

# FINAL SUBDIVISION PLAT FOR DERBYSHIRE SUBDIVISION PHASE I

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING :

<u>William E. Rowland</u> CLEVELAND ELECTRIC ILLUMINATING COMPANY	March 9 <sup>th</sup> 1993 DATE
<u>Charles Bennett</u> EAST OHIO GAS COMPANY	Aug. 18, 1993 DATE
<u>Don Holey</u> WESTERN RESERVE TELEPHONE COMPANY	8/14/93 DATE
<u>B. Babin</u> STAR CABLE	Aug 19, 1993 DATE

**ACCEPTANCE CERTIFICATION AND DEDICATION**

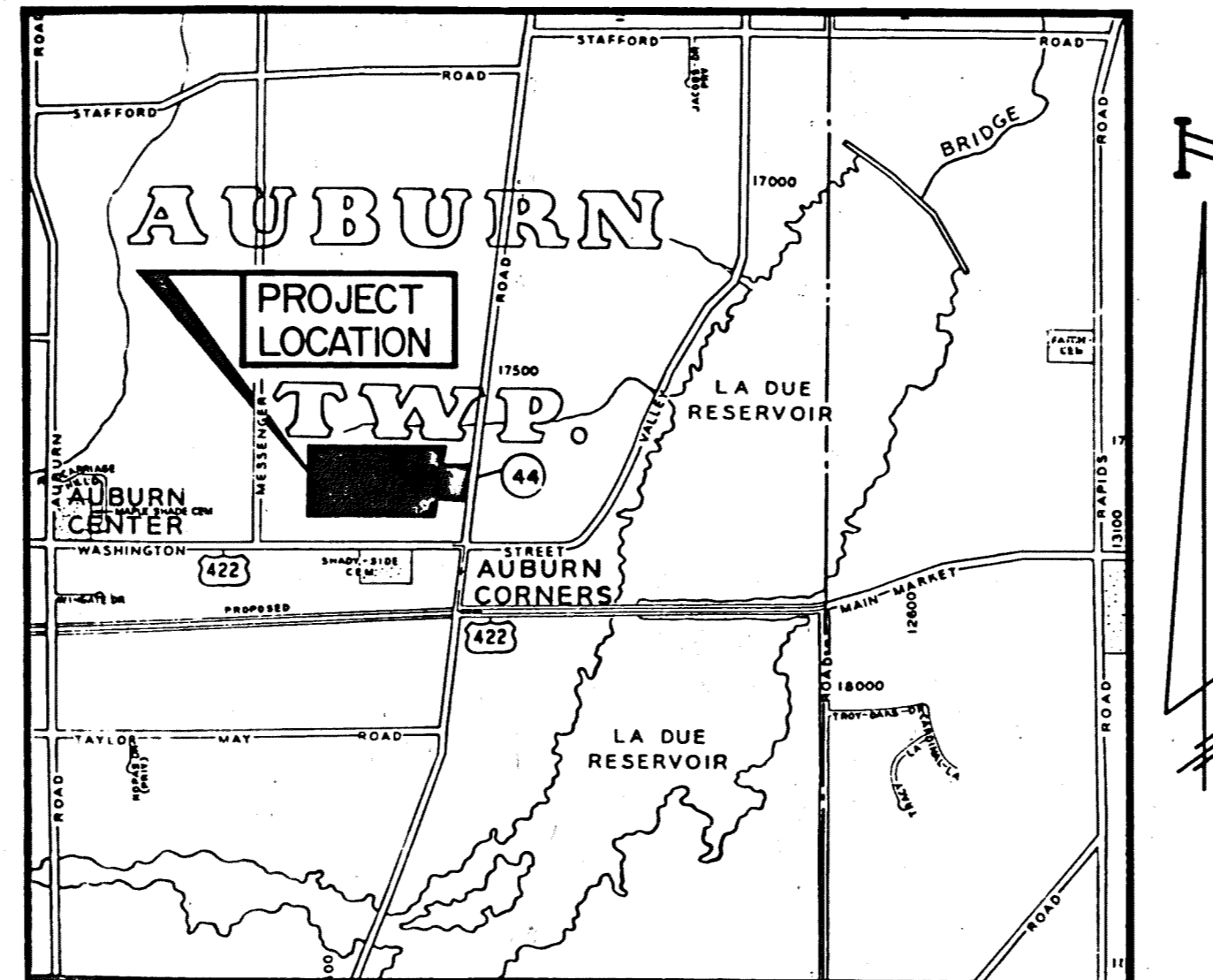
THE UNDERSIGNED OWNER, DERBYSHIRE ESTATES JOINT VENTURE, OF THE LAND SHOWN HEREIN, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS "DERBYSHIRE" SUBDIVISION PHASE I CONTAINING SUBLOTS 1 THROUGH 29 BOTH INCLUSIVE, AND DO HEREBY DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS ASCOT LANE, DERBYSHIRE LANE, AND COLCHESTER DRIVE. 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 AND ROAD PURPOSES ABOVE AND BENEATH THE SURFACES OF THE GROUND IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET HIS HAND THIS 7<sup>th</sup> DAY OF December, 1992.

