

# FINAL SUBDIVISION PLAT FOR DEER LAKE ESTATES SUBDIVISION PHASE II

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL TOWNSHIP SECTIONS 6, TRACT 3 AND CONTAINING (68.9395) ACRES BEING PART OF THE LAND CONVEYED TO RUSSELL RESIDENTIAL INC. IN THE DEEDS RECORDED IN VOL.836 PG.75 OF GEauga COUNTY DEED RECORDS.

**ACCEPTANCE CERTIFICATION AND DEDICATION**

I, THE UNDERSIGNED OWNER RUSSELL RESIDENTIAL INC. OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS MY "DEER LAKE ESTATES" SUBDIVISION PHASE II CONTAINING SUBLOTS 19 THROUGH 35 BOTH INCLUSIVE, AND DO HEREBY DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS LANES END DR, BUCKLAND TR. AND ANTELOPE RUN. 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 NOVEMBER, 1989.

Steven N. Mintz  
SECRETARY - TREASURER, RUSSELL RESIDENTIAL INC.

Wayne Repko  
WITNESS  
Tony Ruda  
WITNESS

STATE OF OHIO )  
COUNTY OF CUYAHOGA )  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED STEVEN N. MINTZ WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS 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 12<sup>TH</sup> DAY OF NOVEMBER, 1989.

Austine Ruda  
NOTARY PUBLIC

APRIL 29, 1994  
MY COMMISSION EXPIRES

**UTILITY EASEMENT :**

I, RUSSELL RESIDENTIAL 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 GRANTEEES) 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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES 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 NOVEMBER, 1989.

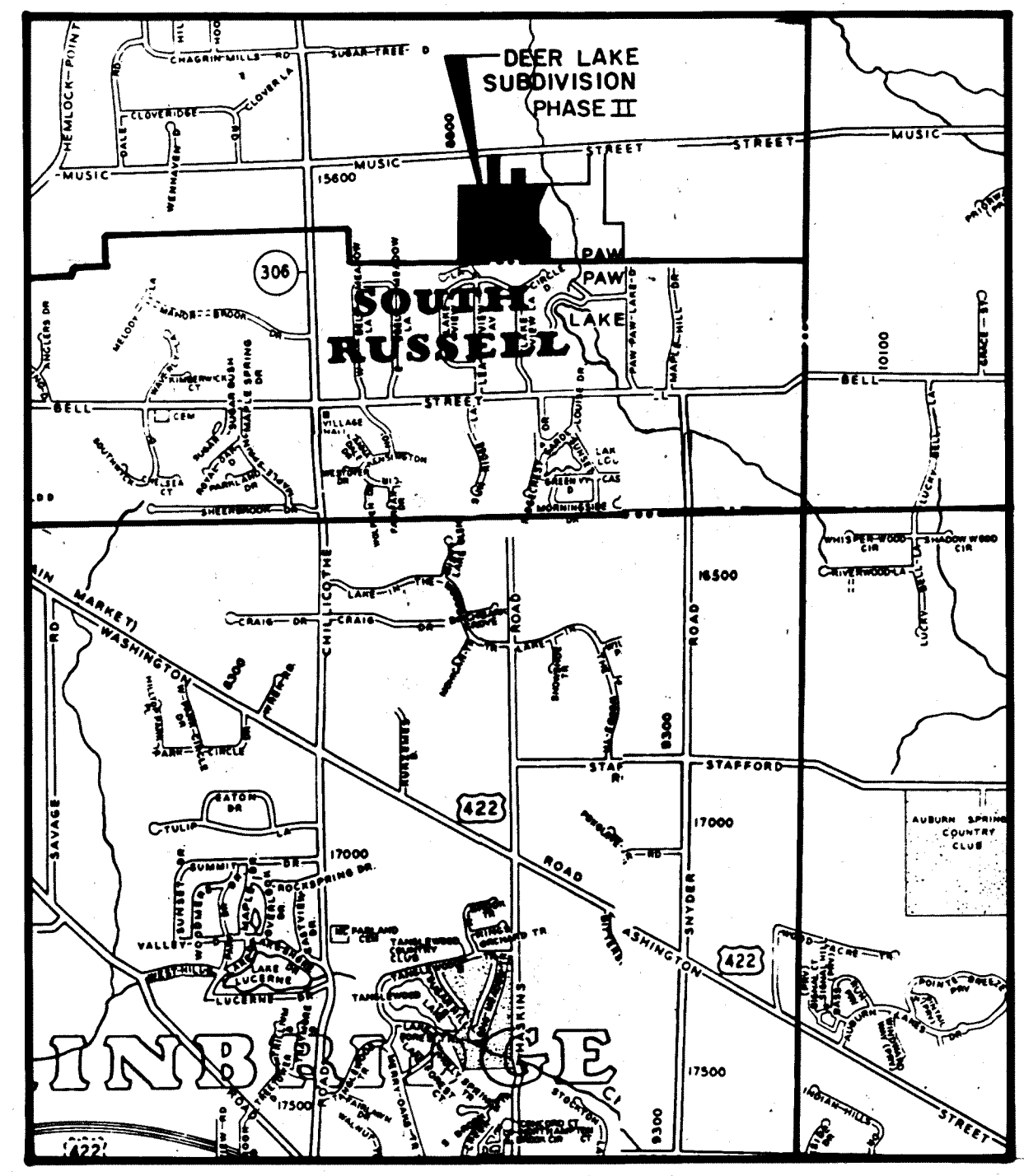
Steven N. Mintz  
SECRETARY - TREASURER, RUSSELL RESIDENTIAL INC.

