

# RIDGEWOOD ESTATES N<sup>o</sup> 2

SITUATED IN THE TOWNSHIPS OF MUNSON AND CHESTER, COUNTY OF GEAUGA, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL MUNSON LOT 6, WEST DIVISION AND ORIGINAL CHESTER LOT 30, TRACT 1.

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT.

Partnership filed  
in Geauga County  
Phil W. King  
Recorder

MUNSON PROPERTIES, A PARTNERSHIP,

WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON, AS NAMED HEREIN, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS OUR RIDGEWOOD ESTATES NUMBER 2, A SUBDIVISION OF LOTS N<sup>o</sup> 7 TO N<sup>o</sup> 37 INCLUSIVE AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL OR PARTS OF THE STREETS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ECT. SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES 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 HIMSELF AND ALL OTHER OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

Thomas W. Casgar Wayne Gerl Robert C. Miller  
THOMAS W. CASGAR - 1/2 INTEREST WAYNE GERL - 1/4 INTEREST ROBERT C. MILLER - 1/4 INTEREST  
THE ABOVE SIGNERS OF THIS PLAT DO EACH OWN IN FEE SIMPLE UNDIVIDED INTEREST AS SHOWN UNDER NAMES IN THE LANDS OF THE SUBDIVISION.

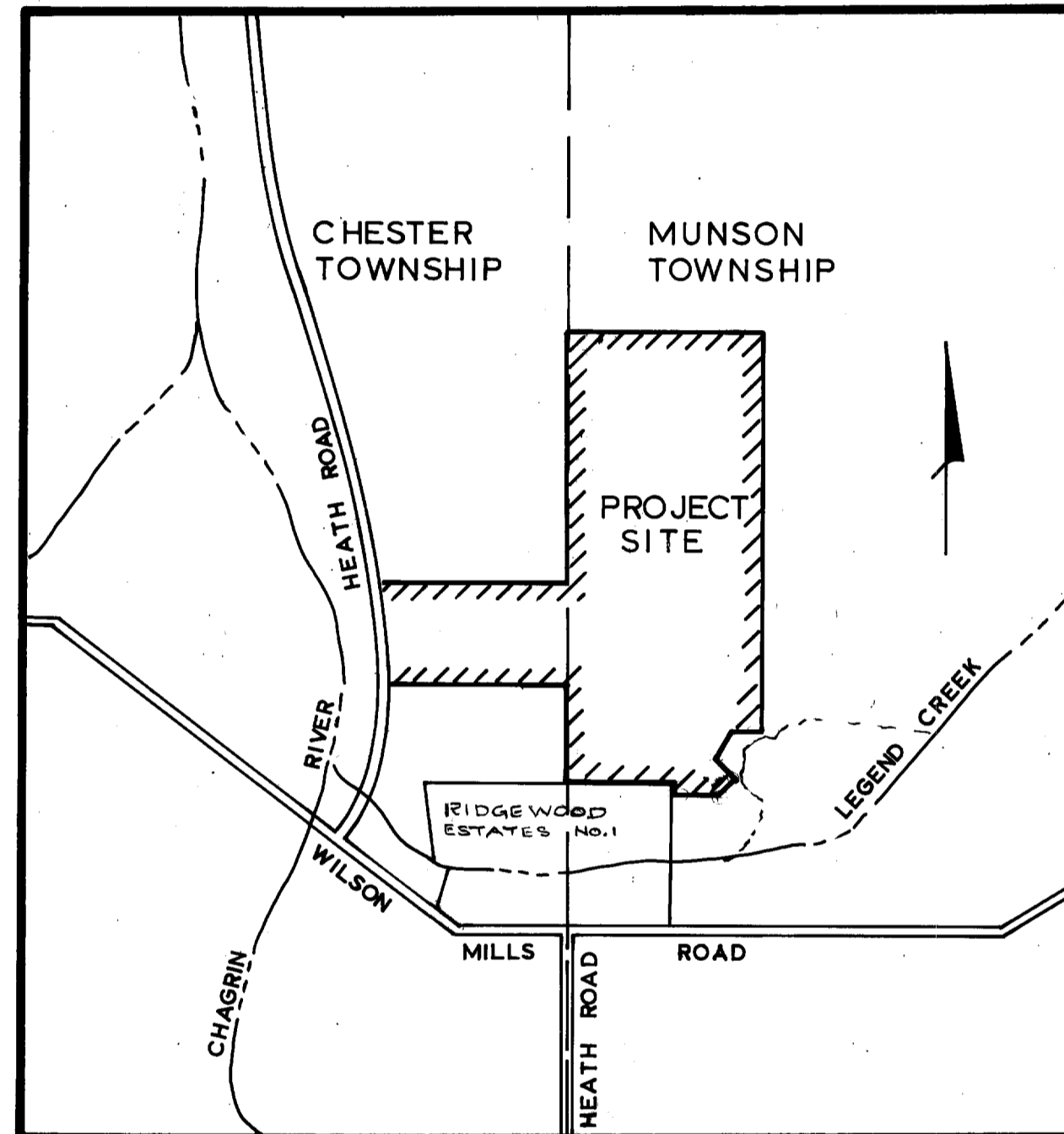
THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, OHIO BELL TELEPHONE COMPANY, EAST OHIO GAS COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TEN (10) FEET IN WIDTH, UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATIONS CABLES, DUCTS, CONDUIT, PIPES SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS, REGULATING AND METERING EQUIPMENT, AND OTHER FACILITIES AS ARE NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSMITTING AND TRANSPORTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE 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 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.

