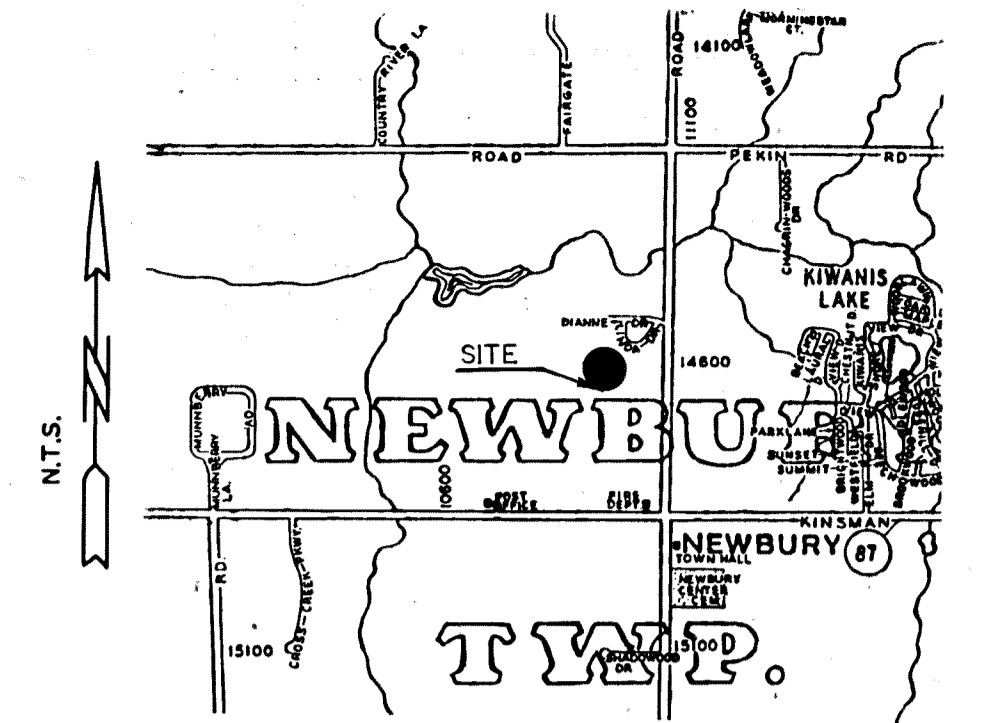
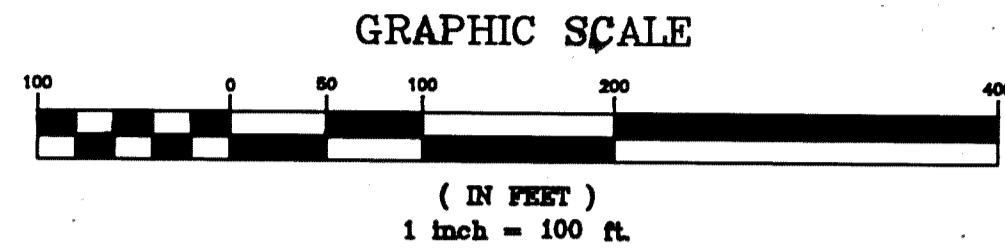


SCRANTON WOODS SUBDIVISION PHASE IV

PART OF ORIGINAL LOT No.5, TRACT No.2 & LOT No.18, TRACT NO.1
NEWBURY TOWNSHIP, GEauga COUNTY, STATE OF OHIO

JULY '90 SCALE: 1"=100'



*DENOTES "MARCELLA."

ACCEPTANCE AND DEDICATION

WE, THE UNDERSIGNED OWNERS, *EUGENE AND DONALD TEAGUE OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR "SCRANTON WOODS SUBDIVISION PHASE IV" CONTAINING SUBLOTS 21 THROUGH 30, BOTH INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS DORA DRIVE (60 FEET WIDE), AND NEAL DRIVE (60 FEET WIDE). 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 THEIR HANDS THIS 13th DAY OF AUGUST, 1990.

Eugene F. Teague
EUGENE TEAGUE
Donald R. Teague
DONALD TEAGUE
Marcella Teague
MARCELLA TEAGUE
STATE OF OHIO
COUNTY OF GEAGA

Kathleen M. Roethlis
WITNESS
Rebecca S. Rusakid
WITNESS
Kathleen M. Roethlis
WITNESS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED *EUGENE AND DONALD TEAGUE 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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Geauga County, OHIO THIS 15th DAY OF August, 1990.

Kathleen M. Roethlis - Notary Public for
State of Ohio, Ashkabala County
Eugene F. Teague
Donald R. Teague
Marcella Teague

MY COMMISSION EXPIRES: 7-27-95

UTILITY EASEMENT

WE, *EUGENE AND DONALD TEAGUE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATED LAND, DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, WESTERN RESERVE TELEPHONE COMPANY, EAST OHIO GAS COMPANY, CABLEVISION OF GEAGA COUNTY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) 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 GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE 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 EASEMENTS 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 HERETO SET THEIR HANDS THIS 13th DAY OF August, 1990.

