

WOODIN VALLEY ESTATES

BEING PART OF HAMBDEN TOWNSHIP LOT NO. 29, BOND TRACT
IN THE COUNTY OF GEauga, STATE OF OHIO

ACCEPTANCE - DEDICATION

THE UNDERSIGNED OWNERS OF THE LAND CONTAINED HEREIN AND FURTHER KNOWN AS WOODIN VALLEY ESTATES DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS SAID WOODIN VALLEY ESTATES A SUBDIVISION OF SUBLOTS 1 THROUGH 25 AND HEREBY ACCEPT THIS PLAT AND SUBDIVISION OF SAME YET FURTHER OFFER FOR DEDICATION TO PUBLIC USE THE AREAS SHOWN HEREON IN YELLOW SHADE AND DESIGNATED AS WILDWOOD DRIVE (60 FT. WIDE). 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 TOLE FROM, UNDER OR THROUGH THE UNDERSIGNED. THE UNDERSIGNED ALSO RESERVES FOR PUBLIC BENEFIT THE EASEMENT 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 HANDS THIS 18TH DAY OF April, 1978.

R. E. L. TAYLOR
R. E. L. Taylor
D. E. A. ZIMMERMAN
D. E. A. Zimmerman
L. BEGAN
L. Began

Rudolph L. Began
Rudolph L. Began
Individual and as Guardian of Mary H. Began

COUNTY OF GEauga, S.S.
STATE OF OHIO } BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED R. E. L. TAYLOR, D. E. A. ZIMMERMAN, L. BEGAN, INDIVIDUALLY AND AS GUARDIAN OF OWNERS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Chardon, OHIO THIS 18TH DAY OF April, 1978

Mark Hassett
MARK J. HASSETT, Attorney at Law
Notary Public State of Ohio
My commission has no expiration date
Section 147.03 R.C.

THIS COURT, THIS 18TH DAY OF April, 1978, HEREBY APPROVES THIS PLAT, AND HEREBY AUTHORIZES RUDOLPH L. BEGAN, GUARDIAN ON BEHALF OF HIS WARD, MARY H. BEGAN, TO SIGN, SEAL AND ACKNOWLEDGE THIS PLAT IN HER BEHALF FOR RECORD.

Frank G. Laurich
FRANK G. LAURICH, JUDGE
GEauga COUNTY PROBATE COURT

UTILITY EASEMENT

THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT TO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY AND THE WESTERN RESERVE TELEPHONE COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT 10 FEET WIDE, UNDER, OVER AND THRU SUBLOTS 1 THRU 25 AS SHOWN HEREON AND PARALLEL AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR UNDERGROUND TRANSFORMERS AND PEDISTALS, CONCRETE PADS, REGULATING AND METERING EQUIPMENT, AND OTHER FACILITIES AS ARE NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND TRANSPORTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN, ACROSS OR ABOVE THE EASEMENT PREMISES, SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT WHICH MAY INTERFERE WITH THE INSTALLATION MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES AND WITH THE RIGHT OF 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.

R. Taylor, D. Zimmerman, A. Zimmerman
R. TAYLOR, D. ZIMMERMAN, A. ZIMMERMAN

Rudolph L. Began
R. BEGAN, Individual and as guardian of Mary H. Began
COUNTY OF GEauga, S.S.

STATE OF OHIO } BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED R. E. L. TAYLOR, D. E. A. ZIMMERMAN, L. BEGAN OWNERS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Chardon, OHIO THIS 18TH DAY OF April, 1978

Mark Hassett
MARK J. HASSETT, Attorney at Law
Notary Public State of Ohio
My commission has no expiration date
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SITE DATA

SUBLOT AREAS = 56.607 A²
RIGHT-OF-WAY AREA = 4.339 A²
TOTAL SUBDIVISION AREA = 60.946 A²
25 SUBLOTS AVERAGE SIZE = 2.26 A²

MORTGAGE RELEASE

THE UNDERSIGNED OFFICER OF THE GEauga COUNTY NATIONAL BANK, MORTGAGEE OF THE LAND SHOWN HEREON HEREBY CONSENT TO THE DEDICATION OF WILDWOOD DRIVE AS SHOWN HEREON IN YELLOW SHADE AND THE LAND EMBRACED WITHIN SAID STREET LINES IS HEREBY RELEASED FROM THE OPERATION OF THE MORTGAGE HELD BY US.

