

# DEDICATION PLAT OF SANITARY SEWER EASEMENT PULTE HOMES OF OHIO CORPORATION

SITUATED IN THE TOWNSHIP OF AUBURN, AND KNOWN AS BEING PART OF ORIGINAL  
AUBURN TOWNSHIP SECTION 1, TRACT 2, COUNTY OF GEAUGA, STATE OF OHIO  
BEING A PART OF THE LAND AS CONVEYED TO PULTE HOMES OF OHIO CORPORATION  
IN THE DEED RECORDED IN VOLUME 1307, PAGE 627 OF THE GEAUGA COUNTY  
DEED RECORDS.

**CERTIFICATION AND DEDICATION**

I, ROBERT DYER, DIRECTOR OF LAND OF PULTE HOMES OF OHIO CORPORATION, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY DEDICATE, GIVE, GRANT, CONVEY, AND RELEASE TO THE GEAUGA 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 DESCRIBED HEREIN. SAID EASEMENT SHALL REMAIN UNOBSTRUCTED AND SHALL INCLUDE 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. I HEREBY CERTIFY THAT THIS PLAT REPRESENTS MY DEDICATION PLAT OF SANITARY SEWER EASEMENT "PULTE HOMES OF OHIO CORPORATION" AND DO HEREBY ACCEPT THIS PLAT THE SAME. THIS 8<sup>th</sup> DAY OF November, 2000.

