

# RESUBDIVISION

## SUBLOT 16 - WHITE OAK ESTATES - PHASE I

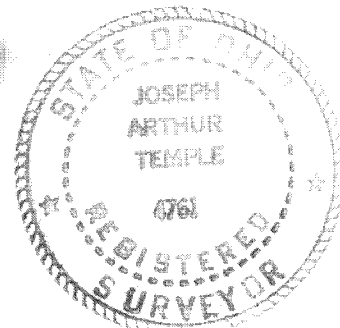
ORIGINALLY RECORDED IN VOLUME 21, PAGE 62

Situated in the Township of Auburn, County of Geauga, State of Ohio, and known as being a part of Tract 3 and Original Lot 19 and containing 3.040 acres being part of the land as conveyed to White Oak Partners in the deed recorded in Volume 909, Page 55 of the Geauga County Deed Records and all of the land in the deed recorded in Volume 558, Page 628 of the Geauga County Deed Records.

### SURVEYOR'S CERTIFICATION

I do hereby certify that I 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 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 Geauga County Engineer.

*J. Arthur Teague*  
Registered Surveyor  
Date 10/2/93



### ACCEPTANCE CERTIFICATION AND DEDICATION

We, the undersigned White Oak Partners, of the land shown herein, hereby certify that this plat correctly represents our Resubdivision of Sublot 16, White Oak Estates Phase I, and do hereby accept this plat of same and dedicate to public use part of the area designated as Chickashay Lane as shaded in red herein. 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 themselves and all other subsequent owners and assigns taking title from, under, or through the undersigned. Easements are reserved where indicated on the plat for public utility purposes shown and beneath the surface of the ground. In witness whereof, the undersigned hereunto set their hands this 1st day of October, 1993.

*John J. Shipitalo, Pres.* Witness  
Owner GRACE HOMES INC. PRESIDENT  
*William J. Palo* Witness  
Owner AUBURN HIGHLANDS INC. SECRETARY

### STATE OF OHIO COUNTY OF

Before me, a notary public in and for said county and state personally appeared the above named John J. Shipitalo and William J. Palo who acknowledged that he (they) did sign the foregoing instrument and that the same is his (their) free act and deed for the purpose therein expressed. In witness whereof, I have hereunto set my hand and affixed my official seal at Chardon, Ohio, this 1st day of October, 1993.

Notary Public Diane L. Porter, Notary Public  
My Commission Expires Mar 31, 1998

### MORTGAGE RELEASE

The undersigned mortgagee of the land included in this plat and resubdivision does hereby join with the owners of this subdivision in the dedication to public use of part of the area designated as Chickashay Lane, as shaded in red herein, and hereby releases from lien of our mortgage and waives any right which we might otherwise have in said Road.

*William J. Palo* Witness  
Witness

### STATE OF OHIO COUNTY OF

Before me, a notary public in and for said county and state personally appeared the above named John J. Shipitalo and William J. Palo who acknowledged that he (they) did sign the foregoing instrument and that the same is his (their) free act and deed for the purpose therein expressed. In witness whereof, I have hereunto set my hand and affixed my official seal at Chardon, Ohio, this 1st day of October, 1993.

Notary Public Diane L. Porter, Notary Public  
My Commission Expires Mar 31, 1998

My commission expires March 31, 1998

In witness whereof, Grace Homes, Inc. has caused this instrument to be subscribed in its name by John Shipitalo, President, at Chardon, Ohio, this 1st day of October, 1993.  
The White Oak Partners is recorded in Volume 909, Page 55 of the Geauga County Deed Records.  
*John J. Shipitalo, Pres.* Witness  
Owner GRACE HOMES, INC.  
*William J. Palo* Witness

STATE OF OHIO COUNTY OF GEAUGA  
Before me, a Notary Public in and for said County personally appeared the above named John Shipitalo who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed. In witness whereof, I have hereunto set my hand and affixed my official seal at Chardon, Ohio, this 1st day of October, 1993.  
*William J. Palo*  
Notary Public  
JAN 15 1995  
COMMISSION EXPIRES

