

Campton Ridge Subdivision - Phase I

Campton Ridge Development Corp., the undersigned owners of the within platted land do hereby grant unto The Cleveland Electric Illuminating Company, Allfell Corporation, The East Ohio Gas Company and Cablevision of Geauga County, all Ohio Corporations their successors and assigns (hereinafter referred to as the Grantees) a permanent right-of-way 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, communication cables, gas 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 communication facilities, the right to install, repair, augment and maintain service cables 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 hands this 4th day of April, 1994.

Situated in the Township of Chardon, County of Geauga, State of Ohio and known as being part of Lot No.s 20, 21, 22, 23 and 24 in Tract No. 2 within said Township, and containing 60.343 acres, being part of lands conveyed to Campton Ridge Development Corporation by deed recorded in Volume 977, Page 807 and Volume 977, Page 812 of the Geauga County Deed Records.

This plat complies with the applicable Chardon Township Zoning Resolution regarding lot size, frontage and width. This 4th day of April, 1994
 By: Richard Engeman
 Chardon Township Zoning Inspector

Approved as to legal form this 24th day of October, 1994.

By: Robin A. Sosa
 Asst. Geauga County Prosecutor

Approved this 10th day of May, 1994.

By: Wah J. Hamet
 Chairman, Geauga County Planning Commission

Campton Ridge Development Corp., owners of the land shown hereon, hereby certify that this plat correctly represents its "Campton Ridge Subdivision, Phase I", a subdivision containing sublots 1 through 18 both inclusive and do hereby accept this plat of same and dedicate to public use the area designated as "Campton Ridge Drive". 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 or other lawful rules and regulations for the benefit of themselves and all subsequent owners and assigns taking title from, under or through the undersigned. Easements are reserved where indicated on the plat for public utility and road turnaround purposes above and beneath the surface of the ground. In witness whereof the undersigned hereunto set their hands this 4th day of April, 1994.

Pursuant to Ohio Revised Code Section 711.091, I have checked the specifications, construction and the condition of the road dedicated to public use hereon, 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 7th day of November, 1994.

By: Robert J. Plutys
 Geauga County Engineer

Paul E. Kiebler
 Paul E. Kiebler, President

Linda L. Buth
 Witness

Barbara Kiebler
 Barbara Kiebler, Secretary-Treasurer

Joanne White Plunk
 Witness

Linda L. Buth
 Witness

Joanne White Plunk
 Witness

Paul E. Kiebler
 Paul E. Kiebler, President

Linda L. Buth
 Witness

Barbara Kiebler
 Barbara Kiebler, Secretary-Treasurer

Joanne White Plunk
 Witness

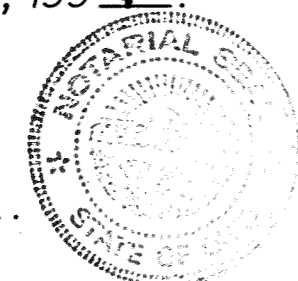
Linda L. Buth
 Witness

Joanne White Plunk
 Witness

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State, personally appeared the above named Paul E. Kiebler and Barbara Kiebler 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 4th day of April, 1994.

Linda L. Buth
 Notary Public
 My Commission Expires on 11-3-95



State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named Paul E. Kiebler and Barbara Kiebler 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 4th day of April, 1994.

Linda L. Buth
 Notary Public
 My Commission Expires on 11-3-95



Transferred this 8th day of November, 1994.

By: Richard J. Makowski
 Geauga County Auditor

Filed for record this 8th day of November, 1994 at 10:13 A.M.
 Recorded this 8th day of November, 1994 in plat book volume 22 page 316.

By: Catherine H. Hudson **459679**
 Geauga County Recorder C. Smith, Deputy

Utility Easement Accepted by:

<u>Michael R. Holz</u> Cleveland Electric Illuminating Company	<u>4-4-94</u> Date
<u>Jon Hobley</u> Allfell Corporation	<u>4-3-94</u> Date
<u>Arne A. Leiza</u> Cablevision of Geauga County	<u>4-1-94</u> Date
<u>Charles L. Barrett</u> The East Ohio Gas Company	<u>4-4-94</u> Date

Approved this 8 day of November, 1994 constituting an acceptance of the dedication of any right-of-way shown hereon for public use and benefit and the acceptance for maintenance of such improvements contained within the right-of-way and subject to the agreement set forth in volume 48, page 477 of the Geauga County Board of Commissioners Journal.

Mike Appelt
 Geauga County Commissioner
Mike Appelt
 Geauga County Commissioner

The declaration of covenants and restrictions for Campton Ridge Subdivision is recorded in volume 995, page 531 of the Geauga County Deed Records.

