

PHASE I 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) 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, ALIGNMENT, 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 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 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, ALIGNMENT, 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 HERELUNTO SET ITS HAND THIS 19th DAY OF September, 1991.

MODROO DEVELOPMENT COMPANY, INC.

Harry Modroo HARRY MODROO, PRESIDENT
Matthew H. Johnson MATTHEW H. JOHNSON, WITNESS
Mary Hardy MARY HARDY, SECRETARY/TREASURER
Matthew H. Johnson MATTHEW H. JOHNSON, WITNESS
[Signature] WITNESS
[Signature] 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 HERELUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Russell Twp OHIO THIS 19 DAY OF September, 1991.

[Signature] NOTARY PUBLIC
 DAVID CARROLL JOHNSON, Attorney
 NOTARY PUBLIC-STATE OF OHIO
 My commission has no expiration date.
 Section 147.03 R.C.
 MY COMMISSION EXPIRES _____

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

William E. Reibel (2-4-91) DATE
 THE CLEVELAND ELECTRIC ILLUMINATING CO.
Judith A. Henry (4-29-93) DATE
 THE OHIO BELL TELEPHONE CO.
Chula Barrett (10/1/91) DATE
 THE EAST OHIO GAS COMPANY
AMR (11-12-91) DATE
 V CABLE, INC.

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.

TOTAL NUMBER OF SUBLOTS 16
 TOTAL AREA IN SUBLOTS 89.271 ACRES
 TOTAL AREA IN ROADS 5.196 ACRES
 TOTAL AREA IN PHASE I I 94.467 ACRES
 TOTAL LENGTH OF NEW STREETS 3,147.09 LIN. FT.

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 94.467 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: (261) 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 4733-37 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 IMPROVEMENTS BY THE GEALUGA COUNTY ENGINEER.

[Signature]
 STEVEN J. LESSMAN, O.C.P. PROFESSIONAL SURVEYOR NO. 7076
 DATE: 9/16/91

• DENOTES IRON PIN SET ♦ DENOTES IRON PIN MONUMENT BOX 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 I, A SUBDIVISION CONTAINING SUBLOTS 6 THROUGH 21 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREAS DESIGNATED AS "SUFFOLK LANE". 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 HERELUNTO SET ITS HAND THIS 19th DAY OF September, 1991.

MODROO DEVELOPMENT COMPANY, INC.

Harry Modroo HARRY MODROO, PRESIDENT
Matthew H. Johnson MATTHEW H. JOHNSON, WITNESS
Mary Hardy MARY HARDY, SECRETARY/TREASURER
Matthew H. Johnson MATTHEW H. JOHNSON, WITNESS
[Signature] WITNESS
[Signature] 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 HERELUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Russell Twp OHIO THIS 19 DAY OF September, 1991.

[Signature] NOTARY PUBLIC
 DAVID CARROLL JOHNSON, Attorney
 NOTARY PUBLIC-STATE OF OHIO
 My commission has no expiration date.
 Section 147.03 R.C.
 MY COMMISSION EXPIRES _____

APPROVALS

RUSSELL TOWNSHIP
 THIS PLAT COMPLES WITH THE APPLICABLE REGULATIONS REGARDING LOT SIZE, FRONTAGE AND WIDTH CONTAINED IN THE RUSSELL TOWNSHIP ZONING RESOLUTIONS.

THIS 23rd DAY OF Sept., 1991

William Mas
 RUSSELL TOWNSHIP ZONING INSPECTOR

COUNTY PLANNING COMMISSION
 APPROVED THIS 23rd DAY OF OCTOBER, 1991

Jane P. Schaefer
 CHAIRMAN, THE GEALUGA COUNTY PLANNING COMMISSION

COUNTY ENGINEER

PURSUANT TO O.R.C. SECTION 71.091 I HAVE CHECKED THE SPECIFICATIONS, CONSTRUCTION, AND CONDITION OF THE ROADS DEDICATED TO PUBLIC USE HEREIN 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 NOVEMBER, 1993

Robert J. Ruffin
 GEALUGA COUNTY ENGINEER

COUNTY PROSECUTOR

APPROVED AS TO LEGAL FORM THIS 1st DAY OF November, 1993

[Signature]
 GEALUGA COUNTY PROSECUTOR

COUNTY COMMISSIONERS

APPROVED THIS 4th DAY OF NOVEMBER, 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.

