

UTILITY EASEMENT

JEWELL D. THOMAS AND ROSE M. THOMAS, OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE OHIO BELL TELEPHONE COMPANY AND THE 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 AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE 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, 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. IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HANDS THIS 11th DAY OF FEBRUARY, 1986.

Jewell Thomas HUSBAND, Rose Thomas WIFE, Sandra K. Hoffman WITNESS

STATE OF OHIO, COUNTY OF GEauga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED JEWELL D. THOMAS AND ROSE M. THOMAS WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CHardon, OHIO THIS 11th DAY OF Feb, 1986.

Sandra K. Hoffman, Notary Public, State of Ohio, My Commission Expires June 20, 1989

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

Richard Paltram, CLEVELAND ELECTRIC ILLUMINATING COMPANY, Daniel O'Haughey, EAST OHIO GAS COMPANY, Jeff Sankers, OHIO BELL TELEPHONE COMPANY

APPROVALS

APPROVED AS TO LEGAL FORM THIS 16th DAY OF Oct., 1987

James Wilson, Geauga County Prosecutor

APPROVED THIS 13th DAY OF October, 1987

William Korb, ACTING CHAIRMAN GEauga COUNTY PLANNING COMMISSION

APPROVED THIS 19th DAY OF October, 1987. CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY RIGHT-OF-WAY AND EASEMENTS SHOWN THEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHT-OF-WAY AND EASEMENTS.

Edna L. Davis, GEauga COUNTY COMMISSIONER, James J. Fuller, GEauga COUNTY COMMISSIONER

PURSUANT TO OHIO 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 CERTIFY THAT ALL OF THE IMPROVEMENTS AND FACILITIES HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE APPROVED PLAT AND PLANS, ARE IN GOOD REPAIR, AND HAVE MET ALL BONDING REQUIREMENTS.

THIS 16th DAY OF October, 1987

John T. Chellera, GEauga COUNTY ENGINEER

NORTHWARD POINTE SUBDIVISION

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga, STATE OF OHIO AND KNOWN AS BEING PART OF TRACT NO 2, LOT NO. 12 AND TRACT NO. 3, LOT NO 35 AND CONTAINING 10.228 ACRES BEING PART OF THE LAND AS CONVEYED TO JEWELL D. AND ROSE M. THOMAS IN THE DEED RECORDED IN VOLUME 730, PAGE 79 THROUGH PAGE 80 OF THE GEauga COUNTY DEED RECORDS.

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THE DIMENSIONS OF THE LOTS AND ROADS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEauga COUNTY ENGINEER.

LAWRENCE WILSON AND ASSOCIATES, PROFESSIONAL SURVEYORS, 401 SOUTH STREET, CHARDON, OHIO 44024

Lawrence Wilson, REGISTERED SURVEYOR NO. 5807, SEPTEMBER, 1986

WE THE UNDERSIGNED, JEWELL D. THOMAS AND ROSE M. THOMAS, OWNERS OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR NORTHWARD POINTE SUBDIVISION CONTAINING SUBLOTS ONE THROUGH SIX BOTH INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS NORTHWARD POINTE DRIVE. THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH AND 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 UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. IN WITNESS WHEREOF THE UNDERSIGNED SET THEIR HANDS THIS 11th DAY OF FEBRUARY, 1986.

Jewell Thomas HUSBAND, Rose Thomas WIFE, Sandra K. Hoffman WITNESS

STATE OF OHIO, COUNTY OF GEauga

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED JEWELL D. THOMAS AND ROSE M. THOMAS WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO THIS 11th DAY OF Feb, 1986.

Sandra K. Hoffman, Notary Public, State of Ohio, My Commission Expires June 20, 1989

TOTAL NUMBER OF SUBLOTS - 6, TOTAL AREA IN SUBLOTS - 9.266 ACRES, TOTAL AREA IN ROAD - 0.962 ACRES, TOTAL AREA IN SUBDIVISION - 10.228 ACRES, TOTAL LENGTH OF ROAD - 462.70 LINEAL FEET

MORTGAGE RELEASE

THE UNDERSIGNED MORTGAGEE OF THE LAND INCLUDED IN THIS PLAT AND SUBDIVISION DO HERE BY JOIN WITH THE OWNERS OF THIS SUBDIVISION IN THE DEDICATION TO PUBLIC USE OF THE AREA DESIGNATED AS NORTHWARD POINTE DRIVE AND HEREBY RELEASE FROM LIEN OF OUR MORTGAGE AND WAIVE ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID DRIVE. IN WITNESS WHEREOF THE UNDERSIGNED SET THEIR HANDS THIS 11th DAY OF FEBRUARY, 1986.

Bank One Cleveland, N.A. Managing Officer, STATE OF OHIO, COUNTY OF GEauga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED DENNIS D. LAUGHLAN WM BUDZIAK OF BANK ONE CLEVELAND, N.A., WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED AND THE FREE CORPORATE ACT AND DEED OF BANK ONE CLEVELAND, N.A. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO THIS 11th DAY OF Feb, 1986.

