

FINAL PLAT

CENTURY HILL

SUBLOTS 1 THRU 8

ACCEPTANCE CERTIFICATION

The undersigned owners, Russell Century Inc. of the land shown herein, hereby certify that this plat correctly represents our "Century Hill", subdivision containing Sublots #1 thru 8 all inclusive, and does hereby accept this plat of the same and dedicate to public use the area designated as "Century Lane". The undersigned further agrees that any use or improvements made on this land shall be made in accordance with all existing valid zoning, platting, health or other lawful rules and regulations for the benefit of themselves and all other subsequent owners or assigns taking title form, under, or through the undersigned.

Easements are reserved where indicated on the plat for public utility purposes above and below the surface of the ground, in witness whereof the undersigned hereunto set their hands this 16th day of Nov, 1998.

Russell Century Inc.

OWNERS:

By: [Signature]
Kevin J. Finnerty - President-Treas.

By: [Signature]
Michael R. Homza - Vice President-Sec.

[Signature]
Witness Cynthia M. Polasko
Print Name

[Signature]
Witness Cynthia M. Polasko
Print Name

[Signature]
Witness Jeanne M. Minello
Print Name

[Signature]
Witness Jeanne M. Minello
Print Name

State Of Ohio
County Of Cuyahoga

Before me, a Notary Public, in and for said County and State, personally appeared the above named Kevin Finnerty and Michael R. Homza who acknowledged to me that they are the owners, respectively, of Russell Century Inc., that they did sign the foregoing instrument and that the same is of their free act and deed for the purpose therein expressed. In Witness whereof I have set my hand and affixed my official seal at Seven Hills, Ohio this 16th day of Nov, 1998.

Seal:

[Signature]
Notary Public
My Commission Expires: _____

CYNTHIA M. POLASKO, Notary Public
For the State of Ohio
My commission expires Feb. 6, 2000

APPROVALS

Approved as to legal form this 16th day of December 1998.

Approved this 22nd day of DECEMBER 1998.

[Signature]
Asst. Geauga County Prosecutor
Print Name LORRAE A. SASS

[Signature]
ACTING Chairman, Geauga County Planning Commission
Print Name JAMES P. SCHAFER

Pursuant to Section 711.091 of The Ohio Revised Code, I have checked the construction of roadway improvements of the road dedicated to the public use herein, and do hereby find that the same have been constructed, are in accordance with the approved plat, specifications, and construction drawings, and are in good repair. This plat has been reviewed and meets the minimum standards for boundary surveys codified in Chapter 4733-37 of The Ohio Administrative Code. Transferred This 5th Day Of February, 1999.

[Signature]
Gauga County Engineer
Print Name ROBERT L. PHILLIPS

Approved this 9 day of February 1999, constituting an acceptance of the dedication of any road right-of-way shown hereon for public use.

