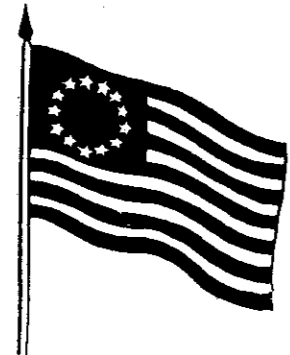


#919409 3/36



# A SUBDIVISION PLAT OF IRONWOOD FARMS

SITUATED IN ORIGINAL COLUMBIA TOWNSHIP, LOT NO. 12, TOWNSHIP OF COLUMBIA  
COUNTY OF LORAIN, STATE OF OHIO



WE THE UNDERSIGNED OWNERS OF THE LANDS EMBRACED WITHIN THIS  
SUBDIVISION HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE OUR  
FREE ACT AND DEED, AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE  
STREETS, EASEMENTS, PARKS, AND OTHER PUBLIC SITES SHOWN UPON THIS  
PLAT.

John A. Bambeck      Howard Bell - Pres.  
WITNESS      PRESIDENT

STATE OF OHIO  
MEDINA COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,  
PERSONALLY APPEARED THE ABOVE NAMED HOWARD BELL, PRESIDENT OF  
HOWARD BELL ENT., WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING  
INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND  
DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED  
MY OFFICIAL SEAL AT Valley City, OHIO, THIS 14<sup>th</sup> DAY OF June,  
1976.

Loren V. Maton  
NOTARY PUBLIC

RECEIVED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.  
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, AT \_\_\_\_\_ A.M., P.M. IN PLAT BOOK NO. \_\_\_\_\_  
PAGE NO. \_\_\_\_\_  
RECEIVED FOR TRANSFER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.  
COUNTY AUDITOR \_\_\_\_\_

These deed restrictions in no way over rule or supercede the Zoning Resolutions of  
Columbia Township.  
The Grantee, its successors and assigns, in consideration of the execution and delivery  
of this deed, hereby covenants and agrees with, and for the benefit of the Grantor,  
his successors and assigns, to hold said premises hereby conveyed, upon the following terms:

- (1) Said property shall be used solely and exclusively for single family residence purposes only.
- (2) No temporary buildings shall be erected on the premises. All outbuildings to be erected on the premises are to be of at least 400 square feet in area and shall have a gabled roof. Said outbuildings shall be placed in such a location as to not disturb the aesthetic value of surrounding properties. All such buildings must have written approval of Howard Bell or his heirs and assigns as to location, design, and materials used. All buildings shall be finished in a neat and workmanlike manner.
- (3) No unsightly objects shall be allowed to be placed or suffered to remain anywhere on said premises. Premises if not pastured, or farmed, shall be mowed twice a year. No mobile homes, trailers, large trucks, boats or other types of recreational vehicles shall be permanently stored on the property unless they are housed inside of a permanent structure. Said units may be temporarily kept on the property for a period not to exceed thirty (30) days. No open dumps or rubbish piles or unused unlicensed vehicles (junk cars, etc.) shall be permitted on the above described premises, nor shall the premises be used in any way or for any purpose which may endanger the health, or unreasonably disturb the quiet of any holder of adjoining land.
- (4) All fences shall be installed and maintained in a neat and workmanlike manner.
- (5) Any and all animals except pigs, may be kept on said premises, except however if horses or ponies are maintained, Article 10.202 of the Columbia Township Zoning Resolution of Feb. 3, 1975 must be followed. All animals must be owned by the property owner and no boarding of any animals will be allowed. Dogs will be limited to three (3) and when maintained outside will be located so they won't disturb the adjoining property owners. All other animals shall be restrained in such a manner as to be kept, maintained and restricted to said owners property, and shall at no time become an unnecessary nuisance. No animals shall be pastured or kept within fifty (50) feet of any lake.
- (6) All gasoline and/or oil tanks shall be installed under ground.
- (7) All recreation facilities whether with animals or motor vehicles shall be restrained within the limits of the owner's premises unless with consent of other owners.
- (8) Land conveyed to Grantee shall in no way be subdivided into smaller parcels.
- (9) The drainage easements are placed on the property so the drainage systems will not be altered.

