

# ACCEPTANCE - DEDICATION

THE UNDERSIGNED OWNER OF THE LAND CONTAINED HEREIN AND FURTHER KNOWN AS LAKE LUCERNE NO. 5 DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS SAID LAKE LUCERNE SUBDIVISION NO. 5, A SUBDIVISION OF SUBLOTS NO'S 1 THRU 14 AND HEREBY ACCEPT THIS PLAT AND SUBDIVISION OF THE SAME. THE OWNER FURTHER OFFERS FOR DEDICATION TO PUBLIC USE THE AREA SHOWN HEREON IN YELLOW SHADE AND DESIGNATED CHILLICOTHE ROAD (S.R. 306), BEING A WIDENING OF THE WESTERLY SIDE OF SAID CHILLICOTHE ROAD TO 66 FEET. THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENT 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 THRU THE UNDERSIGNED. THE UNDERSIGNED ALSO RESERVES FOR PUBLIC BENEFIT, THE EASEMENTS SHOWN ON THIS PLAT, BOTH ABOVE AND BELOW 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 OWNER HAVE HEREUNTO SET THEIR HAND THIS 12th DAY OF April 1978.

ENGLISH ENTERPRISES, INC. BY: David English PRESIDENT  
BY: Suzanne M. English SECRETARY

COUNTY OF Geauga STATE OF OHIO ) SS: BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED THE ABOVE NAMED ENGLISH ENTERPRISES, INC BY DAVID A. ENGLISH, ITS PRESIDENT AND SUZANNE M. ENGLISH, ITS SECRETARY WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AS SUCH OFFICERS ON BEHALF OF SAID CORPORATION AND THAT THE SAME IS THE FREE ACT AND DEED OF SAID CORPORATION AND THE FREE ACT AND DEED OF THEM PERSONALLY AND AS SUCH OFFICERS. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND WITHIN SAID COUNTY AND STATE THIS 12th DAY OF April 1978.

WITNESS Anna L. Peto Donna Caruthers  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 10/25/79

# UTILITY EASEMENT

THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT TO THE CLEVELAND ELECTRIC ILLUMINATING CO., THE EAST OHIO GAS COMPANY AND THE WESTERN RESERVE TELEPHONE CO., ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, (HEREAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT, 12 FEET IN WIDTH, UNDER, OVER AND THRU SUBLOTS 1 THRU 14 AS SHOWN HEREON BEING CONTIGUOUS WITH LUCERNE DRIVE TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR UNDERGROUND TRANSFORMERS AND PEDISTALS, CONCRETE PADS, REGULATING AND METERING EQUIPMENT, AND OTHER FACILITIES AS ARE NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTION, TRANSMISSION AND TRANSPORTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITHIN, ACROSS OR ABOVE 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 AREAS 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. IN WITNESS WHEREOF THE UNDERSIGNED OWNER HAVE HEREUNTO SET THEIR HAND THIS 12th DAY OF April 1978.

ENGLISH ENTERPRISES, INC. BY: David English PRESIDENT  
BY: Suzanne M. English SECRETARY

COUNTY OF Geauga STATE OF OHIO ) SS: BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED THE ABOVE NAMED ENGLISH ENTERPRISES, INC. BY DAVID A. ENGLISH, ITS PRESIDENT AND SUZANNE M. ENGLISH, ITS SECRETARY WHO ACKNOWLEDGED THEY DID SIGN THE FOREGOING INSTRUMENT AS SUCH OFFICERS ON BEHALF OF SAID CORPORATION AND THAT THE SAME IS THE FREE ACT AND DEED OF SAID CORPORATION AND THE FREE ACT AND DEED OF THEM PERSONALLY AND AS SUCH OFFICERS. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL WITHIN SAID COUNTY AND STATE THIS 12th DAY OF April 1978.