Blanca S. Fisher Pres.
Richard A. Ashley V.P.

COUNTY OF GEauga, S.S.
STATE OF OHIO } BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED *Blanca S. Fisher, Pres.*, *Richard A. Ashley, V.P.* OF THE GEauga COUNTY NATIONAL BANK WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT IN BEHALF OF SAID CORPORATION AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED INDIVIDUALLY AND AS SUCH OFFICER AND THE FREE CORPORATE ACT AND DEED OF THE GEauga COUNTY NATIONAL BANK IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Chardon, OHIO THIS 24th DAY OF April, 1978.

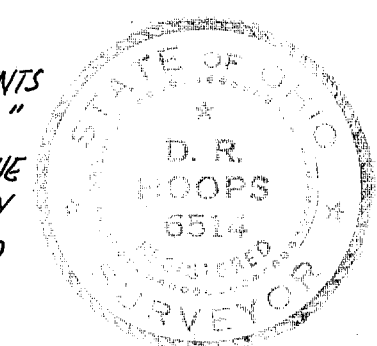
Kathleen P. Temple
KATHLEEN F. TEMPLE, Notary Public
STATE OF OHIO (Geauga County)
My commission expires Feb. 18, 1979
NOTARY PUBLIC

CERTIFICATION

DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MONUMENTS AND PERMANENT BENCH MARKS WILL BE SET AS INDICATED HEREON. IRON MONUMENTS INDICATED "•" AND ALL PERMANENT BENCH MARKS WILL BE 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 SURVEYED THE PROPERTY SHOWN HEREON AND HAVE PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT, BALANCES AND CLOSES. DIMENSIONS ALONG CURVES ARE AS INDICATED HEREON.

SCALE: 1"=100'
DATE: APRIL 3, 1978

David R. Hoops 4/6/78
DAVID R. HOOPS
REG. 5-6415



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 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.

R. C. Foul COMMISSIONER
James Muller COMMISSIONER
James Patterson 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 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 THE COMPLETION THIS DAY OF 1978.

COUNTY ENGINEER

APPROVED BY THE GEauga COUNTY PROSECUTOR AS TO LEGAL FORM THIS 11th DAY OF May, 1978

BY: *A. Mansour*

APPROVED BY THE GEauga COUNTY ENGINEER THIS 2-ND DAY OF MAY, 1978.

BY: *Omar J. Robinson*

APPROVED BY THE GEauga COUNTY PLANNING COMMISSION THIS 9 DAY OF MAY, 1978.

BY: *James Muller*

LOTS # 1 THROUGH 13 ARE PART OF BEGANS ORIGINAL PROPERTY
LOTS # 14 THROUGH 25 ARE PART OF TAYLOR AND ZIMMERMANS ORIGINAL PROPERTY