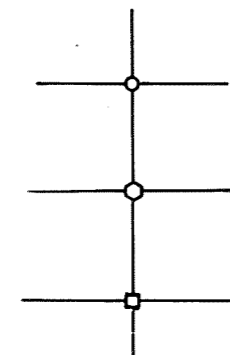
I certify to Campton Ridge Development Corp., that I have prepared this plat and that it is based on a survey made by me in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code governing land surveys in the State of Ohio, and that the information contained hereon is correct 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. Distances are expressed in feet and decimal parts thereof. Bearings shown on this plat are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

Lawrence Wilson
 Lawrence Wilson
 Professional Surveyor No. 5807
 March 12, 1994



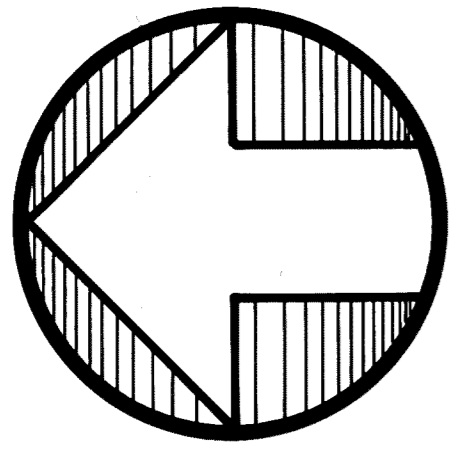
Total Number of Sublots:	18 Sublots
Total Area in Subdivision:	60.343 acres
Total Area in Sublots:	56.113 acres
Total Area in Road R/W:	4.230 acres
Total Length of New Road:	3007.37'

Denotes iron pipe set:



Denotes iron pipe set in concrete unless otherwise indicated:

Denotes iron pin set in monument box:



Geoffrey L. and Patricia A. Davies
Volume 791
Pg.s 301 - 310

Lands Remaining in the Name of Campton Ridge Development Corporation
Volume 977
Page 807

Page 807
Page 812

Fox Meadow Subdivision
Volume II
Page 47 & 48

Martin G. and Nancy A. LaCava
Volume 790
Page 1001

Paul Kiebler, IV
Vol. 920 Pg. 230
Vol. 923 Pg. 821

Not A Part Of This Subdivision
Paul E. Kiebler, III
Vol. 977 Pg. 823

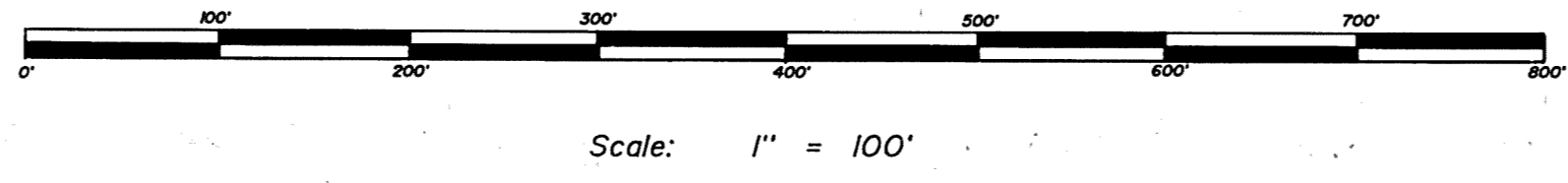
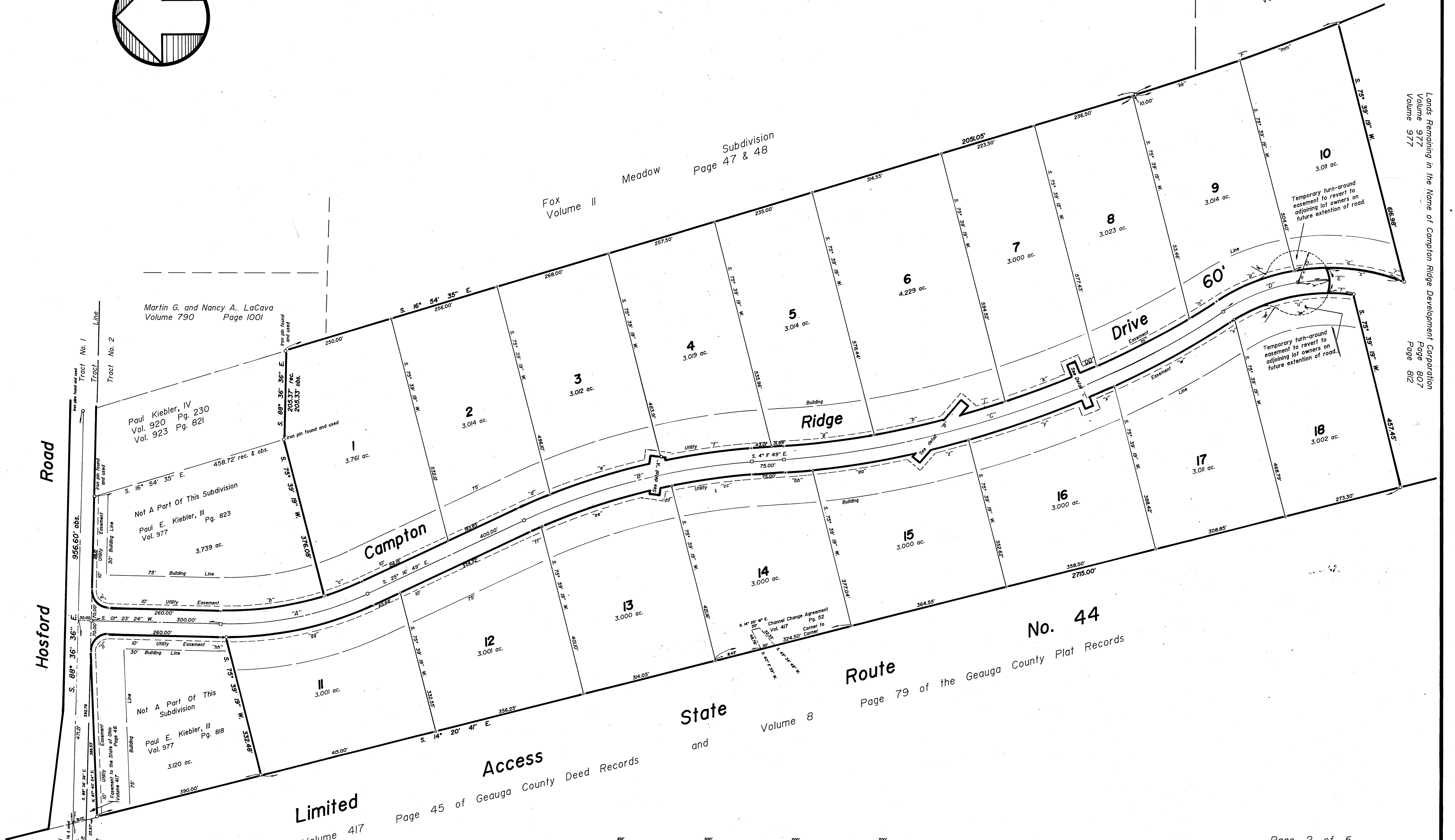
Not A Part Of This Subdivision
Paul E. Kiebler, III
Vol. 977 Pg. 818

