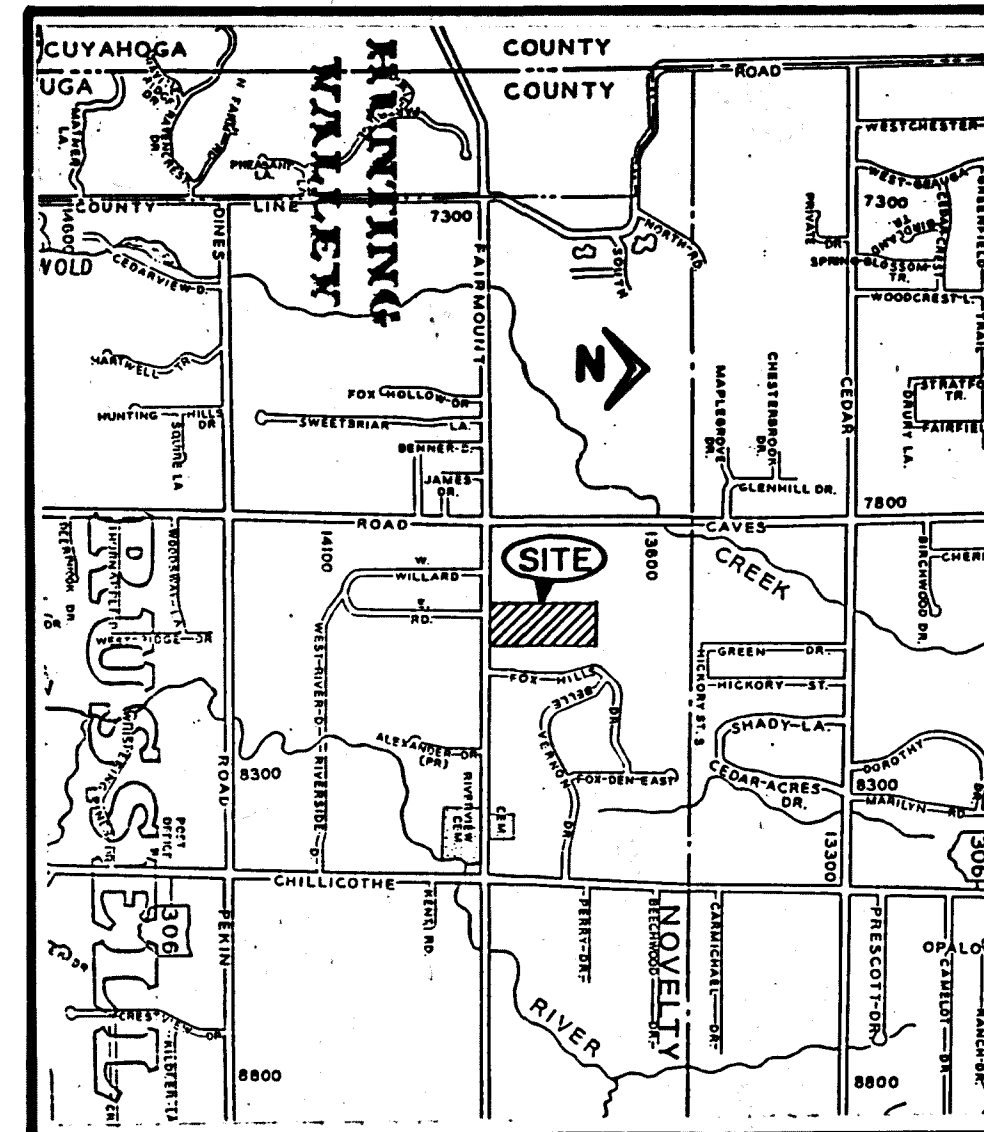


# RECORD PLAT OF BRAEBURN WOODS

SITUATED IN THE TOWNSHIP OF RUSSELL  
COUNTY OF GEauga, STATE OF OHIO,  
AND KNOWN AS BEING PART OF TRACT  
1, ORIGINAL LOT 3, AND CONTAINING  
27.0860 ACRES.

BEING PART OF THE LAND CONVEYED TO BOB GROSSBERG, INC.  
BY DEED, RECORDED IN VOLUME 835, PAGE 142 OF THE  
GEAUGA COUNTY RECORDS.



**LOCATION MAP**  
(N.T.S.)

**ACCEPTANCE-CERTIFICATION-DEDICATION**

I, the undersigned owner Bob Grossberg Inc., of the land shown herein, hereby certify that this plat correctly represents my "Braeburn Woods" Subdivision containing sublots 1 through 8 both inclusive, and do hereby accept this plat of the same and dedicate to public use the area designated as Braeburn Lane, & THE TEMPORARY CUL-DE-SAC EASEMENT. 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 himself 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 have hereunto set his hand this 3 day of August, 1991.