[Signature]
Gauga County Commissioner
Print Name JAN NOVAK

[Signature]
Gauga County Commissioner
Print Name NEIL C. HOFSTETER

[Signature]
Gauga County Commissioner
Print Name WILLIAM M. REPEL

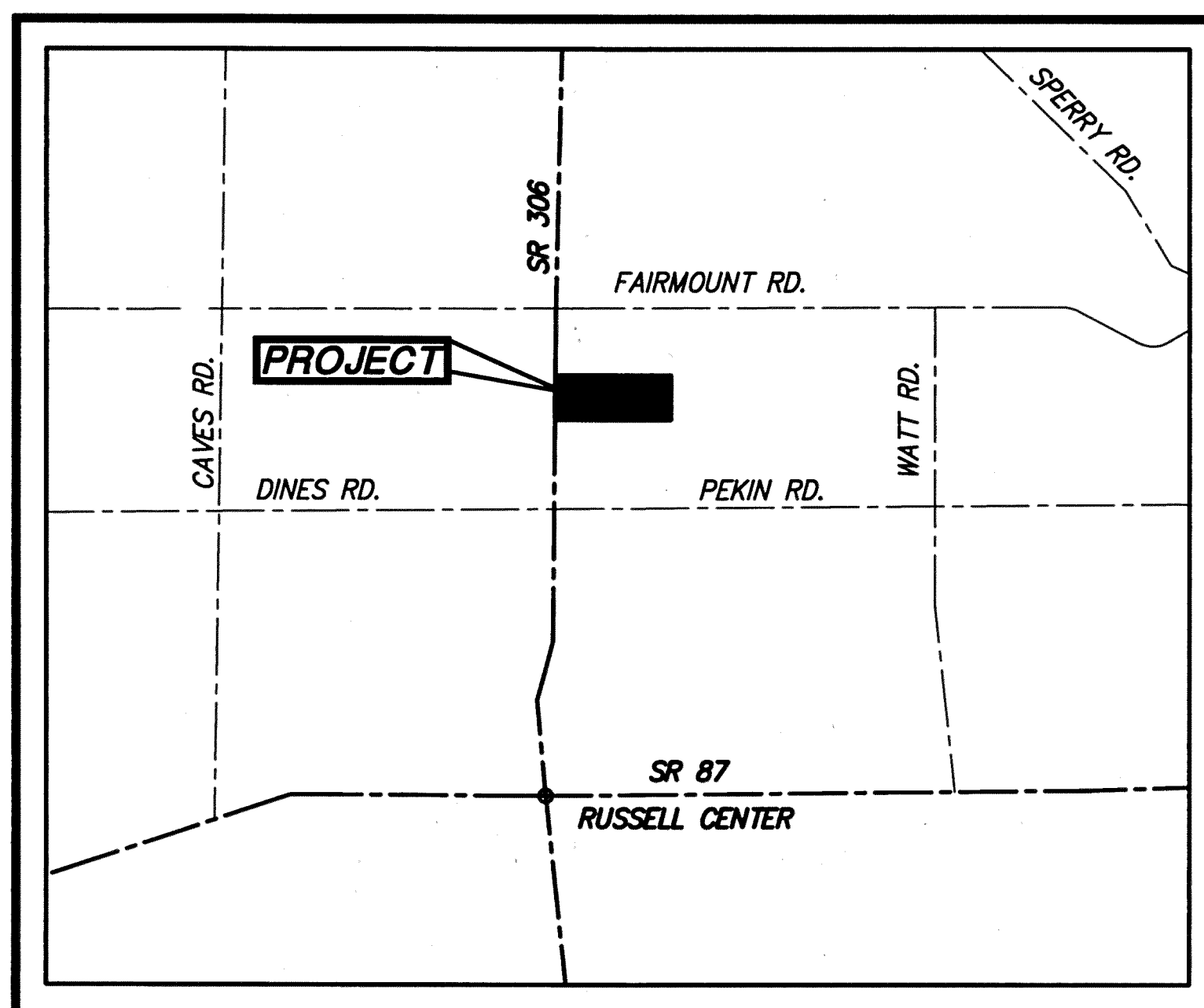
Transferred This 10th Day Of FEBRUARY, 1999.

548818

[Signature]
Gauga County Auditor
Print Name TRACY A. JEMISON

Filed for record this 10 day of Feb, 1999 at P.M.
Recorded this 10 day of Feb, 1999 in plat book volume 27 page 94.

[Signature]
Gauga County Recorder
Print Name CATHERINE H. HEIDEN



LOCATION MAP

UTILITY EASEMENT

Russell Century Inc., the undersigned owners of the platted land, do hereby grant unto CEI Electric Company, Alltel Corp., East Ohio Gas and Cable Vision Of Geauga, all Ohio Corporations, their successors and assign (hereinafter referred to as 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, or relocate such above ground and underground electric, gas and communication cables, 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 therefore 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 pipelines outside the above described easement premises and the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes this right-of-way and easement grant, in witness whereof the undersigned hereunto set their hand this 16th day of Nov, 1998.

Russell Century Inc.

OWNERS:

By: [Signature]
Kevin J. Finnerty - President-Treas.

By: [Signature]
Michael R. Homza - Vice President-Sec.

