

PLANNING COMMISSION

APPROVED THIS 26TH DAY OF July, 1977

Paul M. Purdy
CHAIRMAN - CITY PLANNING COMMISSION

CENTER GATE MILLS SUBDIVISION No 3

PART OF ORIGINAL RIDGEVILLE TOWNSHIP Nos 7 & 18
BLOCK "A" IN CENTER GATE MILLS SUBN No 2 AS RECORDED IN VOL PG OF PLATS
CITY OF N. RIDGEVILLE COUNTY OF LORAIN
STATE OF OHIO

MORTGAGE CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN CENTER GATE MILLS SUBDIVISION NO. 3 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.

STATE OF OHIO)
COUNTY OF LORAIN) ss.
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID APPEAR
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 DAY OF 1977.

NOTARY PUBLIC
My commission expires

OWNERS CERTIFICATE

WE THE UNDERSIGNED, KARL KIESEL AND DORIS KIESEL, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR CENTER GATE MILLS SUBDIVISION NO. 3 AND DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, 1.0826 AC. IN GARRETT DRIVE.
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 THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS DAY OF JUNE, 1977.

KARL KIESEL and DORIS KIESEL
9000 Root Road
North Ridgeville, Ohio
Karl Kiesel
Doris Kiesel
DORIS KIESEL

OWNERS CERTIFICATE

WE THE UNDERSIGNED, ARTHUR ORLEAN, PRESIDENT AND FRANK DETTORE, SECRETARY OF EPPDEE LAND CO., HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR CENTER GATE MILLS SUBDIVISION NO. 3 AND DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, 1.1794 AC. IN BIRCH STREET, 0.4995 AC. IN GARRETT DRIVE AND 0.4031 AC. IN TOPAZ COURT.
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 THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS DAY OF June, 1977.

EPPDEE LAND CO.
35590 Center Ridge Road
North Ridgeville, Ohio
Arthur Orlean, President
Frank Detto, Secretary

INDEX	
SHEET NO.	DESCRIPTION
1	PLAT COVER SHEET
2	FIRST SHEET OF PLAT
3	SECOND SHEET OF PLAT

NOTES

ALL SUBLOTS IN THIS SUBDIVISION SHALL HAVE A 15% REDUCTION IN YARD REQUIREMENTS AND ONE OF THE SIDE YARDS FOR EACH SUBLLOT SHALL BE 8.5' NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPROVEMENTS REQUIRED BY ORDINANCE ARE CONSTRUCTED OR GUARANTEED TO BE CONSTRUCTED.
ALL POINTS SHOWN AS ARE CENTERLINE OF RIGHT-OF-WAY MONUMENTS. UTILITY EASEMENTS AS SHOWN ON PLAT WILL ALSO BE USED FOR SWALES, DITCHES AND REAR YARD DRAINS, ETC.

OWNER CERTIFICATE

WE THE UNDERSIGNED, FRANK DETTORE, PRESIDENT AND SECRETARY OF NORTH RIDGE INVESTMENT CORPORATION, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR CENTER GATE MILLS SUBDIVISION NO. 3 AND DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, 0.2748 AC. IN TOPAZ COURT.
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 THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS DAY OF JUNE, 1977.

FRANK DETTORE, President
Secretary

STATE OF OHIO)
COUNTY OF LORAIN) ss.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID APPEAR KARL KIESEL AND DORIS KIESEL 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 AFFIXED MY OFFICIAL SEAL THIS DAY OF June, 1977.

ELFRIDA MANNING, Notary Public
Commission Expires November 24, 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 ARTHUR ORLEAN, PRESIDENT AND FRANK DETTORE AS SECRETARY OF EPPDEE LAND CO., 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 AFFIXED MY OFFICIAL SEAL THIS DAY OF June, 1977.

Notary Public
Commission Expires November 24, 1978
My commission expires

MORTGAGE CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HOLDER OF A MORTGAGE DEED ON LANDS CONTAINED WITHIN CENTER GATE MILLS SUBDIVISION NO. 3 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.

STATE OF OHIO)
COUNTY OF LORAIN) ss.
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID APPEAR
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 DAY OF 1977.

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 Ordinance No. 1339-77
PASSES BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OHIO THIS 3 DAY OF OCTOBER, 1977.

COUNTY AUDITOR

TRANSFERRED THIS DAY OF 1977.
LORAIN COUNTY AUDITOR

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED CENTER GATE MILLS SUBDIVISION NO. 3 AS SHOWN HEREON OF WHICH 23.3032 ACRES LIES IN BUILDING LOTS, 3.4384 ACRES LIES IN STREET DEDICATION; ALSO OF WHICH ABOUT 2.11 ACRES LIES IN ORIGINAL LOT NO. 7, ABOUT 24.63 ACRES LIES IN ORIGINAL LOT NO. 18 AND 0.1029 ACRES LIES IN BLOCK "A". 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.