The above covenants and restrictions shall be covenants running with the land, shall be binding upon the property owner and shall be enforceable by the owner of any adjoining or adjacent lands.

### DEED RESTRICTIONS

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF, AND THAT I HAVE FOUND OR SET PINS AND MONUMENTS SHOWN, AND THAT ALL LOTS CONFORM TO THE TOWNSHIP ZONING RESOLUTION.  
John A. Bambeck, No. 5141  
REGISTERED SURVEYOR

RECEIVED FOR TRANSFER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

TAX MAP DRAFTSMAN

APPROVED BY THE LORAIN COUNTY BOARD OF HEALTH THIS  
10<sup>th</sup> DAY OF June, 1976.

Victor J. Branga  
CHIEF SANITARIAN

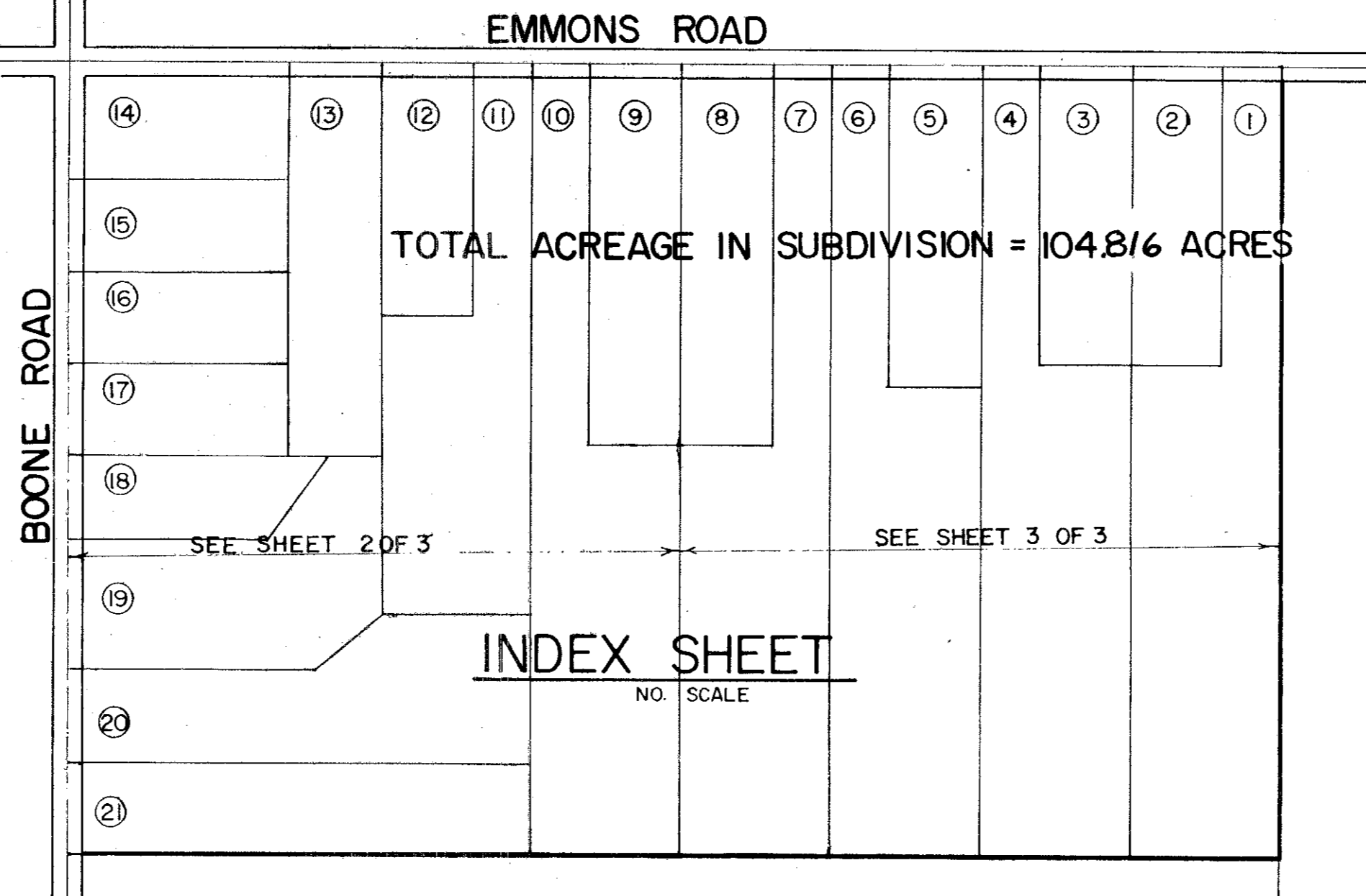
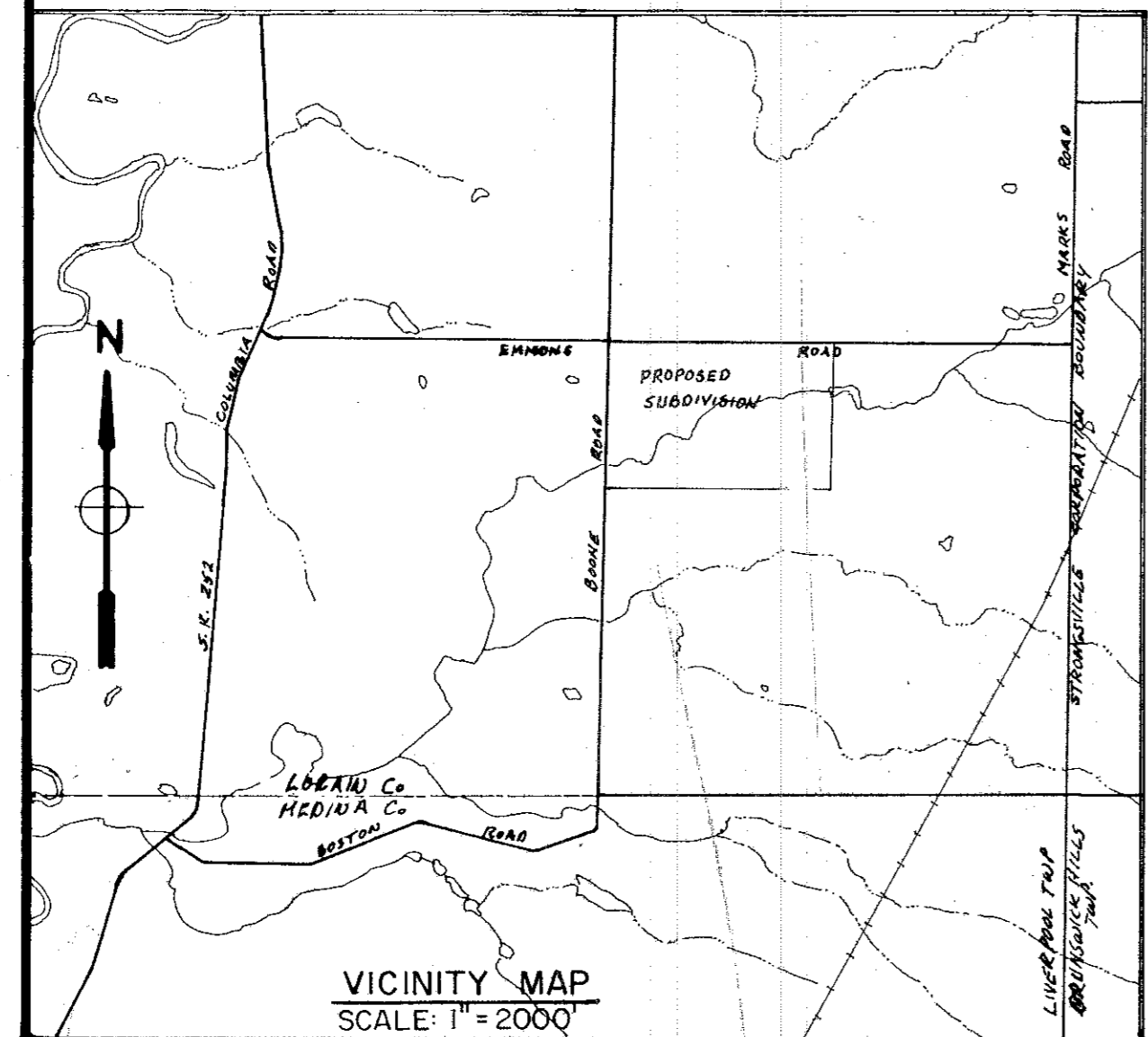
APPROVED BY THE LORAIN COUNTY REGIONAL PLANNING COMMISSION

THIS 14 DAY OF July, 1976.  
Richard W. Mulholland  
DIRECTOR

APPROVED BY THE TRUSTEES OF COLUMBIA TOWNSHIP  
THIS 7<sup>th</sup> DAY OF June, 1976.