[Signature]
Witness Cynthia M. Polasko
Print Name

[Signature]
Witness Cynthia M. Polasko
Print Name

[Signature]
Witness Jeanne M. Minello
Print Name

[Signature]
Witness Jeanne M. Minello
Print Name

State Of Ohio
County Of Cuyahoga

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Seal:

[Signature]
Notary Public
My Commission Expires: _____

CYNTHIA M. POLASKO, Notary Public
For the State of Ohio
My commission expires Feb. 6, 2000

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING

[Signature] 12/4/98
Alltel Corporation
Western Reserve
Print Name MICHAEL D. URQUHART

[Signature] 12-14-98
Cable Vision Of Geauga Inc.
Print Name DENNIS THOMSON

[Signature] 12/16/98
CEI Electric Company
Print Name RAYMOND HANZLIK

[Signature] 12-16-98
East Ohio Gas Company
Print Name RICHARD L. LEWIS

APPROVALS

This Plat Complies With The Applicable Regulations Contained In The Russell Township Zoning Regulations This 16th Day Of NOV, 1998.

[Signature]
Russell Township Zoning Inspector
Print Name WILLIAM F. MASON

27-94

The Covenants And Restrictions For Century Hill Subdivision Are Recorded In Volume 1167 Page 477 Of The Geauga County Deed Records.

REVISIONS
6-30-98
11-13-98

DESIGNED BY: G.T.L.
DRAWN BY: G.T.L.
CHECKED BY: J.H.H.
DATE: 5-6-98
FIELD BOOK:

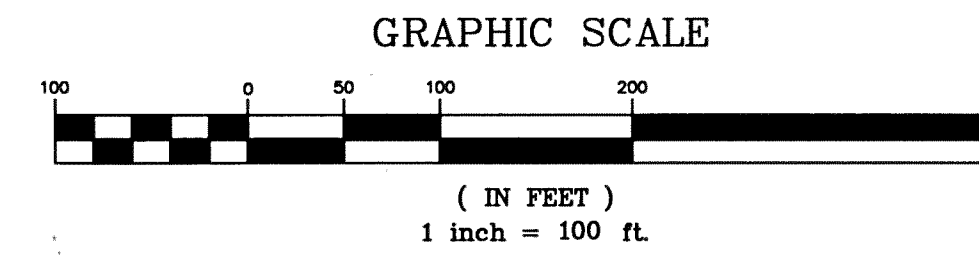
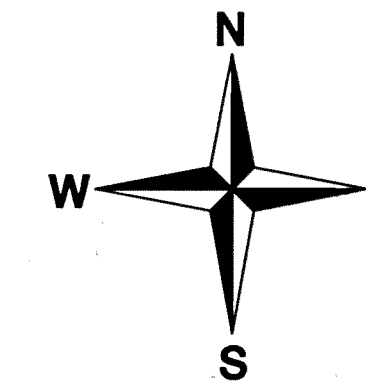
CENTURY HILL APPROVALS

Howells & Baird, Inc.
CIVIL ENGINEERS & SURVEYORS
SALEM, OHIO
PH. (330) 332-4834
FAX. (330) 332-4058

SCALE
SHEET
1 OF 2

FINAL PLAT CENTURY HILL SUBLOTS 1 THRU 8

Lot #5, Sec. #8 & Lot #1, Sec. #7 Tract #1 In Russell Township,
Geauga County, Ohio. Containing 28.001 Acres Of Land. Being All
The Lands Conveyed To Russell Century Inc. In The Deed Recorded
In Vol. 1111 Pg. 1235 Of The Geauga County Records.



AREA

Area Of Proposed Lots.....25.234 Acres
Area Of Proposed Road.....2.767 Acres
Total Area.....28.001 Acres

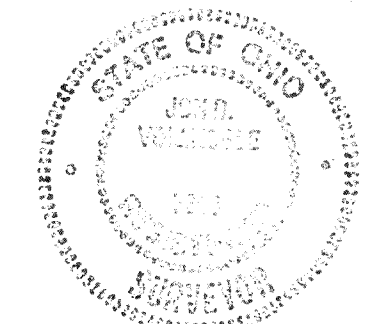
SITE DATA

Total Length Of Proposed Road.....1710.29 L.F.
Zoning District.....R-3
Minimum Lot Area.....3 Acres
Minimum Lot Width.....250 Feet At B.L.
Minimum Lot Frontage 250 Feet, 100 Feet At Cul-De-Sac Lots
Minimum Front Yard.....100 Feet
Minimum Side Yard.....50 Feet
Minimum Rear Yard.....75 Feet
Sub Lots.....8

No portion of this subdivision is within the designated 100
year flood hazard area as delineated by The Hud Flood
Hazard Boundary Map Panel No. 390190 0064 B effective
date Nov. 4, 1988 and the United States
Geological Survey Mantua, Ohio Quadrangle.

