

# Campton Ridge Subdivision - Phase 2

Campton Ridge Development Corp. Phase II, Inc. the undersigned owners of the within platted land do hereby grant unto The Cleveland Electric Illuminating Company, Alltel 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 14<sup>th</sup> day of September, 1995.

Situated in the Township of Chardon, County of Geauga, State of Ohio and known as being part of Lot No. 22 and 23 in Tract No. 2 within said Township, and containing 64.902 acres, being part of lands conveyed to Campton Ridge Development Corporation Phase II, Inc. by deed recorded in Volume 1027, Page 656 of the Geauga County Deed Records.

This plat complies with the applicable Chardon Township Zoning Resolution regarding lot size, frontage and width. This 4<sup>th</sup> day of April, 1995.

By: Rudolph Engeman  
Chardon Township Zoning Inspector

Approved as to legal form this 12<sup>th</sup> day of October, 1995.

By: Patricia A. Sloan  
Asst. Geauga County Prosecutor

Approved this 10<sup>th</sup> day of October, 1995.

By: William J. Jutz  
Acting Chairperson, Geauga County Planning Commission

Campton Ridge Development Corp. Phase II, Inc., owners of the land shown hereon, hereby certify that this plat correctly represents its "Campton Ridge Subdivision, Phase 2", a subdivision containing sublots 19 through 36 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. The temporary turnaround easement shown hereon and reserved on the plat of Campton Ridge Subdivision Phase I recorded in volume 22, page 36 of the Geauga County Plat Records is hereby vacated, rescinded, cancelled and terminated and the area therein shall revert in its entirety to the adjoining subplot owners. In witness whereof, the undersigned hereunto set their hands this 14<sup>th</sup> day of September, 1995.

Paul E. Kiebler  
Paul E. Kiebler, President

Paul E. Kiebler  
Witness

Linda L. Buth  
Witness

Barbara Kiebler  
Barbara Kiebler, Secretary-Treasurer

Barbara Kiebler  
Witness

Linda L. Buth  
Witness

Pursuant to Ohio Revised Code Section 71.091, 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 30<sup>th</sup> day of October, 1995.

By: Robert L. Phillips  
Gauga County Engineer

Transferred this 2 day of November, 1995.

By: Jeffrey P. Nobles Antoniou Auditor  
Gauga County Auditor

476316

Filed for record this 2<sup>nd</sup> day of November, 1995 at 11:00 A.M.

Recorded this 2<sup>nd</sup> day of November, 1995 in plat book Volume 23 page 16.

By: Catherine H. Heiden 476839  
Gauga County Recorder  
Filed for record this 13<sup>th</sup> day of November 1995 at 1:34 P.M. Recorded this 13 day of November 1995 in Plat Book Vol 23 page 24. Gauga County Recorder - Catherine H. Heiden.

Total Number of Sublots: 18 Sublots  
Total Area in Subdivision: 64.902 acres  
Total Area in Sublots: 61.208 acres  
Total Area in Road R/W: 3.694 acres  
Total Length of New Road: 2102.63 feet

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 14<sup>th</sup> day of September, 1995.

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 14<sup>th</sup> day of September, 1995.

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

Utility Easement Accepted by:

<u>Philly R. Mall</u> Cleveland Electric Illuminating Company	<u>4/3/95</u> Date
<u>Jim Bunge</u> Alltel Corporation	<u>4-3-95</u> Date
<u>Dennis Thomson</u> Cablevision of Geauga County	<u>9-14-95</u> Date
<u>Richard R. Roush</u> The East Ohio Gas Company	<u>4-12-95</u> Date

Approved this 2<sup>nd</sup> day of Nov., 1995 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.

Mark A. Papp Jim Wulak  
Gauga County Commissioner Gauga County Commissioner

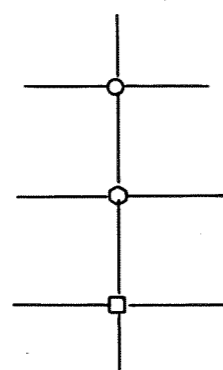
Gauga County Commissioner

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

Denotes iron pipe set:

Denotes iron pipe set in concrete unless otherwise indicated:

Denotes iron pin set in monument box:

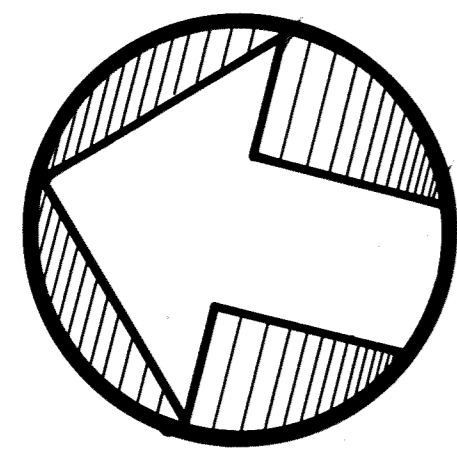


I certify to Campton Ridge Development Corp. Phase II, Inc. that I have prepared this plat and that it is based on a survey made by me in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code governing land surveys in the State of Ohio, and that the information contained hereon 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 Gordon Wilson  
Lawrence Gordon Wilson  
February 20, 1995  
Professional Surveyor No. 5807





