

OWNER: MARKBOROUGH PROPERTIES LIMITED
90 EGLINTON AVE. W.
TORONTO, M4R 2E7, ONTARIO

CAMBRIDGE SUBDIVISION

CHARDON TOWNSHIP ~ GEauga COUNTY, OHIO

PART OF LOTS 14 & 15 TRACT 1 & PART OF LOTS 2 & 3 TRACT 4 SEC. 3



ACCEPTANCE - DEDICATION

THE UNDERSIGNED OWNERS OF THE LAND CONTAINED HEREIN AND FURTHER KNOWN AS CAMBRIDGE SUBDIVISION DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS SAID CAMBRIDGE SUBDIVISION, A SUBDIVISION OF SUBLOTS 1 THRU 21 AND HEREBY ACCEPT THIS PLAT AND SUBDIVISION OF SAME. WE FURTHER OFFER FOR DEDICATION TO PUBLIC USE THE AREA DESIGNATED AS CAMBRIDGE ROAD AND HERMITAGE ROAD. THE UNDERSIGNED FURTHER AGREE 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 THRU 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 21st DAY OF DECEMBER, 1978.

BY: A.J. Hanger EXECUTIVE VICE PRESIDENT MARKBOROUGH PROPERTIES LIMITED
BY: A.O. Whurdy VICE PRESIDENT

PROVINCE OF ONTARIO
MUNICIPALITY OF METROPOLITAN TORONTO
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID PROVINCE AND MUNICIPALITY, PERSONALLY APPEARED THE OFFICERS OF THE ABOVE NAMED MARKBOROUGH PROPERTIES LIMITED WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT TORONTO, CANADA THIS 21st DAY OF DECEMBER, 1978.