Wayne Repko  
WITNESS  
Tony Ruda  
WITNESS

STATE OF OHIO )  
COUNTY OF CUYAHOGA )  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED STEVEN N. MINTZ WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS 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 NOVEMBER, 1989.

Austine Ruda  
NOTARY PUBLIC

APRIL 29, 1994  
MY COMMISSION EXPIRES



VICINITY MAP  
SCALE IN FEET  
SEPTEMBER, 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

10/25/89  
DATE



**UTILITY EASEMENT ACCEPTED BY THE FOLLOWING :**

Richard Patterson 9-20-90  
CLEVELAND ELECTRIC ILLUMINATING COMPANY DATE  
Charles S. Barnett 5/15/90  
THE EAST OHIO GAS COMPANY DATE  
Mat Kuhring 10-1-90  
WESTERN RESERVE TELEPHONE COMPANY DATE  
M.R. 9-25-90  
CABLEVISION OF OHIO DATE

APPROVALS :  
APPROVED AS TO LEGAL FORM THIS 28<sup>TH</sup> DAY OF December, 1990.

David Lubczyk  
GEauga COUNTY PROSECUTOR

APPROVED THIS 14<sup>TH</sup> DAY OF NOVEMBER, 1989.

James P. Schuler  
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 28<sup>TH</sup> DAY OF December, 1990.

Robert L. Phillips  
GEauga COUNTY ENGINEER

APPROVED THIS 28<sup>TH</sup> DAY OF December, 1990, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHT-OF-WAY AND EASEMENT.

Edna L. Davis  
GEauga COUNTY COMMISSIONER

James J. Lee  
GEauga COUNTY COMMISSIONER

James Muller  
GEauga COUNTY COMMISSIONER

TRANSFERRED THIS 2nd DAY OF January, 1991.

Richard G. Makowski  
GEauga COUNTY AUDITOR

393756 FILED FOR RECORD THIS 2 DAY OF January, 1991 AT 1:45 P.M.

RECORDED THIS 2 DAY OF January, 1991. IN PLAT BOOK VOLUME 20, PAGE 1.

