

MINOR SUBDIVISION FOR

J. PAUL AND PATRICIA SNAVELY
SITUATED IN THE VILLAGE OF SOUTH RUSSELL,
COUNTY OF GEAUGA AND STATE OF OHIO AND
KNOWN AS BEING A PART OF ORIGINAL LOT NO. 2
IN TRACT NO. 3 IN RUSSELL TOWNSHIP AND
FURTHER BEING KNOWN AS THE RESUBDIVISION INTO
PARCELS 1-A AND 1-B OF SUBLT NO. 1 IN THE MINOR
SUBDIVISION FOR J. PAUL AND PATRICIA SNAVELY AS
SHOWN BY PLAT RECORDED IN VOLUME 20, PAGE 144 OF
GEAUGA COUNTY PLAT RECORDS.

ACCEPTANCE AND DEDICATION:
THE UNDERSIGNED, OWNER OF THE LANDS
EMBRACED WITHIN THIS MINOR SUBDIVISION, DOES
HEREBY DECLARE THIS PLAT TO BE ITS FREE ACT
AND DEED, AND DOES HEREBY DEDICATE TO PUBLIC
USE FOREVER THE PORTION OF BELL ROAD SHOWN
HEREON BEING 30.00 FEET WIDE, AND DESCRIBED IN
THE DEED RECORDED IN VOLUME 893, PAGE 368 OF
GEAUGA COUNTY DEED RECORDS.
WE HEREBY REPRESENT THAT ALL USES OR
IMPROVEMENTS SHALL BE IN CONFORMANCE WITH
ZONING, PLATTING, HEALTH AND OTHER LAWFUL,
RULES AND REGULATIONS FOR THE BENEFIT OF ITSELF
AND SUBSEQUENT OWNERS AND ASSIGNS TAKING TITLE
UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, J. PAUL SNAVELY AND
PATRICIA SNAVELY HAS CAUSED THIS INSTRUMENT TO
BE SUBSCRIBED IN THEIR NAMES AT Willoughby Hills
THIS 21 DAY OF January, 1993.

J. Paul Snavely
J. PAUL SNAVELY
Patricia Snavely
PATRICIA SNAVELY

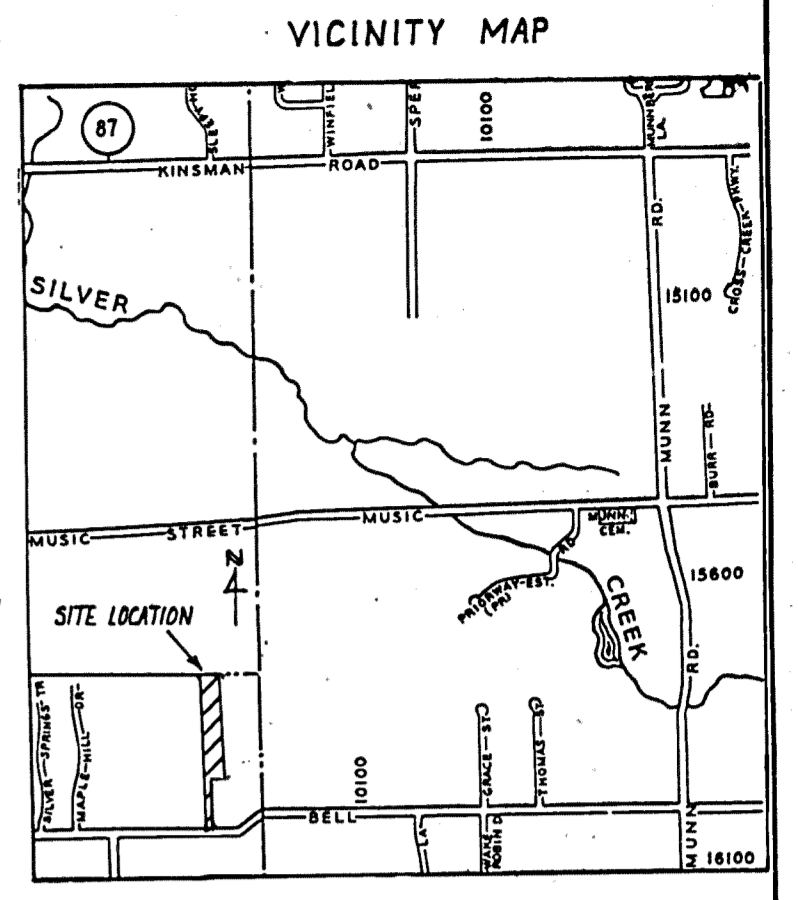
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Karla Kovach *K.T. Mayhew*
WITNESS WITNESS