Limited
Volume 417

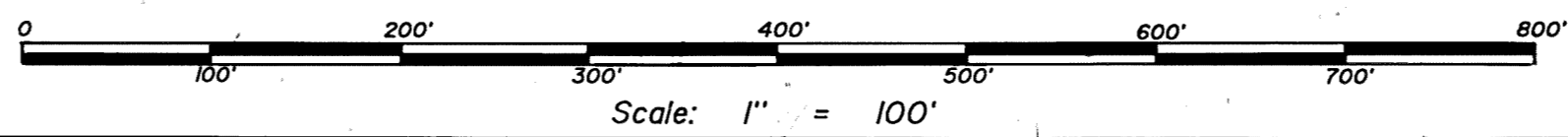
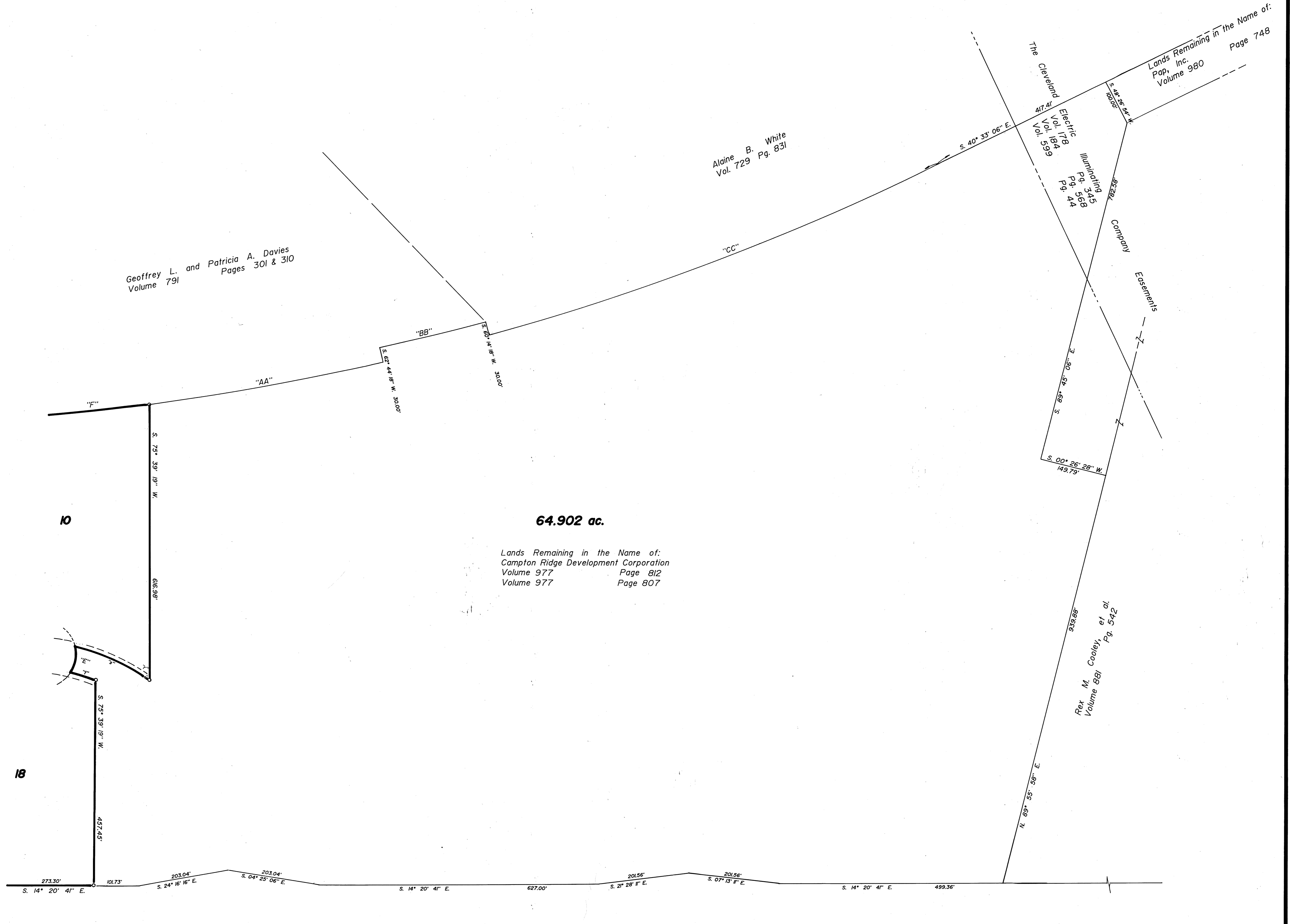
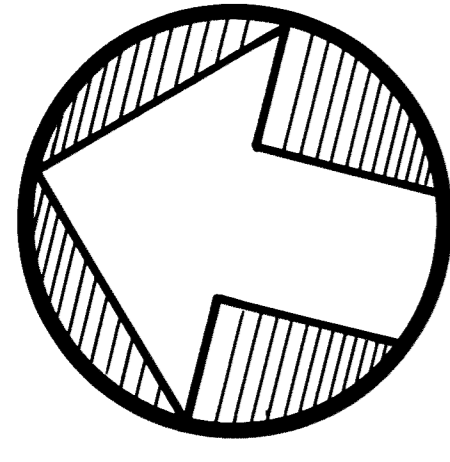
Access
Page 45 of Geauga County Deed Records

