

ROLLING GREEN SUBDIVISION

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL CHESTER TOWNSHIP LOT NO. 16, & 17 TRACT NO. 1,

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT.

M. A. Pione 1-20-78
REGISTERED SURVEYOR #15213 DATE

WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON, AS NAMED HEREIN, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS OUR ROLLING GREEN SUBDIVISION — A SUBDIVISION OF LOTS #1 TO #19, INCLUSIVE AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL OR PARTS OF THE STREETS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ECT. SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

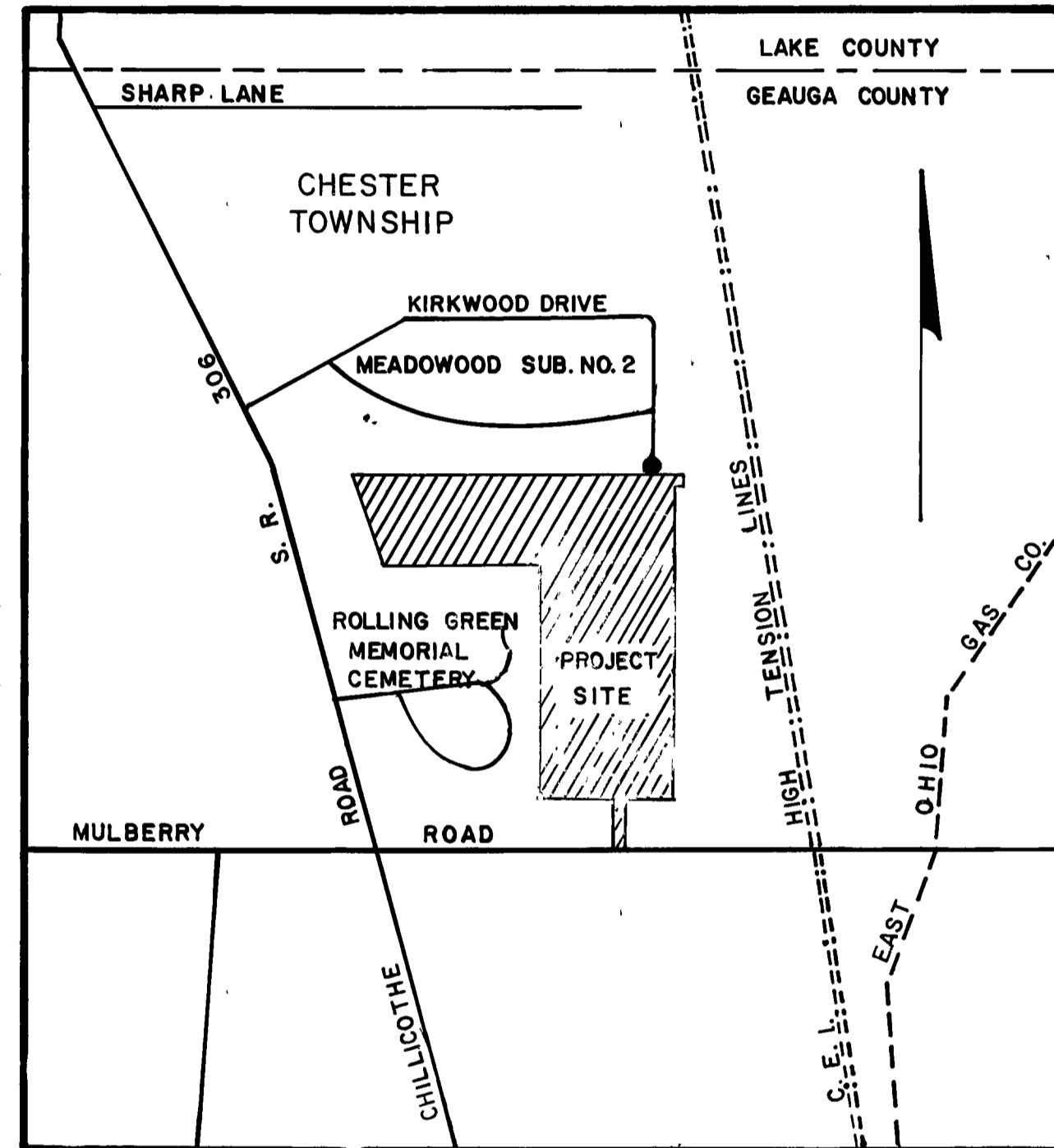
THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

