

# WHISPERING PINES SUBDIVISION

PROPERTY SITUATED IN THE TOWNSHIP OF RUSSELL,  
COUNTY OF GEauga, STATE OF OHIO AND BEING PART  
OF ORIGINAL LOT 2, SECTION 13, TRACT 1.

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PRE-  
PARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT.

M. A. Pione REGISTERED SURVEYOR No. 5213 DATE 5-23-77

WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON, AS NAMED HEREIN, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS OUR WHISPERING PINES SUBDIVISION, A SUBDIVISION OF LOTS No. 1 TO No. 18 INCLUSIVE AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL OR PARTS OF THE STREETS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ECT. SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

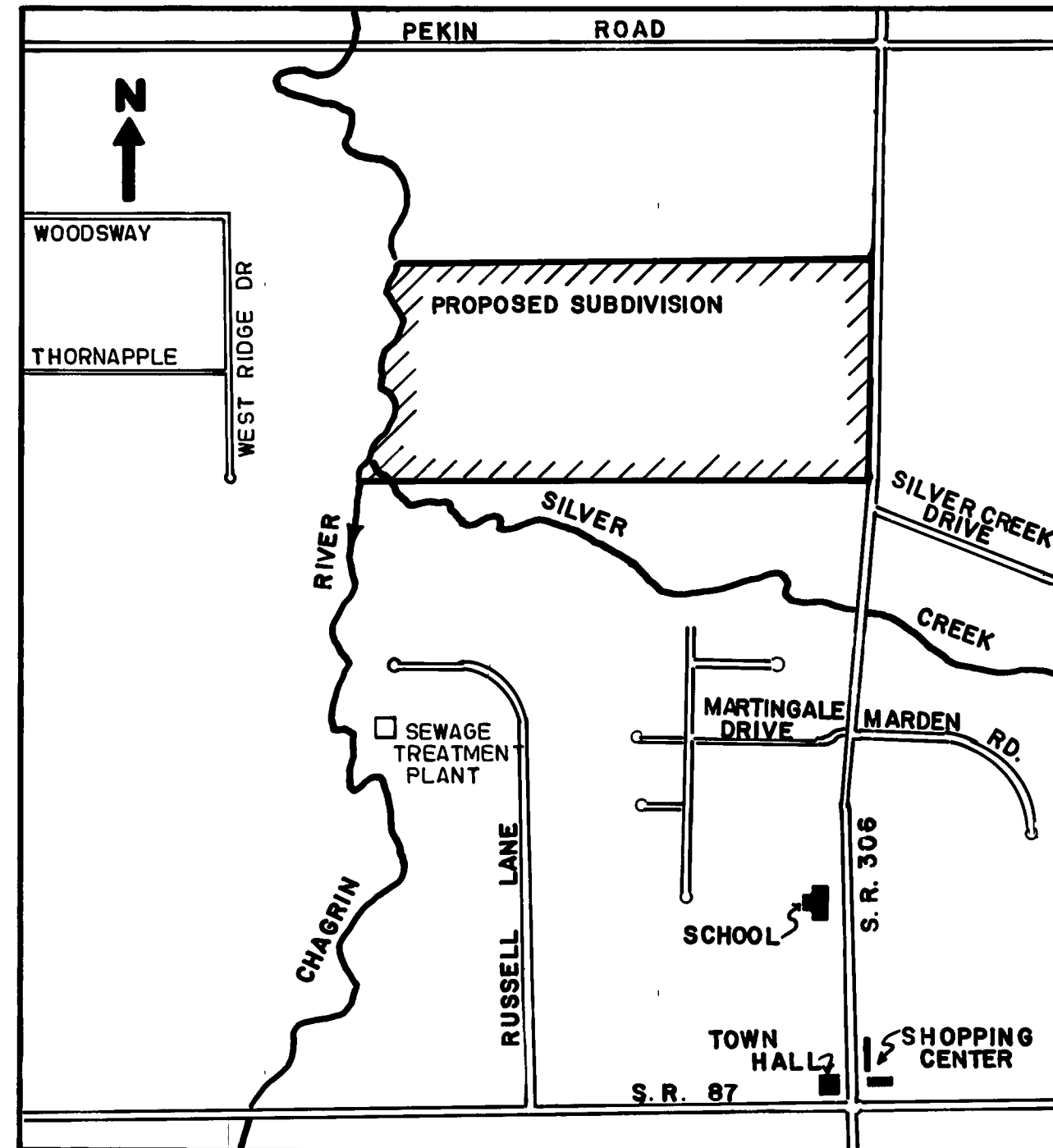
THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

Alice M. Hanus  
Leonard M. Cohen

STATE OF OHIO, GEauga COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED THE ABOVE NAMES WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO AFFIXED MY NAME AND OFFICIAL SEAL AT Canton, OHIO, THIS 26 DAY OF May, 1977.

