

# WOODSWAY SUBDIVISION NO. II

SITUATED IN THE TOWNSHIP OF MUNSON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF SECTION THREE, EAST DIVISION AND CONTAINING 56.6262 ACRES BEING PART OF THE LAND CONVEYED TO THE BURLINGTON GROUP, INC., IN THE DEED RECORDED IN VOLUME 795, PAGE 557 OF GEAUGA COUNTY DEED RECORDS.

### ACCEPTANCE CERTIFICATION AND DEDICATION

I, THE UNDERSIGNED The Burlington Group, Inc. OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS WOODSWAY SUBDIVISION NO. II - CONTAINING SUBLOTS 14 THROUGH 25 BOTH INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS GATE POST LANE, 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. TRAIL EASEMENTS, 15.00 FEET IN WIDTH AS SHOWN HEREIN, ARE ALSO HEREBY RESERVED IN THE NAME OF The Burlington Group, Inc., IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET HIS HAND THIS 4th DAY OF March, 1994.

John Peterson v.p. TITLE  
Barbara M. Swartz WITNESS  
Anne M. Shold WITNESS

STATE OF OHIO  
 COUNTY OF Geauga  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED John Peterson 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 4th DAY OF March, 1994.

Barbara M. Swartz  
 NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

### UTILITY EASEMENT

I, THE UNDERSIGNED The Burlington Group, Inc. OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, ALLTEL, ORWELL NATURAL GAS COMPANY AND CABLEVISION OF GEAUGA COUNTY ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) 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 GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE 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 HIS HAND THIS 4th DAY OF March, 1994.

John Peterson v.p. TITLE  
Anne M. Shold WITNESS  
Barbara M. Swartz WITNESS

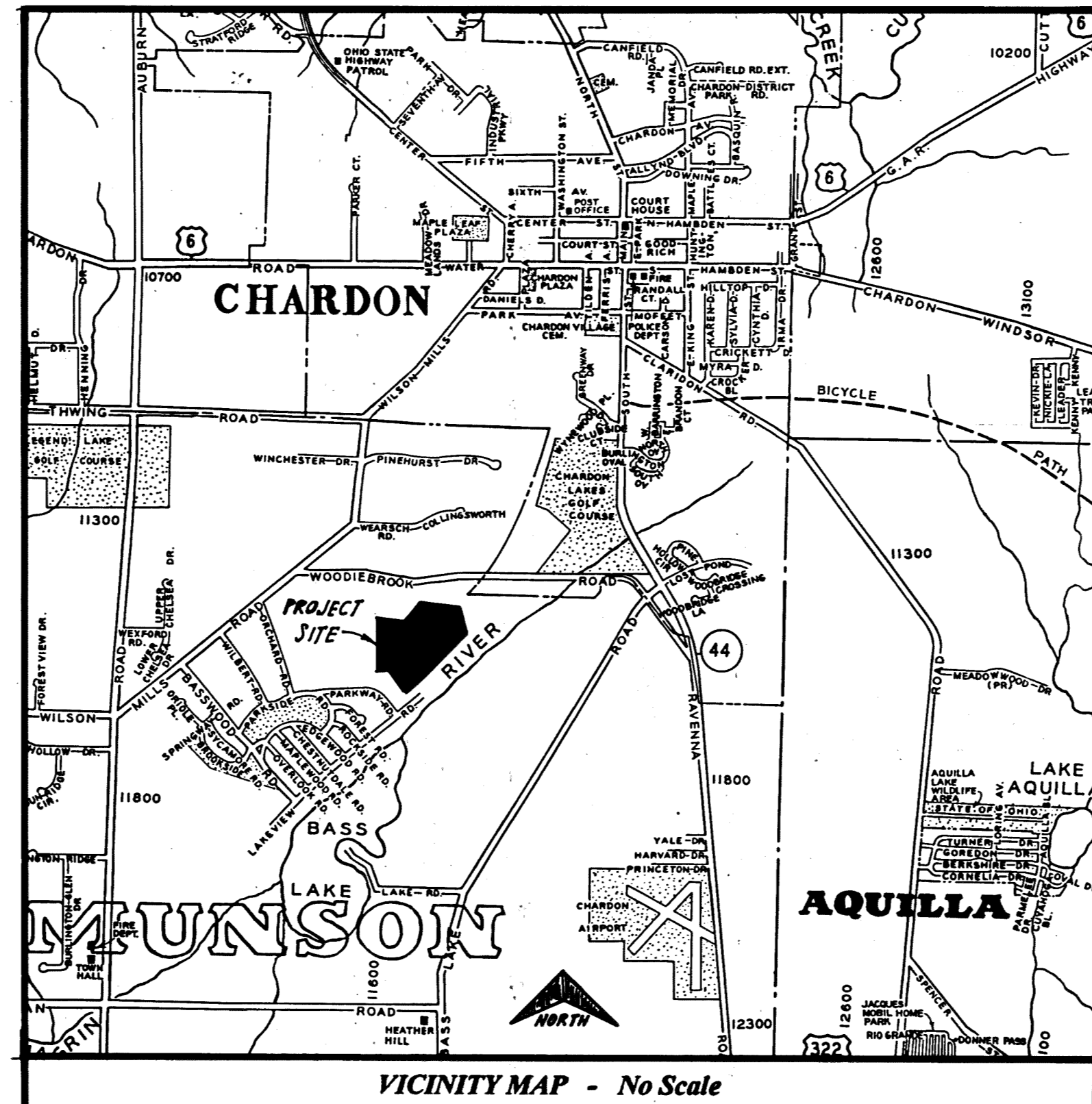
STATE OF OHIO  
 COUNTY OF Geauga  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED John Peterson THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO, THIS 4th DAY OF March, 1994.

