

SETTLERS PLACE

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga, STATE OF OHIO AND KNOWN AS BEING A PART OF TRACT 2, LOT 5, SECTION 3 AND CONTAINING 13.616 ACRES, BEING PART OF THE LAND CONVEYED TO BYRON HEATH BY DEED RECORDED IN VOLUME 861 PAGE 106 OF GEAGA COUNTY DEED RECORDS.



I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND 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 GEAGA COUNTY ENGINEER.

Jerry Slay
REGISTERED SURVEYOR
DATE 6-15-91

I, THE UNDERSIGNED OWNER, BYRON HEATH OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS MY "SETTLERS PLACE" SUBDIVISION CONTAINING SUBLOTS 1 THROUGH 5 BOTH INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS SETTLERS TRAIL. 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 HERUNTO SET HIS HAND THIS 18th DAY OF JUNE, 1991.

Byron Heath OWNER
Diana S. Fille WITNESS
Barbara Jayne WITNESS

STATE OF OHIO, COUNTY OF GEAGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED BYRON HEATH 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 HERUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Parisburg, OHIO THIS 18th DAY OF JUNE, 1991.

Barbara Jayne
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-31-94

I, BYRON HEATH, 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 & STAR CABLE TELEVISION, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE 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 OR 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 LAWN 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 HERUNTO SET HIS HAND THIS 18th DAY OF JUNE, 1991.

Byron Heath OWNER
Diana S. Fille WITNESS
Barbara Jayne WITNESS

STATE OF OHIO, COUNTY OF GEAGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED BYRON HEATH, 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 HERUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Parisburg, OHIO THIS 18th DAY OF JUNE, 1991.

Barbara Jayne
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-31-94

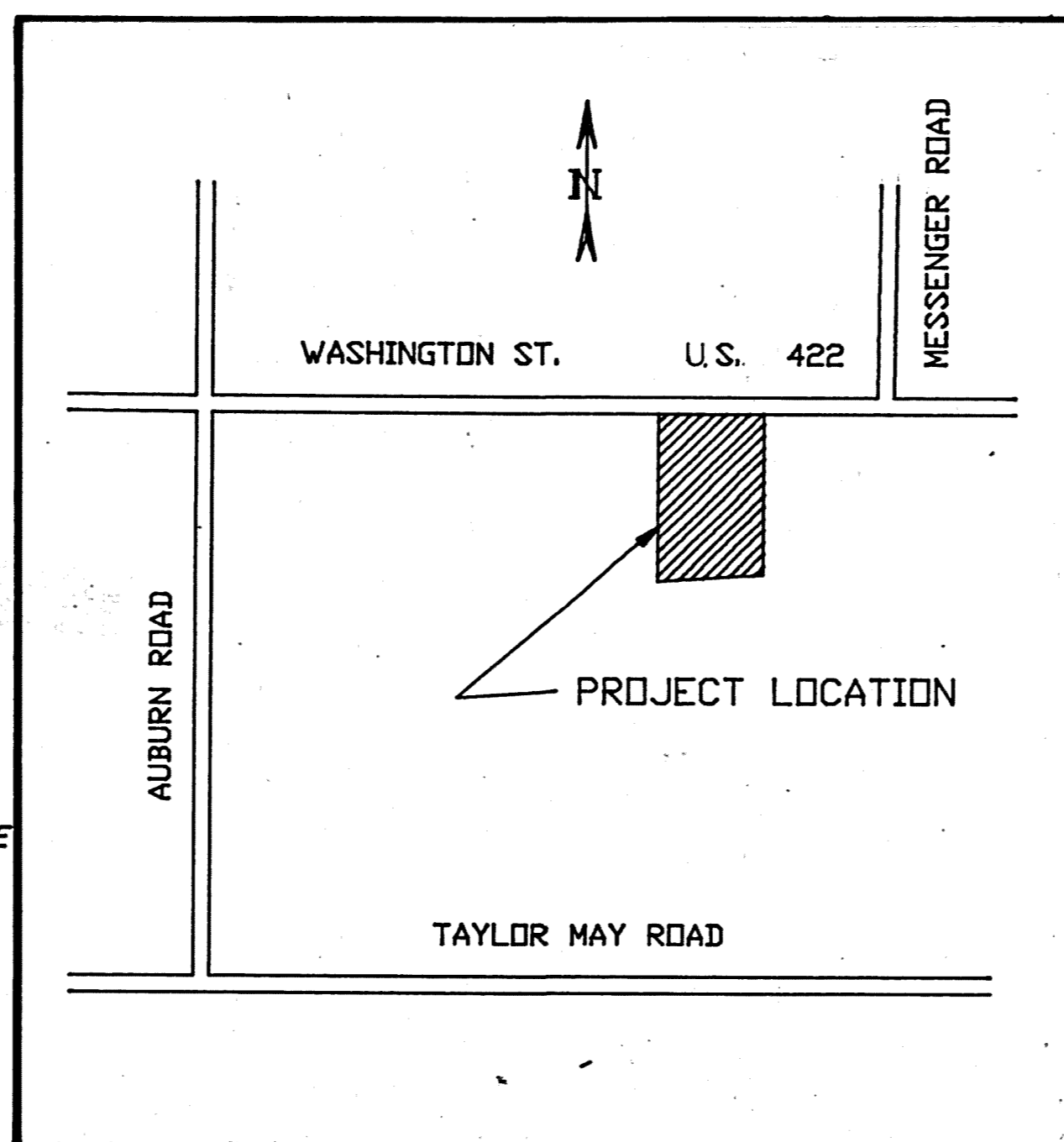
THE UNDERSIGNED MORTGAGEES OF THE LAND INCLUDED IN THIS PLAT AND SUBDIVISION DO HEREBY JOIN WITH THE OWNER OF THIS SUBDIVISION IN THE DEDICATION TO PUBLIC USE OF THE AREA DESIGNATED AS SETTLERS TRAIL. AND HEREBY RELEASE FROM LEIN OF OUR MORTGAGE AND WAIVE ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID ROAD.

