

# RECORD PLAT OF C & B SUBDIVISION

SITUATED IN THE TOWNSHIP OF CHESTER,  
COUNTY OF GEauga, STATE OF OHIO, AND  
KNOWN AS BEING PART OF TRACT 3, ORIGINAL  
LOT 24, AND CONTAINING 50.95 ACRES.

BEING PART OF THE LAND CONVEYED TO ANGELO & ANNA MARIA  
CIANCI, AND RAIS & NUZHAT BEG, BY DEED, RECORDED IN VOLUME 6,  
PAGES 1988, 2013 & 2018 OF THE GEauga COUNTY TORRENS RECORDS  
AND PART OF THE LAND CONVEYED TO RAIS & NUZHAT BEG, BY DEED,  
RECORDED IN VOLUME 801, PAGE 780 OF THE GEauga COUNTY  
DEED RECORDS.

### ACCEPTANCE-CERTIFICATION-DEDICATION

We, the undersigned owners Angelo Cianci and Anna Maria Cianci (Husband and Wife & Interest) and Rais Beg and Nuzhat Beg (Husband and wife & Interest) of the land shown herein, hereby certify that this plat correctly represents our "C & B Subdivision" containing Parcel "A" and Sublots 1 through 15 both inclusive and do hereby accept this plat of same and dedicate to public use the area designated as Laser 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 have set their hands this 8th day of June, 1989.

Angelo Cianci  
ANGELO CIANCI (HUSBAND) OWNER  
Anna Maria Cianci  
ANNA MARIA CIANCI (WIFE) OWNER  
Rais A. Beg  
RAIS BEG (HUSBAND) OWNER  
Nuzhat R. Beg  
NUZHAT BEG (WIFE) OWNER

Credina Finocchia  
WITNESS  
Vincent J. Finocchia  
WITNESS  
Credina Finocchia  
WITNESS  
Vincent J. Finocchia  
WITNESS

STATE OF OHIO  
COUNTY OF CUYAHOGA  
Before me, a notary public in and for said County and State personally appeared the above named ANGELO CIANCI, ANNA MARIA CIANCI, RAIS BEG, and NUZHAT BEG, 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 affixed my official seal at Marion, Ohio this 8 day of June, 1989.

Carl Finocchia  
Notary Public  
My Commission Expires June 26, 1990

### UTILITY EASEMENT

We, Angelo Cianci and Anna Maria Cianci (Husband and Wife & Interest) Rais Beg and Nuzhat Beg (Husband and Wife & Interest), the undersigned owners of the within platted land, do hereby grant unto the CLEVELAND ELECTRIC ILLUMINATING COMPANY, OHIO BELL TELEPHONE COMPANY, EAST OHIO GAS COMPANY, AND T.C.I. OF LAKE 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, 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 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 easement grant. In witness whereof the undersigned hereunto set their hands this 8th day of June, 1989.

Angelo Cianci  
ANGELO CIANCI (HUSBAND) OWNER  
Anna Maria Cianci  
ANNA MARIA CIANCI (WIFE) OWNER  
Rais A. Beg  
RAIS BEG (HUSBAND) OWNER  
Nuzhat R. Beg  
NUZHAT BEG (WIFE) OWNER

