

ROCKY CELLARS SUBDIVISION

PART OF ORIGINAL LOT NUMBERS 134 AND 140
 VILLAGE OF CHARDON
 COUNTY OF GEauga
 STATE OF OHIO

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) THE UNDERSIGNED ROCKY CELLARS PARTNERS OWNER(S)
 OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS THE ROCKY CELLARS
 SUBDIVISION DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION
 OF THE SAME, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST AND DO
 HEREBY DEDICATE TO THE PUBLIC USE THE STREET(S) (EASEMENTS) (COMMON AREAS)
 DESIGNATED IN GRAPHIC SYMBOLS ON THIS PLAT.

(OWNER) Richard H. Crombie II, Pres.
 (SIGNATURE LETTERED)

John J. Shulka
Stacey M. Stigewald
 (WITNESS)

(OWNER) Charles G. Deeb, Secy.
 (SIGNATURE LETTERED)

John J. Shulka
Stacey M. Stigewald
 (WITNESS)

STATE OF OHIO
 COUNTY OF Lake

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE
 WHO ACKNOWLEDGED THAT HE (SHE, OR THEY) DID SIGN THE FOREGOING INSTRUMENT AND THAT THE
 SAME IS HIS (HER, OR THEIR) FREE ACT AND DEED.
 IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 2nd DAY OF December, 1993
 MONTH YEAR

Stacey M. Stigewald
 NOTARY PUBLIC
 STACEY M. STIGEWALD
 Notary Public, State of Ohio
 My Commission Expires Oct. 25, 1995
 (Recorded in L. County)

MY COMMISSION EXPIRES _____

UTILITY EASEMENT

ROCKY CELLARS PARTNERS, INC., OWNERS OF THE WITHIN PLATTED LAND GRANTS UNTO
 CLEVELAND ELECTRIC ILLUMINATING COMPANY, WESTERN RESERVE TELEPHONE COMPANY
 AND THE EAST OHIO GAS COMPANY, CABLEVISION CABLE COMPANY ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND
 ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) 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 WITH AND CONTIGUOUS TO ALL STREET LINES
 TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH
 UNDERGROUND ELECTRIC, GAS, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES
 GAS PIPE LINES, SURFACE OR BELOW 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 COMMUNICATIONS
 SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE
 UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL
 INCLUDING THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING
 INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE
 WITH THE INSTALLATION, MAINTENANCE, 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
 LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