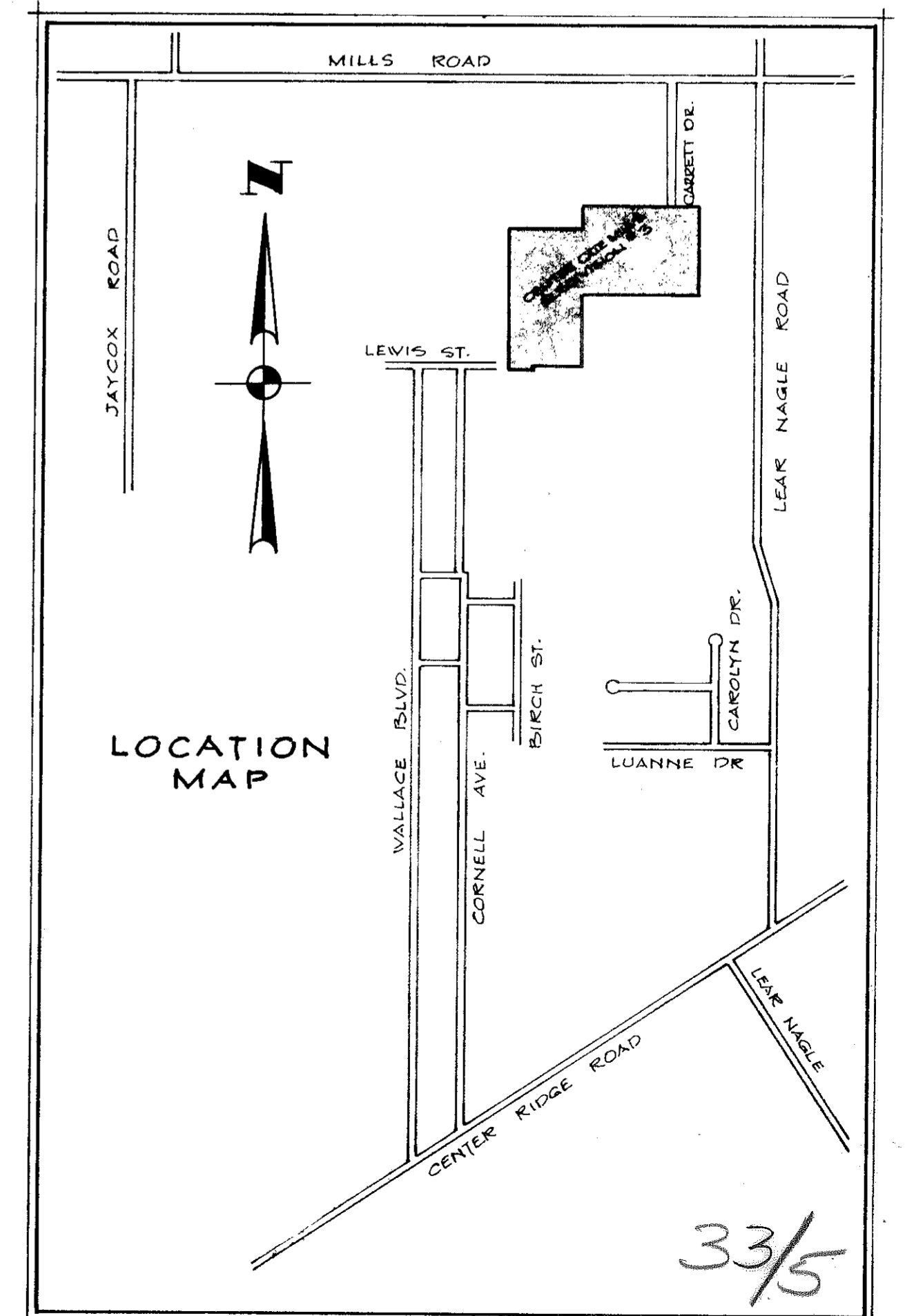
J. R. POOR & ASSOCIATES
35836 Center Ridge Road
North Ridgeville, Ohio
Dane A. Haponek, Registered Surveyor
No. S-6211



CITY ENGINEER

APPROVED THIS 4TH DAY OF OCTOBER, 1977.