Eugene F. Teague
EUGENE TEAGUE
Donald R. Teague
DONALD TEAGUE
Marcella Teague
MARCELLA TEAGUE
STATE OF OHIO
COUNTY OF GEAGA

Kathleen M. Roethlis
WITNESS
Rebecca S. Rusakid
WITNESS
Kathleen M. Roethlis
WITNESS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED *EUGENE AND DONALD TEAGUE 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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Geauga County, OHIO THIS 15th DAY OF August, 1990.

Kathleen M. Roethlis - Notary Public for
State of Ohio, Ashkabala County
Eugene F. Teague
Donald R. Teague
Marcella Teague

MY COMMISSION EXPIRES: 7-27-95

SITUATED IN THE TOWNSHIP OF NEWBURY, COUNTY OF GEAGA, STATE OF OHIO AND KNOWN AS BEING A PART OF LOT NO. 5, TRACT NO. 2 AND LOT NO. 18, TRACT NO. 1 AND CONTAINING 23.922 ACRES BEING PART OF THE LAND AS CONVEYED TO EUGENE AND DONALD TEAGUE IN THE DEED RECORDED IN VOLUME 672, PAGE 724 AND VOLUME 857, PAGE 365 ET SEQ. OF THE GEAGA COUNTY DEED RECORDS.

I HEREBY CERTIFY THAT I HAVE PREPARED THE ATTACHED PLAT BASED UPON A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION 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 AND PINS AS INDICATED HEREON SHALL BE SET IN PLACE AS REQUIRED BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEAGA COUNTY ENGINEER.

Rudy E. Schwartz
RUDY E. SCHWARTZ, P.S. NO. 7193
DATE: 8-9-90

MORTGAGE RELEASE

Contingent upon the acceptance of dedication to public use of the areas designated as Dora Drive and Neal Dr.

THE UNDERSIGNED MORTGAGEE OF THE LAND INCLUDED IN THIS PLAT AND SUBDIVISION DOES HEREBY JOIN WITH THE OWNERS OF THIS SUBDIVISION IN THE DEDICATION TO PUBLIC USE OF THE AREA DESIGNATED AS DORA DRIVE (60 FEET WIDE), AND NEAL DRIVE (60 FEET WIDE) AND HEREBY RELEASES FROM LIEN OF OUR MORTGAGE AND WAIVES ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID DRIVES.

Geauga Savings
8/10/90
Kathleen M. Roethlis
WITNESS

STATE OF OHIO
COUNTY OF GEAGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Patty L. Kinbrew WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED AND THE FREE CORPORATE ACT AND DEED OF GEAGA SAVINGS FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Geauga County, OHIO THIS 15th DAY OF August, 1990.

Kathleen M. Roethlis
NOTARY PUBLIC
State of Ohio, Ashkabala County
MY COMMISSION EXPIRES: 7-27-95

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

Richard Patton
CLEVELAND ELECTRIC ILLUMINATING CO.
DATE 1-9-91

Mat Krubing
WESTERN RESERVE TELEPHONE COMPANY
DATE 10-1-90

Charles J. Parlett
EAST OHIO GAS COMPANY
DATE 10/2/90

AREA TABULATION

AREA IN SUBLOT 20.430 AC
AREA IN RIGHT-OF-WAY 3.281 AC
TOTAL AREA 24.411 AC

NUMBER OF SUBLOTS 10
TOTAL LENGTH OF ROAD 2857'

APPROVALS

APPROVED AS TO LEGAL FORM THIS 14th DAY OF January, 1993.

James P. Kline
GEAGA COUNTY PROSECUTOR

APPROVED THIS 14th DAY OF August, 1990

Jim K. Schuyler
CHAIRMAN, GEAGA CO. PLANNING COMM.

PURSUANT TO OHIO REVISED CODE SECTION 711.091, I HAVE CHECKED THE SPECIFICATIONS, CONSTRUCTION AND THE CONDITION OF THE ROADS 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 January, 1993.

Robert A. Phillips
GEAGA COUNTY ENGINEER

APPROVED THIS 19th DAY OF January, 1993, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY RIGHT-OF-WAY(S) AND EASEMENT(S) SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHT-OF-WAY(S) AND EASEMENT(S).

Patricia Whitte GEAGA CO. COMMISSIONER
James P. Kline GEAGA CO. COMMISSIONER
W. M. Kline GEAGA CO. COMMISSIONER

TRANSFERRED THIS 22 DAY OF January, 1993.

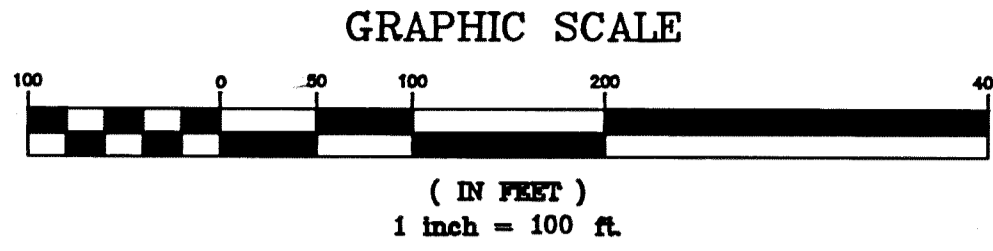
Richard G. Makowski
GEAGA COUNTY AUDITOR

FILED FOR RECORD THIS 22 DAY OF January, 1993
AT 11:52 A.M.