### UTILITY EASEMENT

We, the undersigned White Oak Partners, an Ohio General Partnership comprised of Auburn Highlands, Inc., and Grace Homes, Inc., owners of the within platred land, do hereby grant unto the following company, Altec Corporation, Chickashay Lane, Natural Gas Company, and Star Cable, all Ohio corporations, their successors and assigns the right to use, occupy, maintain, repair, reconstruct or relocate such way and easement as hereunto shown, under, over and through all subsurface and all lands shown hereon and parallel and contiguous to said road lines to construct, place, operate, maintain, repair, reconstruct or relocate such above ground or underground electric, gas, communication cables, ducts, conduits, pipes, gas pipe lines, surface or below surface mounted poles, towers and pedestals, concrete pads and other facilities as are deemed necessary or convenient to the grantee for distribution, transportation and transmitting electricity, gas, and communications signals for public and private use at such locations as the grantee may determine upon, within and across the easement premises. Such easement rights shall include 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 or operation of said electric, gas and communication facilities. The right to install, repair, augment and maintain service cables and pipelines 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 William George Pats and William George Pats at Chardon, Ohio, this 1st day of December, 1993.  
The White Oak Partners is recorded in Volume 909, Page 55 of the Geauga County Deed Records.  
By: William George Pats Secretary  
Auburn Highlands, Inc.  
By: William George Pats PRESIDENT  
*Debra Mack* Witness  
*William J. Palo* Witness

STATE OF OHIO COUNTY OF GEAUGA  
Before me, a Notary Public in and for said County personally appeared the above named John Shipitalo and William George Pats who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed for the purposes herein expressed. In witness whereof, I have hereunto set my hand and affixed my official seal at Chardon, Ohio, this 1st day of December, 1993.  
*Debra Mack*  
Notary Public  
COMMISSION EXPIRES

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:  
Altec Corporation DATE 12/1/93 WITNESS Debra Mack  
Chickashay Lane Natural Gas Company DATE 12/1/93 WITNESS William J. Palo  
Star Cable Company DATE 12/1/93 WITNESS William J. Palo

### APPROVALS

Approved as to legal form this 8th day of December, 19 93  
*James M. Porter*  
Gaugua County Prosecutor  
Approved this 9th day of NOVEMBER, 19 93  
*James M. Porter*  
Chairman, Geauga County Planning Commission

Pursuant to Ohio Revised Code Section 711.091, I have checked the specifications, construction and the condition of the road(s) 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.