APPROVED: Memoi Leed 11-12, 1993
 THE EAST OHIO GAS COMPANY

APPROVED: William E. Kuhel 11-12, 1993
 THE CLEVELAND ELECTRIC ILLUMINATING COMPANY

APPROVED: Don Holley 11-18, 1993
 THE WESTERN RESERVE TELEPHONE COMPANY

APPROVED: Dave Hoign 11-16, 1993
 THE CABLEVISION CABLE COMPANY

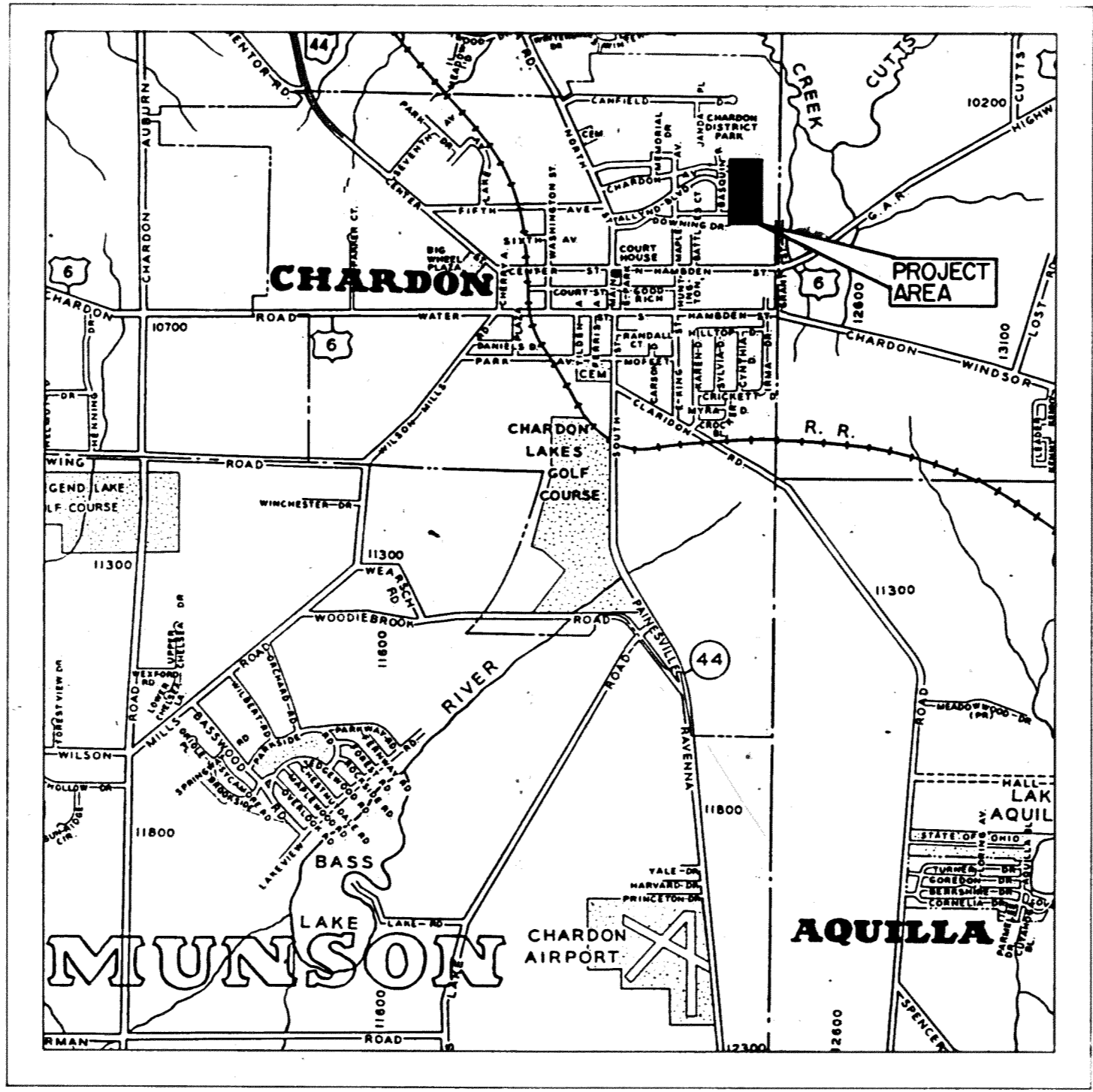
STATE OF OHIO
 COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE
 WHO ACKNOWLEDGED THAT HE (SHE, OR THEY) DID SIGN THE FOREGOING INSTRUMENT AND THAT THE
 SAME IS HIS (HER, OR THEIR) FREE ACT AND DEED.
 IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 2nd DAY OF December, 1993
 MONTH YEAR

Antonia J. Hoffman
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____



LOCATION MAP
 NOT TO SCALE

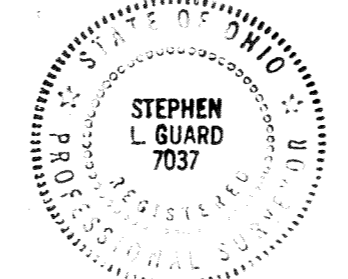
**GILLS,
 GUARD and
 JOHNSON, Inc.**
 consulting engineers
 5000 E. 345TH STREET, WILLOUGHBY, OHIO 44094. (216) 953-1567

SURVEYORS CERTIFICATION

I THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT
 ACCURATELY REPRESENTS A PLAT PREPARED UNDER MY SUPERVISION WHICH BALANCES
 AND CLOSES. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF
 AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY.