Sandra K. Hoffman, Notary Public, State of Ohio, My Commission Expires June 20, 1989

TRANSFERRED THIS 20 DAY OF October, 1987

Richard J. Makowski, GEauga COUNTY AUDITOR

357111

FILED FOR RECORD THIS 20 DAY OF Oct., 1987 AT 12:11 A.M.

RECORDED THIS 20 DAY OF Oct., 1987 IN PLAT BOOK VOLUME 16 PAGE 99

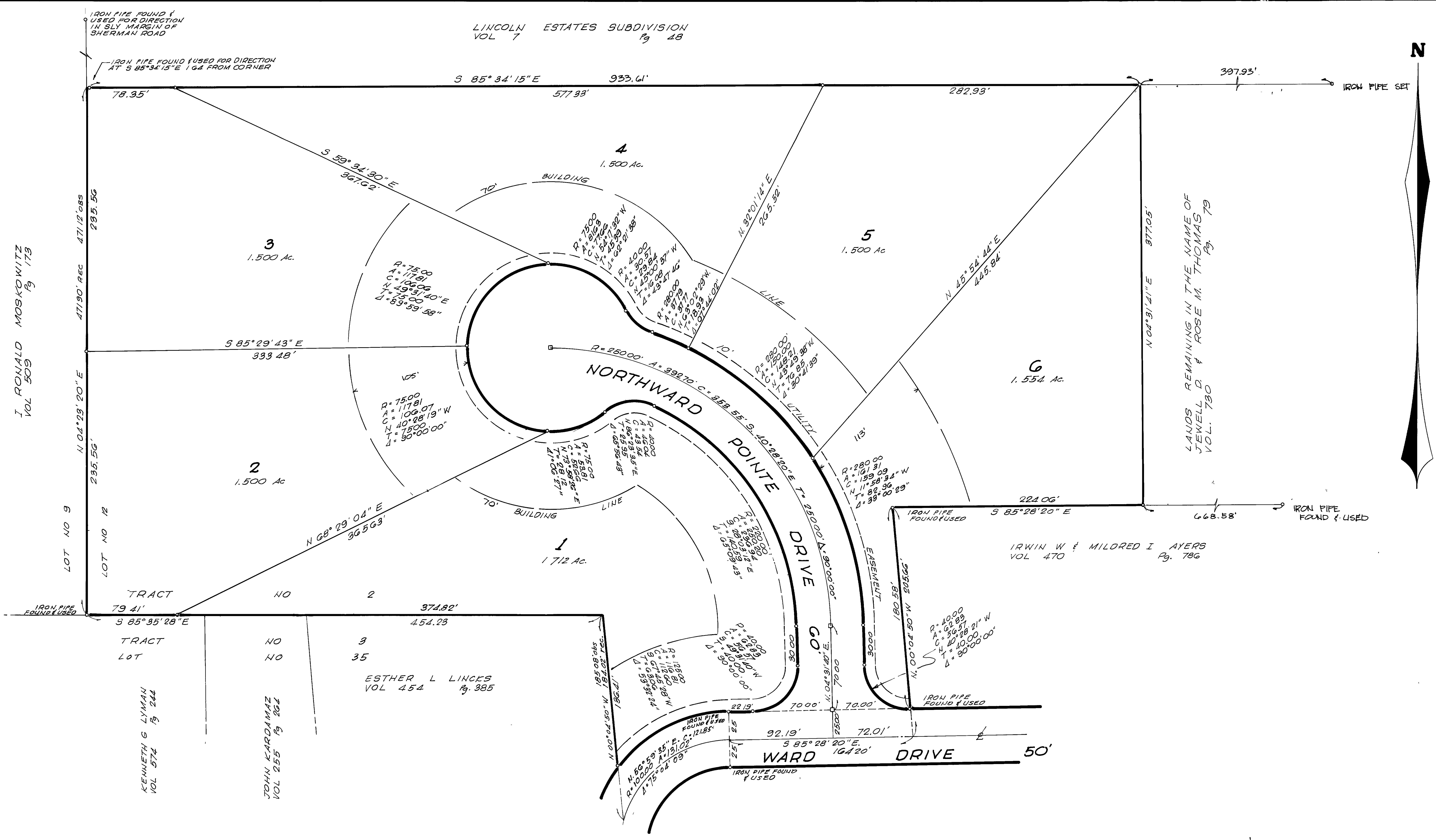
By: Phl. W. King, GEauga COUNTY RECORDER, Catherine Seiden, Deputy

DENOTES IRON MONUMENT SET

DENOTES IRON PIPE SET

LINCOLN ESTATES SUBDIVISION
VOL 7 Pg 48

N



I. RONALD MOSKOWITZ
VOL 509 Pg 173

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|----------|----|----|-------------------------------------|
| TRACT NO | 2 | 3 | 35 |
| LOT | NO | NO | NO |
| | | | ESTHER L LINCKES VOL 454 Pg. 385 |
| | | | KENNETH G LYMAN VOL 574 Pg 244 |
| | | | JOHN KARDAMAZ VOL 255 Pg 264 |

LANDS REMAINING IN THE NAME OF
JEWELL D & ROSE M. THOMAS
Pg. 79
VOL. 730

IRWIN W & MILDRED I AYERS
VOL 470 Pg. 786

