

WHITE OAK ESTATES - PHASE II

PART OF ORIGINAL LOT No. 18 - TRACT No. 3
AUBURN TOWNSHIP - GEAUGA COUNTY - OHIO

AND CONTAINING 26.158 ACRES BEING PART OF THE LAND AS CONVEYED TO T.F.D. DEVELOPMENT, INC. IN THE DEED RECORDED IN VOLUME 958, PG. 422 OF THE GEAUGA COUNTY RECORDS.

JUNE '92

SCALE 1"=100'

ACCEPTANCE CERTIFICATION AND DEDICATION

Be it known that T.F.D. DEVELOPMENT, INC., an Ohio Corporation by Gordon J. Berry, its Vice President hereby certifies that this plat correctly represents his "White Oak Estates, Phase II" a subdivision containing sublots twenty-one (21) through twenty-eight (28) both inclusive, and do hereby accept this plat of same and dedicate to public use the area designated as Chickashoy Lane (60' wide) and not heretofore dedicated. The undersigned further agree 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 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 T.F.D. DEVELOPMENT, INC. has caused this instrument to be subscribed in its name by Gordon J. Berry its Vice President at Chardon, Ohio this 22nd day of October, 1993.

Gordon J. Berry
GORDON J. BERRY
VICE PRESIDENT, T.F.D. DEVELOPMENT, INC.

Paul E. Jensen
WITNESS
Paul E. Jensen
WITNESS

STATE OF OHIO
COUNTY OF CRAWFORD

Before me, a notary public in and for said county and state personally appeared the above named Gordon J. Berry, Vice Pres. 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 22nd day of October, 1993.

Paul E. Jensen
NOTARY PUBLIC

My commission expires 5-23-94

UTILITY EASEMENT

We the undersigned owners, T.F.D. DEVELOPMENT, INC. an Ohio Corporation, of the within platted land, do hereby grant unto the Illuminating Company, Alltel Corporation, Danwell Natural Gas Company and Star Cable, all Ohio Corporations, their successors and assigns (herein after referred to as the grantees) 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 and contiguous to all road lines to construct, place, operate, maintain, repair, reconstruct, or relocate such above ground and under-ground 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 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 communications facilities, the right to install, repair, augment and maintain service cables and pipe lines 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.

ATWOOD ENERGY COMPANY A PERMANENT RIGHT-OF-WAY AND EASEMENT TWENTY (20) FEET IN WIDTH UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON. In witness whereof T.F.D. DEVELOPMENT, INC. has caused this instrument to be subscribed in its name by Gordon J. Berry its Vice President at Chardon, Ohio this 22nd day of October, 1993.

Gordon J. Berry
GORDON J. BERRY
VICE PRESIDENT, T.F.D. DEVELOPMENT, INC.

Paul E. Jensen
WITNESS
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STATE OF OHIO
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Paul E. Jensen
NOTARY PUBLIC

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UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

<u>William E. Kibler</u> The Illuminating Company Date 1-26-93	<u>Don Holey</u> Alltel Corporation Date 09/19/93
<u>William J. Smith</u> THE DANWELL NATURAL GAS CO. Date 9/10/93	<u>Star Cable</u> Star Cable Company Date 12-23-92
<u>John Fleming</u> ATWOOD ENERGY COMPANY DATE 10-11-93	

APPROVALS

This plat complies with the applicable Auburn Township Zoning Resolution regarding lot size, frontage, and width. This 7th day of July, 1992.

By Frank Kithers Auburn Township Zoning Inspector
Approved this 9th day of November, 1993.

James P. Schaefer
CHAIRMAN, GEAUGA COUNTY PLANNING COMMISSION

Approved as to legal form this 8th day of December, 1993.

Ben M. Hill
GEAUGA COUNTY PROSECUTOR

Pursuant to Ohio Revised Code Section 711.091, I have checked the specifications, construction and the condition of the road 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 5th day of January, 1994.

Robert J. Phillips
GEAUGA COUNTY ENGINEER

Approved this 6th day of January, 1994 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use and benefit and the acceptance for maintenance of such improvements contained within the right-of-way.

Paul J. Watters GEAUGA COUNTY COMMISSIONER
Sam Deard GEAUGA COUNTY COMMISSIONER
W. M. Keph GEAUGA COUNTY COMMISSIONER

Transferred this 6th day of January, 1994.

Richard J. Makowski
GEAUGA COUNTY AUDITOR

Filed for record this 6 day of January, 1994 at 2:07 P.M.

Recorded this 6th day of January, 1994 in plat book volume 21 page 101 443756

Catherine M. Hadden
GEAUGA COUNTY RECORDER

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 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 of the improvements by the Geauga County Engineer.

James P. Keph
REGISTERED SURVEYOR
DATE 7/13/92

SURVEYOR'S SEAL

AREA TABULATION
AREA IN LOTS 24.909 ACRES
AREA IN R/W 1.993 ACRES
TOTAL AREA 26.902 ACRES
LENGTH OF ROAD 1,049.50 FEET
OF S/L's 7

DECLARATION OF RESTRICTIONS RECORDED IN VOL. 960 PAGE 577 OF GEAUGA COUNTY RECORDS.