WITNESS Anna L. Peto Donna Caruthers  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 10/25/79

# APPROVALS

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 HEREON ARE NOT ACCEPTED FOR MAINTENANCE UNTIL THE GEauga COUNTY ENGINEER HAS SIGNED THE WITHIN PLAN AS PROVIDED FOR IN SECTION 711.091 OF THE OHIO REVISIONS CODE. A PERFORMANCE BOND SUFFICIENT TO GUARANTEE THE COMPLETION OF IMPROVEMENTS AND FACILITIES, ROADS, STORM DRAINAGE, SEWERS AND MONUMENTATION NOTED HEREON HAS BEEN APPROVED BY THE GEauga COUNTY COMMISSIONERS THIS 15 DAY OF May 1978.

James H. Mueller James P. Patton  
GEauga COUNTY COMMISSIONERS

PURSUANT TO REVISED CODE SECTION 711.091: 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 BENCH MARKS 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 COMPLETION THIS 15 DAY OF May 1978.

GEauga COUNTY ENGINEER

# APPROVALS:

APPROVED BY THE GEauga COUNTY PROSECUTOR AS TO LEGAL FORM THIS 12th DAY OF May 1978.

BY: Al Manon

APPROVED BY THE GEauga COUNTY PLANNING COMMISSION THIS 15 DAY OF May 1978.

BY: James Mueller

APPROVED BY THE GEauga COUNTY ENGINEER THIS 12th DAY OF May 1978.

BY: Omar Robinson

IMPROVEMENT PLANS:  
APPROVED BY THE GEauga COUNTY SANITARY ENGINEER THIS 5 DAY OF May 1978.

BY: Logan M. Hall

# MORTGAGE RELEASE

THE UNDERSIGNED MORTGAGEE OF THE LAND SHOWN HEREON AND SUBDIVISION OF THE SAME DOES HEREBY RELEASE FROM THE LIEN OF THEIR MORTGAGE, THE AREA SHOWN HEREON IN YELLOW SHADE AND DESIGNATED AS CHILLICOTHE ROAD.

WITNESS: David English Peter Gulyas Jr.  
WITNESS: James Mueller PETER GULYAS, JR.

COUNTY OF Geauga STATE OF OHIO ) SS: BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED THE ABOVE NAMED PETER GULYAS, JR. WHO DID ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT SAID SIGNING WAS HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL WITHIN SAID COUNTY AND STATE THIS 11 DAY OF April 1978.

# CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE BOUNDARY OF LAKE LUCERNE SUBDIVISION NO. 5 AS SHOWN HEREON, THAT THE SAME IS CORRECT, BALANCES AND CLOSED. IRON MONUMENTS WERE SET OR FOUND AS INDICATED HEREON.

Lawrence G. Wilson  
NOTARY PUBLIC  
JUDITH M. TAYLOR  
GEauga COUNTY  
MY COMMISSION EXPIRES 8/6/81



I HEREBY CERTIFY THAT I HAVE CALCULATED ALL INTERIOR SUB LOT LINES IN LAKE LUCERNE SUBDIVISION NO. 5 AS SHOWN HEREON. PERMANENT MONUMENTS AND BENCH MARKS WERE FOUND OR WILL BE SET AT ALL POINTS INDICATED HEREON. IRON MONUMENTS INDICATED "O" AND PERMANENT BENCH MARKS WILL BE SET IN PLACE FOR FINAL INSPECTION BY GEauga COUNTY OFFICIALS. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH I HEREBY CERTIFY CORRECT.

TRANSFERRED THIS 19 DAY OF May 1978 BY: Helene K. Frank, Auditor

RECEIVED FOR RECORD THIS 19 DAY OF May 1978 AT 9:54 A.M. BY: Phil W. King 260970 2480

RECORDED THIS 19 DAY OF May 1978 IN VOLUME 11 PAGE 123 OF THE GEauga COUNTY MAP RECORDS.

