

# PHASE I

# Modroo Conservancy

## SUBDIVISION



### UTILITY EASEMENT

MODROO DEVELOPMENT COMPANY, INC., THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING CO., THE OHIO BELL TELEPHONE CO., THE EAST OHIO GAS CO., AND V CABLE INC., ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE(S)) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER, AND THROUGH ALL SUBLOTS AND PARALLEL WITH AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, AUGMENT, REPAIR, RECONSTRUCT, OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND ELECTRIC, GAS, AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, AND APPURTENANCES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE(S) FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE(S) MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT THE 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 HERELINTO SET ITS HAND THIS 19th DAY OF September, 1991.

MODROO DEVELOPMENT COMPANY, INC.

Nancy Modroo HARRY MODROO, PRESIDENT  
Mary Hardy MARY HARDY, SECRETARY/TREASURER  
Matthew Johnson WITNESS  
David Johnson WITNESS

STATE OF OHIO  
 COUNTY OF GEALUGA SS.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED MODROO DEVELOPMENT COMPANY, INC. BY HARRY MODROO ITS PRESIDENT, AND MARY HARDY ITS SECRETARY/TREASURER WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED AND THE FREE ACT AND CORPORATE DEED OF SAID MODROO DEVELOPMENT COMPANY, INC. FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HERELINTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Russell Twp OHIO THIS 19 DAY OF September, 1991.

David Johnson NOTARY PUBLIC, STATE OF OHIO  
 MY COMMISSION EXPIRES 12-31-92

### UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

William C. Kulest 12-4-91  
 THE CLEVELAND ELECTRIC ILLUMINATING CO. DATE  
Jeanine A. Benz 6-29-93  
 THE OHIO BELL TELEPHONE CO. DATE  
Charles J. Barrett 10/11/91  
 THE EAST OHIO GAS COMPANY DATE  
V. M. Ron 11-12-91  
 V CABLE INC. DATE

### COVENANTS & RESTRICTIONS

REFERENCE IS HEREBY MADE TO THE DECLARATION OF COVENANTS AND RESTRICTIONS PERTAINING TO THE PROPERTY SHOWN HEREON. SAID DECLARATION OF COVENANTS AND RESTRICTIONS IS RECORDED IN VOLUME 945, PAGE 602 OF GEALUGA COUNTY RECORDS.

IN WITNESS WHEREOF I HAVE HERELINTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Russell Twp OHIO THIS 19 DAY OF September, 1991.

David Johnson NOTARY PUBLIC, STATE OF OHIO  
 MY COMMISSION EXPIRES 12-31-92

TOTAL NUMBER OF SUBLOTS 5  
 TOTAL AREA IN SUBLOTS 25.896 ACRES  
 TOTAL AREA IN ROADS 0.122 ACRES  
 TOTAL AREA IN PHASE I 26.618 ACRES

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEALUGA, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL RUSSELL TOWNSHIP LOT NO 13 TRACT NO. 3, CONTAINING 26.618 ACRES OF LAND, BEING PART OF THE LAND AS CONVEYED TO MODROO DEVELOPMENT COMPANY, INC. BY DEEDS RECORDED IN VOL. 881, PG. 1003 & VOL. 881, PG. 1005 OF GEALUGA COUNTY DEED RECORDS.

### S. J. LESSMAN LAND SURVEYING & PLANNING

181 LAUREL DRIVE • TWINSBURG • OHIO • 44087 PHONE: (216) 425-7833

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED THE PARCEL OF LAND SHOWN HEREON AND PREPARED THE SUBDIVISION PLAT THEREOF IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-03 OF THE OHIO ADMINISTRATIVE CODE. 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 INSTRUMENTS BY THE GEALUGA COUNTY ENGINEER.