Forrest W. Boyd, Witness Jerry Peterson, James J. Peterson, Kathryn Peterson
Gene M. Clark, Witness Steve E. Peterson

STATE OF OHIO, GEAUGA COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED THE ABOVE NAMES WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO AFFIXED MY NAME AND OFFICIAL SEAL AT Chardon OHIO, THIS 15 DAY OF May 1978.

Forrest W. Boyd MY COMMISSION EXPIRES No expiration
NOTARY PUBLIC



LOCATION MAP
SCALE 1/1000'

THIS PLAT IS HEREBY APPROVED AND THE LANDS AND EASEMENTS DEDICATED AND GRANTED HEREIN ARE HEREBY ACCEPTED FOR PUBLIC USE, EXCEPT THAT SUCH ROADS AS ARE SHOWN HEREIN ARE NOT ACCEPTED FOR MAINTENANCE UNTIL THE GEAUGA COUNTY ENGINEER HAS SIGNED THE WITHIN PLAT AS PROVIDED FOR IN SECTION 211.09, OHIO REVISED CODE. A PERFORMANCE BOND SUFFICIENT TO GUARANTEE THE COMPLETION OF IMPROVEMENTS AND FACILITIES, ROADS, STORM DRAINAGE, AND MONUMENTATION NOTED HEREON HAS BEEN APPROVED THIS 15 DAY OF May 1978 BY THE BOARD OF GEAUGA COUNTY COMMISSIONERS.

James Muller
James J. Peterson
GEAUGA COUNTY COMMISSIONERS

NOTARY FOR MORTGAGE RELEASE:
STATE OF OHIO, GEAUGA COUNTY

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED THE MENTIONED NAMES WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED IN TESTIMONY WHEREOF, I HAVE HEREUNTO AFFIXED MY NAME AND SEAL AT CHARDON OHIO, THIS 12th DAY OF MAY 1978.

Florence Dorothy Little Feb. 7, 1985
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVED AS TO THE ENGINEERING PLANS ONLY THIS 17th DAY OF MAY 1978

Omar Robinson
GEAUGA COUNTY ENGINEER

APPROVED AS TO LEGAL FORM THIS 17th DAY OF May 1978

Almond
GEAUGA COUNTY PROSECUTOR

APPROVED THIS 15 DAY OF MAY 1978

James Muller
GEAUGA COUNTY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ 1978

GEAUGA COUNTY PLANNING COMMISSION SECRETARY

APPROVED THIS _____ DAY OF _____ 1978

GEAUGA COUNTY COMMISSIONERS

TRANSFERRED THIS 17th DAY OF May 1978

Helen K. Franks
GEAUGA COUNTY AUDITOR DC

260906 3720

FILED FOR RECORD THIS 18 DAY OF May 1978 AT 5:13 P.M.

DEPUTY RECORDER

RECORDED THIS 18 DAY OF May 1978 IN PLAT BOOK 11 PAGE NO 116

Phil W. King
GEAUGA COUNTY RECORDER

PURSUANT TO REVISED CODE SECTION 711.091 I HAVE CHECKED THE SPECIFICATIONS CONSTRUCTION AND THE CONDITION OF THE ROADS DEDICATED TO PUBLIC USE HEREIN, AND I HAVE CHECKED THE PRESENCE, IN PLACE AS REQUIRED, OF ALL IRON PROPERTY MONUMENTS, AND BENCH MARKS AND DO HEREBY FIND AND CERTIFY THAT THESE IMPROVEMENTS AND FACILITIES HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH ON THE APPROVED PLAT, ARE IN GOOD REPAIR AND HAVE MET ALL BONDING REQUIREMENTS FOR COMPLETION.