BY: PULTE HOMES OF OHIO CORPORATION

Robert Dyer  
ROBERT DYER, DIRECTOR OF LAND

Harold S. Chambers  
WITNESS

James S. Babbers  
WITNESS

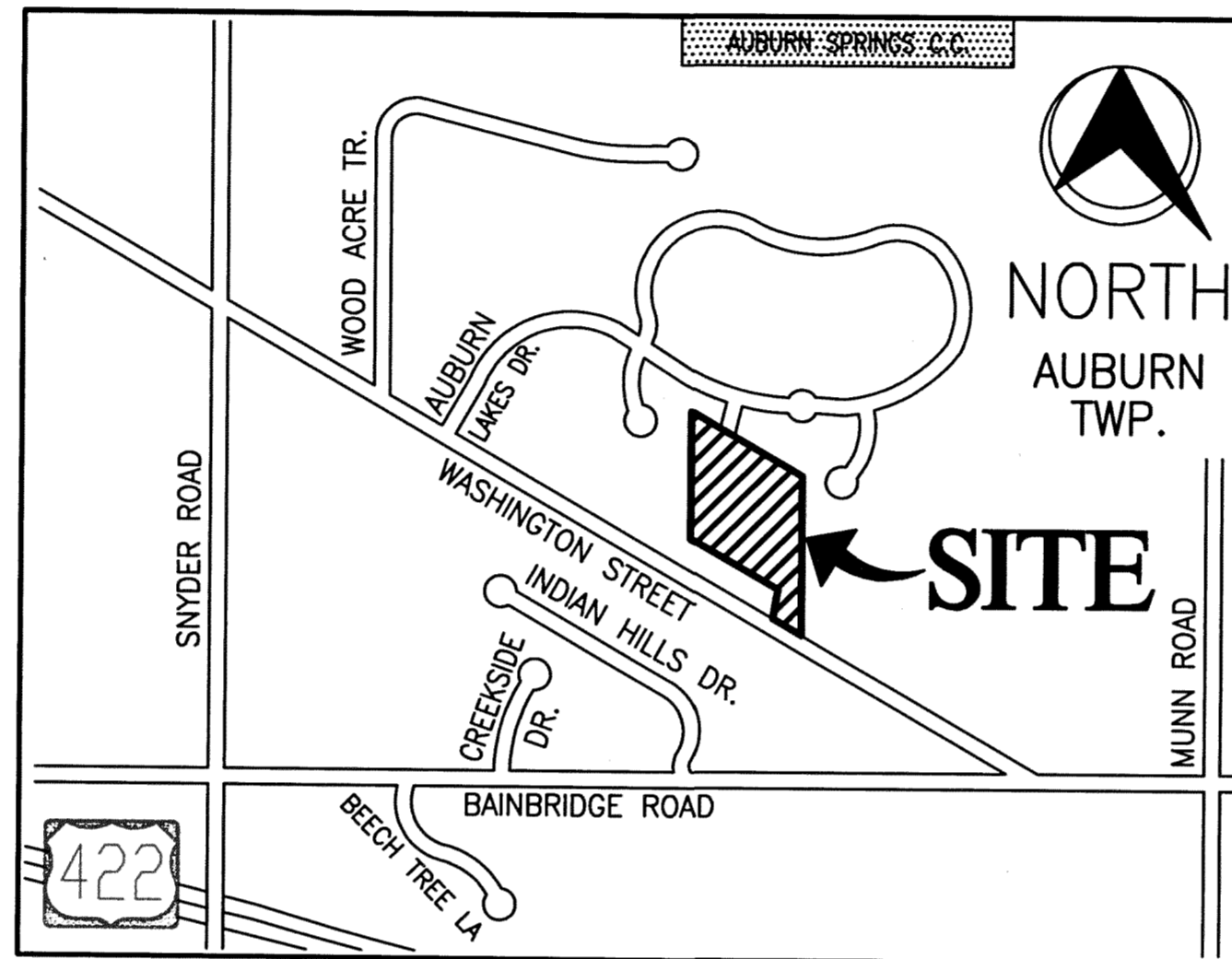
**NOTARY PUBLIC**

STATE OF OHIO  
COUNTY OF Luyahoga

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED PULTE HOMES OF OHIO CORPORATION, BY ROBERT DYER, DIRECTOR OF LAND, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF PULTE HOMES OF OHIO CORPORATION FOR THE PURPOSE THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Solon, OHIO, THIS 8 DAY OF November, 2000.

MY COMM. EXPIRES: September 1, 2004

Linda K. Brown  
NOTARY PUBLIC  
(NOA K. Brown)



AREA MAP  
NOT TO SCALE

**APPROVALS**

APPROVED AS TO LEGAL FORM THIS 6<sup>th</sup> DAY OF March, 2001.

Rebecca F. Schlag  
GEAUGA COUNTY PROSECUTOR  
REBECCA F. SCHLAG, J.D.

APPROVED THIS 14<sup>th</sup> DAY OF OCTOBER, 2000.

Cynthia C. Casto  
CHAIRMAN, GEAUGA COUNTY  
PLANNING COMMISSION  
CYNTHIA C. CASTO

THIS PLAT COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION THIS 7<sup>th</sup> DAY OF NOVEMBER, 2000.

Frank V. Kitko Jr.  
AUBURN TOWNSHIP ZONING INSPECTOR  
FRANK KITKO

I HAVE EXAMINED THE PLANS AND SPECIFICATIONS FOR THE SANITARY SEWER AND APPURTENANCES FOR CONFORMITY TO THE RULES ADOPTED BY THE GEAUGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 6117.01, R.C. 6103.02, AND R.C. 711.101 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. THIS 6<sup>th</sup> DAY OF MARCH, 2001.

Donald E. Wilson  
GEAUGA COUNTY SANITARY ENGINEER  
DONALD WILSON, PE, PS

NO TRANSFER NECESSARY THIS 6<sup>th</sup> DAY OF March, 2001

Tracy A. Jemison  
GEAUGA COUNTY AUDITOR  
TRACY A. JEMISON

FILED FOR RECORD THIS 10<sup>th</sup> DAY OF March, 2001 AT 10:22 A.M.

594510

RECORDED THIS 10<sup>th</sup> DAY OF March, 2001 IN PLAT BOOK VOLUME

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Nancy Margaret McBride  
GEAUGA COUNTY RECORDER

UPON THE RECOMMENDATION OF THE GEAUGA COUNTY SANITARY ENGINEER, THE GEAUGA 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 IMPROVEMENTS, IN CONFORMITY WITH THE RULES ADOPTED BY THE GEAUGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 6117.01, R.C. 6103.02, AND R.C. 711.101. THIS PLAT IS HEREBY APPROVED THIS 6<sup>th</sup> DAY OF MARCH, 2001, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF THE EASEMENT(S) 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(S).

William Repke  
GEAUGA COUNTY COMMISSIONER  
WILLIAM REPKE

Neil Hofstetter  
GEAUGA COUNTY COMMISSIONER  
NEIL HOFSTETTER

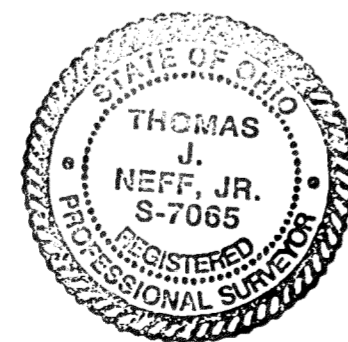
Janet Novak  
GEAUGA COUNTY COMMISSIONER  
JANET NOVAK

**SURVEYOR'S CERTIFICATE**

THIS PLAT PREPARED BY THE UNDERSIGNED, A PROFESSIONAL REGISTERED LAND SURVEYOR IN THE STATE OF OHIO, WAS MADE BASED UPON A LOT SPLIT PREPARED BY KEVIN S. BRAUN, P.S. (#7082) OF BRAUN-PRENOSIL, ASSOCIATES, INC. (DATED 3-27-2000) WHICH WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

I, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ATTACHED PLAT OF SANITARY SEWER EASEMENT AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN ACCORDANCE WITH THE PROVISIONS OF O.A.C. 4733-37.

