

WHITE OAK ESTATES - PHASE I

PART OF ORIGINAL LOT No. 18 & 19 TRACT No. 3
AUBURN TOWNSHIP - GEauga COUNTY - OHIO

AND CONTAINING 63.964 ACRES, BEING PART OF THE LAND CONVEYED TO WHITE OAK PARTNERS
AN OHIO GENERAL PARTNERSHIP, IN THE DEED RECORDED IN VOLUME 309, PG. 51 & 52 OF
THE GEAGA COUNTY DEED RECORDS.

Partnership filed in
in Geauga County
Catherine H. Halder
Recorder

JUNE '92
Rev. APRIL '93

SCALE 1"=100'

ACCEPTANCE CERTIFICATION AND DEDICATION

We, the undersigned owners, White Oak Partners, an Ohio General Partnership comprised of Auburn Highlands, Inc. and Grace Homes, Inc. of the land shown herein, hereby certify that this plat correctly represents our "White Oak Estates, Phase I" a subdivision containing sublots one (1) through twenty (20) both inclusive, and do hereby accept this plat of same and dedicate to public use the area designated as White Oak Drive (60' wide) and Bartholomew Road (30' wide) and not heretofore dedicated. The undersigned further agree that any use or improvements made on this land shall be made in accordance with all existing 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 Auburn Highlands, Inc. has caused this instrument to be subscribed in its name by Alvin Rock, Vice President and Herb Luxenberg, Secretary, at Middletown, Ohio, this 11 day of July, 1992.
The White Oak Partners is recorded at volume 309, page 51 of the Geauga County Records.

Alvin Rock
Alvin Rock, Vice President
of Auburn Highlands, Inc.
WITNESS
L. E. McKinley Sr.
L. E. McKinley Sr., V.P.
WITNESS

Herb Luxenberg
Herb Luxenberg
Secretary, Auburn Highlands, Inc.
WITNESS
Jean E. Austin Billings
Jean E. Austin Billings
WITNESS

STATE OF OHIO
COUNTY OF Geauga
Before me, a notary public in and for said county and state personally appeared the above named Alvin Rock and Herb Luxenberg 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 hereunto set my hand and affixed my official seal at Middletown, Ohio this 11 day of July, 1992.

Jean E. Austin Billings
NOTARY PUBLIC
My commission expires July 9, 1995

In witness whereof Grace Homes, Inc. has caused this instrument to be subscribed in its name by John Shipitalo, President, at Middletown, Ohio, this 11 day of July, 1992. THE WHITE OAK PARTNERS IS RECORDED AT VOL. 309 PG. 51 OF THE GEAGA COUNTY RECORDS.

John Shipitalo
John Shipitalo
President, Grace Homes, Inc.
WITNESS
Jean E. Austin Billings
Jean E. Austin Billings
WITNESS

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COUNTY OF Geauga
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MORTGAGE RELEASE
The 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 Bartholomew Road (30 feet wide) and White Oak Road (60 feet wide) and hereby releases from lien of our mortgage and waives right which might otherwise have in said drives this 11 day of July, 1992.

L. E. McKinley Sr.
L. E. McKinley Sr., V.P.
WITNESS
Jean E. Austin Billings
Jean E. Austin Billings
WITNESS

Middlefield Banking Co.
Middlefield Banking Co.
By L. E. McKinley Sr., V.P.
WITNESS
Debra Laicobucci
Debra Laicobucci
WITNESS

STATE OF OHIO
COUNTY OF Geauga
Before me, a notary public in and for said county and state personally appeared the above named L. E. McKinley Sr. 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 hereunto set my hand and affixed my official seal at Middletown, Ohio this 11 day of July, 1992.

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UTILITY EASEMENT

We the undersigned owners White Oak Partners, an Ohio General Partnership comprised of Auburn Highlands, Inc. and Grace Homes, Inc. of the within plotted land, do hereby grant unto the Illuminating Company, Allied Corporation, Gas Company and Star Cable, all Ohio Corporations, their successors and assigns (herein after 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, 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 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 within 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 Auburn Highlands, Inc. has caused this instrument to be subscribed in its name by Alvin Rock, Vice President, and Herb Luxenberg, Secretary, at Middletown, Ohio, this 11 day of July, 1992. THE WHITE OAK PARTNERS IS RECORDED AT VOL. 309 PG. 51 OF THE GEAGA COUNTY RECORDS.

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Alvin Rock, Vice President
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PARTNER
WITNESS
Jean E. Austin Billings
Jean E. Austin Billings
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Herb Luxenberg
Herb Luxenberg
Secretary, Auburn Highlands, Inc.
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UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

William C. Kellard 1-26-93
The Illuminating Company Date
WITNESS
John Shipitalo 8/18/93
The Illuminating Company Date
WITNESS
Star Cable Company 12-22-92
Star Cable Company Date

GAS & OIL EASEMENTS

By signing this record plat, Atwood Energy, Inc. releases its blanket easements as recorded in Vol. 698, Pg. 1064 of the Geauga County Records and any and all other easements effecting White Oak Estates - Phase #1. Owners of said development hereby grant to Atwood Energy, Inc. a defined easement as designated on this plat and further agree to relocate and relocate, at owners cost, any Atwood Energy, Inc. oil and gas lines that are required to be relocated due to the owners' development of the site, prior or subsequent to development. Said relocation of pipelines shall be in accordance with standards and specifications in the gas transmission industry. Said oil and gas lines are designated by the easement areas on the record plat. No party can interfere with production of any well on or off the premises if serviced by pipelines on the premises. In no event should any existing gas pipeline be moved or interfered with in any way without Atwood Energy, Inc. consent. Service roads shall be installed by developer to allow access during and after development and shall not be interfered with without Atwood Energy, Inc.'s consent.

