

# THE RED FOX SUBDIVISION

## ACCEPTANCE CERTIFICATION AND DEDICATION

WE the undersigned owners WILLIAM HEMPEL AND ELIZABETH HEMPEL of the land shown herein, hereby certify that this plat correctly represents our "Red Fox Farms" subdivision containing sublots 1 through 11 both inclusive, and do hereby accept this plat of same and dedicate to public use the area designated as ROBIN WOOD LANE. The undersigned further agree(s) that any use or improvements made on this land shall be made in accordance with all existing valid zoning, platting, health and 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. Easements are reserved where indicated on the plat for public utility purposes above and beneath the surface of the ground. In witness whereof the undersigned hereunto set their hands this 6th day of April, 1992.

William P. Hempel (HUSBAND) *W. P. Hempel*  
 ELIZABETH HEMPEL (WIFE) *E. Hempel*  
 STATE OF OHIO  
 COUNTY OF LORAIN

*Ray A. Stock*  
 WITNESS  
*Ray A. Stock*  
 WITNESS

Before me, a notary public in and for said county and state personally appeared the above named WILLIAM HEMPEL AND ELIZABETH HEMPEL 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 witness whereof I have hereunto set my hand and affixed my official seal at Wesport, Ohio this 6th day of April, 1992.

*Ray A. Stock*  
 NOTARY PUBLIC

My Commission Expires Sept. 27, 1996

## UTILITY EASEMENT

WE, WILLIAM HEMPEL AND ELIZABETH HEMPEL, the undersigned owners of the within platted land, do hereby grant unto the Illuminating Company, Alltel Corporation, East Ohio Gas Company and STAR CABLE, all Ohio Corporations, their successors and assigns (hereinafter referred to as the grantees) 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 and contiguous to all road lines to construct, place, operate, maintain, repair, reconstruct, or relocate such above ground and underground electric, gas, and communication cables, ducts, conduits, pipes, gas pipe lines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the grantees for distributing, transporting, and transmitting electricity, gas, and communication signals for public and private use at such locations as the grantees 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 lawns within and without said easement premises which may interfere with the installation, maintenance, repair, or operation of said electric, gas and communications facilities, the right to install, repair, augment and maintain service cables and pipe lines 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. In witness whereof the undersigned hereunto set their hands this 6th day of April, 1992.

William P. Hempel (HUSBAND) *W. P. Hempel*  
 ELIZABETH HEMPEL (WIFE) *E. Hempel*  
 STATE OF OHIO  
 COUNTY OF LORAIN