State
and
Volume 8

Route No. 44
Page 79 of the Geauga County Plat Records



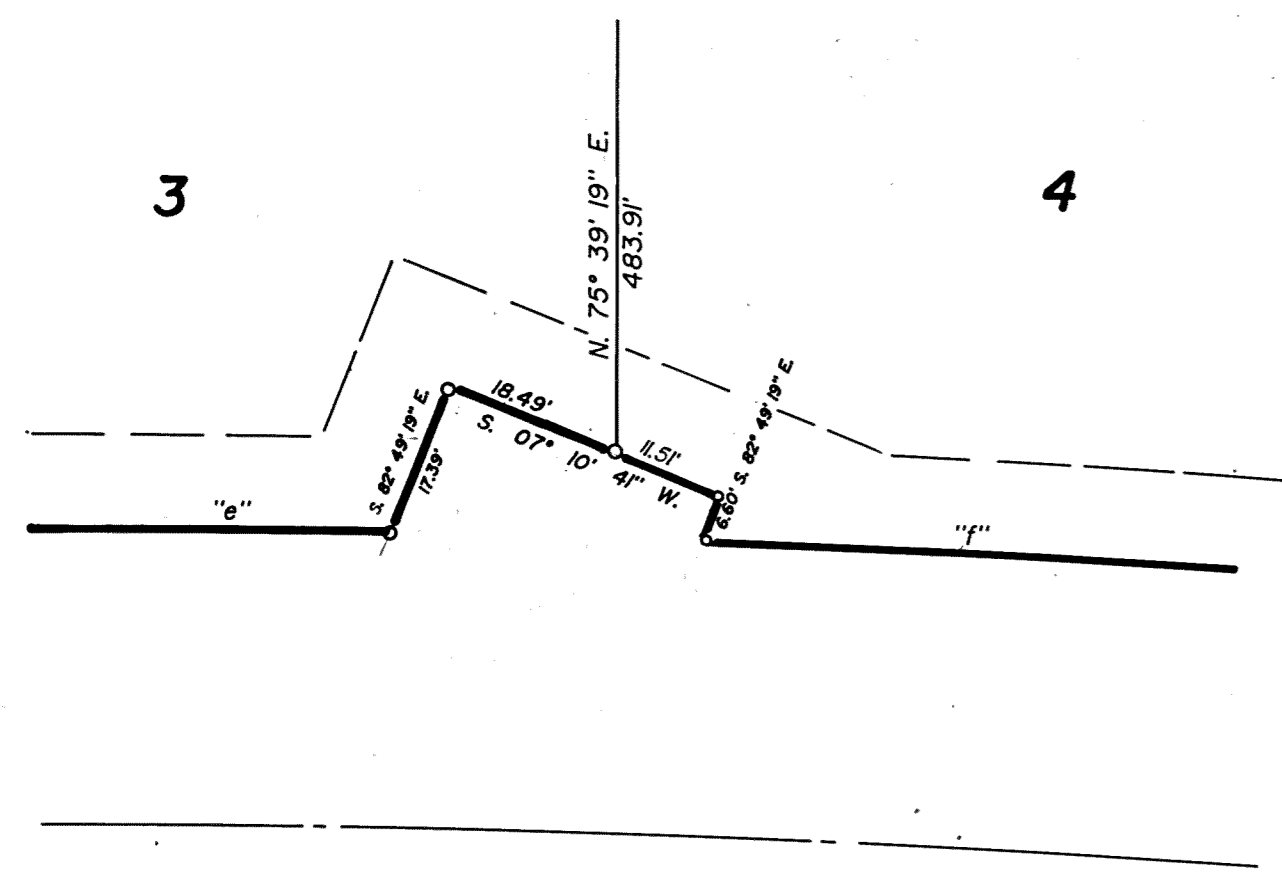
IRVINE, CALIFORNIA
PLANNING CORPORATION
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 10000
No. 10000
No. 10000