Received for Record OCT 12 1977
Block A.M.P. PLAT RECORD
VO 33 - Dorothy L. Esser
PAGE 6-6-1 Lorain County Recorder
51.84
Poor + associates
Please will pick up - self



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
O-10 REV. CODE
OCT 12 1977
JULIAN A. PUOR
LORAIN COUNTY AUDITOR

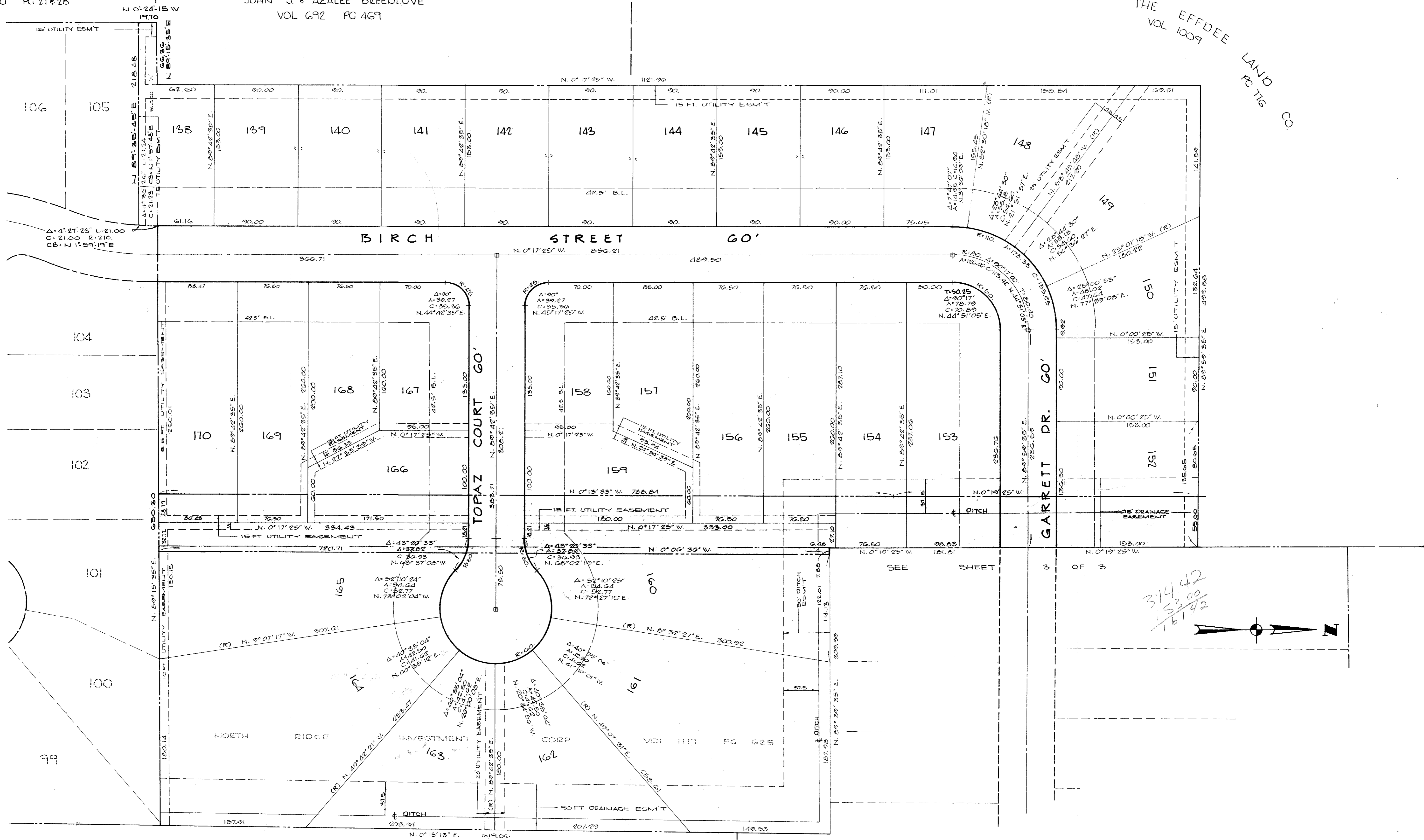
LORAIN CO.
MAP DEPT.

