

SUN RIDGE LANE

SUBDIVISION

SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEALGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RUSSELL LOT 8, TRACT 3 AND CONTAINING 54.752 ACRES OF LAND, AND BEING ALL OF THE LAND CONVEYED TO K.D.J. INVESTMENT COMPANY BY DEED RECORDED IN VOLUME 465, PAGE 65 OF GEALGA COUNTY DEED RECORDS.

CERTIFICATION

BRAUN-PRENOSIL ASSOC., INC.
ENGINEERS-SURVEYORS CHAGRIN FALLS, O.

I HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT.

Joseph Prenosil 8/25/80
Joseph Prenosil Reg. Surveyor No. 3396

STATE OF OHIO }
COUNTY OF Geauga } ss. BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED JOSEPH PRENOSIL, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND AFFIXED MY OFFICIAL SEAL AT Bainbridge Twp., Ohio, THIS 25 DAY OF August, 1980.

Patricia A. Hansel MY COMMISSION EXPIRES April 24, 1984
NOTARY PUBLIC

DEDICATION

WE, THE UNDERSIGNED OFFICERS OF SUN BOW, INC., VICTOR J. COHN, PRES. AND KENNETH E. PIKE, SEC., HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR "SUN RIDGE LANE" SUBDIVISION, A SUBDIVISION CONTAINING SUBLOTS 1 THROUGH 29, BOTH INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA OUTLINED IN RED SHADE AND DESIGNATED AS SUN RIDGE LANE. 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 THE PLAT FOR PUBLIC PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. IN WITNESS WHEREOF VICTOR J. COHN, PRES. AND KENNETH E. PIKE, SEC., OFFICERS OF SUN BOW, INC., HEREBY SET THEIR HANDS THIS 15 DAY OF August, 1980.

Laurence K. Hiltman WITNESS
Victor J. Cohn, Pres.
Kenneth E. Pike, Sec.

STATE OF OHIO }
COUNTY OF Geauga } ss. BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED THE ABOVE NAMED VICTOR J. COHN, PRES. AND KENNETH E. PIKE, SEC., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED AND THE FREE AND CORPORATE ACT OF SUN BOW, INC. IN TESTIMONY WHEREOF I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Bainbridge Twp., Ohio, THIS 15 DAY OF August, 1980.

Laurence K. Hiltman MY COMMISSION EXPIRES Jan. 13, 1984
NOTARY PUBLIC

MORTGAGE RELEASE

WE, THE UNDERSIGNED MORTGAGEE OF THE LAND INCLUDED IN THIS PLAT PLAN, HEREBY JOIN WITH THE OWNERS OF THIS SUBDIVISION IN THE DEDICATION TO PUBLIC USE OF THE AREAS INDICATED IN SAID PLAT PLAN, INCLUDING ROADS, UTILITY LINES AND EASEMENTS, AND HEREBY RELEASE AND WAIVE ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID AREAS.

PIKE LIMITED
OHIO LIMITED PARTNERSHIP

Laurence K. Hiltman WITNESS
Kenneth E. Pike, Gen. Part.

STATE OF OHIO }
COUNTY OF Geauga } ss. BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED THE ABOVE NAMED KENNETH E. PIKE, GENERAL PARTNER OF PIKE LIMITED, AN OHIO LIMITED PARTNERSHIP, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED AND THE FREE ACT OF PIKE LIMITED, AN OHIO LIMITED PARTNERSHIP. IN TESTIMONY WHEREOF I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Bainbridge Twp., Ohio, THIS 15 DAY OF August, 1980.

Laurence K. Hiltman MY COMMISSION EXPIRES Jan. 13, 1984
NOTARY PUBLIC

APPROVALS

THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL, OHIO, FOR RECORD PURPOSES ONLY ON SEPTEMBER 4TH, 1980. SUCH APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF THE DEDICATION OF THE RIGHTS-OF-WAYS AND EASEMENTS SHOWN HEREON FOR PUBLIC USE NOR DOES SUCH APPROVAL CONSTITUTE ACCEPTANCE FOR MAINTENANCE OF THE IMPROVEMENTS CONTAINED IN THOSE RIGHTS-OF-WAYS AND EASEMENTS BY THE VILLAGE OF SOUTH RUSSELL. ACCEPTANCE FOR DEDICATION AND MAINTENANCE WILL OCCUR UPON SUBSEQUENT ADOPTION OF AN ORDINANCE BY THE COUNCIL OF THE VILLAGE OF SOUTH RUSSELL UPON FULFILLMENT BY THE SUBDIVIDER OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.