Ronald M. Bantler      Carl E. Heimberg  
TRUSTEE      TRUSTEE

TRUSTEE



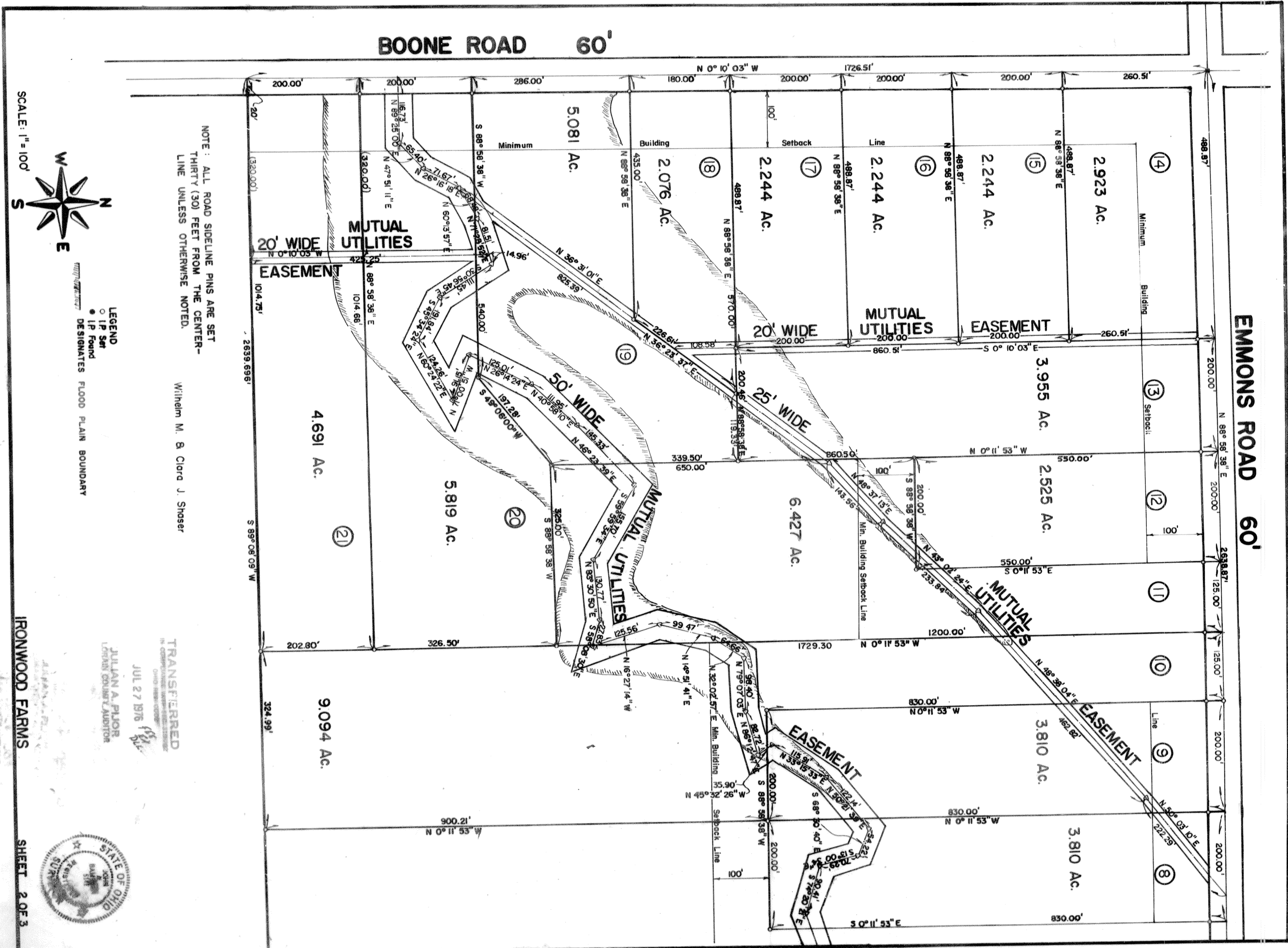
LOT NO. 12	Tr. or Sec. ---
TOWNSHIP: COLUMBIA	
COUNTY: LORAIN	STATE: OHIO
OWNER: HOWARD BELL ENTERPRISES	
DATE: JUNE, 1976	SCALE: AS NOTED
JOHN A. BAMBECK & ASSOCIATES INC. 991 MEDINA ROAD, MEDINA, OHIO, 44256 Telephone: 216-239-1001	
PROJECT NO.: 76-266	