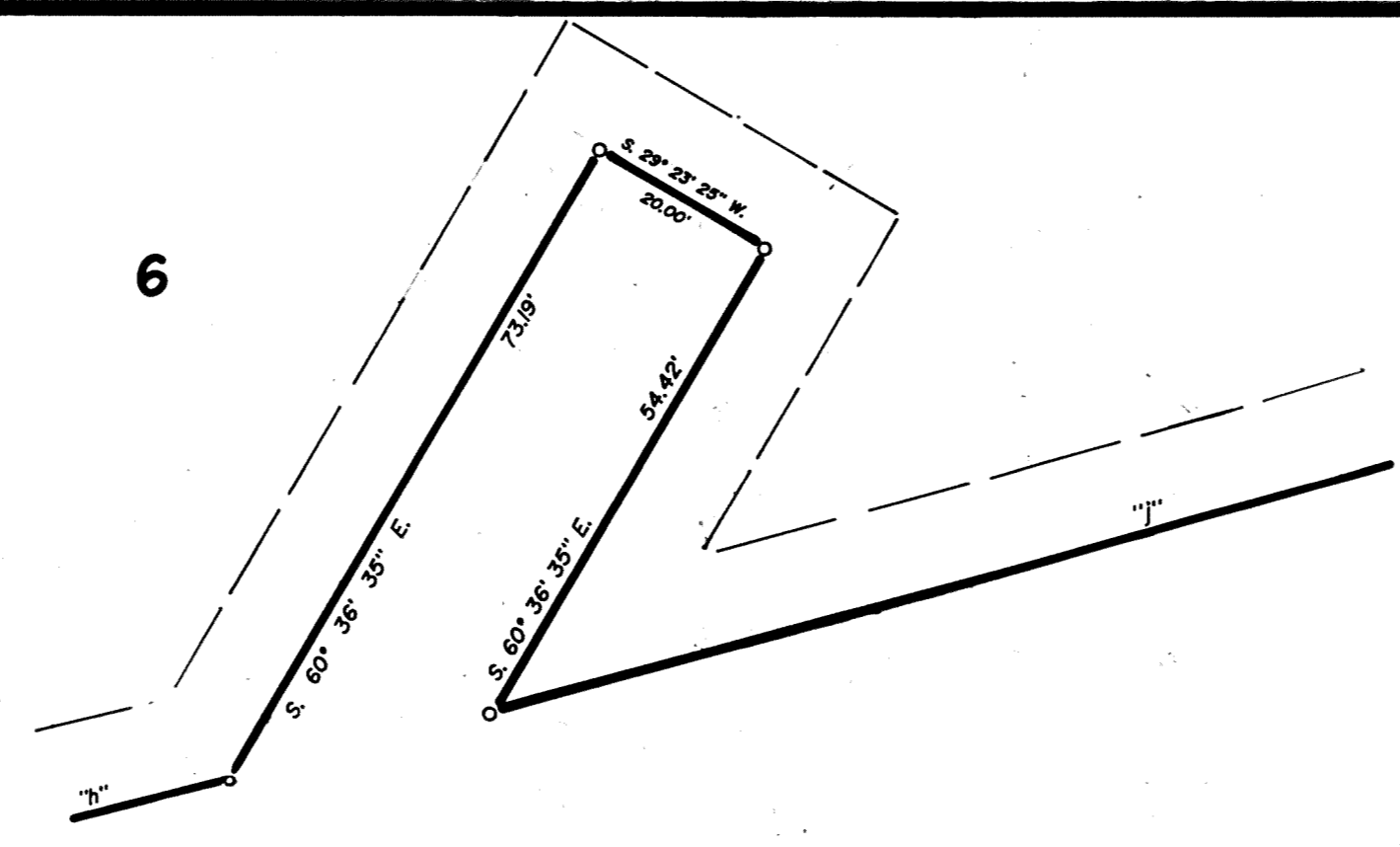
IRVINE CALIFORNIA
REGISTERED PROFESSIONAL LAND SURVEYOR
RICHARD W. HARRIS, D. 15734
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REGISTERED PROFESSIONAL LAND SURVEYOR