Thomas W. Casgar Wayne Gerl Robert C. Miller  
Wayne Gerl

STATE OF OHIO, GEAUGA COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED THE ABOVE NAMES WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENTS AND THAT THE SAME IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO AFFIXED MY NAME AND OFFICIAL SEAL AT Mentor OHIO, THIS 16 DAY OF October 1979.

Michael Miller MY COMMISSION EXPIRES 1981  
NOTARY PUBLIC

M. A. Picone Sept. 10, 1979  
REGISTERED SURVEYOR N<sup>o</sup> 5213 DATE



LOCATION MAP  
SCALE 1"=1000'

TWELVE (12) FOOT EASEMENTS ARE HEREBY GRANTED ON ALL FRONT, REAR AND SIDE LOT LINES FOR ALL PUBLIC AND PRIVATE UTILITIES, SANITARY SEWERS, WATER MAINS AND STORM SEWER FACILITIES, INSTALLATION, REPAIR, OPERATION, MAINTENANCE AND REPLACEMENT.

AREA IN LOTS IN MUNSON TWP.	73.619	Ac.
AREA IN LOTS IN CHESTER TWP.	18.576	Ac.
AREA IN ROADWAY	5.262	Ac.
TOTAL AREA IN SUBDIVISION	97.457	Ac.

APPROVED AS TO ENGINEERING PLANS ONLY 21<sup>st</sup> DAY OF November 1979. John Loral Swift  
GEAUGA COUNTY ENGINEER

APPROVED AS TO LEGAL FORM THIS 26<sup>th</sup> DAY OF November 1979. Richard J. Makowski  
GEAUGA COUNTY PROSECUTOR

APPROVED THIS 26 DAY OF Nov 1979. James J. Mulley  
GEAUGA CO. 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 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 OHIO REVISED CODE. A PERFORMANCE BOND SUFFICIENT TO GUARANTEE THE COMPLETION OF IMPROVEMENTS AND FACILITIES, ROADS, STORM DRAINAGE, AND MONUMENTATION NOTED HEREON HAS BEEN

APPROVED THIS 26 DAY OF Nov 1979 BY THE BOARD OF GEAUGA COUNTY COMMISSIONERS.

James J. Mulley  
W. C. Ford  
GEAUGA COUNTY COMMISSIONERS

TRANSFERRED THIS 28<sup>th</sup> DAY OF NOV 1979. Richard J. Makowski  
GEAUGA COUNTY AUDITOR CKC