Barbara M. Swartz  
 NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

### UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

D-K 2-21-94 DATE  
 THE ILLUMINATING CO.  
John Holly 2/24/94 DATE  
 ALLTEL  
Barbara M. Swartz 3-4-94 DATE  
 ORWELL NATURAL GAS CO.  
J. Vance 10-24-94 DATE  
 CABLEVISION OF GEAUGA COUNTY



### 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. THE DIMENSIONS OF THE SUBLOTS AND ROADS 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.

Howard R. Selee  
 Registered Surveyor No. 5471  
 Date: March 1, 1994



**HOWARD R. SELEE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 9701 BROOKPARK ROAD • SUITE 251 • CLEVELAND, OHIO 44129 • (216)398-0280

### APPROVALS

APPROVED AS TO LEGAL FORM THIS 26th DAY OF April, 1994

Asst. Maria A. Seese  
 GEAUGA COUNTY PROSECUTOR

APPROVED THIS 8th DAY OF MARCH, 1994.

Mad Hackett  
 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 PROPERTY 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 27th DAY OF April, 1995

Robert L. Phillips  
 GEAUGA COUNTY ENGINEER

APPROVED THIS 27 DAY OF April, 1995, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF THE ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE ROAD RIGHT-OF-WAY.

Mark J. White GEAUGA COUNTY COMMISSIONER  
Jim Swick GEAUGA COUNTY COMMISSIONER  
John J. ... GEAUGA COUNTY COMMISSIONER

TRANSFERRED THIS 28 DAY OF APRIL, 1995

Richard J. Mierowski  
 GEAUGA COUNTY AUDITOR

FILED FOR RECORD THIS 1 DAY OF May, 1995 AT 9:28 A.M.

RECORDED THIS 1 DAY OF May, 1995 IN PLAT BOOK VOLUME 22 PAGE 88

Catherine A. Seiden  
 GEAUGA COUNTY RECORDER

THIS PLAT COMPLIES WITH THE APPLICABLE REGULATIONS REGARDING LOT SIZE, FRONTAGE AND WIDTH CONTAINED IN THE MUNSON TOWNSHIP ZONING RESOLUTION, SIGNED THIS 7 DAY OF MARCH, 1994.