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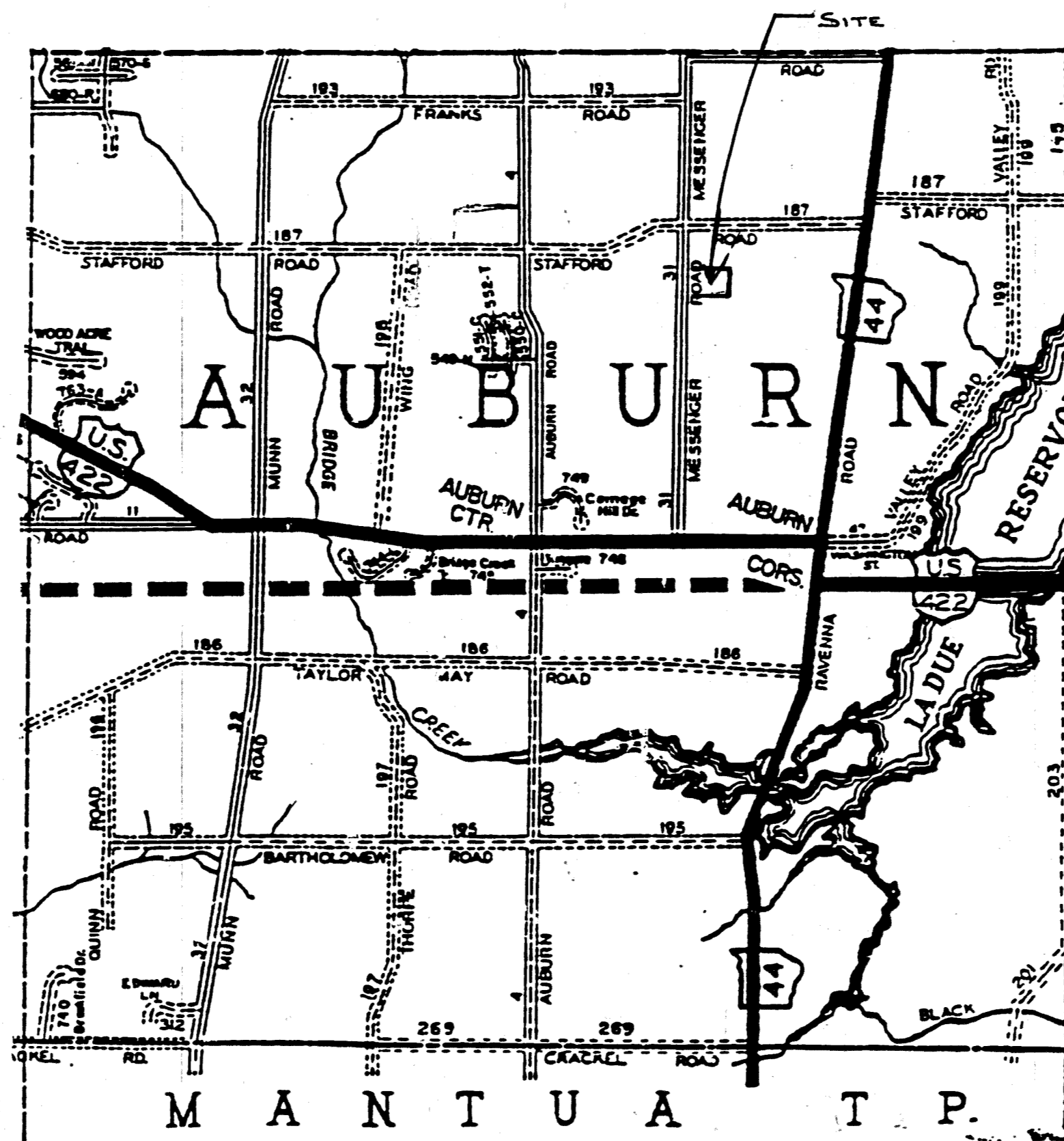
*Ray A. Stock*  
 Notary Public

My Commission expires Sept. 27, 1996

## UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

*William P. Hempel* 6-23-92 *Robert McLevey* 6-4-92  
 ILLUMINATING COMPANY Date ALLTEL CORPORATION Date  
*Charles L. Bennett* 4/20/92 *W. Dickerson* 12-23-92  
 EAST OHIO GAS COMPANY Date STAR CABLE DATE

Situated in the Township of Auburn, County of Geauga, State of Ohio and known as being a part of Tract 1 and Original Lot 14 and containing 24.4428 acres being part of the land as conveyed to William Hempel and Elizabeth Hempel in the deed recorded in volume 835 page 1146 of the Geauga County Deed Records.



VICINITY MAP  
 N.T.S.

## SURVEYOR'S CERTIFICATION

I do hereby certify that I have surveyed the premises and prepared the attached plat in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code and the dimensions of the lots and road are in feet and decimal parts thereof, all of which are correct to the best of my knowledge and belief. Iron monuments or pins as indicated hereon shall be set in place before final inspection and acceptance of the improvements by the Geauga County Engineer.

*Joseph Arthur Temple*  
 REGISTERED SURVEYOR  
 Date 01/06/92



**NALL & ASSOCIATES**  
 CIVIL ENGINEERING  
 11993 RAVENNA BL., WARD N., #10 44024 (216) 285-3207

## APPROVALS

This plat complies with the applicable Auburn Township Zoning Resolution regarding lot size, frontage, and width. This 7th day of APRIL, 1992.

By: *Frank Kitko*, Auburn Township Zoning Inspector

Approved this 14th day of APRIL, 1992.

*James Oberholzer*  
 CHAIRMAN, GEAGA COUNTY  
 PLANNING COMMISSION

Approved as to legal form this 28th day of December, 1992.