James C. F. Shapland
NOTARY PUBLIC
COMMISSION UNLIMITED AS TO TIME

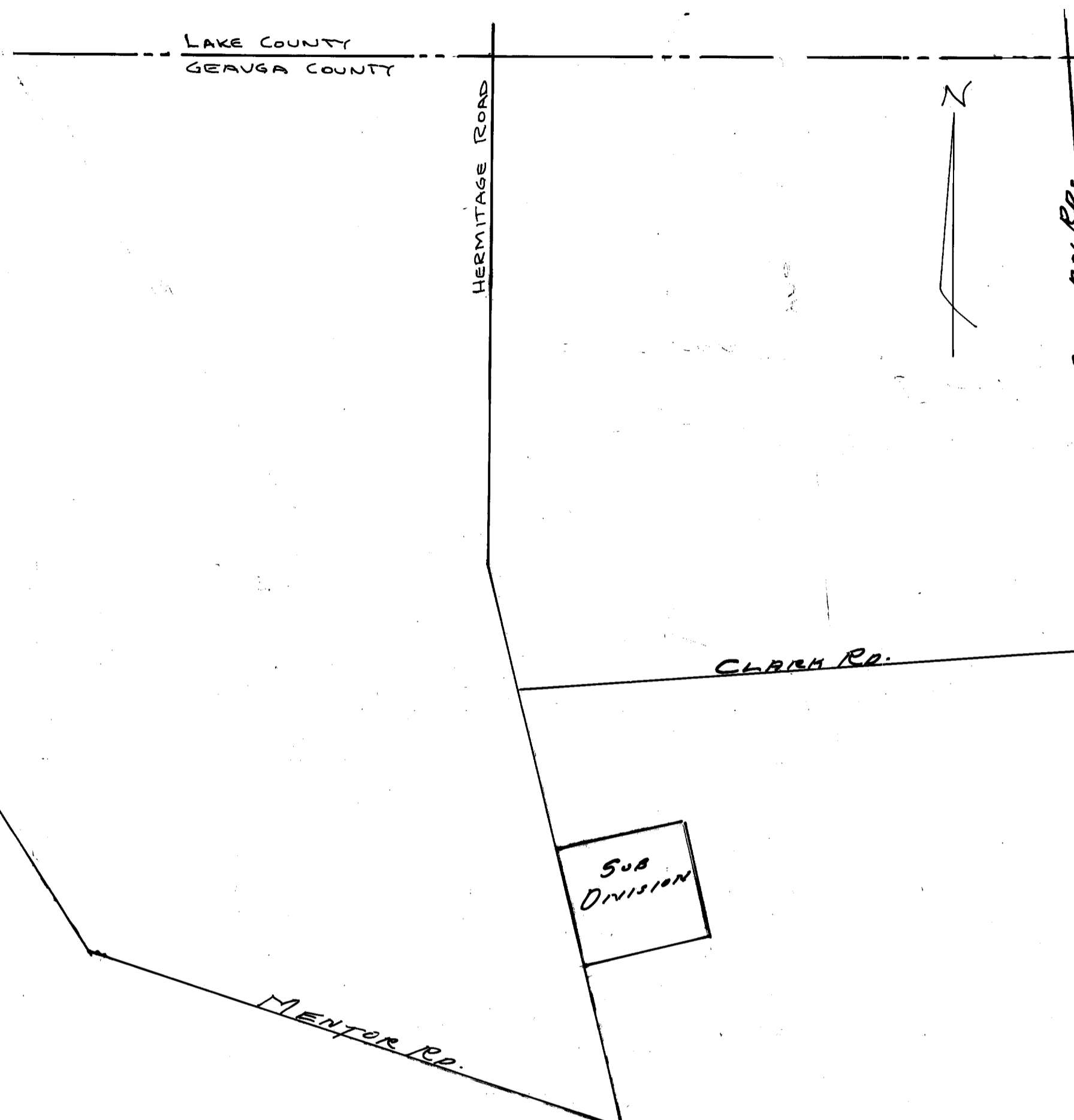
UTILITY EASEMENT

THE OWNERS OF THE HEREIN PLATTED LAND DO HEREBY GRANT TO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE AND THE WESTERN RESERVE TELEPHONE COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES), A PERMANENT RIGHT OF WAY AND EASEMENT 10 FEET WIDE, UNDER OVER AND THRU SUBLOT 1 THRU 21 AS SHOWN HEREON AND PARALLEL AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH 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 COMMUNICATIONS 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 THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT WHICH MAY INTERFERE WITH INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES AND THE RIGHTS 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.

BY: A.J. Hanger EXECUTIVE VICE PRESIDENT MARKBOROUGH PROPERTIES LIMITED
BY: A.O. Whurdy VICE PRESIDENT

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MUNICIPALITY OF METROPOLITAN TORONTO
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID PROVINCE AND MUNICIPALITY PERSONALLY APPEARED THE OFFICERS OF THE ABOVE NAMED MARKBOROUGH PROPERTIES LIMITED WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT TORONTO, CANADA THIS 21st DAY OF DECEMBER, 1978.

James C. F. Shapland
NOTARY PUBLIC
COMMISSION UNLIMITED AS TO TIME



VICINITY MAP
1" = 1,000'

SURVEYOR'S CERTIFICATION

DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS PARTS THEREOF. PERMANENT MONUMENTS AND PERMANENT BENCHMARKS WILL BE SET AS INDICATED HEREON. IRON MONUMENTS INDICATED "•" AND ALL PERMANENT BENCHMARKS WILL BE SET IN PLACE FOR FINAL INSPECTION AND ACCEPTANCE BY THE GEAGA 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, CLOSES, DIMENSIONS ALONG CURVES ARE AS INDICATED HEREON. I ALSO CERTIFY THAT I HAVE SUPERVISED THE BOUNDARY SURVEY.

Robert E. Phillips
ROBERT E. PHILLIPS REG. SURV. NO. 4709

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 GEAGA COUNTY ENGINEER HAS SIGNED THE WITHIN PLAT AS PROVIDED FOR IN SECTION 711.091 OHIO REVISED CODE, THIS 2 DAY OF FEBRUARY, 1979.

