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921689

CENTER GATE MILLS SUBDIVISION No. 1

PART OF ORIGINAL RIDGEVILLE TOWNSHIP
LOT No. 17
CITY OF N. RIDGEVILLE COUNTY OF LORAIN
STATE OF OHIO

INDEX

SHEET NO'S	DESCRIPTION
1	CERTIFICATES AND LOCATION MAP
2	FIRST SHEET OF PLAT
3	SECOND SHEET OF PLAT

OWNERS CERTIFICATE

WE THE UNDERSIGNED, FRANK DETTORE, PRESIDENT AND DONALD DETTORE, SECRETARY OF NORTH RIDGE INVESTMENT CORPORATION, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR CENTER GATE MILLS SUBDIVISION NO. 1 AND DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE CENTER RIDGE ROAD, EMERALD STREET, PEARL AVENUE AND OPAL STREET.

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.

EASEMENTS ARE RESERVED WHERE INDICATED ON PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 24 DAY OF MARCH, 1976.

Witness Michael Gunch
Frank Dettores Pres
 FRANK DETTORE, President
Donald Dettores Sec
 DONALD DETTORE, Secretary
 NORTH RIDGE INVESTMENT CORP
 55590 CENTER RIDGE RD
 N. RIDGEVILLE, OHIO

MORTGAGE CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED WOMENS FEDERAL SAVINGS & LOAN ASSOCIATION HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN CENTER GATE MILLS SUBDIVISION NO. 1 HAVING EXAMINED THE FOREGOING PLAT DO HEREBY ACCEPT THE SAME TO BE CORRECT AND CONSENT TO THE DEDICATION TO PUBLIC USE STREETS AS SHOWN HEREON THEREBY RELEASING MORTGAGE RIGHTS ON THAT PART DEDICATED.

John A. Hranick Vice Pres.

STATE OF OHIO }
 COUNTY OF LORAIN } ss.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID APPEAR JOHN A. HRANICK

WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 24th DAY OF April, 1976.

James Klock
 NOTARY PUBLIC
 Notary Public for Cuyahoga County
 My Commission Expires Nov. 23, 1978
 My commission expires

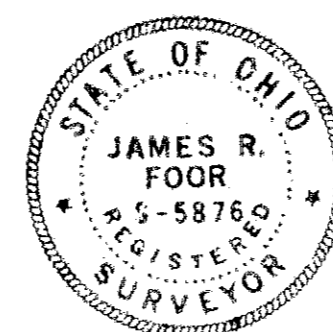
STATE OF OHIO }
 COUNTY OF LORAIN } ss.
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID APPEAR FRANK DETTORE AS PRESIDENT AND DONALD DETTORE AS SECRETARY OF NORTH RIDGE INVESTMENT CORPORATION, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 24th DAY OF March, 1976.

Janice Manning
 NOTARY PUBLIC
Mar 24 1976
 My commission Expires

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED CENTER GATE MILLS SUBDIVISION NO. 1 AS SHOWN HEREON OF WHICH 22.6222 ACRES LIES IN BUILDING LOTS AND 5.3625 ACRES LIES IN STREET DEDICATION. MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF, BEARINGS USED ARE ASSUMED AND FOR THE PURPOSES OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

James R. Foer
 JAMES R. FOER, Registered Surveyor
 No. 5876
 25836 CENTER RIDGE RD.
 N. RIDGEVILLE, OHIO



CITY COUNCIL

THIS PLAT HAS BEEN APPROVED BY COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OHIO AS A CLUSTER SUBDIVISION UNDER THE ZONING ORDINANCE OF THE CITY OF NORTH RIDGEVILLE BY VIRTUE OF THE PASSAGE OF RESOLUTION NO. 381

PASSED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OHIO THIS 6 DAY OF July, 1976.

John A. Hranick
 Clerk of Council

PLANNING COMMISSION

APPROVED THIS 25 DAY OF MAY, 1976.

Richard Lullinger
 Chairman - City Planning Commission

CITY ENGINEER

APPROVED THIS 19th DAY OF JULY, 1976.

Robert E. Kinsader
 City Engineer

COUNTY AUDITOR

TRANSFERRED THIS _____ DAY OF _____, 1976.

