

# DORCHESTER MEADOWS SUBDIVISION No 3

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

SCALE: 1"=60'  
PREPARED BY  
**KLEINOEDER-SCHMIDT**  
*and Associates*  
REG. ENGINEERS & SURVEYORS  
ELYRIA, OHIO  
DECEMBER, 1973  
REVISED: JAN. 14, 1974  
JAN. 31, 1974

### 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 THREE, A SUBDIVISION OF LOTS 132 THROUGH 169 INCLUSIVE, AND DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, MANNING STREET AND CHAUCER DRIVE AND ALLEASMENTS 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.

*Frank Dettoni*  
PRESIDENT

*Maurice Orlean*  
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 ACKNOWLEDGED 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 12 DAY OF Dec., 1974

*Janette A. Campbell*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-21-78

### NOTES

- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPROVEMENTS 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 COMPANY AS RECORDED IN VOLUME 1009 PAGE 772 OF THE LORAIN COUNTY RECORD OF DEEDS.
- MONUMENTS INDICATED THUS —●—

### MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN DORCHESTER MEADOWS SUBDIVISION NUMBER THREE HAVING EXAMINED THE FOREGOING PLAT DO HEREBY ACCEPT THE SAME TO BE CORRECT AND CONSENT TO THE DEDICATION TO PUBLIC USE, MANNING STREET AND CHAUCER DRIVE AS SHOWN HEREON THEREBY RELEASING MORTGAGE RIGHTS ON THAT PART DEDICATED.

FOR \_\_\_\_\_ PRESIDENT  
\_\_\_\_\_ SECRETARY

### NOTARY PUBLIC

COUNTY OF LORAIN } S.S.  
STATE OF OHIO

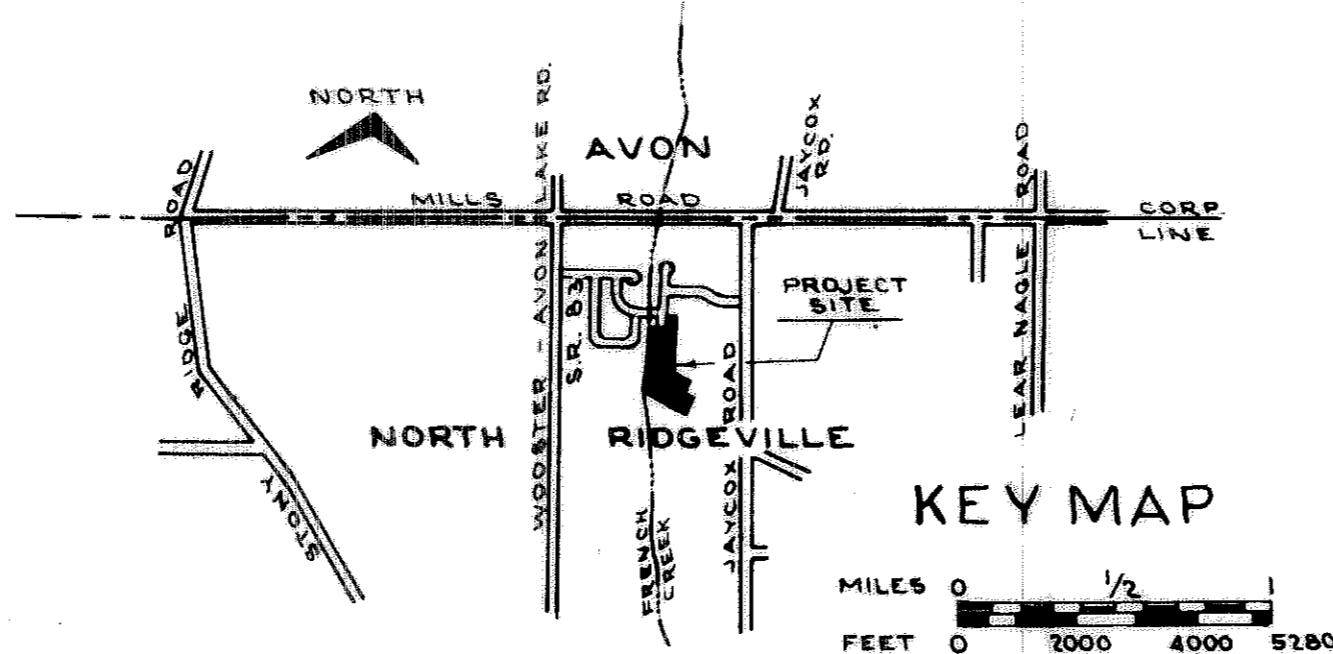
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED THE ABOVE SIGNED PRESIDENT AND SECRETARY OF \_\_\_\_\_ WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_

NOTARY PUBLIC

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

### UTILITY EASEMENTS

UTILITY EASEMENTS, AS SHOWN HEREON, ARE FOR THE CONSTRUCTION AND OR MAINTENANCE OF ALL WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, SANITARY AND STORM SEWERS, AND ALL SWALES WHICH CONTRIBUTE TO THE WATER COURSE OF THE WITHIN PLATTED LAND.



