FILED FOR RECORD THIS 2 DAY OF May 1995
RECORDED IN PLAT BOOK 22 PAGE 90
THIS 2 DAY OF May 1995
467461
Catherine H. Heiden
GEAUGA COUNTY RECORDER

GROUND WELL WATER RESTRICTION

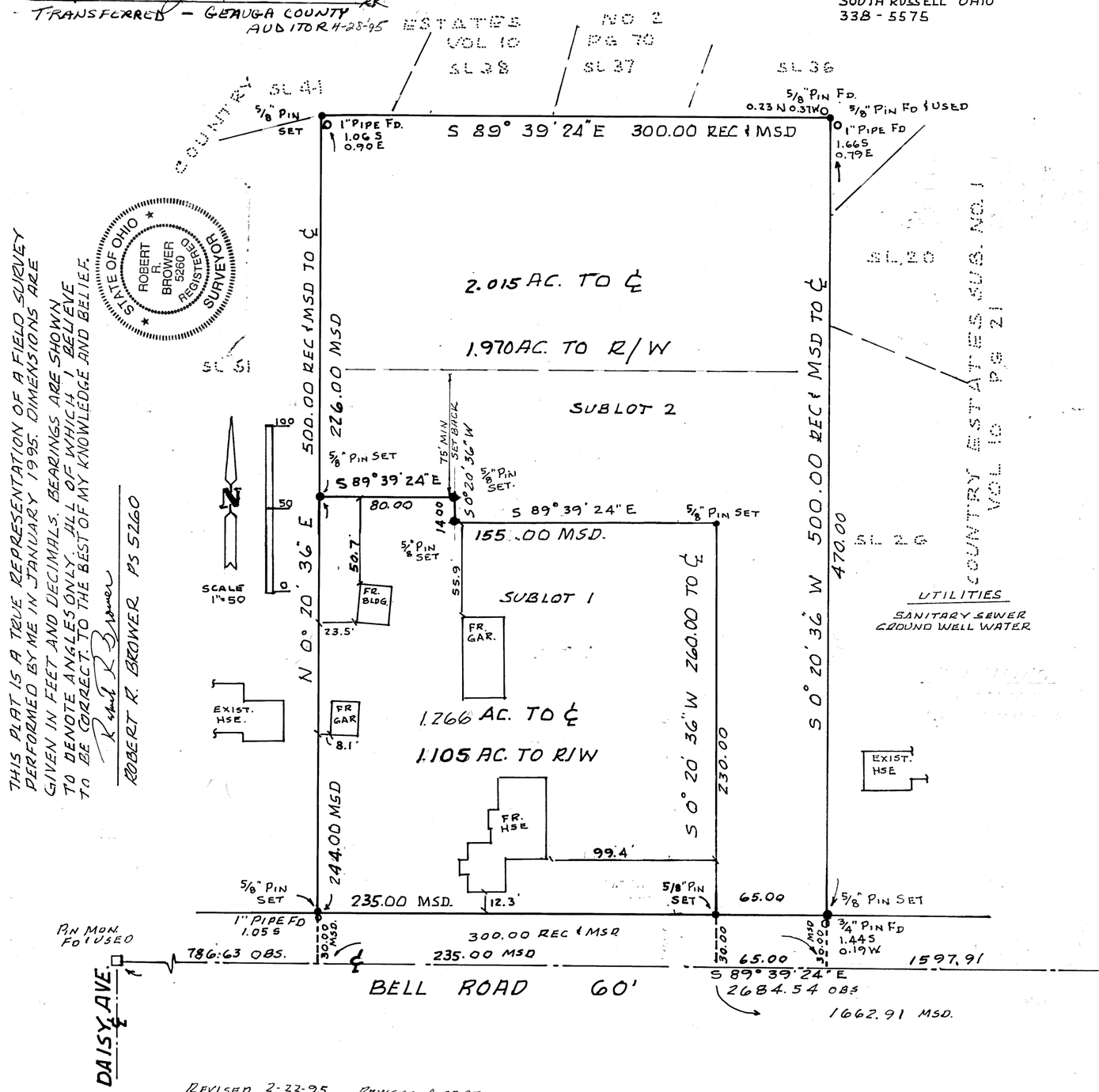
SO LONG AS SUBLOTS 1 AND 2 ARE SERVED BY GROUND WATER. FOR POTABLE WATER. NO GROUND WATER WELL SHALL BE LOCATED WITHIN 150 FEET FROM ANY OTHER EXISTING GROUND WATER WELLS AS MEASURED FROM THE WELL HEAD IN A STRAIGHT LINE TO ANY OTHER WELLHEAD EITHER ON OR OFF SUBLOTS 1 AND 2 SHOWN HEREON WITHOUT RECEIVING THE PRIOR APPROVAL OF THE PLANNING COMMISSION FOR THE VILLAGE OF SOUTH RUSSELL.

