

CIPITI DEDICATION PLAT OF SANITARY SEWER EASEMENT

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL TOWNSHIP LOT NO. 19, TRACT NO. 2 BEING PART OF THE LAND CONVEYED TO SALVATORE ROBERT CIPITI BY DEEDS RECORDED IN VOLUME 1094, PAGE 1137 AND VOLUME 667, PAGE 232 OF GEAGA COUNTY DEED RECORDS.

I HEREBY CERTIFY TO SALVATORE ROBERT CIPITI, et al. THAT I HAVE PREPARED THIS PLAT AND THAT IT IS BASED ON A SURVEY MADE BY ME IN ACCORDANCE WITH THE PROVISION OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE GOVERNING LAND SURVEYS IN THE STATE OF OHIO, AND THAT THE INFORMATION CONTAINED HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE ORIENTED TO AN ARBITRARY MERIDIAN AND ARE INTENDED TO INDICATE ANGULAR RELATIONSHIPS ONLY.

Lawrence G. Wilson
LAWRENCE G. WILSON P.S. NO. 5807

OCT. 14, 1998
DATE



ACCEPTANCE CERTIFICATION AND DEDICATION:

WE, THE UNDERSIGNED OWNERS, SALVATORE ROBERT CIPITI AND SANDRA E. CIPITI, THE RECORD OF SAID OWNER RECORDED IN VOL. 1094, PG. 1137 AND VOL. 667, PG. 232 OF THE GEAGA COUNTY RECORDS, OF THE LAND SHOWN HEREIN, HEREBY DEDICATE, GIVE, GRANT, CONVEY AND RELEASE TO THE GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS FOREVER, A PERPETUAL EASEMENT FOR CONSTRUCTING, RECONSTRUCTING, USING, OPERATING, MAINTAINING, REPAIRING, REPLACING AND RENEWING OF SANITARY SEWERS AND ALL APPURTENANCES WITHIN, OVER, THROUGH, UNDER AND UPON THE LAND WITHIN SAID EASEMENT INCLUDED IN THIS PLAT AND AS DESCRIBED HEREIN. SAID EASEMENT SHALL REMAIN UNOBSTRUCTED AND SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS AND / OR THE RIGHT TO PROHIBIT SUCH LANDSCAPING, EXCEPT LAWNS, FROM BEING INSTALLED. WE HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR DEDICATION PLAT OF SANITARY SEWER EASEMENT AND DO HEREBY ACCEPT THIS PLAT THE SAME. THIS 21ST DAY OF OCT 1998.

BY: SALVATORE ROBERT CIPITI & SANDRA E. CIPITI
17819 CHILLICOTHE ROAD
CHAGRIN FALLS, OHIO 44023

Chris W. Brown
WITNESS: CHRIS W. BROWN

John C. Sebian
WITNESS: JOHN C. SEBIAN

E. Thomas Bonds
WITNESS: E. THOMAS BONDS

Salvatore Robert Cipiti
SALVATORE ROBERT CIPITI (HUSBAND) INDIVIDUALLY AND AS CO-TRUSTEE, THE CIPITI FAMILY TRUST

Sandra E. Cipiti
SANDRA E. CIPITI (WIFE) INDIVIDUALLY AND AS CO-TRUSTEE, THE CIPITI FAMILY TRUST

Jana L. Wallace
WITNESS: JANA L. WALLACE

STATE OF OHIO
COUNTY OF GEAGA

BEFORE ME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED SALVATORE ROBERT CIPITI WHO ACKNOWLEDGE THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Bainbridge, OHIO. THIS DAY OF October 21, 1998.

Jana L. Spears
NOTARY PUBLIC: JANA L. SPEARS

MY COMMISSION EXPIRES (DATE)

APPROVALS:

APPROVED AS TO LEGAL FORM THIS 14th DAY OF December, 1998.

Lois A. Sass
ASST. GEAGA COUNTY PROSECUTOR: DAVID P. JOYCE
Lois A. Sass

APPROVED THIS 8th DAY OF DECEMBER, 1998.

James P. Schaefer
CHAIRMAN, GEAGA COUNTY PLANNING COMMISSION: JAMES P. SCHAEFER
ACTING CHAIRMAN

I HAVE EXAMINED THE PLANS AND SPECIFICATIONS FOR THE SANITARY SEWER AND APPURTENANCES FOR CONFORMITY TO THE RULES ADOPTED BY THE GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 6117.01, R.C. 6103.02 AND R.C. 711.01 AND HEREBY CERTIFY THAT ALL SANITARY SEWER AND APPURTENANCES SHOWN ON THIS PLAT HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, ARE IN GOOD REPAIR, ARE IN CONFORMITY WITH SAID RULES, AND HAVE MET ALL BONDING REQUIREMENTS FOR MAINTENANCE.

APPROVED THIS 28th DAY OF DECEMBER, 1998.

Donald E. Wilson
GEAGA COUNTY SANITARY ENGINEER: DONALD WILSON, P.E.

