

MINOR SUBDIVISION PLAT FOR: JOHNTA NORTH, INC.

SITUATED PARTLY IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEauga AND PARTLY IN THE VILLAGE OF CHAGRIN FALLS, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RUSSELL TOWNSHIP LOT NO. 17, CHAMPION TRACT. CUYAHOGA DEED VOLUME 94-00266, PAGE 4, GEAGA COUNTY DEED VOLUME 968, PAGE 978.

PREPARED BY:

BRAUN-PRENOSIL ASSOCIATES INC.

ENGINEERS-SURVEYORS

547 EAST WASHINGTON STREET
CHAGRIN FALLS, OHIO 44022
(216) 247-8670

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.



Kevin S. Braun
KEVIN S. BRAUN

8-3-94
PROFESSIONAL SURVEYOR NO. 7082

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 EAST WASHINGTON STREET SHOWN HEREON BEING 30.00' & 33.00' FEET WIDE, AND DESCRIBED IN THE DEED RECORDED IN VOLUME 968, PAGE 978 OF GEAGA COUNTY RECORDS AND VOLUME 94-00266, PAGE 4 OF CUYAHOGA COUNTY 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 JOHNTA NORTH, INC. BY DAN A. TAUSSIG PRES. & AMY JOHNSON-TAUSSIG V.P. HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN THEIR NAME AT Chagrin Falls, Ohio THIS 4th DAY OF August 1994. JOHNTA NORTH, INC.

Dan A. Taussig
DAN A. TAUSSIG PRES. Amy Johnson-Taussig
AMY JOHNSON-TAUSSIG VICE-PRES.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Joyce Richards
WITNESS Joyce Richards Joyce Richards
WITNESS Joyce Richards

STATE OF OHIO }
COUNTY OF Cuyahoga } SS.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED JOHNTA NORTH, INC., BY DAN A. TAUSSIG PRES. AND AMY JOHNSON-TAUSSIG V.P., 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 CORPORATION. IN TESTIMONY WHEREOF, I HERETO SET BY HAND AND OFFICIAL SEAL AT Chagrin Falls, OHIO THIS 4th DAY OF August 1994.

Joyce Richards
NOTARY PUBLIC

JOYCE RICHARDS
Notary Public - State of Ohio
My commission expires April 22, 1998
(Recorded in Geauga County)



MORTGAGE RELEASE:

BE IT KNOWN THAT NATIONAL CITY BANK, MORTGAGEES OF THE LAND INDICATED ON THE ANNEXED PLAT DOES HEREBY JOIN WITH THE OWNER IN THE ABOVE DEDICATION TO PUBLIC USE AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGES HELD BY IT AND WAIVE ANY RIGHT THE UNDERSIGNED MIGHT OTHERWISE HAVE IN EAST WASHINGTON STREET, ON SAID PREMISES AS RECORDED IN VOLUME 968, PAGE 981 OF GEAGA COUNTY RECORD OF MORTGAGES, VOLUME 94-00266, PAGE 7 OF CUYAHOGA COUNTY RECORD OF MORTGAGES.

Jean Chadwell Vice Pres. Anne J. Babcock
WITNESS Anne S. Babcock

Elaine Motylinski Vice Pres. B.J. Griffith
WITNESS B.J. Griffith

STATE OF OHIO }
COUNTY OF Cuyahoga } SS.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Jean Chadwell V.P. ELAINE MOTYLINSKI V.P., 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 CORPORATION. IN TESTIMONY WHEREOF, I HERETO SET BY HAND AND OFFICIAL SEAL AT Cleveland OHIO THIS 4th DAY OF August 1994.

B.J. Griffith
NOTARY PUBLIC

BONNIE GRIFFITH, Notary Public
State of Ohio, Cuyahoga County
My Commission Expires Aug. 29, 1996



APPROVALS:

THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL, OHIO, ON August 4, 1994.