Bruce W. Thomas  
BRUCE THOMAS  
MANAGER  
DERBYSHIRE ESTATES JOINT VENTURE

James P. Dee  
WITNESS

Wayne P. Raper  
WITNESS

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT NO. 4, TRACT 2 AND CONTAINING 70.192 ACRES BEING PART OF THE LAND CONVEYED TO DERBYSHIRE ESTATES JOINT VENTURE IN THE DEED RECORDED IN VOLUME 923 PAGE 79 OF GEAGA COUNTY DEED RECORDS.



**LOCATION MAP**

NOV. 1992  
REV. 12-2-92  
REV. 12-4-92  
REV. 1-6-93  
REV. 1-20-93

**NOTE:**

DRAINAGE EASEMENTS SHOWN HEREON ARE TO BE CONVEYED TO THE DERBYSHIRE SUBDIVISION PHASE I HOMEOWNERS ASSOCIATION AS DESCRIBED IN THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR THE DERBYSHIRE SUBDIVISION PHASE I, AUBURN TOWNSHIP, OHIO AS RECORDED IN VOL. 952, PG. 528 OF THE GEAGA COUNTY DEED RECORDS.

**SURVEYOR'S CERTIFICATION**

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, 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 GEAGA COUNTY ENGINEER.

Joseph R. Ciuni  
JOSEPH R. CIUNI  
REGISTERED SURVEYOR NO. 7394

DATE 11-3-92



STATE OF OHIO )  
COUNTY OF CUYAHOGA )  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED, BRUCE THOMAS, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cleveland, OHIO THIS 7<sup>th</sup> DAY OF December, 1992.

Christina Pender  
NOTARY PUBLIC

APRIL 29 1994  
MY COMMISSION EXPIRES

**UTILITY EASEMENT**

DERBYSHIRE ESTATES JOINT VENTURE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, EAST OHIO GAS CO., THE WESTERN RESERVE TELEPHONE COMPANY, AND STAR CABLE, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS 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 PIPELINES 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 LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATION 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 HIS HAND THIS 7<sup>th</sup> DAY OF December, 1992.

Bruce W. Thomas  
BRUCE THOMAS  
MANAGER  
DERBYSHIRE ESTATES JOINT VENTURE

James P. Dee  
WITNESS

Wayne P. Raper  
WITNESS

STATE OF OHIO )  
COUNTY OF CUYAHOGA )  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED, BRUCE THOMAS, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cleveland, OHIO THIS 7<sup>th</sup> DAY OF December, 1992.

Christina Pender  
NOTARY PUBLIC

APRIL 29 1994  
MY COMMISSION EXPIRES

THIS PLAT COMPLIES WITH THE APPLICABLE REGULATIONS REGARDING LOT SIZE, FRONTAGE AND WIDTH CONTAINED IN THE AUBURN TOWNSHIP ZONING RESOLUTION. THIS 3<sup>RD</sup> DAY OF NOVEMBER, 1992 BY

1-20-93 REVISION APPROVED THIS 2<sup>ND</sup> DAY OF FEBRUARY, 1993 BY:

BY: Frank Kitho  
AUBURN TOWNSHIP ZONING INSPECTOR

Frank V. Kitho  
AUBURN TOWNSHIP ZONING INSPECTOR

**APPROVALS :**

APPROVED AS TO LEGAL FORM THIS 30<sup>TH</sup> DAY OF August, 1993

Cherie A. Saos  
GEAGA COUNTY PROSECUTOR

APPROVED THIS 9<sup>th</sup> DAY OF FEBRUARY, 1993.