I 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 placed before final inspection and acceptance of the im-
provements by The Geauga County Engineer.

Jon D. Vollnogle Date: 11/13/98
Jon D. Vollnogle Registered Surveyor #7308
Howells and Baird, Inc.
417 East State Street
Salem, Ohio 44460
Ph. (330) 332-4834



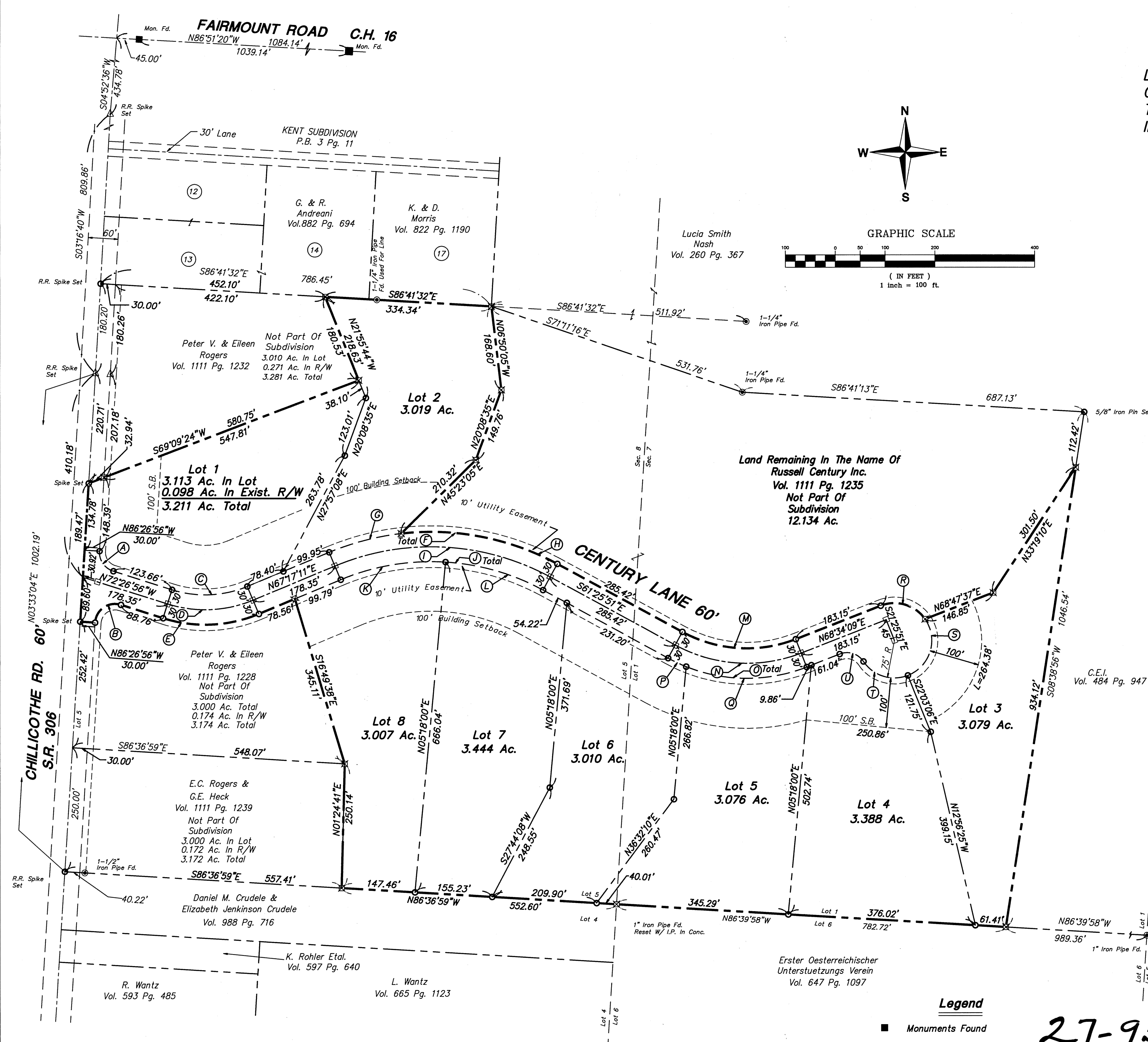
Curve Data

A Δ = 76°00'00" R = 40.00' T = 31.25' L = 53.06' Ch. Brng. = S34°26'56"E Ch. = 63.04'	B Δ = 104°00'00" R = 40.00' T = 51.20' L = 72.61' Ch. Brng. = S55°33'04"W Ch. = 151.44'	C Δ = 40°15'53" R = 220.00' T = 80.65' L = 154.61' Ch. Brng. = N87°25'07"E Ch. = 172.10'	D Δ = 40°15'53" R = 220.00' T = 91.65' L = 175.69' Ch. Brng. = N87°25'07"E Ch. = 172.10'	E Δ = 40°15'53" R = 280.00' T = 102.65' L = 196.77' Ch. Brng. = S87°25'07"W Ch. = 192.75'
F Δ = 51°16'58" R = 530.00' T = 254.41' L = 474.38' Ch. Brng. = S87°04'20"E Ch. = 458.70'	G Δ = 16°13'16" R = 530.00' T = 75.53' L = 150.05' Ch. Brng. = N75°23'49"E Ch. = 319.29'	H Δ = 35°03'42" R = 500.00' T = 167.42' L = 447.53' Ch. Brng. = S78°57'42"E Ch. = 432.74'	I Δ = 51°16'58" R = 500.00' T = 240.00' L = 447.53' Ch. Brng. = S87°04'20"E Ch. = 432.74'	J Δ = 51°16'58" R = 470.00' T = 225.60' L = 420.68' Ch. Brng. = S87°04'20"E Ch. = 406.77'