[Signature]
 GEALUGA COUNTY COMMISSIONER

[Signature]
 GEALUGA COUNTY COMMISSIONER

GEALUGA COUNTY COMMISSIONER

COUNTY AUDITOR

TRANSFERRED THIS 5 DAY OF November, 1993

Richard J. Mikowski
 GEALUGA COUNTY AUDITOR

439912

COUNTY RECORDER

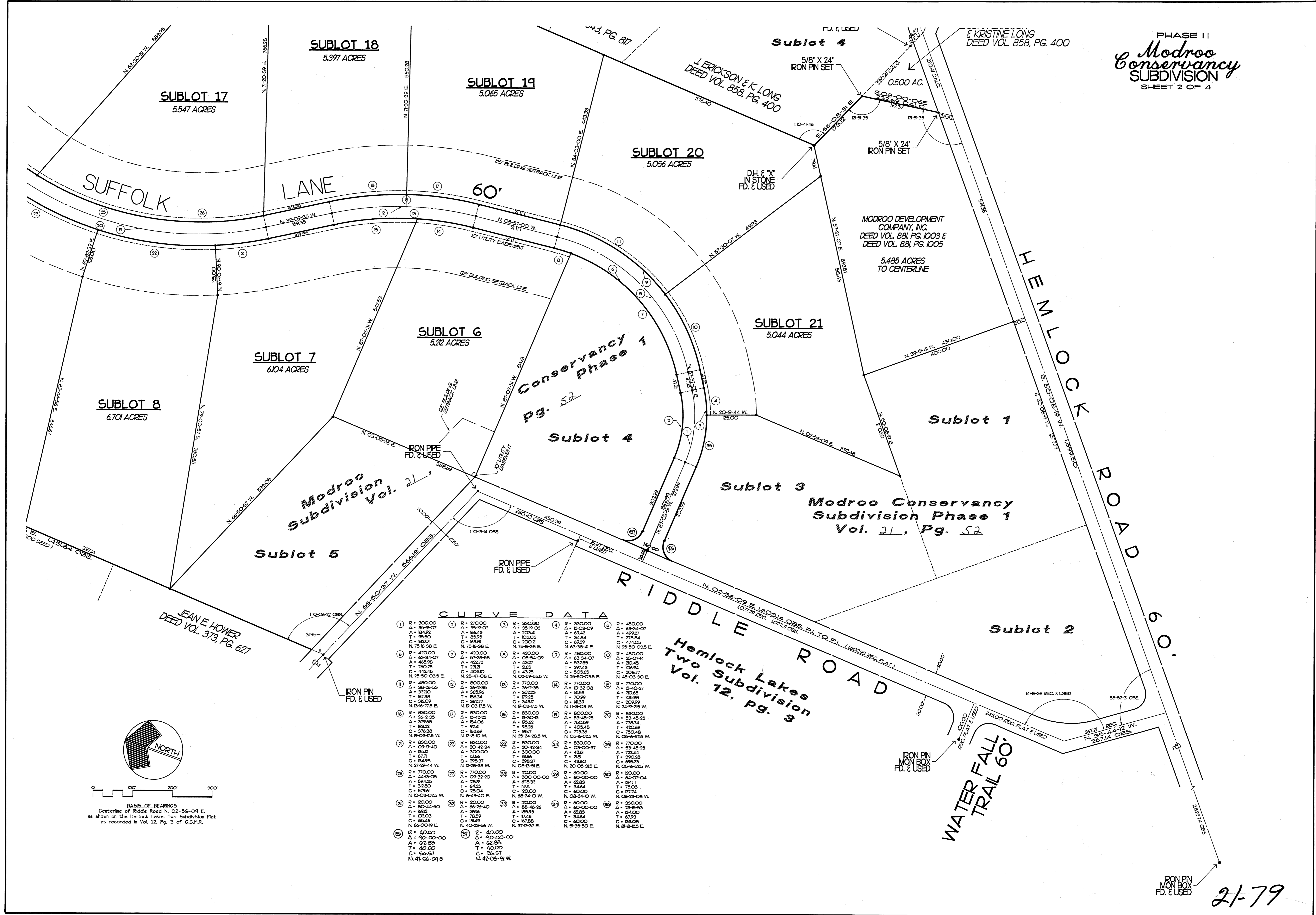
FILED FOR RECORD THIS 5 DAY OF Nov, 1993

AT 10:20 A.M.

