

# FINAL SUBDIVISION PLAT FOR GROUSE POINT ESTATES SUBDIVISION

**ACCEPTANCE CERTIFICATION AND DEDICATION**

I, THE UNDERSIGNED OWNER MARCY ESTATES INC. OF THE LAND SHOWN HEREIN. HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS MY "GROUSE POINT ESTATES" SUBDIVISION CONTAINING SUBLOTS 1 THROUGH 24 BOTH INCLUSIVE, AND DO HEREBY DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS WIDGEON DRIVE. 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 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 HERETO SET HIS HAND THIS 13<sup>TH</sup> DAY OF FEBRUARY, 1989.

Steven N. Mintz  
STEVEN N. MINTZ  
SECRETARY - TREASURER

Nancy Mayross  
WITNESS  
Wayne P. Pich  
WITNESS

STATE OF OHIO )  
COUNTY OF CUYAHOGA )  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO THIS 13<sup>TH</sup> DAY OF FEBRUARY, 1989.

Restina Suda  
NOTARY PUBLIC  
APRIL 29, 1989  
MY COMMISSION EXPIRES

**UTILITY EASEMENT :**

I, MARCY ESTATES INC., THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, WESTERN RESERVE TELEPHONE COMPANY, THE EAST OHIO GAS COMPANY, CABLEVISION OF OHIO, 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 AND 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 HIS HAND THIS 13<sup>TH</sup> DAY OF FEBRUARY, 1989.

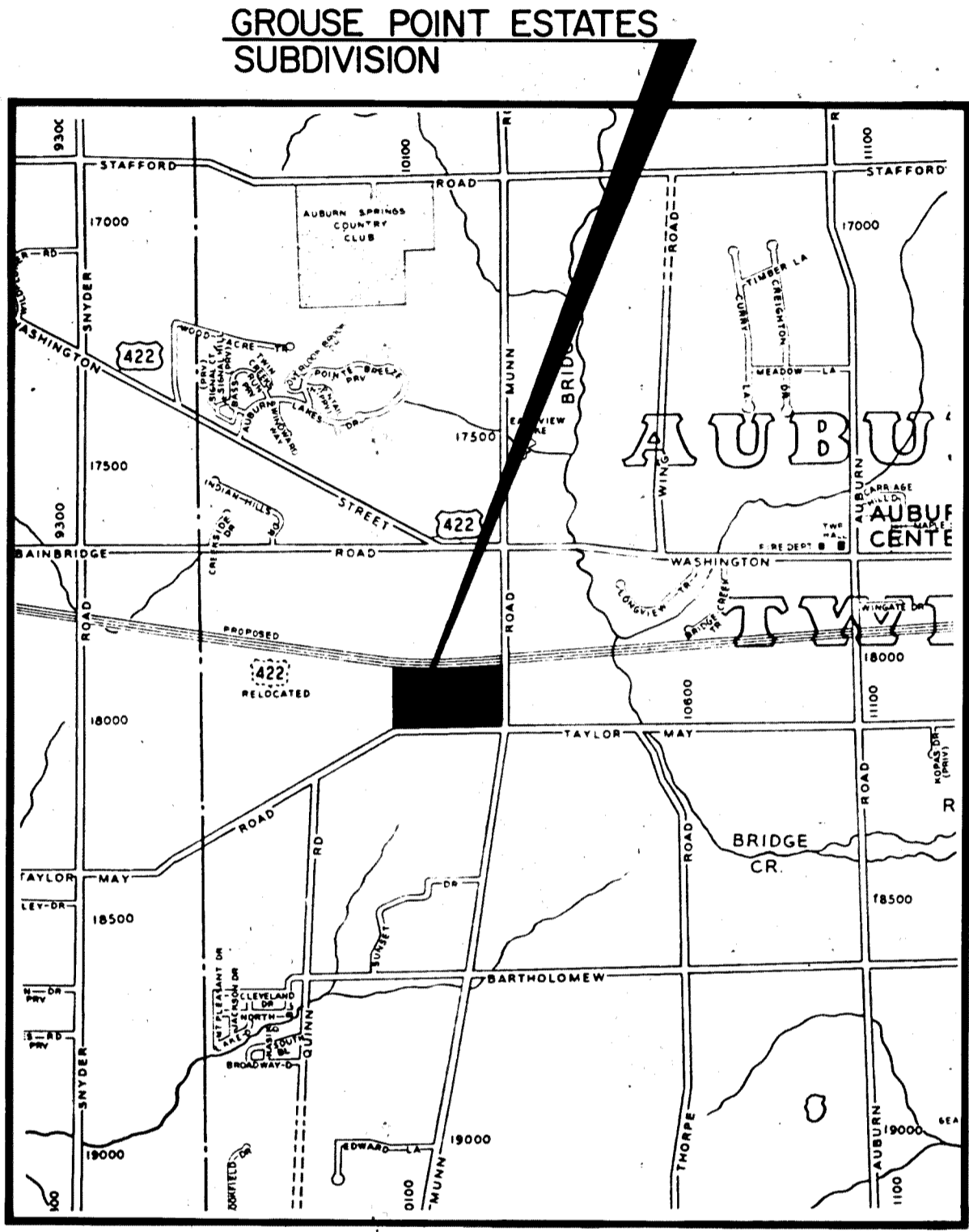
Steven N. Mintz  
STEVEN N. MINTZ  
SECRETARY - TREASURER