NALL & ASSOCIATES
11993 RAVENNA RD., CHARDON, OHIO, 44024
PHONE: (216) 286-3207

LAND DESIGN consultants
Civil Engineers and Surveyors
8085 EAST AVENUE • MENTOR, OHIO 44060
TELEPHONE 255-8463 354-6938 951-LAND

SHEET 1/2

21-101

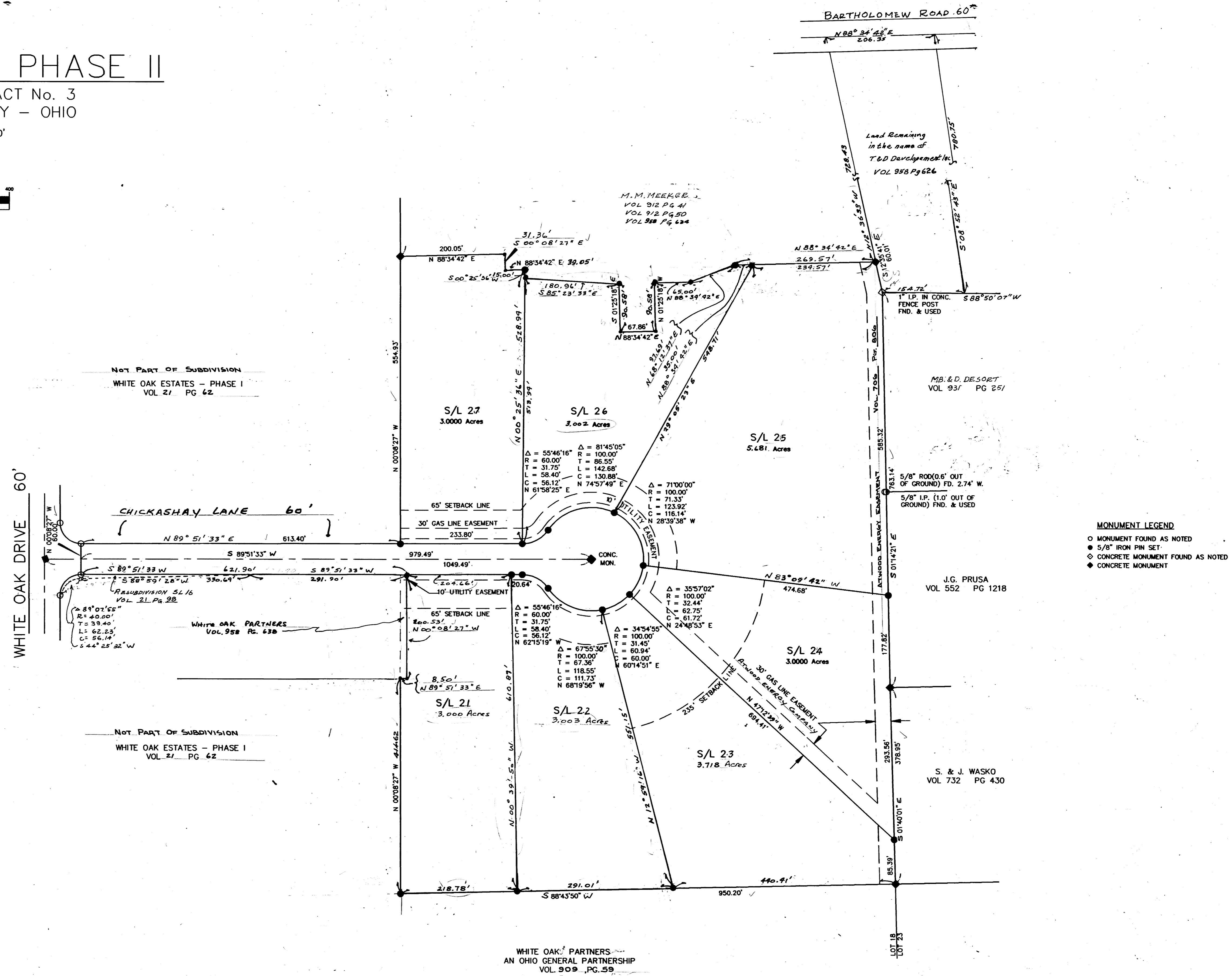
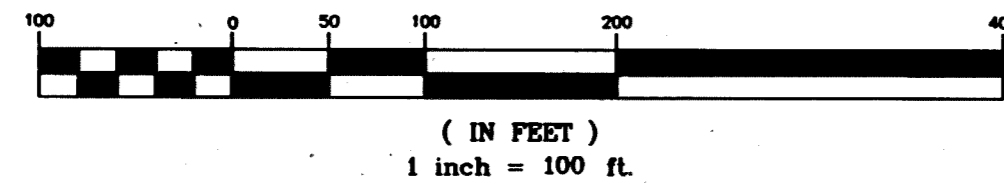
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JUNE '92

SCALE 1"=100'

GRAPHIC SCALE



MONUMENT LEGEND
 ○ MONUMENT FOUND AS NOTED
 ● 5/8" IRON PIN SET
 ◇ CONCRETE MONUMENT FOUND AS NOTED
 ◆ CONCRETE MONUMENT

NALL & ASSOCIATES
11993 RAVENNA RD., CHARDON, OHIO, 44024
PHONE: (216) 286-3207

REVISED 11-2-93
REVISED 9-22-93
LAND DESIGN consultants
Civil Engineers and Surveyors
5805 EAST AVENUE - Mentor, OHIO 44060
TELEPHONE 255-8463 354-6938 951-LAND

SHEET 2/2

Rev 9/22/93 Re-plot W.O. II 1-100 21-102