

SCHNEIDER'S FARM SUBDIVISION

FINAL PLAT

DATA
 NUMBER OF SUBLOTS = 18
 TOTAL AREA = 50.881 Ac.
 AREA IN SUBLOTS = 47,427 Ac.
 LINEAL FEET OF NEW ROAD = 2064.74'
 AREA IN NEW ROAD = 3,435 Ac.
 AREA IN WILSON MILLS ROAD = 0.019 Ac

SITUATED IN THE TOWNSHIP OF MUNSON, COUNTY OF GEAUGA, STATE OF OHIO AND KNOWN AS BEING PART OF HATHAWAY TRACT, LOT 4 AND EAST DIVISION, SECTION I AND CONTAINING 50.881 ACRES BEING PART OF THE LAND AS CONVEYED TO BURLINGTON DEVELOPMENT COMPANY IN THE DEED RECORDED IN VOLUME 930 PAGE 316 OF THE GEAUGA COUNTY DEED OF RECORDS.

SURVEYOR'S CERTIFICATION

I do hereby certify that I have 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 recording of the improvements by the Geauga County Engineer.



Anthony M. Picone 6/28/93
 Registered Surveyor DATE
 ANTHONY M. PICONE, P. S.
 WESTERN RESERVE CONSULTANTS, INC.
 33445 BAINBRIDGE ROAD
 SOLON, OHIO 44139 216-248-1065

I do hereby certify that I have surveyed the premises 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.

Arthur Temple 7/13/93
 Registered Surveyor
 ARTHUR TEMPLE, P. S.
 P. O. BOX 717
 CHARDON, OHIO 44024 216-635-0543

Partnership filed
 in Geauga County
 Catherine H. Heidt
 Recorder

ACCEPTANCE CERTIFICATION AND DEDICATION

BURLINGTON DEVELOPMENT CO. RECORDED IN VOL. 801, PG. 11 OF GEAUGA COUNTY RECORDS.
 A GENERAL PARTNERSHIP of the land shown herein, hereby certifies that this plat correctly represents its SCHNEIDER'S FARM subdivision containing 18 sublots through 18 both inclusive, and do hereby accept this plat of same and dedicate to public use the area designated as WOODBROOK Road. 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 the undersigned hereunto set their hand(s) this 13 day of July, 1993.

Jerry Petersen
 JERRY PETERSEN, GENERAL PARTNER
Steve Petersen
 STEVE PETERSEN, GENERAL PARTNER
 Witness: Bonita M. Swartz
 Witness: Charles J. Quinn

STATE OF OHIO, COUNTY OF Gauga

Below me, a notary public in and for said county and state personally appeared the above named Jerry Petersen and Steve Petersen who acknowledged that they did sign the foregoing instrument and that the same is their 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 13th day of July, 1993.

Notary Public
 Bonita M. Swartz, Notary Public
 State of Ohio, Geauga County
 My Commission Expires August 19, 1993

MORTGAGE RELEASE

The undersigned mortgagee of the land included in this plat and subdivision does hereby join with the owner of this subdivision in the dedication to public use of the area designated as Woodbrook Road and hereby releases from lien of our mortgage and waives any right which we might otherwise have in said Road.

James R. Heslop, Jr.
 Bank, Savings & Loan Official
Nancy L. Collingwood
 Witness

STATE OF OHIO, COUNTY OF Gauga
 Below me, a notary public in and for said county and state personally appeared the above named James R. Heslop, Jr. of First County Bank, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free corporate act and deed of First County Bank for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 13th day of July, 1993.

Dawn P. Nagy
 Notary Public
 My Commission Expires _____

UTILITY EASEMENT

BURLINGTON DEVELOPMENT CO. RECORDED IN VOL. 801, PG. 11 OF GEAUGA COUNTY RECORDS.
 A GENERAL PARTNERSHIP, the undersigned owner of the within platted land, do hereby grant unto the ALLTEL CO., ILLUMINATING CO., ORWELL NATURAL GAS CO.

CABLEVISION, all Ohio Corporations, their successors and assigns (hereinafter 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 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 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 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. In witness whereof the undersigned hereunto set their hand(s) this 13th day of July, 1993.

Jerry Petersen
 JERRY PETERSEN, GENERAL PARTNER
Steve Petersen
 STEVE PETERSEN, GENERAL PARTNER
 Witness: Bonita M. Swartz
 Witness: Charles J. Quinn

STATE OF OHIO, COUNTY OF Gauga

Below me, a Notary Public in and for said county and state personally appeared the above named Jerry Petersen and Steve Petersen who acknowledged that they did sign the foregoing instrument and that the same is their 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 13th day of July, 1993.

Notary Public
 Bonita M. Swartz, Notary Public
 State of Ohio, Geauga County
 My Commission Expires August 19, 1993

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

<u>William E. Uebel</u> 8-20-93 Electric Company Date	<u>Don Holley</u> 08/19/93 Telephone Company Date
<u>Michael J. Smith</u> 8/20/93 Gas Company Date	<u>Jim R</u> 8-20-93 Cable Television Company Date

This plat complies with the applicable MUNSON Township Zoning Resolution regarding lot size, frontage, and width. This 13 day of JULY, 1993.

