

ACCEPTANCE CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREIN, OF TLF PARTNERSHIP, AN OHIO GENERAL PARTNERSHIP, SAID PARTNERSHIP RECORDED IN VOL. 853 PG. 741 OF THE GEAUGA COUNTY RECORDS CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR WAKE ROBIN SUBDIVISION PHASE NO. 2 CONTAINING SUBLOTS 18 THROUGH 32 BOTH INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS WAKE ROBIN DRIVE AND WOODRUFF LANE. THE UNDERSIGNED FURTHER AGREE 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 OURSELVES 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 HEREBY SET THEIR HANDS THIS 17th DAY OF December, 1990.

Partnership filed In Geauga County Catherine H. Holdrege Recorder

# WAKE ROBIN SUBDIVISION PHASE NO. 2

SITUATED IN THE TOWNSHIP OF NEWBURY, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF TRACT 3 AND ORIGINAL LOT 43 AND CONTAINING 33.907 ACRES, BEING PART OF THE LAND AS CONVEYED TO TLF PARTNERSHIP, IN THE DEED RECORDED IN VOLUME 853 PAGE 741 OF THE GEAUGA COUNTY DEED RECORDS.

PERRY TATONETTI, GENERAL PARTNER  
RONALD LAPHAM, GENERAL PARTNER  
DOMENIC FARINACCI, GENERAL PARTNER

STATE OF OHIO, COUNTY OF Gauga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED PERRY TATONETTI, RONALD LAPHAM & DOMENIC FARINACCI WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME ARE THEIR FREE ACTS AND DEEDS FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO THIS 22 DAY OF June, 1990.

Gerrit L. Reitman  
NOTARY PUBLIC

MY COMMISSION EXPIRES Nov. 8, 1990

UTILITY EASEMENT

WE, RONALD LAPHAM, DOMENIC FARINACCI, AND PERRY TATONETTI, OF TLF PARTNERSHIP, AN OHIO GENERAL PARTNERSHIP, SAID PARTNERSHIP RECORDED IN VOL. 853 PG. 738 OF THE GEAUGA COUNTY RECORDS, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT INTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, ALL TELL CORPORATION, THE EAST OHIO GAS COMPANY AND CABLEVISION OF OHIO, 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 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 HEREBY SET THEIR HANDS THIS 21 DAY OF June, 1990.

PERRY TATONETTI, GENERAL PARTNER  
RONALD LAPHAM, GENERAL PARTNER  
DOMENIC FARINACCI, GENERAL PARTNER

STATE OF OHIO, COUNTY OF Gauga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED PERRY TATONETTI, RONALD LAPHAM & DOMENIC FARINACCI WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME ARE THEIR FREE ACTS AND DEEDS FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO THIS 21 DAY OF June, 1990.

Gerrit L. Reitman  
NOTARY PUBLIC

MY COMMISSION EXPIRES Nov. 9, 1990

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

Richard Patton 9-20-90 ELECTRIC COMPANY DATE  
Mat Whiting 10-1-90 TELEPHONE COMPANY DATE  
Charles Danell 10/2/90 GAS COMPANY DATE  
M.R. 9-25-90 CABLE TELEVISION COMPANY DATE

APPROVALS  
APPROVED AS TO LEGAL FORM THIS 17th DAY OF December, 1990.  
Sam N. Miller  
GEAUGA COUNTY PROSECUTOR

APPROVED THIS 11th DAY OF SEPTEMBER, 1990.  
William Herb  
Acting CHAIRMAN, GEAUGA COUNTY PLANNING COMMISSION

APPROVED THIS 19th DAY OF January, 1990.  
CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF THE RIGHT-OF-WAYS AND EASEMENT SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHT-OF-WAYS AND EASEMENT.

Neil J. ... GEAUGA COUNTY COMMISSIONER  
James ... GEAUGA COUNTY COMMISSIONER  
W. H. ... GEAUGA COUNTY COMMISSIONER

TRANSFERRED THIS 25th DAY OF January, 1990.  
Richard G. Matkowski  
GEAUGA COUNTY AUDITOR

FILED FOR RECORD THIS 25 DAY OF January, 1990.  
AT 9:31 A.M.