THIS _____ DAY OF _____ 1978

GEAUGA COUNTY ENGINEER

12' EASEMENTS ARE HEREBY GRANTED ON ALL FRONT, REAR, AND SIDE LOT LINES FOR ALL PUBLIC AND PRIVATE UTILITIES, SANITARY SEWERS, WATER MAINS AND STORM SEWER FACILITIES, INSTALLATION, REPAIR, OPERATION, MAINTENANCE AND REPLACEMENT.

TOTAL AREA IN LOTS	55 6627 ac
TOTAL AREA IN BLOCKS	0 4719 ac
TOTAL AREA IN R/W	4 1272 ac
TOTAL AREA IN SUBDIVISION	60 2618 ac

MORTGAGE RELEASE

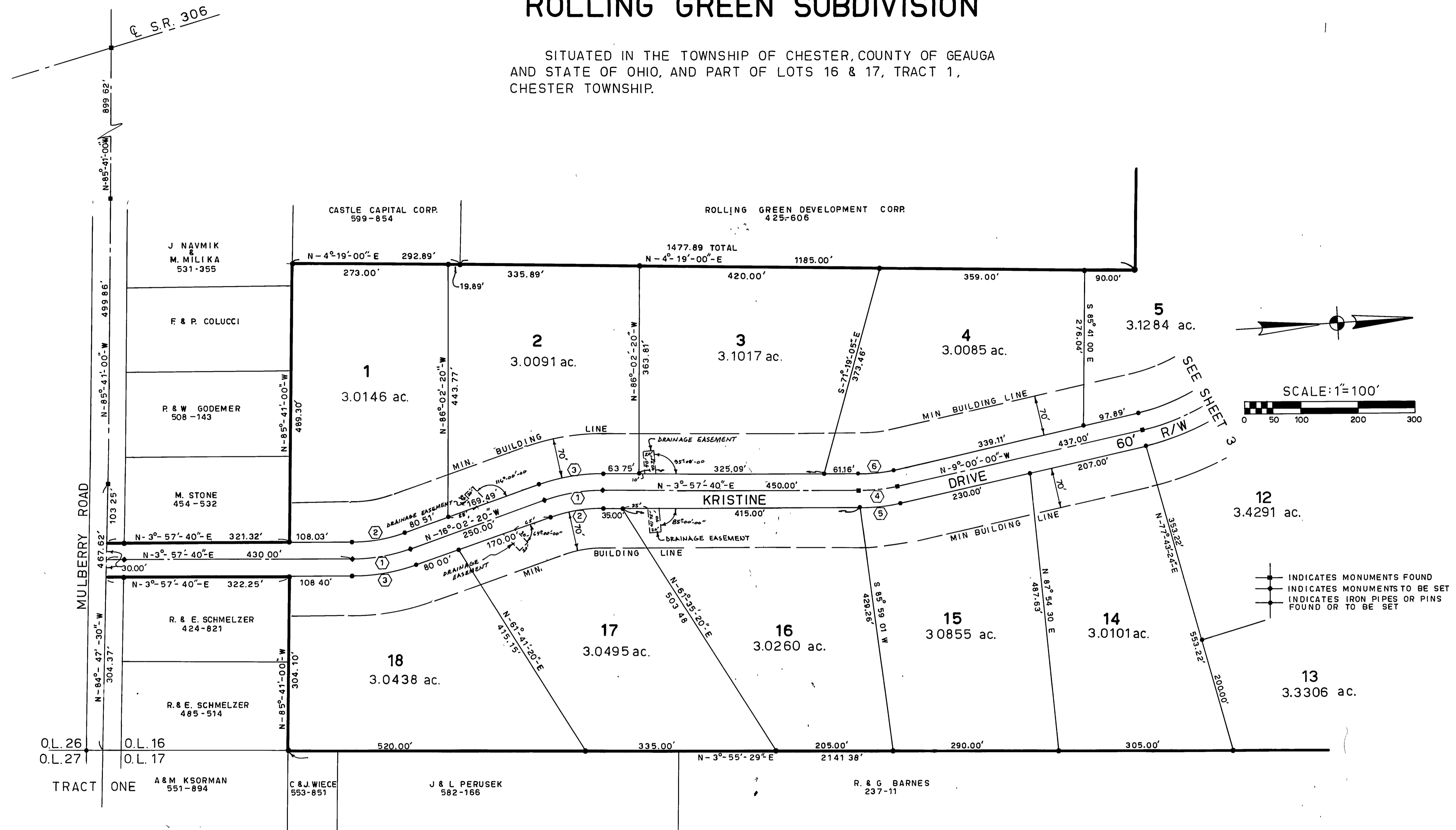
WE THE UNDERSIGNED, MORTGAGEE OF THE LAND SHOWN ON THIS PLAT AND SUBDIVISION OF SAME, DO HEREBY RELEASE FROM LIEN OF OUR MORTGAGE THE AREAS CONTAINED IN THE PROPOSED STREETS AND RIGHT OF WAYS AND AS DESIGNATED KRISTINE DRIVE, (60 FOOT WIDE)

