

WASHINGTON - POST DEVELOPMENT CO'S.  
**WASHINGTON - POST SUBDIVISION NO. 1**

BEING A PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 9 & LOT NO. 10, TRACT NO. 1  
 NOW IN THE  
 TOWNSHIP OF BAINBRIDGE

COUNTY OF GEauga  
 FEBRUARY, 1978

STATE OF OHIO  
 SCALE 1" = 100'

CERTIFICATION

Dimensions shown hereon are expressed in feet and decimal parts thereof, permanent monuments are indicated hereon. Monuments indicated "●" are set in place for final inspection and acceptance by the Geauga County officials, all of which I certify to be correct. I further do hereby certify that I have prepared the attached Plat and that said Plat is correct, balances and closes. Dimensions along curves are as indicated hereon.

ACCEPTANCE - DEDICATION

The undersigned, owners of the land contained herein and further known as Washington-Post Subdivision No. 1, do hereby certify that this Plat correctly represents said Washington-Post Subdivision No. 1, a Subdivision of sublots 1 through 15 and hereby accept this Plat and Subdivision of the same. We further offer for dedication to public use the areas shown hereon in yellow shade and designated as the Northeasterly 40.00 feet on Washington Street and the Westerly 30.00 feet of Snyder Road. The undersigned further agree that any use of 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 themselves and all other subsequent owners or assigns taking title from, under or through the undersigned. The undersigned also reserves for public benefit, the easements shown on this Plat, both above and beneath the surface of the ground and that such easements may be entered upon for the purpose of maintenance at any time hereafter. In witness whereof the undersigned have hereunto set their hand this 22<sup>nd</sup> day of FEBRUARY, 1978.

WASHINGTON-POST DEVELOPMENT CO.  
 An Ohio General Partnership

Samuel H. Miller  
 Samuel H. Miller  
 Authorized Representative

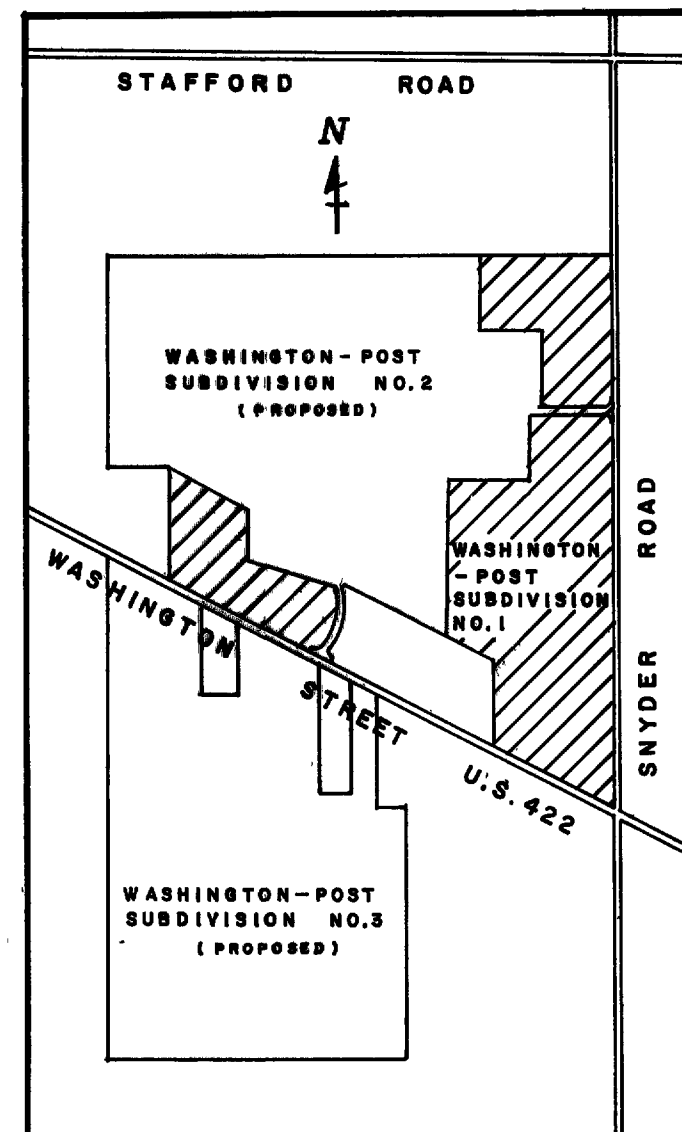
Larry Goldberg  
 Larry Goldberg, Trustee  
 Authorized Representative

COUNTY OF CUYAHOGA )  
 STATE OF OHIO ) s.s.