R. B. Blann  
NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_



LOCATION MAP  
SCALE 1"=1000'

THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT TEN (10) FEET IN WIDTH, UNDER, OVER, AND THROUGH ALL SUBLOTS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATIONS CABLES, DUCTS, CONDUIT, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS, REGULATING AND METERING EQUIPMENT, AND OTHER FACILITIES AS ARE NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSMITTING AND TRANSPORTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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 COMMUNICATION FACILITIES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT.

Alice M. Hanus  
Leonard M. Cohen

### MORTGAGE RELEASE

WE THE UNDERSIGNED, MORTGAGEE OF THE LAND SHOWN ON THIS PLAT AND SUBDIVISION OF SAME, DO HEREBY RELEASE FROM LIEN OF OUR MORTGAGE THE AREAS CONTAINED IN THE PROPOSED STREETS AND RIGHT OF WAYS AND AS DESIGNATED

Cuyahoga Savings Association 5/25/77  
DATE  
SIGNED BY A. J. Salin Sr. Vice President  
SIGNED BY J. Stotky Vice President

THIS PLAT IS HEREBY APPROVED AND THE LANDS AND EASEMENTS DEDICATED AND GRANTED HEREIN ARE HEREBY ACCEPTED FOR PUBLIC USE, EXCEPT THAT SUCH ROADS AS ARE SHOWN HEREIN ARE NOT ACCEPTED FOR MAINTENANCE UNTIL THE GEauga COUNTY ENGINEER HAS SIGNED THE WITHIN PLAT AS PROVIDED FOR IN SECTION 711.091, OHIO REVISED CODE. A PERFORMANCE BOND SUFFICIENT TO GUARANTEE THE COMPLETION OF IMPROVEMENTS AND FACILITIES, ROADS, STORM DRAINAGE, AND MONUMENTATION NOTED HEREON HAS BEEN APPROVED THIS 31st DAY OF May, 1977 BY THE BOARD OF GEauga COUNTY COMMISSIONERS.

James J. Hurler  
R. C. Ford  
GEAGA COUNTY COMMISSIONERS

NOTARY FOR MORTGAGE RELEASE:  
STATE OF OHIO, GEauga COUNTY  
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED THE MENTIONED NAMES WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED IN TESTIMONY WHEREOF, I HAVE HEREUNTO AFFIXED MY NAME AND SEAL AT Canton, OHIO, THIS 15 DAY OF MAY, 1977.

William A. McKinney  
NOTARY PUBLIC MY COMMISSION EXPIRES MAR. 30, 1981

APPROVED AS TO THE ENGINEERING PLANS ONLY THIS 26 DAY OF MAY, 1977.  
Omar Robinson  
GEAGA COUNTY ENGINEER

APPROVED AS TO FORM THIS 26 DAY OF May, 1977.  
John T. Norton  
GEAGA COUNTY PROSECUTOR

APPROVED THIS 2 DAY OF JUNE, 1977.  
Samuel...  
GEAGA COUNTY PLANNING COMMISSION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1977.  
GEAGA COUNTY PLANNING COMMISSION SECRETARY

APPROVED THIS 31st DAY OF May, 1977.  
James J. Hurler R. C. Ford  
GEAGA COUNTY COMMISSIONERS