In witness whereof Atwood Energy, Inc. has caused this instrument to be subscribed in its name by William M. Kurtz, Appraisal Landman Agent at Middletown, Ohio, this 11 day of July, 1992.

William M. Kurtz
William M. Kurtz
Appraisal Landman Agent
STATE OF OHIO
COUNTY OF Geauga
Before me, a notary public in and for said county and state personally appeared the above named William M. Kurtz 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 affixed my official seal at Middletown, Ohio this 11 day of July, 1992.

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NOTARY PUBLIC
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APPROVALS

This plat complies with the applicable Auburn Township Zoning Resolution regarding lot size, frontage, and width. This 11 day of July, 1992.
By: Frank Little
Auburn Township Zoning Inspector

Approved this 11 day of July, 1993.
Jean E. Austin Billings
CHAIRMAN, GEAGA COUNTY
PLANNING COMMISSION

Approved as to legal form this 10th day of September, 1993.
Bob McMill
COUNTY CLERK, GEAGA COUNTY

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 pins, 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 10th day of September, 1993.
Robert L. Pines
GEAGA COUNTY ENGINEER

Approved this 14 day of Sept, 1993, constituting an acceptance of the dedication of any road right-of-way shown hereon for public use and benefit and the acceptance for maintenance of such improvements contained within the right-of-way.

Marie J. Spillito
Marie J. Spillito
GEAGA COUNTY COMMISSIONER
John J. Spillito
John J. Spillito
GEAGA COUNTY COMMISSIONER
James J. Spillito
James J. Spillito
GEAGA COUNTY COMMISSIONER

Transferred this 15 day of Sept, 1993.
Richard D. Mahonki
GEAGA COUNTY AUDITOR

Filed for record this 15 day of Sept, 1993 at 12:12 PM.
Recorded this 15 day of Sept, 1993 in plot book volume 21
page 102
Catherine H. Halder
GEAGA COUNTY RECORDER

436817

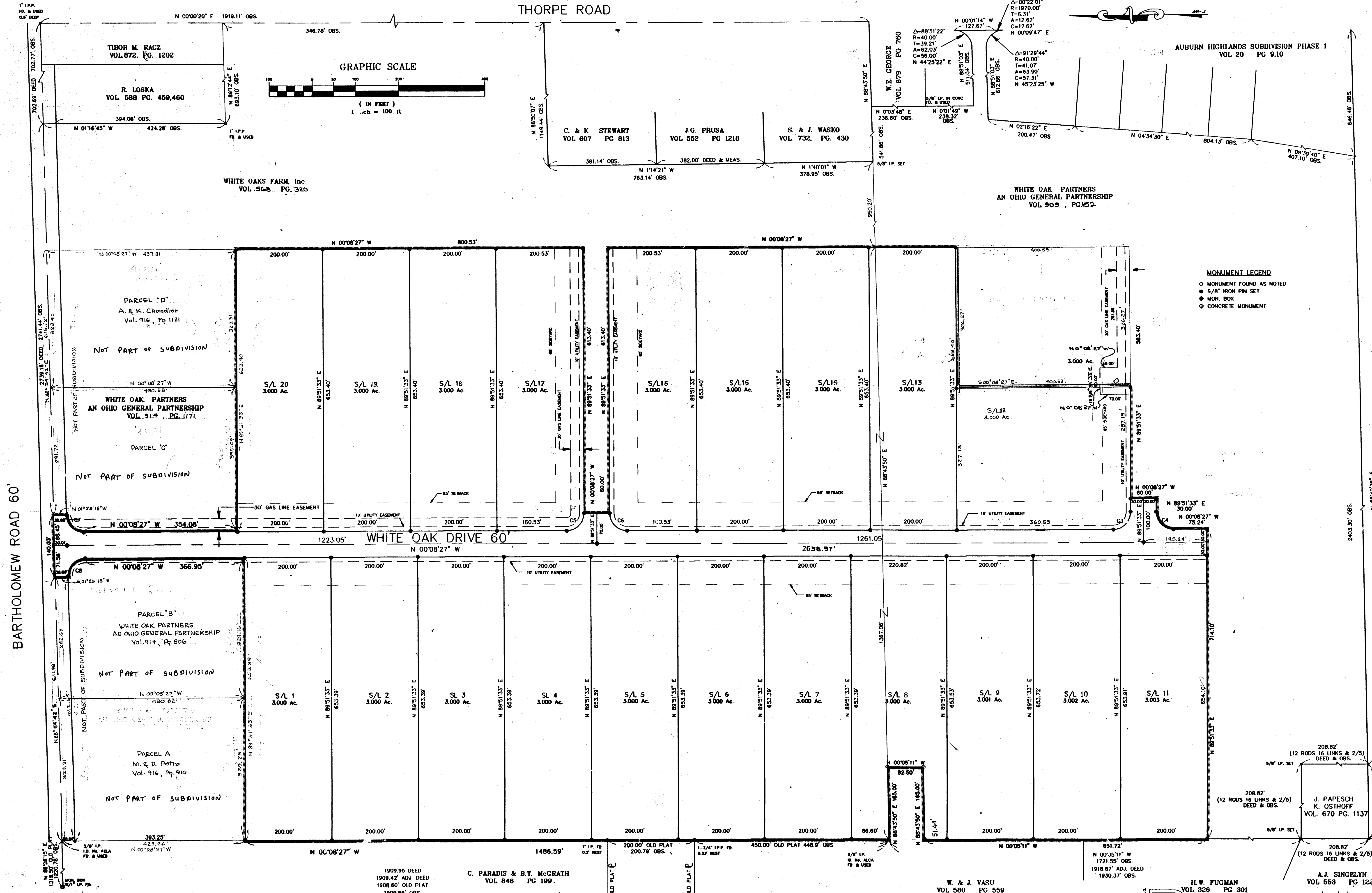
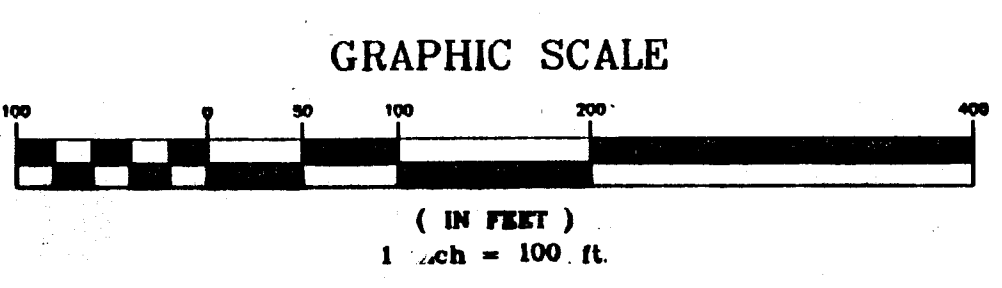
7/13/92