Before me a Notary Public in and for said County and State, personally appeared the above named Washington-Post Development Co., an Ohio General Partnership, by Samuel H. Miller, its Authorized Representative and Larry Goldberg, Trustee, its Authorized Representative, who did acknowledge the making and signing of the foregoing instrument to be their free act and deed personally, and as such Authorized Representatives the free act and deed of said Partnership. In witness whereof, I have hereunto set my hand and official seal at CLEVELAND, Ohio, this 22<sup>nd</sup> day of FEBRUARY, 1978.

STEVEN B. SCHWARTZ, Notary Public  
 State of Ohio, Cuyahoga County  
 My Commission Expires Sept. 12, 1982  
 My Commission Expires

Steven B. Schwartz  
 Notary Public



VICINITY MAP  
 SCALE 1" = 1000'

Partnership Filed  
 in Geauga County  
 Raymond W. Osborn  
 Clerk of Courts

UNDERGROUND EASEMENT

We, the undersigned, owners of the within platted land, do hereby grant unto THE CLEVELAND ELECTRIC ILLUMINATING COMPANY and THE WESTERN RESERVE TELEPHONE COMPANY, both Ohio corporations, their successors and assigns (hereinafter referred to as the Grantees), 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 and communications cables, ducts, conduits, surface or below ground mounted transformers and pedestals, concrete pads and other facilities, as are deemed necessary or convenient by the Grantees for locations as Grantees may determine upon, within and across the easement premises. Said easement rights shall include the right, without the 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 and communication facilities, the right to install, repair, augment and maintain service cables outside the above described easement premises, 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.

WASHINGTON-POST DEVELOPMENT CO.  
 An Ohio General Partnership

Samuel H. Miller  
 Samuel H. Miller  
 Authorized Representative

Larry Goldberg  
 Larry Goldberg, Trustee  
 Authorized Representative

COUNTY OF CUYAHOGA )  
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STEVEN B. SCHWARTZ, Notary Public  
 State of Ohio, Cuyahoga County  
 My Commission Expires Sept. 12, 1982  
 My Commission Expires

Steven B. Schwartz  
 Notary Public

APPROVALS

This Plat is hereby approved and the lands dedicated and easements 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 of the Ohio Revised Code.

BC Ford Commissioner  
James F. Patterson Commissioner  
 Commissioner

Pursuant to Section 711.091 of the Ohio Revised Code, I have checked the specifications, construction and condition of the roads dedicated to public use herein and I have checked the presence in place as required, all iron property monuments, and do hereby certify that these improvements and facilities have been constructed in accordance with the specifications set forth on the approved Plat are in good repair and have met all bonding requirements for the completion this \_\_\_\_\_ day of \_\_\_\_\_, 1978.

County Engineer

Approved by the Geauga County Prosecutor as to legal form this 13<sup>th</sup> day of March, 1978.

By Emory E. Oswald, Assistant Prosecutor

Approved by the Geauga County Planning Commission this 20 day of March, 1978.

By James Muller

Approved by the Geauga County Engineer this 2<sup>nd</sup> day of MARCH, 1978.

