

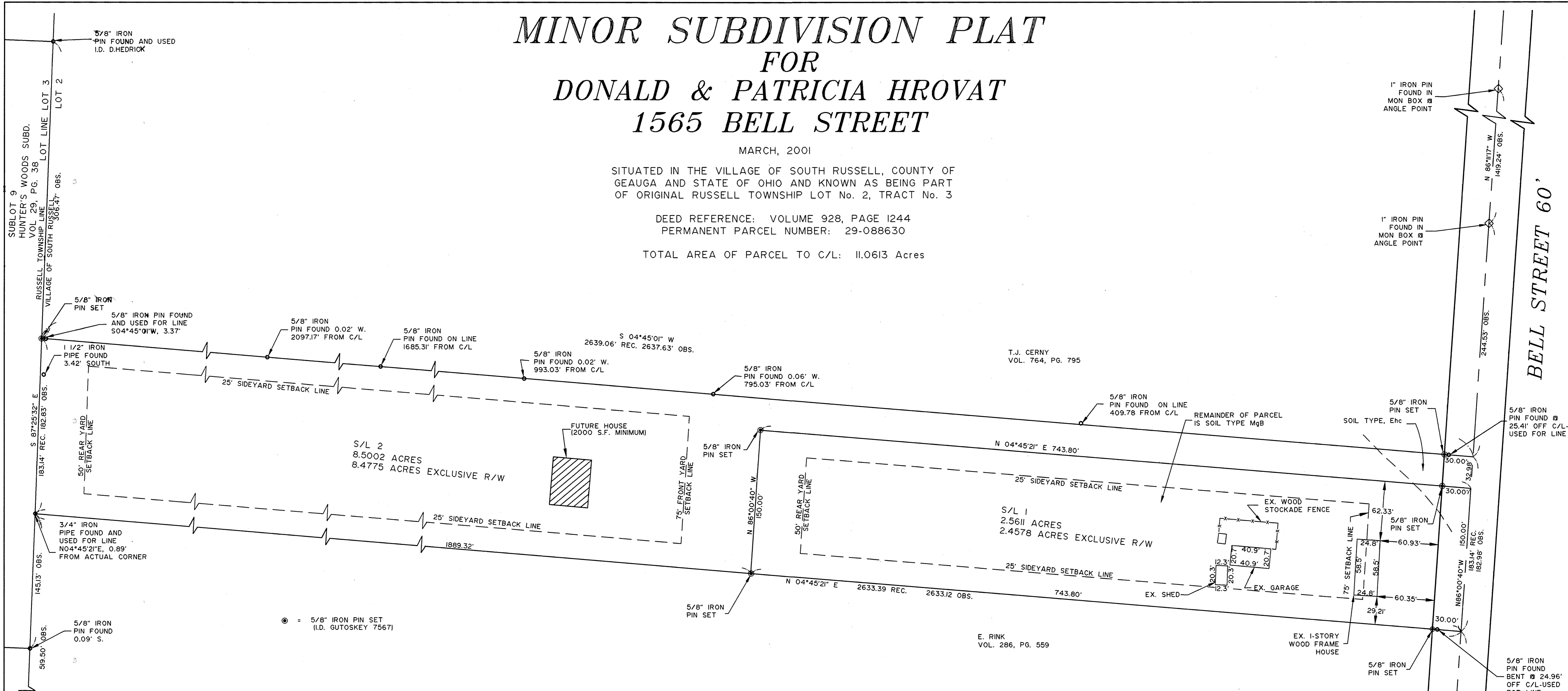
MINOR SUBDIVISION PLAT FOR DONALD & PATRICIA HROVAT 1565 BELL STREET

MARCH, 2001

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. 2, TRACT No. 3

DEED REFERENCE: VOLUME 928, PAGE 1244
PERMANENT PARCEL NUMBER: 29-088630

TOTAL AREA OF PARCEL TO C/L: 11.0613 Acres



APPROVALS

THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF
THE VILLAGE OF SOUTH RUSSELL, OHIO, ON THIS 19 DAY OF
April, 2001.

Megan O. Tomaro
PLANNING COMMISSION SECRETARY

APPROVED BY THE SOUTH RUSSELL VILLAGE ENGINEER

[Signature] 4/18/01
ENGINEER DATE

APPROVED BY THE SOUTH RUSSELL VILLAGE SOLICITOR

[Signature] 4/17/01
SOLICITOR DATE

TRANSFERRED 4-24-01 Tracy A. Jensen
COUNTY AUDITOR

FILED FOR RECORD THIS 24th DAY OF April, 2001.
RECORDED IN PLAT BOOK VOL. 32, PAGE 2 THIS 24th DAY
OF April, 2001.

