

# HUNTERS CREEK SUBDIVISION - PHASE I

PART OF ORIGINAL LOT No. 5 & 15 - TRACT No. 1  
 AUBURN TOWNSHIP - GEauga COUNTY - OHIO  
 AND CONTAINING 33.2120 ACRES BEING PART OF THE LAND AS CONVEYED TO VICTORIA DEVELOPMENT  
 COMPANY AN OHIO CORPORATION IN THE DEEDS RECORDED IN VOLUME 411, PG. 410 OF THE  
 GEauga COUNTY DEED RECORDS.

THE 10' UTILITY EASEMENT GRANTED HEREIN IS ACCEPTED BY THE FOLLOWING:  
 THE ILLUMINATING CO. DATE 9-21-94  
 EAST OHIO GAS CO. DATE 10/5/94  
 ALLTEL CORP. DATE 9/24/94  
 STAR CABLE CO. DATE 9/22/94

### ACCEPTANCE CERTIFICATION AND DEDICATION

Be it known that Victoria Development Company, an Ohio Corporation of the land shown herein, hereby certifies this plat correctly represents its Hunters Creek Subdivision Phase I a subdivision containing sublots one (1) through fifteen (15) both inclusive, and do hereby accept this plat of same and dedicate to public use the area designated as Victoria Drive (60' wide) and Anne Lane (60' wide) and not heretofore made in accordance with all existing valid zoning, platting, health and other lawful rules and regulations for the benefit of itself 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 Victoria Development Company has caused this instrument to be subscribed in its name by Christopher M. Khouri, its President at Mayfield Heights Ohio this 5th day of May, 1994.

*Christopher M. Khouri*  
 CHRISTOPHER M. KHOURI  
 PRESIDENT, VICTORIA DEVELOPMENT CO.  
 STATE OF OHIO  
 COUNTY OF Cuyahoga

*Douglas P. Braun*  
 DOUGLAS P. BRAUN, WITNESS  
*Patricia L. Isenstadt*  
 PATRICIA L. ISENSTADT, WITNESS

Before me, a notary public in and for said county and state personally appeared the above named Christopher M. Khouri, 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 Mayfield Heights, Ohio this 5th day of May, 1994.

*Patricia L. Isenstadt*  
 PATRICIA L. ISENSTADT, I.K.A.  
 Patricia L. Glaser Notary Public  
 State of Ohio, Cuyahoga County  
 My commission expires January 15, 1996

### MORTGAGE RELEASE

The mortgagee of the land included in this plat and subdivision does hereby join with the owners of this subdivision in the dedication to public use of the area Victoria Drive (60 feet wide) and Anne Lane (60 feet wide) and hereby releases from lien of our mortgage and waives right which might otherwise have in said roads this 5th day of May, 1994.

SECURITY FEDERAL SAVINGS & LOAN

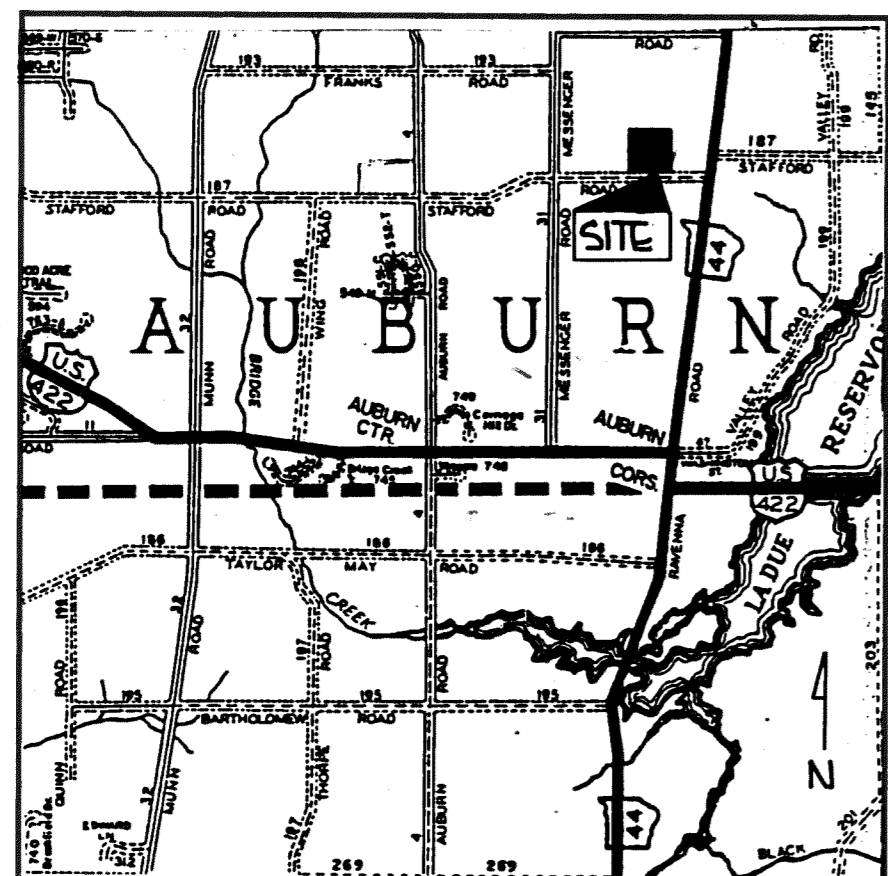
BY: *John J. Wolf* ASST. V.P.  
*Anthony R. Wolf* ASST. V.P.