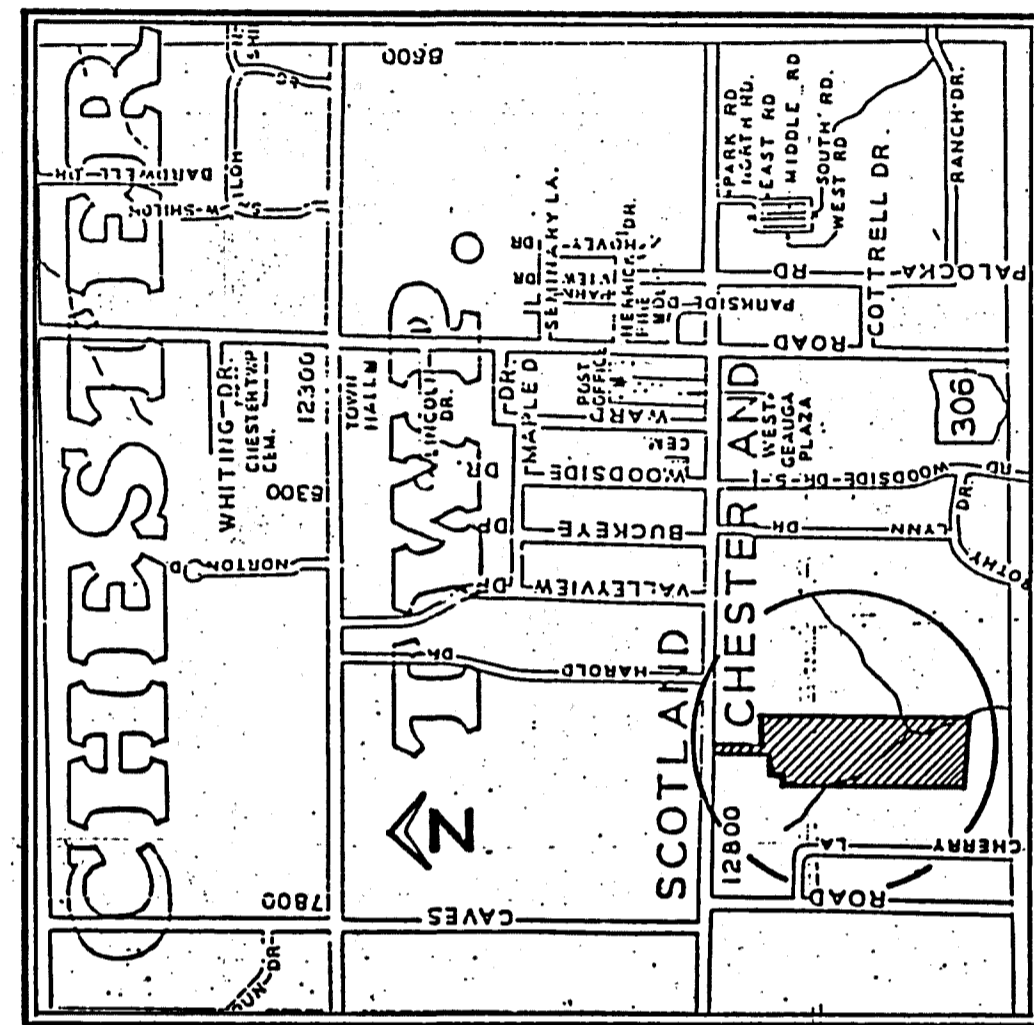
Credina Finocchia  
WITNESS  
Vincent J. Finocchia  
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STATE OF OHIO  
COUNTY OF CUYAHOGA  
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Carl Finocchia  
Notary Public  
My Commission Expires June 26, 1990

### UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

<u>Richard Patton</u> 8-28-89 Electric Company Date	<u>Charles M. Palled</u> 9-18-89 Telephone Company Date
<u>Charles Daniel</u> 7-11-89 Gas Company Date	<u>Jeffrey Jones</u> 9-14-90 Cable Television Company Date

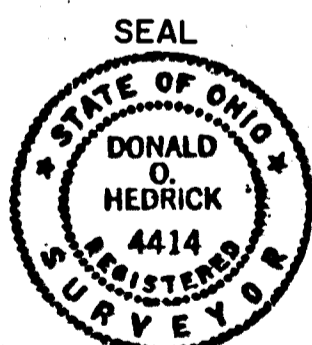


LOCATION MAP  
N.T.S.

### 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 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  
Registered Surveyor  
Date 5/22/89



Transferred this 9 day of January, 1992 409860

Filed for record this 13 day of Mar, 1992 at 8:06 A.M.

Recorded this 13 day of Mar, 1992 in plat book volume 20 page 97.

Catherine Heiden  
Gauga County Recorder

### APPROVALS

Approved as to legal form this 8th day of November, 1991  
David Dubek  
Assistant Geauga County Prosecutor

Approved this 13th day of JUNE, 1989  
James Schaefer  
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 14th day of November, 1991  
Robert Phillips  
Gauga County Engineer

Approved this 18th day of November, 1991, 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 s.

