

**CHERRY HOLLOW
SUBDIVISION**

LOT NO. 4, TRACT NO 1
CHARDON TOWNSHIP
GEAUGA COUNTY, OHIO

EASEMENT:

THE CHERRY HOLLOW DEVELOPMENT COMPANY LIMITED, 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 GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY 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 ELECTRICAL 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. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE. CHERRY HOLLOW DEVELOPMENT CO., LTD. BY ITS GENERAL PARTNERS:

Dennis J. Bold
Lawrence G. Wilson
George J. Bold Jr.

Janice Edgehouse Rieth
Caroline Krauch

STATE OF OHIO
COUNTY OF GEAUGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED GEORGE J. BOLD, JR., DENNIS J. BOLD, WORTH A. WOLLPERT AND LAWRENCE G. WILSON WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CHARDON, OHIO THIS 8th DAY OF December, 1978.

Caroline Krauch
MY COMMISSION EXPIRES 9-10-81

APPROVALS

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, OF ALL IRON PROPERTY MONUMENTS AND BENCHMARK AND DO HEREBY FIND AND CERTIFY THAT THESE IMPROVEMENTS AND FACILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH ON THE APPROVED PLAT AND ARE IN GOOD REPAIR AND HAVE MET ALL BONDING REQUIREMENTS FOR COMPLETION THIS 8th DAY OF December, 1978.

GEAUGA COUNTY ENGINEER

APPROVED BY THE GEAUGA COUNTY ENGINEER FOR CONSTRUCTION DRAWINGS THIS 8th DAY OF DECEMBER, 1978.

Edward Robinson
GEAUGA COUNTY ENGINEER

APPROVED AS TO LEGAL FORM BY THE GEAUGA COUNTY PROSECUTOR THIS 8th DAY OF DECEMBER, 1978.

A. H. ...
ASSISTANT GEAUGA COUNTY PROSECUTOR

APPROVED BY THE GEAUGA COUNTY PLANNING COMMISSION THIS 8th DAY OF Dec, 1978.

James Muller
GEAUGA COUNTY PLANNING COMMISSION

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 SHOWN HEREIN ARE NOT ACCEPTED FOR MAINTENANCE UNTIL THE GEAUGA COUNTY ENGINEER HAS SIGNED THE WITHIN PLAT AS PROVIDED FOR IN SECTION 711.09 OF THE OHIO REVISED CODE. A PERFORMANCE BOND SUFFICIENT TO GUARANTEE THE COMPLETION OF IMPROVEMENTS AND FACILITIES (I.E. ROADS, STORM DRAINAGE AND MONUMENTATION) HAS BEEN APPROVED THIS 8th DAY OF Dec, 1978.

D. C. Ford
GEAUGA COUNTY COMMISSIONER
James Muller
GEAUGA COUNTY COMMISSIONER

I CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY IN ALL PARTICULARS AND IS BASED UPON MEASUREMENTS MADE UNDER MY SUPERVISION. ALL DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. IRON MONUMENTS WERE FOUND OR SET WHERE INDICATED.

