

RESUBDIVISION OF LOTS 1 & 2 HIGH POINT SUBDIVISION AS RECORDED IN PLAT BOOK 13, PAGES 87-88

BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOTS 14 & 19, TR. 3, GEAUGA COUNTY, OHIO

WE, ROBERT RUSSELL AND THOMAS KUHNLE, 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 GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT UNDER, OVER AND THROUGH THE ENTIRE RIGHT OF WAY AS SHOWN HEREON AND KNOWN AS YORKSHIRE DRIVE 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 GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY 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 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' WIDE, 15' ON EACH SIDE OF ALL PROPERTY LINES.

<u>Robert Russell</u> ROBERT RUSSELL	OWNER	<u>J. R. Zhdarsic</u> WITNESS
<u>Thomas Kuhnle</u> THOMAS KUHNLE	1/2 INTEREST	<u>J. R. Zhdarsic</u> WITNESS

THE ABOVE SIGNERS OF THE PLAT DO EACH OWN IN FEE SIMPLE UNDIVIDED INTEREST AS SHOWN UNDER NAMES IN THE LANDS OF THE SUBDIVISION.

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 INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED, IN TESTIMONY WHEREOF, I HAVE HERE UNTO AFFIXED MY NAME AND OFFICIAL SEAL AT London OHIO THIS 20th DAY OF Sept 1982.

J. R. Zhdarsic MY COMMISSION EXPIRES _____
NOTARY PUBLIC

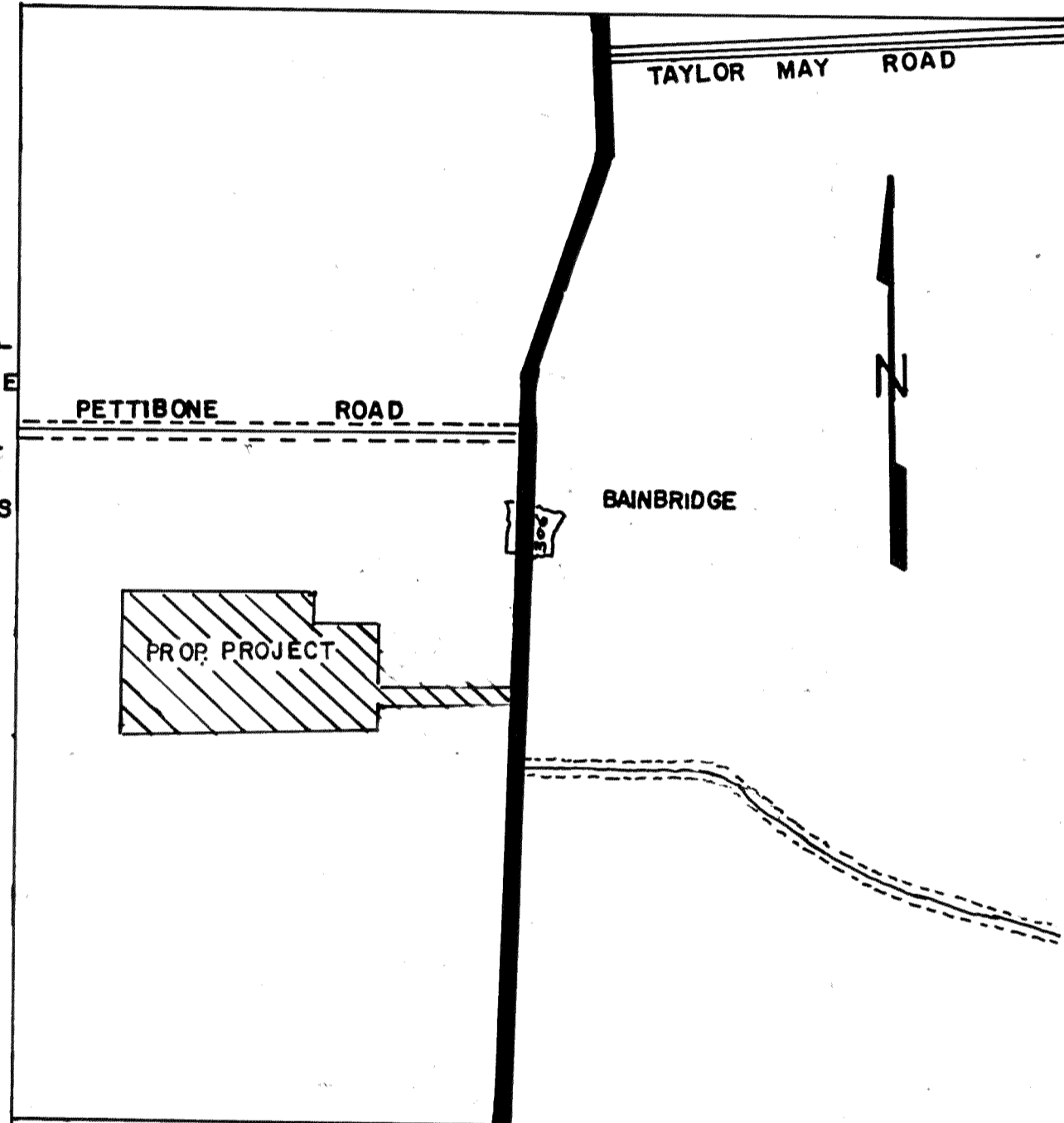
PRIVATE DRIVE
WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREIN, TOGETHER WITH OUR HEIRS, SUCCESSORS AND ASSIGNS, SHALL BE SOLELY RESPONSIBLE FOR THE ROADWAY, OPEN SPACES, AND LANDS IN COMMON, SAID ROADWAY AS INDICATED ON THIS PLAT OUTLINED IN ORANGE. WITH RESPECT TO THE ROADWAY, THE OWNERS AND ANY FUTURE GRANTEE 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 GRANTEE 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 HIGH POINT SUBDIVISION, A RESUBDIVISION OF LOTS 1 & 2 INTO LOTS 1 THRU 4 INCLUSIVE AND DO HEREBY ACCEPT THIS PLAT OF SAME.