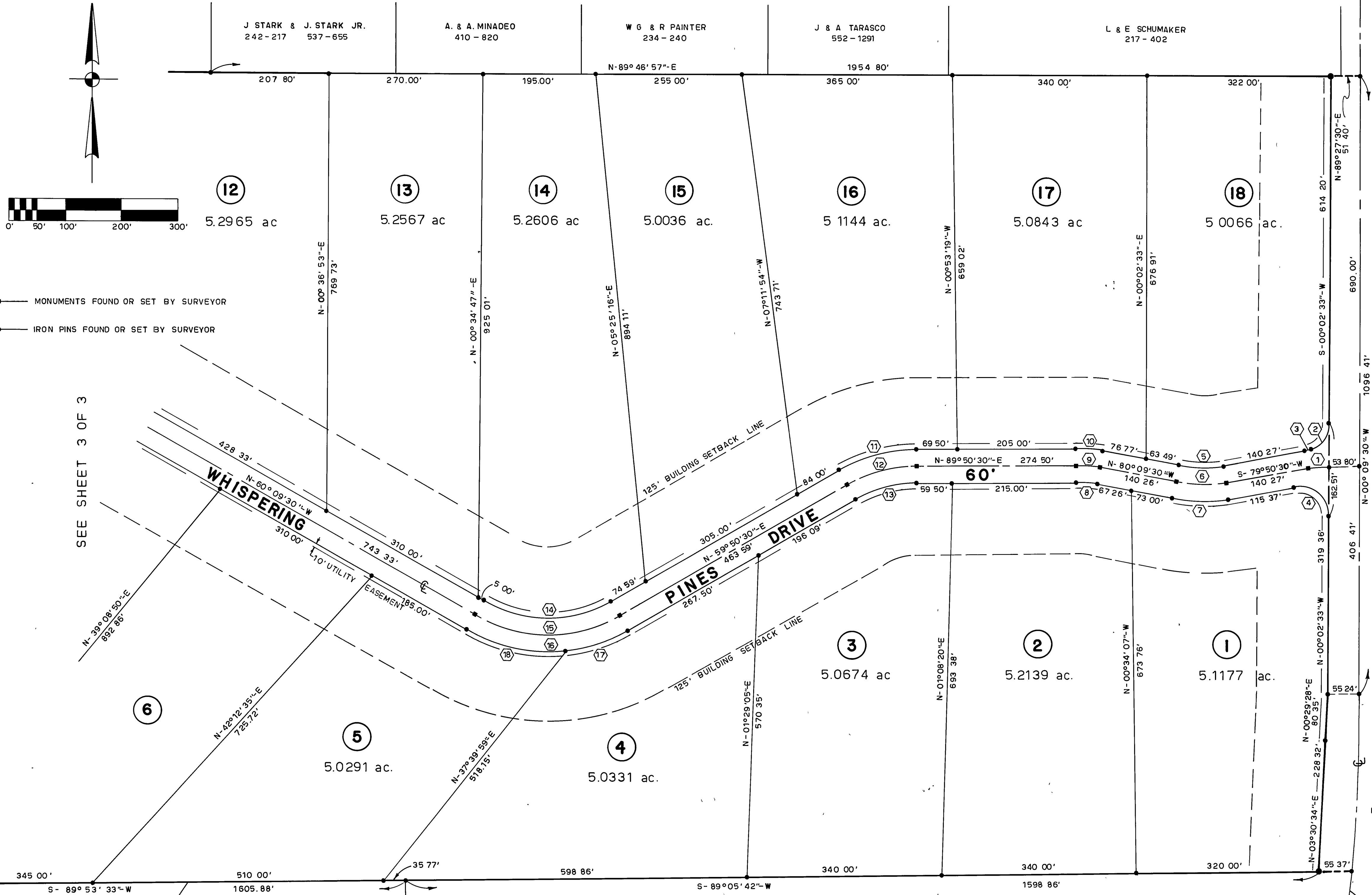
TRANSFERRED THIS 6th DAY OF June, 1977.  
250515 250515  
Helen L. Frank - II  
GEAGA COUNTY AUDITOR

FILED FOR RECORD THIS 6 DAY OF JUNE, 1977 AT 8:32 A.M.  
Phil W. King  
DEPUTY RECORDER

RECORDED THIS 6 DAY OF JUNE, 1977 IN PLAT BOOK 11 PAGE No. 8  
Phil W. King  
GEAGA COUNTY RECORDER

PURSUANT TO REVISED CODE SECTION 711.091  
I HAVE CHECKED THE SPECIFICATIONS CONSTRUCTION AND THE CONDITION OF THE ROADS DEDICATED TO PUBLIC USE HEREIN, AND I HAVE CHECKED THE PRESENCE, IN PLACE AS REQUIRED, OF ALL IRON PROPERTY MONUMENTS, AND BENCH MARKS AND DO HEREBY FIND AND CERTIFY THAT THESE IMPROVEMENTS AND FACILITIES HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH ON THE APPROVED PLAT, ARE IN GOOD REPAIR AND HAVE MET ALL BONDING REQUIREMENTS FOR COMPLETION.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1977.  
GEAGA COUNTY ENGINEER

12' EASEMENTS ARE HEREBY GRANTED ON ALL FRONT, REAR, AND SIDE LOT LINES FOR ALL PUBLIC AND PRIVATE UTILITIES, SANITARY SEWERS, WATER MAINS AND STORM SEWER FACILITIES, INSTALLATION, REPAIR, OPERATION, MAINTENANCE AND REPLACEMENT.