Steven J. Lessman PROFESSIONAL SURVEYOR NO. 7078  
 DATE 9/13/91

• DENOTES IRON PIN SET

### ACCEPTANCE & DEDICATION

MODROO DEVELOPMENT COMPANY, INC., OWNER OF THE LAND SHOWN HEREON HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS OUR MODROO CONSERVANCY SUBDIVISION, PHASE I, A SUBDIVISION CONTAINING SUBLOTS 1 THROUGH 5 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREAS DESIGNATED AS THE WIDENING OF "RIDDLE ROAD". 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 HERELINTO SET ITS HAND THIS 19th DAY OF September, 1991.

MODROO DEVELOPMENT COMPANY, INC.

Nancy Modroo HARRY MODROO, PRESIDENT  
Mary Hardy MARY HARDY, SECRETARY/TREASURER  
Matthew Johnson WITNESS  
David Johnson WITNESS

STATE OF OHIO  
 COUNTY OF GEALUGA SS.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED MODROO DEVELOPMENT COMPANY, INC. BY HARRY MODROO ITS PRESIDENT, AND MARY HARDY ITS SECRETARY/TREASURER WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED AND THE FREE ACT AND CORPORATE DEED OF SAID MODROO DEVELOPMENT COMPANY, INC. FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HERELINTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Russell Twp OHIO THIS 19 DAY OF September, 1991.

David Johnson NOTARY PUBLIC, STATE OF OHIO  
 MY COMMISSION EXPIRES 12-31-92

### APPROVALS

RUSSELL TOWNSHIP  
 THIS PLAT COMPLES WITH THE APPLICABLE REGULATIONS REGARDING LOT SIZE, FRONTAGE AND WIDTH CONTAINED IN THE RUSSELL TOWNSHIP ZONING RESOLUTION.  
 THIS 23rd DAY OF Sept, 1991.

William M. ...  
 RUSSELL TOWNSHIP ZONING INSPECTOR

COUNTY PLANNING COMMISSION  
 APPROVED THIS 25th DAY OF OCTOBER, 1991.

James Schaefer  
 CHAIRMAN OF THE GEALUGA COUNTY PLANNING COMMISSION

COUNTY ENGINEER  
 PURSUANT TO O.R.C. SECTION 71.109 I HAVE CHECKED THE SPECIFICATIONS, CONSTRUCTION, AND CONDITION OF THE ROADS DEDICATED TO PUBLIC USE HEREON AND HAVE CHECKED THE PLACEMENT OF IRON PIPES OR PINS AND MONUMENTS AND BENCHMARK IN THE SUBDIVISION AND DO HEREBY CERTIFY THAT ALL OF THE IMPROVEMENTS AND FACILITIES HAVE BEEN CONSTRUCTED, ARE IN GOOD REPAIR, AND HAVE MET ALL BONDING REQUIREMENTS.

THIS 2nd DAY OF July, 1993.

Robert J. Phillips  
 GEALUGA COUNTY ENGINEER

COUNTY PROSECUTOR  
 APPROVED AS TO LEGAL FORM THIS 1st DAY OF July, 1993.

David M. ...  
 GEALUGA COUNTY PROSECUTOR

COUNTY COMMISSIONERS  
 APPROVED THIS 9th DAY OF July, 1993 CONSTITUTING ACCEPTANCE OF THE DEDICATION OF ANY RIGHTS-OF-WAY SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHTS-OF-WAY.

Nick ...  
 GEALUGA COUNTY COMMISSIONER

Tom ...  
 GEALUGA COUNTY COMMISSIONER

Wm ...  
 GEALUGA COUNTY COMMISSIONER

COUNTY AUDITOR  
 TRANSFERRED THIS 9th DAY OF July, 1993.