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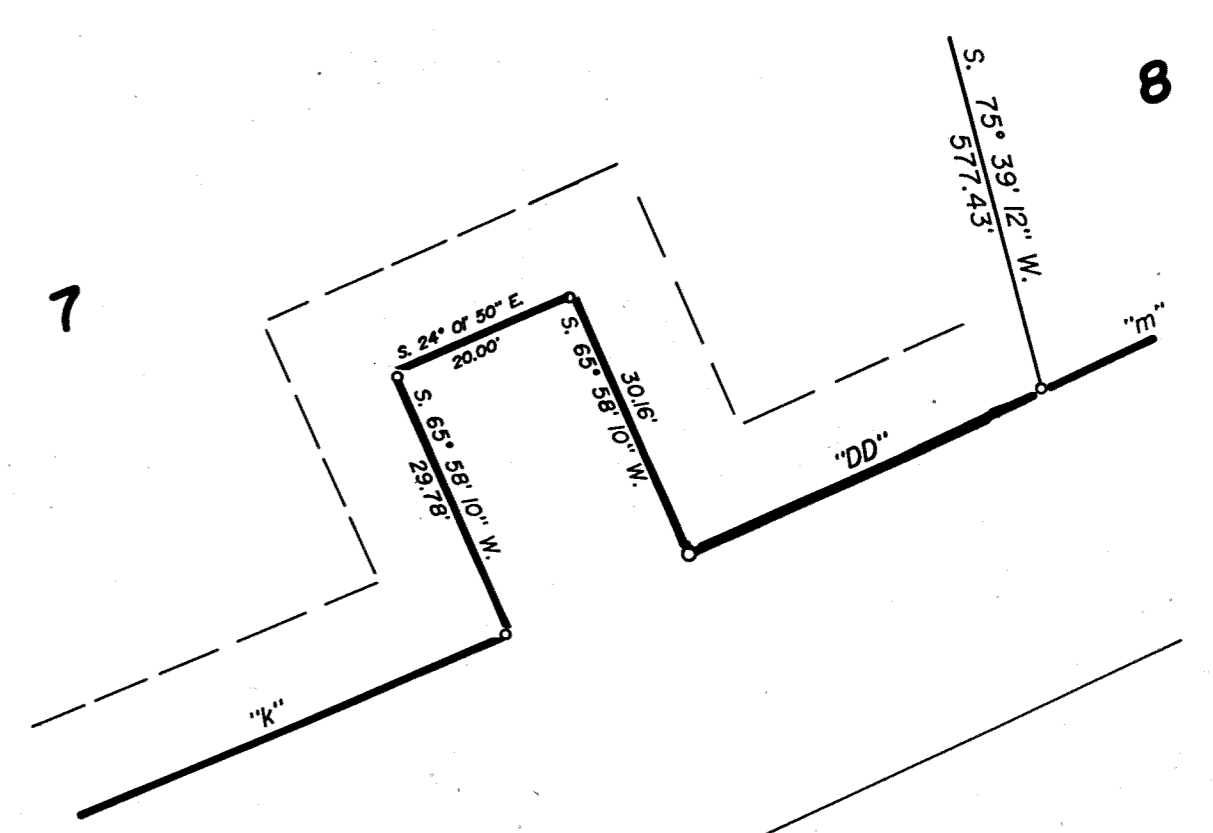
IRVINE CALIFORNIA
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RICHARD W. HARRIS, D. 15734