FILED FOR RECORD THIS 28 DAY OF NOVEMBER 1979 AT 2:20 P.M.  
DEPUTY RECORDER

RECORDED THIS 28 DAY OF NOVEMBER 1979 PLAT BOOK 13 PG. 33 Phil W. King  
GEAUGA COUNTY RECORDER

277004  
4762

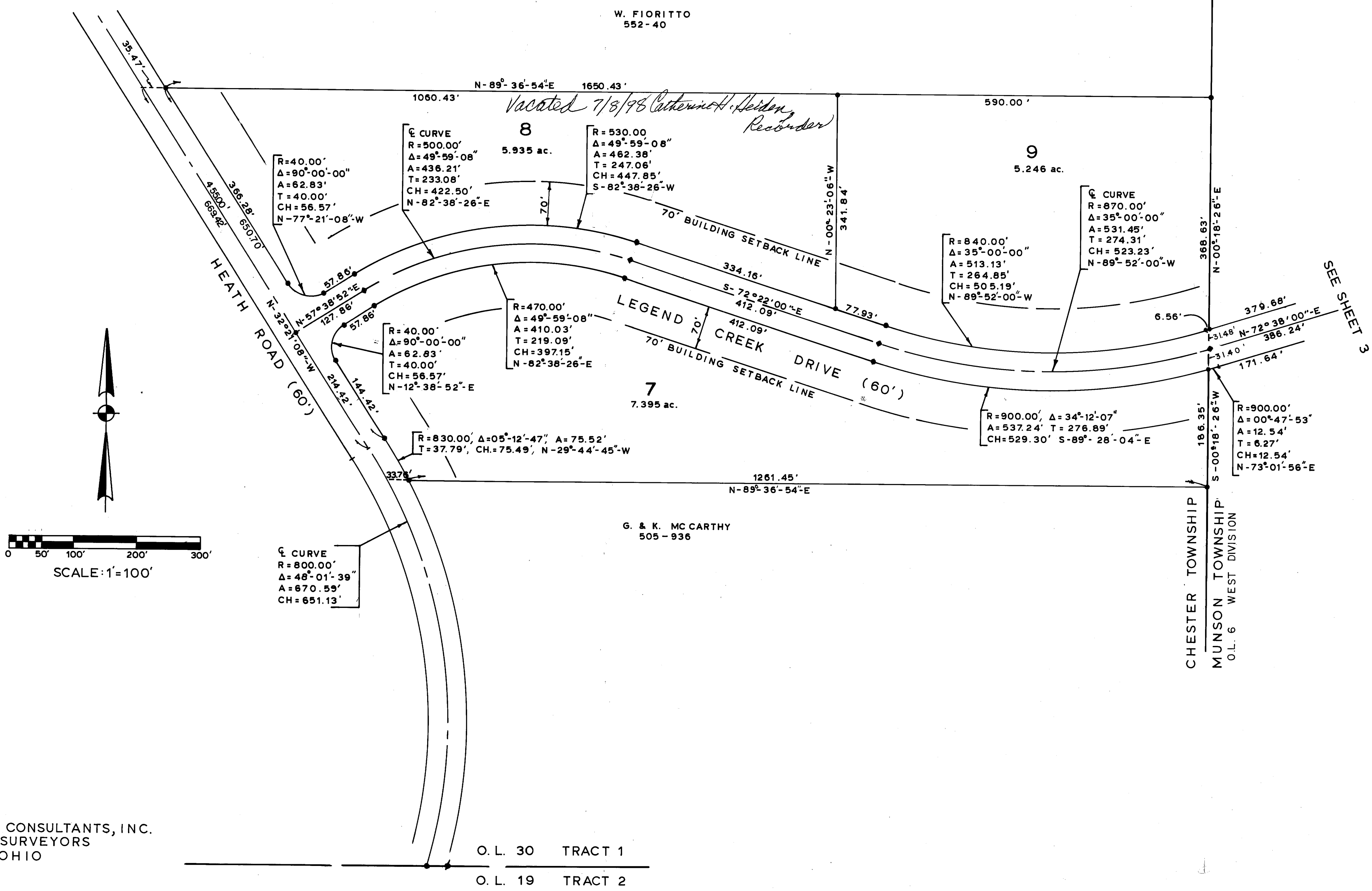
PERSUANT TO REVISED CODE SECTION 711.091

I HAVE CHECKED THE SPECIFICATIONS, CONSTRUCTION AND THE 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 BENCH MARKS AND DO HEREBY FIND AND CERTIFY THAT THESE IMPROVEMENTS AND FACILITIES HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH ON THE APPROVED PLAT, ARE IN GOOD REPAIR AND HAVE MET ALL BONDING REQUIREMENTS FOR COMPLETION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_\_. \_\_\_\_\_  
GEAUGA COUNTY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_\_. \_\_\_\_\_  
GEAUGA COUNTY COMMISSIONERS