RECORDED THIS 5 DAY OF Nov, 1993

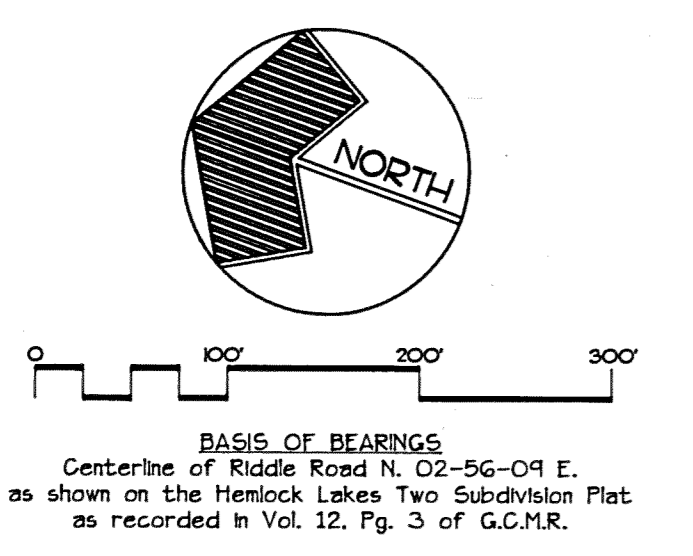
IN PLAT BOOK VOLUME 21, PAGE 78

Carroll J. Heiden
 GEALUGA COUNTY RECORDER



CURVE DATA

1 R = 300.00 A = 184.92 T = 95.50 C = 182.01 N 75-16-38 E	2 R = 270.00 A = 166.43 T = 85.95 C = 163.81 N 75-16-38 E	3 R = 330.00 A = 203.41 T = 105.05 C = 200.21 N 75-16-38 E	4 R = 330.00 A = 203.41 T = 105.05 C = 200.21 N 75-16-38 E	5 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	6 R = 420.00 A = 259.81 T = 129.90 C = 254.82 N 25-50-03.5 E	7 R = 420.00 A = 259.81 T = 129.90 C = 254.82 N 25-50-03.5 E	8 R = 420.00 A = 259.81 T = 129.90 C = 254.82 N 25-50-03.5 E	9 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	10 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	11 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	12 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	13 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	14 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	15 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	16 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	17 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	18 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	19 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	20 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	21 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	22 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	23 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	24 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	25 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	26 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	27 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	28 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	29 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	30 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	31 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	32 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	33 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	34 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	35 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	36 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	37 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	38 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	39 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E	40 R = 480.00 A = 299.02 T = 149.22 C = 294.04 N 25-50-03.5 E
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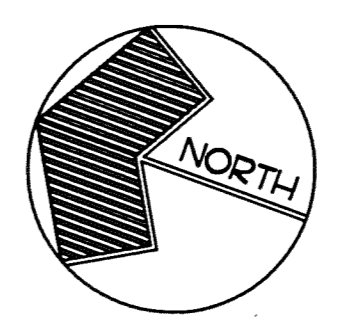


21-79

PLANNED CALIFORNIA
 REGISTERED PLANNERS
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 PLANNED CALIFORNIA
 REGISTERED PLANNERS

EAVENWORTH
 OL. 49, PG. 995

Riverdale Estates Subdivision
 Vol. 9, Pg. 21



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

SUBLOT 14
 5.119 ACRES

SUBLOT 15
 5.466 ACRES

SUBLOT 16
 5.824 ACRES

SUBLOT 17
 5.547 ACRES

SUBLOT 18
 5.397 ACRES

SUBLOT 19
 5.065 ACRES

SUBLOT 20
 5.056 ACRES

Sublot 4
 5/8" X 24"
 RON PIN SET

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

SUBLOT 10
 7.3 ACRES

SUBLOT 9
 6.342 ACRES

SUBLOT 8
 6.701 ACRES

SUBLOT 7
 6.104 ACRES

SUBLOT 6
 5.212 ACRES

SUBLOT 21
 5.044 ACRES

MODROO DEVELOPMENT
 COMPANY, INC.
 DEED VOL. 881, PG. 1003 &
 DEED VOL. 881, PG. 1005
 5.485 ACRES
 TO CENTERLINE

SUFFOLK LANE
 60'

