

# PLAT OF FAR WOODS SUBDIVISION

## BEING A SUBDIVISION OF PART OF THE BOND TRACT, LOT 30 HAMB DEN TOWNSHIP, GEAUGA COUNTY, OHIO

AND CONTAINING 60.902 ACRES, BEING PART OF THE LAND AS CONVEYED TO DON FARINACCI IN THE DEED RECORDED IN VOLUME 580 PAGE 376 OF THE GEAUGA COUNTY DEED RECORDS.

OWNER: DON FARINACCI  
BROWN ROAD  
HAMB DEN TOWNSHIP, OHIO

**ACCEPTANCE:**

I, DON FARINACCI, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS MY PLAT OF FAR WOODS SUBDIVISION CONTAINING SUBLOTS 1-6, BOTH INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND OFFER FOR DEDICATION TO PUBLIC USE THE TEMPORARY TURNAROUND EASEMENT AS SHOWN HEREON.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH AND OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS AND 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 HERETO SET THEIR HANDS THIS 10th DAY OF MAY, 1989.

Don Farinacci  
DON FARINACCI, OWNER  
13263 GAR. HIGHWAY  
CHARDON OHIO  
PH. 216-285-3530  
STATE OF OHIO  
COUNTY OF Geauga

Edward Semick  
WITNESS

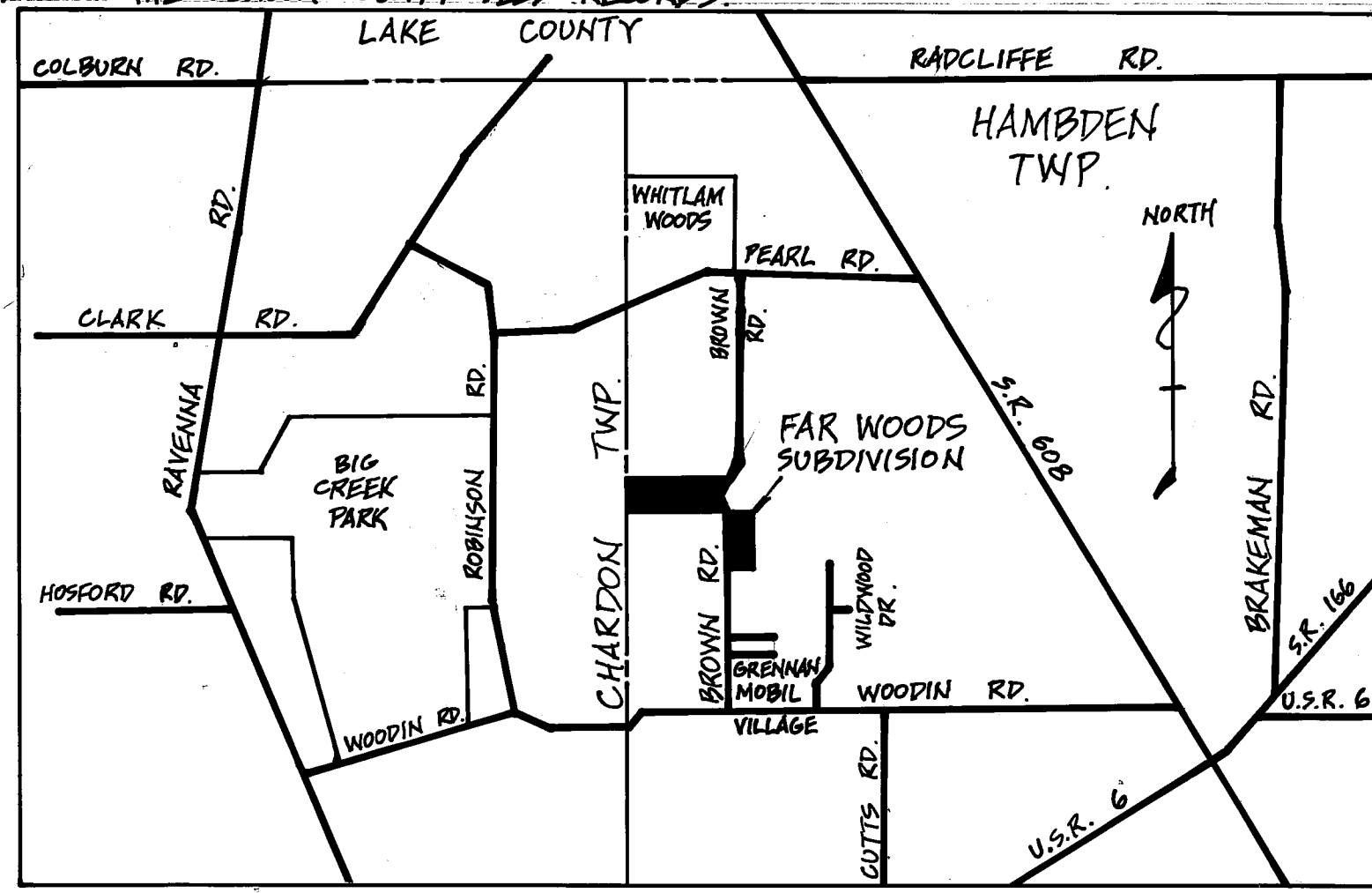
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, STATE OF OHIO, APPEARED THE ABOVE PERSONS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY THEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL THIS 10th DAY OF May, 1989, AT Chardon, OHIO.