*Jan M. W. W.*  
 GEAGA COUNTY PROSECUTOR

Pursuant to Ohio Revised Code Section 711.091, 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 iron pins, monuments, and bench marks and do hereby certify that all of the improvements and facilities have been constructed, are in accordance with the approved plat and plans, are in good repair, and have met all bonding requirements.

This 28th day of December, 1992.

*Robert J. Phillips*  
 GEAGA COUNTY ENGINEER

Approved this 28th day of December, 1992 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use and benefit and the acceptance for maintenance of such improvements contained within the right-of-way.

*Edna L. Davis* *James L. Davis* *James Muller*  
 GEAGA COUNTY GEAGA COUNTY GEAGA COUNTY  
 COMMISSIONER COMMISSIONER COMMISSIONER

Transferred this 29th day of December, 1992.

*Richard J. Mikowski*  
 GEAGA COUNTY AUDITOR

Filed for record this 29 day of DEC., 1992 at 10:15 A.M.

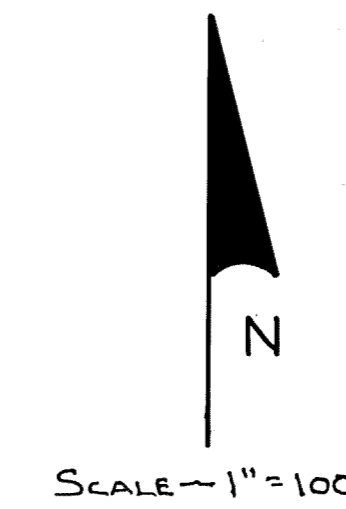
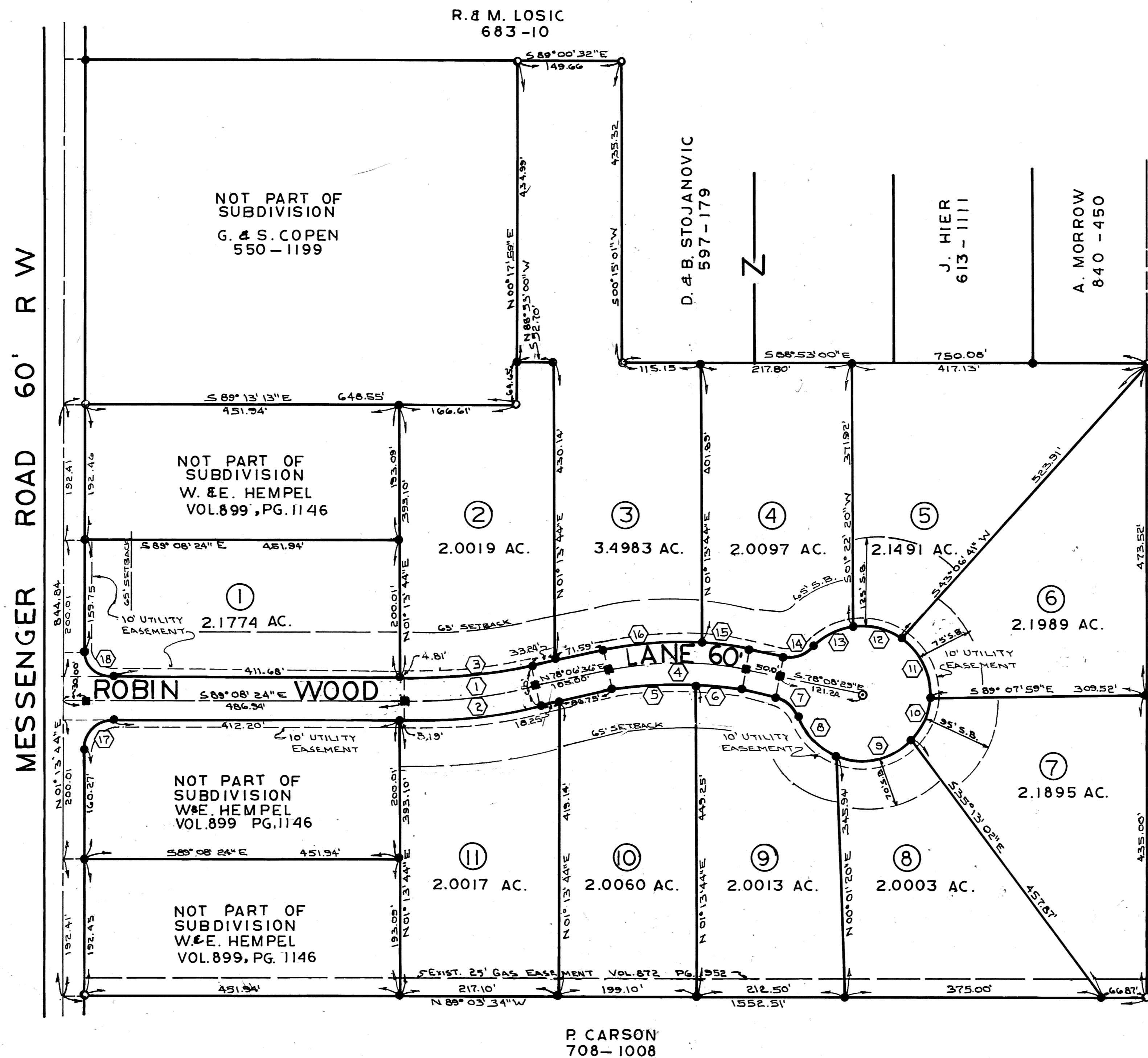
Recorded this 29 day of DEC., 1992 in plat book volume 21 page 12.