Nancy Mayross  
WITNESS  
Wayne P. Pich  
WITNESS

STATE OF OHIO )  
COUNTY OF CUYAHOGA )  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO THIS 13<sup>TH</sup> DAY OF FEBRUARY, 1989.

Restina Suda  
NOTARY PUBLIC  
APRIL 29, 1989  
MY COMMISSION EXPIRES

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT NO. 4, TRACT 2, AND CONTAINING 44.6605 ACRES BEING PART OF THE LAND CONVEYED TO MARCY ESTATES INC. IN THE DEEDS RECORDED IN VOLUME 825, PAGE 525 OF GEauga COUNTY DEED RECORDS.



GROUSE POINT ESTATES  
SUBDIVISION

VICINITY MAP  
SCALE IN FEET  
JANUARY, 1989

**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 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.

Steven V. Ciuni  
STEVEN V. CIUNI  
REGISTERED SURVEYOR No. 5284  
DATE: 2/13/89



**UTILITY EASEMENT ACCEPTED BY THE FOLLOWING :**

<u>Richard Patton</u> CLEVELAND ELECTRIC ILLUMINATING COMPANY	DATE <u>8-28-89</u>
<u>Charles J. Barrett</u> EAST OHIO GAS COMPANY	DATE <u>3/8/89</u>
<u>Robert Cluway</u> WESTERN RESERVE TELEPHONE COMPANY	DATE <u>8-28-89</u>
<u>Dave Geig</u> CABLEVISION OF OHIO	DATE <u>8-25-89</u>

APPROVALS :  
APPROVED AS TO LEGAL FORM THIS 6<sup>TH</sup> DAY OF November, 1989

David Suberky  
ASSISTANT  
GEauga COUNTY PROSECUTOR

APPROVED THIS 14 DAY OF February, 1989.

James P. Schafer  
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 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 13<sup>TH</sup> DAY OF November, 1989.

Robert G. Phillips  
GEauga COUNTY ENGINEER

APPROVED THIS 13<sup>TH</sup> DAY OF November, 1989, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY RIGHT-OF-WAY AND EASEMENT SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHT-OF-WAY AND EASEMENT.

Edna S. Davis  
GEauga COUNTY COMMISSIONER

James Muller  
GEauga COUNTY COMMISSIONER

James Muller  
GEauga COUNTY COMMISSIONER

TRANSFERRED THIS 14<sup>TH</sup> DAY OF November, 1989.

Richard J. Mahowshi  
GEauga COUNTY AUDITOR D# 380408

FILED FOR RECORD THIS 14 DAY OF November, 1989.  
AT 10:39 A.M.

RECORDED THIS 14 DAY OF November, 1989.  
IN PLAT BOOK VOLUME 18, PAGE 99.

Catherine H. Heiden  
GEauga COUNTY RECORDER

**NOTE: TEMPORARY TURNAROUND EASEMENT**

EASEMENT TO BE ABANDONED AND AREA WITHIN TO REVERT TO ADJACENT PROPERTY OWNERS UPON EXTENSION OF ROAD DEDICATION.

