

FINAL PLAT OF LORIENT WOODS - PHASE 2

REVISIONS

DESIGNED BY: _____
 DRAWN BY: MSJ
 CHECKED BY: JMH
 DATE: 3-4-88
 FIELD BOOK: 263 & 266

ACCEPTANCE CERTIFICATION AND DEDICATION

The Undersigned Owner, Lorien Woods, Inc., Of The Land Shown Herein, Hereby Certifies That This Plat Correctly Represents Its "Lorien Woods" Phase No. 2 Subdivision Containing Sublots 14 Through 29 Both Inclusive, And Does Hereby Accept This Plat Of The Same, And Dedicate To Public Use The Area Designated As Greenway Trail And Lost Lakes Trail, Including Any Right-Of-Way(s) And Easements Shown Hereon For Public Use And Benefit Including, But Not Limited To The _____ Easements Shown On This Plat For The Construction Of Sanitary Sewer Improvements. The Undersigned Further Agrees 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 Itself 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 Hereunto Set Its Hand This 5th Day Of MARCH, 1988.

Lorien Woods, Inc.

By: Mark E. Snider - President Attest: Patrick W. Winslow - Secretary

State Of Ohio
County Of Cuyahoga

Before Me, A Notary Public In And For Said County And State Personally Appeared The Above Named Mark E. Snider And Patrick W. Winslow Who Acknowledged To Me That They Are President And Secretary, Respectively, Of Lorien Woods, Inc., That They Did Sign The Foregoing Instrument And That The Same Is Their Free Act And Deed For The Purposes Therein Expressed, And The Free Act And Deed Of Said Corporation Duly Authorized And Their Free Act And Deed Individually And As Such Officers. In Witness Whereof I Have Hereunto Set My Hand And Affixed My Official Seal At Solon, Ohio This 5th Day Of MARCH, 1988.

Helen R. Trum
 Notary Public
 My Commission Expires: NOVEMBER 4, 1991

Seal:

UTILITY EASEMENT

Lorien Woods, Inc., The Undersigned Owner Of The Within Platted Land, Does Hereby Grant Unto The CEI Electric Co., Alltel Corp., East Ohio Gas Co., And Cablevision Of Geauga, All Ohio Corporations, Their Successors And Assigns (Hereinafter Referred To As The Grantees) 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 Cable, 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 Grantees For Distributing, Transporting, And Transmitting Electricity, Gas, And Communication Signals, For Public And Private Use At Such Locations As The Grantees 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, 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 Hereunto Set Its Hand This 5th Day Of MARCH, 1988.

Lorien Woods, Inc.

By: Mark E. Snider - President Attest: Patrick W. Winslow - Secretary

State Of Ohio
County Of Cuyahoga

Before Me, A Notary Public, In And For Said County And State Personally Appeared The Above Named Mark E. Snider And Patrick W. Winslow Who Acknowledged To Me That They Are President And Secretary, Respectively, Of Lorien Woods, Inc., That They Did Sign The Forgoing Instrument And That The Same Is Their Free Act And Deed For The Purposes Therein Expressed And The Free Act And Deed Of Said Corporation Duly Authorized And And Their Free Act And Deed Individually And As Such Officers. In Witness Whereof I Have Hereunto Set My Hand And Affixed My Official Seal At Solon, Ohio This 5th Day Of MARCH, 1988.

Helen R. Trum
 Notary Public
 My Commission Expires: NOVEMBER 4, 1991

Seal:

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

<u>Richard Patton</u> <u>7-12-88</u> CEI Electric Company Date	<u>John Alltel</u> <u>4-21-88</u> Alltel Corporation Date
<u>Charles Powell</u> <u>7/13/88</u> East Ohio Gas Company Date	<u>Dave Leisa</u> <u>8-15-88</u> Cablevision Of Geauga Date

Approved As To Legal Form This 28th Day Of August, 1989.

David Lubecky
 Assistant Geauga County Prosecutor

Approved This 8th Day Of MARCH, 1988.

William H. Best
 Acting Chairman, Geauga County Planning Commission

Pursuant To Ohio Revised Code Section 711.091, I Have Checked The Specifications, Construction And The Condition Of The Road(s) Dedicated To Public Use Herein, And I Have Checked The Presence, In Place As Required, Of All Iron Properly 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 29th Day Of August, 1989.