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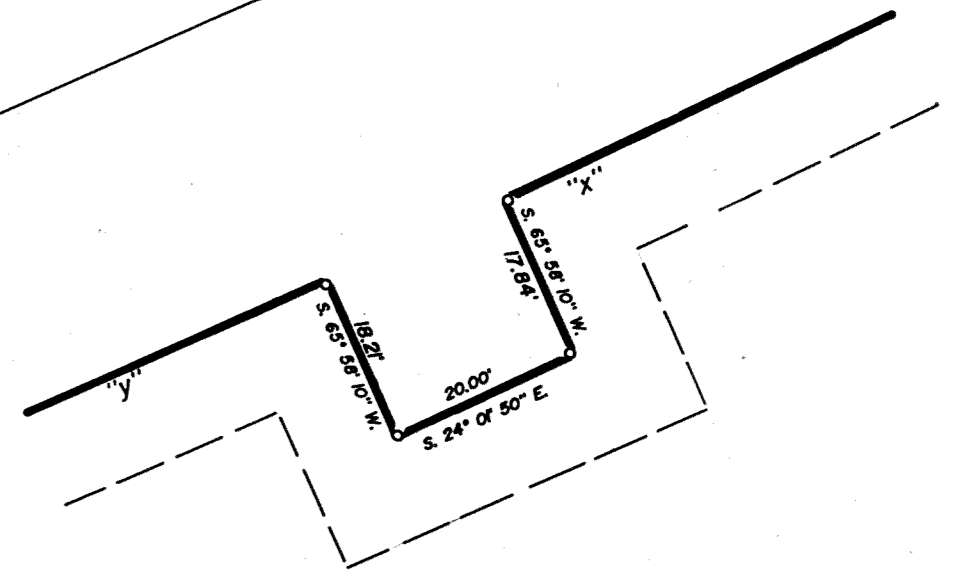
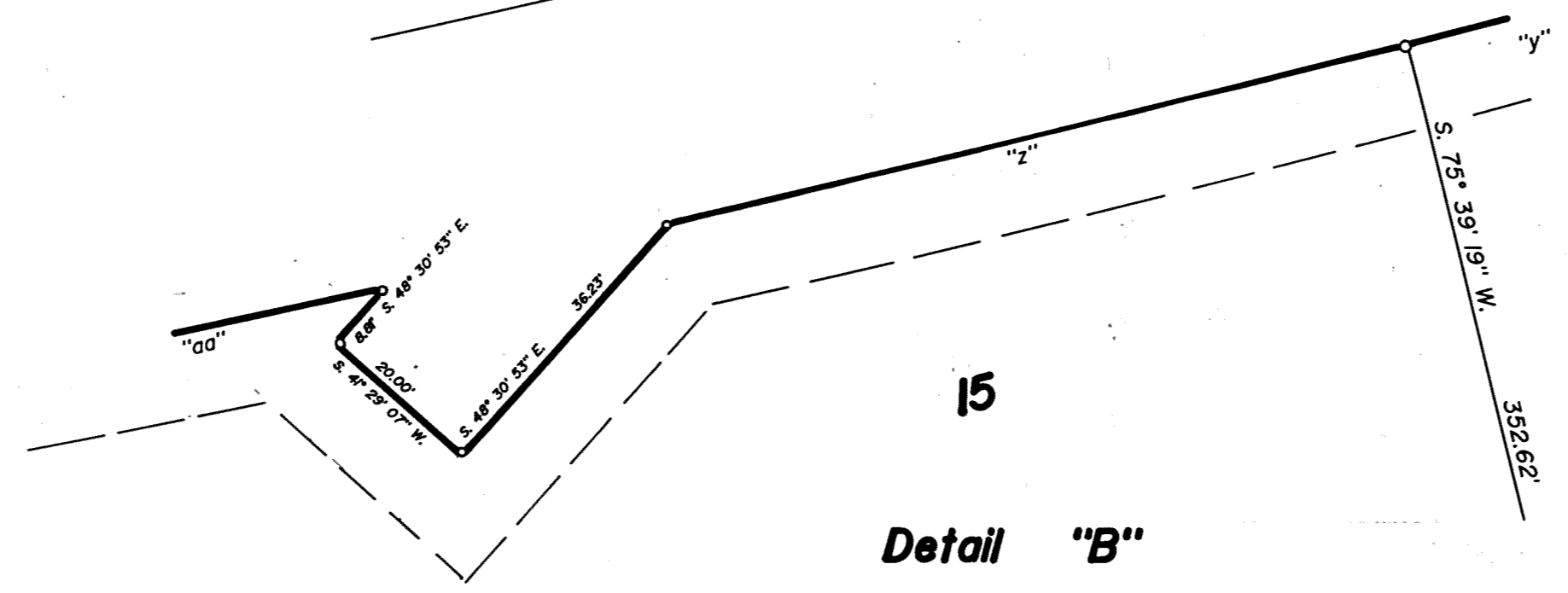
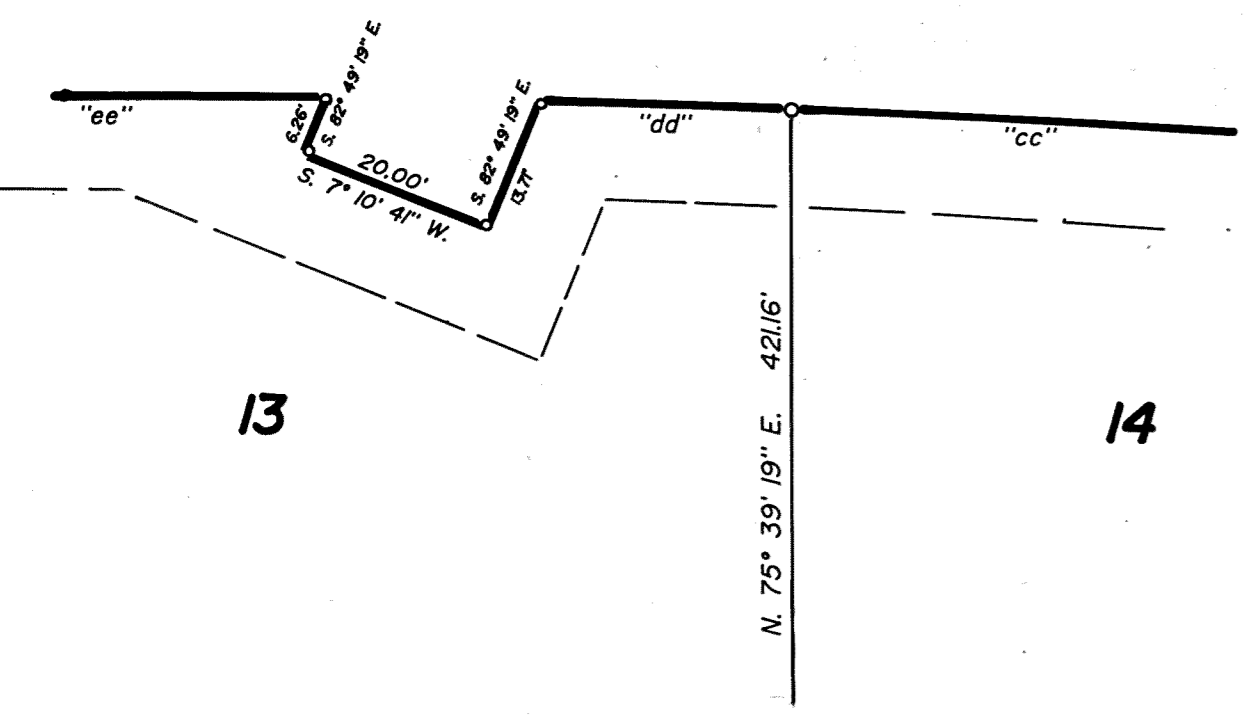
Detail "A"
Scale: 1" = 20'



