CABINET E SLIDE 275

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BLAIR ADDITION
SECTION 8, T-9 R-5, WHEELING TOWNSHIP
BELMONT COUNTY, OHIO

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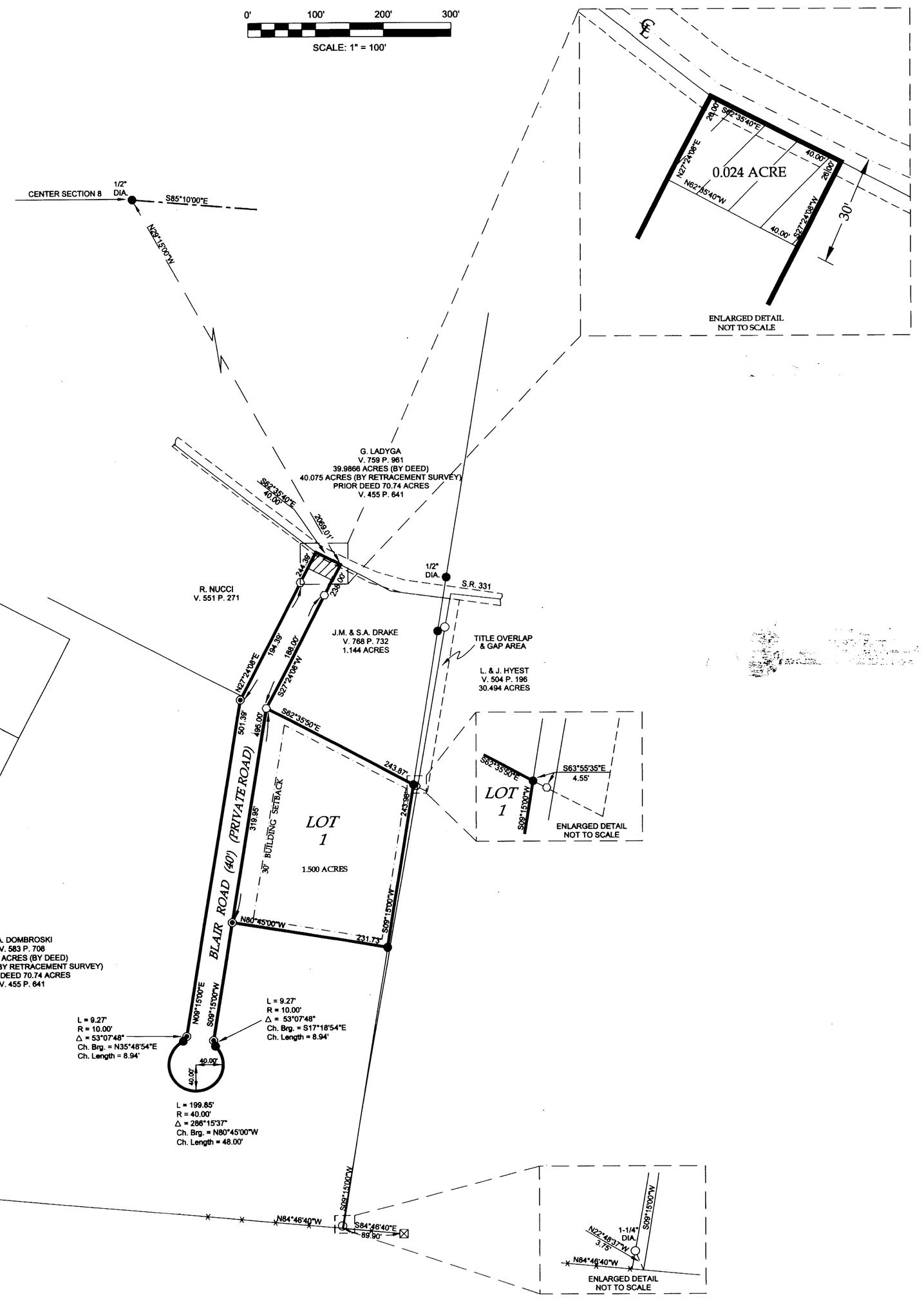
BASIS OF BEARINGS

BEARINGS ON THIS MAP ARE BASED ON THE BEARING GIVEN FOR THE MONUMENTED SOUTH LINE OF A 70.74 ACRE PARCEL AS RECORDED IN VOLUME 455 PAGE 641 OF THE BELMONT COUNTY RECORD OF DEEDS.



SOURCES OF DATA

1.) TAX MAPS

2.) DEED RECORDS SHOWN HEREON AND SELECTED PRIORS.

3.) RETRACEMENT SURVEY PERFORMED ON LADYGA AND DOMBROSKI TRACTS BY THIS FIRM IN JUNE 1982.