Richard D. ...  
 GEALUGA COUNTY AUDITOR

43252

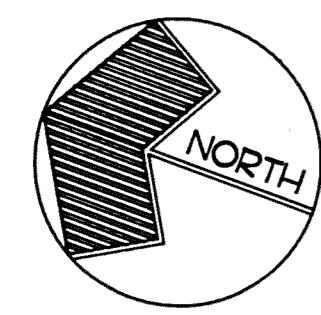
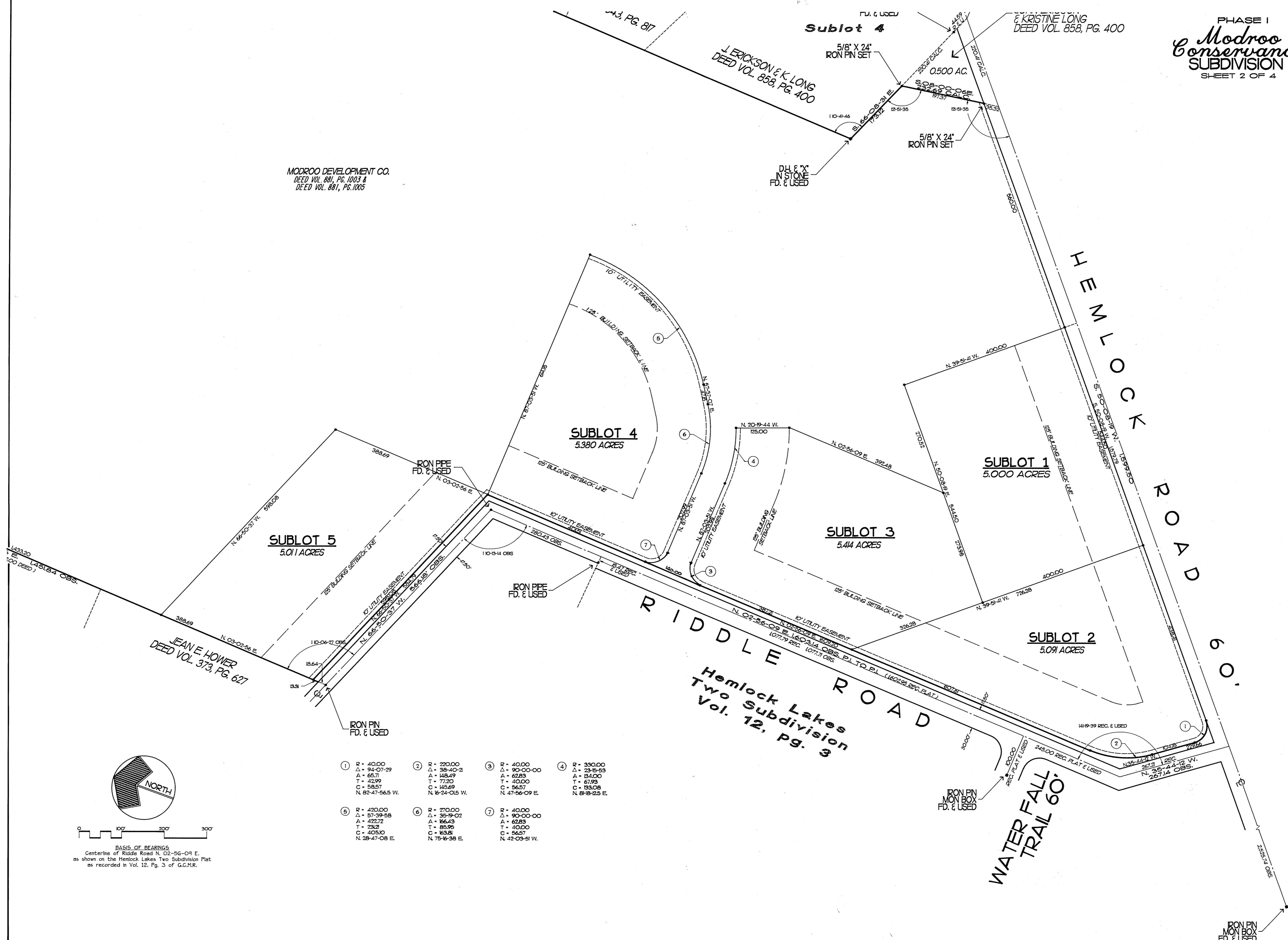
COUNTY RECORDER  
 FILED FOR RECORD THIS 9 DAY OF July, 1993  
 AT 2:30 P.M.