By Omara Robinson

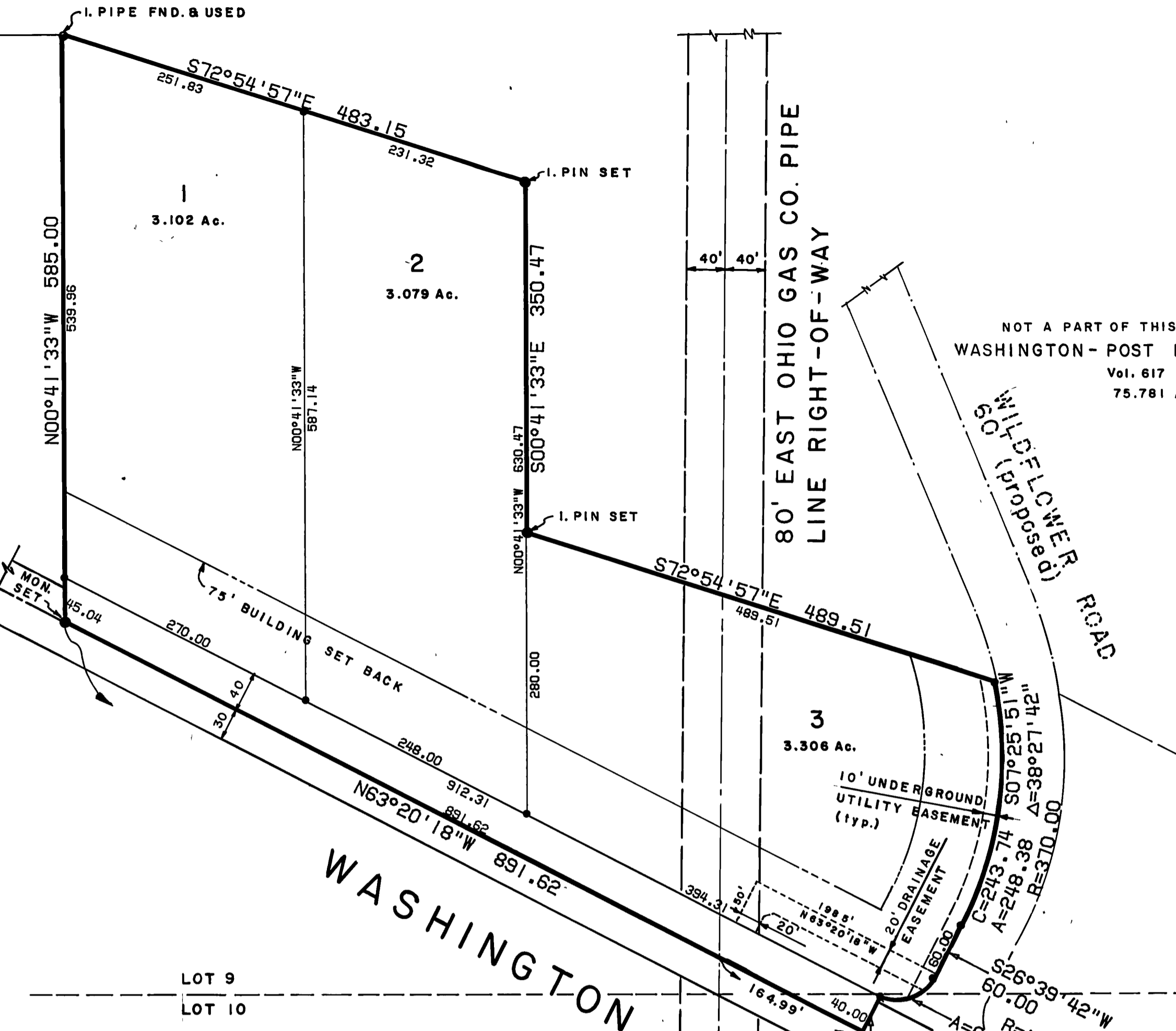
Transferred this 22 day of March, 1978 by John E. ... Auditor.

Received for record this 22 day of March, 1978 by John E. ... Recorder.

Recorded this 22 day of March, 1978 Volume 11, Page 91 of the Geauga County Plat Books.  
 259313