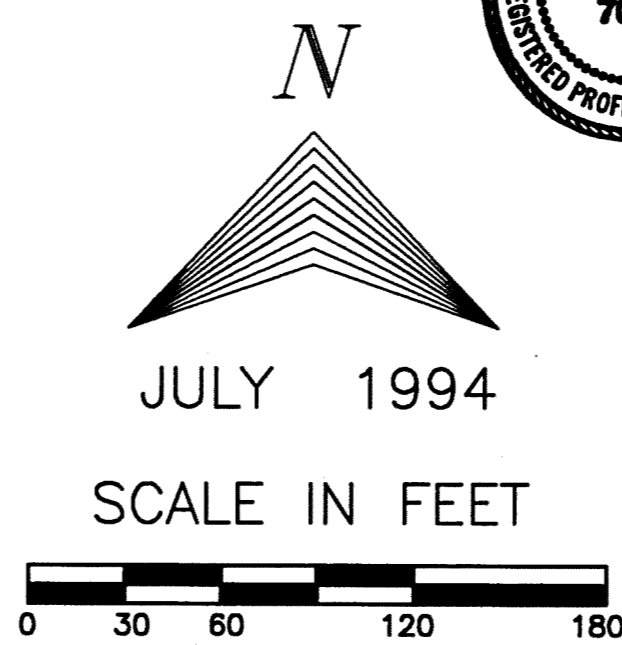
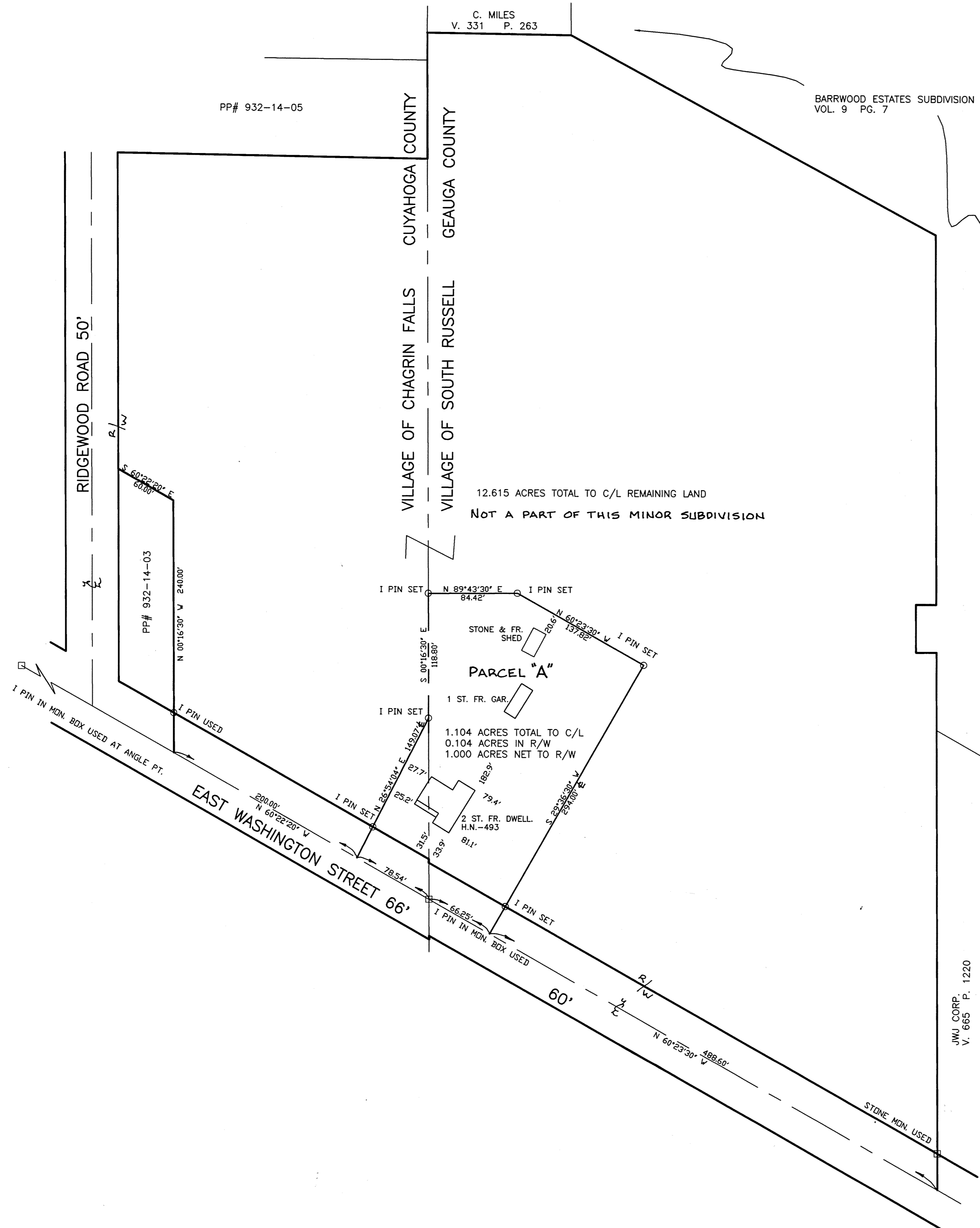
Catherine C. Male
PLANNING COMMISSION SECRETARY Richard J. Nakowski
GEAGA COUNTY AUDITOR

APPROVED BY THE SOUTH RUSSELL VILLAGE ENGINEER Thomas E. Volkmuth 8-4-94
DATE

APPROVED BY THE SOUTH RUSSELL VILLAGE SOLICITOR Debbie H. Markowitz 11/13/94
DATE

FILED FOR RECORD THIS 3rd DAY OF January, 1994.
RECORDED IN PLAT BOOK VOL. 22, PAGE 59 THIS 3rd DAY OF January, 1994.

Catherine H. Hudson
GEAGA COUNTY RECORDER Cathy Smith, Deputy
462257



OWNER:

JOHNTA NORTH, INC.
58 E. WASHINGTON ST.
CHAGRIN FALLS, OHIO 44022
247-4341

ZONING:

R1A SINGLE FAMILY RESIDENTIAL
1 ACRE DENSITY
130' MIN. LOT WIDTH
75' MIN. FRONT YARD
50' REAR YARD
25' SIDE YARD

UTILITIES:

SANITARY SEWER
PUBLIC WATER

AREA TABULATION

1.104 AC. TO C/L
1.000 AC. TO R/W
13.7 AC. APPROX. DEED

ACREAGE PER COUNTY

GEAGA	1.074 Ac.
CUYAHOGA	.134
TOTAL	1.208 AC

JMW CORP.
V. 665 P. 1220