PERSUANT 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 BENCHMARKS 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 19th DAY OF JANUARY, 1979.

APPROVED BY THE GEAGA COUNTY PROSECUTOR AS TO LEGAL FORM
THIS 26th DAY OF JANUARY, 1979.
BY: Attorney, Assistant County Attorney

APPROVED BY GEAGA COUNTY PLANNING COMMISSION
THIS 26 DAY OF Jan, 1979.
BY: James Muller

APPROVED BY THE GEAGA COUNTY ENGINEER FOR CONSTRUCTION DRAWINGS
THIS 19th DAY OF JANUARY, 1979.
BY: Omar Robinson

TRANSFERRED THIS 23rd DAY OF Feb., 1979.
BY: Helen R. Franke AUDITOR

RECEIVED FOR RECORD THIS 23 DAY OF FEBRUARY, 1979.
File No. 26944
2480
BY: Phil W. King RECORDER

RECORDED THIS 23 DAY OF FEBRUARY, 1979.
VOLUME 12, PAGE 119 OF GEAGA COUNTY PLAT BOOKS

SITE DATA

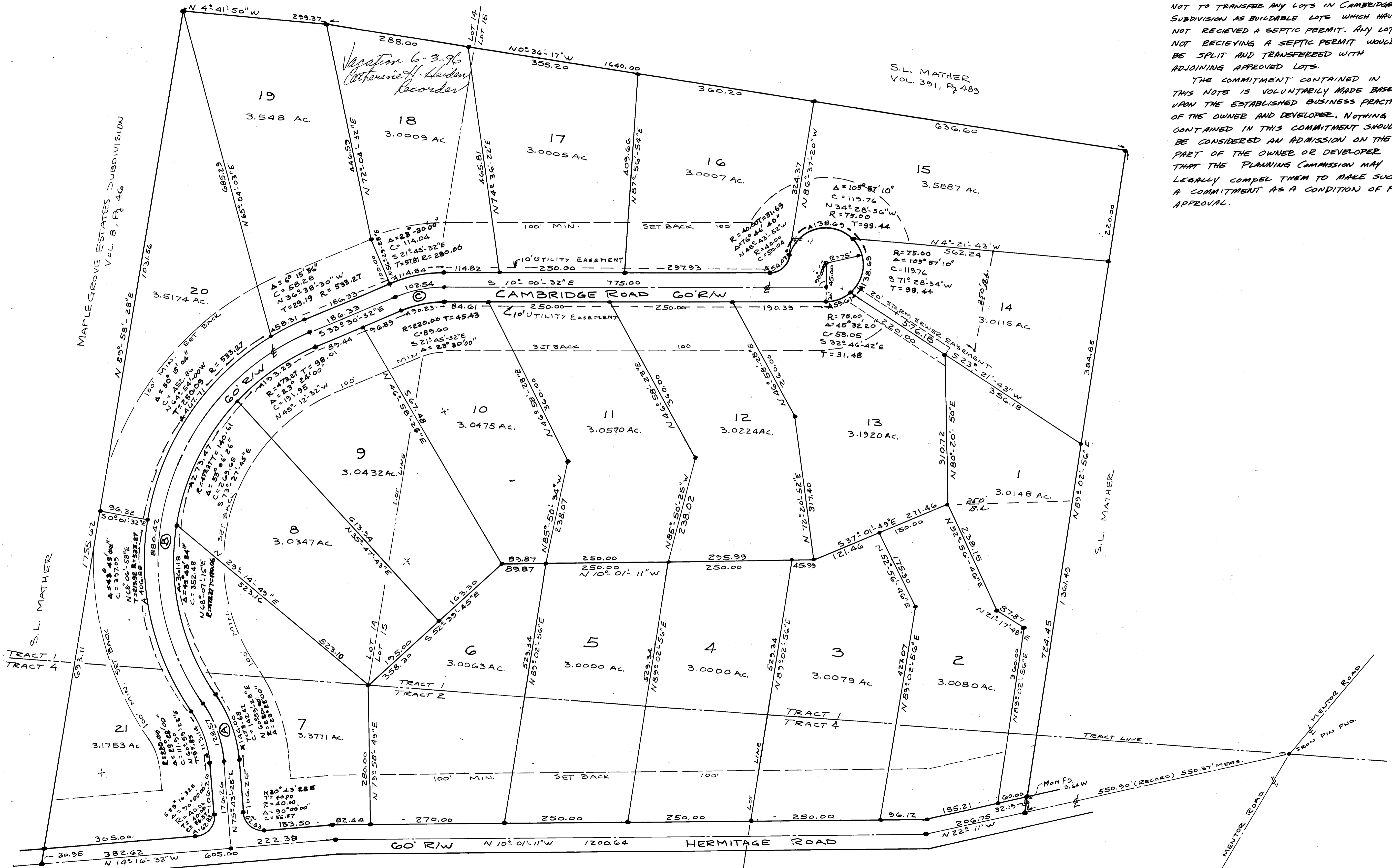
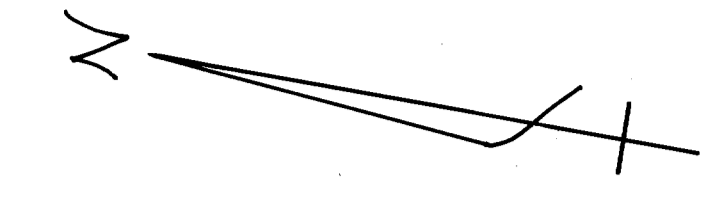
LOTS 1 - 21 65.654 ACRES
ROADS 4.728 ACRES
TOTAL AREA 70.382 ACRES