Robert Phillips
 Geauga County Engineer

I Have Checked The Plat Of Lorien Woods Phase No. 2 For Sanitary Sewers And Do Hereby Certify That There Is Sufficient Capacity In MacFarland Creek Waste Water Treatment Plant To Receive And Treat The Sanitary Effluent Of This Subdivision. I Have Reviewed This 27th Day Of August, 1989 The Easements Shown Herein, And Find Them Adequate For The Installation Of Anticipated Sewerage Improvements.

James H. Fisher
 Geauga County Sanitary Engineer

Approved This 28th Day Of August, 1989, Constituting An Acceptance Of The Dedication Of Any Right-Of-Way(s), Easement(s), _____ And The Improvements Installed Pursuant To Ohio Revised Code Section 711.01 Shown Hereon For Public Use And Benefit And The Acceptance For Maintenance Of Such Improvements Contained Within The Right-Of-Way(s) And Easement(s).

Edna S. Davis James Muller
 Geauga County Commissioner Geauga County Commissioner

Transferred This 29th Day Of August, 1989.

Richard J. Mahawski
 Geauga County Auditor

File For Record This 29 Day Of August, 1989 At 2:22 P.M.

Recorded This 29 Day Of August, 1989 In Plat Book Volume 18 Pg. 60.

Catherine H. Heiden
 Geauga County Recorder

LORIENT WOODS - PHASE 2
APPROVALS

HOWELLS AND BAIRD, INC.
 CIVIL ENGINEERS AND SURVEYORS
 SALEM, OHIO
 PH. 216-332-4834



SITE DATA

27.768 Ac. In Lots
 438 Ac. In Existing Roads
 3,403 Ac. In Proposed Roads
 10,225 Ac. In Block "A"
 41,834 Ac. Total In Phase No. 2

BENCH MARK

Disc In Concrete Post Flush
 With Ground. County Bench
 Mark No. 562
 Elev. 1223.72

LENGTH OF ROADS

Lucky Bell Lane 481.37 Lin. Ft.
 Greenway Trail 941.06 Lin. Ft.
 Lost Lakes Trail 906.73 Lin. Ft.
 Total 2329.16 Lin. Ft.
 No. Of Sublots = 16

