

EMERALD LAKE SUBDIVISION NO. 3

BEING A SUBDIVISION OF ALL OF BLOCK B AND PART OF BLOCK A IN EMERALD LAKE SUBDIVISION NO. 2 AS RECORDED IN VOLUME 20 PAGE 145 OF GAUGA COUNTY MAP RECORDS AND KNOWN AS BEING A PART OF ORIGINAL RUSSELL TOWNSHIP LOTS 10 AND 15, TRACT 3, NOW IN THE

VILLAGE OF SOUTH RUSSELL

COUNTY OF GAUGA
JANUARY, 1994

GUTOSKEY & ASSOCIATES, Inc.

Civil Engineers and Surveyors
3311 Perkins Ave Tel (216) 881-3100
Cleveland, Ohio 44114 Fax (216) 881-3111

STATE OF OHIO

ACCEPTANCE AND DEDICATION

THE UNDERSIGNED, OWNER OF THE LANDS EMBRACED WITHIN THIS SUBDIVISION, DOES HEREBY DECLARE THIS PLAT TO BE ITS FREE ACT AND DEED, AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREET SHOWN HEREON AND DESIGNATED AS MANOR BROOK DRIVE, 60.00 FEET WIDE.

WE HEREBY REPRESENT THAT ALL USES OR IMPROVEMENTS SHALL BE IN CONFORMANCE WITH ZONING, PLATTING, HEALTH AND OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF ITSELF AND SUBSEQUENT OWNERS AND ASSIGNS TAKING TITLE UNDER OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC AND ASSOCIATION PURPOSES, ABOVE, ON AND BENEATH THE GROUND. THE UNDERSIGNED HEREBY CERTIFIES THIS PLAT IS A CORRECT REPRESENTATION OF EMERALD LAKE SUBDIVISION NO. 3.

EMERALD LAKES DEVELOPMENT, INC., AN OHIO CORPORATION

Sherrill Braud *Sidney Simon*
WITNESS PRESIDENT

Sherrill Braud
PRINT NAME

Denise Rakar
WITNESS

Denise Rakar
PRINT NAME

Sherrill Braud *Lawrence C. Butler*
WITNESS VICE PRESIDENT

Sherrill Braud
PRINT NAME

Denise Rakar
WITNESS

Denise Rakar
PRINT NAME

COUNTY OF CUYAHOGA)
STATE OF OHIO) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED EMERALD LAKES DEVELOPMENT, INC., BY SIDNEY SIMON, ITS PRESIDENT, AND LAWRENCE C. BUTLER, ITS VICE PRESIDENT, WHO DID ACKNOWLEDGE THE MAKING AND SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED PERSONALLY, AND AS SUCH OFFICERS, THE FREE ACT AND DEED OF SAID CORPORATION, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT WARRENSVILLE, OHIO, THIS 21ST DAY OF May, 1994.

Denise Rakar
NOTARY PUBLIC
My Comm. Exp. 12/31/95
(Recorded in Lake County)

UNDERGROUND UTILITY EASEMENT:

THE UNDERSIGNED, THE OWNER OF THE LAND PLATTED DOES HEREBY GRANT UNTO THE EAST OHIO GAS COMPANY, THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, ALL TEL, ALL OHIO CORPORATIONS, CABLEVISION OF GAUGA COUNTY, AND TO THE PROVIDERS OF SIMILAR UTILITY TYPE SERVICES, THEIR SUCCESSORS AND ASSIGNS HEREINAFTER REFERRED TO AS GRANTEEES, A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH, UNDER, OVER AND THROUGH ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION, CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSMITTING AND TRANSPORTING ELECTRICITY, GAS, TELEVISION AND COMMUNICATION SIGNALS AND UTILITY TYPE SERVICES THAT MAY BECOME AVAILABLE IN THE FUTURE FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SAID 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, COMMUNICATION AND FUTURE UTILITY TYPE SERVICES AND FACILITIES AND WITH THE RIGHT OF ACCESS, PROVIDED THAT ANY LANDSCAPED AREAS DISTURBED BY SUCH INSTALLATION, REPAIR, OPERATION AND MAINTENANCE ARE SUBSTANTIALLY RESTORED TO THEIR ORIGINAL CONDITION IF SUCH RESTORATION IS FINANCIALLY FEASIBLE AND PHYSICALLY POSSIBLE. THE ABOVE EASEMENT RIGHTS INCLUDE INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT AND EASEMENT GRANT.