James Muller  
Gauga County Commissioner

James Muller  
Gauga County Commissioner

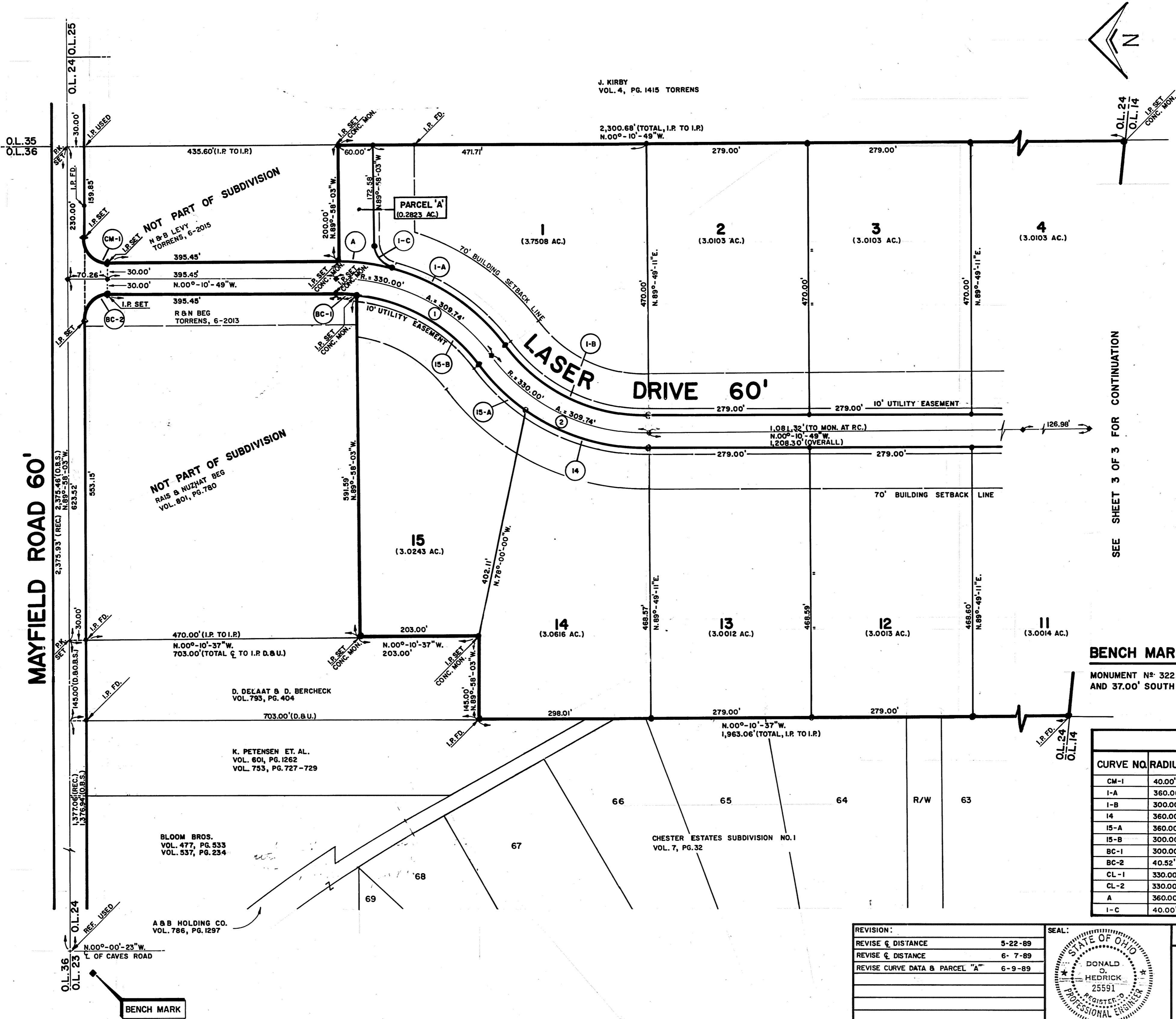
James Muller  
Gauga County Commissioner

### ACREAGE SUMMARY:

AREA IN SUBLOTS:	46.877 ACRES
AREA IN ROAD:	3.7923 ACRES
TOTAL AREA IN SUBDIVISION:	50.951 ACRES
NUMBER OF SUBLOTS:	15
LENGTH OF ROAD:	2,293.49 LIN. FT.
AREA OF PARCEL 'A':	0.282 ACRES

- DENOTES IRON PIN SET
- DENOTES MONUMENT SET

REVISION:		SEAL:		RECORD PLAT	
REVISE VERBAGE TO PLURAL FORM.	5-22-89			<b>C &amp; B SUBDIVISION</b> BEING PART OF ORIGINAL TOWNSHIP OF CHESTER, TRACT 3, ORIGINAL LOT 24, TOWNSHIP OF CHESTER, COUNTY OF GEauga, STATE OF OHIO.	
REVISE ACREAGE SUMMARY.	5-22-89				
ADD 2ND OWNERS NAME	6-7-89				
REVISE ACREAGE SUMMARY	6-7-89				
FIELD: J.H.	OSGD: D.O.H.	DWN: J.B.	CHKD: D.O.H.	APP:	DWG. NO.: <b>87284</b>
SCALE: NO SCALE	DATE: MAY 1989				SHEET <b>1</b> OF <b>3</b>