R.A. Grossberg  
R.A. Grossberg President

Anita G. Malby  
Witness

STATE OF OHIO  
COUNTY OF CUYAHOGA

Before me, a Notary Public in and for said County and State personally appeared the above named R.A. Grossberg, 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 affixed my official seal at Cleveland, Ohio this 3 day of August, 1991.

Joseph W. King  
Notary Public

My Commission Expires JUNE 5<sup>th</sup> 1994

**UTILITY EASEMENT**

I, Bob Grossberg Inc., the undersigned owner of the within platted land, do hereby grant unto the CLEVELAND ELECTRIC ILLUMINATING COMPANY, WESTERN RESERVE TELEPHONE COMPANY, EAST OHIO GAS COMPANY, CABLEVISION OF GEauga COUNTY, & 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 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 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, 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 hereunto set his hand this 3 day of August, 1991.

R.A. Grossberg  
R.A. Grossberg President

Anita G. Malby  
Witness

STATE OF OHIO  
COUNTY OF CUYAHOGA

Before me, a Notary Public in and for said County and State personally appeared the above named R.A. Grossberg, 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 affixed my official seal at Cleveland, Ohio this 3 day of August, 1991.

Joseph W. King  
Notary Public

My Commission Expires JUNE 5<sup>th</sup> 1994

**UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:**

Richard Patterson 8-28-89 WESTERN RESERVE TELEPHONE CO.  
Charles A. Barnett 8/18/89 EAST OHIO GAS CO.

Mat Khubir 10-2-89 WESTERN RESERVE TELEPHONE CO.  
Dave Geiss 8-25-89 CABLEVISION OF GEauga COUNTY

**SURVEYOR'S CERTIFICATION**

I do hereby certify that I have surveyed the premises & 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.



Donald O. Hedrick  
Donald O. Hedrick  
4/20/89  
Date

Transferred this 21<sup>st</sup> day of Aug., 1991.  
402088 Richard J. Mahauschi Geauga County Auditor

Filed for record this 21<sup>st</sup> day of Aug., 1991, at 9:33 A.M.  
Recorded this 21<sup>st</sup> day of Aug., 1991 in plat book volume 20  
page 47  
Catherine H. Heiden  
Gauga County Recorder

**MORTGAGE RELEASE**

The undersigned mortgagee of the land included in this plat and subdivision does hereby join with the owner of this subdivision in the dedication to public use the area designated as Braeburn Lane and hereby releases from lien of our mortgage and waives any right which we might otherwise have in said Lane.

TransOhio Savings Bank  
Robert J. Luehrs U.P. 8/2/89  
Loan Official Witness

STATE OF OHIO, COUNTY OF CUYAHOGA

Before me, a Notary Public in and for said county and state personally appeared the above named Robert J. Luehrs of TransOhio Savings Bank, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of TransOhio Savings Bank for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at CLEVELAND, Ohio this 3 day of AUGUST, 1991.

Robert J. Luehrs  
Notary Public R.J. LUEHRS

My Commission Expires 11-4-92

**APPROVALS**

Approved as to legal form this 15<sup>th</sup> day of August, 1991.

David Dubesky  
Assistant Geauga County Prosecutor

Approved this 12 day of SEPT., 1989.

John P. Schepke  
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 16<sup>th</sup> day of August, 1991.

Robert J. Luehrs  
Gauga County Engineer

Approved this 20<sup>th</sup> day of August, 1991, 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 in such right-of-way and easements.