LAWRENCE WILSON AND ASSOCIATES
REGISTERED SURVEYORS
109 MAIN STREET
CHARDON, OHIO 44024

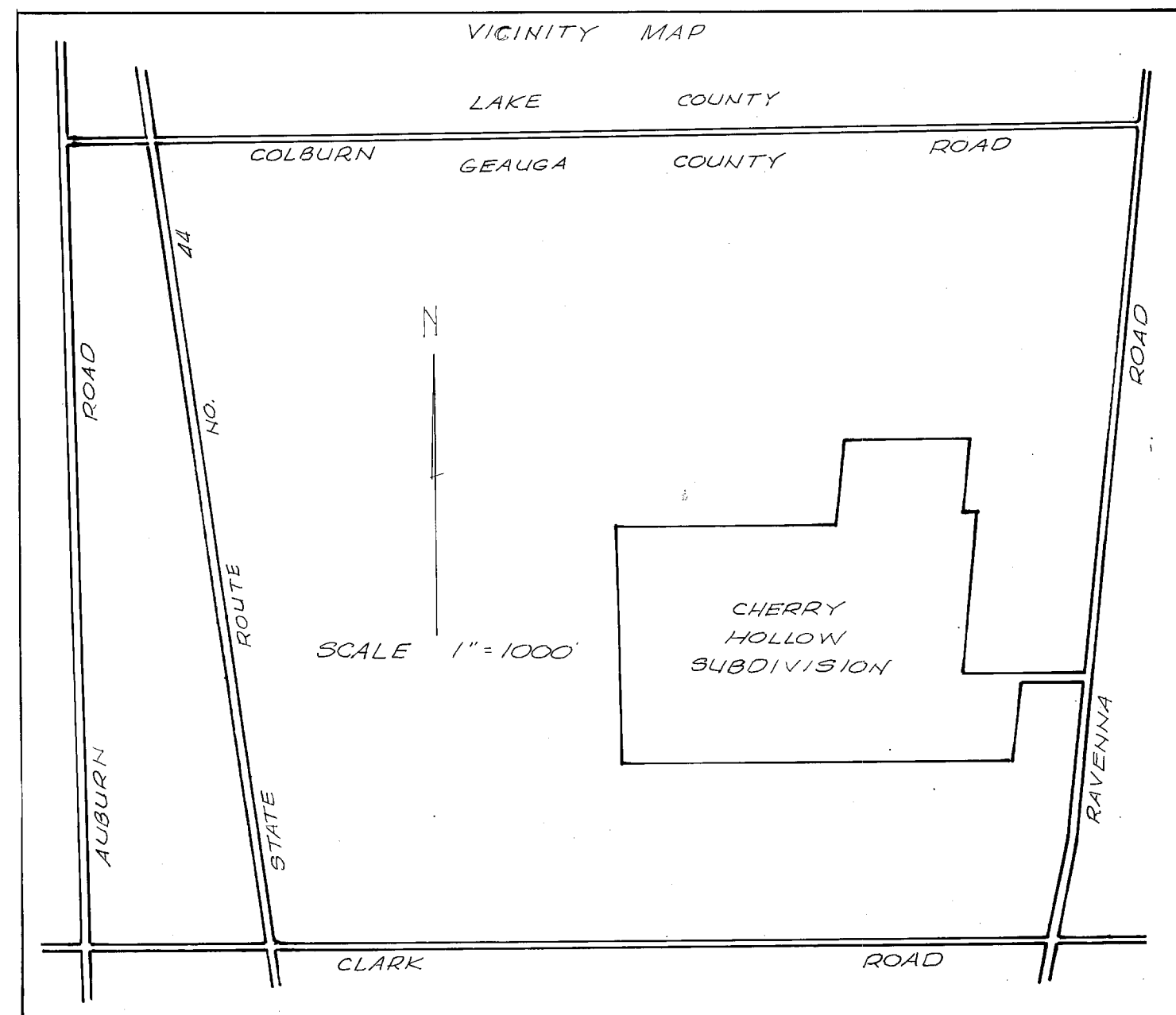
Lawrence Wilson
LAWRENCE WILSON
REGISTERED SURVEYOR NO. 5907



SCALE 1" = 100'

⊕ DENOTES MONUMENT SET
⊕ DENOTES IRON MONUMENT SET

TOTAL ACREAGE OF SUBLOTS 1 THROUGH 57 = 85.869 Ac.
TOTAL ACREAGE OF ROADS = 8.573 Ac.
TOTAL ACREAGE OF SUBDIVISION = 94.442 Ac.