William Wink  
ACTING CHAIRMAN, GEAGA COUNTY PLANNING COMMISSION

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 APPROVED PLAT AND PLANS, ARE IN GOOD REPAIR, AND HAVE MET ALL BONDING REQUIREMENTS. THIS 30<sup>th</sup> DAY OF August, 1993.

Robert L. Phillips  
GEAGA COUNTY ENGINEER

APPROVED THIS 31<sup>ST</sup> DAY OF AUGUST, 1993, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY RIGHT-OF-WAY AND EASEMENT SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHT-OF-WAY AND EASEMENT.

Mike J. Joliffe  
GEAGA COUNTY COMMISSIONER

James J. Joliffe  
GEAGA COUNTY COMMISSIONER

GEAGA COUNTY COMMISSIONER

486207

TRANSFERRED THIS 31<sup>ST</sup> DAY OF August, 1993.

Richard G. Makowski  
GEAGA COUNTY AUDITOR

FILED FOR RECORD THIS 31 DAY OF August, 1993 AT 3:37 P.M.

RECORDED THIS 31 DAY OF August, 1993 IN PLAT BOOK VOLUME 21, PAGE 56.

Catherine H. Heiden  
GEAGA COUNTY RECORDER

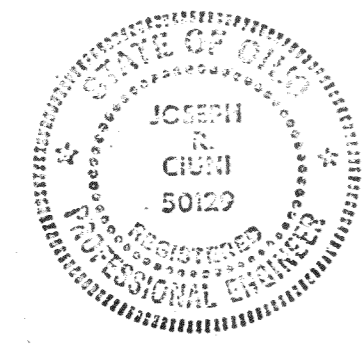
PREPARED BY:

21-56 adache-ciuni-lynn associates  
CONSULTING ENGINEERS CLEVELAND, OHIO 44113

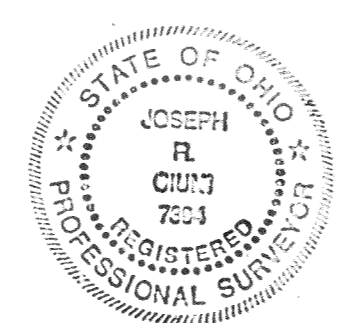
PROJECT NO. 88216 SP

**CURVE DATA**

- ⑦ Δ = 89°55'35" R = 40.00' T = 39.95' L = 62.78' C = 56.53' N45°24'13"E
- ⑧ Δ = 90°04'25" R = 40.00' T = 40.05' L = 62.88' C = 56.60' S44°35'48"E
- ⑨ Δ = 34°29'56" R = 280.00' T = 86.94' L = 168.59' C = 166.06' S72°23'02"E
- ⑩ Δ = 35°50'52" R = 280.00' T = 90.57' L = 175.19' C = 172.34' S37°12'38"E
- ⑪ Δ = 90°04'25" R = 220.00' T = 220.28' L = 345.86' C = 311.33' S44°35'47"E
- ⑫ Δ = 19°43'47" R = 280.00' T = 48.68' L = 96.40' C = 95.93' N09°25'23"W
- ⑬ Δ = 90°48'25" R = 40.00' T = 40.57' L = 63.40' C = 56.97' S44°57'47"E
- ⑭ Δ = 89°11'35" R = 40.00' T = 39.44' L = 62.27' C = 56.17' S45°02'13"W
- ⑮ Δ = 90°04'25" R = 250.00' T = 250.32' L = 393.02' C = 353.78' N44°35'47"W  
PC = 21+77.51  
PT = 25+70.53
- ⑯ Δ = 104°59'56" R = 40.00' T = 52.13' L = 73.30' C = 63.47' N59°29'06"E
- ⑰ Δ = 75°00'04" R = 40.00' T = 30.69' L = 52.36' C = 48.70' S30°30'54"E
- ⑱ Δ = 17°22'11" R = 280.00' T = 42.77' L = 84.78' C = 84.56' S09°07'31"W
- ⑲ Δ = 52°30'17" R = 40.00' T = 19.73' L = 36.66' C = 35.39' S25°48'44"E
- ⑳ Δ = 118°55'36" R = 75.00' T = 127.14' L = 155.67' C = 129.20' S07°23'56"W
- ㉑ Δ = 47°09'23" R = 75.00' T = 32.73' L = 61.73' C = 60.00' S89°33'35"E
- ㉒ Δ = 118°55'36" R = 75.00' T = 127.14' L = 155.67' C = 129.20' S06°31'06"E
- ㉓ Δ = 52°30'17" R = 40.00' T = 19.73' L = 36.66' C = 35.39' N26°41'34"E
- ㉔ Δ = 22°21'04" R = 250.00' T = 49.39' L = 97.53' C = 96.91' N79°11'28"W  
PC = 12+11.41  
PT = 13+08.94
- ㉕ Δ = 13°24'24" R = 280.00' T = 32.91' L = 65.52' C = 63.51' S83°51'19"E