Detail "B"
Scale: 1" = 20'



Detail "C"
Scale: 1" = 20'



PLAN HOLD CORPORATION • FRANK CALIFORNIA
REGISTERED PROFESSIONAL ARCHITECT
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTERED PROFESSIONAL CIVIL ENGINEER
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
REGISTERED PROFESSIONAL MECHANICAL ENGINEER
REGISTERED PROFESSIONAL PLUMBING ENGINEER
REGISTERED PROFESSIONAL SANITARY ENGINEER
REGISTERED PROFESSIONAL STRUCTURAL ENGINEER
REGISTERED PROFESSIONAL WATER ENGINEER

Curve

Data

Chart

Curve	Bearing	Chord	Arc	Tan	Radius	Delta
A"	S. 1° 56' 42" E.	346.85'	350.00'	178.23'	751.90'	26° 40' 13"
B"	S. 14° 44' 19" E.	546.90'	550.00'	278.15'	1494.67'	2° 05' 00"
C"	S. 18° 30' 23" E.	1063.86'	1075.00'	548.96'	2522.18'	28° 37' 08"
D"	S. 16° 25' 49" E.	253.87'	257.37'	132.31'	449.97'	32° 46' 16"
E"	S. 84° 46' 39" W.	60.18'	61.92'	32.85'	75.00'	47° 18' 1"
F"	S. 19° 22' 40" E.	489.86'	490.01'	245.16'	5689.648'	04° 56' 04"
G"	S. 46° 23' 24" W.	56.57'	62.83'	40.00'	40.00'	90° 00' 00"
H"	S. 08° 12' 51" E.	240.88'	242.02'	122.15'	721.90'	19° 12' 30"
I"	S. 21° 32' 57" E.	93.95'	94.02'	47.08'	721.90'	07° 27' 43"
J"	S. 23° 50' 49" E.	76.27'	76.28'	38.15'	1524.67'	02° 52' 00"
K"	S. 17° 48' 46" E.	244.60'	244.86'	122.70'	1524.67'	09° 12' 06"
L"	S. 08° 06' 19" E.	207.85'	208.01'	104.17'	1524.67'	07° 49' 00"
M"	S. 06° 57' 54" E.	204.97'	205.05'	102.60'	2122.18'	05° 32' 10"
N"	S. 1° 34' 36" E.	136.54'	136.57'	68.31'	2122.18'	03° 41' 13"
O"	S. 16° 11' 34" E.	150.50'	150.53'	75.30'	2122.18'	04° 03' 51"
P"	S. 20° 27' 09" E.	164.99'	165.03'	82.56'	2122.18'	04° 27' 20"
Q"	S. 27° 34' 42" E.	242.69'	242.82'	121.54'	2122.18'	06° 33' 21"
R"	S. 3° 50' 10" E.	72.58'	72.58'	36.29'	2122.18'	01° 57' 34"
S"	S. 21° 27' 33" E.	190.67'	191.94'	97.27'	479.97'	22° 54' 48"
T"	S. 05° 03' 45" W.	247.88'	250.72'	128.29'	479.97'	29° 55' 48"
U"	S. 19° 33' 32" W.	6.87'	6.87'	3.43'	419.97'	00° 56' 14"
V"	S. 09° 27' 08" W.	176.18'	177.18'	89.61'	479.97'	21° 09' 02"
W"	S. 03° 15' 01" W.	55.47'	55.51'	27.79'	419.97'	07° 34' 22"
X"	S. 1° 58' 09" E.	273.54'	278.62'	144.65'	419.97'	38° 00' 41"
Y"	S. 31° 53' 43" E.	13.49'	13.49'	6.75'	419.97'	01° 50' 27"

Curve	Bearing	Chord	Arc	Tan	Radius	Delta
Z"	S. 28° 47' 59" E.	305.66'	305.91'	153.21'	2182.18'	08° 01' 56"
aa"	S. 24° 00' 48" E.	58.69'	58.69'	29.35'	2182.18'	01° 32' 27"
ab"	S. 19° 00' 56" E.	281.81'	282.00'	141.20'	2182.18'	07° 27' 15"
ac"	S. 14° 04' 59" E.	93.70'	93.70'	46.86'	2182.18'	02° 27' 37"
ad"	S. 08° 50' 07" E.	238.04'	238.15'	119.20'	2182.18'	06° 15' 11"
ae"	S. 04° 57' 10" E.	57.58'	57.58'	28.79'	2182.18'	01° 30' 43"
af"	S. 08° 00' 54" E.	195.05'	195.20'	97.74'	1464.67'	07° 38' 09"
ag"	S. 12° 19' 58" E.	25.56'	25.56'	12.78'	1464.67'	01° 00' 00"
ah"	S. 18° 55' 02" E.	268.02'	268.39'	134.57'	1464.67'	10° 29' 57"
ai"	S. 24° 43' 25" E.	28.46'	28.46'	14.23'	1464.67'	01° 06' 49"
aj"	S. 12° 19' 1" E.	350.73'	353.74'	179.95'	781.90'	25° 55' 16"
ak"	S. 01° 00' 56" W.	10.22'	10.22'	5.1'	781.90'	00° 44' 56"
al"	S. 43° 36' 36" E.	56.57'	62.83'	40.00'	40.00'	90° 00' 00"
am"	S. 18° 09' 54" E.	249.02'	249.04'	124.54'	5689.648'	02° 30' 28"
an"	S. 20° 37' 51" E.	240.95'	240.97'	120.50'	5689.648'	02° 25' 36"
ao"	S. 44° 04' 26" E.	32.08'	33.01'	17.51'	40.00'	47° 17' 19"
ap"	S. 74° 33' 26" W.	91.78'	372.48'	Infinite	75.00'	284° 33' 02"
aq"	S. 07° 16' 44" W.	39.46'	41.26'	22.68'	40.00'	59° 06' 25"
ar"	S. 04° 49' 30" E.	75.00'	75.09'	37.63'	449.97'	09° 33' 40"
as"	S. 24° 33' 10" E.	537.76'	537.96'	269.18'	5689.65'	05° 25' 02"
at"	S. 28° 30' 42" E.	246.93'	246.95'	123.49'	5689.65'	02° 30' 00"
au"	S. 35° 09' 23" E.	1069.88'	1071.46'	537.32'	5689.65'	10° 47' 23"
av"	S. 23° 45' 38" E.	40.00'	40.00'	20.00'	2122.18'	01° 04' 48"

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 PROJECT NO. 22-40