RECORDED THIS 9 DAY OF July, 1993  
 IN PLAT BOOK VOLUME 21, PAGE 52

Catherine H. Heiden  
 GEALUGA COUNTY RECORDER

PHASE I  
**Modroo Conservancy**  
 SUBDIVISION  
 SHEET 2 OF 4

MODROO DEVELOPMENT CO.  
 DEED VOL. 881, PG. 1003 &  
 DEED VOL. 881, PG. 1005



BASIS OF BEARINGS  
 Centerline of Riddle Road N. 02-56-09 E.  
 as shown on the Hemlock Lakes Two Subdivision Plat  
 as recorded in Vol. 12, Pg. 3 of G.C.M.R.

1	R - 40.00 Δ - 94-07-29 A - 65.71 T - 42.99 C - 58.57 N. 82-47-56.5 W. N. 28-47-08 E.	2	R - 220.00 Δ - 38-40-21 A - 148.49 T - 77.20 C - 145.69 N. 16-24-01.5 W. N. 75-16-38 E.	3	R - 40.00 Δ - 90-00-00 A - 62.83 T - 40.00 C - 56.57 N. 47-56-09 E. N. 42-09-51 W.	4	R - 330.00 Δ - 23-45-53 A - 84.00 T - 67.93 C - 153.08 N. 8°-18'-22.5 E.
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EAVENWORTH  
 VOL. 491, PG. 995

**Riverdale Estates Subdivision**  
 Vol. 9, Pg. 21

L. HORN  
 DEED VOL. 254, PG. 267  
 DEED VOL. 367, PG. 636  
 DEED VOL. 389, PG. 87

B. & M. KIRK  
 DEED VOL. 850, PG. 697

R. & L. SPRESSER  
 DEED VOL. 688, PG. 1389

F. & C. SCHAROTH  
 DEED VOL. 239, PG. 159  
 DEED VOL. 643, PG. 601

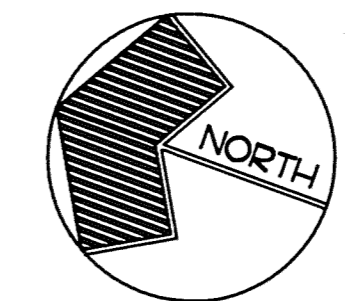
J.W. & R.W. RICHARDSON  
 DEED VOL. 875, PG. 1021

T. & E. O'CONNOR  
 DEED VOL. 694, PG. 812

J. S. DUROSS  
 DEED  
 VOL. 643, PG. 817

J. ERICKSON & K. LONG  
 DEED VOL. 858, PG. 400

MODROO DEVELOPMENT CO.  
 DEED VOL. 881, PG. 1003 &  
 DEED VOL. 881, PG. 1005



0 100' 200' 300'  
 BASIS OF BEARINGS  
 Centerline of Riddle Road N. 02-56-09 E.  
 as shown on the Hemlock Lakes Two Subdivision Plat  
 as recorded in Vol. 12, Pg. 3 of G.C.M.R.

MUSIC STREET 60'