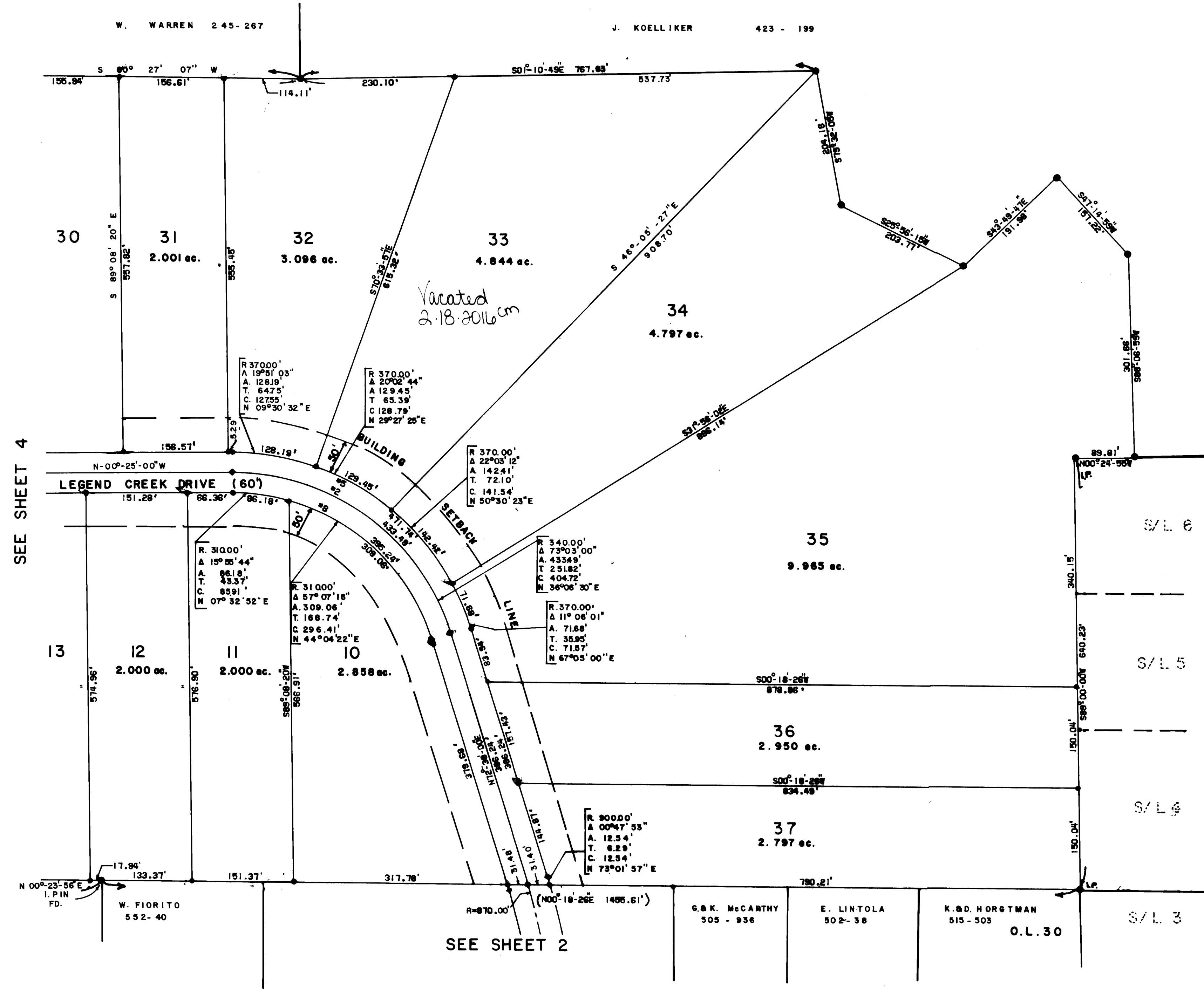
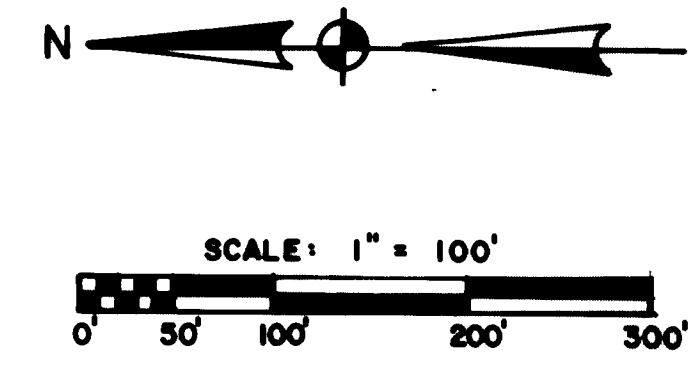
GEAUGA COUNTY COMMISSIONERS



