

Hunter's Meadow Subdivision

River Oaks Investment Company, The undersigned owner of the within platted land does hereby grant unto The Cleveland Electric Illuminating Company, Alltell Corporation, The East Ohio Gas Company and Cablevision of Geauga County, all Ohio Corporations their successors and assigns (hereinafter referred to as the Grantees) a permanent right-of-way 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, communication cables, gas 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 communication facilities, the right to install, repair, augment and maintain service cables 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 21st day of JANUARY, 1992.

Situated in the Township of Chardon, County of Geauga, State of Ohio and known as being part of Lot No.s 155, 156, 161 and 162 in Tract No. 3 within said Township, and containing 76.704 acres, being part of lands conveyed to River Oaks Investment Company by deed recorded in Volume 880, Page 311 of the Geauga County Deed Records.

This plat complies with the applicable Chardon Township Zoning Resolution regarding lot size, frontage and width. This 24th day of Jan., 1992.

By: Richard Engeman
Chardon Township Zoning Inspector

Approved as to legal form this 20th day of October, 1993.

By: James M. Schuler
Assistant Geauga County Prosecutor

Approved this 11th day of FEBRUARY, 1992.

By: James P. Schuler
Chairman, Geauga County Planning Commission

River Oaks Investment Company, an Ohio General Partnership by Dennis J. Ibold, Attorney in Fact for River Oaks Investment Company by Power of Attorney recorded in Volume 750, Page 776 of The Geauga County Recorder's Office, owner of the land shown hereon, hereby certifies that this plat correctly represents our "Hunter's Meadow Subdivision" a subdivision containing sublots 1 through 21 both inclusive and do hereby accept this plat of same and dedicate to public use the area designated as "Fincherie 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 or other lawful rules and regulations for the benefit of himself and all subsequent owners and 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 hereunto set his hand this 21st day of JANUARY, 1992.

Pursuant to Ohio Revised Code Section 711.091, I have checked the specifications, construction and the condition of the road dedicated to public use hereon, 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 20th day of October, 1993.

By: Robert A. Platzer
Gauga County Engineer

Transferred this 21st day of October, 1993.

By: Richard J. Malowski Jr.
Gauga County Auditor

438978
438978

Filed for record this 21 day of Oct., 1993 at 4:01 P.M.

Recorded this 21 day of Oct., 1993 in plat book volume 21 Page 73

By: Catherine H. Heiden
Gauga County Recorder

Total Number of Sublots:	21 Sublots
Total Area in Subdivision:	76.704 acres
Total Area in Sublots:	72.799 acres
Total Area in Road:	3.905 acres
Total Length of New Road:	2600.00 feet

Sublot 21 located
8:28-02 At 8:44 AM
Mary Margaret McBride
Recorder

River Oaks Investment Company by:

Dennis J. Ibold
Dennis J. Ibold - Attorney in Fact

Burnadette Sweeney
Witness
Linda L. Butz
Witness

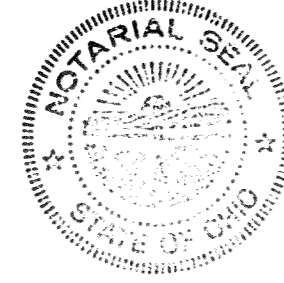
Dennis J. Ibold
Dennis J. Ibold - Attorney in Fact

Burnadette Sweeney
Witness
Linda L. Butz
Witness

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State, personally appeared the above named Dennis J. Ibold, Attorney in Fact for River Oaks Investment Company, who acknowledged that he did sign the foregoing instrument and that the same was 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 Chardon, Ohio, this 21st day of January, 1992.

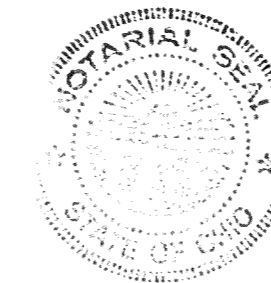
Linda L. Butz
Notary Public
My Commission Expires on November 3, 1995



State of Ohio, County of Geauga

Before me, a notary Public in and for said County and State personally appeared the above named Dennis J. Ibold, Attorney in Fact, 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 Chardon, Ohio this 21st day of January, 1992.

Linda L. Butz
Notary Public
My Commission Expires on November 3, 1992.



Approved this 21 day of October, 1993 constituting an acceptance of the dedication of any right-of-way shown hereon for public use and benefit and the acceptance for maintenance of such improvements contained within the right-of-way.

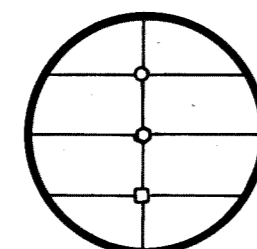
Miss J. J. [Signature] James [Signature]
Gauga County Commissioner Gauga County Commissioner

Gauga County Commissioner

Utility Easement Accepted by:

<u>William E. Kehl</u> Cleveland Electric Illuminating Company	<u>6-28-92</u> Date
<u>Robert W. Chewy</u> Alltell Corporation	<u>6-4-92</u> Date
<u>[Signature]</u> Cablevision of Geauga County	<u>5-28-92</u> Date
<u>Charles L. Banett</u> The East Ohio Gas Company	<u>2/13/92</u> Date

Denotes iron pin set:
Denotes iron pin set in concrete
unless otherwise indicated:
Denotes iron pin set in
Monument Box:



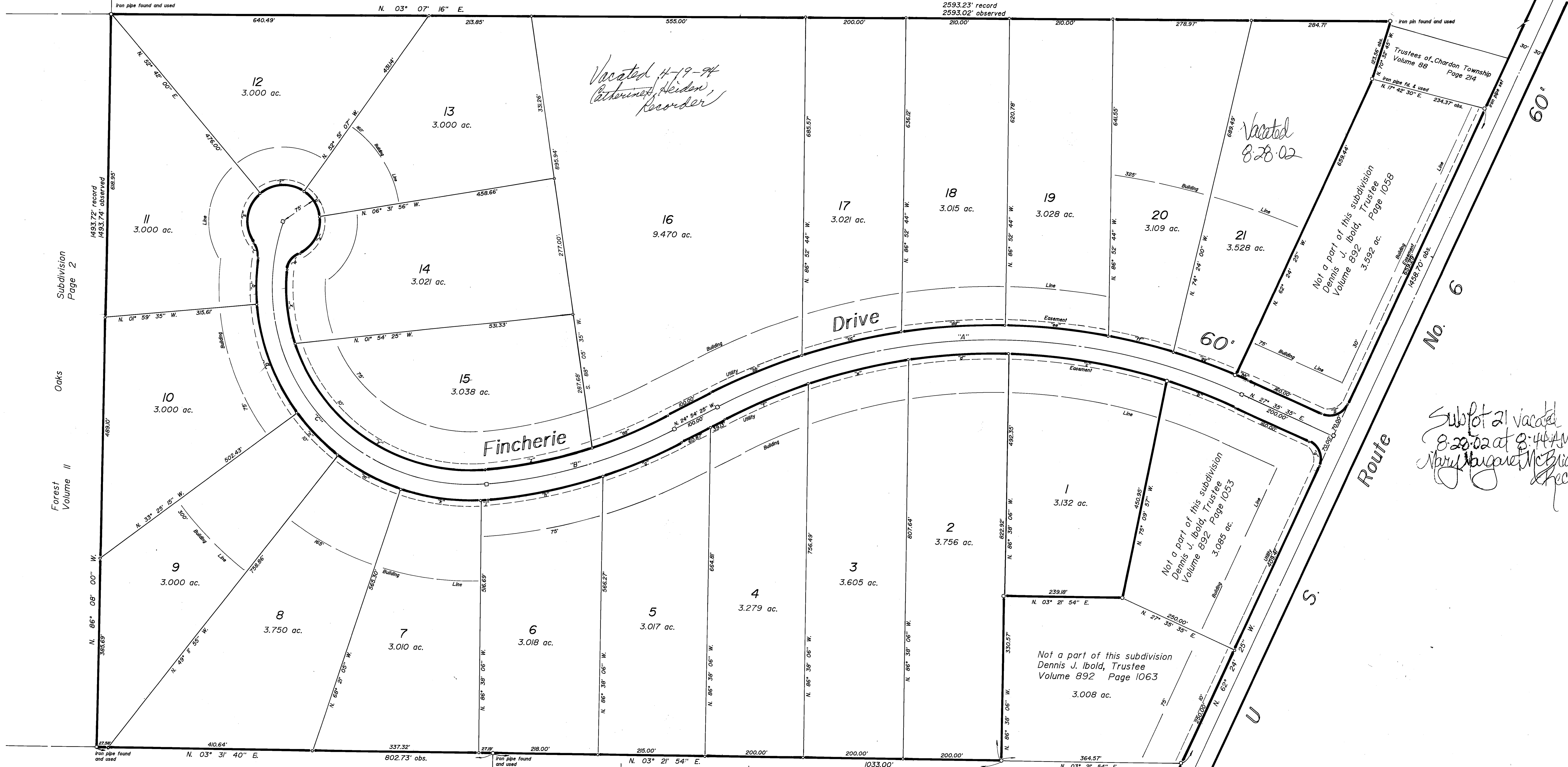
I certify to River Oaks Investment Company that I have prepared this plat and that it is based on a survey made by me in accordance with the provision of Chapter 4733-37 of the Ohio Administrative Code governing land surveys in the State of Ohio, and that the information contained hereon is correct to 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. Distances are expressed in feet and decimal parts thereof. Bearings shown on this plat are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

Lawrence Wilson
Lawrence Wilson January 15, 1992
Professional Surveyor No. 5807





Concrete right-of-way
Marked with brass pipe
found and used



Subplot 21 vacated
8-28-02 at 8:44 AM
Mary Margaret McBride
Recorder

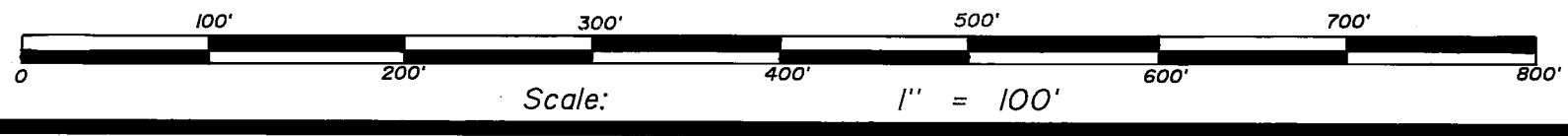
Frederick C. and Marilyn K. Wilder
Volume 735
Page 196

Frederick G. and Marilyn K.
Wilder
Volume 558 Page 1299

Frederick G. and Marilyn K.
Wilder
Volume 559 Page 463

Frederick G. and Marilyn K.
Wilder
Volume 599 Page 871

Joseph E. and Helen M. Lasko
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