APPROVALS:

William E. Kubick 3-31-94
THE CLEVELAND ELECTRIC ILLUMINATING COMPANY DATE
R.D. Washington 3-28-94
THE EAST OHIO GAS COMPANY DATE
Douglas H. Nelson 4-20-94
ALL TEL DATE
Joe Gains 4-19-94
CABLEVISION OF GAUGA COUNTY DATE

SEWER AND DRAINAGE EASEMENTS:

THE UNDERSIGNED, THE OWNER OF THE LAND HEREBY GRANTS TO THE VILLAGE OF SOUTH RUSSELL AND TO THE EMERALD LAKES II COMMUNITY ASSOCIATION INC. ("ASSOCIATION"), FOR STORM DRAINAGE EASEMENTS AS SHOWN, DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT OVER OR UNDER CERTAIN LANDS IN THIS SUBDIVISION, TO MAKE, MAINTAIN, OPERATE, REMOVE OR REPLACE, RECONSTRUCT, RELOCATE AND REPAIR CULVERTS, DRAINAGE, SWALES, STORM SEWERS AND/OR ANY OTHER NECESSARY APPURTENANCE ABOVE OR BELOW GROUND.

EMERALD LAKES DEVELOPMENT, INC., AN OHIO CORPORATION

Sherrill Braud *Sidney Simon*
WITNESS PRESIDENT

Sherrill Braud
PRINT NAME

Denise Rakar
WITNESS

Denise Rakar
PRINT NAME

Sherrill Braud *Lawrence C. Butler*
WITNESS VICE PRESIDENT

Sherrill Braud
PRINT NAME

Denise Rakar
WITNESS

Denise Rakar
PRINT NAME

COUNTY OF CUYAHOGA)
STATE OF OHIO) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED EMERALD LAKES DEVELOPMENT, INC., BY SIDNEY SIMON, ITS PRESIDENT, AND LAWRENCE C. BUTLER, ITS VICE PRESIDENT, WHO DID ACKNOWLEDGE THE MAKING AND SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED PERSONALLY, AND AS SUCH OFFICERS, THE FREE ACT AND DEED OF SAID CORPORATION, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT WARRENSVILLE, OHIO, THIS 21ST DAY OF May, 1994.

Denise Rakar
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE OUTLINE BOUNDARIES OF THIS SUBDIVISION WHICH BALANCES AND CLOSES MATHEMATICALLY TO A MINIMUM PRECISION OF (1) PART IN (10,000) AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF. MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED THEREON. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT.

Joseph Gutoskey PS
JOSEPH GUTOSKEY, P.S. P.S. 97567

I HEREBY CERTIFY THAT I HAVE CALCULATED THE SUBLOTS AND STREET SHOWN ON THIS PLAT FROM THE ABOVE-MENTIONED SURVEY, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THOSE CALCULATIONS. I FURTHER DECLARE THAT PRIOR TO THE ACCEPTANCE OF THE DEDICATION OF THE IMPROVEMENTS OF MANOR BROOK DRIVE AS SHOWN ON THIS PLAT BY THE VILLAGE OF SOUTH RUSSELL, I WILL SET ALL OF THE SUBLOT CORNERS AND CENTERLINE RIGHT-OF-WAY MONUMENTS AS INDICATED HEREON.

Joseph Gutoskey PS
JOSEPH GUTOSKEY
PROFESSIONAL SURVEYOR NO.: 7567

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS

A DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS OF EMERALD LAKE SUBDIVISION NO. 2, SOUTH RUSSELL, OHIO (THE "DECLARATION") DATED OCTOBER 26, 1992 WAS RECORDED OCTOBER 29, 1992 IN VOLUME 920, PAGE 446, OF THE GAUGA COUNTY RECORDS. THE DECLARATION INCLUDES EMERALD LAKE SUBDIVISION NO. 3, WHICH ENCOMPASSES THE LAND EMBRACED IN THIS PLAT, WITHIN ITS RESTRICTIONS. THE DECLARATION RESERVES AND GRANTS EASEMENTS AND PROVIDES THAT THE EMERALD LAKE II COMMUNITY ASSOCIATION, INC. (THE "ASSOCIATION") IS RESPONSIBLE FOR ADMINISTERING THE AREAS OF COMMON RESPONSIBILITY AS DEFINED IN SECTION 2.2(B) OF THE DECLARATION (INCLUDING THE COMMON AREA AND THE COMMON LANDS, OPEN SPACES, THE ENTRANCE TO EMERALD LAKE SUBDIVISION NO. 2, THE SPUR ROADS, STORM RETENTION AREAS AND LAKES WITHIN THE COMMON AREAS, THE SAME BEING INCLUDED WITHIN BLOCKS A AND C OF THE EMERALD LAKE SUBDIVISION NO. 2 PLAT AND THIS PLAT).