Conservancy Phase 1
 Pg. 52
Sublot 4

Sublot 1

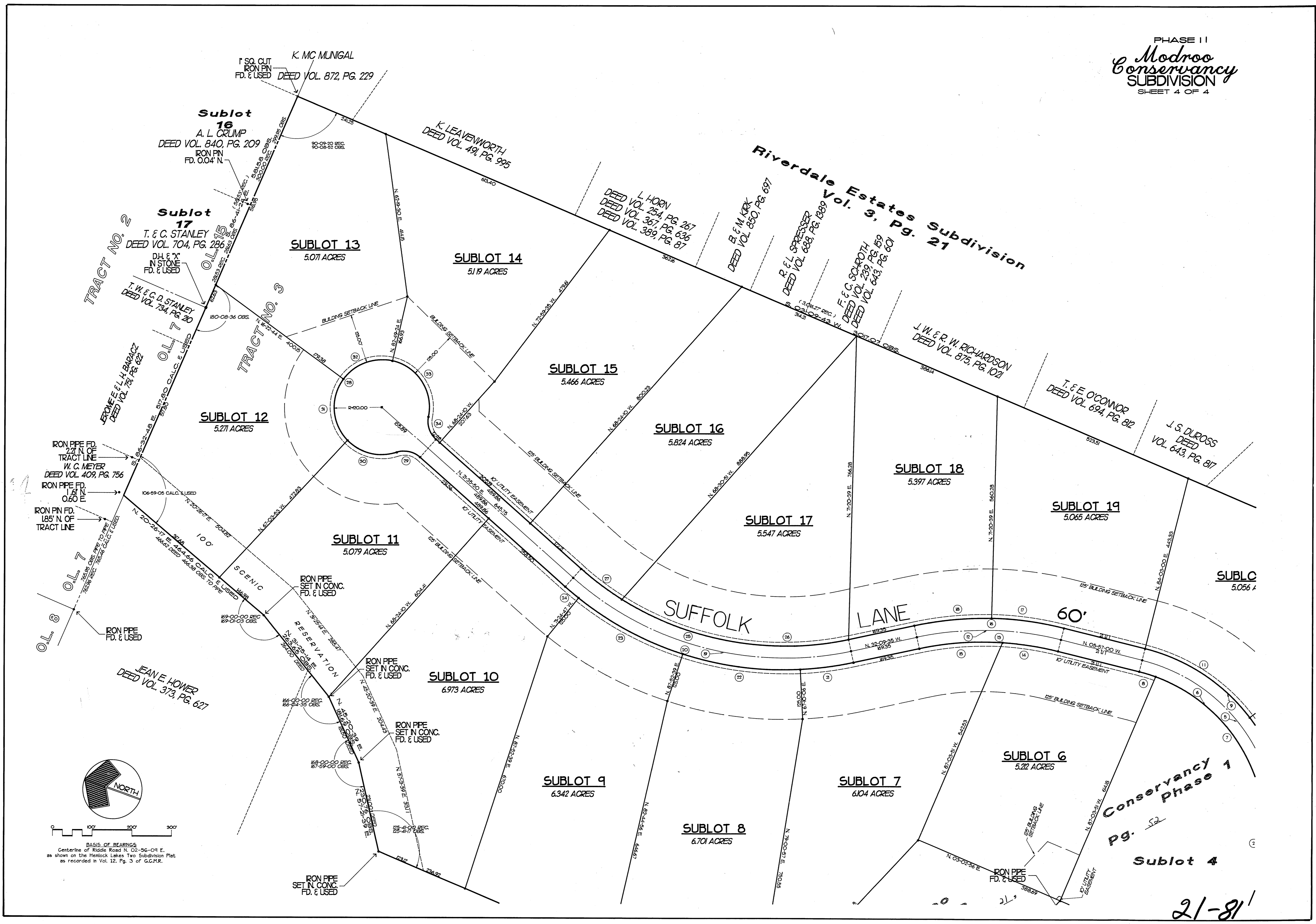
Sublot 3
Modroo Conservancy
Subdivision Phase 1
 Vol. 21, Pg. 52

ALFREDO WEBBERSMAN
 DEED VOL. 550, PG. 853

Modroo
Subdivision
 Vol. 21,

Sublot 5

HENLOCK



NORTH

0 100 200 300

BASIS OF BEARINGS
 Centerline of Riddle Road N. 02-36-04 E.
 as shown on the Henrick Lakes Two Subdivision Plat
 as recorded in Vol. 12, Pg. 3 of G.C.M.R.

21-81'

PLANNED CORPORATION • IRVINE, CALIFORNIA
 PLANNED CORPORATION • IRVINE, CALIFORNIA
 PLANNED CORPORATION • IRVINE, CALIFORNIA
 PLANNED CORPORATION • IRVINE, CALIFORNIA