DEDICATION:

WE GEORGE J. BOLD, JR., DENNIS J. BOLD, WORTH A. WOLLPERT AND LAWRENCE G. WILSON, GENERAL PARTNERS OF THE CHERRY HOLLOW DEVELOPMENT COMPANY LIMITED, OWNERS OF THE WITHIN PLATTED LAND DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR CHERRY HOLLOW SUBDIVISION, A SUBDIVISION CONTAINING SUBLOTS 1 THROUGH 57, BOTH INCLUSIVE AND HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA OUTLINED IN YELLOW SHADE AND DESIGNATED AS CHERRY HOLLOW DRIVE, OAK HOLLOW DRIVE AND HICKORY HOLLOW DRIVE. THE UNDERSIGNED FURTHER AGREE 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 THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM UNDER OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THIS PLAT FOR PUBLIC PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. THE CHERRY HOLLOW DEVELOPMENT COMPANY LIMITED BY ITS GENERAL PARTNERS.

Dennis J. Bold
Lawrence G. Wilson
George J. Bold Jr.
Janice Edgehouse Rieth
Caroline Krauch

COUNTY OF GEAUGA
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED GEORGE J. BOLD, JR., DENNIS J. BOLD, WORTH A. WOLLPERT AND LAWRENCE G. WILSON WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CHARDON, OHIO THIS 8th DAY OF December, 1978.

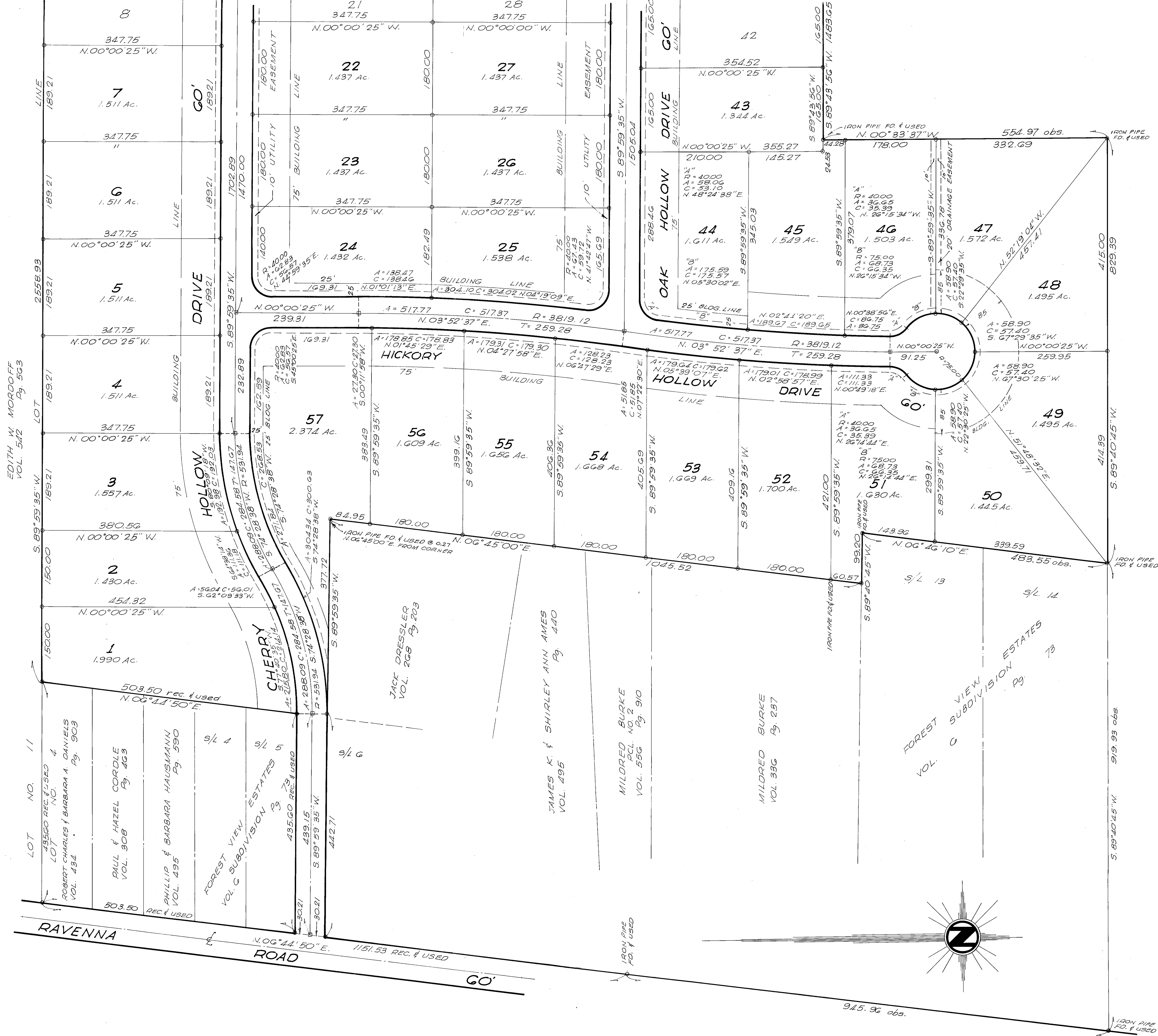
Caroline Krauch
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-10-81