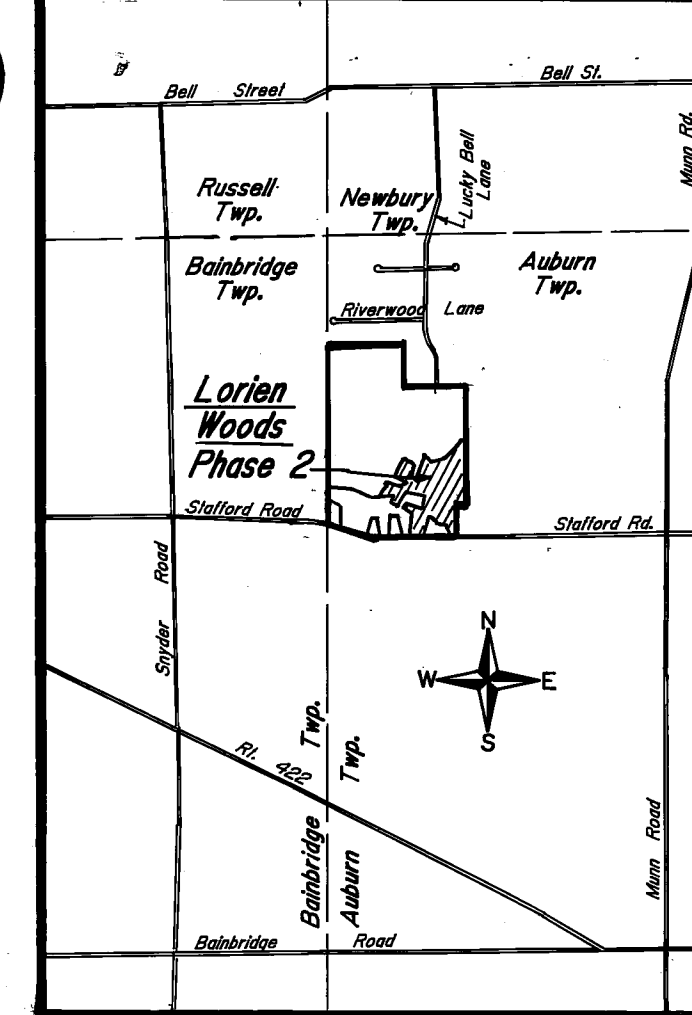
FINAL PLAT

LORIEN WOODS - PHASE NO. 2

SUBLOTS 14 THRU 29

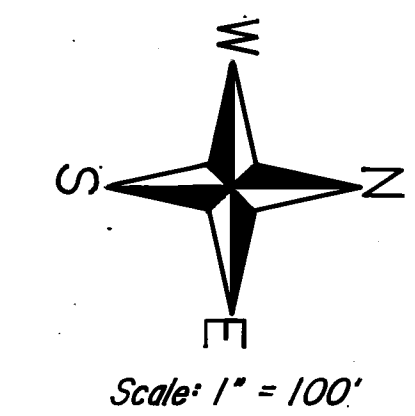
Being Part Of Lot 2, Section 2, Tract One, Located In Auburn Township, Geauga County, Ohio.
 Being Part Of Four Parcels Of Land Containing 193,402 Ac. Conveyed To Lorien Woods, Inc.
 In The Deeds Recorded In Vol. 802 Pg. 93, Vol. 802 Pg. 402, And Vol. 802 Pg. 404 Of
 The Geauga County Deed Records.

3
82



Vicinity Map
 Scale: 1" = 3,500'

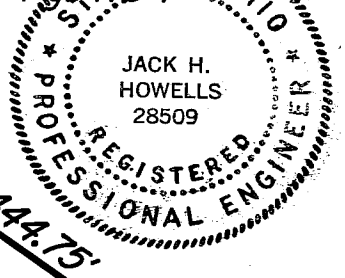
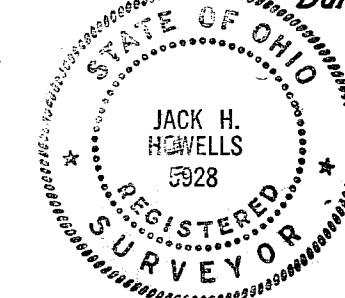