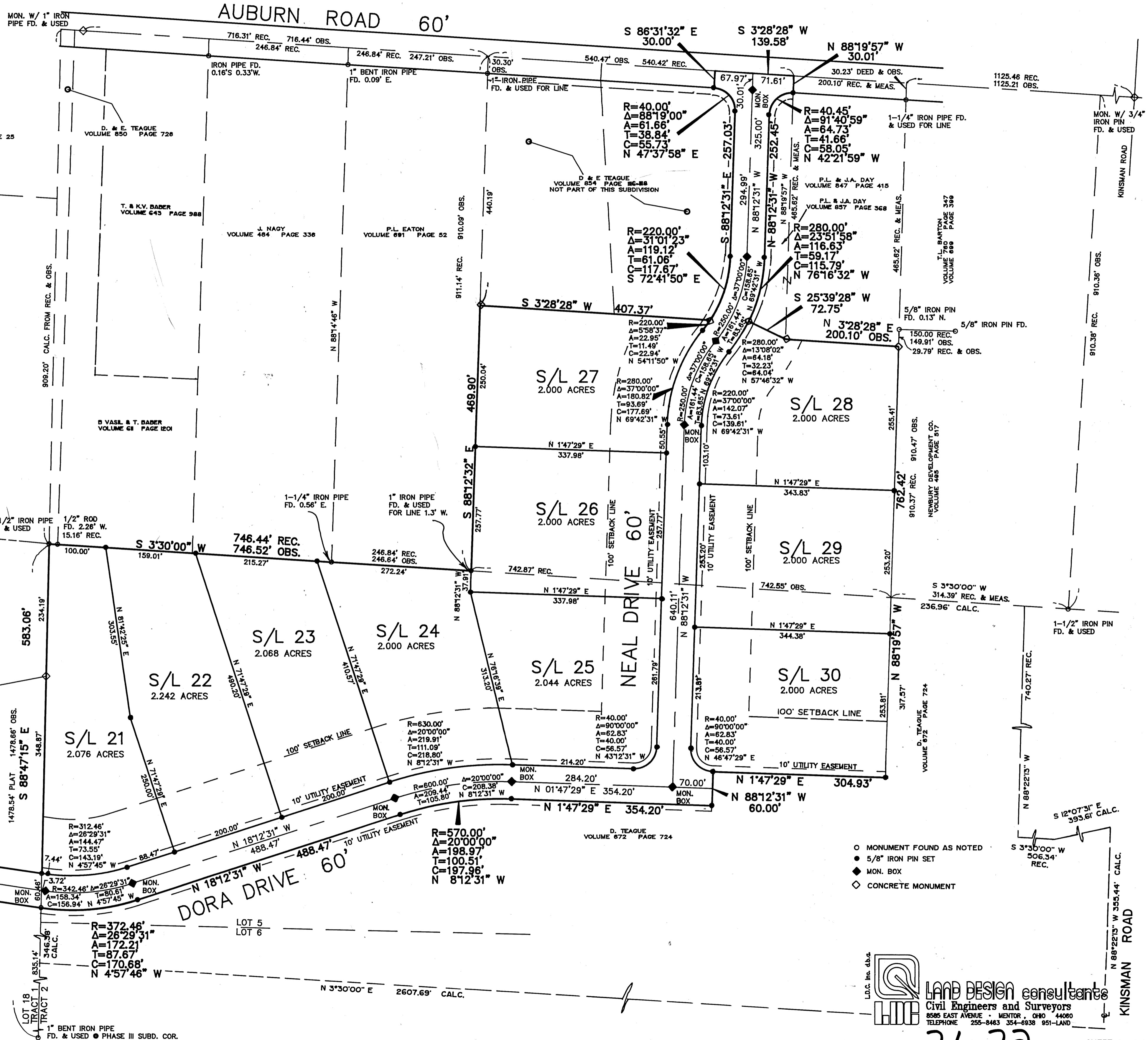
RECORDED THIS 22 DAY OF January, 1993 IN PLAT BOOK
VOLUME 21, PAGE 21.

Catherine H. Heiden
GEAGA COUNTY RECORDER

SCRANTON WOODS SUBDIVISION PHASE IV



DIANNE DRIVE 60'
 SCRANTON WOODS TRAIL 60'



- MONUMENT FOUND AS NOTED
- 5/8" IRON PIN SET
- ◆ MON. BOX
- ◇ CONCRETE MONUMENT

LAND DESIGN consultants
 Civil Engineers and Surveyors
 8585 EAST AVENUE • Mentor, OHIO 44060
 TELEPHONE 255-8463 354-6938 951-LAND