APPROVAL UTILITY EASEMENTS

William A. Jackson DATE 1-2-79
CLEVELAND ELECTRIC ILLUMINATING CO.

Frank J. Cosma DATE 1-2-79
WESTERN RESERVE TELEPHONE CO.

CURVE (A)	CURVE (B)	CURVE (C)
$\Delta = 29^{\circ}28'00''$	$\Delta = 100^{\circ}14'00''$	$\Delta = 23^{\circ}30'00''$
$R = 250.00$	$R = 503.27$	$R = 250.00$
$T = 65.74$	$T = 602.26$	$T = 52.00$
$L = 128.57$	$L = 880.42$	$L = 102.54$
$C = 127.16$	$C = 772.37$	$C = 101.82$
C.B.R. N $60^{\circ}53'28''$ E	C.B.R. S $83^{\circ}37'32''$ E	C.B.R. S $21^{\circ}45'32''$ E



NOTE: CONSTRUCTION DEVELOPMENT, INC. AGREES NOT TO TRANSFER ANY LOTS IN CAMBRIDGE SUBDIVISION AS BUILDABLE LOTS WHICH HAVE NOT RECEIVED A SEPTIC PERMIT. ANY LOT NOT RECEIVING A SEPTIC PERMIT WOULD BE SPLIT AND TRANSFERRED WITH ADJOINING APPROVED LOTS.

THE COMMITMENT CONTAINED IN THIS NOTE IS VOLUNTARILY MADE BASED UPON THE ESTABLISHED BUSINESS PRACTICES OF THE OWNER AND DEVELOPER. NOTHING CONTAINED IN THIS COMMITMENT SHOULD BE CONSIDERED AN ADMISSION ON THE PART OF THE OWNER OR DEVELOPER THAT THE PLANNING COMMISSION MAY LEGALLY COMPEL THEM TO MAKE SUCH A COMMITMENT AS A CONDITION OF PLAT APPROVAL.

SCALE: 1" = 100'