Richard J. Makowski
TRANSFERRED – GEAUGA COUNTY AUDITOR 4-28-95

MINOR SUBDIVISION PLAT OF PPN: 29-030520 FOR JANE M. SVETTE *

SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEAUGA STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RUSSELL TOWNSHIP LOT Nº 15, TRACT 3

* 949 BELL ROAD
SOUTH RUSSELL OHIO
338-5575



THIS PLAT IS A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED BY ME IN JANUARY 1995. DIMENSIONS ARE GIVEN IN FEET AND DECIMALS. BEARINGS ARE SHOWN TO DENOTE ANGLES ONLY. ALL OF WHICH I TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert R. Brower PS 5260
ROBERT R. BROWER PS 5260

REVISED 2-22-95 REVISED 4-05-95
REVISED 1-30-95 REVISED 3-22-95 REVISED 4-19-95

ACCEPTANCE AND DEDICATION

THE UNDERSIGNED, OWNER OF THE LANDS EMBRACED WITHIN THIS MINOR SUBDIVISION DO HEREBY DECLARE THIS PLAT TO BE HER FREE ACT AND DEED, AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER THAT PORTION OF BELL ROAD SHOWN HEREON BEING 30' WIDE AND DESCRIBED IN THE DEED RECORDED IN VOL. 1006 PG 518 OF GEAUGA COUNTY RECORDS. I HEREBY REPRESENT THAT ALL USES AND 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 JANE M. SVETTE HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN HER NAME AT Chagrin Falls, OH THIS 14 DAY OF April 1995

Jane M. Svette — JANE M. SVETTE
Lynn Itty — WITNESS — LYNN ITTY PRINT NAME
Andrea Novak — WITNESS — Andrea Novak PRINT NAME

STATE OF OHIO
COUNTY OF Cuyahoga } SS.

BEFOR ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE. PERSONALLY APPEARED THE ABOVE NAMED JANE M. SVETTE WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED. IN TESTIMONY WHEREOF I SET MY HAND AND OFFICIAL SEAL AT Chagrin Falls OHIO THIS 14 DAY OF April 1995

NOTARY PUBLIC
LYNN M. ITTU, NOTARY PUBLIC FOR THE STATE OF OHIO. MY COMMISSION EXPIRES MARCH 15, 1999.

MORTGAGE RELEASE

BE IT KNOWN THAT Key Corp Mortage Inc MORTGAGEE 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 MORTGAGE HELD BY IT AND WAIVE ANY RIGHT THE UNDERSIGNED MIGHT OTHERWISE HAVE IN BELL ROAD. ONSAID PREMISES AS RECORDED IN VOL. 642 PG. 657 OF GEAUGA COUNTY RECORD OF MORTGAGES.

Craig C. Brooks — CRAIG C. BROOKS
Desiree P. Demian — WITNESS – DESIREE P. DEMIAN
Bernedette R. Kopnitsky — WITNESS – BERNEDETTE R. KOPNITSKY

STATE OF OHIO
COUNTY OF } SS

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED CRAIG R. BROOKS WHO ACKNOWLEDGE 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 SET MY HAND AND OFFICIAL SEAL AT CLEVELAND OHIO THIS 30 DAY OF MARCH 1995

Kenneth D. Evans
NOTARY PUBLIC
KENNETH D. EVANS
NOTARY PUBLIC STATE OF OHIO
MY COMMISSION EXPIRES MAY. 18, 1996

APPROVALS

THIS PLAT HAS BEEN APPROVED BY PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL, OHIO ON April 17, 1995

Catherine G. Mala
PLANNING COMMISSION SECRETARY

APPROVED BY THE SOUTH RUSSELL VILLAGE ENGINEER
Thomas E. Valdhuis — ENGINEER — 4-17-95 DATE

APPROVED BY THE SOUTH RUSSELL VILLAGE SOLICITOR
Dalet L. Markowitz — SOLICITOR — 4-20-95 DATE

ZONING

R-1-A SINGLE FAMILY GROUNDWATER SENSITIVE ZONE
1 ACRE DENSITY - 130 FOOT MINIMUM LOT WIDTH
75 FOOT MINIMUM FRONT YARD - 50' REAR YARD
25 FOOT SIDE YARD

BROWER & ASSOCIATES
1701 SHERIDAN DRIVE
PARMA, OHIO 44134
(216) 884-1955

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