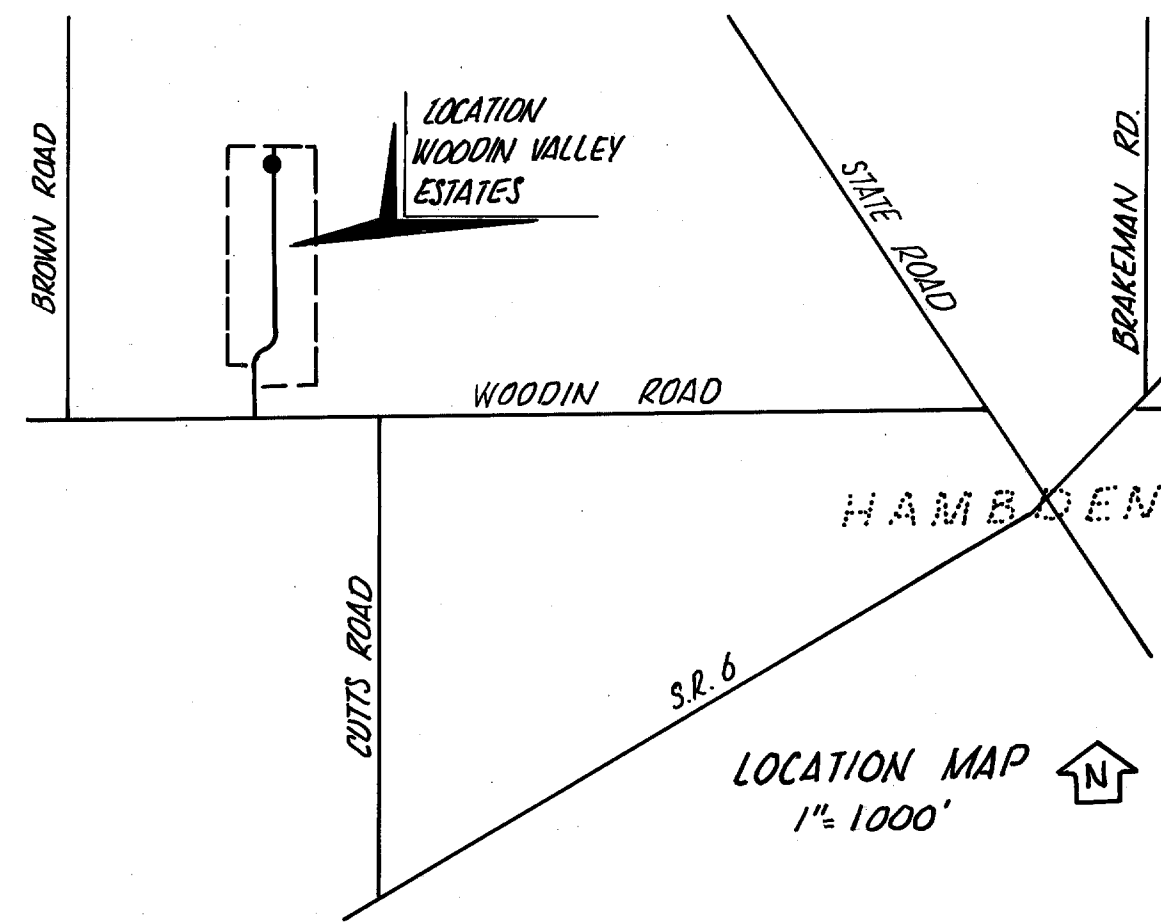
266411
RECORDED- RECEIVED FOR RECORD THIS 27 DAY OF SEPTEMBER 1978 AT 9:39 A.M. RECORDED IN VOL. 12 PAGE 37
260648
37