DATE OF SURVEY: APRIL 1, 1992

Stephen L. Guard
 STEPHEN L. GUARD
 REGISTERED SURVEYOR NO. 7037



APPROVAL OF PLANNING COMMISSION

THIS PLAT OF ROCKY CELLARS SUBDIVISION HAS BEEN APPROVED BY THE
 PLANNING COMMISSION OF THE VILLAGE OF CHARDON, OH. BY RESOLUTION ADOPTED
DEC. 6, 1993

James D. Reid
 CHAIRMAN
Bill Hebert
 SECRETARY

CERTIFICATE OF THE APPROVAL OF REQUIRED IMPROVEMENTS

HEREBY CERTIFY THAT PAVEMENTS, UTILITIES AND OTHER REQUIRED LAND IMPROVEMENTS FOR
 THE ROCKY CELLARS PHASE ONE SUBDIVISION APPROVED BY THE PLANNING COMMISSION ON
 _____ HAVE BEEN DESIGNED IN ACCORDANCE WITH THE REGULATIONS
 AND STANDARDS IN EFFECT. THAT I HAVE INSPECTED THE INSTALLATION OF THE SAME
 AND FIND ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE
 DRAWING AND SPECIFICATIONS THEREFOR, AND THAT THE UTILITIES AND PAVEMENTS
 ARE IN GOOD REPAIR.

Dec. 9, 1993

J. J. Topolicki
 MUNICIPAL ENGINEER

COUNTY RECORDS

TRANSFERRED THIS 10th DAY OF December, 1993

442057

RECORDED IN PLAT BOOK 21 PAGE NO. 96 THIS 10 DAY OF Dec.
1993

Richard J. Makowski
 COUNTY AUDITOR
Catherine A. Heiden
 COUNTY RECORDER

ACCEPTANCE OF PUBLIC LAND BY COUNCIL

THE PUBLIC STREET(S) (PARK) (PLAYGROUND) OR (OTHER PUBLIC AREAS AS NOTED
 HEREON IN GRAPHIC SYMBOLS WERE ACCEPTED FOR DEDICATION BY THE COUNCIL
 OF THE VILLAGE OF CHARDON, OH. BY ORDINANCE NO. 1485

DEC. 9, 1993

John D. Reid
 MAYOR
Jeffrey J. Smith
 CLERK

STATE OF OHIO
 COUNTY OF Geauga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE
 WHO ACKNOWLEDGED THAT HE (SHE, OR THEY) DID SIGN THE FOREGOING INSTRUMENT AND THAT THE
 SAME IS HIS (HER, OR THEIR) FREE ACT AND DEED.
 IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 9 DAY OF Dec., 1993
 MONTH YEAR

A. M. Pucillon
 NOTARY PUBLIC
 A. M. PUCILLON, LIFE COMM.

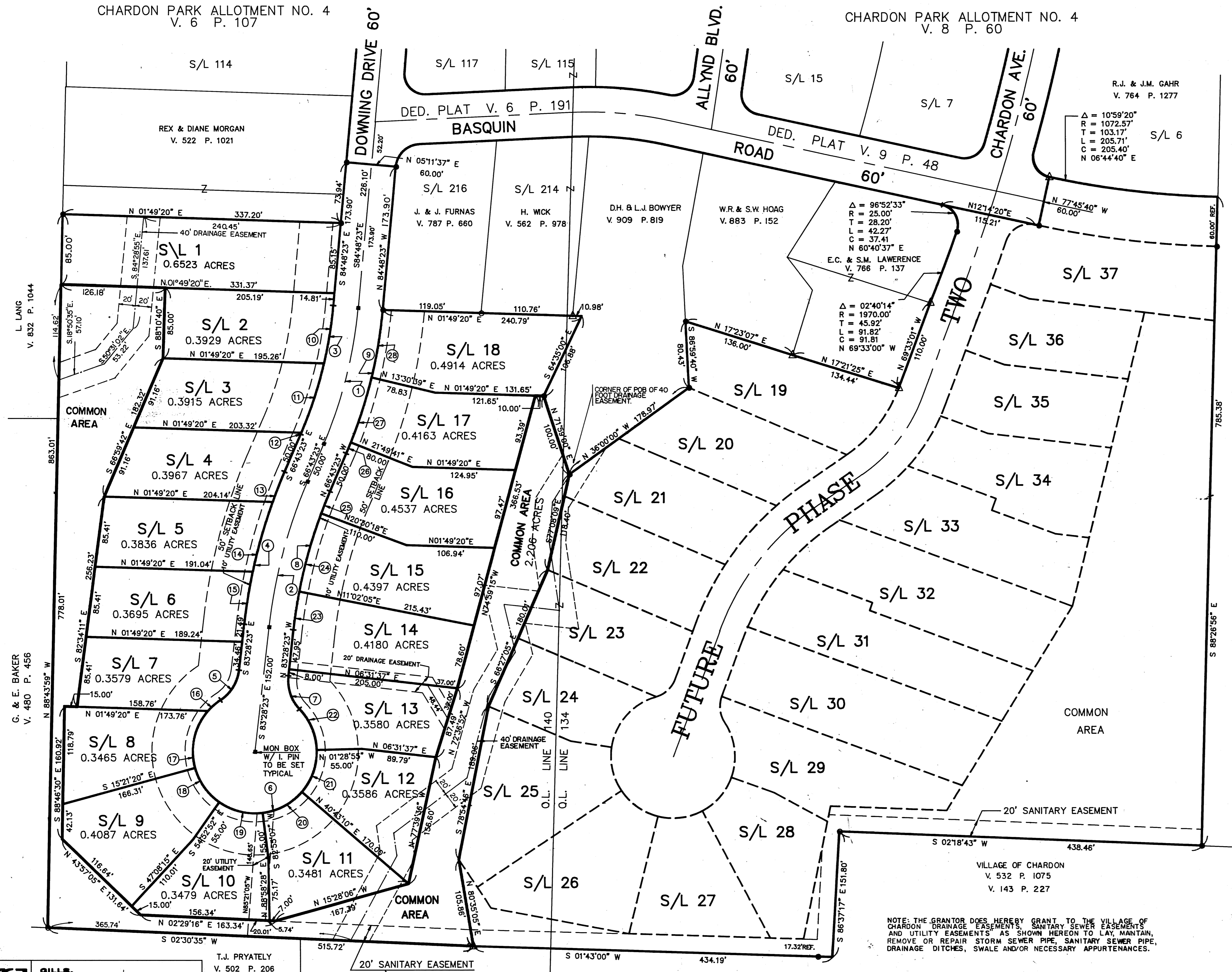
MY COMMISSION EXPIRES LIFE COMM.