**SUMMARY**

TOTAL SUB-LOT AREA	41.7539 ACRES
WIDGEON DRIVE AREA	2.9066 ACRES
TOTAL SUBDIVISION AREA	44.6605 ACRES
LANDS NOT PART OF THIS SUBDIVISION	5.4837 ACRES
TOTAL NUMBER OF SUB-LOTS	= 24
TOTAL LENGTH OF WIDGEON DRIVE	= 2,127.16 LIN. FT.

STATE OF OHIO  
VOL. 513, PG. 507  
VOL. 552, PG. 250

U.S. 422

RUTH G. CLEMENS  
VOL. 374, PG. 289  
3-89°58'19"E  
500.62' REC. & USED  
418.93'

MUNN RD. 60'  
STATE OF OHIO  
VOL. 513, PG. 505

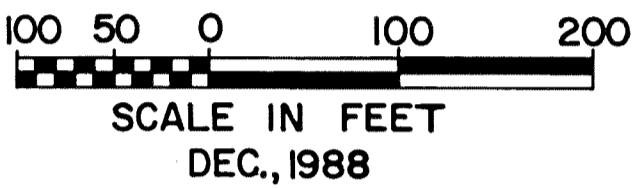
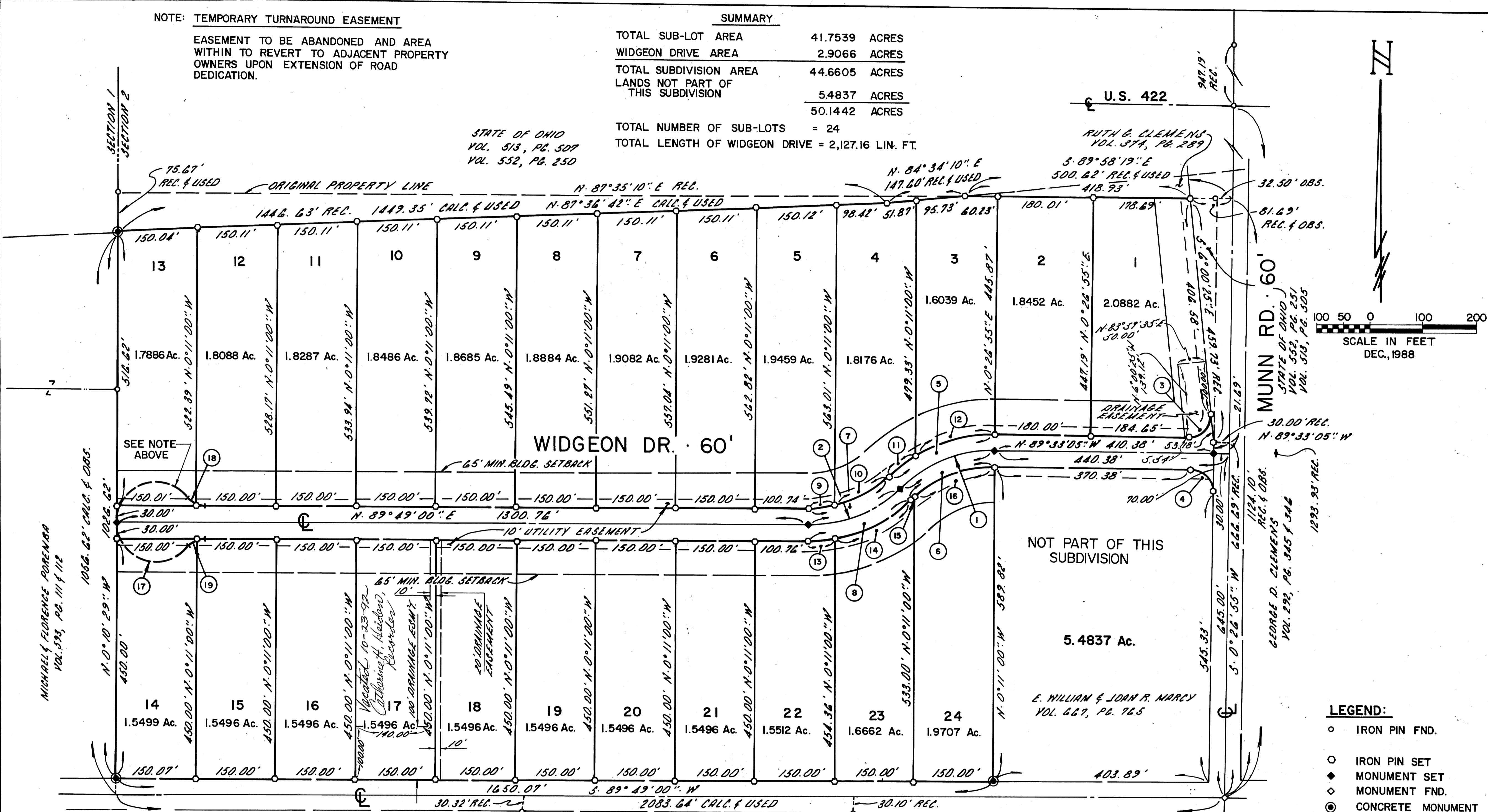
GEORGE D. CLEMENS  
VOL. 292, PG. 345 & 346  
1293.98' REC.