Security Federal Savings & Loan Assoc. May 12, 1978 DATE
SIGNED BY George E. Thomas President
Tom C. Hummel Vice President

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ROLLING GREEN SUBDIVISION

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga AND STATE OF OHIO, AND PART OF LOTS 16 & 17, TRACT 1, CHESTER TOWNSHIP.



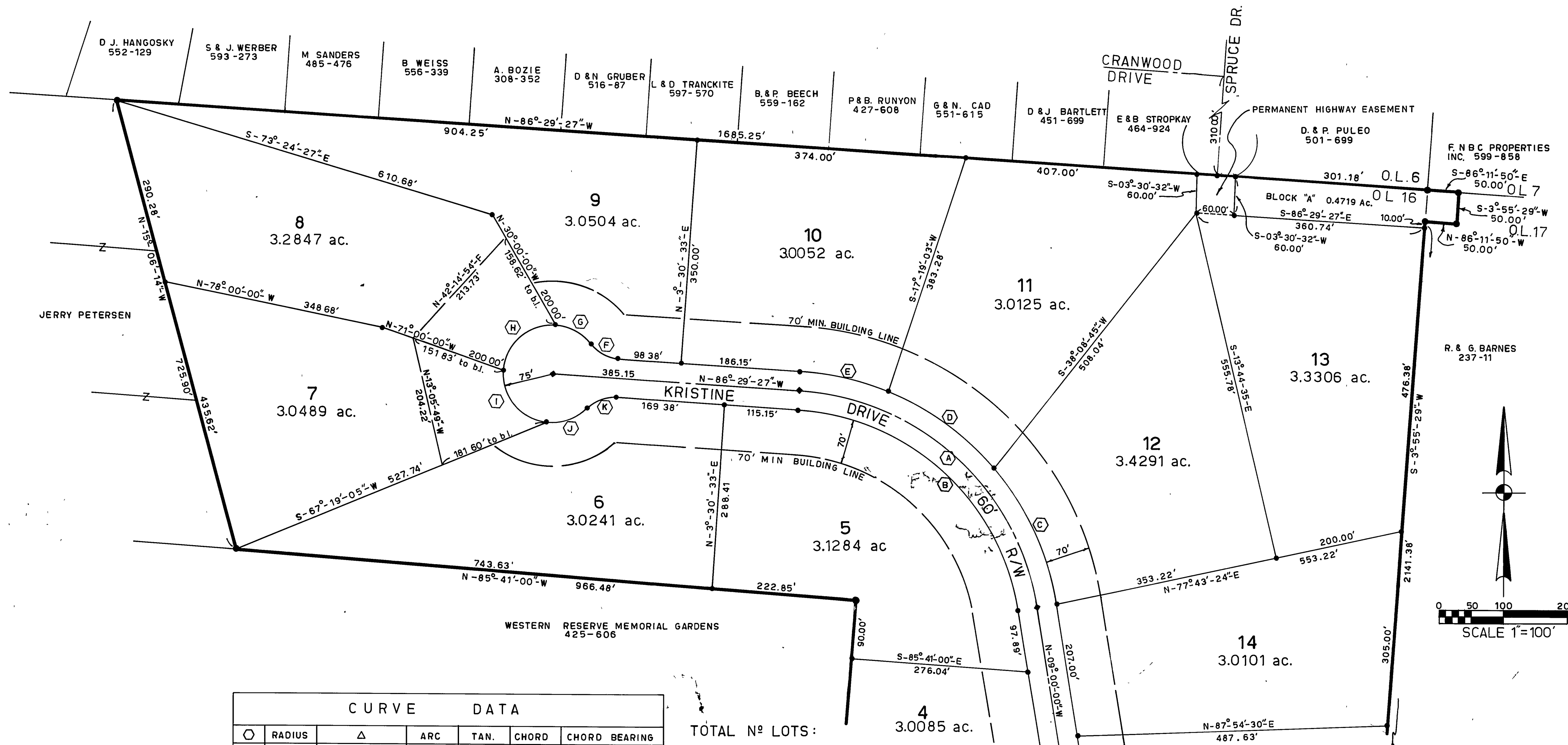
CURVE DATA						
○	RADIUS	Δ	ARC	TAN.	CHORD	CHORD BEARING
1	300.00'	20°-00'-00"	104.72'	52.90'	104.19'	N - 6°-02'-20"-W
2	270.00'	20°-00'-00"	94.25'	47.60'	93.77'	N - 6°-02'-20"-W
3	330.00'	20°-00'-00"	115.19'	58.19'	114.61'	N - 6°-02'-20"-W
4	300.00'	12°-57'-40"	67.86'	34.08'	67.72'	N - 2°-31'-10"-W
5	330.00'	12°-57'-40"	74.65'	37.49'	74.49'	N - 2°-31'-10"-W
6	270.00'	12°-57'-40"	61.08'	30.67'	60.95'	N - 2°-31'-10"-W