Marian L. Farinacci  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4-28-94  
MARIAN L. FARINACCI  
Notary Public, State of Ohio  
My Commission Expires April 7, 1994  
(Recorded in Geauga County)

**UTILITY EASEMENT**

I, DON FARINACCI, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, THE EAST OHIO GAS COMPANY AND GEAUGA CABLEVISION, 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 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 COMMUNICATIONS 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 HIS HAND THIS 10th DAY OF MAY, 1989.

Don Farinacci  
DON FARINACCI, OWNER  
STATE OF OHIO, COUNTY OF Geauga  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED PERSONS, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO, THIS 10th DAY OF MAY, 1989.  
Marian L. Farinacci  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 4-28-94  
(Recorded in Geauga County)

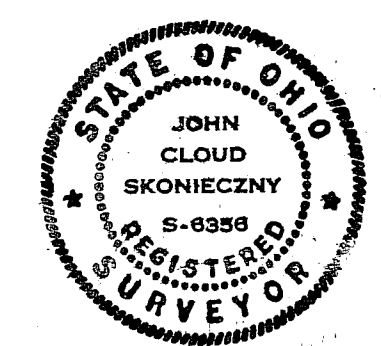


VICINITY MAP  
NO SCALE  
DATE OF PLAT MARCH, 1989  
AREA IN SUBLOTS: 60.902 Acres  
AREA IN SUBDIVISION: 60.902 ACRES  
NUMBER OF SUBLOTS: 6  
• DENOTES IRON PIN SET.  
⊙ DENOTES IRON PIN SET IN CONCRETE MONUMENT.

**UTILITY EASEMENT ACCEPTED BY:**

- Richard Pattison 8-28-89 DATE  
CLEVELAND ELECTRIC ILLUMINATING CO.
- Robert Dewey 8-28-89 DATE  
WESTERN RESERVE TELEPHONE CO.
- Dave Leina 9-25-89 DATE  
GEAUGA CABLEVISION
- Chuck Barrett 7/21/89 DATE  
EAST OHIO GAS CO.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THE DIMENSIONS OF THE LOTS AND ROAD 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.



John C. Skonieczny  
REG. LAND SURVEYOR No. 6356  
JOHN C. SKONIECZNY  
May 8, 1989  
DATE