*Douglas P. Braun*  
 WITNESS DOUGLAS P. BRAUN  
*Patricia L. Isenstadt*  
 WITNESS PATRICIA L. ISENSTADT

STATE OF OHIO  
 COUNTY OF Cuyahoga

Before me, a notary public in and for said county and state personally appeared they above named *Anthony R. Wolf* and *Anthony R. Wolf* 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 Mayfield Heights, Ohio this 5th day of May, 1994.

*Patricia L. Isenstadt*  
 PATRICIA L. ISENSTADT, I.K.A.  
 Patricia L. Glaser Notary Public  
 State of Ohio, Cuyahoga County  
 My commission expires January 15, 1996



VICINITY MAP  
 N.T.S.

### UTILITY EASEMENT

The undersigned owner, Victoria Development Company, an Ohio Corporation, of the within platted land, do hereby grant unto the Illuminating Company, Alltel Corporation, East Ohio 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 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 Victoria Development Company has caused this instrument to be subscribed in its name by Christopher M. Khouri, its President at Chardon Ohio this 10th day of May, 1994.

*Christopher M. Khouri*  
 CHRISTOPHER M. KHOURI  
 PRESIDENT, VICTORIA DEVELOPMENT CO.  
 STATE OF OHIO, COUNTY OF GEauga

*Douglas P. Braun*  
 DOUGLAS P. BRAUN, WITNESS  
*Patricia L. Isenstadt*  
 PATRICIA L. ISENSTADT, WITNESS

By signing this plat, PIONEER Resources releases its blanket easement as recored in vol. 228, pg. 1292 of Geauga County Records on the land shown herein and the owner hereby grants to Pioneer Resources Inc a defined easement as designated on this record plat and further agree to replace and relocate, at the owners cost, any oil and natural gas lines that are required to be relocated due to the owners development of the site, prior to any development commencing. Said relocation of pipelines shall be in accordance with standards and specifications in the natural gas transmission industry. Said oil and natural gas lines designated by the hatched easement areas on this plat. No party can interfere with production or any well on or off the premises if serviced by pipelines on the premises. In no event should any existing gas pipeline be moved or interfered with in any way prior to or after relocation without the written consent of Pioneer Resources.

In witness whereof PIONEER Resources has caused this instrument to be subscribed in its name by Joseph W. Haas, owner at Chardon Ohio this 12th day of May, 1994.

*Joseph W. Haas*  
 JOSEPH W. HAAS, OWNER  
*Debra A. Greene*  
 DEBRA A. GREENE, WITNESS  
*Laura M. Babin*  
 LAURA M. BABIN, WITNESS

STATE OF OHIO  
 COUNTY OF GEauga

Before me, a notary public in and for said county and state personally appeared the above named *Joseph W. Haas* 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 10th day of May, 1994.

*Debra A. Greene*  
 DEBRA A. GREENE  
 STATE OF OHIO - Lake County  
 NOTARY PUBLIC  
 My commission expires 4-18-96

In witness whereof Victoria Development Company has caused this instrument to be subscribed in its name by Christopher M. Khouri, its president at Chardon Ohio, this 10th day of May, 1994.

*Christopher M. Khouri*  
 CHRISTOPHER M. KHOURI  
 PRESIDENT, VICTORIA DEVELOPMENT COMPANY  
 STATE OF OHIO  
 COUNTY OF GEauga

*Douglas P. Braun*  
 DOUGLAS P. BRAUN, WITNESS  
*Patricia L. Isenstadt*  
 PATRICIA L. ISENSTADT, WITNESS

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED *Christopher M. Khouri* 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 10th DAY OF May, 1994.