BY: Thomas J. Neff Jr.  
THOMAS J. NEFF, JR.  
REGISTERED SURVEYOR NO. 7065-OHIO



31-109

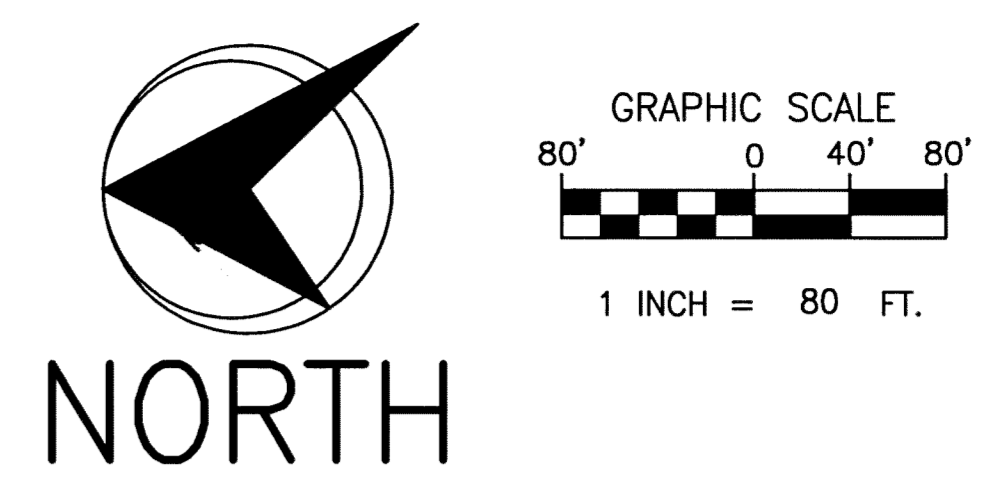


**NEFF & ASSOCIATES**  
A PROFESSIONAL CORPORATION  
ENGINEERS • PLANNERS  
LANDSCAPE ARCHITECTS  
SURVEYORS  
6405 York Road Parma Heights, Ohio 44130  
(440) 884-3100 FAX (440) 884-6443

SHEET NO.

1 OF 2

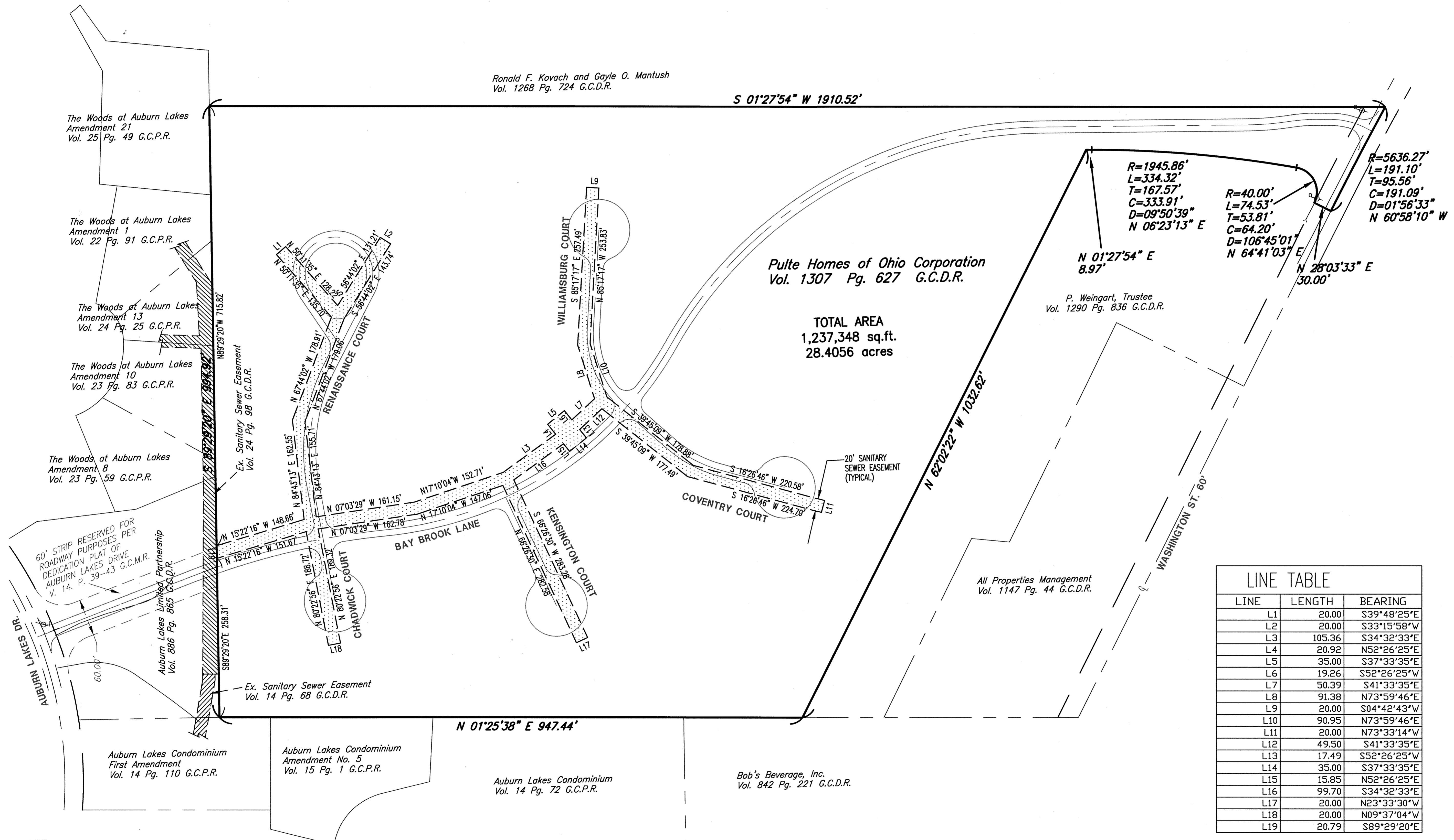
PULTE HOMES OF OHIO CORPORATION • ENGINE CALIFORNIA  
RECORDED BY NUMBER 07548  
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**PULTE HOMES OF OHIO CORPORATION**  
 SITUATED IN THE TOWNSHIP OF AUBURN, AND KNOWN AS BEING PART OF ORIGINAL  
 AUBURN TOWNSHIP SECTION 1, TRACT 2, COUNTY OF GEauga, STATE OF OHIO

