

PINE ACRES SUBDIVISION NO. 3

LOT NO. 8 TRACT NO. 1
 CHESTER TOWNSHIP
 GEauga COUNTY, OHIO

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
 401 SOUTH STREET
 CHARDON, OHIO 44024

Lawrence Wilson
 LAWRENCE WILSON
 REGISTERED SURVEYOR NO. 5807
 SEPTEMBER, 1980

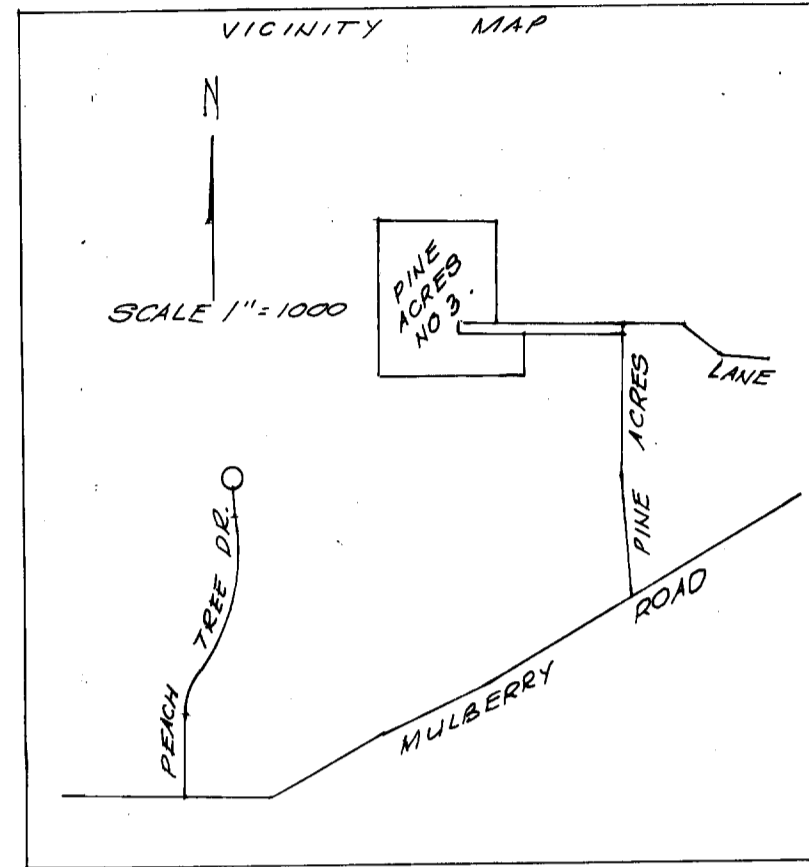
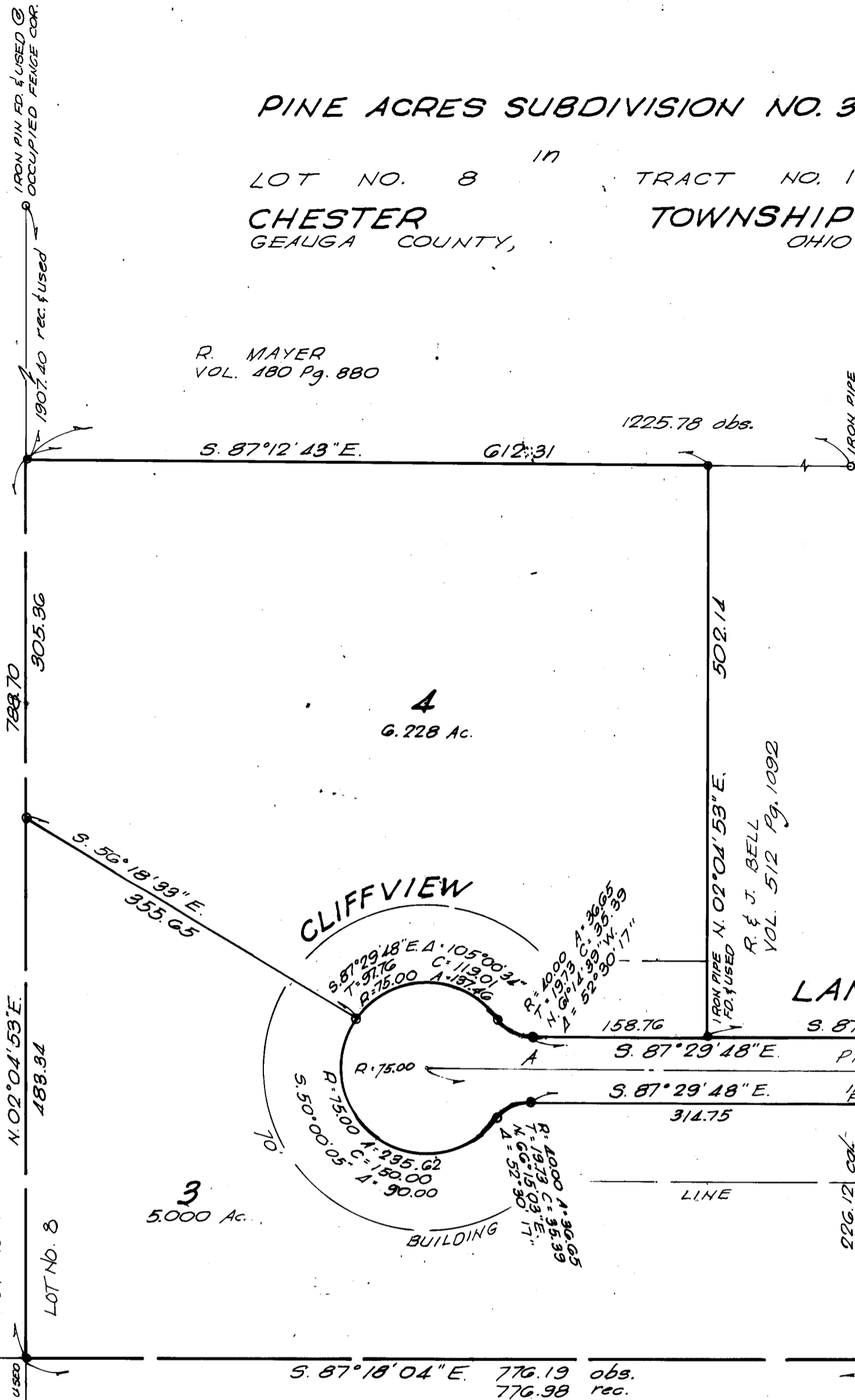
AREA IN CLIFFVIEW LANE = 1.558 Ac.
 AREA IN SUBLOTS = 11.228 Ac.
 TOTAL AREA IN SUBDIVISION = 12.786 Ac.