NOTES

1.) ACREAGE SHOWN ON ADJOINING PARCELS TAKEN FROM RECORD DOCUMENT OR TAX MAP AND HAS NOT BEEN VERIFIED.

2.) THE AREA ENCOMPASSED IN THE SEGMENTS OF THE TURNAROUND CIRCLE LAYING OUTSIDE THE 40 FOOT RIGHT-OF-WAY SHALL BE IN THE NATURE OF AN EASEMENT FOR ROAD PURPOSES AND SHALL REVERT TO THE ABUTTING PROPERTY OWNERS WHEN THE ROAD IS LEGALLY EXTENDED BEYOND THE LIMITS OF THIS PLAT.

3.) CONVENANTS MAY BE FOUND ON INDIVIDUAL DEEDS.

LEGEND

- ● IRON PIN (SET)(5/8" DIA.) (UNLESS OTHERWISE NOTED)
- ○ AXLE (FOUND)
- ○ IRON PIN (FOUND)
- ⊠ MARKED STONE (FOUND) (6-3/4" x 4-1/2" x 5-1/2" x 4")
- ◉ MONUMENT (SET)(1" DIA. IRON PIN)
- —x—x— EXISTING FENCE
- — — — 10' UTILITY EASEMENT
- ▨ AREA DEDICATED FOR PUBLIC USE

CERTIFICATE OF SURVEYOR

THE WITHIN PLAT IS A SUBDIVISION OF A 17.987 ACRE TRACT THE SAME BEING CONVEYED TO JUDITH ANN DOMBROSKI BY D & L CONTRACTORS, INC. BY DEED RECORDED IN DEED BOOK 583 PAGE 708 IN THE DEED RECORDS OF BELMONT COUNTY, OHIO.

ACREAGE CONTAINED IN DEDICATED ROAD IS	0.024 ACRE
ACREAGE CONTAINED IN PRIVATE ROAD IS	0.772 ACRE
ACREAGE CONTAINED IN LOT IS	1.500 ACRES
TOTAL ACREAGE	2.296 ACRES

I, HEREBY CERTIFY THAT THIS MAP IS A TRUE AND CORRECT SURVEY MADE BY ME OR UNDER MY SUPERVISION DURING FEBRUARY 2002, AND ALL MONUMENTS ARE SET AS SHOWN.

Terry L. Steffl
TERRY L. STEFFL No. 6846

STATE OF OHIO — TERRY L. STEFFL No. 6846 — REGISTERED PROFESSIONAL SURVEYOR

OWNERS CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION AND RECORDING OF SAID PLAT, PROVIDED THAT THE ROAD AS SHOWN HEREON SHALL BE PRIVATE, EXCEPT FOR THE USE BY ABUTTING PROPERTY OWNERS AND THE 0.024 ACRE PORTION DEDICATED FOR PUBLIC USE, THE FEE TITLE REMAINING IN OUR NAME, OUR AGENTS OR ASSIGNS. WE ALSO HEREBY DEDICATE EASEMENTS, TO RUN WITH THE LAND, FOR WATER, STORM WATER RUNOFF, SANITARY SEWERS, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THE PRIVATE ROAD AND THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENTS". ALL LOTS ARE SUBJECT TO EXISTING EASEMENTS OF RECORD.

Judith Ann Dombroski

WITNESS

WITNESS

WITNESS

STATE OF OHIO
BELMONT COUNTY SS

BE IT REMEMBERED THAT ON THIS 20 DAY OF March, 2002. BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JUDITH ANN DOMBROSKI Judith Ann Dombroski WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING PLAT AND THAT THE SAME IS HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

TERRY L. ROBERTS
NOTARY PUBLIC, STATE OF O. D
MY COMMISSION EXPIRES SEPT 13, 2004

NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO

COUNTY ENGINEER

APPROVED FOR RECORD

Paul F. Brown, P.E. P.S.
BELMONT COUNTY ENGINEER

DATE 3-20, 2002.

COUNTY AUDITOR

TRANSFERRED BY BELMONT COUNTY AUDITOR

DATE March 3, 2002.

Joseph A. Petrosa by DRA COUNTY AUDITOR FEE 504-M.

COUNTY RECORDER

NO 3721

RECEIVED FOR RECORD April 3, 2002, AT 10 O'CLOCK A M.

RECORDED April 8, 2002.

IN BELMONT COUNTY RECORD OF PLATS

CABINET E SLIDE 275

FEE $49.00 -M Mary Catherine Dejone BY DRA RECORDER

COUNTY COMMISSIONERS

APPROVED FOR RECORD, SUBJECT TO THE RULES AND REGULATIONS GOVERNING THE PLATTING OF SUBDIVISIONS OF LAND.

BELMONT COUNTY COMMISSIONERS

Duane E. Oles
Charles R. Probst
Mark A. Thomas

DATE April 3, 2002.