By: Anthony B. Capry Township Zoning Inspector.

APPROVALS

Approved as to legal form this 2nd day of September, 1994.

Brian Mihal
 Geauga County Prosecutor

Approved this 13th day of JULY, 1993.

James Schaefer
 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 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 2nd day of September, 1994.

Robert J. Pluth
 Geauga County Engineer

Approved this 6 day of September, 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.

James Lee Geauga County Commissioner
Mike Whitte Geauga County Commissioner
Wm. Peple Geauga County Commissioner

Transferred this 8th day of September, 1994.

Richard J. Makowski
 Geauga County Auditor

Filed for record this 8 day of Sept., 1994 at 9:42 A.M.

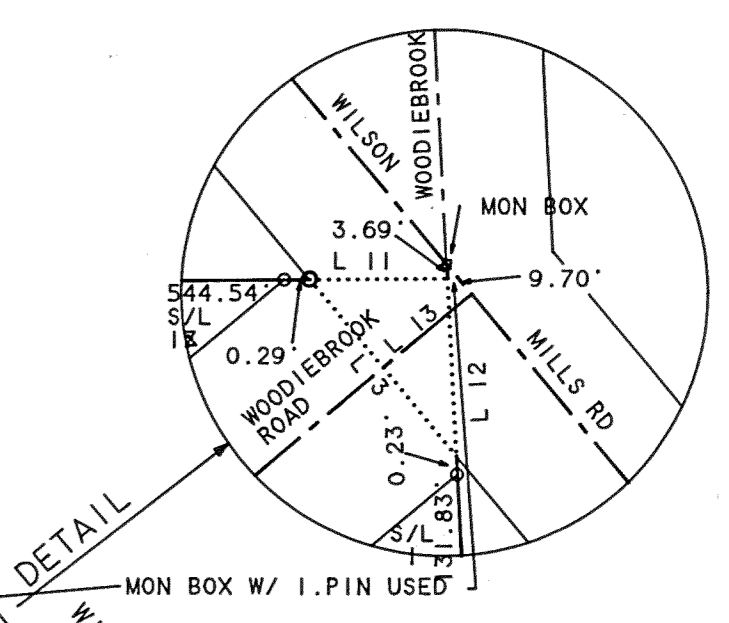
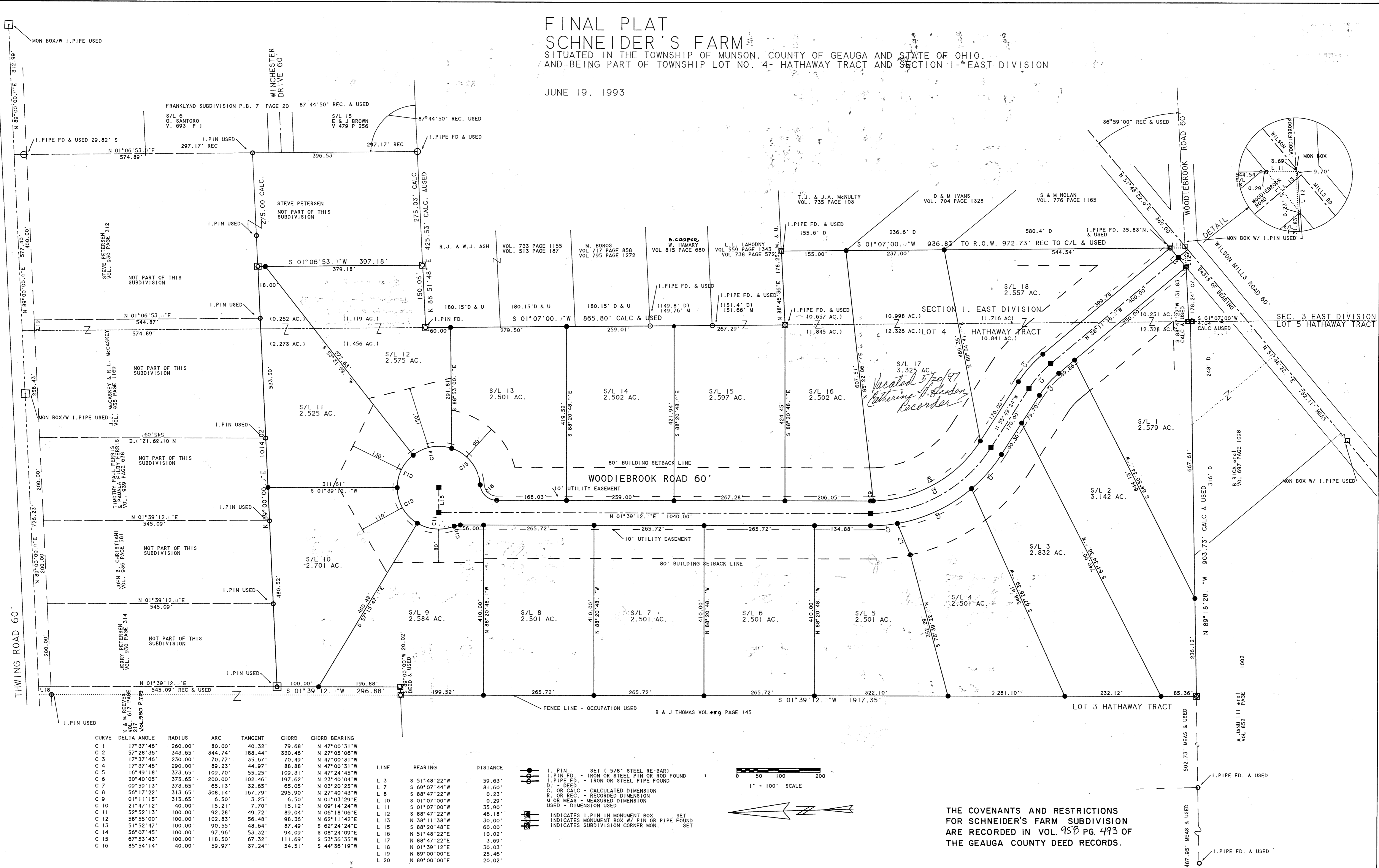
Recorded this 8 day of Sept., 1994 in plat book volume 22 page 28