PREPARED BY:  
**adache-ciuni-lynn associates**  
 4401 ROCKSIDE RD CLEVELAND, OHIO 44131  
 CONSULTING ENGINEERS  
 (216) 524-5544



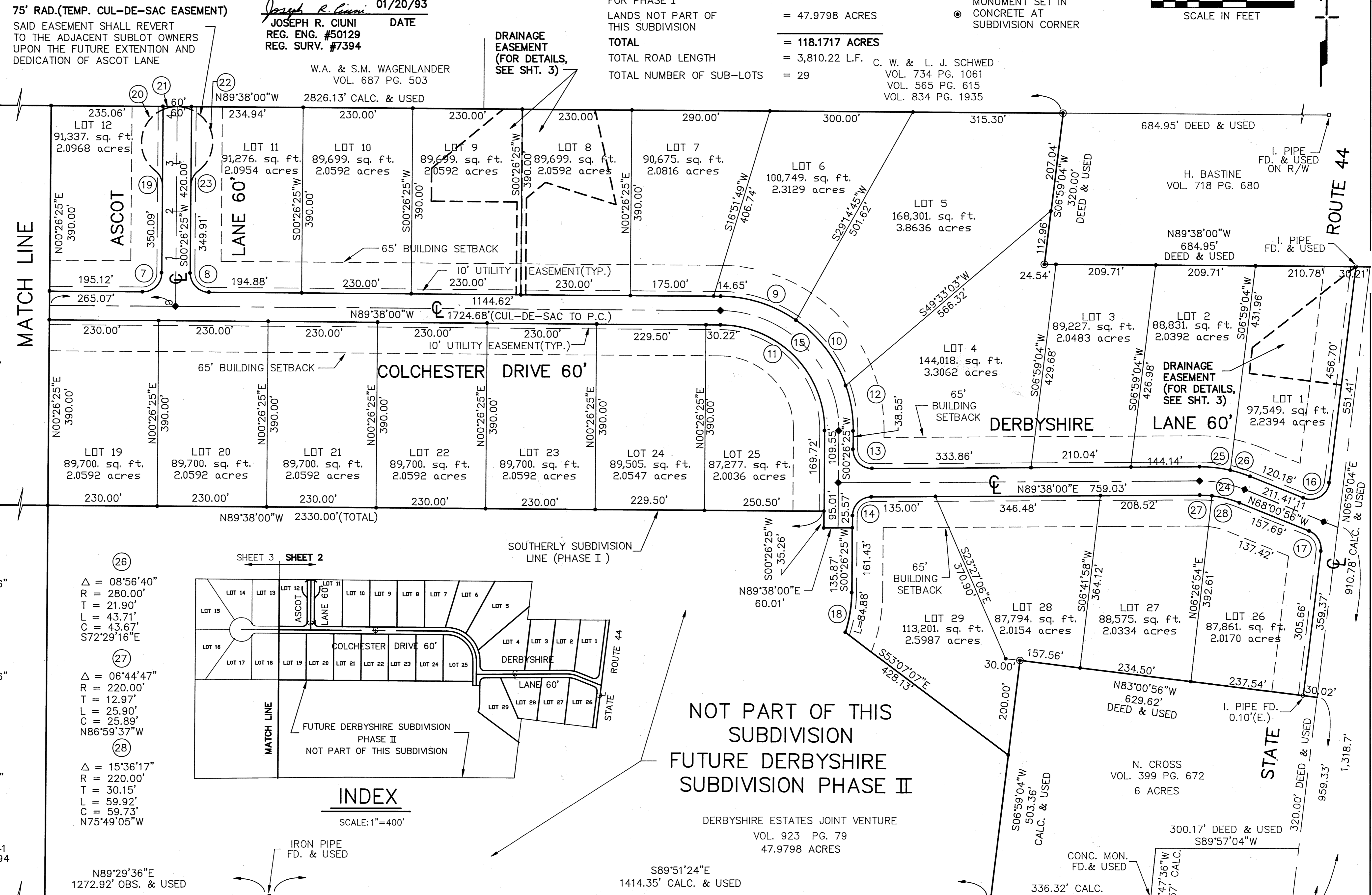
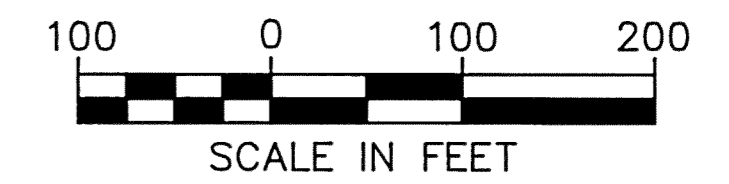
DATE: 01/20/93  
 JOSEPH R. CIUNI  
 REG. ENG. #50129  
 REG. SURV. #7394