SEE SHEET 3 OF 3

MONUMENTS FOUND OR SET BY SURVEYOR

IRON PINS FOUND OR SET BY SURVEYOR

W.H. B. J. SCHOLZ  
520 - 281

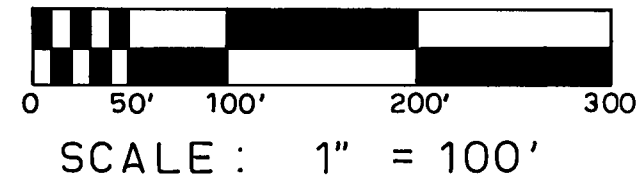
SILVER CREEK ESTATES SUBDIVISION No 2  
VOL 10 PGS 53, 54

CHILICOTHE ROAD S.R. 306

SILVER CREEK RD

# WHISPERING PINES SUBDIVISION

WESTERN RESERVE CONSULTANTS, INC  
ENGINEERS & SURVEYORS  
OLON, OHIO



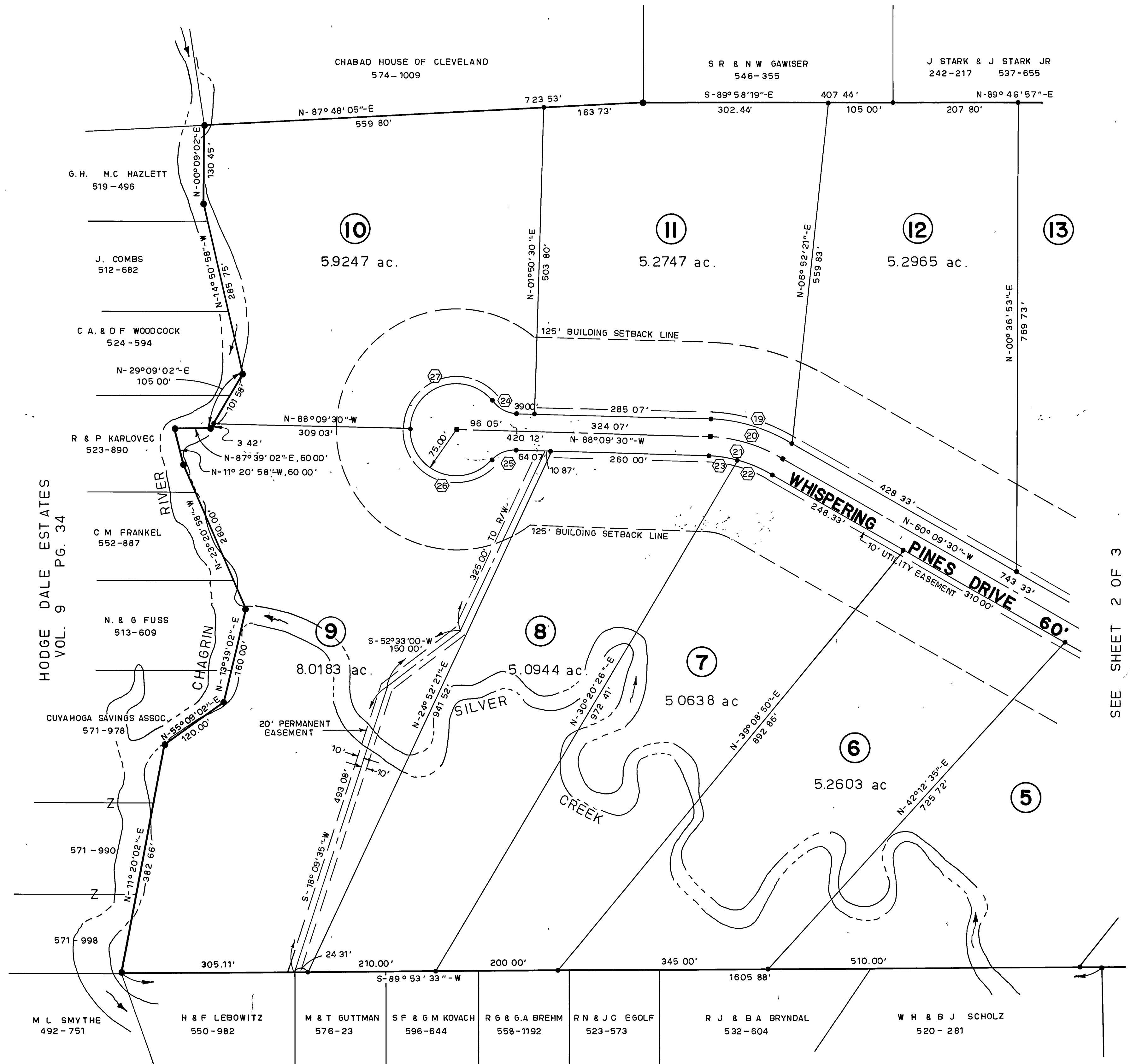
MONUMENTS FOUND OR SET BY SURVEYOR  
 IRON PINS FOUND OR SET BY SURVEYOR

L. N. COHEN		A. L. HANUS	
1		2	
3		4	
5		6	
7		8	
9		10	
11		12	
13		14	
15		16	
17		18	

OWNER OF LOTS

No	RADIUS	Δ	ARC	TAN	CHORD	CH BEARING
1	250 00'	10°00'00"	43 63'	21 87'	43 58'	S-84°50'30"W
2	50 00'	80°28'26"	70 23'	42 31'	64 59'	S-40°16'46"W
3	280 00'	00°40'29"	3 30'	1 65'	3 30'	S-80°10'44"W
4	50 00'	100°12'03"	87 44'	59 80'	76 72'	N-50°03'28"W
5	220 00'	20°00'00"	76 79'	38 79'	76 40'	S-89°50'30"W
6	250 00'	20°00'00"	87 27'	44 08'	86 82'	S-89°50'30"W
7	280 00'	20°00'00"	97 74'	49 37'	97 24'	S-89°50'30"W
8	220 00'	10°00'00"	38 40'	19 25'	38 35'	N-85°09'30"W
9	250 00'	10°00'00"	43 63'	21 87'	43 58'	N-85°09'30"W
10	280 00'	10°00'00"	48 87'	24 50'	48 81'	N-85°09'30"W