456853
Catherine H. Heidt
 Geauga County Recorder

FINAL PLAT SCHNEIDER'S FARM

SITUATED IN THE TOWNSHIP OF MUNSON, COUNTY OF GEauga AND STATE OF OHIO,
AND BEING PART OF TOWNSHIP LOT NO. 4- HATHAWAY TRACT AND SECTION 1- EAST DIVISION

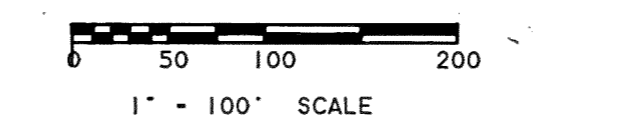
JUNE 19, 1993



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	17°37'46"	260.00'	80.00'	40.32'	79.68'	N 47°00'31"W
C 2	57°28'36"	343.65'	344.74'	188.44'	330.46'	N 27°05'06"W
C 3	17°37'46"	230.00'	70.77'	35.67'	70.49'	N 47°00'31"W
C 4	17°37'46"	290.00'	89.23'	44.97'	88.88'	N 47°00'31"W
C 5	16°49'18"	373.65'	109.70'	55.25'	109.31'	N 47°24'45"W
C 6	30°40'05"	373.65'	200.00'	102.46'	197.62'	N 23°40'04"W
C 7	09°59'13"	373.65'	65.13'	32.65'	65.05'	N 03°20'25"W
C 8	56°17'22"	313.65'	308.14'	167.79'	295.90'	N 27°40'43"W
C 9	01°11'15"	313.65'	6.50'	3.25'	6.50'	N 01°03'29"E
C 10	21°47'12"	40.00'	15.21'	7.70'	15.12'	N 09°14'24"W
C 11	52°52'13"	100.00'	92.28'	49.72'	89.04'	N 06°18'06"E
C 12	56°55'00"	100.00'	102.83'	56.48'	98.36'	N 62°11'42"E
C 13	51°52'47"	100.00'	90.55'	48.64'	87.40'	S 62°24'24"E
C 14	56°07'45"	100.00'	97.96'	53.32'	94.09'	S 08°24'09"E
C 15	67°53'43"	100.00'	118.50'	67.32'	111.69'	S 53°36'35"W
C 16	85°54'14"	40.00'	59.97'	37.24'	54.51'	S 44°36'19"W

LINE	BEARING	DISTANCE
L 3	S 51°48'22"W	59.63'
L 7	S 69°07'44"W	81.60'
L 8	S 88°47'22"W	0.23'
L 9	S 01°07'00"W	0.29'
L 10	S 01°07'00"W	35.90'
L 11	S 88°47'22"W	46.18'
L 12	N 38°11'38"W	30.00'
L 13	S 88°20'48"E	60.00'
L 14	N 51°48'22"E	10.02'
L 15	N 88°47'22"E	3.69'
L 16	N 01°39'12"E	30.03'
L 17	N 89°00'00"E	25.46'
L 18	N 89°00'00"E	20.02'
L 19	N 89°00'00"E	20.02'

- I. PIN SET (5/8" STEEL RE-BAR)
- I. PIPE FD. - IRON OR STEEL PIN OR ROD FOUND
- I. PIPE FD. - IRON OR STEEL PIPE FOUND
- D. - DEED
- C. OR CALC. - CALCULATED DIMENSION
- R. OR REC. - RECORDED DIMENSION
- M. OR MEAS. - MEASURED DIMENSION
- USED - DIMENSION USED
- INDICATES I. PIN IN MONUMENT BOX
- INDICATES MONUMENT BOX W/ PIN OR PIPE FOUND
- INDICATES SUBDIVISION CORNER MON.



THE COVENANTS AND RESTRICTIONS FOR SCHNEIDER'S FARM SUBDIVISION ARE RECORDED IN VOL. 950 PG. 493 OF THE GEAGA COUNTY DEED RECORDS.