STATE OF OHIO)
COUNTY OF LAKE)

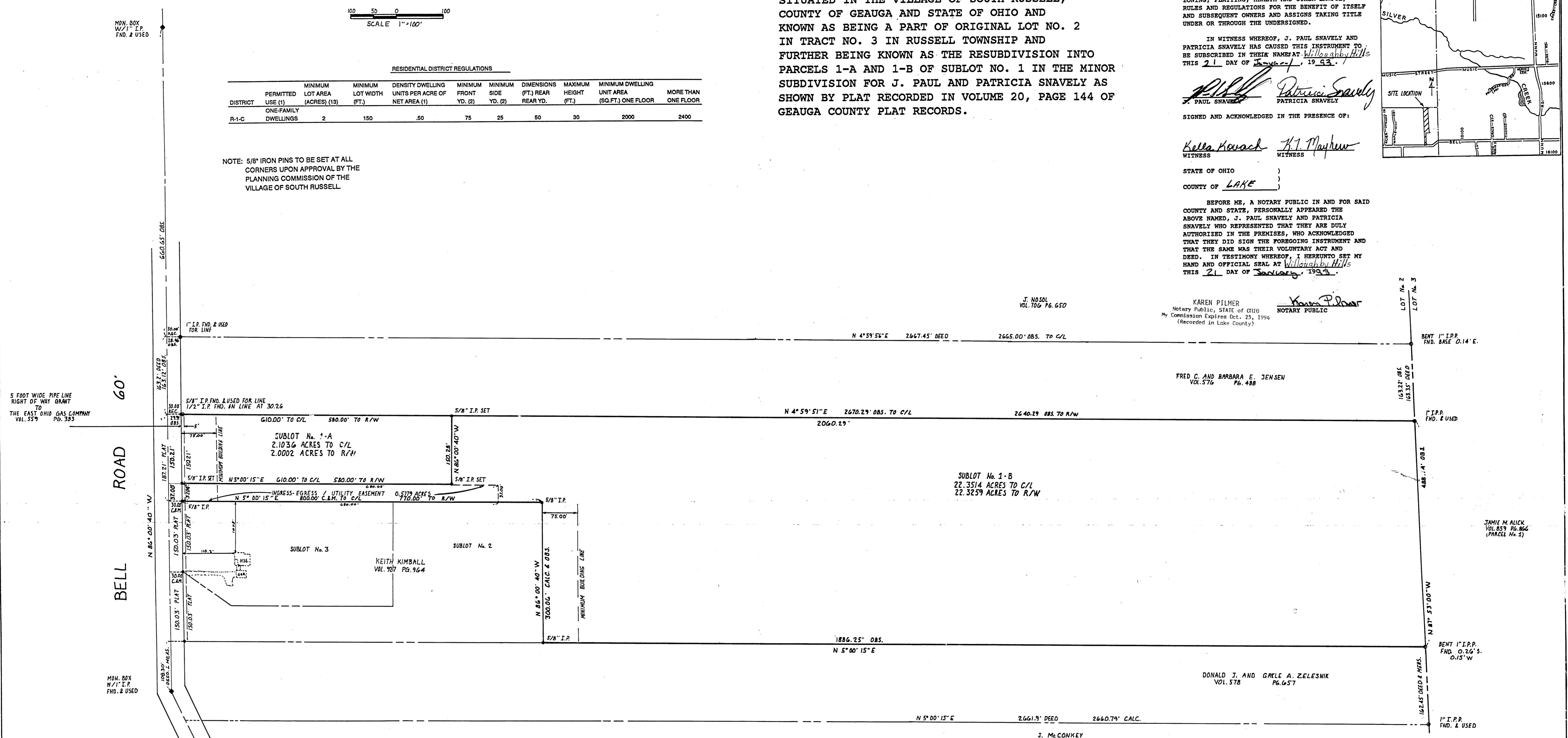
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, PERSONALLY APPEARED THE
ABOVE NAMED, J. PAUL SNAVELY AND PATRICIA
SNAVELY WHO REPRESENTED THAT THEY ARE DULY
AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED
THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND
THAT THE SAME WAS THEIR VOLUNTARY ACT AND
DEED. IN TESTIMONY WHEREOF, I HERETO SET MY
HAND AND OFFICIAL SEAL AT Willoughby Hills
THIS 21 DAY OF January, 1993.

