

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SURVEY AND PLAT OF MILLS CREEK WEST CONDOMINIUM SUBDIVISION AND THAT THE SAME IS CORRECT AND ACCURATE.

11-15-1989 Alexander Kanareff
REG. OHIO SURVEYOR NO. 4443



UNDERGROUND EASEMENT
BOB SCHMITT HOMES INC. THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY, CONTINENTAL CABLEVISION, AND ALLTEL THE ELYRIA TELEPHONE COMPANY, OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT RIGHT OF WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OF CONVEYMENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWN, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, ALIGNMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

CONTINENTAL CABLEVISION
ALLTEL THE ELYRIA TELEPHONE COMPANY

BY PRESIDENT BOB SCHMITT HOMES INC.
PHILIP M. BLITZ
VOL. 1344 PG. 73

STREET DEDICATION PLAT

OF
CEDAR BRANCH CIRCLE & PINE BRANCH CIRCLE
KNOWN AS BEING PART OF BLOCK "H" IN MILLS CREEK SECTION "D"

CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN
STATE OF OHIO
RIDGEVILLE TOWNSHIP LOT 7 & 8
SCALE 1" = 30' NOVEMBER, 1989

ALEX KANAREFF & ASSOCIATES
CONSULTING ENGINEERS SURVEYORS

DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES.

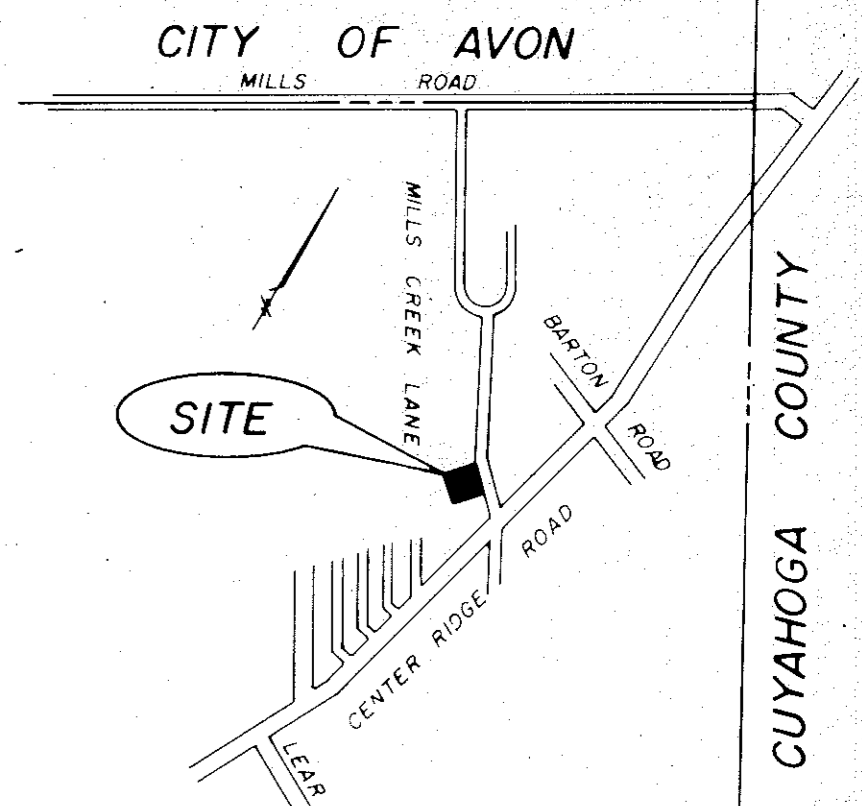
CERTIFICATE OF OWNERSHIP AND DEDICATION

ROBERT F. SCHMITT CHAIRMAN OF THE BOARD OF BOB SCHMITT HOMES INC. OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS STREET DEDICATION PLAT OF CEDAR BRANCH CIRCLE AND PINE BRANCH CIRCLE DO HEREBY ASSENT TO AND ADOPT THIS STREET DEDICATION OF THE SAME, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST AND DO HEREBY DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS DESIGNATED IN GRAPHIC SYMBOLS ON THIS PLAT.

Robert F. Schmitt
ROBERT F. SCHMITT
CHAIRMAN OF THE BOARD
William F. Wolman
(WITNESS)

ACKNOWLEDGEMENT BY CORPORATION

STATE OF OHIO
COUNTY OF Cuyahoga
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT F. SCHMITT, CHAIRMAN OF THE BOARD OF BOB SCHMITT HOMES INC. CORPORATION WHICH EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED THAT HE DID SIGN SAID INSTRUMENT AS SUCH CHAIRMAN OF THE BOARD IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH OFFICERS AND THE FREE AND CORPORATE ACT AND DEED OF SAID CORPORATION.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL
AT Cuyahoga, OHIO, THIS 26 DAY OF October, 1989
William F. Wolman
NOTARY PUBLIC
MY COMMISSION EXPIRES



VICINITY MAP
NO SCALE

APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE FOR RECORDING PURPOSES ONLY, THIS 19 DAY OF May 1989.
Clerk PLANNING COMMISSION
THIS PLAT APPROVED BY THE CITY OF NORTH RIDGEVILLE FOR RECORDING PURPOSES ONLY, THIS 26 DAY OF May 1989.
Director of Engineering
THIS PLAT CONFORMS TO THE ORDINANCES AND RESOLUTIONS OF THE CITY OF NORTH RIDGEVILLE AND IS APPROVED FOR RECORDING PURPOSES, ONLY BY ORDINANCE NO. 1989-01 ON THIS 26 DAY OF May 1989.
Mayor
THIS PLAT APPROVED BY THE LAW DIRECTOR OF THE CITY OF NORTH RIDGEVILLE FOR RECORDING PURPOSES ONLY, THIS 26 DAY OF May 1989.
Director of City of North Ridgeville
THIS PLAT APPROVED BY THE DIRECTOR OF FINANCE OF THE CITY OF NORTH RIDGEVILLE FOR RECORDING PURPOSES ONLY, THIS 26 DAY OF May 1989.
Director of Finance

DRAINAGE EASEMENT

DRAINAGE AND PUBLIC SERVICE UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND AND DO HEREBY GRANT UNTO THE CITY OF NORTH RIDGEVILLE, AN OHIO MUNICIPAL CORPORATION (HEREINAFTER REFERRED TO AS THE GRANTEE), A PERMANENT RIGHT OF WAY AND EASEMENT OF SUCH WIDTH AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE OR BELOW GROUND TO MAINTAIN AND / OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND PUBLIC UTILITIES AS GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWN, WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES, THE RIGHT TO CLEAN, WIDEN, DEEPEN, REPAIR, ALIGNMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED PREMISES, AND WITH THE RIGHT OF ACCESS SERVICE WITHIN THE ABOVE DESCRIBED PREMISES, AND WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

Robert F. Schmitt
ROBERT F. SCHMITT
CHAIRMAN OF THE BOARD
BOB SCHMITT HOMES INC.

OUT OF 07-00-007-130-094 5.78 A.
INTO PLAT - 0.88 A.
REMAINDER 07-00-007-130-097 4.90 A.

ACREAGE BREAKDOWN

CEDAR BRANCH CIRCLE:	0.0147 Ac. O.L. 7
	0.60827 Ac. O.L. 8
PINE BRANCH CIRCLE:	0.26044 Ac. O.L. 8

#18982
APPROVED
LORAIN CO.
MAP DEPT.
DATE 7-26-90
PAGE 57-60
BY T. McNamee
VOID AFTER 10/9/92

45/73