Geoffrey L. and Patricia A. Davies  
Volume 791 Pages 301 & 310

Alaine B. White  
Vol. 729 Pg. 831

Lands Remaining in the Name of:  
PAP Inc.  
Volume 980 Page 748

The Cleveland  
Electric  
Vol. 178  
Pg. 345  
Vol. 569  
Pg. 44

Company  
Tract No. 2  
Tract No. 3

Sublot No. 10  
Campton Ridge Subdivision  
Phase I  
Volume 22 Pages 36-39

Temporary Inter-Record  
Assessment VACATED PERBEN

Temporary Inter-Record  
Assessment VACATED PERBEN

Sublot No. 18  
Campton Ridge Subdivision  
Phase I  
Volume 22 Pages 36-39

To Northwest Corner  
Phase I

Limited

Access

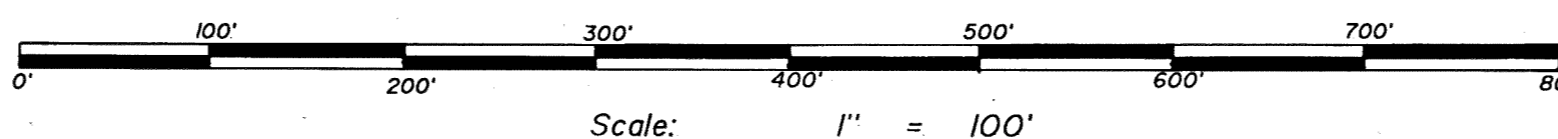
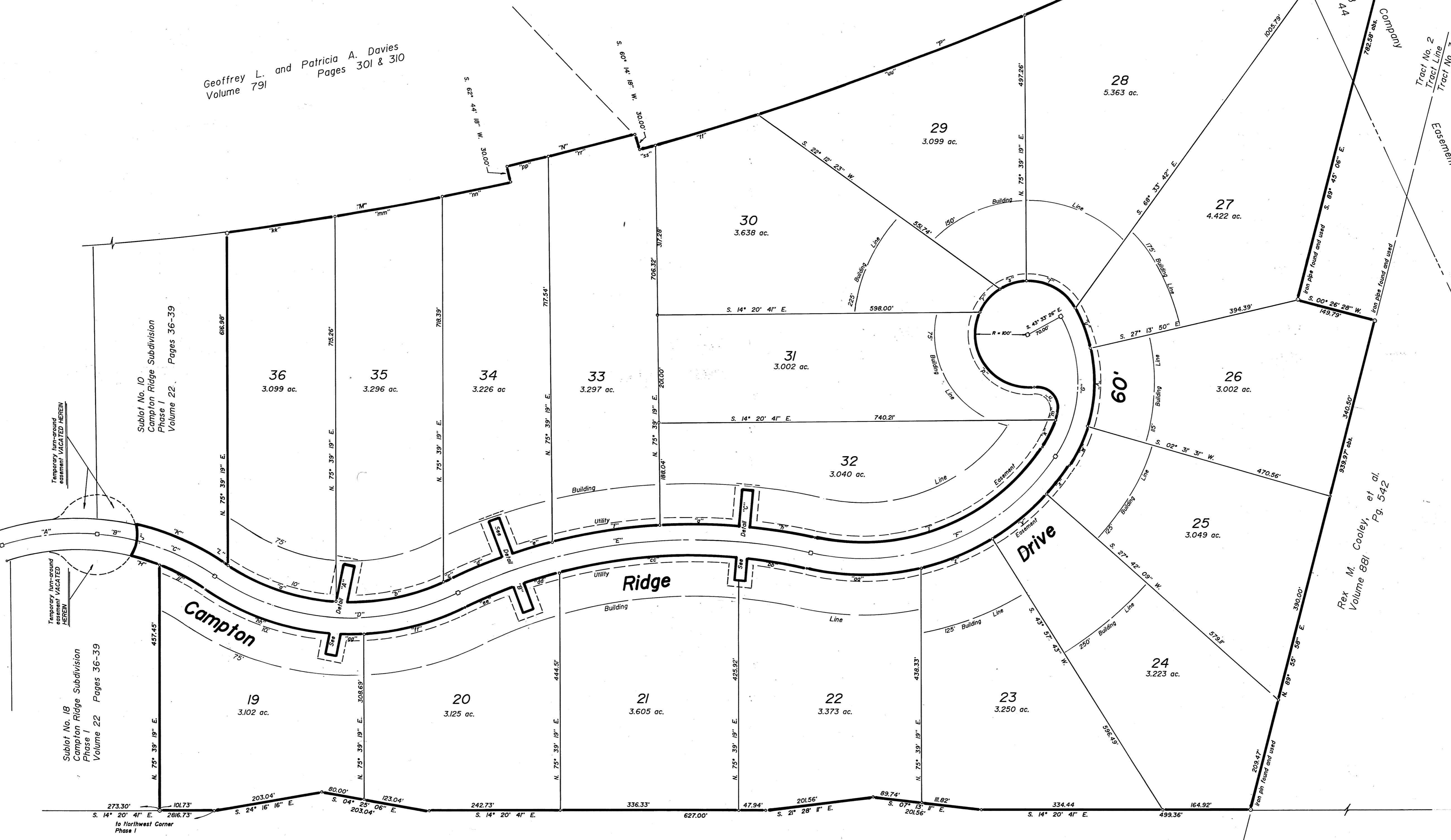
State