*Debra A. Greene*  
 DEBRA A. GREENE  
 STATE OF OHIO - Lake County  
 NOTARY PUBLIC  
 My commission expires 4-18-96

### APPROVALS

This plat complies with the applicable Auburn Township Zoning Resolution regarding lot size, frontage, and width. This 10th day of May, 1994.

By: *Frank V. Klotz*, Auburn Township Zoning Inspector

Approved this 14th day of June, 1994.

*William Burke*  
 WILLIAM BURKE  
 CHAIRMAN, GEauga COUNTY PLANNING COMMISSION

Approved as to legal form this 14th day of November, 1994.

*Thomas A. Sacco*  
 THOMAS A. SACCO  
 ASSC. GEauga COUNTY PROSECUTOR

Pursuant to Ohio Revised Code Section 711.091, I have checked the specifications, construction and the condition of the roads 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 10th day of January, 1995.

*Robert L. Phillips*  
 ROBERT L. PHILLIPS  
 GEauga COUNTY ENGINEER

Approved this 12th day of Jan, 1995 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-ways.

*Paul J. Hattala*  
 PAUL J. HATTALA  
 GEauga COUNTY COMMISSIONER

*M. A. Hilde*  
 M. A. HILDE  
 GEauga COUNTY COMMISSIONER

*Jan Novak*  
 JAN NOVAK  
 GEauga COUNTY COMMISSIONER

Transferred this 12th day of January, 1995.

*Rubon J. Malowski*  
 RUBON J. MALOWSKI  
 GEauga COUNTY AUDITOR

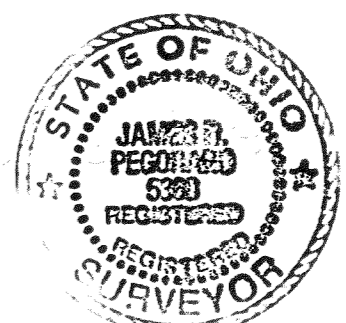
Filed for record this 12th day of January, 1995 at 3:25 P.M.

Recorded this 12th day of January, 1995 in plat book volume 22 page 62  
*Catherine A. Heiden*  
 CATHERINE A. HEIDEN  
 GEauga COUNTY RECORDER 462710