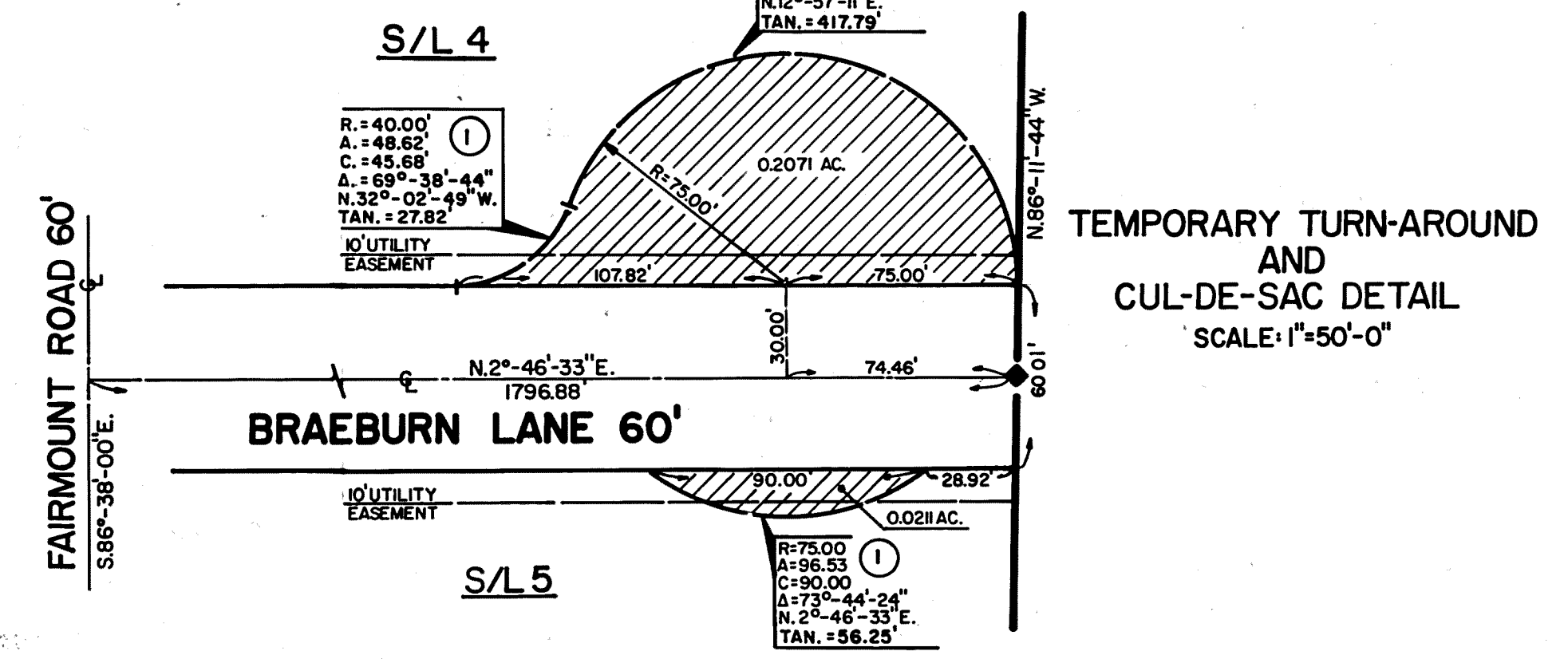
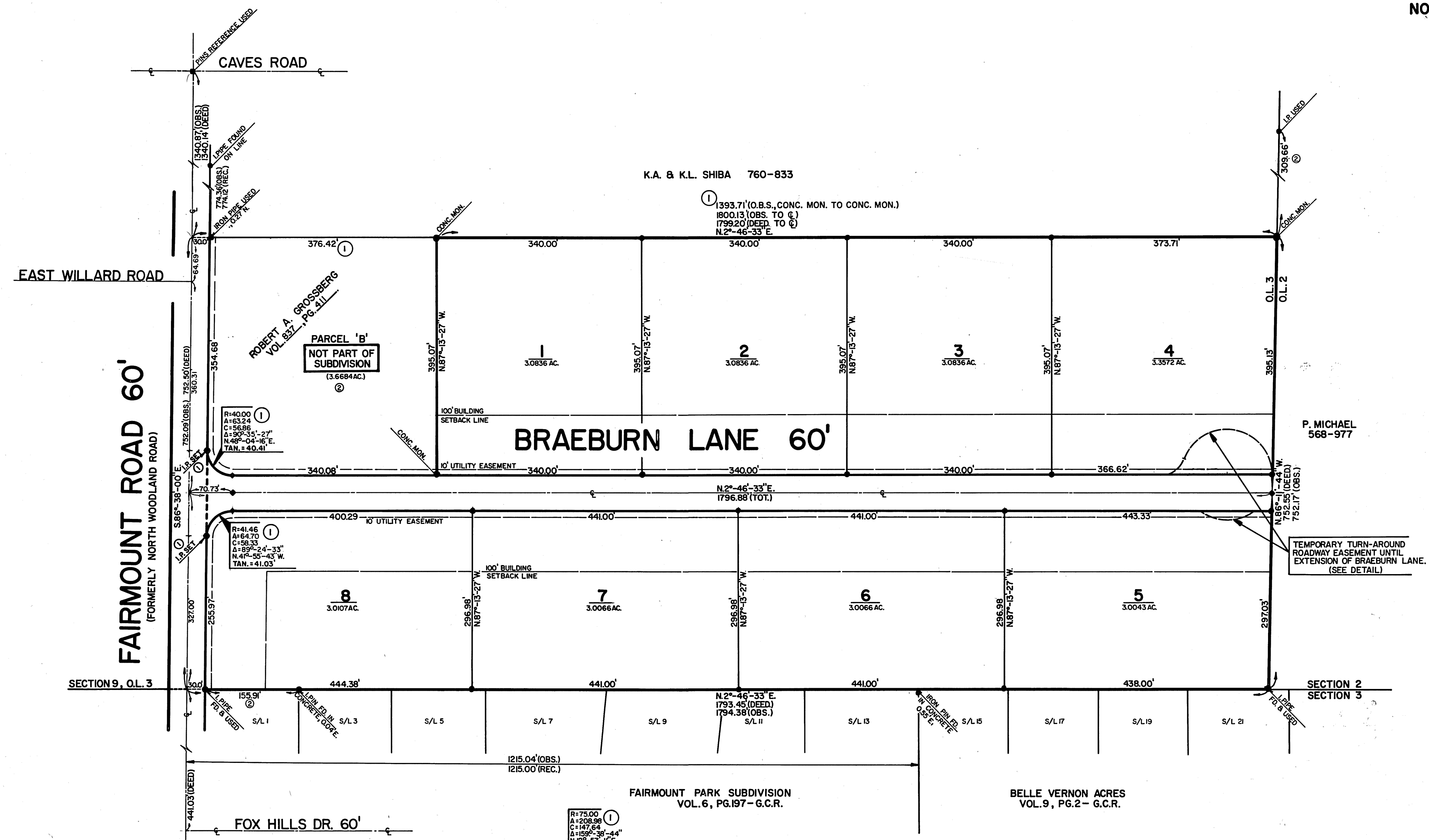
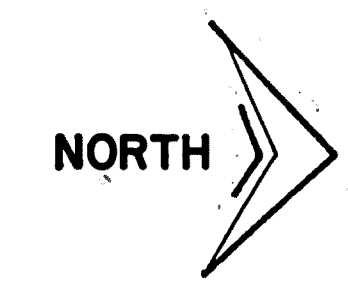
James J. Miller James Manley  
Gauga County Commissioner Gauga County Commissioner Gauga County Commissioner