[Signature]
GEAUGA COUNTY RECORDER

ACCEPTANCE AND DEDICATION

WE, THE UNDERSIGNED OWNER OF THE LANDS EMBRACED WITHIN THIS MINOR SUBDIVISION
AND DESCRIBED IN THE DEED RECORDED IN VOLUME 928, PAGE 1244 OF GEAUGA COUNTY
DEED RECORDS DO HEREBY DECLARE THIS PLAT TO BE OUR FREE ACT AND DEED.

IN WITNESS WHEREOF DONALD AND PATRICIA HROVAT, HEREUNTO SET THEIR HAND THIS 2nd
DAY OF April, 2001.

[Signature] DONALD HROVAT
[Signature] PATRICIA HROVAT
WITNESS DANIEL BARCOKOSKI
PRINT NAME

[Signature] WITNESS MATTHEW BRYANT
PRINT NAME

[Signature] PATRICIA HROVAT
[Signature] WITNESS DANIEL BARCOKOSKI
PRINT NAME

[Signature] WITNESS MATTHEW BRYANT
PRINT NAME

STATE OF OHIO }
COUNTY OF GEAUGA } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY
APPEARED THE ABOVE SIGNED DONALD AND PATRICIA HROVAT, WHO ACKNOWLEDGED THE
SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED, IN WITNESS
WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 02nd DAY OF April, 2001.

[Signature]
NOTARY PUBLIC (COMMISSIONED BY SANDOZ)
MY COMMISSION EXPIRES JANUARY 25, 2005

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP
IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO
ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS
THEREOF. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO
INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF
MY KNOWLEDGE.

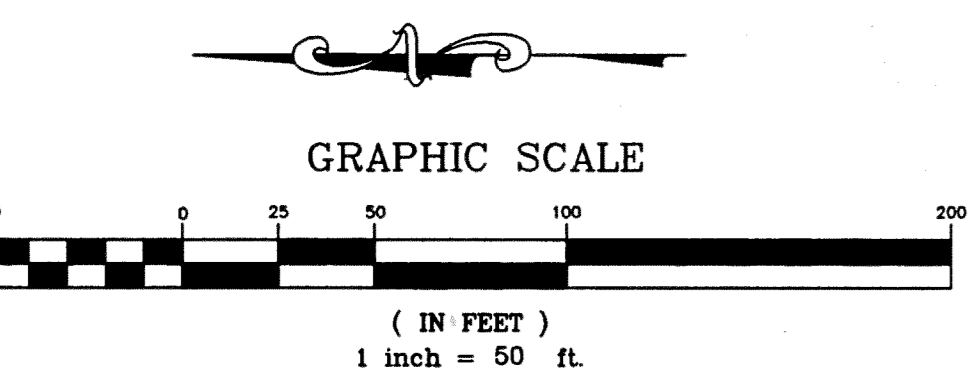
[Signature] 4/2/01
JOSEPH GUTOSKEY, P.E. No. 7567 DATE

S/L 21
MAPLE HILL COLONY SUBD.
VOL. 8, PG. 52

OWNER:
DONALD AND PATRICIA HROVAT
1565 BELL ROAD
CHAGRIN FALLS, OH 44022
(440)-338-5730

ZONING: R-1-C
MINIMUM LOT SIZE: 2 ACRES
MINIMUM LOT WIDTH: 150 FEET
MINIMUM FRONT YARD SETBACK: 75 FEET
MINIMUM SIDE YARD SETBACK: 25 FEET
MINIMUM REAR YARD SETBACK: 50 FEET

NOTES:
SEWAGE DISPOSAL -- SEPTIC SYSTEMS
WATER SUPPLY -- WELLS
*REAR OF PARCEL LIES PARTIALLY IN 3 Ac. 8 4 Ac.
GROUND WATER ZONE AS DEFINED IN THE VILLAGE OF
SOUTH RUSSELL WATER SENSITIVITY MAP



MAPLE HILL DRIVE 60'
VOL. 8, PG. 52

Vol. 32-P2

GUTOSKEY & ASSOCIATES INC.
Civil Engineers and Surveyors
10205 Queens Way, Unit 6 TEL (440) 543-6900
CHAGRIN FALLS, OHIO 44023 FAX (440) 543-7176

CONTRACT NO.
01-1386