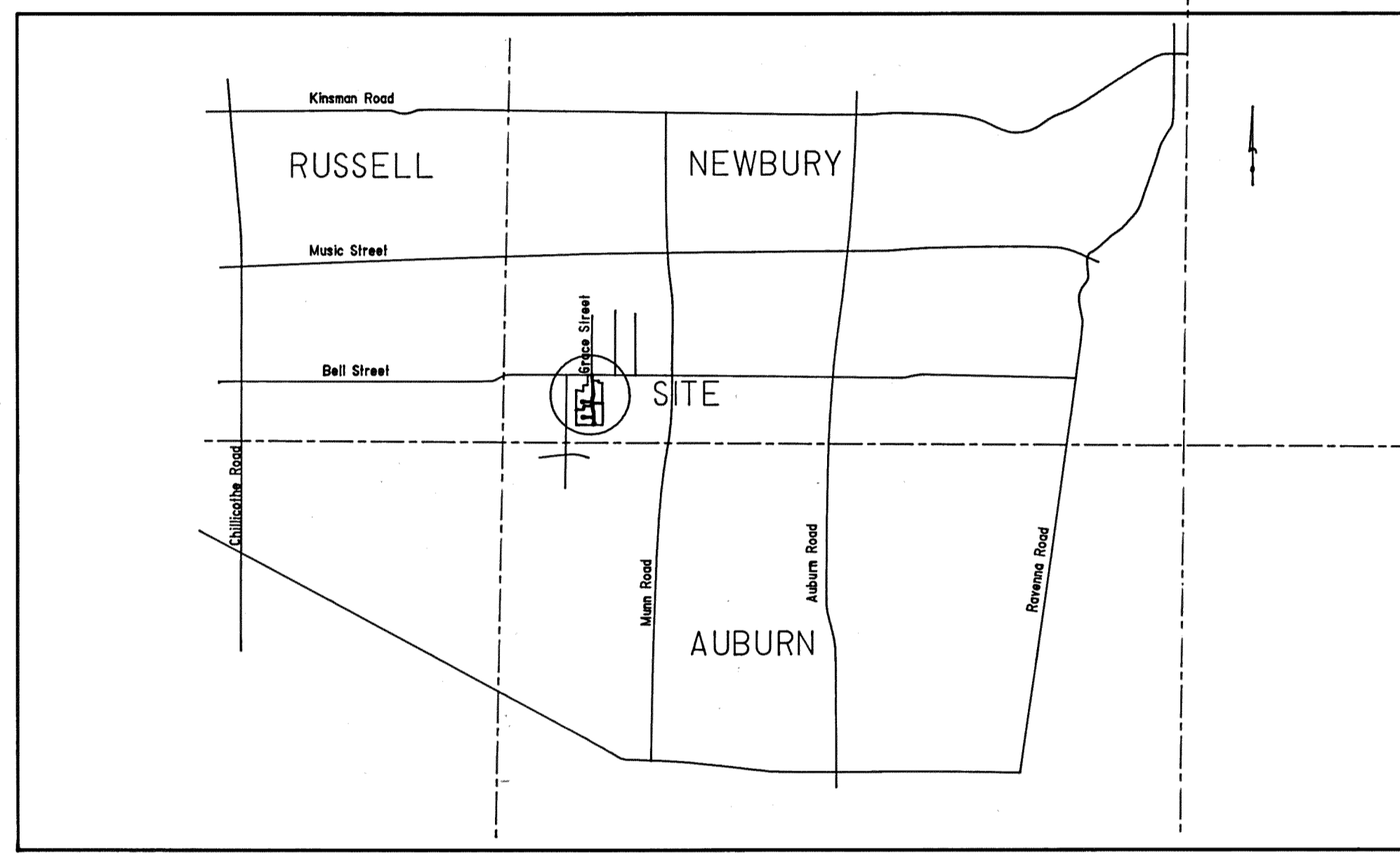
RECORDED THIS 25 DAY OF January, 1990 IN PLAT BOOK VOLUME 21 PAGE 123  
Catherine A. Heiden  
GEAUGA COUNTY RECORDER