### APPROVALS

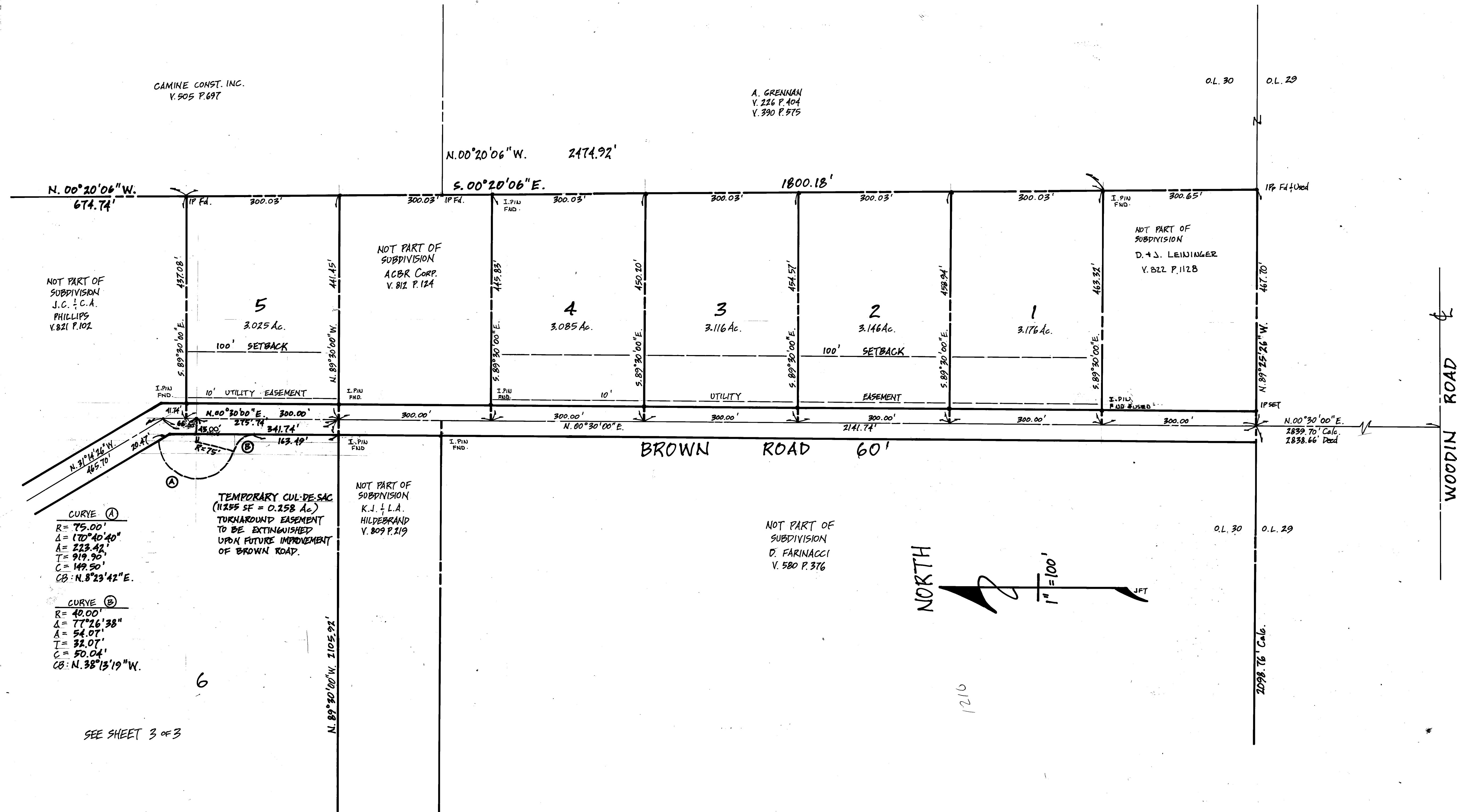
- APPROVED THIS 12 DAY OF SEPTEMBER, 1989.  
James P. Duff  
CHAIRMAN, GEAUGA COUNTY PLANNING COMMISSION
- APPROVED TO AS LEGAL FORM THIS 14th DAY OF September, 1989.  
David Lubeck  
ASSISTANT GEAUGA COUNTY PROSECUTOR
- TRANSFERRED THIS 19 DAY OF September, 1989.  
Richard J. Makowski  
GEAUGA COUNTY AUDITOR

- APPROVED THIS 18th DAY OF Sept., 1989 BY THE  
GEAUGA COUNTY BOARD OF COMMISSIONERS  
Edna P. Davis  
GEAUGA COUNTY COMMISSIONER  
James Duff  
GEAUGA COUNTY COMMISSIONER  
James Muller  
GEAUGA COUNTY COMMISSIONER

FILED FOR RECORD THIS 19 DAY OF September, 1989 AT 2:47 P.  
RECORDED THIS 19 DAY OF September, 1989 IN PLAT BOOK No. 18,  
PAGE No. 72  
Catherine H. Abiden  
GEAUGA COUNTY RECORDER

