

# RINDLEWOOD SUBDIVISION

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEauga, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL RUSSELL TOWNSHIP LOT 3, TRACT TWO IN WEST DIVISION AND PART OF LOT 6, SECTION II, TRACT ONE, BEING PART OF BLOCKS "J" AND "R" IN PAUL R. JOHNSTON'S HILLBROOK ESTATES SUBDIVISION NO. 1 AS SHOWN BY THE RECORDED PLAT IN VOL. 8 OF MAPS, PG. 93 OF GEAGA COUNTY RECORDS AND CONTAINING 48.125 ACRES OF LAND BEING ALL OF THE LAND CONVEYED TO THE PAUL R. JOHNSTON TRUST, RECORDED IN VOL. 905, PG. 744 OF GEAGA COUNTY DEED RECORDS.

WE DO HEREBY CERTIFY THAT WE 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 ROAD 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 BY THE GEAGA COUNTY ENGINEER.

## BRAUN-PRENOSIL ASSOCIATES INC.

Damon A. Braun 6/5/92  
 DAMON A. BRAUN PROFESSIONAL SURVEYOR NO. 4933



### ACCEPTANCE AND CERTIFICATION:

THE UNDERSIGNED OWNER, PAUL R. JOHNSTON TRUST, OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS RINDLEWOOD SUBDIVISION, A SUBDIVISION CONTAINING SUBLOTS 1 THROUGH 7 BOTH INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME, THE RINDLEWOOD HOMEOWNERS ASSOCIATION; A NON PROFIT CORPORATION HAS BEEN FORMED UNDER THE LAWS OF THE STATE OF OHIO AND SHALL BE SOLELY RESPONSIBLE FOR THE AREA DESIGNATED AS RINDLEWOOD LANE. WE HEREBY ACKNOWLEDGE AND THE GRANTEEES SHALL ACKNOWLEDGE IN THEIR RESPECTIVE DEEDS THAT THEY UNDERSTAND THAT THE PREMISES DESCRIBED HEREIN IS LOCATED UPON A NON-DEDICATED (PRIVATE) RIGHT-OF-WAY. WE HEREBY ACKNOWLEDGE AND THE GRANTEEES SHALL FURTHER ACKNOWLEDGE THAT THEY UNDERSTAND THAT NO GOVERNMENTAL BODY IS RESPONSIBLE FOR CARE AND MAINTENANCE OF SAID RIGHT-OF-WAY. THE UNDERSIGNED FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR 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, THE UNDERSIGNED HERETO SET THEIR HANDS THIS 7th DAY OF JUNE, 1992.

PAUL R. JOHNSTON TRUST

Elizabeth A. Johnston, Trustee  
 ELIZABETH A. JOHNSTON, TRUSTEE

Mary J. Schreiner, Trustee  
 MARY J. SCHREINER, TRUSTEE

Robert A. Macherz Jr  
 WITNESS

Earl W. Schreiner  
 WITNESS

Deana S. Frie  
 WITNESS

Melody C. Zumbach  
 WITNESS

STATE OF OHIO } SS BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE PAUL R. JOHNSTON TRUST, BY ELIZABETH A. COUNTY OF GEAGA } JOHNSTON, TRUSTEE AND MARY J. SCHREINER, TRUSTEE, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THE FREE ACT AND DEED OF SAID TRUST AND THE FREE ACT AND DEED OF EACH OF THEM PERSONALLY AS TRUSTEES, IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT CAMBRIDGE TWP. OHIO THIS DAY OF JUNE 7, 1992.

MY COMMISSION EXPIRES 10/24/94

Barbara Jayne  
 NOTARY PUBLIC

### UTILITY EASEMENT:

PAUL R. JOHNSTON, TRUST THE UNDERSIGNED OWNER OF THE LAND DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, CABLEVISION OF GEAGA COUNTY, AND THE EAST OHIO GAS COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER, AND THROUGH ALL SUBLOTS AND PARALLEL AND CONTIGUOUS TO ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, OR RELOCATE SUCH 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 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 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. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE. IN WITNESS WHEREOF THE UNDERSIGNED SET THEIR HANDS THIS 7th DAY OF JUNE, 1992.