Charles M. Dewey
CHAIRMAN

Cathy Male
SECRETARY

THIS PLAT APPROVED THIS 4TH DAY OF September, 1980 William D. Hummel
VILLAGE ENGINEER.

THIS PLAT APPROVED THIS 4TH DAY OF September, 1980 J. Thomas F. Hawley
MAYOR

EASEMENT

SUN BOW, INC., THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE EAST OHIO GAS COMPANY & WESTERN RESERVE TEL. CO., ALL OHIO CORPORATIONS THEIR SUCCESSORS AND ASSIGNS, HERINAFTER REFERRED TO AS THE GRANTEEES, 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 OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES SURFACE OR BELOW MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS 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 ELECTRIC, GAS AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES 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 AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

Victor J. Cohn, Pres.
Kenneth E. Pike, Sec.

47.919 AC. SUBDIVIDED INTO 29 SINGLE FAMILY LOTS
3.608 AC. OPEN SPACE
3.143 AC. NEWLY DEDICATED ROAD
0.082 AC. EXISTING BELL STREET
54.752 AC. SUBDIVIDED HEREWITH
2062.76 LIN. FT. NEW ROAD

TRANSFERRED Oct 20, 1980 Richard J. Makowski Auditor
FILED FOR RECORD THIS 20TH DAY OF OCTOBER, 1980 AT 11:02 A.M.