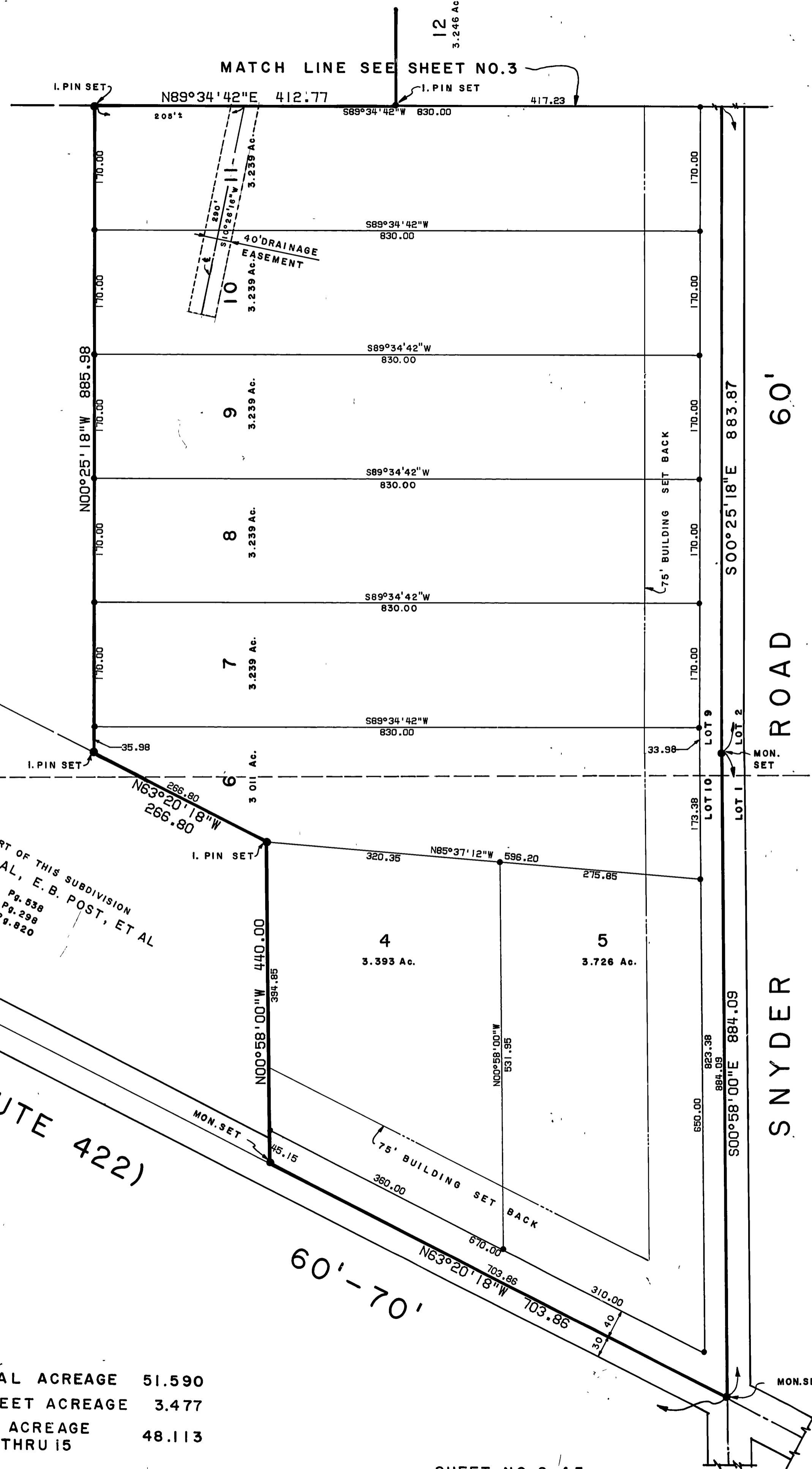
11-91

JIM V. STEINER  
Vol. 513 Pg 1082



NOT A PART OF THIS SUBDIVISION  
WASHINGTON-POST DEVELOPMENT CO.  
Vol. 617 Pg. 817  
75.781 ACRES

NOT A PART OF THIS SUBDIVISION  
C. POST, ET AL., E. B. POST, ET AL  
Vol. 212 Pg. 538  
Vol. 243 Pg. 298  
Vol. 617 Pg. 820



WASHINGTON-POST DEVELOPMENT CO'S  
WASHINGTON-POST SUBDIVISION NO.1  
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AND LOT NO.10, TRACT I, NOW IN THE TOWNSHIP OF BAINBRIDGE

COUNTY OF GEAUGA  
FEBRUARY, 1978

STATE OF OHIO  
SCALE 1"=100'