425027

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 18th DAY OF December, 1990

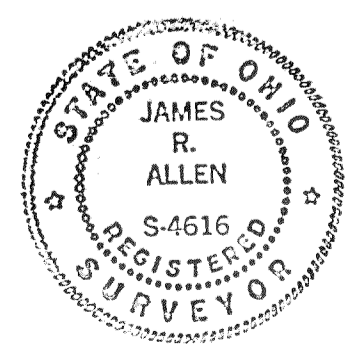
Robert S. ...  
GEAUGA COUNTY ENGINEER



VICINITY MAP  
N.T.S.

**NALL & ASSOCIATES**  
CIVIL & MUNICIPAL ENGINEERING  
104 WATER ST. CHARDON, OHIO 44024 (216) 286-3207

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 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 GEAUGA COUNTY ENGINEER.

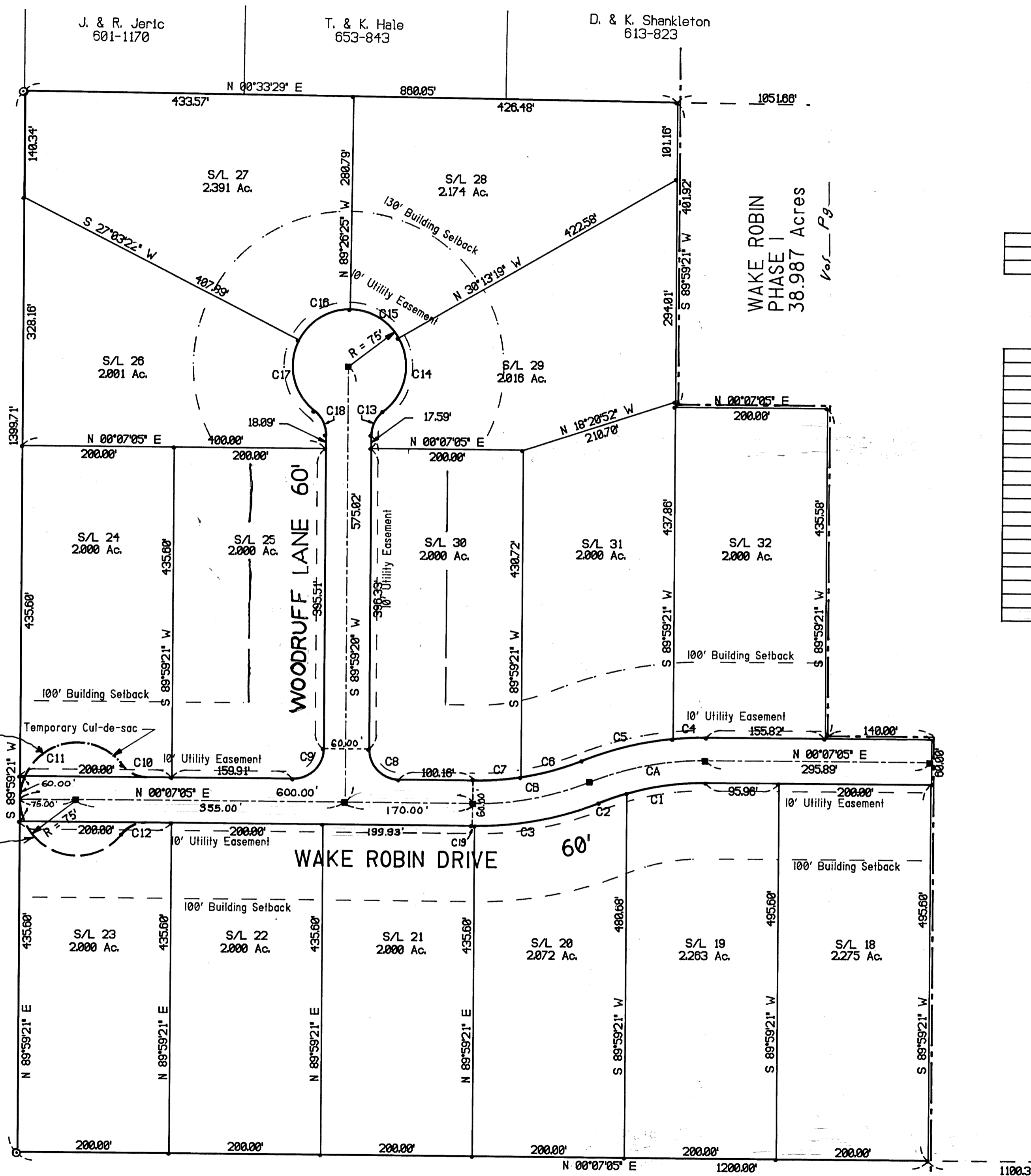


James R. Allen 6-2-90  
JAMES R. ALLEN, DATE  
REGISTERED SURVEYOR NO. 4616

# Wake Robin Subdivision

Phase 2

Sheet 2 of 2



ROAD CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CA	400.00'	155.90'	78.95'	154.92'	S 11°02'52" E	22°19'54"
CB	400.00'	155.90'	78.95'	154.92'	N 11°02'52" W	22°19'54"

SUBLOT R/W CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	370.00'	105.43'	53.07'	105.07'	S 08°02'42" E	16°19'33"
C2	370.00'	38.78'	19.41'	38.77'	S 19°12'39" E	06°00'21"
C3	430.00'	167.53'	84.84'	166.47'	N 11°03'08" W	22°19'22"
C4	430.00'	44.25'	22.14'	44.23'	S 02°49'48" E	05°53'45"
C5	430.00'	123.35'	62.10'	122.93'	S 13°59'45" E	16°28'09"
C6	370.00'	84.02'	42.19'	83.84'	N 15°42'28" W	13°00'42"