*Catherine H. Heiden*  
 GEAGA COUNTY RECORDER

# THE RED FOX FARMS SUBDIVISION

**ZONING DATA**  
 ZONING DISTRICT R-2  
 MIN. LOT SIZE 2 AC.  
 MIN. FRONTAGE 175'  
 MIN. CORNER LOT WIDTH 200'  
 REAR SETBACK 50'  
 FRONT SETBACK 65'  
 SIDE YARD 30'  
 PROPOSED ON SITE WASTEWATER DISPOSAL AND INDIVIDUAL WELLS

AREA IN LOTS 24.2341 AC.  
 AREA IN ROAD 2.0503 AC.  
 AREA IN EXIST. R/W 0.1584 AC.  
 TOTAL ACREAGE 26.4428 AC.  
 LENGTH OF ROAD 1150.53 LF.  
 11 SUBLOTS



- IRON PIN FOUND
- IRON PIN SET
- MONUMENT SET
- ⊙ IRON PIN SET IN CONCRETE

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	CH. BEAR.
1	12° 45' 00"	850.29	95.00	169.22	188.65	N 84° 29' 06" E
2	12° 45' 00"	860.29	96.35	195.89	195.49	N 84° 29' 06" E
3	12° 45' 00"	820.29	91.65	182.54	182.16	N 84° 29' 06" E
4	23° 45' 00"	475.56	100.00	157.13	195.72	N 85° 59' 06" E
5	14° 51' 09"	445.56	58.08	115.30	115.18	N 85° 32' 10" E
6	08° 53' 51"	445.56	34.66	69.19	69.12	S 82° 35' 15" E
7	60° 00' 00"	40.00	23.09	41.89	40.00	S 45° 08' 24" E
8	48° 42' 05"	100.00	45.26	85.00	82.46	S 42° 29' 26" E
9	68° 45' 18"	100.00	68.41	120.00	112.93	N 78° 46' 52" E
10	41° 15' 11"	100.00	37.64	72.00	70.45	N 23° 46' 38" E
11	57° 03' 58"	100.00	54.37	99.60	95.53	S 25° 22' 56" E
12	41° 15' 11"	100.00	37.64	72.00	70.45	S 74° 32' 30" E
13	42° 58' 19"	100.00	39.36	75.00	73.25	N 63° 26' 45" E
14	60° 00' 00"	40.00	23.09	41.89	40.00	N 71° 51' 36" E
15	07° 27' 11"	505.56	32.53	65.76	65.72	S 81° 51' 59" E
16	16° 17' 49"	505.56	72.39	143.80	143.32	N 86° 15' 31" E
17	89° 37' 52"	40.00	39.74	62.57	56.35	S 46° 02' 40" W
18	90° 22' 08"	40.00	40.26	63.09	56.75	N 43° 57' 20" W