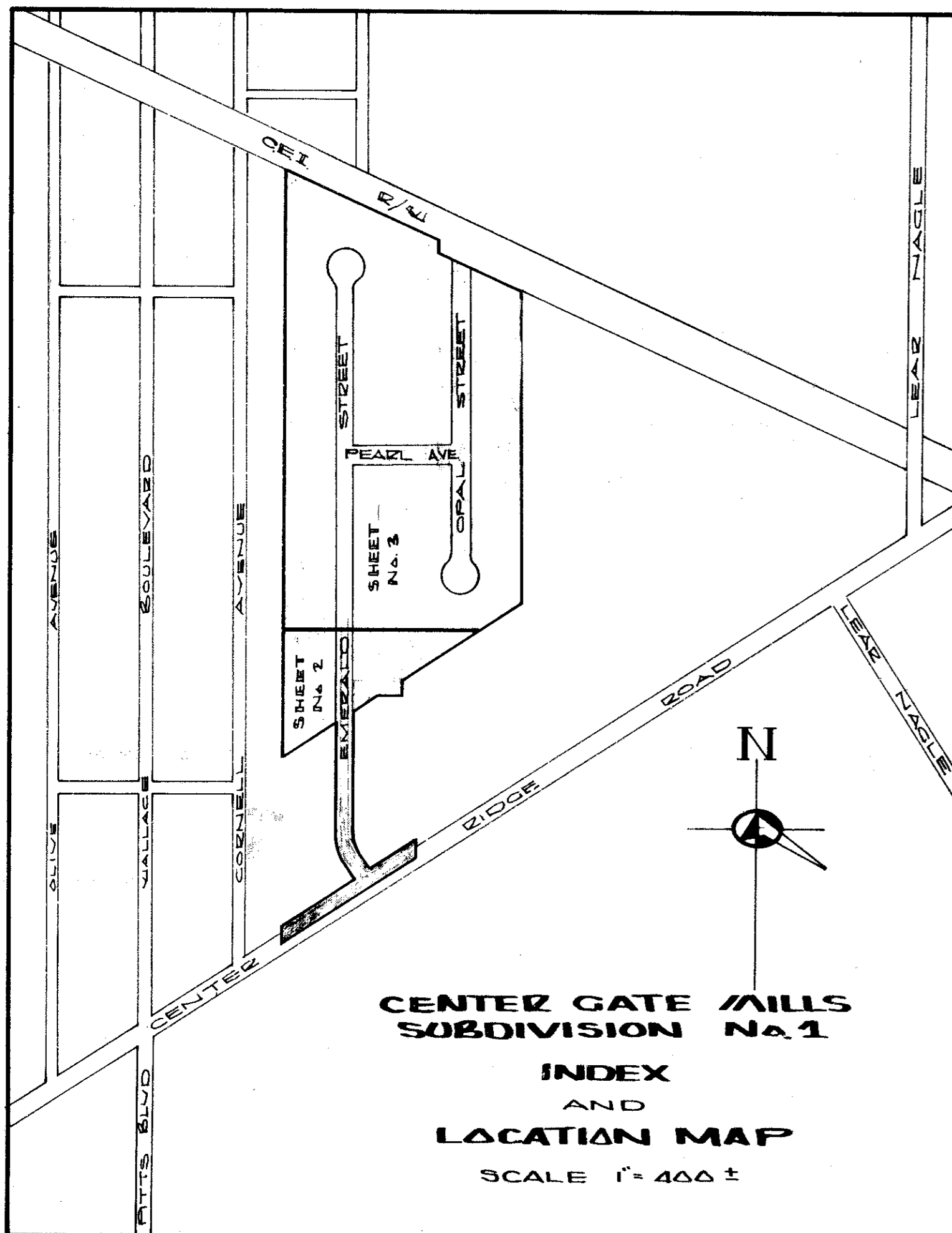
 Lorain County Auditor

NOTICE

AT SUCH TIME AS PERMANENT SEWER FACILITIES ARE CONSTRUCTED TO SERVE AND BENEFIT SUCH LOTS AND LANDS WITHIN THE SUBDIVISION, SPECIAL ASSESSMENTS WILL BE LEVIED AND COLLECTED FOR SAID LOTS AND LANDS BY THE CITY OF NORTH RIDGEVILLE.

NOTES

ALL SUBLOTS IN THIS SUBDIVISION SHALL HAVE A 15% REDUCTION IN YARD REQUIREMENTS AND ONE OF THE SIDE YARDS FOR EACH SUBLOT SHALL BE 8.5' NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPROVEMENTS REQUIRED BY ORDINANCE ARE CONSTRUCTED OR GUARANTEED TO BE CONSTRUCTED.