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OWNERS
 STEVE PETERSEN
 11391 SPERRY ROAD
 CHESTERLAND, OHIO 44026
 729-4065

KATHRYN J PETERSEN
 10830 SHERMAN DRIVE
 CHARDON, OHIO 44024
 285-3851

ENGINEERS & SURVEYORS:
 WESTERN RESERVE CONSULTANTS, INC.
 CHARDON, OHIO SOLON, OHIO
 286-6104 248-1065
 A. E. SAIKALY M. A. PICONE



CURVE DATA						
○	RADIUS	Δ	ARC	TAN.	CHORD	CHORD BEARING
A	400.00'	77° 29'-27"	540.99'	320.98'	500.69'	N-47° 44'-44"-W
B	370.00'	77° 29'-27"	500.41'	296.91'	463.14'	N-47° 44'-44"-W
C	430.00'	32° 06'-16"	240.94'	123.73'	237.80'	N-25° 03'-08"-W
D	430.00'	26° 53'-44"	201.85'	102.82'	200.00'	N-54° 33'-08"-W
E	430.00'	18° 29'-27"	138.77'	69.99'	138.17'	N-17° 14'-44"-W
F	60.00'	48° 11'-23"	50.46'	26.83'	48.99'	N-62° 23'-46"-W
G	75.00'	48° 11'-23"	63.08'	33.54'	61.23'	N-62° 23'-46"-W
H	75.00'	90° 00'-00"	117.81'	75.00'	106.07'	S-48° 30'-33"-W
I	75.00'	90° 00'-00"	117.81'	75.00'	106.07'	S-41° 29'-27"-E
J	75.00'	48° 11'-23"	63.08'	33.54'	61.23'	S-69° 24'-52"-W
K	60.00'	48° 11'-23"	50.46'	26.83'	48.99'	S-69° 24'-52"-W

TOTAL NO LOTS: 14
 TOTAL AREA IN LOTS: 55.6627 ac
 TOTAL AREA IN BLOCKS: 0.4719 ac
 TOTAL AREA IN R/W: 4.1272 ac
 TOTAL AREA IN SUBDIVISION: 60.2618 ac

SEE SHEET 2

DECEMBER, 1977

INDICATES IRON PINS OR PIPES FOUND OR SET BY SURVEYOR
 INDICATES MONUMENTS TO BE SET BY SURVEYOR

RESIDENTIAL ZONING: R-3A 30 AC.
 MIN LOT SIZE: 3.0051 AC.
 MIN BUILDING SETBACK FROM R/W: 70'
 MIN SIDEYARD: 25'
 MIN REAR YARD: 50'
 MIN. WIDTH AT BUILDING LINE: 200'

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