- LEGEND**
- Iron Pin Set
 - Iron Pin Found
 - Road Monument
 - Subdivision Corner Monument



SURVEYOR'S CERTIFICATION

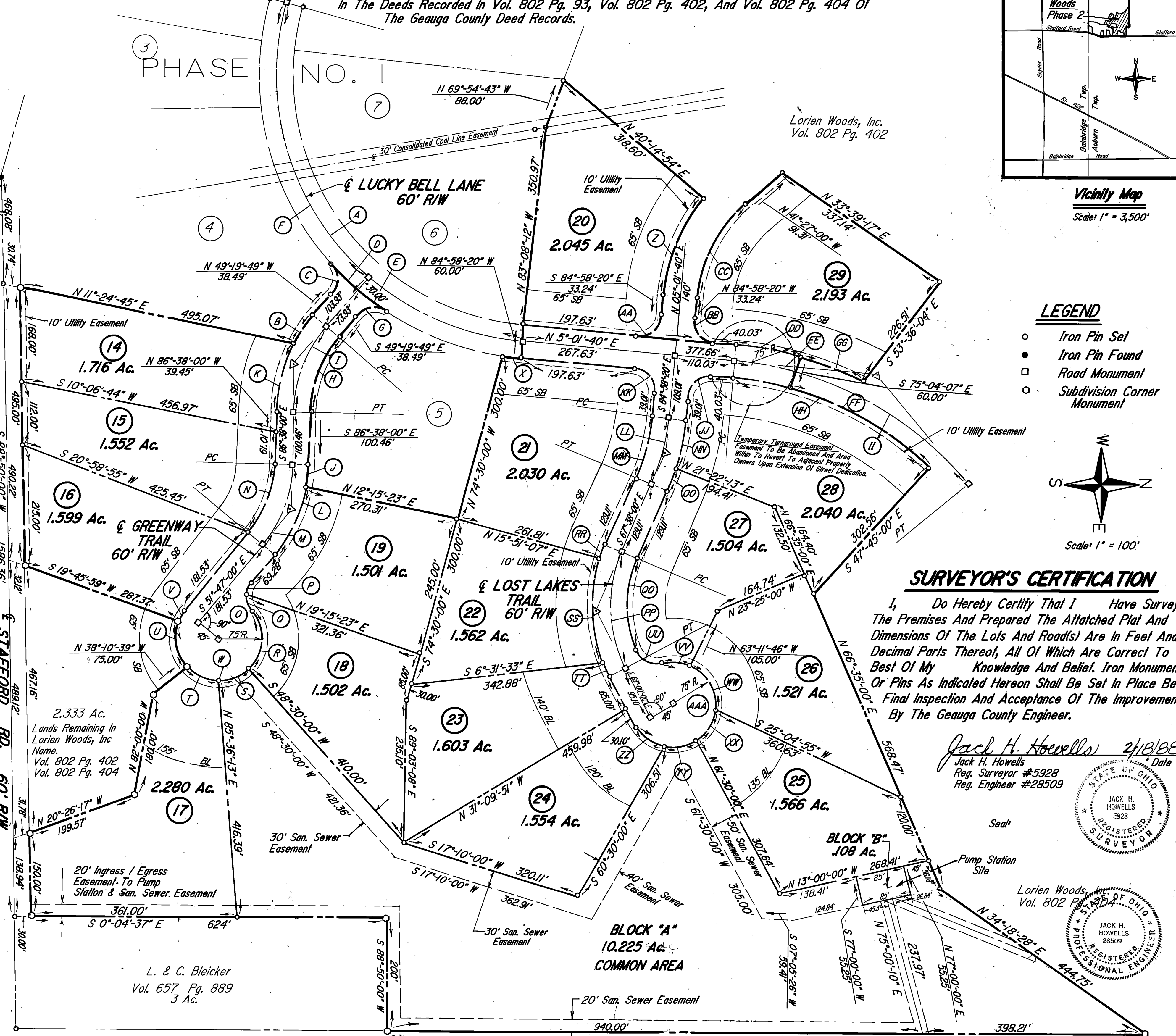
I, Do hereby Certify That I Have Surveyed The Premises And Prepared The Attached Plat And The Dimensions Of The Lots And Road(s) Are In Feet And Decimal Parts Thereof, All Of Which Are Correct To The Best Of My Knowledge And Belief. Iron Monuments Or Pins As Indicated Hereon Shall Be Set In Place Before Final Inspection And Acceptance Of The Improvements By The Geauga County Engineer.

