

FINAL PLAT
OF
LUCKY BELL FARM ESTATES - UNIT NO.3
A SUBDIVISION LOCATED WITHIN ORIGINAL LOT 1, SECTION 2, TRACT ONE, AUBURN TWP., GEauga CTY., OHIO

STREET & EASEMENT DEDICATION:

I, NICK RUSSO, OWNER OF LANDS HEREIN PLATTED, DO HEREBY DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREIN, AND KNOWN AS RIVERWOOD LANE, LUCKY BELL LANE, BOTH 60 FEET WIDE RIGHT-OF-WAYS. THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, OR OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED. ALSO DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, WESTERN RES. TELEPHONE CO., AND ANY OTHER UTILITY COMPANY, PUBLIC OR PRIVATE, THEIR SUCCESSORS AND ASSIGNS A PERMANENT RIGHT OF WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS SHOWN HEREIN AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH APPURTENANCES AS MAY BE NECESSARY FOR THE SERVICES OF THE UTILITY COMPANY. ALSO TO HOLD HARMLESS THE AUBURN TOWNSHIP TRUSTEES, COUNTY ENGINEER, GEUGA COUNTY COMMISSIONERS, AND ABOVE NAMED UTILITY COMPANIES FOR CHANGES TO STREET GRADES, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION & MAINTENANCE OF UTILITIES, DRAINAGE, AND STREETS.

Nick Russo
NICK RUSSO, TRUSTEE

STATE OF OHIO } s.s. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY
COUNTY OF GEUGA } APPEARED MR. NICK RUSSO, TRUSTEE, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT:
NOVELTY, OHIO, THIS 21ST DAY OF JUNE, 1977 A.D.

Carol J. Anderson CAROL J. ANDERSON, Notary Public
NOTARY PUBLIC My Comm. Expires Nov. 11, 1981

MORTGAGE RELEASE:

BE IT KNOWN THAT THE PRESIDENT AND VICE PRESIDENT OF UNION SAVINGS ASSOCIATION, MORTGAGEE OF THE LANDS INDICATED HEREIN ON THE ANNEXED PLAT, DOES HEREBY JOIN IN THE DEDICATION AND RELEASE FROM MORTGAGE AND LEIN THE UTILITY EASEMENTS, DRAINAGE EASEMENTS, AND 60 FT. WIDE STREET DEDICATIONS, RIVERWOOD LANE AND LUCKY BELL LANE AS DIMENSIONED AND SHOWN AND LABELED ON SHEET 2 OF 2 OF THIS PLAT.

Milan G. Busta Harry L. Kakish
PRESIDENT VICE PRESIDENT
UNION SAVINGS ASSOCIATION

STATE OF OHIO } s.s. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY
COUNTY OF CUYAHOGA } APPEARED MILAN G. BUSTA, PRESIDENT, AND HARRY L. KAKISH, VICE PRESIDENT OF THE ABOVE NAMED UNION SAVINGS AND LOAN COMPANY WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL AT:
CLEVELAND, OHIO, THIS 28TH DAY OF JUNE, 1977 A.D.

Dorothy D. Kulak DOROTHY D. KULAK
NOTARY PUBLIC Notary Public, Cuyahoga County Ohio
My Commission Expires Nov. 23, 1981

APPROVALS:

APPROVED AS TO LEGAL FORM THIS 14th DAY OF July, 1977 Joseph B. Collins Jr.
GEUGA COUNTY PROSECUTOR

APPROVED THIS 8 DAY OF May, 1978 James J. Muller
GEUGA COUNTY PLANNING COMMISSION

APPROVED AS TO THE ENGINEERING PLANS & DRAINAGE PLANS THIS 5-TH DAY OF MAY, 1978 Omar Robinson
GEUGA COUNTY ENGINEER

APPROVED BY AUBURN TOWNSHIP OFFICIALS:

AUBURN TOWNSHIP TRUSTEE AUBURN TOWNSHIP TRUSTEE AUBURN TOWNSHIP TRUSTEE

AUBURN TOWNSHIP ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED AND THE STREETS AND EASEMENTS DEDICATED AND GRANTED HEREIN ARE HEREBY ACCEPTED FOR PUBLIC USE, EXCEPT THAT SUCH ROADS AS SHOWN HEREIN IS NOT ACCEPTED FOR MAINTENANCE UNTIL THE GEUGA COUNTY ENGINEER HAS SIGNED THE WITHIN PLAT AS PROVIDED FOR IN SECTION 711.09 OF THE OHIO REVISED CODE. A PERFORMANCE BOND SUFFICIENT TO GUARANTEE THE COMPLETION OF IMPROVEMENTS AND FACILITIES (I.E. ROAD, STORM DRAINAGE, AND MONUMENTATION) HAS BEEN APPROVED.