Received for Record JUL 27 1976  
at 1:12 clock pm in the RECORD.  
VOTED 41 Dorothy E. Boyer  
Lorain County Recorder  
PAGE 36-22  
\$ 25.92

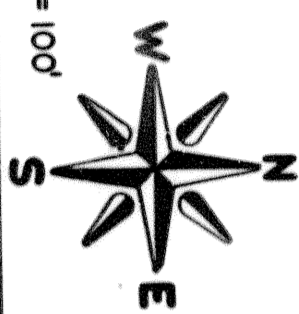
TRANSFERRED  
JUL 17 1976  
JOHN A. BAMBECK & ASSOCIATES INC.

Call John A. Bambeck - self

3/36



SCALE: 1" = 100'



LEGEND  
 ○ IP Set  
 ● IP Found  
 --- DESIGNATES FLOOD PLAIN BOUNDARY

NOTE: ALL ROAD SIDELINE PINS ARE SET THIRTY (30) FEET FROM THE CENTER-LINE UNLESS OTHERWISE NOTED.

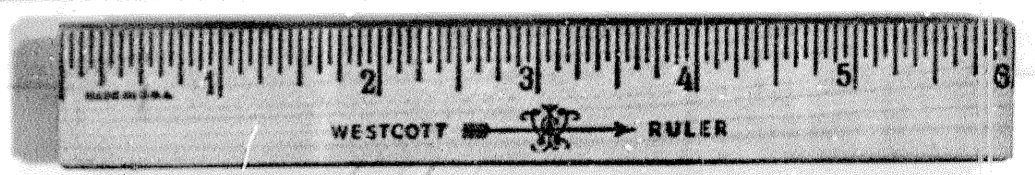
Wilhelm M. & Clara J. Shoser

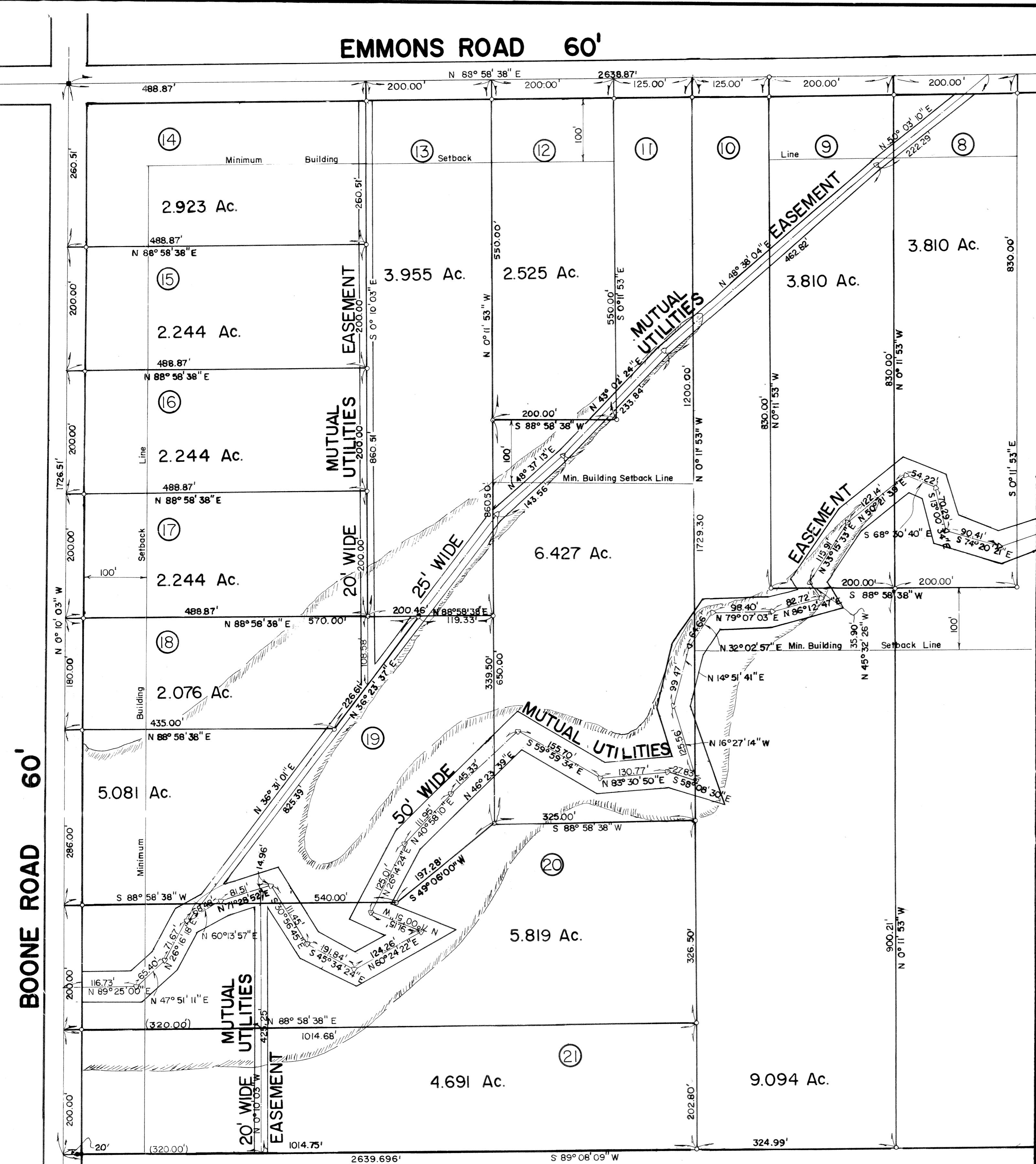
IRONWOOD FARMS

SHEET 2 OF 3



TRANSFERRED  
 JUL 27 1976  
 JULIAN A. PIJOR  
 COUNTY CLERK/AUDITOR

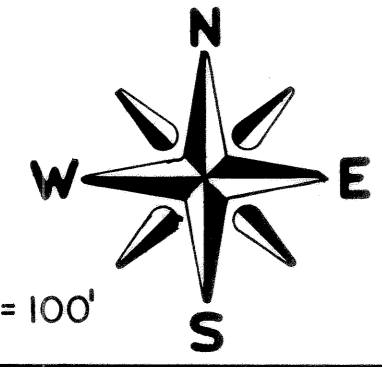




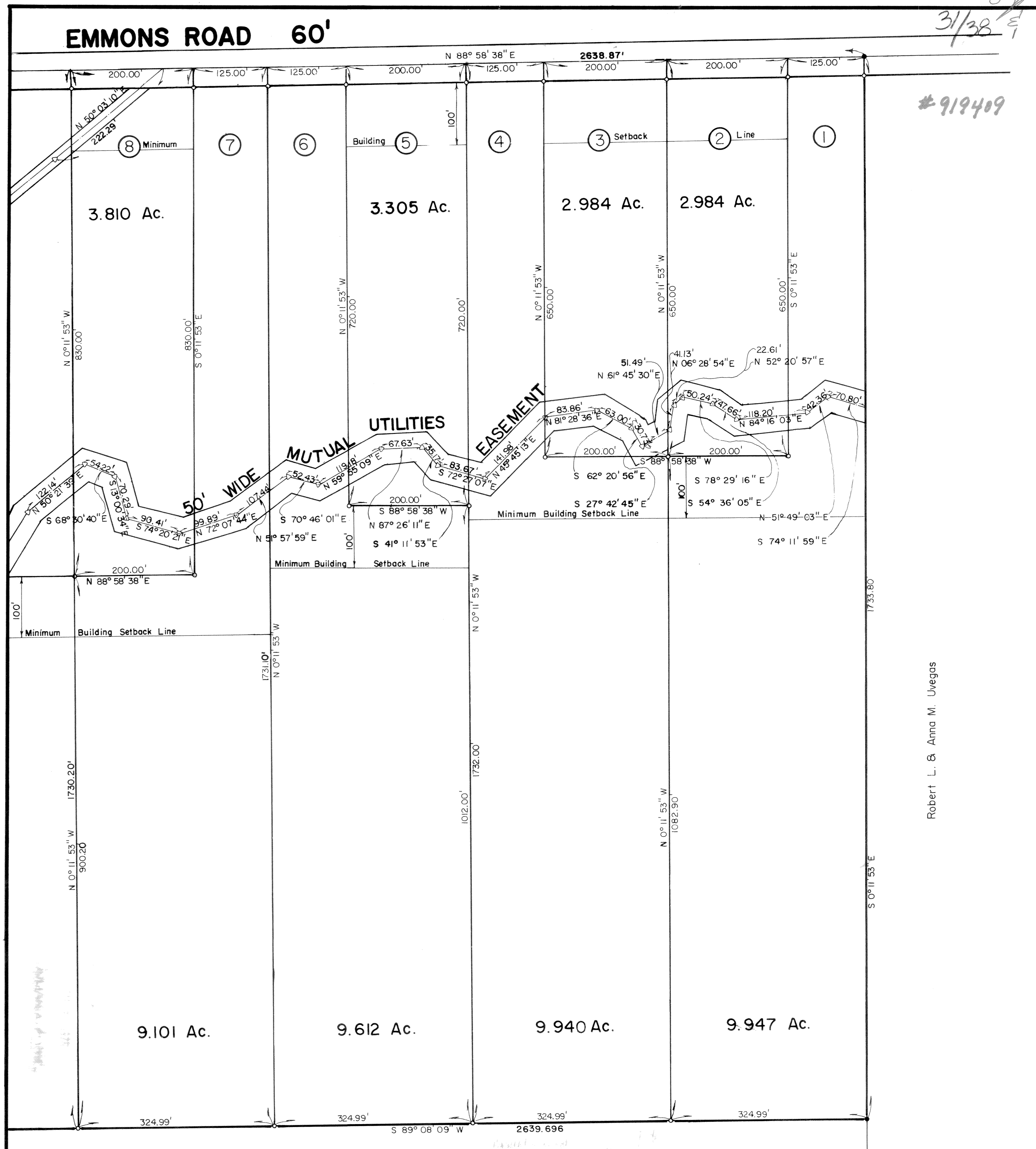
NOTE: ALL ROAD SIDELINE PINS ARE SET THIRTY (30) FEET FROM THE CENTER-LINE UNLESS OTHERWISE NOTED.

Wilhelm M. & Clara J. Shaser

LEGEND  
 ○ I.P. Set  
 ● I.P. Found  
 --- DESIGNATES FLOOD PLAIN BOUNDARY