PARCEL NO. 3  
 JOHN ERICSON  
 & KRISTINE LONG  
 DEED VOL. 858, PG. 400

Sublot 4

D.H. & X  
 IN STONE  
 FD. & USED

5/8" X 24"  
 IRON PIN SET

5/8" X 24"  
 IRON PIN SET

0.500 AC.

ALFREDO WEBERSINN  
 DEED VOL. 550, PG. 853

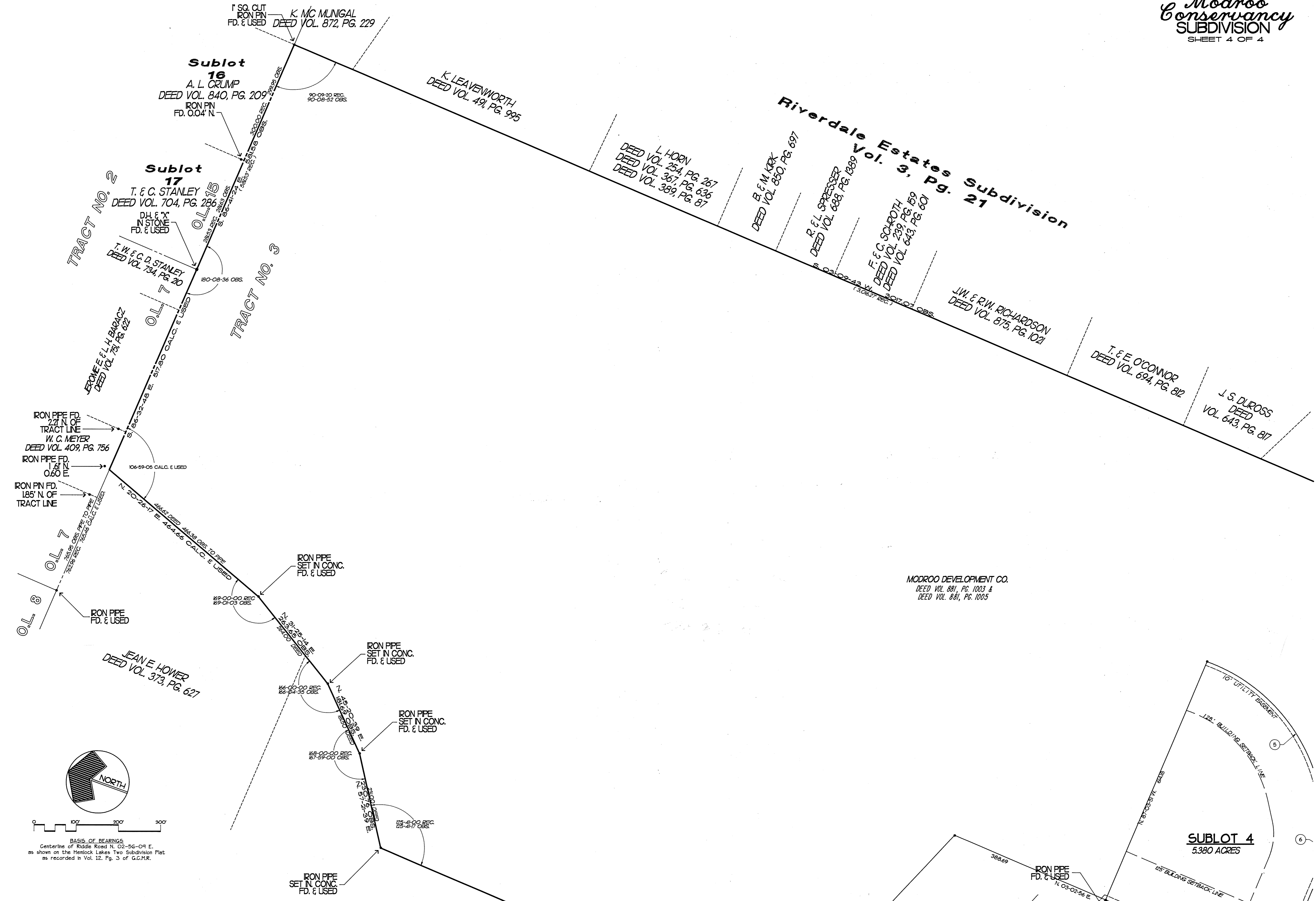
SUBLOT 5  
 5.011 ACRES

SUBLOT 4  
 5.380 ACRES

SUBLOT 3  
 5.414 ACRES

SUBLOT 1  
 5.000 ACRES

HENLOCK



PLANNING CORPORATION • RIVERSIDE, CALIFORNIA  
REGISTERED BY MAPPING SYSTEMS  
POSITION FILED BY REELS OR THIS PLAN