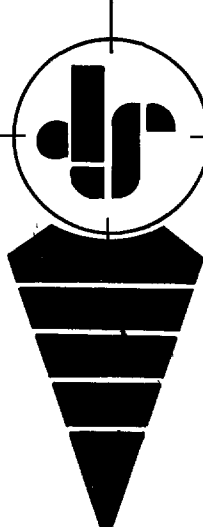
APPROVED THIS 8th DAY OF May, 1977
R.C. Foul James J. Muller James J. Patten
GEUGA COUNTY COMMISSIONER GEUGA COUNTY COMMISSIONER GEUGA COUNTY COMMISSIONER

FILED FOR RECORD THIS 11 DAY OF May, 1978 IN PLAT BOOK 11, PAGE 105
260641 Phil W. King
GEUGA COUNTY RECORDER

TRANSFERED THIS 11th DAY OF May, 1978 Helen K. Frank
GEUGA COUNTY AUDITOR DC

I HAVE CHECKED THE SPECIFICATIONS, CONSTRUCTION AND THE CONDITION OF THE ROAD DEDICATED TO PUBLIC USE HEREIN, AND I HAVE CHECKED THE PRESENCE, IN PLACE AS REQUIRED, OF ALL PROPERTY MONUMENTS AND BENCH MARK, AND CERTIFY THAT THESE IMPROVEMENTS AND FACILITIES HAVE MET ALL BONDING REQUIREMENTS FOR COMPLETION THIS ____ DAY OF ____, 197__.

GEUGA COUNTY ENGINEER



CIVIL ENGINEERS and SURVEYORS
Debevec · Salo & Associates, Inc.
125 East Erie Street · Painesville, Ohio
Area Code 216 352-9250 or 942-1100

J.T. KUBINIC
599-703

LUCKY BELL FARM ESTATES
F. & M. FINELLI VOLUME 10, PAGE 144
611-756

F. & C. DEFRANCESCO
611-754

R. & R. AMSTERDAM
601-241

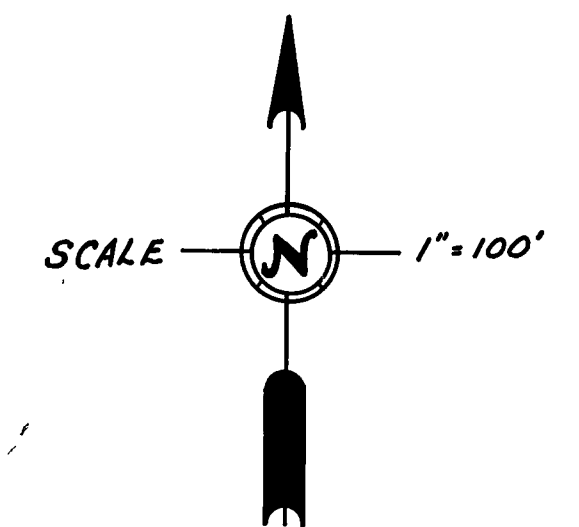
WANTZ CONST.
607-544

SITE DATA

0.773 AC. WITHIN R.O.W. IN LUCKY BELL FARM ESTATES
UNIT NO. 2 TO BE DEDICATED.
3.927 AC. WITHIN R.O.W. IN UNIT #3 TO BE DEDICATED.
57.063 AC. SUBDIVIDED INTO SINGLE FAMILY LOTS.
61.763 AC. TOTAL ACRES IN DEVELOPMENT

BENCH MARK

BENCH MARK LOCATION AT C/L
INTERSECTION OF LUCKY BELL LANE,
SHADOW WOOD & WHISPERWOOD CIRCLE
ELEV AT TOP OF PIN LOCATED IN
MONUMENT BOX = 1192.09



DATE: JULY 15, 1977
REVISED APRIL 4, 1978

DEVELOPER:

MR. NICK RUSSO, TRUSTEE
P.O. BOX 1, 14860 CHILLICOTHE RD.
NOVELTY, OHIO 44072
PHONE: 338-5106

LEGEND:

- MONUMENTS FOUND OR SET AT SUBDIVISION CORNERS
- IRON PINS AT PROPERTY CORNERS, PC & #PT
- IRON PINS IN M.M. BOXES IN ROADWAY
- BENCHMARK - U.S.G.S. DATUM

CERTIFICATION:

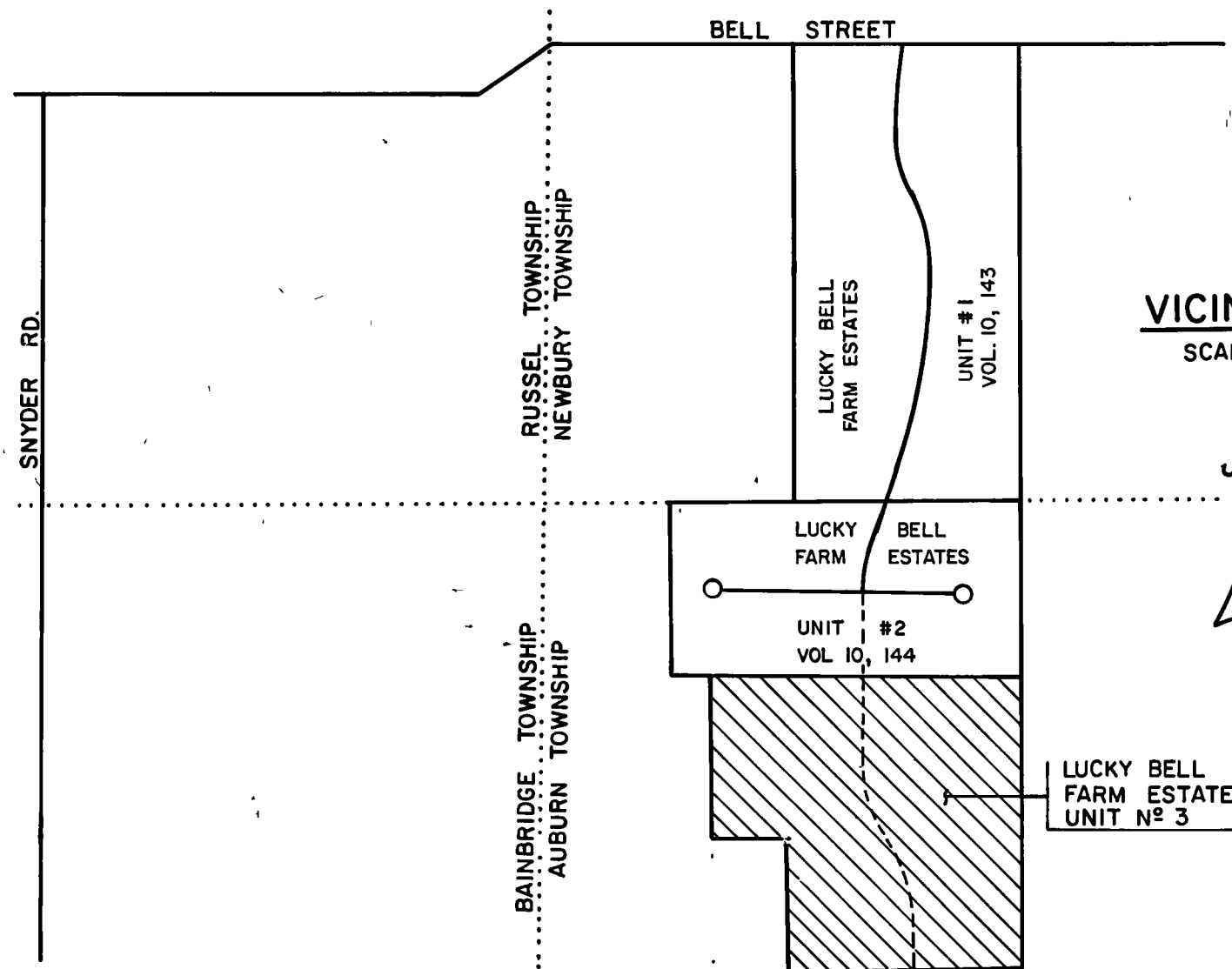
DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED. IRON MONUMENTS SHALL BE SET IN PLACE FOR FINAL INSPECTION AND ACCEPTANCE BY GEauga COUNTY OFFICIALS, ALL OF WHICH I CERTIFY TO BE CORRECT.

John F. Salo REG.# 4599
JOHN F. SALO, REGISTERED SURVEYOR

FINAL PLAT OF LUCKY BELL FARM ESTATES UNIT N^o 3

BEING PART OF ORIGINAL LOT 1, SECTION 2, TRACT ONE
LOCATED IN AUBURN TWP., GEauga COUNTY, OHIO

VICINITY MAP
SCALE: 1"=1000'

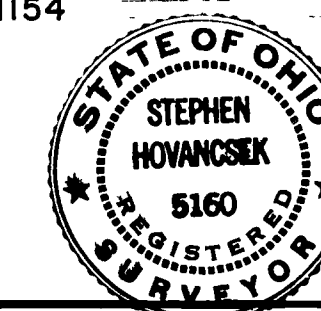


G. L. KARPINSKI ETAL
VOL. 485-12

REVISED BY 1313.14'
STEPHEN HOVANCSEK & ASSOC.
LOTTIE BLEICKER
VOL. 565-1154

CONSULTING ENGINEERS
355 RICHMOND RD.
RICHMOND HTS., OHIO, 44143
731-6255

Stephen J. Hovancsek
STEPHEN HOVANCSEK - REG SURV. N^o 5160



DEBEVEC-SALO & ASSOCIATES INC.