**SUMMARY**

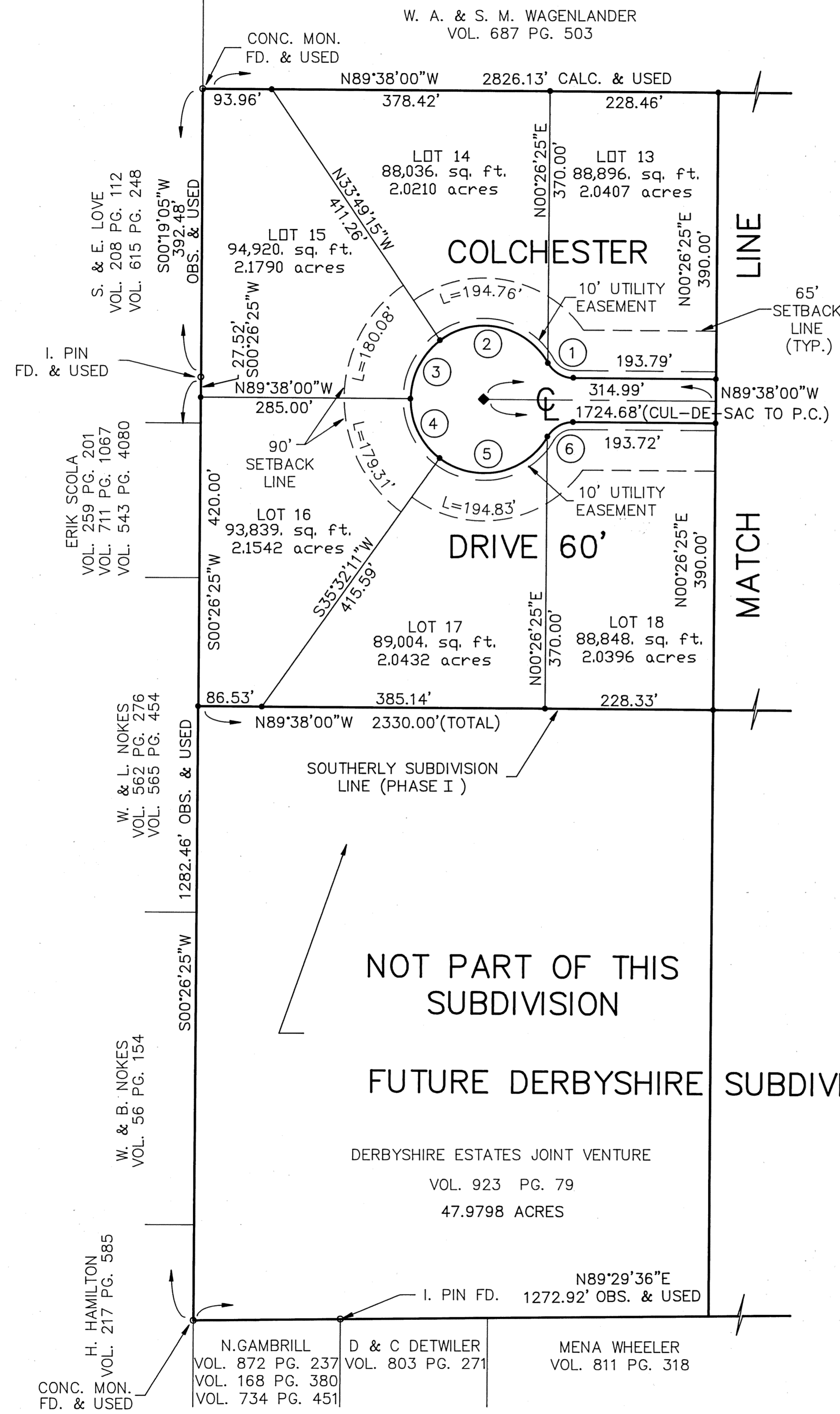
TOTAL SUB-LOT AREA = 63.7575 ACRES  
 TOTAL SUBDIVISION R/W AREA = 5.8082 ACRES  
 TOTAL U.S. ROUTE 44 AREA = 0.6262 ACRES  
 TOTAL SUBDIVISION AREA FOR PHASE I = 70.1919 ACRES  
 LANDS NOT PART OF THIS SUBDIVISION = 47.9798 ACRES  
**TOTAL = 118.1717 ACRES**  
 TOTAL ROAD LENGTH = 3,810.22 L.F.  
 TOTAL NUMBER OF SUB-LOTS = 29