James B. Frost Trustee WITNESS
Earl H. Miller / Gene T. Busch WITNESS

STATE OF OHIO, COUNTY OF LAKE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED James M. Deloy OF Baro Sippola & Da-Loy, & THE ABOVE NAMED James B. Frost OF The Sippola Trust, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF THEM FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERUNTO SET MY HAND AFFIXED MY OFFICIAL SEAL AT WILLOUGHBY, OHIO THIS 19th DAY OF JUNE, 1991.

Sandra M. Tabaj
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-31-95



LOCATION MAP
SCALE: 1" = 1000'

THIS PLAT COMPLIES WITH THE APPLICABLE REGULATIONS REGARDING LOT SIZE, FRONTAGE, AND WIDTH CONTAINED IN THE AUBURN TOWNSHIP ZONING RESOLUTION. THIS 18th DAY OF JUNE, 1991.

BY: Frank V. Kitter Jr. AUBURN TOWNSHIP ZONING INSPECTOR

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:
William E. Kibler 12-4-91 DATE Robert W. Dewel 11/8/91 DATE
CLEVELAND ELECTRIC ILLUMINATING CO.
Charles J. Bennett 9/29/91 DATE Star Cable Television 11/5/91 DATE
EAST OHIO GAS CO.

APPROVED AS TO LEGAL FORM THIS 6th DAY OF December, 1991.
David Dubecqz
Assistant GEAGA COUNTY PROSECUTOR