Catherine H. Heiden  
GEauga COUNTY RECORDER  
Eleanor Chaffe  
Eleanor Chaffe, Deputy

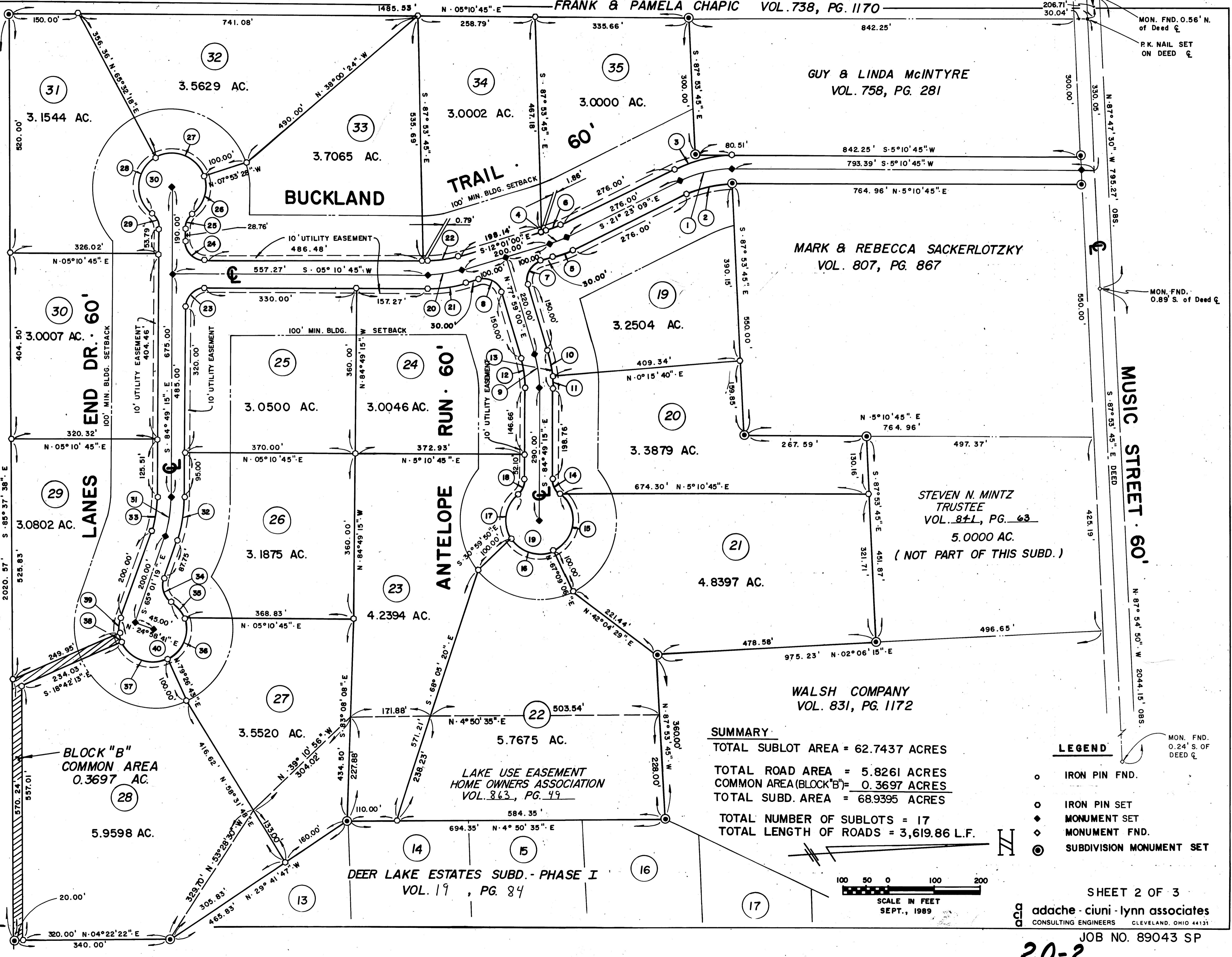
PREPARED BY: Sheet 1 of 3

**adache - ciuni - lynn associates**  
CONSULTING ENGINEERS CLEVELAND, OHIO 44131

BELLWOOD ACRES SUBD. VOL. 6, PG. 189 Thru 221

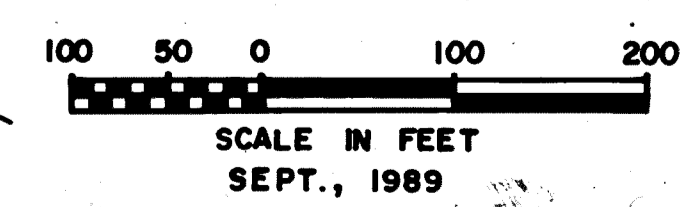
LANES END DR. 60' ANTELOPE RUN 60'

MUSIC STREET 60'



**SUMMARY**  
 TOTAL SUBLLOT AREA = 62.7437 ACRES  
 TOTAL ROAD AREA = 5.8261 ACRES  
 COMMON AREA (BLOCK "B") = 0.3697 ACRES  
 TOTAL SUBD. AREA = 68.9395 ACRES  
 TOTAL NUMBER OF SUBLOTS = 17  
 TOTAL LENGTH OF ROADS = 3,619.86 L.F.