### APPROVALS

THIS PLAT HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE AS A CLUSTER SUBDIVISION OF THE ZONING ORDINANCE OF THE CITY BY VIRTUE OF THE PASSAGE OF RESOLUTION No 345-75 PASSED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE THIS 2nd DAY OF February, 1975.

*Robert S. Daniel*  
CLERK OF COUNCIL

APPROVED THIS 10 DAY OF Dec., 1974.

*Frank J. Scragin*  
CHAIRMAN  
CITY PLANNING COMMISSION

APPROVED THIS 10 DAY OF March, 1975.

*Charles H. Stuart*  
MAYOR

APPROVED THIS 15 DAY OF JANUARY, 1975.

*R. E. Schiro*  
CITY ENGINEER

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_

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 HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND SAID PLAT IS CORRECT. SAID PLAT CONTAINS 15.6520 ACRES OF WHICH 2.4150 ACRES ARE IN STREETS, AND 13.2370 ACRES ARE IN LOTS. I ALSO CERTIFY THAT THE TRAVERSE OF THE EXTERIOR BOUNDRIES WHEN COMPUTED FROM FIELD MEASUREMENTS CLOSED WITHIN A LIMIT OF ONE TO TEN THOUSAND FEET AND THAT ALL NECESSARY MONUMENTS HAVE BEEN SHOWN.

*James H. Schmidt*  
JAMES H. SCHMIDT  
REGISTERED SURVEYOR  
#4846

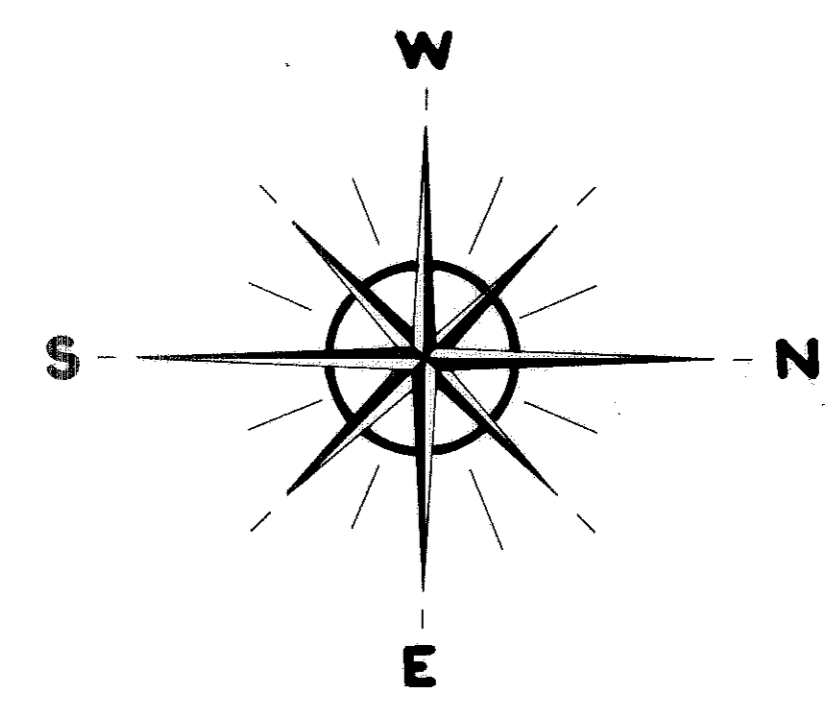
### COUNTY RECORDER

FILED FOR RECORD THIS 7th DAY OF April, 1975  
AT 3:33 O'CLOCK P.M.  
RECORDED THIS 7th DAY OF April, 1975 IN  
PLAT BOOK No 30 PAGE No 48 & 49

LORAIN COUNTY RECORDER  
#3456

delivered to Michael Dennis P.E. SHEET 1 OF 2

INDEXED  
IN CONFORMANCE WITH SEC. 319.202  
OHIO REV. CODE  
APR 4 1975  
JULIAN BICK  
LORAIN COUNTY AUDITOR



TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE

GRACE SULLIVAN ET AL.  
D.V. 265 PG. 515

ELMER J. & M. GILGENBACH  
D.V. 350 PG. 49

LEHMAN-JOHNSON CO.  
5.76 AC.

**DORCHESTER MEADOWS  
SUB N 3**

SCALE: 1" = 60'  
DEC. 1973  
REV. JAN. 14, 74  
JAN. 31, 74

APR 4 1975  
JULIAN A. RIOR  
OHIO COUNTY AUDITOR