APPROVED THIS 20th DAY OF AUGUST, 1991.
James P. Schaefer
CHAIRMAN, GEAGA COUNTY PLANNING COMMISSION

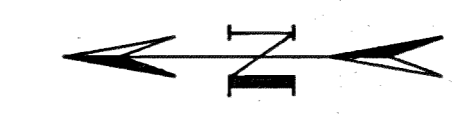
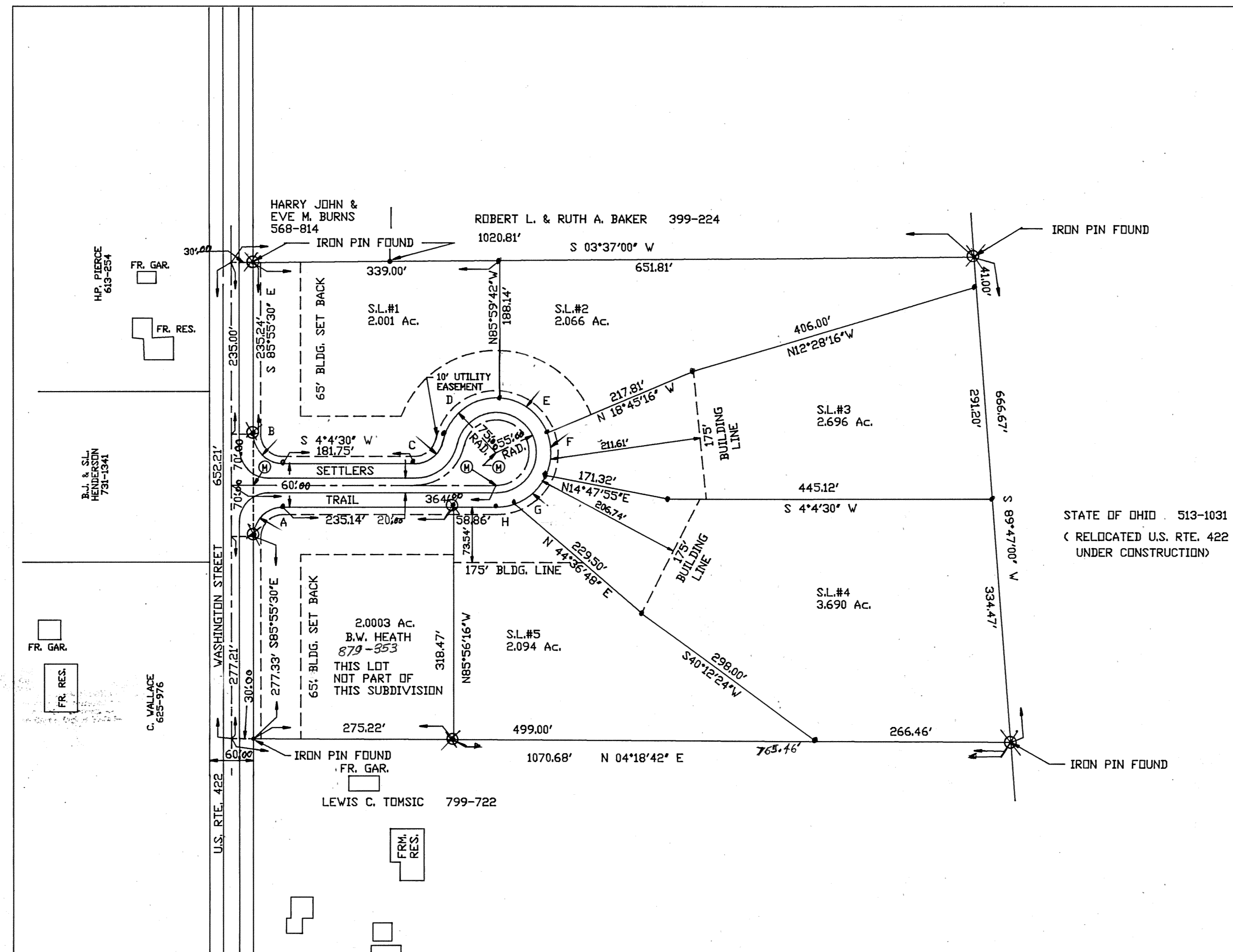
APPROVED THIS 23rd DAY OF March, 1992.
Edna L. Davis GEAGA COUNTY COMMISSIONER
James Miller GEAGA COUNTY COMMISSIONER
James Miller GEAGA COUNTY COMMISSIONER

TRANSFERRED THIS 27th DAY OF March, 1992 AT 1:25 P.
Richard Makowski GEAGA COUNTY AUDITOR

FILED FOR RECORD THIS 27 DAY OF March, 1992 AT 1:25 P.
RECORDED THIS 27 DAY OF March, 1992 IN PLAT BOOK VOLUME 20 PAGE 105.
Catherine H. Skiden
GEAGA COUNTY RECORDER