- LEGEND**
- IRON PIN FND.
  - IRON PIN SET
  - ◆ MONUMENT SET
  - ◇ MONUMENT FND.
  - ◎ SUBDIVISION MONUMENT SET



SHEET 2 OF 3

adache - ciuni - lynn associates  
 CONSULTING ENGINEERS CLEVELAND, OHIO 44131

JOB NO. 89043 SP

20-2

CURVE DATA - DEER LAKE ESTATES PHASE II

<p>① R = 250.00' Δ = 26°33'54" A = 115.91' T = 59.02' C = 114.88' S 08°06'12" E</p>	<p>② R = 220.00' Δ = 26°33'54" A = 102.00' T = 51.94' C = 101.09' S 08°06'12" E</p>	<p>③ R = 280.00' Δ = 26°33'54" A = 129.82' T = 66.10' C = 128.66' N 08°06'12" W</p>	<p>④ R = 250.00' Δ = 09°22'09" A = 40.88' T = 20.49' C = 40.84' S 16°42'05" E</p>	<p>⑤ R = 280.00' Δ = 09°22'09" A = 45.79' T = 22.94' C = 45.74' S 16°42'05" E</p>	<p>⑥ R = 220.00' Δ = 09°22'09" A = 35.97' T = 18.03' C = 35.93' N 16°42'05" W</p>	<p>⑦ R = 40.00' Δ = 90°00'00" A = 62.83' T = 40.00' C = 56.57' S 57°01'00" E</p>	<p>⑧ R = 40.00' Δ = 90°00'00" A = 62.83' T = 40.00' C = 56.57' S 32°59'00" W</p>	<p>⑨ R = 250.00' Δ = 17°11'45" A = 75.03' T = 37.80' C = 74.75' N 86°34'53" E</p>	<p>⑩ R = 280.00' Δ = 12°16'40" A = 60.00' T = 30.12' C = 59.89' N 84°07'20" E</p>
<p>⑪ R = 280.00' Δ = 04°55'05" A = 24.03' T = 12.02' C = 24.03' S 87°16'48" E</p>	<p>⑫ R = 220.00' Δ = 17°11'45" A = 66.03' T = 33.26' C = 65.78' S 86°34'53" W</p>	<p>⑬ R = 280.00' Δ = 17°11'45" A = 96.65' T = 40.00' C = 96.65' N 86°34'53" E</p>	<p>⑭ R = 40.00' Δ = 52°30'16" A = 36.65' T = 19.73' C = 35.39' N 68°55'37" E</p>	<p>⑮ R = 75.00' Δ = 114°28'38" A = 149.85' T = 116.55' C = 126.14' S 80°05'13" E</p>	<p>⑯ R = 75.00' Δ = 81°51'04" A = 107.14' T = 65.03' C = 98.26' S 18°04'38" W</p>	<p>⑰ R = 75.00' Δ = 88°40'52" A = 116.08' T = 73.29' C = 104.84' N 76°39'24" W</p>	<p>⑱ R = 40.00' Δ = 52°30'16" A = 36.65' T = 19.73' C = 35.39' N 58°34'07" W</p>	<p>⑲ R = 75.00' Δ = 285°00'34" A = 373.08' T = 37.80' C = 74.75' S 03°25'08" E</p>	<p>⑳ R = 250.00' Δ = 17°11'45" A = 75.03' T = 37.80' C = 74.75' S 03°25'08" E</p>