PLANNING COMMISSION APPROVAL:

THIS PLAT HAS BEEN APPROVED PER ZONING CODE SECTION 4.02(G)(8) BY THE PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL, OHIO, FOR RECORD PURPOSES ONLY ON *April 14* 1994. SUCH APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF THE DEDICATION OF THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON FOR PUBLIC USE NOR DOES SUCH APPROVAL CONSTITUTE ACCEPTANCE FOR MAINTENANCE OF THE IMPROVEMENTS CONTAINED IN THAT RIGHT-OF-WAY AND EASEMENTS BY THE VILLAGE OF SOUTH RUSSELL. ACCEPTANCE FOR DEDICATION AND MAINTENANCE WILL OCCUR UPON SUBSEQUENT ADOPTION OF AN ORDINANCE BY THE COUNCIL OF THE VILLAGE OF SOUTH RUSSELL UPON FULFILLMENT BY THE SUBDIVIDER OF THE REQUIREMENTS OF THE SUBDIVISION RULES AND IMPROVEMENT STANDARDS FOR THE VILLAGE OF SOUTH RUSSELL.

Charles L. Dennis Jr. *Catherine C. Male*
CHAIRMAN SECRETARY

APPROVALS:

APPROVED BY THE GAUGA COUNTY SANITARY ENGINEER:
James G. Fu 5-3-94
DATE

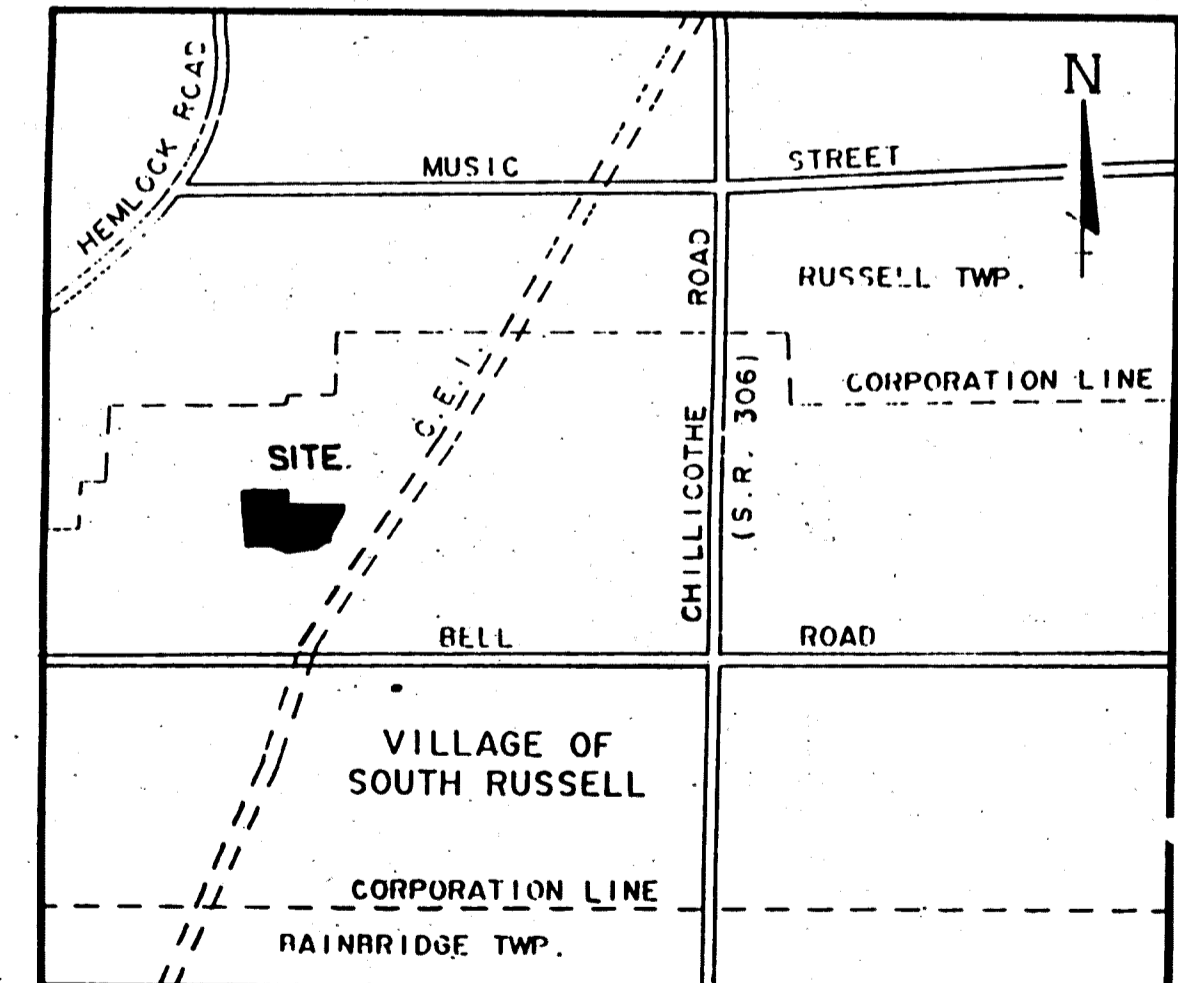
APPROVED BY THE SOUTH RUSSELL VILLAGE ENGINEER:
Thomas E. Voldrich PE. 4/29/94
DATE