NOT PART OF THIS SUBDIVISION  
5.4837 Ac.

E. WILLIAM & JOAN R. MARCY  
VOL. 667, PG. 765

JOHN S. & RENES  
BELEZNAVY  
VOL. 647,  
PG. 637 & 638

RAYMOND L. &  
JOANNE F. SIMPSON  
VOL. 732, PG. 1210 & 1211



- LEGEND:**
- IRON PIN FND.
  - IRON PIN SET
  - ◆ MONUMENT SET
  - ◇ MONUMENT FND.
  - CONCRETE MONUMENT SET

NOTE DRAINAGE EASEMENTS SHOWN HEREON ARE TO BE CONVEYED TO THE GROUSE POINT ESTATES HOMEOWNERS ASSOCIATION AS DESCRIBED IN THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR THE GROUSE POINT ESTATES SUBDIVISION, AUBURN TOWNSHIP, OHIO AS RECORDED IN VOL. 841, PG. 205 OF THE GAUGA COUNTY DEED RECORDS.

①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫	⑬	⑭	⑮	⑯	⑰	⑱
R=250.00' Δ=44°33'20" T=102.40' A=194.39' C=189.33' N 68°10'25"E	R=250.00' Δ=43°55'05" T=100.80' A=191.63' C=186.97' N 67°51'28"E	R=40.00' Δ=96°21'20" T=44.78' A=67.34' C=59.66' S 42°13'15"W	R=40.00' Δ=90° T=40.00' A=62.83' C=56.57' S 44°33'05"E	R=280.00' Δ=44°33'20" T=114.69' A=217.71' C=212.27' N 68°10'25"E	R=220.00' Δ=44°33'00" T=90.12' A=171.06' C=166.78' N 68°10'25"E	R=220.00' Δ=43°55'05" T=88.70' A=168.63' C=164.53' N 67°51'28"E	R=280.00' Δ=43°55'05" T=112.89' A=214.62' C=209.41' N 67°51'28"E	R=220.00' Δ=12°56'19" T=24.95' A=49.68' C=49.57' S 83°20'51"W	R=220.00' Δ=30°58'46" T=60.97' A=118.95' C=117.51' S 61°23'18"W	R=280.00' Δ=12°06'59" T=29.72' A=59.21' C=59.10' S 51°57'25"W	R=280.00' Δ=36°26'01" T=81.44' A=158.50' C=156.39' N 74°13'55"E	R=280.00' Δ=10°01'43" T=24.81' A=49.50' C=49.43' N 84°52'09"E	R=280.00' Δ=33°47'22" T=85.04' A=165.13' C=162.74' N 62°47'36"E	R=220.00' Δ=1°47'24" T=3.44' A=6.87' C=6.87' N 46°47'37"E	R=220.00' Δ=42°45'36" T=86.13' A=164.19' C=160.40' N 69°04'07"E	R=75.00' Δ=285°00'34" T=19.73' A=36.66' C=35.39' N 63°55'52"W	R=40.00' Δ=52°30'17" T=19.73' A=36.66' C=35.39' N 63°33'52"E