PAUL R. JOHNSTON TRUST

Elizabeth A. Johnston, Trustee  
 ELIZABETH A. JOHNSTON, TRUSTEE

Mary J. Schreiner, Trustee  
 MARY J. SCHREINER, TRUSTEE

Robert A. Macherz Jr  
 WITNESS

Earl W. Schreiner  
 WITNESS

Deana S. Frie  
 WITNESS

Melody C. Zumbach  
 WITNESS

STATE OF OHIO } SS BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE PAUL R. JOHNSTON TRUST, BY ELIZABETH A. COUNTY OF GEAGA } JOHNSTON, TRUSTEE AND MARY J. SCHREINER, TRUSTEE, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THE FREE ACT AND DEED OF SAID TRUST AND THE FREE ACT AND DEED OF EACH OF THEM PERSONALLY AS TRUSTEES, IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT CAMBRIDGE TWP. OHIO THIS DAY OF JUNE 7, 1992.

MY COMMISSION EXPIRES 10/24/94

Barbara Jayne  
 NOTARY PUBLIC

### UTILITY EASEMENT ACCEPTED BY:

William E. Kehel 6-23-92  
 CLEVELAND ELECTRIC ILLUMINATING COMPANY DATE

Charles L. Barrett 7/27/92  
 EAST OHIO GAS COMPANY DATE

Jim Holley 08/19/93  
 WESTERN RESERVE TELEPHONE COMPANY DATE

JMR 8-30-93  
 CABLEVISION OF GEAGA COUNTY DATE

### APPROVALS:

THIS PLAT COMPLIES WITH THE APPLICABLE RUSSELL TOWNSHIP ZONING RESOLUTION REGARDING LOT SIZE, FRONTAGE AND WIDTH. THIS 6th DAY OF JUNE, 1992.

By: William Mas  
 RUSSELL TOWNSHIP ZONING INSPECTOR

PURSUANT TO SECTION 711.091 OF THE OHIO REVISED CODE, I HAVE CHECKED THE PRESENCE, IN PLACE AS REQUIRED, OF ALL IRON PROPERTY MONUMENTS AND BENCHMARKS 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 ALL BONDING REQUIREMENTS HAVE BEEN MET, THIS 8th DAY OF December, 1993.

Robert L. Phillips  
 GEAGA COUNTY ENGINEER

APPROVED THIS 9 DAY OF December, 1993.

Paul H. Heltzer  
 GEAGA COUNTY COMMISSIONER

Henry J. Hill  
 GEAGA COUNTY COMMISSIONER

Wm. J. Kuch  
 GEAGA COUNTY COMMISSIONER

TRANSFERRED THIS 9th DAY OF December, 1993.

Richard J. Makowski Jr  
 GEAGA COUNTY AUDITOR

FILED FOR RECORD THIS 9 DAY OF Dec, 1993 AT 10:34 A.M.

RECORDED THIS 9 DAY OF Dec, 1993, IN PLAT BOOK VOLUME 21, PAGE 94.

Catherine A. Heiden  
 GEAGA COUNTY RECORDER 441979

APPROVED AS TO LEGAL FORM THIS 8th DAY OF December 1993 By: M. Hill  
 GEAGA COUNTY PROSECUTOR

APPROVED THIS 11th DAY OF August, 1992.  
Janna P. Schaefer  
 CHAIRMAN, GEAGA COUNTY PLANNING COMMISSION

COVENANTS AND RESTRICTIONS RECORDED IN VOLUME 964, PAGE 665 OF THE GEAGA COUNTY RECORDS.

### SITE DATA:

47.147 TOTAL AREA OF SUBLOTS  
 0.978 ACRES RESERVED FOR ROADWAY  
 0.035 ACRES EXISTING HILLBROOK LANE EAST  
 1654 LINEAL FEET OF NEW PRIVATE ROAD  
 3.118 ACRES OF TOTAL NEW PRIVATE ROAD  
 48.125 TOTAL ACRES OF SUBDIVISION

### BRAUN-PRENOSIL ASSOCIATES INC.

ENGINEERS...SURVEYORS  
 547 EAST WASHINGTON STREET  
 CHAGRIN FALLS, OHIO 44022  
 (216) 247-8670

21-94 1/2