21-96

SHEET 2 OF 2 ROCKY CELLARS SUBDIVISION

CHARDON PARK ALLOTMENT NO. 4
V. 6 P. 107

CHARDON PARK ALLOTMENT NO. 4
V. 8 P. 60



Δ = 10°59'20"
R = 1072.57'
T = 103.17'
L = 205.71'
C = 205.40'
N 06°44'40" E

Δ = 96°52'33"
R = 25.00'
T = 28.20'
L = 42.27'
C = 37.41'
N 80°40'37" E
E.C. & S.M. LAWRENCE
V. 766 P. 137

Δ = 02°40'14"
R = 1970.00'
T = 45.92'
L = 91.82'
C = 91.81'
N 69°33'00" W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
1	540.00'	170.43'	85.93'	169.72'	18.05 00°
2	624.50'	182.57'	91.94'	181.92'	18.45 00°
3	510.00'	160.96'	81.16'	160.96'	18.00 00°
4	684.50'	191.34'	95.38'	191.34'	18.00 00°
5	390.00'	126.00'	63.00'	126.00'	50.12 30°
6	500.00'	163.82'	81.91'	163.82'	50.12 30°
7	500.00'	143.82'	71.91'	143.82'	50.12 30°
8	584.50'	173.80'	86.90'	173.80'	18.05 00°
9	570.00'	178.80'	89.40'	178.80'	18.05 00°
10	510.00'	168.80'	84.40'	168.80'	18.05 00°
11	510.00'	142.00'	71.00'	142.00'	09.57 45°
12	684.50'	197.40'	98.70'	197.40'	00.09 34°
13	684.50'	187.73'	93.87'	187.73'	03.77 18°
14	684.50'	187.73'	93.87'	187.73'	07.40 48°
15	684.50'	187.73'	93.87'	187.73'	09.36 54°
16	750.00'	204.27'	102.14'	204.27'	41.03 53°
17	750.00'	173.95'	86.98'	173.95'	56.29 53°
18	750.00'	51.74'	25.87'	51.74'	38.31 32°
19	750.00'	55.24'	27.62'	55.24'	42.12 01°
20	750.00'	55.24'	27.62'	55.24'	42.12 01°
21	750.00'	55.24'	27.62'	55.24'	42.12 01°
22	584.50'	167.76'	83.88'	167.76'	09.78 14°
23	584.50'	167.76'	83.88'	167.76'	09.78 14°
24	584.50'	167.76'	83.88'	167.76'	09.78 14°
25	570.00'	144.40'	72.20'	144.40'	01.26 50°
26	570.00'	144.40'	72.20'	144.40'	01.26 50°
27	570.00'	82.74'	41.37'	82.74'	08.19 02°
28	570.00'	82.74'	41.37'	82.74'	08.19 02°