Ronald F. Kovach and Gayle O. Mantush  
 Vol. 1268 Pg. 724 G.C.D.R.

S 01°27'54" W 1910.52'



Pulte Homes of Ohio Corporation  
 Vol. 1307 Pg. 627 G.C.D.R.

TOTAL AREA  
 1,237,348 sq.ft.  
 28.4056 acres

P. Weingart, Trustee  
 Vol. 1290 Pg. 836 G.C.D.R.

All Properties Management  
 Vol. 1147 Pg. 44 G.C.D.R.

LINE	LENGTH	BEARING
L1	20.00	S39°48'25"E
L2	20.00	S33°15'58"W
L3	105.36	S34°32'33"E
L4	20.92	N52°26'25"E
L5	35.00	S37°33'35"E
L6	19.26	S52°26'25"W
L7	50.39	S41°33'35"E
L8	91.38	N73°59'46"E
L9	20.00	S04°42'43"W
L10	90.95	N73°59'46"E
L11	20.00	N73°33'14"W
L12	49.50	S41°33'35"E
L13	17.49	S52°26'25"W
L14	35.00	S37°33'35"E
L15	15.85	N52°26'25"E
L16	99.70	S34°32'33"E
L17	20.00	N23°33'30"W
L18	20.00	N09°37'04"W
L19	20.79	S89°29'20"E

31.110

PROPOSED SANITARY  
 SEWER EASEMENT 1.1880 Acres

BOUNDARY PER LOT SPLIT  
 PREPARED BY:  
 KEVIN S. BRAUN, P.S.  
 BRAUN-PRENOSIL ASSOCIATES, INC.  
 WARRENSVILLE HTS., OHIO 44128  
 PHONE: 216-378-1490  
 DATED 3-27-2000

NEFF & ASSOCIATES DID NOT PERFORM A BOUNDARY SURVEY.

SCALE	1"=80'
JOB NO.	11973
DATE	OCTOBER 2000
DESIGNED BY	F.J.T., ELK
CHECKED BY	DATE
DESCRIPTION	
REV NO.	DATE
BY	

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 LANDSCAPE ARCHITECTS  
 SURVEYORS  
 6405 York Road Parma Heights, Ohio 44130  
 (440) 884-1000 FAX (440) 884-6443

**NA**

**PULTE HOMES OF OHIO**  
**DEDICATION PLAT OF SANITARY SEWER EASEMENT**  
 AUBURN TOWNSHIP, GEauga COUNTY, STATE OF OHIO

SHEET NO.  
**2 OF 2**

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