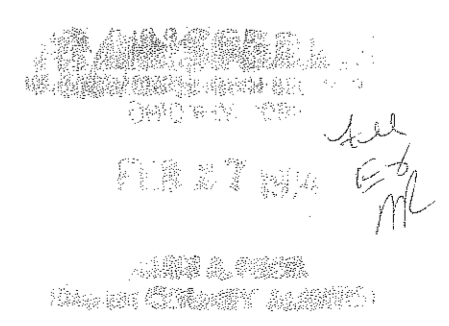
THIS IS TO CERTIFY THAT THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND SAID PLAT IS CORRECT. SAID PLAT CONTAINS 3296 ACRES OF WHICH 5.480 ACRES ARE IN STREETS AND 27480 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 ONE TO TEN THOUSAND FEET AND THAT ALL NECESSARY MONUMENTS HAVE BEEN SHOWN.

JAMES H. SCHMIDT-REGISTERED SURVEYOR #4846

COUNTY RECORDER:

FILED FOR RECORD THIS _____ DAY OF _____, 19____, AT _____ O'CLOCK _____ M.
RECORDED THIS _____ DAY OF _____, 19____, IN PLAT BOOK NO. _____ PAGE NO. _____

[Signature]
LORAIN COUNTY RECORDER

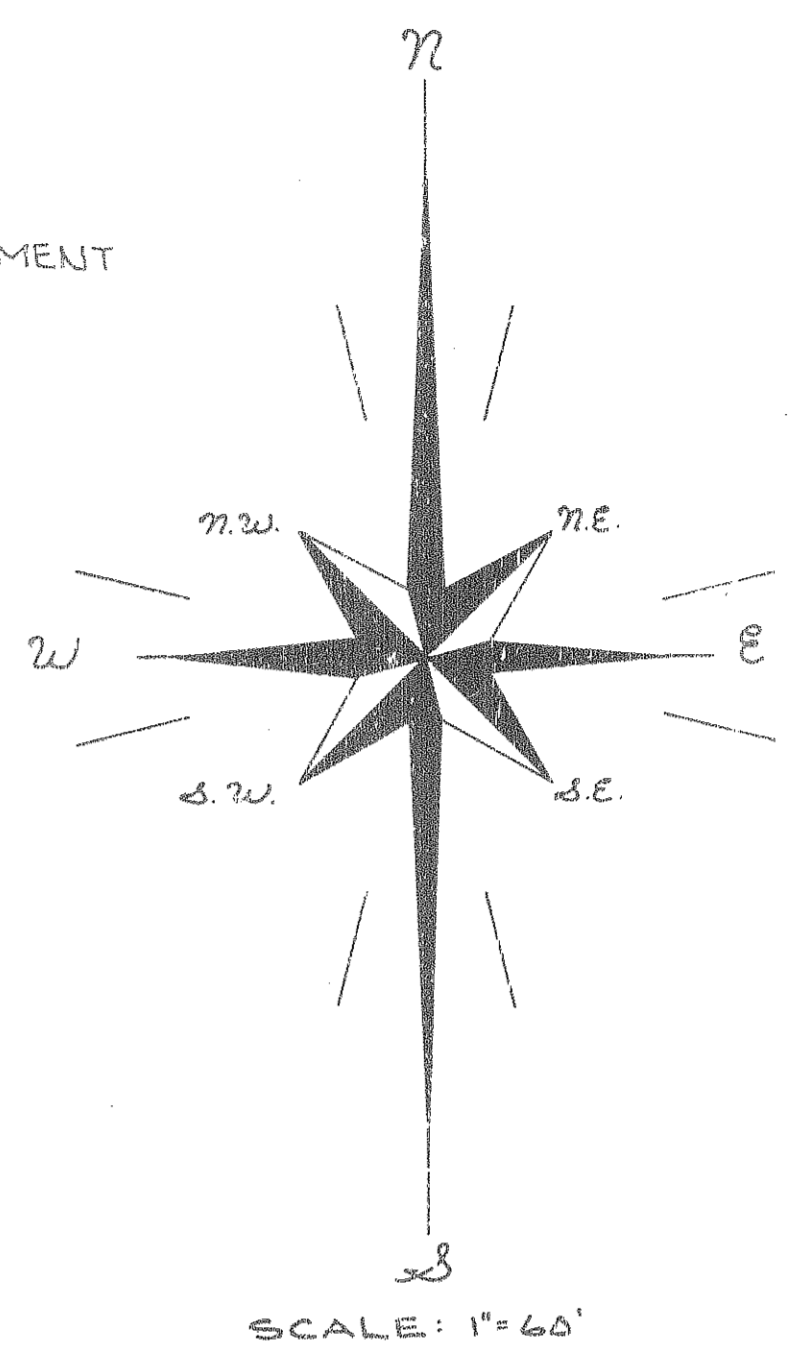
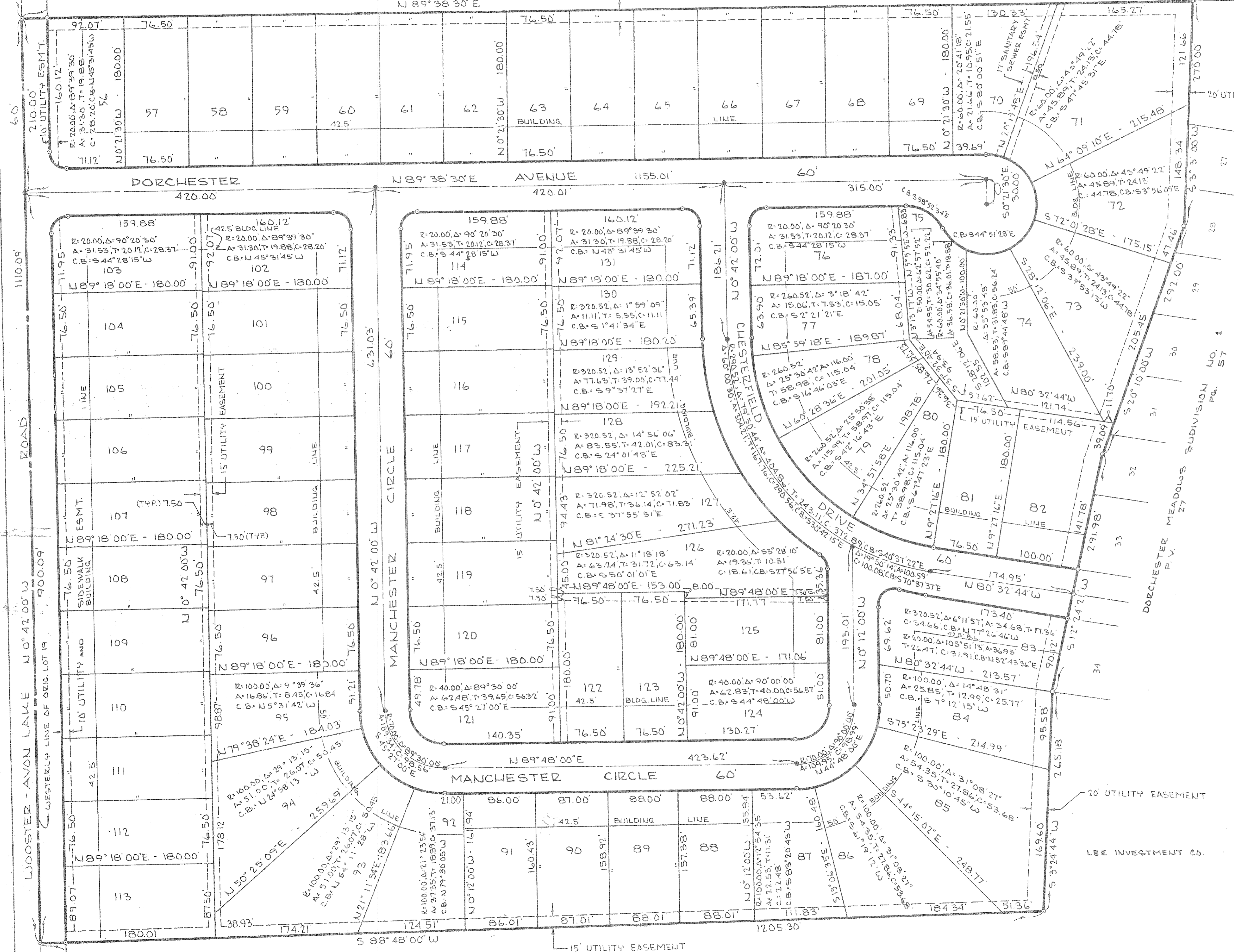


MILLS ROAD 60'

DORCHESTER MEADOWS SUBDIVISION

NO. 2

LEE INVESTMENT COMPANY
15' UTILITY EASEMENT



MONUMENTS INDICATED THUS ●

NOTE:
UTILITY EASEMENT INCLUDES PERMISSION TO
INSTALL, MAINTAIN, RECONSTRUCT AND RELOCATE
THE FOLLOWING TYPES OF UTILITIES: TELEPHONE,
GAS, ELECTRIC, SANITARY, STORM (INCLUDING SWALES)
& WATER.