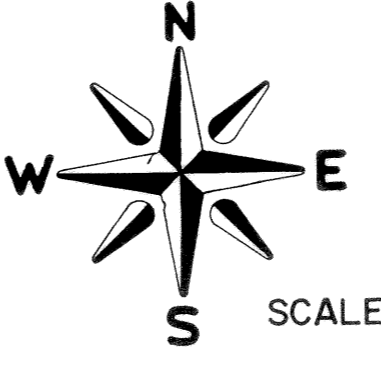
SCALE: 1"=100'



NOTE: ALL ROAD SIDELINE PINS ARE SET THIRTY (30) FEET FROM THE CENTER-LINE UNLESS OTHERWISE NOTED.

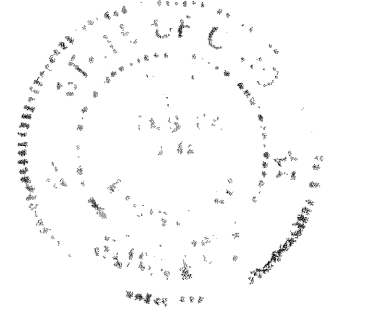
Wilhelm M. & Clara J. Shaser

LEGEND  
 ○ I.P. Set  
 ● I.P. Found



SCALE: 1"=100'

TRANSFERRED  
 IN COMPLIANCE WITH SEC. 109-301  
 OHIO REV. CODE  
 JUL 27 2008  
 JULIAN A. PLOER  
 LORAIN COUNTY AUDITOR



Robert L. & Anna M. Uvegas

#919409

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