**LEGEND**

- IRON PIN SET
- ◆ MONUMENT SET
- MONUMENT SET IN CONCRETE AT SUBDIVISION CORNER



MENA WHEELER VOL. 811 PG. 318	R. HALL VOL. 492 PG. 446	J. HRABAN VOL. 206 PG. 212 VOL. 495 PG. 420	J. L. DAY VOL. 502 PG. 390	J. DAY VOL. 201 PG. 331	J. L. DAY VOL. 255 PG. 332	HIGH POINT PROPERTIES VOL. 921 PG. 163	H & L HYLTON VOL. 562 PG. 802	FT. ASSOC. VOL. 828 PG. 443	FT. ASSOC. VOL. 841 PG. 1214
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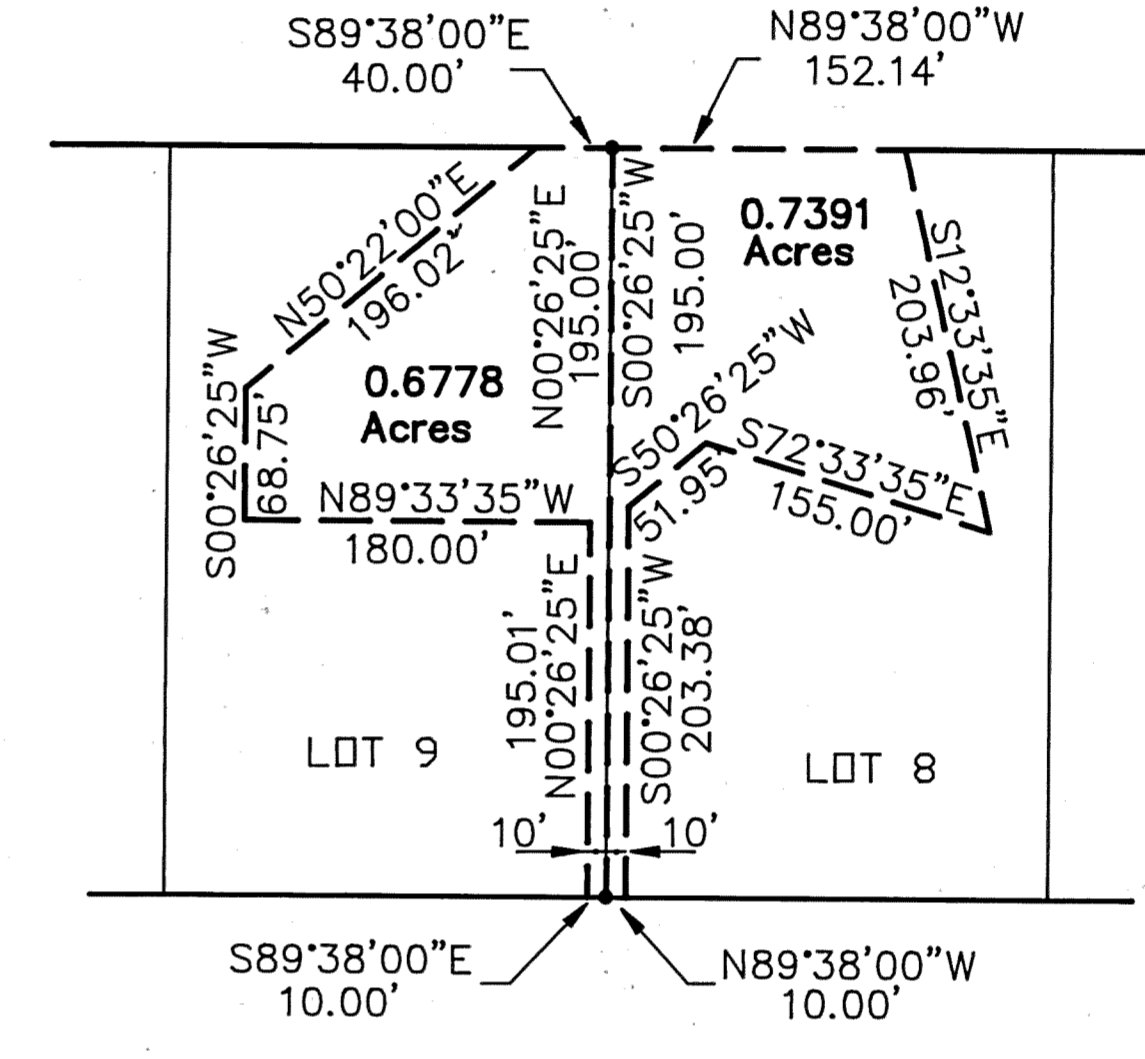