Jack H. Howells 2/18/88
 Jack H. Howells
 Reg. Surveyor #5928
 Reg. Engineer #28509



CURVE DATA TABLE

CURVE	RADIUS	ANGLE	TANGENT	LENGTH	CHORD LENGTH	CHORD BEARING
A	470.00'	101°-03'-09"	570.69'	828.94'	725.60'	N 55°-33'-14" E
B	285.00'	14°-04'-21"	35.18'	70.00'	69.82'	N 56°-21'-58" E
C	40.00'	82°-33'-07"	35.11'	57.63'	52.77'	S 89°-23'-35" W
D	500.00'	7°-26'-54"	32.54'	65.00'	64.95'	N 44°-23'-35" E
E	500.00'	7°-26'-54"	32.54'	65.00'	64.95'	N 36°-56'-45" E
F	470.00'	65°-24'-38"	301.80'	536.57'	507.90'	N 73°-22'-29" E
G	40.00'	82°-33'-06"	35.11'	57.63'	52.77'	S 8°-03'-14" E
H	285.00'	37°-18'-11"	75.95'	146.49'	143.92'	S 67°-58'-54" E
I	285.00'	37°-18'-11"	75.95'	146.49'	143.92'	S 67°-58'-54" E
J	280.00'	7°-50'-21"	19.18'	38.31'	38.28'	S 82°-42'-54" E
K	285.00'	23°-13'-47"	98.59'	115.55'	114.76'	S 75°-01'-05" E
L	280.00'	27°-00'-39"	67.25'	132.00'	130.78'	N 65°-17'-18" W
M	250.00'	34°-51'-00"	78.47'	152.06'	149.73'	S 69°-12'-29" E
N	220.00'	34°-51'-00"	69.05'	133.81'	131.76'	S 69°-12'-30" E
O	40.00'	77°-26'-37"	32.07'	54.07'	50.04'	S 89°-28'-42" W
P	40.00'	23°-00'-41"	81.4'	16.06'	15.96'	N 63°-17'-31" W
Q	40.00'	54°-25'-51"	20.57'	38.00'	36.59'	S 77°-59'-18" W
R	75.00'	81°-44'-12"	64.89'	106.99'	98.15'	N 88°-21'-31" W
S	75.00'	45°-50'-14"	31.71'	60.00'	58.41'	N 24°-34'-21" W
T	75.00'	53°-28'-33"	37.78'	70.00'	67.49'	N 25°-05'-04" E
U	75.00'	61°-06'-55"	44.28'	80.00'	76.26'	S 82°-22'-48" W
V	75.00'	15°-16'-43"	10.06'	20.00'	19.94'	S 59°-25'-21" E
W	75.00'	257°-26'-37"	336.89'	117.03'	117.03'	S 00°-30'-20" E
X	500.00'	3°-12'-46"	14.02'	28.04'	28.03'	N 6°-37'-57" E
Y						
Z	310.00'	35°-13'-14"	98.40'	190.56'	187.58'	S 67°-21'-43" E
AA	40.00'	90°-00'-00"	40.00'	62.83'	62.83'	S 39°-58'-20" E
BB	40.00'	90°-00'-00"	40.00'	62.83'	62.83'	S 50°-01'-40" W
CC	250.00'	43°-31'-20"	99.80'	189.90'	185.37'	N 63°-12'-40" W
DD	630.00'	21°-22'-16"	118.88'	234.99'	233.63'	S 15°-42'-47" W
EE	600.00'	9°-54'-12"	51.98'	103.71'	103.59'	N 9°-58'-46" E
FF	570.00'	29°-03'-42"	147.74'	289.12'	286.03'	N 29°-29'-44" E
GG	630.00'	11°-28'-03"	63.26'	126.09'	125.88'	S 20°-39'-54" W
HH	570.00'	38°-57'-55"	201.65'	387.64'	380.22'	N 24°-30'-37" W
II	600.00'	45°-30'-28"	291.65'	476.56'	464.13'	N 27°-46'-54" E
JJ	40.00'	90°-00'-00"	40.00'	62.83'	62.83'	S 39°-58'-17" E
KK	40.00'	90°-00'-00"	40.00'	62.83'	62.83'	S 50°-01'-37" E
LL	400.00'	17°-20'-20"	60.99'	121.05'	120.59'	S 76°-48'-08" E
MM	370.00'	17°-20'-20"	56.42'	111.97'	111.54'	S 76°-48'-08" E
NN	430.00'	12°-00'-32"	45.23'	90.13'	89.96'	S 78°-58'-04" E
OO	430.00'	5°-19'-47"	20.01'	39.99'	39.99'	N 70°-17'-54" W
PP	250.00'	49°-22'-00"	114.90'	208.80'	208.80'	N 87°-41'-00" E
QQ	220.00'	43°-57'-27"	88.79'	168.78'	164.68'	N 89°-36'-43" W
RR	280.00'	6°-30'-53"	31.84'	15.94'	31.82'	S 70°-53'-25" E
SS	280.00'	37°-14'-32"	94.35'	182.00'	178.81'	N 87°-13'-50" E
TT	280.00'	5°-36'-38"	13.72'	27.41'	27.40'	N 65°-48'-15" E
UU	40.00'	82°-26'-38"	35.04'	57.56'	52.72'	S 27°-11'-12" W
VV	75.00'	40°-50'-19"	27.92'	53.46'	52.33'	S 6°-23'-06" W
WW	75.00'	71°-02'-49"	53.54'	93.00'	87.16'	S 62°-19'-37" W
XX	75.00'	49°-39'-22"	34.70'	65.00'	62.98'	S 57°-19'-17" E
YY	75.00'	45°-50'-14"	31.71'	60.00'	58.41'	N 9°-34'-15" W
ZZ	75.00'	49°-39'-22"	34.70'	65.00'	62.98'	N 38°-10'-19" E
AAA	75.00'	257°-02'-05"	336.46'	117.36'	117.36'	S 65°-31'-02" E



L. & C. Bleicker
 Vol. 657 Pg. 889
 3 Ac.

BLOCK "A"
 10,225 Ac.
 COMMON AREA

BLOCK "B"
 108 Ac.

REVISIONS

DESIGNED BY: GTL
 DRAWN BY: GTL
 TRACED BY: MSL
 CHECKED BY: JHH
 DATE: 2-11-88
 FIELD BOOK: 263 & 266

LORIEN WOODS - PHASE NO. 2
 FINAL PLAT
 Lot 2, Section 2, Tract One
 Auburn Township, Geauga County, Ohio

HOWELLS AND BAIRD, INC.
 CIVIL ENGINEERS AND SURVEYORS
 SALEM, OHIO
 PH. 216-332-4834

