

MINOR SUBDIVISION PLAT FOR:

DAVE A. PITZ

SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RUSSELL TOWNSHIP LOT NO. 9, TRACT THREE. DEED VOLUME 944, PAGE 308.

OWNER:

DAVE A. PITZ
5261 CHILLICOTHE ROAD
SOUTH RUSSELL, OHIO 44022
338-3550

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
INDIVIDUAL WATER WELLS

AREA TABULATION

3.875 AC. TO C/L
3.717 AC. TO R/W
3.876 AC. APPROX. DEED



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

10-1-98
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 CHILLICOTHE ROAD SHOWN HEREON BEING 30.00 FEET WIDE, AND DESCRIBED IN THE DEED RECORDED IN VOLUME 944, PAGE 308 OF GEAGA 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 Dave A. Pitz HAS CAUSED THIS INSTRUMENT TO

BE SUBSCRIBED IN HIS NAME AT Chardon Ohio, THIS 30th DAY OF March, 192000

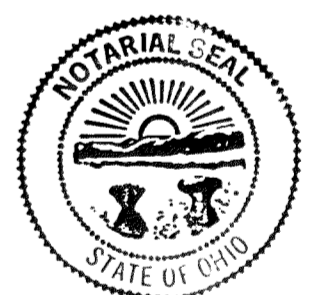
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Victoria E. Jones Mary K. Kelcum
WITNESS WITNESS

STATE OF OHIO }
COUNTY OF Geauga } SS.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Dave A. Pitz, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL AT Chardon Ohio, THIS 30 DAY OF March, 192000

Victoria E. Jones
NOTARY PUBLIC



APPROVALS:

THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL, OHIO, ON 10-22, 1998.

Margaret D. Tomes
PLANNING COMMISSION SECRETARY

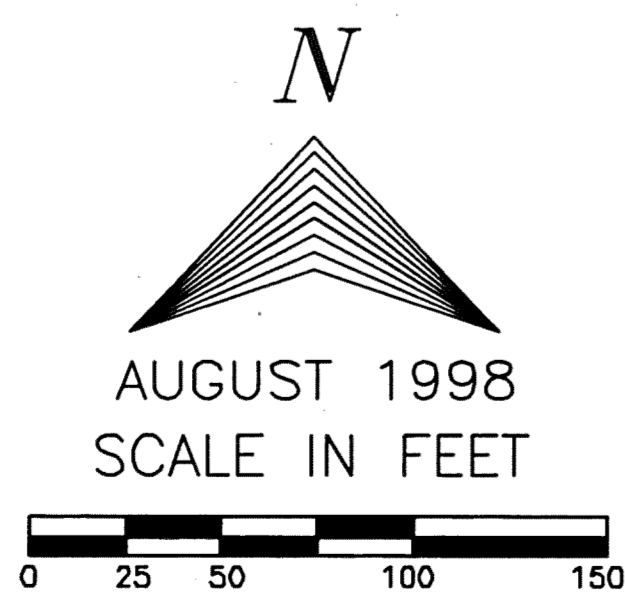
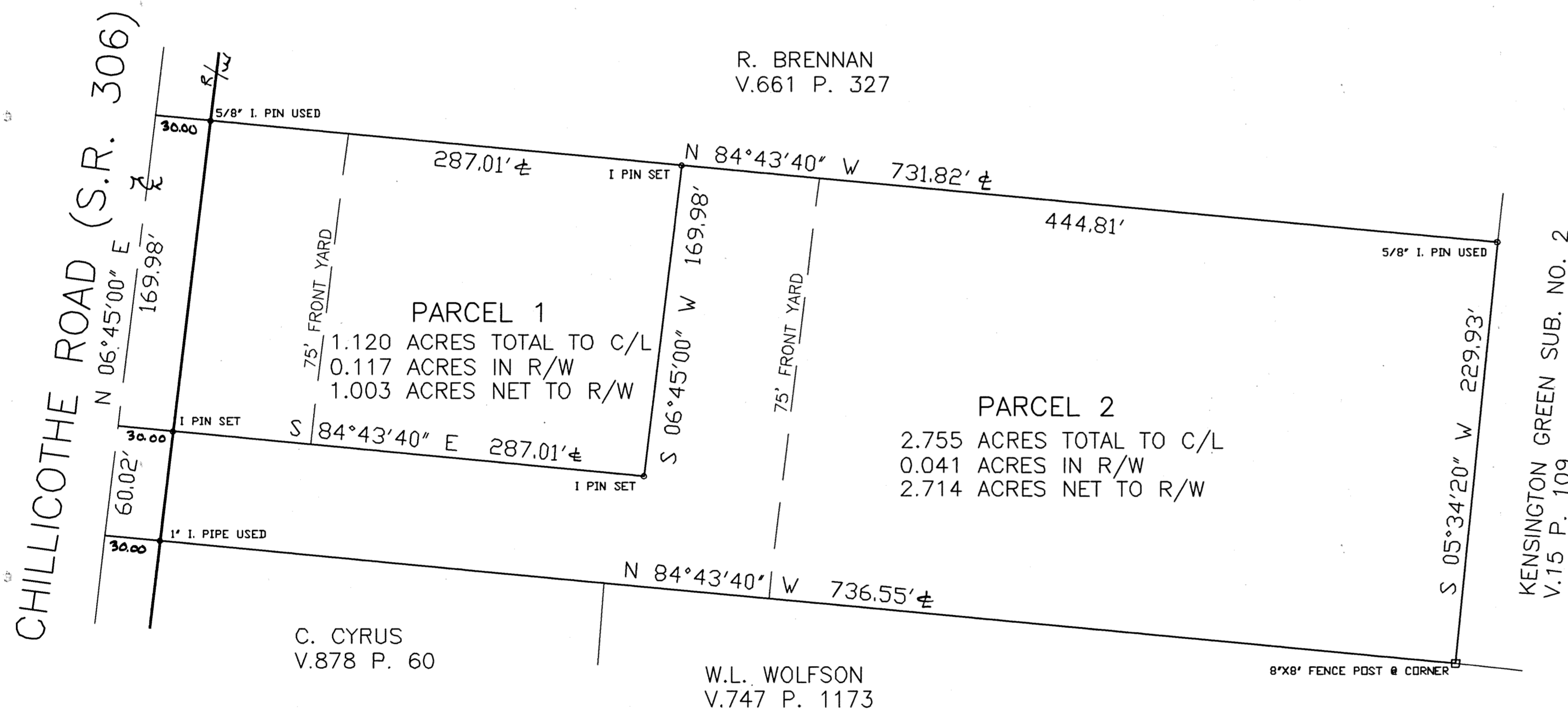
APPROVED BY THE SOUTH RUSSELL VILLAGE ENGINEER [Signature] FE. 10/13/98
DATE

APPROVED BY THE SOUTH RUSSELL VILLAGE SOLICITOR [Signature] 10/22/98
DATE

FILED FOR RECORD THIS 31st DAY OF March, 1998. 2000 575608
RECORDED IN PLAT BOOK VOL. 29, PAGE 118 THIS 31st DAY OF March, 1998. 2000

Catherine H. Hiden
GEAGA COUNTY RECORDER By Cathy Smith, Deputy

TRANSFERRED MARCH 31, 2000 Tracy A. Johnson
TRACY A. JOHNSON - COUNTY AUDITOR



LEGEND
1 PIN SET DENOTES 5/8 IRON PIN SET WITH CAP