11	280 00'	30°00'00"	146 61'	75 03'	144 94'	S-74°50'30"W
12	250 00'	30°00'00"	130 90'	66 99'	129 41'	S-74°50'30"W
13	220 00'	30°00'00"	115 19'	58 95'	113 88'	S-74°50'30"W
14	220 00'	60°00'00"	230 38'	127 02'	220 00'	S-89°50'30"W
15	250 00'	60°00'00"	261 80'	144 34'	250 00'	S-89°50'30"W
16	280 00'	60°00'00"	293 22'	161 66'	280 00'	S-89°50'30"W
17	280 00'	22°05'59"	108 00'	54 68'	107 33'	N-70°53'29"E
18	280 00'	37°53'57"	185 21'	96 14'	181 85'	N-41°12'32"W
19	280 00'	28°00'00"	136 83'	69 81'	135 48'	N-74°09'30"W
20	250 00'	28°00'00"	122 17'	62 33'	120 96'	N-74°09'30"W
21	220 00'	28°00'00"	107 51'	54 85'	106 45'	N-74°09'30"W
22	220 00'	16°03'40"	61 67'	31 04'	61 47'	N-68°11'20"W
23	220 00'	11°56'18"	45 84'	23 00'	45 76'	N-82°11'21"W
24	50 00'	50°12'29"	43 81'	23 43'	42 43'	N-63°03'16"W
25	50 00'	50°12'29"	43 81'	23 43'	42 43'	S-66°44'16"W
26	75 00'	140°12'28"	183 53'	207 23'	141 05'	N-71°56'44"E
27	75 00'	140°12'28"	183 53'	207 23'	141 05'	S-68°15'44"E

TOTAL AREA IN LOTS 96.1201  
 AREA IN RIGHT OF WAY 4.2880  
 TOTAL AREA (AC) ~ 100.4081



# WHISPERING PINES SUBDIVISION

RUSSELL PARK ESTATES  
 VOL 9 PG. 1

WESTERN RESERVE CONSULTANTS INC.  
 ENGINEERS & SURVEYORS  
 SOLON, OHIO