APPROVED BY THE SOUTH RUSSELL VILLAGE SOLICITOR:
Dale H. Markowitz 5/2/94
DATE

COUNTY RECORDS

TRANSFERRED THIS 4 DAY OF May, 1994.
Richard J. Makowski
GAUGA COUNTY AUDITOR
RECORDED IN BOOK 21, PAGE 126 THIS 4 DAY OF May, 1994, 3:16 P.M.
Catherine H. Weiden
GAUGA COUNTY RECORDER

450463

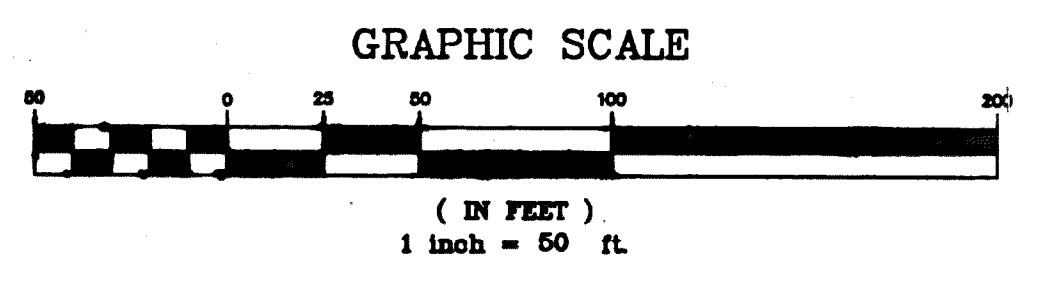
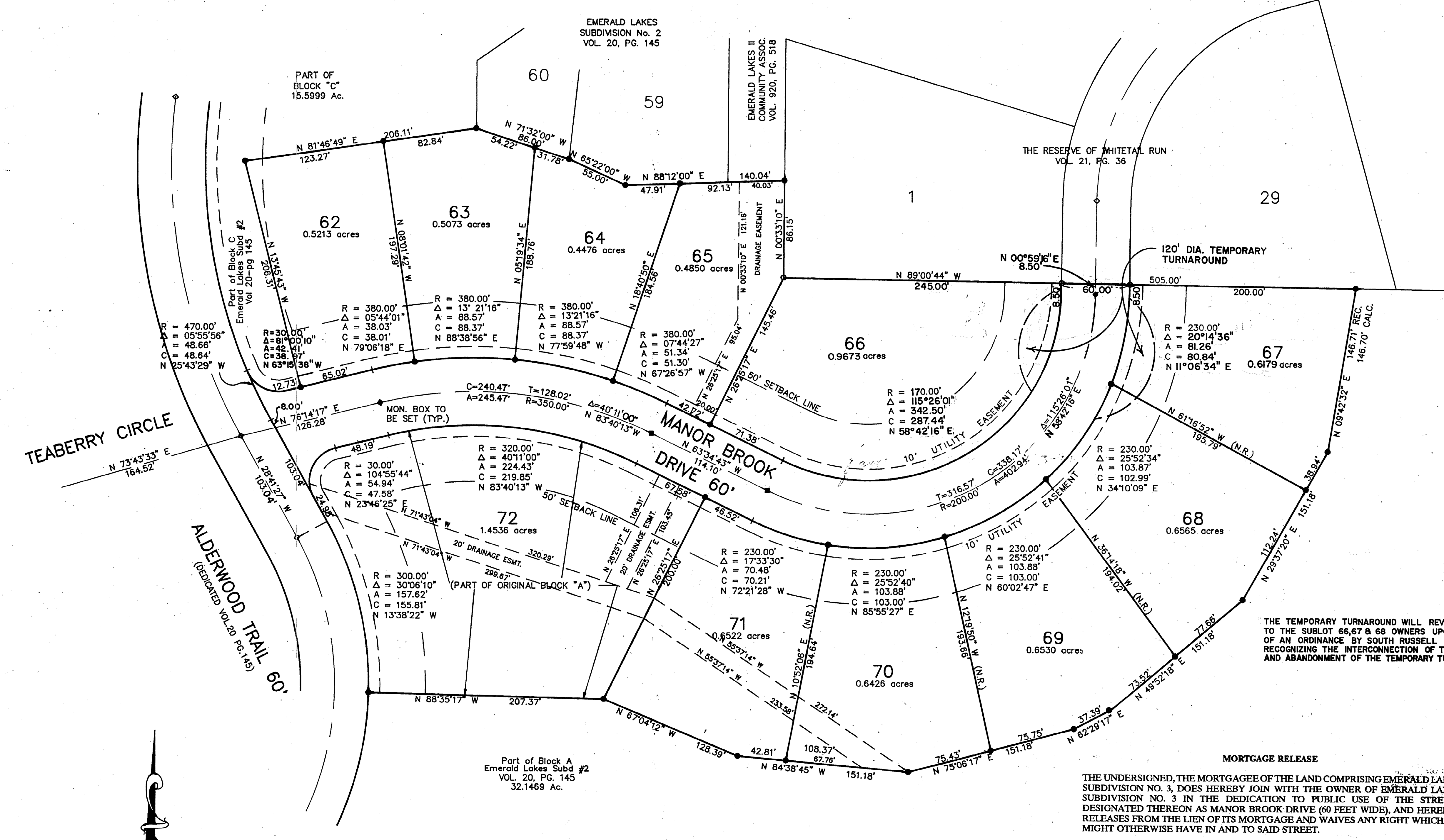