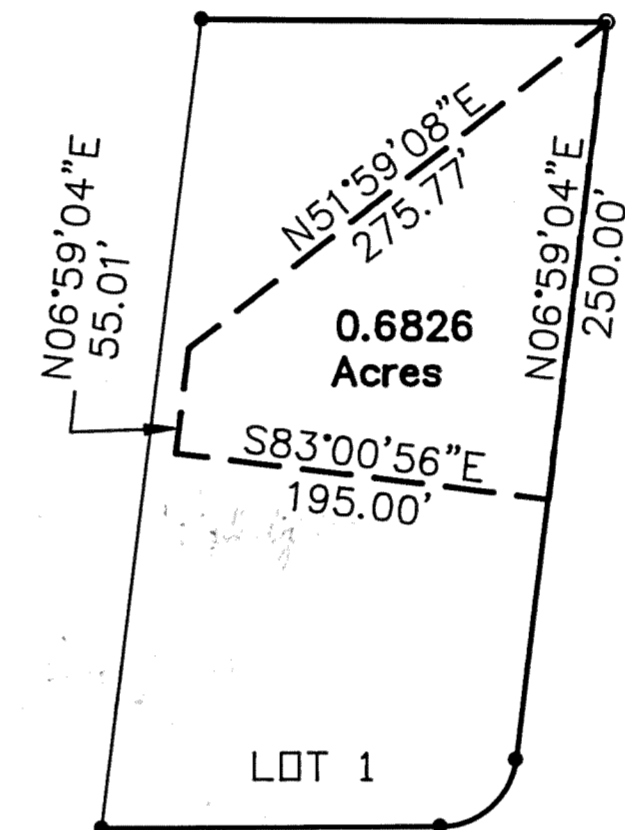
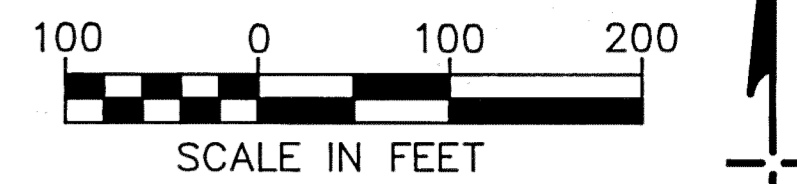
- LEGEND**
- IRON PIN SET
  - ◆ MONUMENT SET
  - MONUMENT SET IN CONCRETE AT SUBDIVISION CORNER

**CURVE DATA**

①	②	③
$\Delta = 60^\circ00'00"$	$\Delta = 97^\circ03'13"$	$\Delta = 52^\circ56'47"$
R = 40.00'	R = 100.00'	R = 100.00'
T = 23.09'	T = 113.14'	T = 49.80'
L = 41.89'	L = 169.39'	L = 92.41'
C = 40.00'	C = 149.85'	C = 89.16'
S59°38'00"E	S78°09'36"E	N26°50'24"E