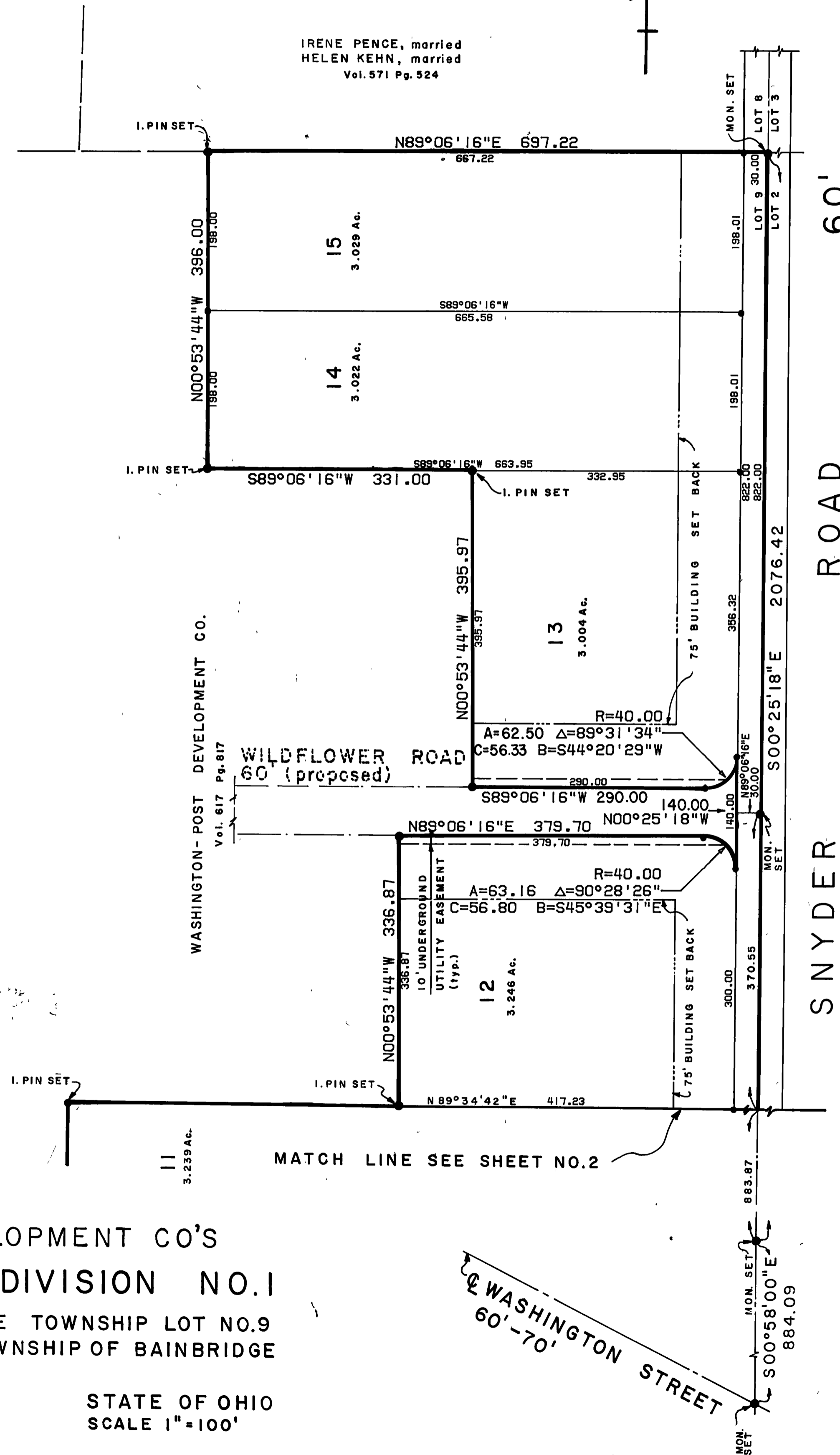
TOTAL ACREAGE 51.590  
STREET ACREAGE 3.477  
LOT ACREAGE 48.113  
1 THRU 15

SHEET NO. 2 of 3

11-92



IRENE PENCE, married  
HELEN KEHN, married  
Vol. 571 Pg. 524



WASHINGTON - POST DEVELOPMENT CO'S  
 WASHINGTON - POST SUBDIVISION NO. I  
 BEING A PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 9  
 AND LOT NO. 10, TRACT I, NOW IN THE TOWNSHIP OF BAINBRIDGE

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