TRANSFERRED THIS 11th DAY OF May, 1978 BY: *Helen R. Frank* AUDITOR DC

RECEIVED FOR RECORD THIS DAY OF May, 1978 BY: RECORDER

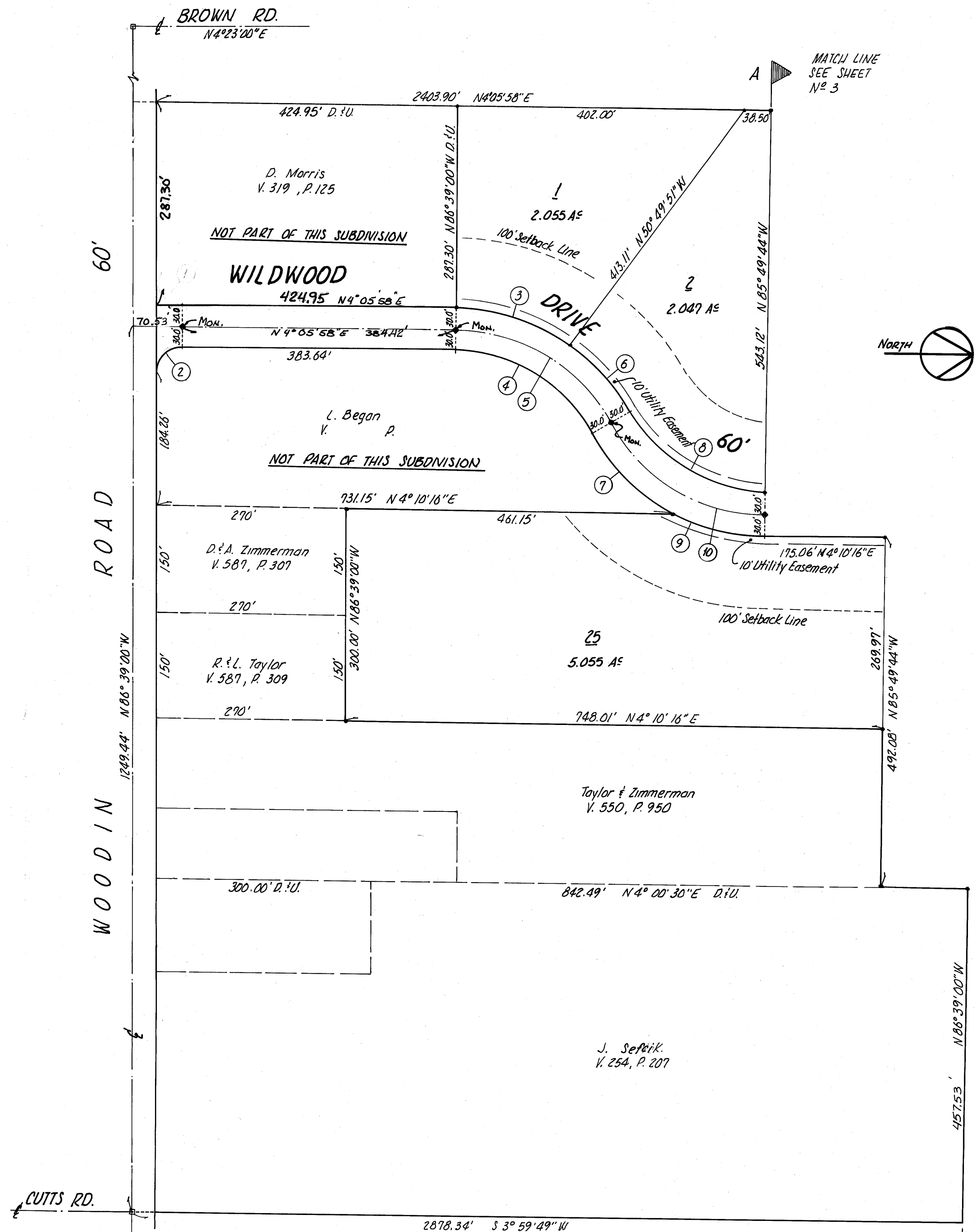
RECORDED THIS 11 DAY OF May, 1978 IN VOLUME PAGE OF GEauga COUNTY PLAT BOOKS

DAVID R. HOOPS
CIVIL ENGINEER-SURVEYOR

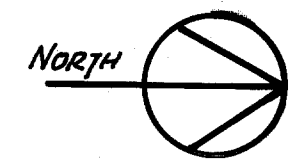


CURVE DATA:

- | | | |
|--|--|---|
| <p>① R=40.00'
A=62.31'
C=56.70'
N48°22'29"E
T=89.48'
D=89°15'02"</p> | <p>② R=40.00'
A=63.36'
C=58.94'
N41°19'07"W
T=41.53'
D=90°39'46"</p> | <p>③ R=280.00'
A=171.38'
C=168.92'
N21°38'04"E
T=88.47'
D=35°04'41"</p> |
| <p>④ R=220.00'
A=233.34'
C=222.56'
N34°29'06"E
T=129.20'
D=60°46'15"</p> | <p>⑤ R=250.00'
A=265.16'
C=252.91'
N34°29'06"E
T=146.59'
D=60°46'15"</p> | <p>⑥ R=280.00'
A=125.60'
C=124.55'
N52°01'11"E
T=63.87'
D=25°42'04"</p> |
| <p>⑦ R=280.00'
A=165.83'
C=163.42'
N47°54'12"E
T=85.43'
D=33°56'01"</p> | <p>⑧ R=220.00'
A=233.07'
C=222.32'
N34°31'15"E
T=128.81'
D=60°41'57"</p> | <p>⑨ R=280.00'
A=130.80'
C=129.61'
N17°33'14"E
T=66.62'
D=26°45'56"</p> |
| <p>⑩ R=250.00'
A=264.85'
C=252.64'
N34°31'15"E
T=146.38'
D=60°41'57"</p> | | |



MATCH LINE
SEE SHEET
Nº 3



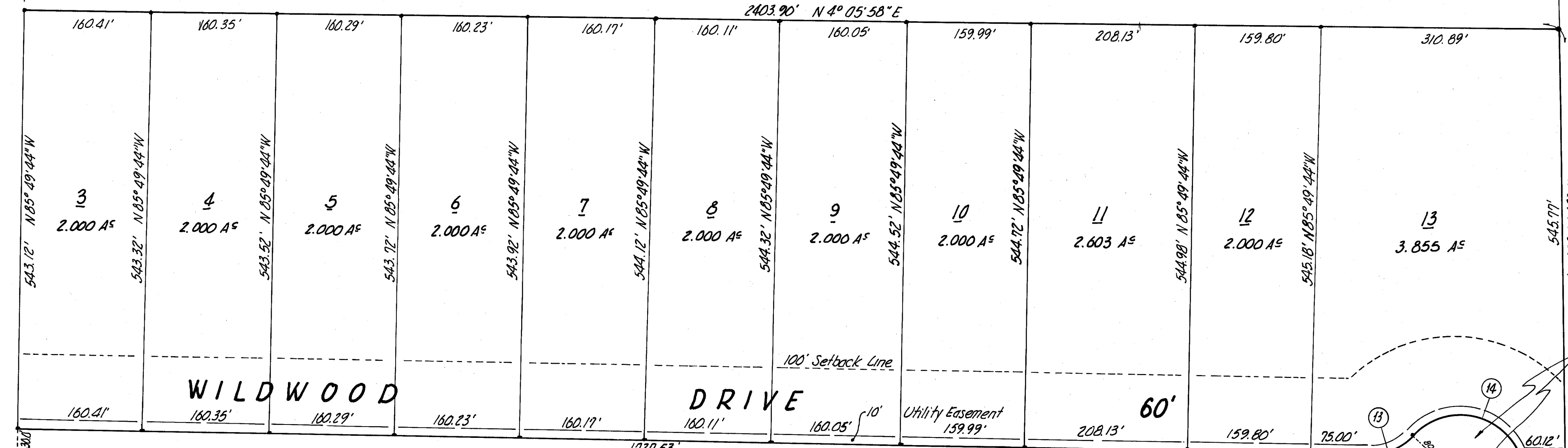
MATCH LINE
SEE SHEET
Nº 3

12-44

MATCH LINE
SEE SHEET
N° 2

A. Brennan
V. 226, P. 404

BROWN ROAD
2839.0' N 4° 23' 00" E
to & WOODIN RD.