SCALE 1" = 100'

DENOTES IRON MONUMENT SET OR FOUND

FOX DEN WOODS SUBDIVISION VOL. 12 Pg. 85
 LOT No. 7
 LOT No. 8
 LOT No. 17
 LOT No. 18
 ORCHARD HILL SUBDIVISION VOL. 49
 LOT No. 17
 LOT No. 18



WILLIAM R. AND PAULETTE BAKER, HUSBAND AND WIFE, OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY AND THE OHIO BELL TELEPHONE COMPANY, BOTH OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT UNDER AND THROUGH THE ENTIRE RIGHT OF WAY AS SHOWN HEREON AND KNOWN AS CLIFFVIEW LANE 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 THEREFOR, 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 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. ALSO A UTILITY EASEMENT 30 FEET WIDE, 15 FEET ON EACH SIDE OF ALL PROPERTY LINES.

William R. Baker HUSBAND OWNER
Paulette Baker WIFE OWNER
Paul A. Ashby WITNESS
Kathleen P. Temple WITNESS
 COUNTY OF GEauga, STATE OF OHIO
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED WILLIAM R. BAKER AND PAULETTE BAKER 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 3rd DAY OF OCTOBER, 1980.
Kathleen P. Temple
 KATHLEEN P. TEMPLE, Notary Public
 State of Ohio - Geauga County
 My comm. exp. Jan. 19, 1984

PRIVATE DRIVE
 WE THE OWNERS OF THE LAND SHOWN HEREIN TOGETHER WITH OUR HEIRS, SUCCESSORS AND ASSIGNS, SHALL BE SOLELY RESPONSIBLE FOR THE ROADWAY AS INDICATED ON THIS PLAT OUTLINED IN YELLOW. WITH RESPECT TO THE ROADWAY, THE OWNERS AND ANY FUTURE GRANTEEES HEREUNDER SHALL ACKNOWLEDGE IN THEIR RESPECTIVE DEEDS THAT THEY UNDERSTAND THAT THE PREMISES DESCRIBED HEREIN IS LOCATED UPON A NON-DEDICATED RIGHT OF WAY AND SHALL REMAIN A NON-DEDICATED RIGHT OF WAY. THE OWNERS AND ANY FURTHER GRANTEEES HEREUNDER SHALL FURTHER ACKNOWLEDGE THAT THEY UNDERSTAND THAT NO GOVERNMENT BODY IS RESPONSIBLE OR WILL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF SAID RIGHT OF WAY.

WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON, AS NAMED HEREIN, HEREBY CERTIFY THAT THE HEREIN ATTACHED PLAT CORRECTLY REPRESENTS OUR PINE ACRES SUBDIVISION NO. 3, A SUBDIVISION OF SUBLOTS 3 AND 4 INCLUSIVE AND DO HEREBY WARRANT AND REPRESENT THEY SHALL CAUSE A DEED RESTRICTION TO BE PLACED BINDING ALL SUCCESSORS, GRANTEEES, HEIRS AND ASSIGNS TO A COVENANT AGREEING NOT TO FURTHER SUBDIVIDE SUBLOTS 3 AND 4 HEREIN.

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 OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

William R. Baker HUSBAND OWNER
Paulette Baker WIFE OWNER
Paul A. Ashby WITNESS
Kathleen P. Temple WITNESS
 COUNTY OF GEauga, STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED WILLIAM R. AND PAULETTE BAKER 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 3rd DAY OF OCTOBER, 1980.

Kathleen P. Temple KATHLEEN P. TEMPLE, Notary Public
 NOTARY PUBLIC State of Ohio - Geauga County
 MY COMMISSION EXPIRES My comm. exp. Jan. 19, 1984



APPROVED BY THE GEauga COUNTY COMMISSIONERS THIS 10th DAY OF OCTOBER, 1980.
James Muller J. C. Ford

APPROVED AS TO LEGAL FORM BY THE GEauga COUNTY PROSECUTOR THIS 17th DAY OF OCTOBER, 1980.
Richard J. Makowski
 ASST. GEauga COUNTY PROSECUTOR

APPROVED BY THE GEauga COUNTY PLANNING COMMISSION THIS 19th DAY OF OCTOBER, 1980.
R.C. Ford CHAIRMAN
 GEauga COUNTY PLANNING COMMISSION

RECEIVED FOR TRANSFER BY THE GEauga COUNTY AUDITOR THIS 17th DAY OF OCTOBER, 1980.
Richard J. Makowski
 GEauga COUNTY AUDITOR

THIS PLAT APPROVED BY THE GEauga COUNTY ENGINEER THIS 16th DAY OF OCTOBER, 1980.
Conor Robinson
 GEauga COUNTY ENGINEER

283431
 \$12.40

RECEIVED FOR RECORDING PURPOSES BY THE GEauga COUNTY RECORDER THIS 17th DAY OF OCTOBER, 1980. RECORDED THIS 17th DAY OF OCTOBER, 1980 AT 3:44 P.M. IN PLAT BOOK NO. 13 PAGE NO. 82
Phil W. King
 GEauga COUNTY RECORDER



13-82