CENTERLINE DESCRIPTION OF 40 FOOT WIDE DRAINAGE EASEMENT BEGINNING AT EASTERLY CORNER OF L.R. POPE PROPERTY

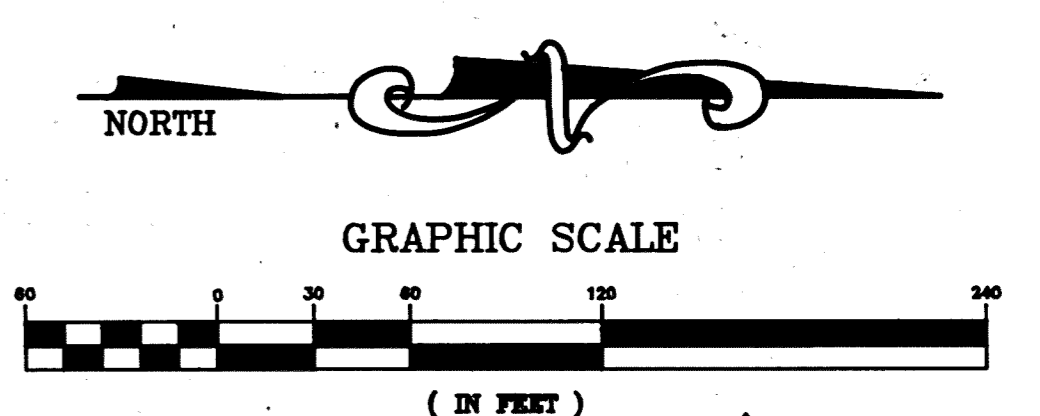
Course I Thence South 57°34'02" East a distance of 39.33 feet to a point;
 Course II Thence South 85°30'06" East a distance of 48.21 feet to a point;
 Course III Thence North 81°40'31" East a distance of 82.50 feet to a point;
 Course IV Thence South 6°37'40" West a distance of 67.62 feet to a point;
 Course V Thence North 76°35'19" East a distance of 60.00 feet to a point;
 Course VI Thence South 59°08'26" East a distance of 61.18 feet to a point;
 Course VII Thence South 74°13'37" East a distance of 104.46 feet to a point;
 Course VIII Thence South 36°59'47" East a distance of 109.76 feet to a point;
 Course IX Thence North 81°03'12" East a distance of 26.42 feet to a point;
 Course X Thence South 61°16'33" East a distance of 120.01 feet to a point on the westerly line of property conveyed to the Village of Chardon in Volume 532, Page 1075 of the Geauga County Deed Records

LEGEND

IRON PIPE FOUND ○
 IRON PIN FOUND △
 DRILL HOLE SET ●
 IRON PIN SET ●

PHASE ONE LAND SUMMARY

SUBLOTS	7.331 ACRES
ROADWAY	1.314 ACRES
COMMON AREA	2.206 ACRES
TOTAL PHASE ONE ACREAGE	10.851 ACRES
SUBDIVISION ACREAGE REMAINING	13.567 ACRES
TOTAL SUBDIVISION ACREAGE	24.418 ACRES



NOTE: THE GRANTOR DOES HEREBY GRANT TO THE VILLAGE OF CHARDON DRAINAGE EASEMENTS, SANITARY SEWER EASEMENTS, AND UTILITY EASEMENTS AS SHOWN HEREON TO LAY, MAINTAIN, REMOVE OR REPAIR STORM SEWER PIPE, SANITARY SEWER PIPE, DRAINAGE DITCHES, SWALE AND/OR NECESSARY APPURTENANCES.

GILLS, GUARD and JOHNSON, Inc.
Consulting Engineers
WILLIAMSBURG, OHIO

T.J. PRYATELY
V. 502 P. 206

BOARD OF EDUCATION OF
THE CHARDON LOCAL SCHOOL DISTRICT
V. 247 P. 389

21-97 91-070