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 WITH THE APPROVED PLAT AND PLANS, ARE IN GOOD REPAIR, AND HAVE MET ALL BONDING REQUIREMENTS. THIS 18th DAY OF MARCH, 1992.
Robert L. Kiltz
GEAGA COUNTY ENGINEER

410704



THIS PLAT COMPLIES WITH THE APPLICABLE REGULATIONS REGARDING LOT SIZE, FRONTAGE, AND WIDTH CONTAINED IN THE AUBURN TOWNSHIP ZONING RESOLUTION, THIS 22ND DAY OF JUNE, 1991, BY Frank V. Kille, Jr. TOWNSHIP ZONING INSPECTOR

STATE OF OHIO 513-1031
(RELOCATED U.S. RTE. 422 UNDER CONSTRUCTION)

(M) MONUMENT LOCATIONS
 X SUBDIVISION CORNER PINS SET IN CONCRETE
 • IRON PIN SET

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT AND THE DIMENSIONS SHOWN HEREON ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 BY Jerry E. Slay 5-21-91
 JERRY E. SLAY, P.S. DATE
 OHIO SURVEYOR NO. 5298

CURVE DATA				
CURVE	A	B	C	D
RADIUS	40'.00	40'.00	40'.00	75'.00
ANGLE	90°00'00"	90°00'00"	77°26'40"	81°26'00"
CHORD	56.57'	56.57'	50.04'	97.85'
CH. BRG.	N40°55'30"W	N49°04'30"E	S34°38'50"E	S32°39'10"E
ARC LENGTH	62.83'	62.83'	54.07'	106.60'
TAN	40.00'	40.00'	32.07'	64.55'
CURVE	E	F	G	H
RADIUS	75'.00	75'.00	75'.00	75'.00
ANGLE	64°46'56"	45°50'11"	45°50'11"	19°33'21"
CHORD	80.35'	58.41'	58.41'	25.47'
CH. BRG.	N40°27'19"E	N84°14'08"W	N38°23'57"W	S5°42'10"E
ARC LENGTH	84.80'	60.00'	60.00'	25.60'
TAN	47.58'	31.71'	31.71'	12.92'

SUBDIVISION DATA
 AREA IN SUBLOTS 1 TO 5 - 12.547 AC.
 AREA IN SETTLERS TRAIL - 0.907 AC.
 AREA IN WASHINGTON ST. - 0.162 AC.
 TOTAL AREA IN SUBDIVISION - 13.616 AC.
 TOTAL NUMBER OF SUBLOTS - 5
 TOTAL LENGTH OF ROAD - 364 FEET
 MINIMUM LOT AREA - 2.0 AC.
 MINIMUM BUILDING SETBACK - 65 FEET
 MINIMUM FRONTAGE - 60 FEET ON CUL-DE-SAC AND 175' WIDE AT BLDG. LINE
 MINIMUM SIDE YARD - 30 FEET
 MINIMUM REAR YARD - 50 FEET
 ZONING DISTRICT R2
 SUBDIVISION IS NOT IN A FLOOD ZONE
 PRIVATE WATER WELLS AND ON-SITE SEWAGE DISPOSAL SYSTEMS WILL BE INSTALLED ON EACH LOT.

THIS PLAT SUBMITTED FOR APPROVAL BY
 JERRY E. SLAY, REGISTERED SURVEYOR,
 STATE OF OHIO
 3102 JEFFERSON ROAD
 ASHTABULA, OHIO 44004
 PHONE: 216/993-7205
 FOR
 BYRON HEATH, OWNER
 1084 CARRIAGE HILL DRIVE
 CHAGRIN FALLS, OHIO 44022
 PHONE: 216/543-1818

FINAL PLAT
 FOR
 SETTLERS PLACE
 SUBDIVISION
 AUBURN TOWNSHIP
 LOT 5 TRACT 2 SECTION 3
 DATE: 5/22/91 DRAWN BY: D.D.B.
 JOB NO. 2200 APPROVED BY:
 SCALE: 1" = 100' 2/2

20-106