

SITE DATA

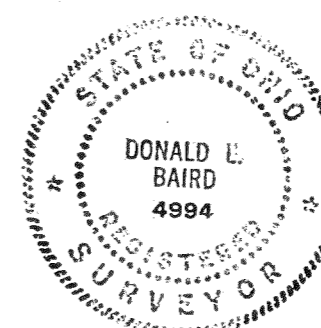
26.989 Ac. in Lots (1 Thru 8)
.616 Ac. in Messenger Rd.
.382 Ac. in Stafford Rd.
27.987 Ac. Total
Zoning District R-2
Minimum Lot Area 2 Ac.
Minimum Lot Width 175 Ft. Al B.L. & R/W
Minimum Front Yard 65 Ft.
Minimum Side Yard 30 Ft.
Minimum Rear Yard 50 Ft.

FINAL PLAT STAFFORDSHIRE EAST

Situated in The Township Of Auburn, County Of Geauga, State Of Ohio
And Known As Being Part Of Tract No. 1 And Original Lot No. 4 & 14 In
Said Township And Containing 27.986 Acres, Being Part Of The Land As Conveyed
To Staffordshire General Partners In The Deed Recorded In Volume 867
Page 68 Of The Geauga County Deed Records.

SURVEYOR'S CERTIFICATION

I Do Herely 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
Hereon Shall Be Set In Place Before Final Inspection And Acceptance Of The Improvements By The Geauga County Engineer.



Donald L. Baird 10 June 91
Donald L. Baird Reg. Surveyor #4994 Date

ACCEPTANCE CERTIFICATION

The Undersigned Owners, Staffordshire General Partners, Of The Land Shown Herein, Herely Certifies That This Plat Correctly Represents Its
"Staffordshire East", Subdivision Containing Sublots No. 1 Thru 8 All Inclusive, And Does Herely Accept This Plat Of The Same. 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 Itself 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 Hereunto Set Its Hand This 19 Day Of June, 1991.
Staffordshire General Partnership Recorded At Volume 867 Page 68 Of The Geauga County Recorder's Office.

Partnership filed
in Geauga County
Catherine H. Heiden
Recorder

Staffordshire General Partners

By: Kevin Finnelly - Partner By: Robert Miles - Partner By: Wayne Leach - Partner
Michelle DeLillo - Witness Michelle DeLillo - Witness Michelle DeLillo - Witness

State Of Ohio
County Of CUYAHOGA

Before Me, A Notary Public, In And For The Said County And State, Personally Appeared The Above Named Kevin Finnelly, Robert Miles And Wayne Leach
Who Acknowledged To Me That They Are Partners, Respectively, Of Staffordshire General Partners, That They Did Sign The Forgoing Instrument And That
The Same Is Their Free Act And Deed For The Purpose Therein Expressed, And The Free Act And Deed Of Said Corporation Duly Authorized And Of Their
Free Act And Deed Individually And As Such Partners. In Witness Whereof I Have Hereunto Set My Hand And Affixed My Official Seal At Cuyahoga, Ohio
This 19th Day Of June, 1991.

Robert A. Larkin
Notary Public
My Commission Expires: Sept. 17, 1994

UTILITY EASEMENT

Staffordshire General Partners, The Undersigned Owners Of The Platted Land, Does Herely Grant Unto The CEI Electric Co., Alltel Corp., East Ohio Gas Co.,
And Star Cable Company, 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 All Lands Shown Hereon And Parallel And Contiguous To All Road Lines To
Construct, Place, Operate, Maintain, Repair, Or Relocate Such Above Ground And Underground Electric, Gas, And Communication Cable, 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 Its Hand This 19 Day Of June, 1991.
Staffordshire General Partnership Recorded At Volume 867 Page 68 Of The Geauga County Recorder's Office.

By: Kevin Finnelly - Partner By: Robert Miles - Partner By: Wayne Leach - Partner
Michelle DeLillo - Witness Michelle DeLillo - Witness Michelle DeLillo - Witness

State Of Ohio
County Of Cuyahoga

Before Me, A Notary Public, In And For Said County And State Personally Appeared The Above Named Kevin Finnelly, Robert Miles And
Wayne Leach Who Acknowledge To Me That They Are Partners, Respectively, Of Staffordshire General Partners, That They Did Sign The Forgoing
Instrument And That The Same Is Their Free Act And Deed For The Purposes Therein Expressed And The Free Act And Deed Of Said
Corporation Duly Authorized And Their Free Act And Deed Individually And As Such Officers. In Witness Whereof I Have Hereunto Set My Hand
And Affixed My Official Seal At Cuyahoga, Ohio This 19th Day Of June, 1991.

Robert A. Larkin
Notary Public
My Commission Expires: Sept. 17, 1994

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

William E. Kuhl 7-14-91 Robert A. Larkin 7/17/92 Charles Bennett 11/6/91 Raymond M. ... 7-30-91
CEI Electric Company Date Alltel Corporation Date East Ohio Gas Company Date Star Cable Company Date

Approved As To Legal Form This 7th Day Of February, 1992. Approved This 9th Day Of July, 1991.
David S. Buckley James P. Schuler
Assistant Geauga County Prosecutor Chairman, Geauga County Planning Commission

Pursuant To Ohio Revised Code Section 711.091, I Have Checked The Presence, In Place As Required, Of All Iron Property Monuments, And Bench Marks And Do Herely Certify That The
Same Have Been Constructed, Are In Accordance With The Approved Plat And Plans, Are In Good Repair, And Have Met All Bonding Requirements. This 7th Day Of Feb, 1992.

Filed For Record This 12 Day Of Feb, 1992 At 3:26 PM.
Recorded This 12 Day Of Feb, 1992 In Plat Book Volume 20 Pg. 96.
Catherine H. Heiden
Gaugua County Recorder
This Plat Complies With The Applicable Regulations Regarding Lot Size, Frontage And Width Contained In
The Auburn Township Zoning Resolution. This 12 Day Of June, 1991.
Frank V. Kitter
Auburn Township Zoning Inspector

408635
113317
Rerecorded this 8th day of Apr. 1992 at 1:24 PM. in Vol. 20 Pg. 107
Catherine H. Heiden
Recorder
Approved This 10th Day Of Feb, 1992. Transferred This 12 Day Of Feb, 1992.
Elmer L. Davis James Muller Richard J. Melowski
Gaugua County Commissioners Gaugua County Commissioner Gaugua County Auditor

20-96
20-107