KAREN PILMER
Notary Public, STATE OF OHIO
My Commission Expires Oct. 25, 1994
(Recorded in Lake County)
Karen Pilmer
NOTARY PUBLIC



RESIDENTIAL DISTRICT REGULATIONS										
DISTRICT	PERMITTED USE (1)	MINIMUM LOT AREA (ACRES) (13)	MINIMUM LOT WIDTH (FT.)	DENSITY DWELLING UNITS PER ACRE OF NET AREA (1)	MINIMUM FRONT YD. (2)	MINIMUM SIDE YD. (2)	DIMENSIONS (FT.) REAR	MAXIMUM HEIGHT (FT.)	MINIMUM DWELLING UNIT AREA (SQ.FT.) ONE FLOOR	MORE THAN ONE FLOOR
R-1-C	ONE-FAMILY DWELLINGS	2	150	.50	75	25	60	30	2000	2400

NOTE: 5/8" IRON PINS TO BE SET AT ALL CORNERS UPON APPROVAL BY THE PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL.



CERTIFICATION OF PLANNING SECRETARY:
THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL, OHIO, ON January 7, 1993.

Catherine C. Male
PLANNING COMMISSION SECRETARY

COUNTY RECORDS:
FILED FOR RECORD THIS 28 DAY OF January, 1993.

RECORDED IN PLAT BOOK VOL. 21, PAGE 25
THIS 28 DAY OF January, 1993.

425262
Catherine H. Heiden
GEAUGA COUNTY RECORDER

APPROVALS:
APPROVED BY THE SOUTH RUSSELL VILLAGE ENGINEER *Thomas E. Volz* 1/21/93
DATE
APPROVED BY THE SOUTH RUSSELL VILLAGE SOLICITOR *Dawn M. Heiden* 1/22/93
DATE

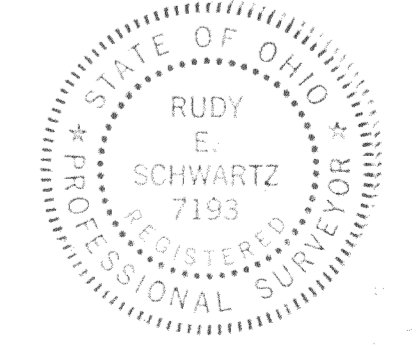
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Rudy E. Schwartz 1-21-93
RUDY E. SCHWARTZ, P.S. NO. 7193

NOTE: PART OF SUBLT NO. 1-B SUBJECT TO RIGHT-OF-WAY EASEMENT TO PITTSBURG CONSOLIDATION COAL COMPANY VOL. 277 Pg. 142

LEGEND

- C&M=CALCULATED AND MEASURED
- OBS=OBSERVED
- FND=FOUND
- I.P.=IRON PIN
- I.P.P.=IRON PIPE
- REC=RECORD
- R/W=RIGHT OF WAY
- C/L=CENTERLINE



Transferred January 28, 1993
Richard G. Makowski Jr
Auditor

PREPARED BY:
LAND DESIGN consultants
Civil Engineers and Surveyors
8585 EAST AVENUE • MENTOR, OHIO 44060
TELEPHONE 255-8463 354-6938 951-LAND
FOR:
J. PAUL AND PATRICIA SNAVELY
SNAVELY BUILDING COMPANY
2550 SOM CENTER ROAD, SUITE 110
WILLOUGHBY HILLS, OHIO 44094
TELEPHONE: 535-9091

21-25
92-047