REGISTERED SURVEYOR
DATE
7/13/92

AREA TABULATION
AREA IN LOTS 60.006 ACRES
AREA IN R/W 3.958 ACRES
TOTAL AREA 63.964 ACRES
LENGTH OF ROAD 2,828.96 FEET
OF S/L'S 20

Covenants and restrictions recorded at vol. 911, pg. 302 of the Geauga County Records.

THORPE ROAD



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

WHITE OAK ESTATES - PHASE 1

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
none	C8	40.00'	63.73'	40.90'	57.20'	N 45°46'53" W	91°18'51"
none	C7	40.00'	61.94'	39.12'	55.93'	N 44°13'07" E	86°43'09"
none	C6	40.00'	62.83'	40.00'	56.57'	N 44°51'33" E	90°00'00"
none	C5	40.00'	62.83'	40.00'	56.57'	N 45°08'27" E	90°00'00"
none	C4	40.00'	62.83'	40.00'	56.57'	N 44°51'33" E	90°00'00"
none	C3	40.00'	62.83'	40.00'	56.57'	N 45°08'27" W	90°00'00"

LAND DESIGN consultants
 Civil Engineers and Surveyors
 1000 EAST AVENUE - MENTON, OHIO 44050
 TELEPHONE 255-8463 354-6638 891-LAND

A.J. SINGELYN
 VOL 553 PG 1228
 Rev'd 4/21/93
 Nat'l Engineering

H.W. FUGMAN
 VOL 326 PG 301

W. & J. VASU
 VOL 580 PG 559

C. PARADIS & B.T. McGRATH
 VOL 846 PG 199

WHITE OAK PARTNERS
 AN OHIO GENERAL PARTNERSHIP
 VOL 914 PG 806

WHITE OAK PARTNERS
 AN OHIO GENERAL PARTNERSHIP
 VOL 914 PG 1171

WHITE OAK PARTNERS
 AN OHIO GENERAL PARTNERSHIP
 VOL 909 PG 452

WHITE OAKS FARM, Inc.
 VOL 568 PG 320

R. LOSKA
 VOL 588 PG 459,460

TIBOR M. RACZ
 VOL 872 PG 1202

W.E. GEORGE
 VOL 879 PG 760

C. & K. STEWART
 VOL 807 PG 813

J.G. PRUSA
 VOL 552 PG 1218

S. & J. WASKO
 VOL 732 PG 430

W. & K. GEIS
 VOL 777 PG 414

J. PAPESCH
 K. OSTHOFF
 VOL 670 PG 1137

M. E. D. PETRO
 Vol. 916, Pg. 910

AUBURN HIGHLANDS SUBDIVISION PHASE 1
 VOL 20 PG 9,10