RESIDENTIAL BUILDING SITE AREA ..... 31.791 ACRES  
PUBLIC RIGHT OF WAY ..... 1.318 ACRES  
TOTAL AREA OF SUBDIVISION ..... 33.109 ACRES

# PRIVATE DRIVE

THE LAKE LUCERNE CLUB CO., A NON-PROFIT CORPORATION, HAS BEEN FORMED UNDER THE LAWS OF THE STATE OF OHIO, AND SHALL BE SOLELY RESPONSIBLE FOR THE ROADWAY, KNOWN AS LUCERNE DRIVE.

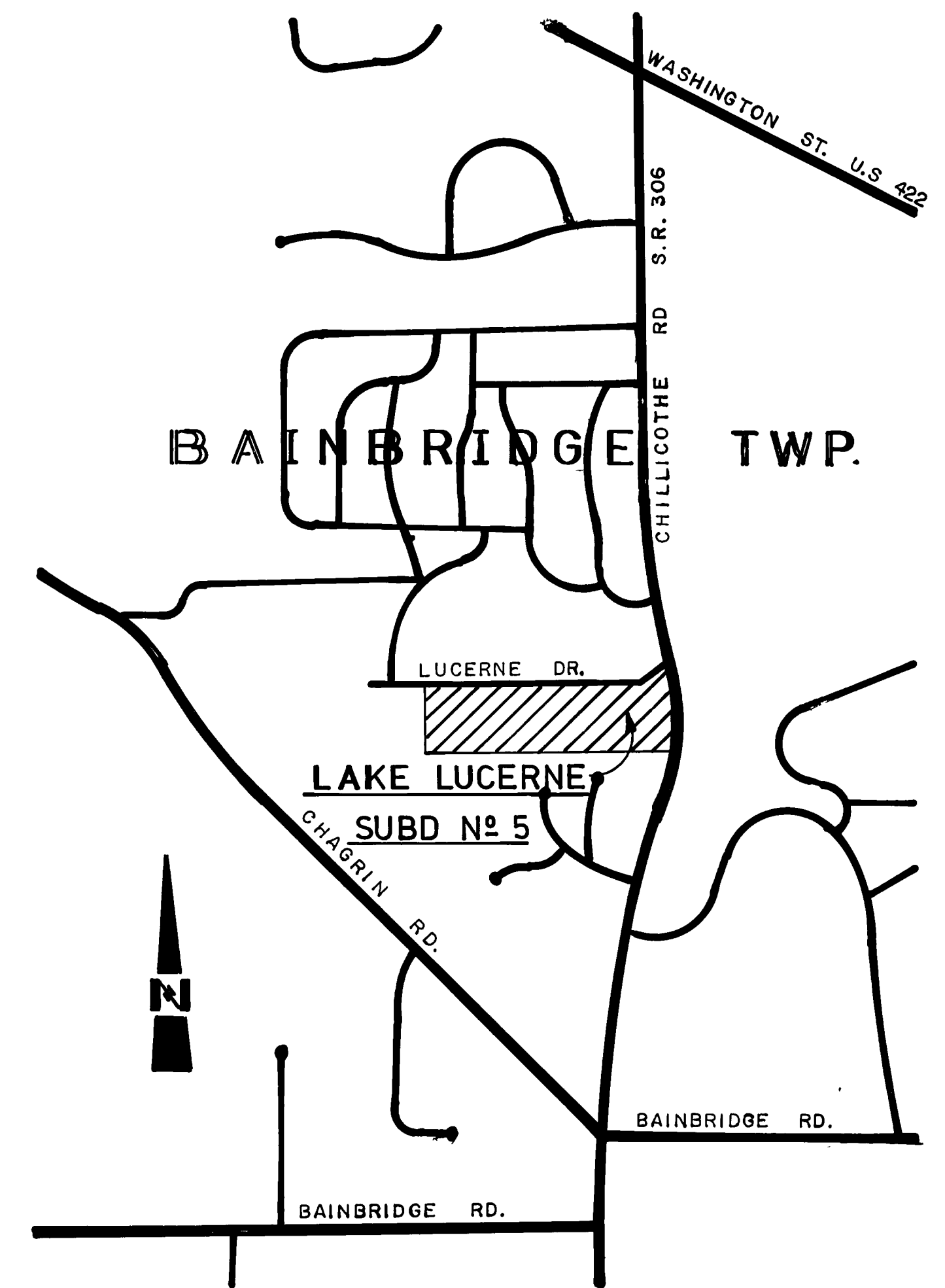
WITH RESPECT TO THE ROADWAY, KNOWN AS LUCERNE DRIVE, THE GRANTEES SHALL ACKNOWLEDGE IN THEIR RESPECTIVE DEEDS THAT THEY UNDERSTAND THAT THE PREMISES DESCRIBED HEREIN IS LOCATED UPON A NON-DEDICATED RIGHT-OF-WAY AND THEY SHALL FURTHER ACKNOWLEDGE THAT THE PREMISES DESCRIBED HEREIN IS LOCATED UPON A NON-DEDICATED RIGHT-OF-WAY. THE GRANTEES SHALL FURTHER ACKNOWLEDGE THAT THEY UNDERSTAND THAT NO GOVERNMENT BODY IS RESPONSIBLE FOR CARE AND MAINTENANCE OF SAID RIGHT-OF-WAY.