K Δ = 26°14'38" R = 470.00' T = 109.56' L = 215.28' Ch. Brng. = S80°24'30"W Ch. = 203.40'	L Δ = 25°02'20" R = 470.00' T = 104.36' L = 205.40' Ch. Brng. = N73°57'01"W Ch. = 203.77'	M Δ = 50°00'00" R = 270.00' T = 125.90' L = 235.62' Ch. Brng. = S86°25'51"E Ch. = 228.21'	N Δ = 50°00'00" R = 300.00' T = 139.89' L = 261.80' Ch. Brng. = S86°25'51"E Ch. = 253.57'	O Δ = 50°00'00" R = 330.00' T = 153.88' L = 287.98' Ch. Brng. = S86°25'51"E Ch. = 278.93'
P Δ = 06°56'35" R = 330.00' T = 20.02' L = 39.99' Ch. Brng. = N64°54'09"W Ch. = 39.97'	Q Δ = 43°03'25" R = 330.00' T = 130.18' L = 247.99' Ch. Brng. = N89°54'09"W Ch. = 242.20'	R Δ = 76°23'40" R = 75.00' T = 59.01' L = 100.00' Ch. Brng. = N73°14'01"W Ch. = 92.76'	S Δ = 103°53'29" R = 75.00' T = 95.81' L = 135.99' Ch. Brng. = N16°54'33"E Ch. = 118.11'	T Δ = 77°09'30" R = 75.00' T = 59.83' L = 101.00' Ch. Brng. = S72°33'57"E Ch. = 93.54'
U Δ = 77°26'39" R = 40.00' T = 32.07' L = 54.07' Ch. Brng. = S72°42'31"E Ch. = 50.04'				

Legend

- Monuments Found
- Iron Pins Fd.
- 5/8" Iron Pins Set
- ⊠ 5/8" Iron Pins Set In Concrete
- △ Angle Points In S.R. 306

27-95



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