THE UNDERSIGNED FURTHER AGREE THAT ANY USE AND 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 OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

<u>Robert Russell</u> OWNER	1/2 INTEREST	<u>J. R. Zhdarsic</u> WITNESS
<u>Thomas Kuhnle</u> OWNER	1/2 INTEREST	<u>J. R. Zhdarsic</u> WITNESS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED THE ABOVE NAMES WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED IN TESTIMONY WHEREOF, I HAVE HERE UNTO AFFIXED MY NAME AND OFFICIAL SEAL AT London OHIO THIS 20th DAY OF Sept 1982.

J. R. Zhdarsic MY COMMISSION EXPIRES _____
NOTARY PUBLIC



VICINITY MAP
SCALE ~ 1" = 1000'

AREA IN LOTS	18.1349 AC.
AREA IN ROADWAY	2.5899 AC.
TOTAL AREA IN SUBDIVISION	20.7248 AC.

APPROVED AS TO LEGAL FORM THIS 27 DAY OF September 1982
W. D. Duff
GEAUGA COUNTY PROSECUTOR

APPROVED THIS 14 DAY OF Sept 1982
Chas. Lousin
GEAUGA COUNTY PLANNING COMM.

APPROVED THIS 27 DAY OF Sept 1982
Pat H. Schell
GEAUGA COUNTY ENGINEER

APPROVED THIS 27th DAY OF September 1982 THE BOARD OF GEAUGA COUNTY COMMISSIONERS
Edna L. Davis
James J. Miller
GEAUGA COUNTY COMMISSIONERS

TRANSFERED THIS 18 DAY OF Jan 1983
Richard D. Makowski
GEAUGA COUNTY AUDITOR S.M.

FILED FOR RECORD THIS 18 DAY OF January 1983 AT 3:55 P.M.

RECORDED THIS 18 DAY OF JANUARY 1983
208688
2480

DEPUTY RECORDER
Phil W. King
GEAUGA COUNTY RECORDER

NOTE: THE AREA IN THE ROADWAY, YORKSHIRE DRIVE, SHALL BE DIVIDED EQUALLY AMONG THE OWNERS, THEIR SUBSEQUENT HEIRS, SUCCESSORS, AND ASSIGNS.

WE DO HEREBY CERTIFY THAT WE HAVE REVIEWED THE SURVEY OF THE PREMISES AS SURVEYED BY MILTON A. BOOMHOWER #4247 IN APRIL OF 1978, AND WE HAVE PREPARED THE ATTACHED PLAT, BASED ON SAID SURVEY, AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL WHICH ARE CORRECT.

A. E. Salky NO. 55237
A. E. SALKY REG. ENGINEER & SURVEYOR