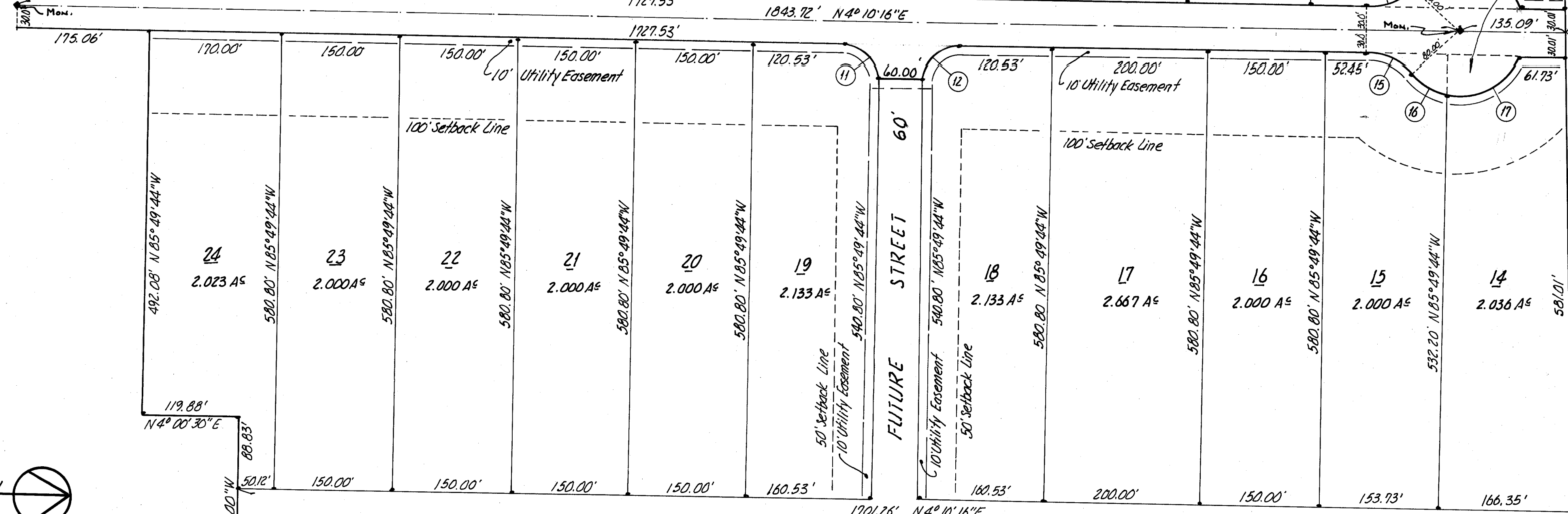


TEMPORARY CUL-DE-SAC
R/W TO REVERT TO LOT OWNERS
UPON ABANDONMENT

L. Brennan
V. 232, P. 324

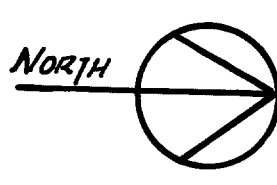
CURVE DATA

- 11 R=40.00'
A=62.83'
C=56.57'
N 49° 10' 16" E
T=40.00'
Δ=90° 00' 00"
- 12 R=40.00'
A=62.83'
C=56.57'
N 40° 49' 44" W
T=40.00'
Δ=90° 00' 00"
- 13 R=80.00'
A=65.02'
C=63.25'
N 19° 06' 45" W
T=34.43'
Δ=46° 34' 03"
- 14 R=80.00'
A=159.93'
C=134.60'
N 14° 52' 28" E
T=124.47'
Δ=114° 32' 30"
- 15 R=80.00'
A=65.02'
C=63.25'
N 27° 27' 17" E
T=34.43'
Δ=46° 34' 03"
- 16 R=80.00'
A=50.02'
C=49.21'
N 32° 49' 37" E
T=25.06'
Δ=35° 49' 25"
- 17 R=80.00'
A=109.92'
C=101.47'
N 24° 26' 44" W
T=65.62'
Δ=78° 43' 18"



FUTURE DEVELOPMENT
NOT PART OF THIS SUBDIVISION
Taylor & Zimmerman
V. 550, P. 950

J. Carver
V. 576, P. 1160



MATCH LINE
SEE SHEET
N° 2

DAVID R. HOOPS
CIVIL ENGINEER - SURVEYOR
SHEET 3 OF 3