VICINITY MAP
SCALE 1" = 2000'

SITE DATA:		
MANOR BROOK DRIVE RIGHT-OF-WAY	1.2041	ACRES
AREA IN SUBLOTS	7.6043	ACRES
TOTAL AREA	8.8084	ACRES

DEVELOPER, OWNER:
EMERALD LAKES DEVELOPMENT, INC.
4645 RICHMOND ROAD
SUITE 102
WARRENSVILLE HEIGHTS, OHIO 44128
TEL (216) 464-2292

21-126



EMERALD LAKE SUBDIVISION NO. 3

GUTOSKEY & ASSOCIATES, INC.
 Civil Engineers and Surveyors
 3311 Perkins Ave. Tel (216) 881-3100
 Cleveland, Ohio 44114 Fax (216) 881-3111

- LEGEND**
- IRON PIN FOUND
 - ◆ MON. BOX FD. & USED
 - IRON PIN TO BE SET IN MONUMENT BOX UPON COMPLETION OF ROAD CONSTRUCTION
 - IRON PIN TO BE SET UPON COMPLETION OF ROAD CONSTRUCTION

MORTGAGE RELEASE

THE UNDERSIGNED, THE MORTGAGEE OF THE LAND COMPRISING EMERALD LAKE SUBDIVISION NO. 3, DOES HEREBY JOIN WITH THE OWNER OF EMERALD LAKE SUBDIVISION NO. 3 IN THE DEDICATION TO PUBLIC USE OF THE STREET DESIGNATED THEREON AS MANOR BROOK DRIVE (60 FEET WIDE), AND HEREBY RELEASES FROM THE LIEN OF ITS MORTGAGE AND WAIVES ANY RIGHT WHICH IT MIGHT OTHERWISE HAVE IN AND TO SAID STREET.

SIGNED THIS 12th DAY OF APRIL, 1994.

SIGNED IN THE PRESENCE OF: **PARKVIEW FEDERAL SAVINGS BANK**
Terris Ann Groedel BY: *John R. Male*
 PRINT NAME: TERRI ANN GRODEL
G.E. Durant BY: *Jeffrey N. Male*
 PRINT NAME: G.E. DURANT

STATE OF OHIO)
 CUYAHOGA COUNTY) SS:

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE-NAMED PARKVIEW FEDERAL SAVINGS BANK, BY JOHN R. MALE, ITS PRESIDENT AND BY JEFFREY N. MALE, ITS SERVICE PRESIDENT, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH OFFICERS, AND THE FREE ACT AND DEED OF PARKVIEW FEDERAL SAVINGS BANK.

IT WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO THIS 12th DAY OF APRIL, 1994.

Terris Ann Groedel
 NOTARY PUBLIC