TRANSFERRED
 AUG 17 1976
 RECORDED
 441.45
 441.45
 441.45

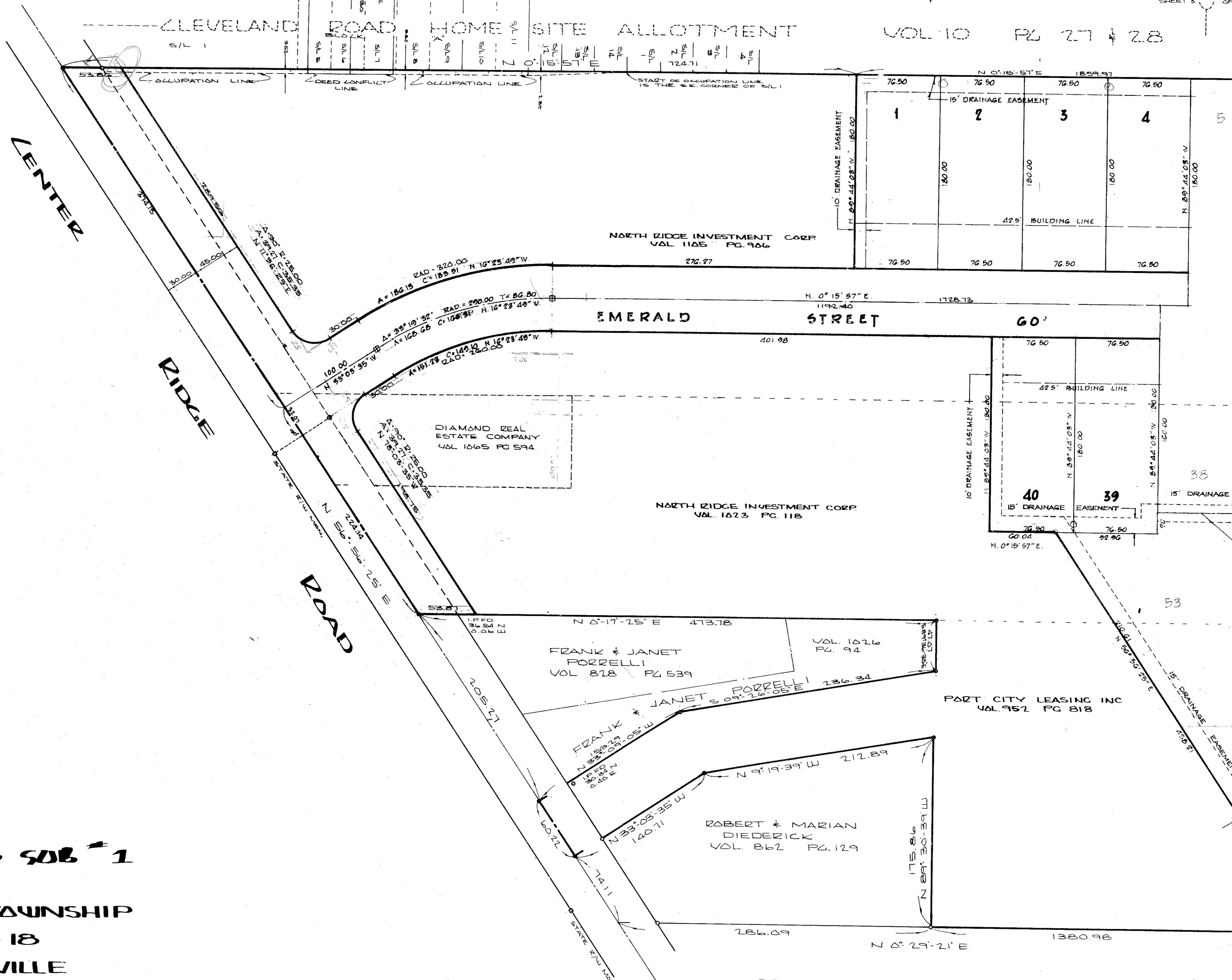
RECEIVED FOR RECORD
 AUG 17 1976
 11:30 clock A.M. in PLAT RECORD
 VOL 31
 441.45 Dorothy L. Casper
 PAGES 441.45 Lorain County Recorder

51.84

SCALE 1"=50'

DATE: JAN 1976

MATCH LINE SHEET 3 OF 3



ZENTER GATE MILLS SUB # 1

PART OF

ORIGINAL RIDGEVILLE TOWNSHIP

LOT NUMBERS 11 & 18

CITY OF NORTH RIDGEVILLE

COUNTY OF LORAIN

STATE OF OHIO

TRANSFERRED
IN COMPLIANCE WITH R.C. 163.02
ORIG REV. 1-20-74
AUG 17 1976
JULIAN A. PIJOR
LORAIN COUNTY SURVEYOR

PREPARED FOR
N RIDGE INVESTMENT CORP.
N RIDGEVILLE
OHIO

PREPARED BY
JR FAAR & ASSOCIATES
REGISTERED SURVEYORS
N. RIDGEVILLE, OHIO

NOTE:
ALL POINTS SHOWN AS ARE IRON PINS SET OR FOUND
POINTS SHOWN AS ARE
E. OF R/W MONUMENTS

MATCH LINE SHEET 3 OF 3

SCALE 1"=50'

DATE: JAN 1976

CLEVELAND ROAD HOME SITE ALLOTMENT

VOL 10 PL 27 & 28



ERIE SHORES DEVELOPMENT CO. INC. VOL 997 PL 502

VINCENT J + MARY JANE PIZZOLAMINI VOL 981 PL 450

MEADOWS BROTHERS ALLIANCEMENT VOL 753 PL 23

TRANSFERRED JULIAN A. PIOR