CLEVELAND ROAD HOME SITE ALLOTMENT VOL 10 PG 27 & 28

JOHN S. & AZALEE BREEDLOVE VOL 692 PG 469

THE EFFDEE LAND CO. VOL 1009 PG 116

CENTER GATE MILLS SUBDIVISION NO. 2 VOL PGS



THE SOUTH HILLS LAND CO'S RIDGEVILLE NAGLE FARMS

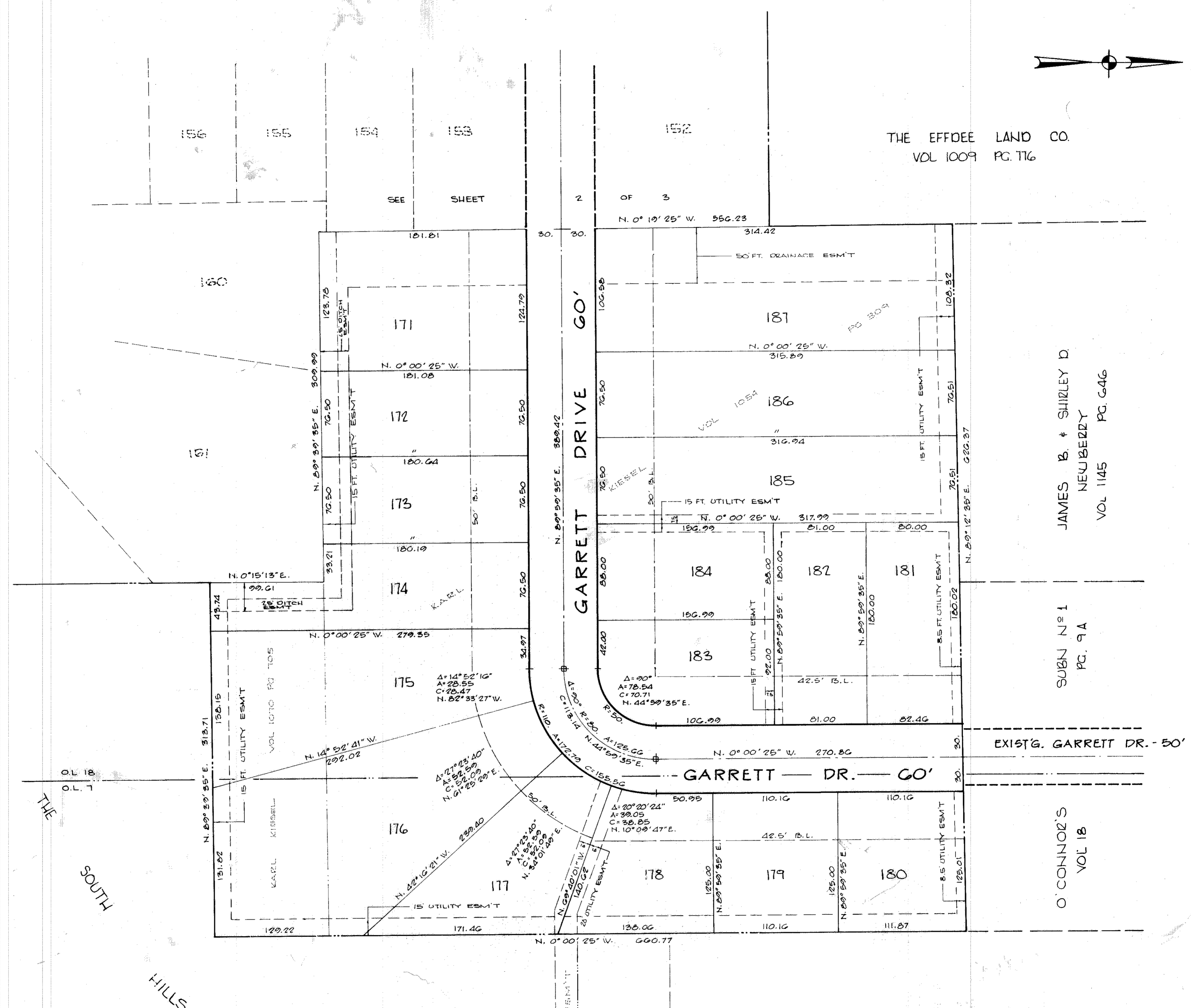
CENTER GATE MILLS SUBDIVISION No 3

PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS Nos. 7 & 18 CITY OF NORTH RIDGEVILLE - COUNTY OF LORAIN - STATE OF OHIO AND BLOCK "A" IN CENTER GATE MILLS SUBN No 2

TRANSFERRED IN COMPLIANCE WITH SEC. 318.021 OHIO REV. CODE OCT 12 1977 JULIAN A. FJOR LORAIN COUNTY AUDITOR

JANUARY, 1977 SCALE: 1" = 50'

J.R. FOOR & ASSOCIATES REGISTERED LAND SURVEYORS



THE EFFDEE LAND CO.
VOL 1009 PG. 116

JAMES B. & SHIRLEY D.
NEWBERZY
VOL 1145 PG. 646

SUBN N^o 1
PG. 9 A

O'CONNOR'S
VOL 18

CENTER GATE MILLS SUBDIVISION No 3

PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS Nos. 7 & 18
CITY OF NORTH RIDGEVILLE - COUNTY OF LORAIN - STATE OF OHIO
AND BLOCK "A" IN CENTER GATE MILLS SUBDIVISION No 2

JANUARY, 1977
SCALE: 1" = 50'

J.R. FOOR & ASSOCIATES
REGISTERED LAND SURVEYORS



TRANSFERRED
IN COMPLIANCE WITH GEN. STAT. 173.02
OCT 12 1977
JULIAN A. FLIDR
LORAIN COUNTY AUDITOR