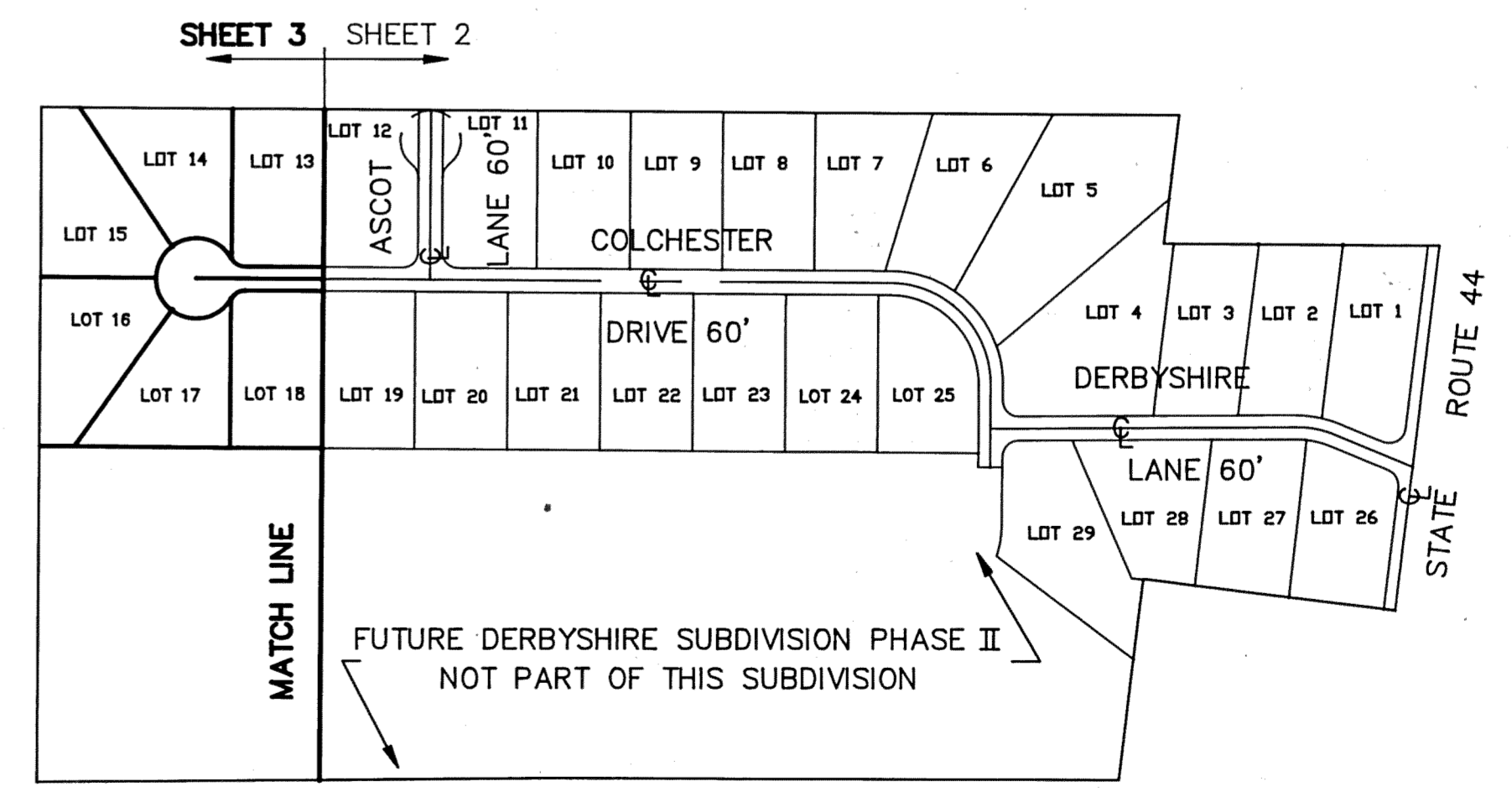
  

④	⑤	⑥
$\Delta = 53^\circ23'32"$	$\Delta = 96^\circ36'28"$	$\Delta = 60^\circ00'00"$
R = 100.00'	R = 100.00'	R = 40.00'
T = 50.29'	T = 112.25'	T = 23.09'
L = 93.19'	L = 168.61'	L = 41.89'
C = 89.85'	C = 149.34'	C = 40.00'
S28°19'46"E	N78°40'14"E	S60°22'00"W



**DRAINAGE EASEMENT DETAILS**

SCALE: 1"=100'



**INDEX**

SCALE: 1"=400'