UPON THE RECOMMENDATION OF THE GEAGA COUNTY SANITARY ENGINEER, THE GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY APPROVES THE SANITARY SEWER AND ALL APPURTENANCES THERETO AS CONSTRUCTED AND AS SHOWN ON THIS PLAT AND THE PLANS AND SPECIFICATIONS FOR SUCH IMPROVEMENT, IN CONFORMITY WITH THE RULES ADOPTED BY THE GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 6117.01, R.C. 6103.02 AND R.C. 711.01. THIS PLAT IS HEREBY APPROVED THIS 14 DAY OF January, 1999, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF THE EASEMENT FOR SANITARY SEWER AND APPURTENANCES AS SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN SAID EASEMENT.

GEAGA COUNTY COMMISSIONER
WILLIAM REPKE

Jan Novak
GEAGA COUNTY COMMISSIONER
JAN NOVAK

Neil Hoffstetter
GEAGA COUNTY COMMISSIONER
NEIL HOFFSTETTER

NO TRANSFER NECESSARY THIS 19th DAY OF JANUARY, 1999.

Tracy A. Jemison
GEAGA COUNTY AUDITOR
TRACY JEMISON

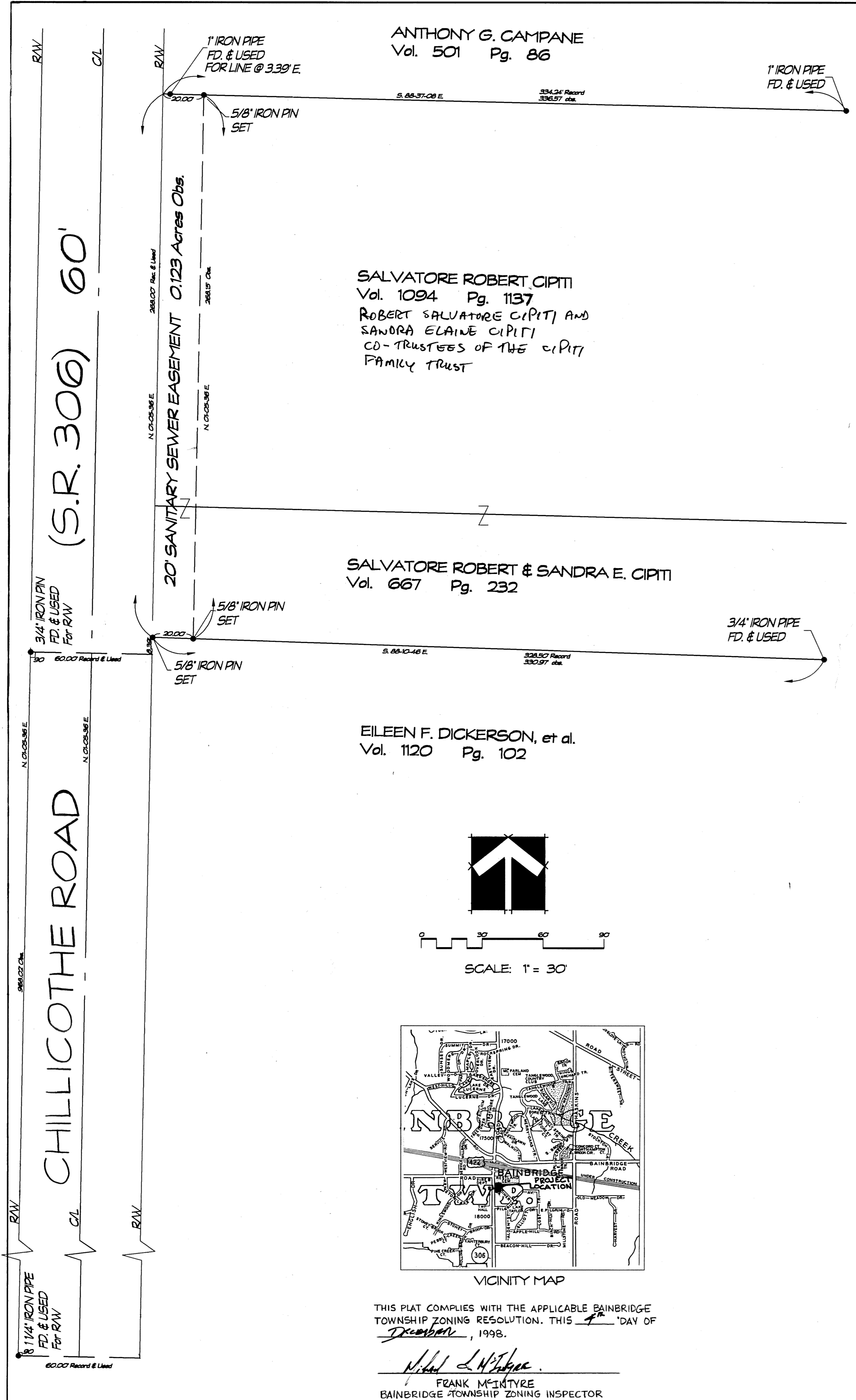
FILED FOR RECORD THIS 19th DAY OF January, 1999.

RECORDED THIS 19th DAY OF January, 1999 IN PLAT BOOK VOL. 27 PAGE 81

Catherine H. Heiden
GEAGA COUNTY RECORDER: CATHERINE H. HEIDEN

27-81

SHEET 1 OF 1



THIS PLAT COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION. THIS 1st DAY OF December, 1998.

Frank McIntyre
FRANK MCINTYRE
BAINBRIDGE TOWNSHIP ZONING INSPECTOR