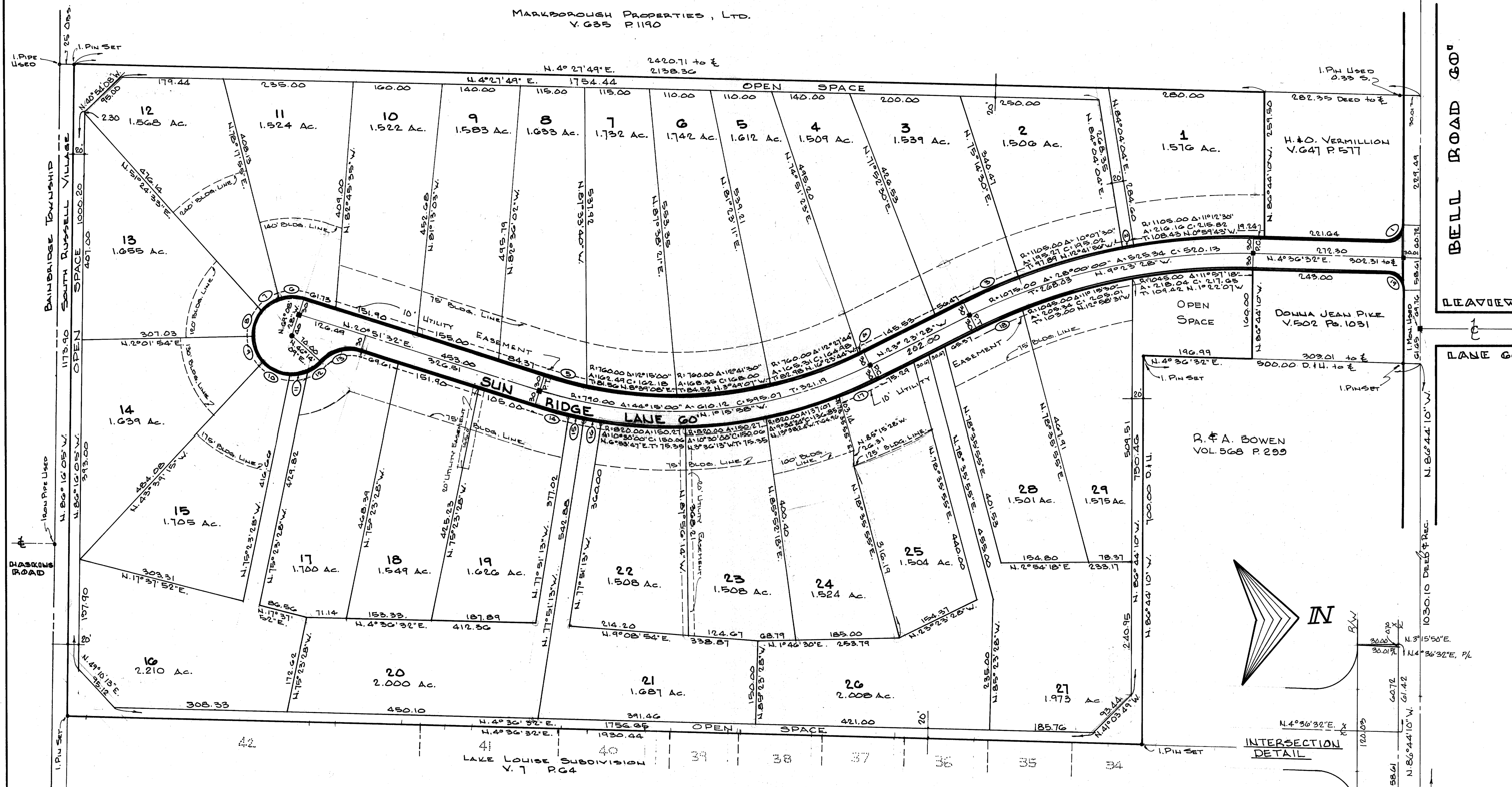
RECORDED THIS 20TH DAY OF OCTOBER, 1980 IN PLAT BOOK 13 PAGE 83

283445
#2480

Phil W. King
GEALGA COUNTY RECORDER

DEPUTY RECORDER

MARKBOROUGH PROPERTIES, LTD.
V. 635 P. 1190



CURVE DATA

① R: 30.00 Δ: 91°20'42" A: 47.83 C: 42.92 T: 30.11 N. 41°03'49"W	② R: 1105.00 Δ: 1°02'13" A: 20.00 C: 2.00 T: 10.00 N. 7°01'04"W	③ R: 1105.00 Δ: 1°02'13" A: 108.57 C: 108.53 T: 54.33 N. 2°00'34"W	④ R: 700.00 Δ: 0°45'52" A: 10.14 C: 10.14 T: 5.07 N. 2°00'34"W	⑤ R: 700.00 Δ: 0°04'54" A: 80.67 C: 80.63 T: 40.37 N. 1°49'05"E	⑥ R: 70.00 Δ: 35°13'01" A: 43.03 C: 42.44 T: 22.22 N. 3°14'59"E	⑦ R: 70.00 Δ: 35°17'34" A: 43.12 C: 42.44 T: 22.27 N. 3°20'22"W	⑧ R: 70.00 Δ: 29°58'30" A: 48.84 C: 47.85 T: 25.46 N. 0°58'24"W	⑨ R: 70.00 Δ: 42°11'03" A: 51.54 C: 50.38 T: 27.00 N. 0°10'50"E	⑩ R: 70.00 Δ: 41°24'31" A: 50.59 C: 49.50 T: 26.46 N. 2°19'00"E
⑪ R: 70.00 Δ: 26°33'23" A: 32.44 C: 32.16 T: 16.52 N. 6°30'01"W	⑫ R: 70.00 Δ: 23°59'09" A: 29.30 C: 29.09 T: 14.87 N. 5°46'17"W	⑬ R: 70.00 Δ: 42°37'23" A: 78.95 C: 74.83 T: 44.27 N. 11°27'10"W	⑭ R: 820.00 Δ: 4°30'59" A: 64.64 C: 64.62 T: 32.34 N. 18°36'03"E	⑮ R: 820.00 Δ: 2°05'58" A: 30.05 C: 30.04 T: 15.02 N. 15°11'33"E	⑯ R: 820.00 Δ: 2°03'48" A: 30.01 C: 30.01 T: 15.01 N. 15°11'41"E	⑰ R: 820.00 Δ: 4°57'51" A: 71.05 C: 71.02 T: 35.53 N. 20°54'32"W	⑱ R: 1045.00 Δ: 4°47'12" A: 87.30 C: 87.25 T: 43.63 N. 0°59'52"W	⑲ R: 300.00 Δ: 88°39'13" A: 46.42 C: 41.93 T: 29.30 N. 48°56'11"E	

NOTE: THE WORD UTILITY AS USED IN "UTILITY EASEMENT" SHALL ENCOMPASS, BUT NOT BE LIMITED TO DRAINAGE, SEWER, WATER, GAS, ELECTRIC OR INGRESS & EGRESS.

- IRON MONUMENT IN BOX
- INDICATES IRON PIN SET

BRAUN-PRENOSIL ASSOC., INC.
ENGINEERS-SURVEYORS CHAGRIN FALLS, O.

**SUN RIDGE LANE
SUBDIVISION**

SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEauga AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL RUSSELL TOWNSHIP LOT B, TRACT 3.