WESTERN RESERVE CONSULTANTS, INC.  
ENGINEERS & SURVEYORS  
OLON, OHIO

13-34

RIDGEWOOD ESTATES SUBDIVISION NO.2  
MUNSON TOWNSHIP, GEauga COUNTY



SEE SHEET 4

SEE SHEET 2

RIDGEWOOD ESTATES  
SUBDIVISION NO. 1  
VOLUME 13, PAGE 5

MUNSON TOWNSHIP  
O.L. 6  
WEST DIVISION  
CHESTER TOWNSHIP  
O.L. 19 TRACT 1

13-35

JMBER

DRAWING NUMBER

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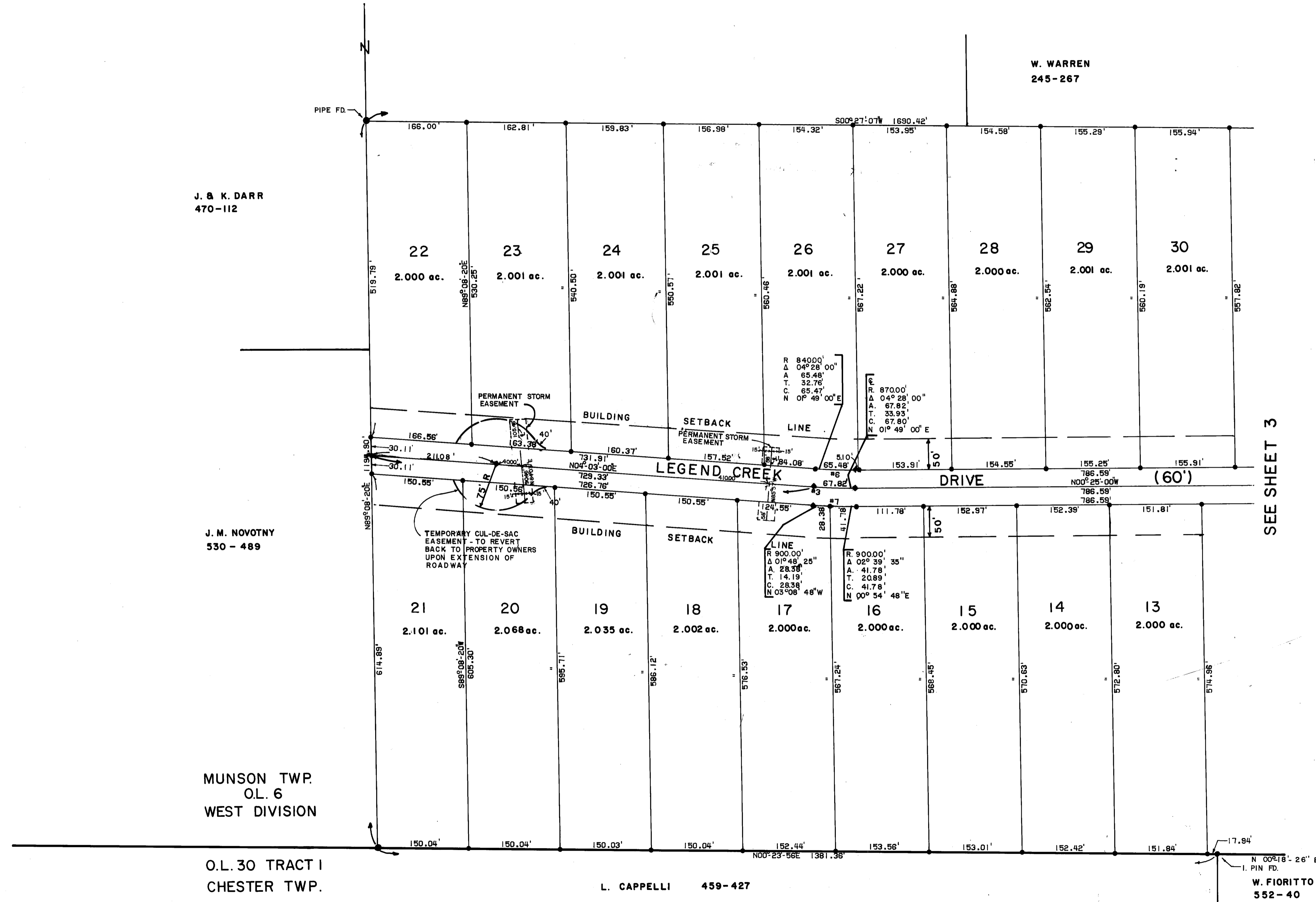
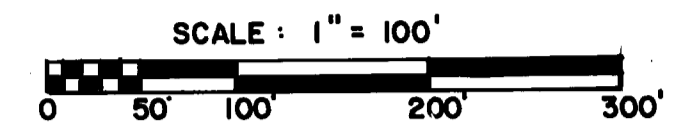
PLANNING CORPORATION • PLANNING CORPORATION  
MEMBERS BY NAME: [illegible]

PLANNING CORPORATION • PLANNING CORPORATION  
MEMBERS BY NAME: [illegible]

PLANNING CORPORATION • PLANNING CORPORATION  
MEMBERS BY NAME: [illegible]

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DRAWING



SEE SHEET 3

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