<p>㉑ R = 280.00' Δ = 17°11'45" A = 84.03' T = 42.34' C = 83.72' S 03°25'08" E</p>	<p>㉒ R = 220.00' Δ = 17°11'45" A = 66.04' T = 33.26' C = 65.78' N 03°25'08" W</p>	<p>㉓ R = 40.00' Δ = 90°00'00" A = 62.83' T = 40.00' C = 56.57' S 39°49'15" E</p>	<p>㉔ R = 40.00' Δ = 90°00'00" A = 62.83' T = 40.00' C = 56.57' N 50°10'45" E</p>	<p>㉕ R = 40.00' Δ = 52°30'16" A = 36.65' T = 19.73' C = 35.39' S 58°34'07" E</p>	<p>㉖ R = 75.00' Δ = 65°34'30" A = 85.84' T = 48.31' C = 81.23' S 65°06'13" E</p>	<p>㉗ R = 75.00' Δ = 106°34'16" A = 139.50' T = 100.57' C = 120.24' N 28°49'24" E</p>	<p>㉘ R = 75.00' Δ = 112°51'48" A = 147.74' T = 113.02' C = 124.98' N 80°53'36" W</p>	<p>㉙ R = 40.00' Δ = 52°30'16" A = 36.65' T = 19.73' C = 35.39' S 68°55'37" W</p>	<p>㉚ R = 75.00' Δ = 285°00'34" A = 373.08' T = 37.80' C = 74.75' S 03°25'08" E</p>
<p>㉛ R = 250.00' Δ = 19°47'56" A = 86.39' T = 43.63' C = 85.96' S 74°55'17" E</p>	<p>㉜ R = 280.00' Δ = 19°47'56" A = 96.76' T = 48.86' C = 96.27' N 74°55'17" W</p>	<p>㉝ R = 220.00' Δ = 19°47'56" A = 76.02' T = 38.39' C = 75.64' N 74°55'17" W</p>	<p>㉞ R = 40.00' Δ = 77°26'39" A = 54.07' T = 32.07' C = 50.04' S 76°15'22" W</p>	<p>㉟ R = 75.00' Δ = 39°42'24" A = 51.98' T = 27.08' C = 50.94' S 57°23'14" W</p>	<p>㊱ R = 75.00' Δ = 92°12'17" A = 120.70' T = 77.94' C = 108.09' S 56°39'25" E</p>	<p>㊲ R = 75.00' Δ = 81°51'04" A = 107.14' T = 65.03' C = 98.26' S 30°22'15" W</p>	<p>㊳ R = 75.00' Δ = 15°27'58" A = 20.24' T = 10.18' C = 20.18' N 79°01'46" E</p>	<p>㊴ R = 75.00' Δ = 28°12'56" A = 36.93' T = 18.85' C = 36.56' N 79°07'47" W</p>	<p>㊵ R = 75.00' Δ = 257°26'39" A = 336.99' T = 37.80' C = 74.75' S 03°25'08" E</p>