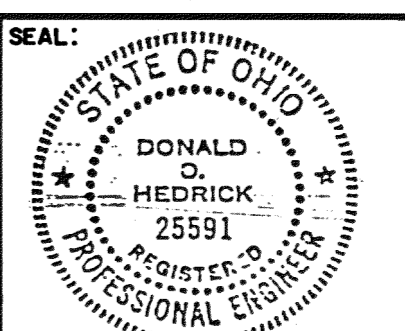


SEE SHEET 3 OF 3 FOR CONTINUATION

**BENCH MARK: 1126.01**  
 MONUMENT N° 322, 38.00' WEST OF THE C OF CAVES ROAD (SOUTH),  
 AND 37.00' SOUTH OF THE C OF MAYFIELD ROAD.

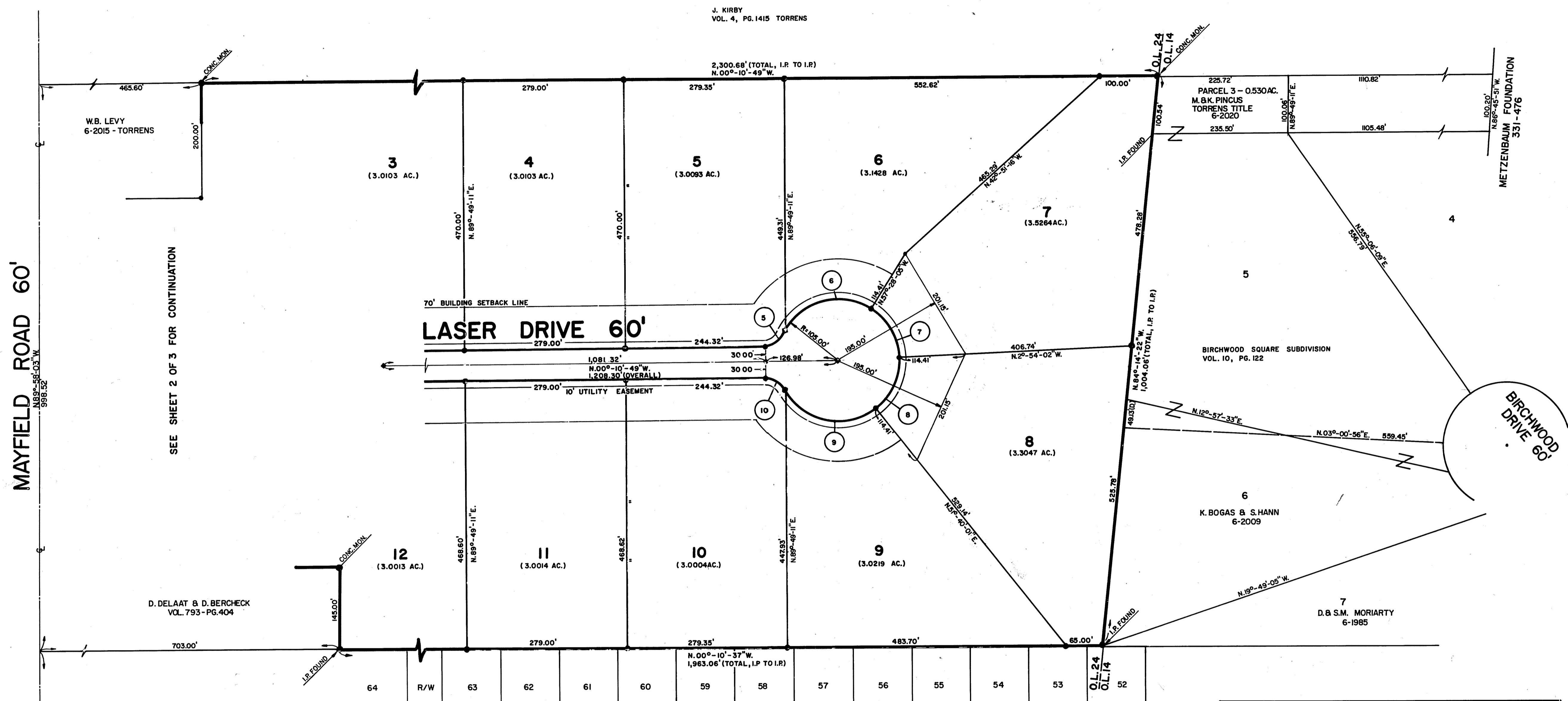
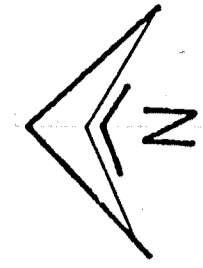
CURVE DATA						
CURVE NO.	RADIUS	ARC	CHORD	TAN.	DELTA	BEARING
CM-1	40.00'	62.98'	56.67'	40.15'	90°-12'-46"	N.44°-55'-34"E.
I-A	360.00'	246.84'	242.03'	128.50'	39°-17'-10"	N.33°-57'-19"E.
I-B	300.00'	281.56'	271.36'	152.13'	53°-46'-43"	N.26°-42'-33"E.
14	360.00'	227.46'	223.70'	117.67'	36°-12'-07"	N.17°-55'-15"E.
I5-A	360.00'	110.44'	110.00'	55.66'	17°-34'-36"	N.44°-48'-36"E.
I5-B	300.00'	247.33'	240.38'	131.18'	47°-14'-11"	N.29°-58'-48"E.
BC-1	300.00'	34.25'	34.24'	17.15'	06°-32'-32"	N.03°-05'-27"E.
BC-2	40.52'	63.50'	57.20'	40.37'	89°-47'-14"	N.45°-04'-26"W.
CL-1	330.00'	309.74'	298.50'	167.34'	53°-46'-43"	N.26°-42'-33"E.
CL-2	330.00'	309.74'	298.50'	167.34'	53°-46'-43"	N.26°-42'-33"E.
A	360.00'	91.06'	90.82'	45.77'	14°-29'-33"	N.7°-03'-58"E.
I-C	40.00'	52.86'	49.10'	31.09'	75°-43'-13"	N.52°-10'-20"E.