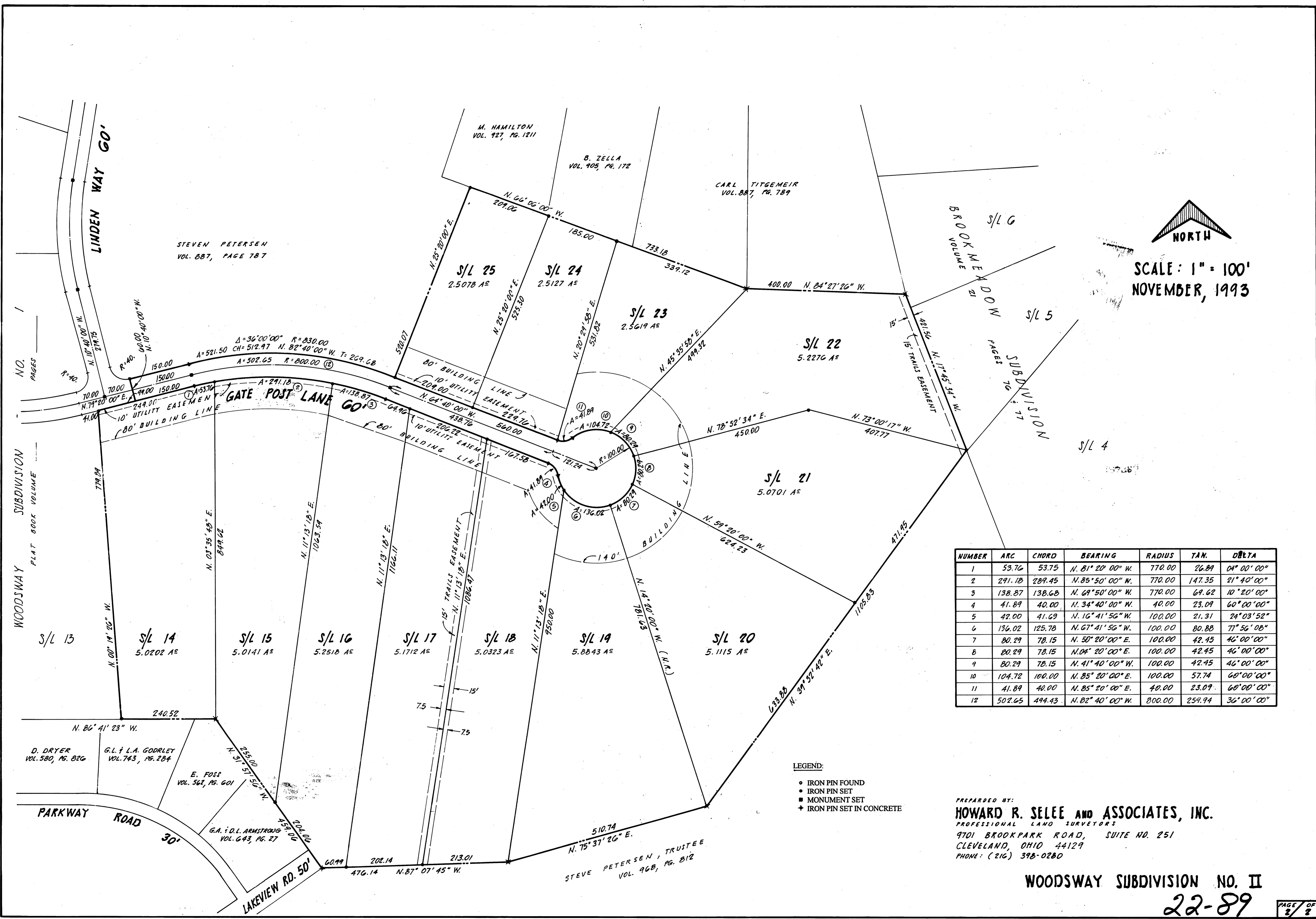
Mad Hackett  
 MUNSON TOWNSHIP ZONING INSPECTOR

### SUBDIVISION TABULATION

AREA IN SUBLOTS.....	54.3655 ACRES
AREA IN DEDICATED ROAD R/W.....	2.2607 ACRES ✓
TOTAL AREA IN SUBDIVISION.....	56.6262 ACRES
LENGTH OF ROAD.....	1,091.41 LINEAL FEET
NUMBER OF SUBLOTS.....	12

### DECLARATION OF COVENANTS AND RESTRICTIONS

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODSWAY SUBDIVISION NO. II IS RECORDED IN VOLUME 1012, PAGE 1344 OF THE GEAUGA COUNTY DEED RECORDS.



SCALE: 1" = 100'  
NOVEMBER, 1993

NUMBER	ARC	CHORD	BEARING	RADIUS	TAN.	DELTA
1	53.76	53.75	N. 81° 20' 00" W.	770.00	26.89	04° 00' 00"
2	291.18	289.45	N. 85° 50' 00" W.	770.00	147.35	21° 40' 00"
3	138.87	138.68	N. 69° 50' 00" W.	770.00	69.62	10° 20' 00"
4	41.89	40.00	N. 34° 40' 00" W.	40.00	23.09	60° 00' 00"
5	42.00	41.69	N. 16° 41' 56" W.	100.00	21.31	24° 03' 52"
6	136.02	125.78	N. 67° 41' 56" W.	100.00	80.88	77° 56' 08"
7	80.29	78.15	N. 50° 20' 00" E.	100.00	42.45	46° 00' 00"
8	80.29	78.15	N. 04° 20' 00" E.	100.00	42.45	46° 00' 00"
9	80.29	78.15	N. 41° 40' 00" W.	100.00	42.45	46° 00' 00"
10	104.72	100.00	N. 85° 20' 00" E.	100.00	57.74	68° 00' 00"
11	41.89	40.00	N. 85° 20' 00" E.	40.00	23.09	68° 00' 00"
12	502.65	494.43	N. 82° 40' 00" W.	800.00	254.94	36° 00' 00"

- LEGEND:
- IRON PIN FOUND
  - IRON PIN SET
  - MONUMENT SET
  - ✦ IRON PIN SET IN CONCRETE

PREPARED BY:  
**HOWARD R. SELEE AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD, SUITE NO. 251  
CLEVELAND, OHIO 44129  
PHONE: (216) 398-0280

WOODSWAY SUBDIVISION NO. II  
22-89