### 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.

*John P. ...* 5308  
 JOHN P. ...  
 REGISTERED SURVEYOR  
 41 20 194  
 DATE

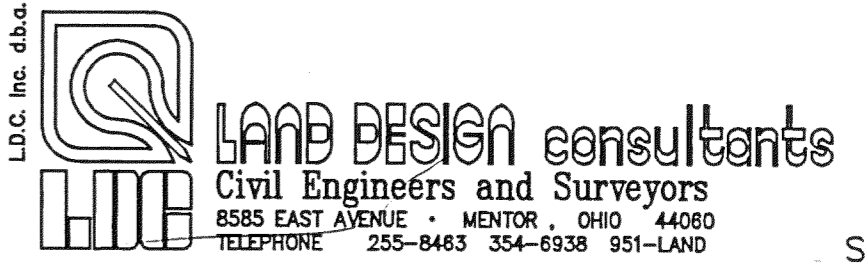


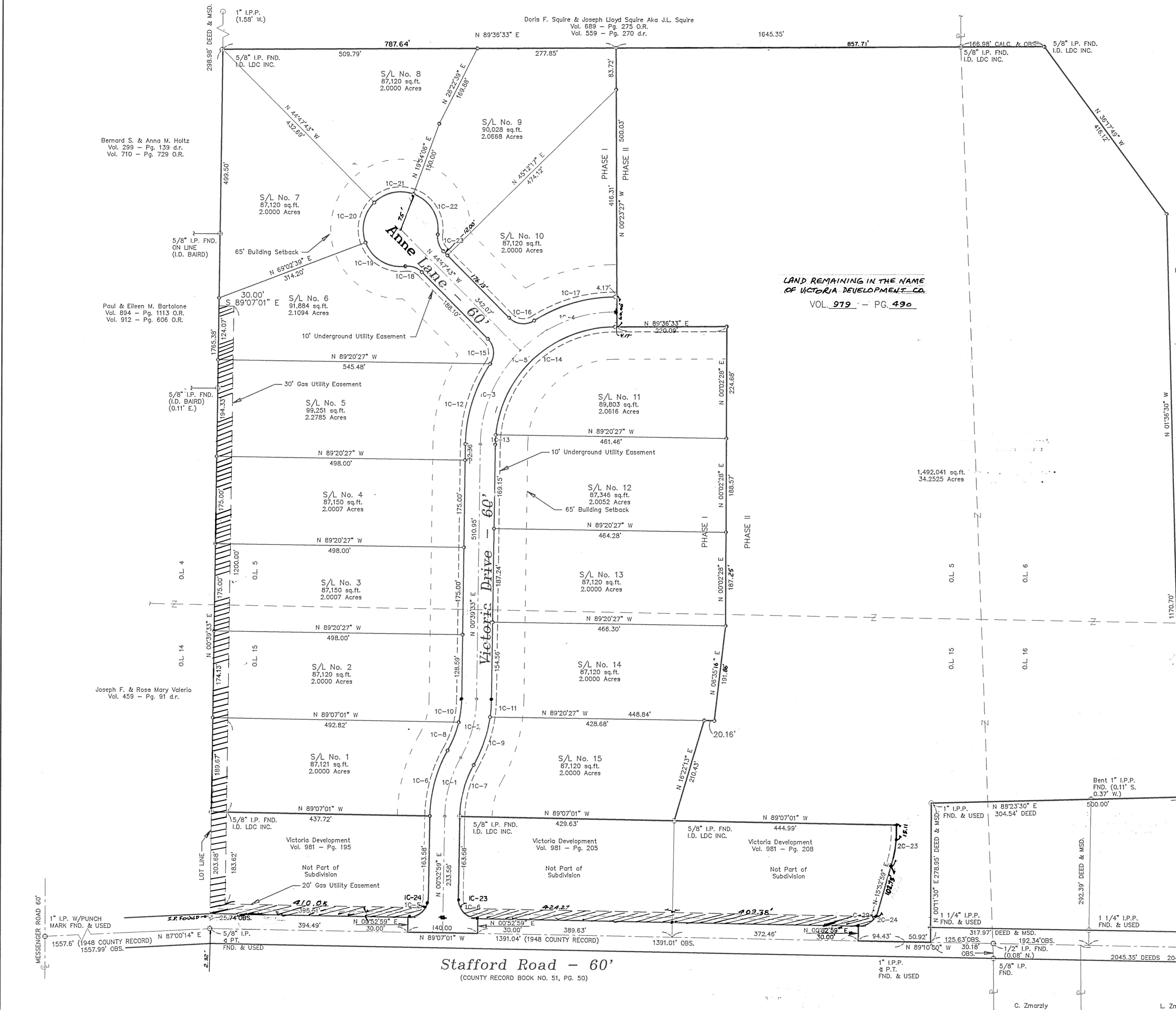
SURVEYOR'S SEAL

### AREA TABULATION

AREA IN LOTS 30,522.9 AC.  
 AREA IN R/W 2,767.1 AC.  
 TOTAL AREA 33,212.0 AC.  
 LENGTH OF ROAD 175,102 L.F.  
 # OF S/L's 15

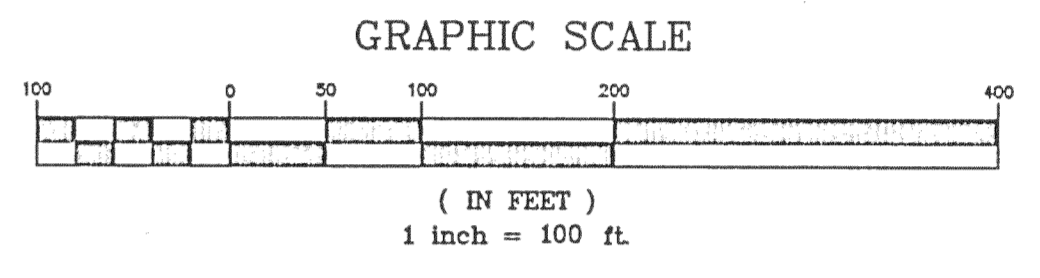
Covenants and restrictions recorded at vol. 998, pg. 1018 of the Geauga County Records.





LAND REMAINING IN THE NAME OF VICTORIA DEVELOPMENT CO. VOL. 979 - PG. 490

Lands Remaining In The Name Of Robert A. & Angus C. Cavanagh Vol. 857 - Pg. 1003 O.R. Vol. 930 - Pg. 498 O.R.



LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
Centerline	1C-1	250.00'	123.06'	62.80'	121.82'	N 14°59'03" E	28°12'08"
Centerline	1C-2	250.00'	124.03'	63.32'	122.76'	N 14°59'20" E	28°25'34"
Centerline	1C-3	270.00'	209.99'	110.63'	204.73'	N 22°35'22" E	44°33'58"
Centerline	1C-4	270.00'	209.18'	110.16'	203.99'	N 67°24'52" E	44°23'22"
Centerline	1C-5	270.00'	419.17'	265.10'	378.32'	N 45°08'03" E	88°57'00"
1	1C-6	280.00'	137.82'	70.34'	136.43'	N 14°59'03" E	28°12'08"
15	1C-7	220.00'	108.29'	55.26'	107.20'	N 14°59'03" E	28°12'08"
1	1C-8	220.00'	61.31'	30.86'	61.11'	N 21°08'06" E	15°58'03"
15	1C-9	280.00'	102.55'	51.86'	101.98'	N 18°35'35" E	20°59'04"
2	1C-10	220.00'	47.84'	24.01'	47.74'	N 06°53'19" E	12°27'31"
14	1C-11	280.00'	38.37'	18.21'	38.34'	N 04°22'48" E	07°28'30"
5	1C-12	300.00'	171.09'	87.94'	168.78'	N 16°59'51" E	32°40'35"
12	1C-13	240.00'	19.43'	9.72'	19.42'	N 02°58'40" E	04°38'15"
11	1C-14	240.00'	353.17'	217.29'	322.15'	N 47°27'10" E	84°18'45"
8	1C-15	40.00'	94.53'	32.47'	50.42'	N 05°43'47" W	78°07'51"
10	1C-16	40.00'	54.53'	32.45'	50.40'	N 83°50'55" W	78°08'24"
10	1C-17	300.00'	170.23'	87.47'	167.95'	N 73°21'13" E	32°30'40"
6	1C-18	40.00'	36.66'	19.73'	35.39'	N 71°02'51" W	52°30'17"
6	1C-19	75.00'	89.93'	58.96'	92.70'	N 59°07'40" W	76°20'39"
7	1C-20	75.00'	88.60'	48.66'	81.87'	N 12°07'28" E	66°09'38"
8	1C-21	75.00'	84.89'	47.50'	80.28'	N 77°33'12" E	64°41'49"
9	1C-22	75.00'	101.85'	60.53'	94.20'	N 31°11'40" W	77°48'28"
9	1C-23	40.00'	38.89'	19.73'	35.39'	N 18°32'34" W	52°30'17"
Right of Way	2C-23	220.00'	62.25'	30.94'	60.04'	N 09°02'15" E	15°41'29"
Right of Way	2C-24	40.00'	52.36'	30.68'	48.70'	N 53°22'59" E	75°00'00"
RIGHT OF WAY	1C-23	40.00'	62.83'	40.00'	56.57'	N 44°07'20" W	90°00'00"
RIGHT OF WAY	1C-24	40.00'	62.83'	40.00'	56.57'	N 45°52'58" E	90°00'00"

- LEGEND
- IRON PIPE FOUND
  - IRON PIN FOUND
  - IRON PIN SET (I.D. LDC INC.)
  - MONUMENT SET
  - I.P. FND. IRON PIN FOUND
  - I.P.P. FND. IRON PIPE FOUND
  - MSD. MEASURED
  - OBS. OBSERVED
  - CALC. CALCULATED
  - O.R. OFFICIAL RECORD
  - d.r. DEED RECORD

REV. No.	DATE	BY	CHK'D

**LAND DESIGN consultants**  
Civil Engineers and Surveyors  
8585 EAST AVENUE • HENTON, OHIO 44060  
TELEPHONE 255-8463 344-6938 951-LAND

**HUNTERS CREEK SUBDIVISION**  
**VICTORIA DEVELOPMENT COMPANY**  
2940 Scarborough Road, Cleveland Heights, Ohio 44118 - Phone: 321-3127  
Auburn Township, Geauga County, Ohio

DATE June 7, 1994  
SCALE: HOR. 1" = 100'  
VERT. none  
FILENAME PHASE1  
CHK'D BY CAR  
F.B. No.

Phase I  
Lot 5,15 Tract 1 Auburn Twp.

SHEET 2 OF 2  
CONTRACT No. KHOU01

22-63