REVISION:	
REVISE C & DISTANCE	5-22-89
REVISE C & DISTANCE	6-7-89
REVISE CURVE DATA & PARCEL "A"	6-9-89



**RECORD PLAT**  
**C & B SUBDIVISION**  
 BEING PART OF ORIGINAL TOWNSHIP OF CHESTER,  
 TRACT 3, ORIGINAL LOT 24,  
 TOWNSHIP OF CHESTER,  
 COUNTY OF GEauga,  
 STATE OF OHIO.

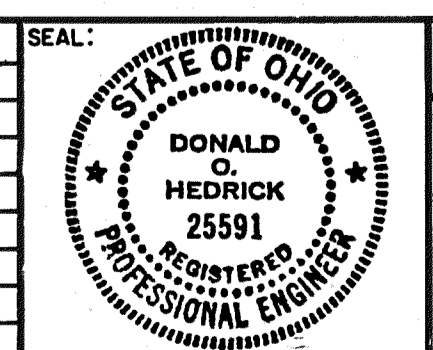
FIELD: J.H.	DSGD: D.O.H.	DWN: J.B.	CHKD: D.O.H.	APP:	DWG. NO.: 87284	SHEET 2 OF 3
SCALE: 1" = 100'		DATE: MAY 1989				



SEE SHEET 2 OF 3 FOR CONTINUATION

CURVE DATA						
CURVE NO.	RADIUS	ARC	CHORD	TAN	DELTA	BEARING
5	40.00'	42.68'	40.68'	23.62'	61°-08'-03"	N.30°-44'-51" W.
6	105.00'	171.98'	153.39'	112.30'	93°-50'-47"	N.14°-23'-28" W.
7	105.00'	100.00'	96.26'	54.16'	54°-34'-03"	S.59°-48'-57" E.
8	105.00'	100.00'	96.26'	54.16'	54°-34'-03"	N.65°-37'-00" W.
9	105.00'	181.95'	160.03'	123.56'	99°-17'-03"	N.11°-18'-38" E.
10	40.00'	42.68'	40.68'	23.62'	61°-08'-03"	N.30°-23'-12" E.

REVISION:	
REVISE R/W, EASEMENT, SETBACK LINE, CURVE DATA, & SUBLOTS 5, 6, 7, 8, 9, & 10.	5-22-89
REVISE CUL-DE-SAC, CURVE DATA	6-07-89



RECORD PLAT	
<b>C &amp; B SUBDIVISION</b>	
BEING PART OF ORIGINAL TOWNSHIP OF CHESTER, TRACT 3, ORIGINAL LOT 24, TOWNSHIP OF CHESTER, COUNTY OF GEauga, STATE OF OHIO.	
FIELD: J.H. DSGD: D.O.H. DWN: J.B. CHKD: D.O.H. APP: DWG. NO:	SHEET OF
SCALE: 1" = 100'	DATE: MAY 1989
87284	3 / 3

20-99