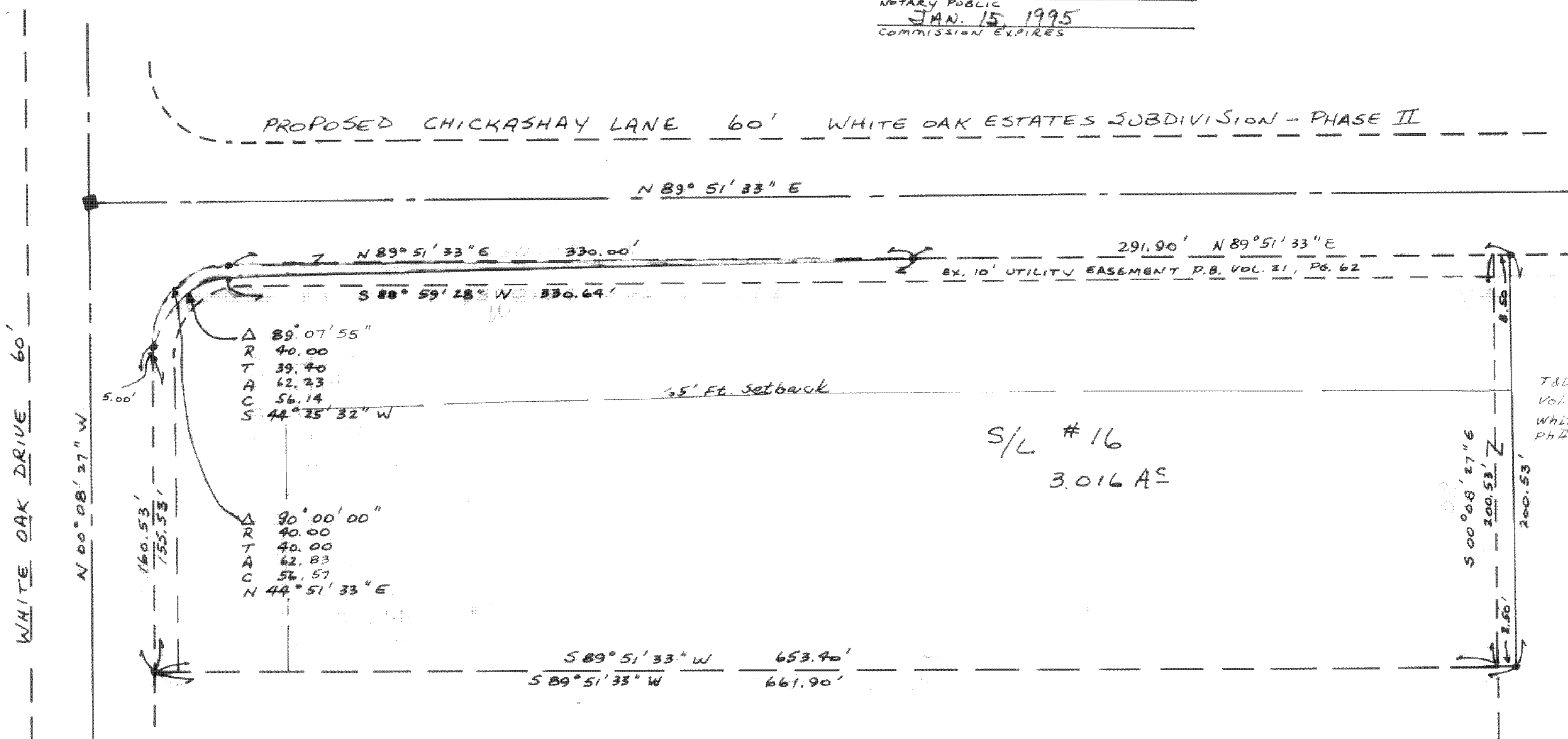
This 9th day of December, 19 93  
*Robert J. Phillips*  
Gaugua County Engineer

Approved this 9th day of DECEMBER, 1993, constituting an acceptance of the dedication of any road right shown hereon for public use and benefit and the acceptance for maintenance of such improvements contained within the right-of-way.  
T.S.D. No. 160000000100  
Vol. 950 Pg. 020  
White Oak Estates  
PH I Proposed  
*James M. Porter* Gaugua County Commissioner  
*James M. Porter* Gaugua County Commissioner  
*James M. Porter* Gaugua County Commissioner

This plat complies with the applicable Auburn Township Zoning Resolution regarding lot size, frontage, and width. This 9th day of Dec, 19 93  
By: *Frank Sills*  
Zoning Inspector Auburn Township

Transferred this 13th day of December, 19 93  
*Richard J. Mahanick*  
Gaugua County Auditor

442205  
Filed for record this 13 day of Dec., 19 93 at 2:37 P.M.  
Recorded this 13 day of Dec., 19 93 in plat book volume 21 page 98  
*Catherine H. Heiden*  
Gaugua County Recorder



AREA IN SUBLOT 3.016 ACRES  
AREA DEDICATED IN ROAD R/W 0.024  
TOTAL 3.040 ACRES

LEGEND  
- o - IRON PIN SET  
■ MONUMENT SET

NALL & ASSOCIATES  
Civil & Municipal Engineering  
11993 Ravenna Road  
Chardon, Ohio 44024  
216-286-3207