PURSUANT TO OHIO REVISED CODE SECTION 711.091, I HAVE PREVIOUSLY CHECKED THE SPECIFICATIONS, CONSTRUCTION AND THE CONDITION OF TEMPORARY EASEMENT AS SHOWN HEREIN AND I HAVE CHECKED THE PRESENCE IN PLACE AS REQUIRED OF ALL IRON PROPERTY MONUMENTS, PINS AND BENCH MARKS AND DO HEREBY FIND AND CERTIFY THAT THESE IMPROVEMENTS AND FACILITIES HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THE APPROVED PLAT, ARE IN GOOD REPAIR, AND HAVE MET ALL BONDING REQUIREMENTS THIS 14th DAY OF Sept., 1989.  
Robert R. Hill  
GEAUGA COUNTY ENGINEER

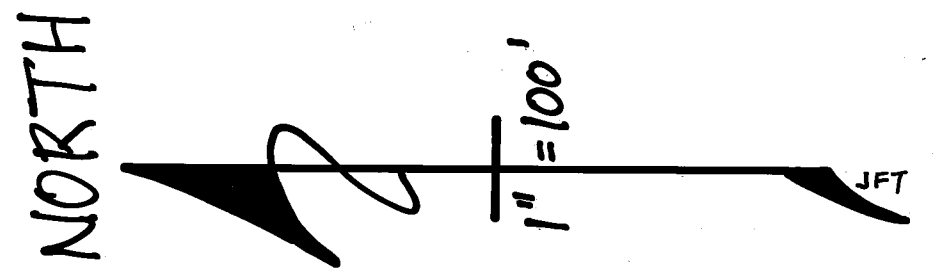
# FAR WOODS SUBDIVISION 2/3



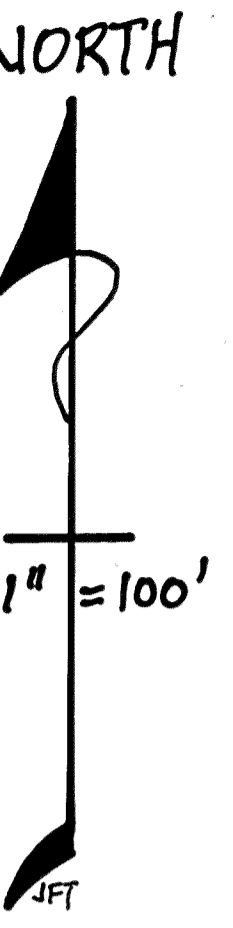
**CURVE (A)**  
 R = 75.00'  
 Δ = 170°40'40"  
 A = 223.42'  
 T = 919.90'  
 C = 149.50'  
 CB: N.8°23'42"E.

**CURVE (B)**  
 R = 40.00'  
 Δ = 77°26'38"  
 A = 54.07'  
 T = 32.07'  
 C = 50.04'  
 CB: N.38°13'19"W.

SEE SHEET 3 OF 3



# FAR WOODS SUBDIVISION 3/3



R.W. & C.G. BARB  
V. 745 P. 366

R. & C. BARB  
V. 611 P. 506, 508

P. & M. NEWMAN  
V. 769 P. 430

F. & S. TURNER  
V. 828 P. 665

E. COVERT  
V. 206 P. 122

CHARDON

HAMBDEN

TOWNSHIP

TOWNSHIP

F. & J. SANBORN  
V. 756 P. 449  
V. 771 P. 646

ROBERT T. KELLER JR.  
V. 698 P. 1096

6  
45.354 Ac.

NOT PART OF  
SUBDIVISION  
J.C. & C.A.  
PHILLIPS  
V. 821 P. 102

**Ⓐ** R = 75.00'  
A = 170°40'40"  
T = 919.90'  
C = 149.50'  
CB: N. 8°23'42"E.

**Ⓑ** R = 40.00'  
A = 77°26'38"  
T = 54.07'  
C = 50.04'  
CB: N. 38°13'19"W.

TEMPORARY CUL-DE-SAC  
(1255 SF = 0.258 Ac.)  
TURNAROUND EASEMENT  
TO BE EXTINGUISHED  
UPON FUTURE  
IMPROVEMENT OF  
BROWN ROAD.

SEE SHEET 2 OF 3

NOT PART OF  
SUBDIVISION  
K.J. & L.A.  
HILDEBRAND  
V. 809 P. 219

NOT PART OF  
SUBDIVISION  
V. 580 P. 376  
D. FARINACCI

SHEET 3 OF 3

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