C7	370.00'	80.19'	38.16'	80.12'	N 04°32'31" W	09°19'12"
C8	40.00'	62.74'	39.91'	58.50'	N 45°03'13" E	89°52'16"
C9	40.00'	62.92'	40.09'	58.63'	N 44°58'47" W	90°07'44"
C10	40.00'	36.66'	19.73'	35.39'	N 26°22'13" E	52°30'17"
C11	75.00'	373.08'	57.54'	91.30'	S 89°52'55" E	285°00'34"
C12	40.00'	36.66'	19.73'	35.39'	S 26°08'04" E	52°30'17"
C13	40.00'	36.66'	19.73'	35.39'	S 63°45'31" E	52°30'17"
C14	75.00'	108.27'	66.02'	99.11'	N 78°51'51" W	82°42'57"
C15	75.00'	77.52'	42.62'	74.11'	S 38°10'08" W	59°13'05"
C16	75.00'	83.13'	46.41'	78.94'	S 31°11'31" E	63°30'13"
C17	75.00'	104.16'	62.46'	95.99'	N 77°10'13" E	79°34'19"
C18	40.00'	36.66'	19.73'	35.39'	S 63°44'12" W	52°30'17"
C19	430.00'	0.07'	0.03'	0.07'	N 00°06'49" E	00°00'32"

Legend:

- Iron Pin Found (I.P.F.)
- Concrete Road Monument Found
- Monument Set
- Iron Pin Set (I.P.S.)
- ⊙ Iron Pin Set in Concrete (I.P.S.C.)

SITE DATA

Area In Sublots 31,192 Ac.  
 Area In Roads 2,715 Ac.  
 Total area in subdivision 33,907 Ac.  
 Length of Roads 1767.71 Ft.



SCALE 1" = 100'

**NALL & ASSOCIATES**  
 CIVIL & MUNICIPAL ENGINEERING  
 104 WATER STREET, CHARDON, OHIO 44024  
 (216) 286-3207

21-24