# LAKE LUCERNE SUBD NO 5

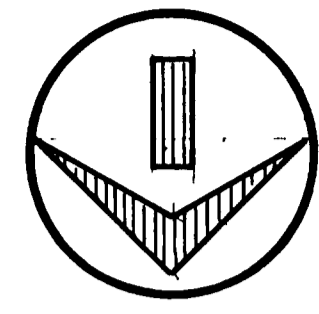
BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP  
LOTS NO. 21 AND NO. 22, TRACT NO. 1  
COUNTY OF GEauga STATE OF OHIO

APRIL 6, 1978  
SCALE 1" = 100'

NOTE: IRON MONUMENTS SET OR TO BE SET WHERE INDICATED THUS "O."



LOCATION MAP  
1" = 1000'



TWILEA PARK SUBD. NO. 1 VOL. 8, PAGE 40

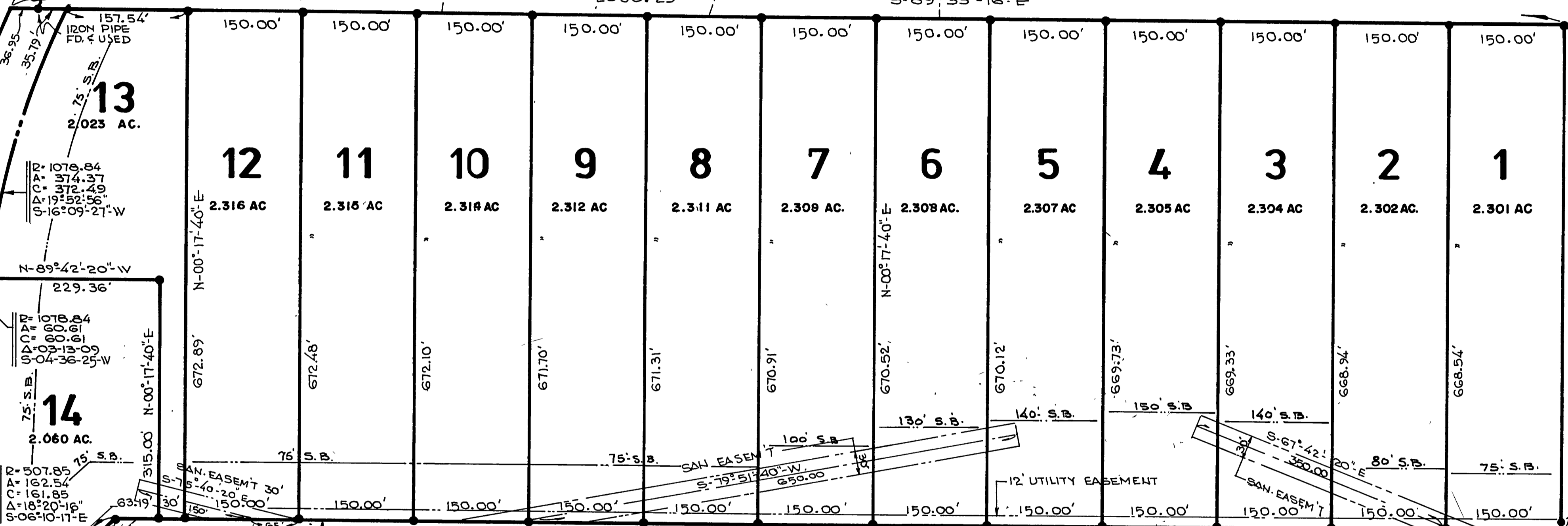
Z. RUDOLPH V 307, P 514

2030.29'

S-89°33'-16"-E

☉ CURVE  
R=1144.84  
A=430.10  
C=427.58  
Δ=21°31'-31"  
N-13°45'-37"-E

CHILLICOTHE ROAD  
S. R. 306  
N-02°59'-51"-E  
247.54'  
247.54'



IRON PIPE  
FD. # USED.

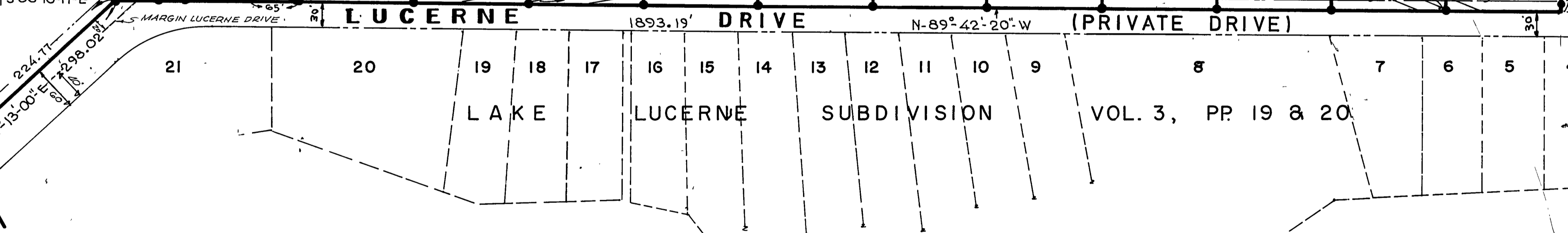
N-00°17'-40"-E  
668.15'

E. M. KENZIE  
V 426, PG. 609  
V 435, PG. 223

IRON PIPE  
FD. # USED 1.00'  
SO. OF COR.

☉ CURVE  
R=573.85  
A=217.44  
C=216.14  
Δ=21°42'-37"  
S-07°51'-28"-E

CHILLICOTHE ROAD  
N-02°59'-51"-E  
247.54'  
247.54'



LUCERNE DRIVE (PRIVATE DRIVE)  
1893.19'

LAKE LUCERNE SUBDIVISION VOL. 3, PP. 19 & 20

# LAKE LUCERNE SUBD. NO. 5

BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOTS NO'S  
21 AND 22, TRACT NO. 1  
COUNTY OF GEauga : STATE OF OHIO

APRIL 6, 1978  
SCALE 1"=100'

• INDICATE IRON MON'S TO BE SET OR  
AS INDICATED HEREOH.

LAWRENCE WILSON & ASSOCIATES  
REGISTERED SURVEYORS  
109 MAIN ST. CHARDON, OHIO 44024

SMITH & STONEBRAKER  
ENGINEERS AND SURVEYORS  
SOLON, OHIO 44139

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