**ACREAGE SUMMARY:**

NUMBER OF SUBLOTS: 8  
LENGTH OF BRAEBURN LANE: 1796.88 FT.  
AREA OF BRAEBURN LANE: 2.4506 AC.  
AREA IN SUBLOTS: 24.6362 AC.  
TOTAL AREA IN SUBDIVISION: 27.0868 AC.

- DENOTES IRON PIN SET
- DENOTES MONUMENT SET

|  |                  |              |              |  |             |
|--|------------------|--------------|--------------|--|-------------|
| REVISION:                                  |                  | SEAL         |              | RECORD PLAT  |             |
| ① REVISIONS AS PER COUNTY ENGINEER 7-18-89 |                  |              |              | BRAEBURN WOODS   |             |
| ② REVISE AS PER PLANNING COMM. 9-6-89      |                  |              |              | BEING PART OF ORIGINAL TOWNSHIP OF RUSSELL<br>LOT 3, SECTION 2 OF TRACT 1<br>TOWN OF RUSSELL,<br>COUNTY OF GEauga,<br>STATE OF OHIO. |             |
| FIELD: J.H.                                | DSGD: D.O.H.     | DWNP: G.S.V. | CRKD: D.O.H. | APP:   | DWG. NO:    |
| SCALE: AS NOTED                            | DATE: JUNE, 1989 |              |              |  | 89353       |
|  |                  |              |              |  | SHEET 1 / 2 |



|           |                                       |      |  |  |  |
|-----------|---------------------------------------|------|--|--|--|
| REVISION: |                                       | SEAL |  | RECORD PLAT  |  |
| ①         | REVISE AS PER COUNTY ENGINEER 7-18-89 |      |  | <b>BRAEBURN WOODS SUBDIVISION</b><br>BEING PART OF ORIGINAL TOWNSHIP OF RUSSELL<br>LOT 3, SECTION 2 OF TRACT 1<br>TOWN OF RUSSELL,<br>COUNTY OF GAUGA,<br>STATE OF OHIO. |  |
| ②         | REVISE AS PER PLANNING COMM. 9-6-89   |      |  | FIELD: J.H.    DSGO: DOH    DWG: G.S.V.    CHKD: D.O.H.    APP:    DWG.NO.:<br>SCALE: 1"=100'-00"    DATE: MARCH, 1989 <b>89353</b> SHEET 2 OF 2                         |  |

20-48