RECEIVED FOR TRANSFER BY THE GEAUGA COUNTY AUDITOR THIS 12th DAY OF DECEMBER, 1978.

Helen K. Frank
GEAUGA COUNTY AUDITOR

RECEIVED FOR RECORDING PURPOSES BY THE GEAUGA COUNTY RECORDER THIS 12th DAY OF DECEMBER, 1978. RECORDED THIS 12th DAY OF DECEMBER, 1978 AT 9:59 A.M. IN PLAT BOOK NO. 12 PAGE NO. 80.

Phil W. King
GEAUGA COUNTY RECORDER #3740



EDITH W. MORDOFF VOL. 542 Pg. 563

LOT NO. 11
 49560 REC. & USED LOT NO. 4
 ROBERT CHARLES & BARBARA A. DANIELS VOL. 434 Pg. 303

PAUL & HAZEL CORDLE VOL. 308 Pg. 463

PHILLIP & BARBARA HAUSMANN VOL. 496 Pg. 390

FOREST VIEW ESTATES VOL. C SUBDIVISION Pg. 79

435.60 REC. & USED

439.15

S. 89° 59' 35" W. 442.71

JACK DRESSLER VOL. 268 Pg. 203

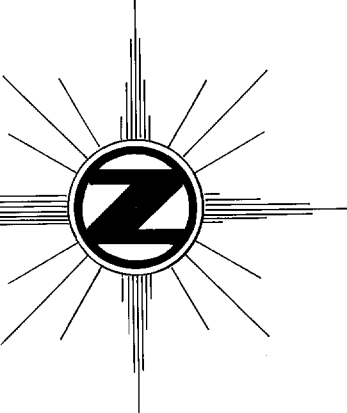
JAMES K. & SHIRLEY ANN AMES VOL. 495

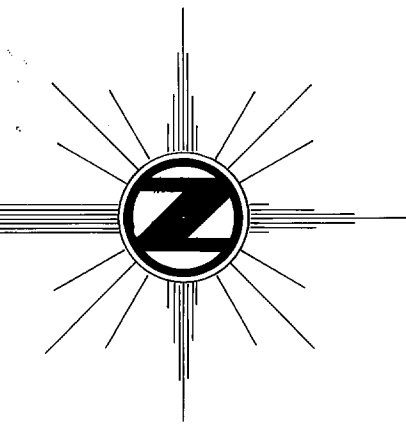
MILDRED BURKE VOL. 556 Pg. 310

MILDRED BURKE VOL. 386 Pg. 237

FOREST VIEW ESTATES VOL. C SUBDIVISION Pg. 79

CLIFFORD & HAROLD FAHNESTOCK VOL. 399 Pg. 380





TRACT NO. 1, LOT NO. 12

TRACT NO. 1, LOT NO. 5

ANTHONY EUGENE & ANN E. PACZELT
VOL. 237

AGNES V. REIN
VOL. 470 Pg. 579

TRACT NO. 1, LOT NO. 11

TRACT NO. 1, LOT NO. 4

EDITH W. MORDOFF
VOL. 542 Pg. 563

CLIFFORD & HAROLD FAHNESTOCK
VOL. 399 Pg. 380