Route

No. 44

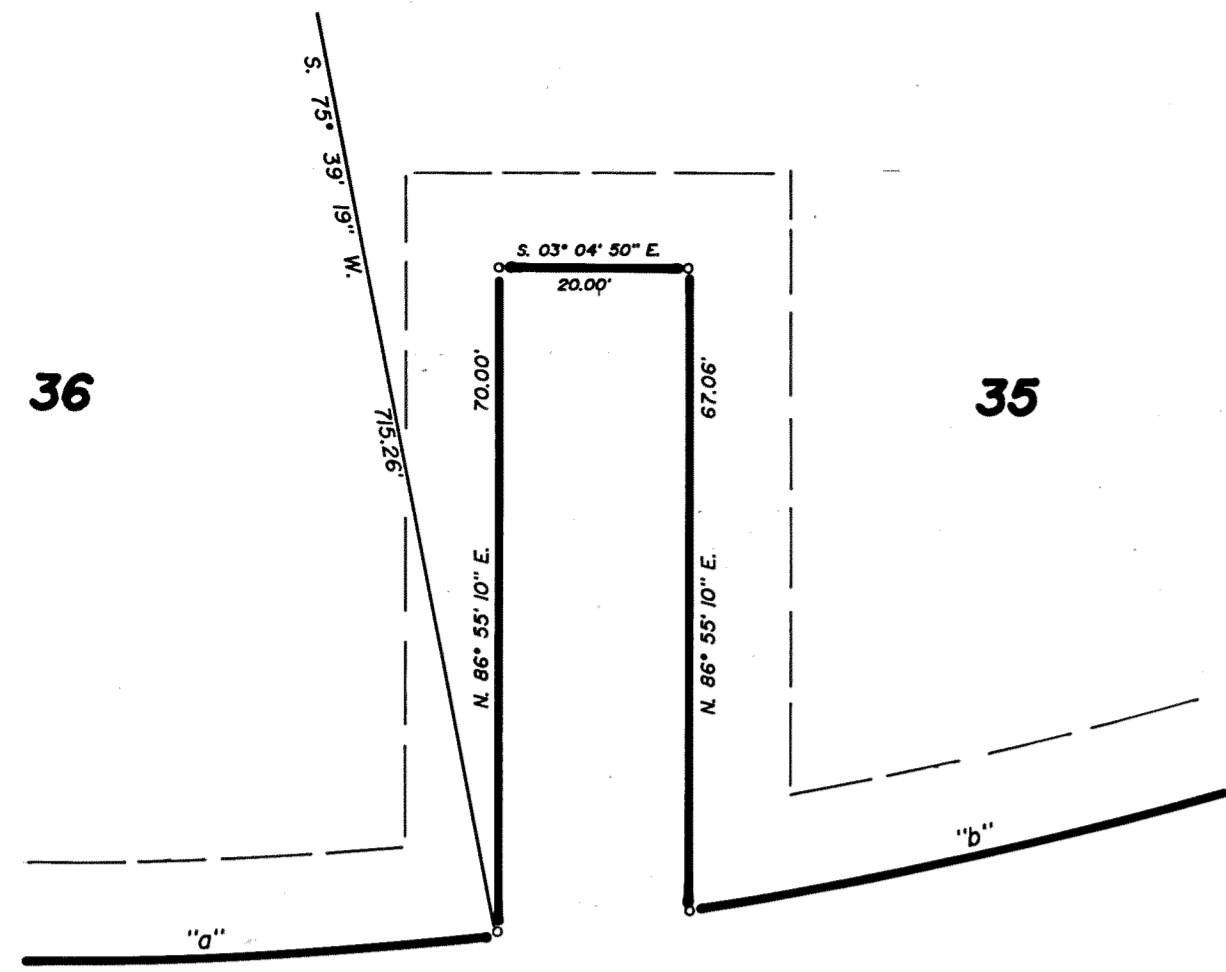
Tract No. 2  
Tract No. 3

Rex M. Cooley, et al.  
Volume 881 Pg. 542



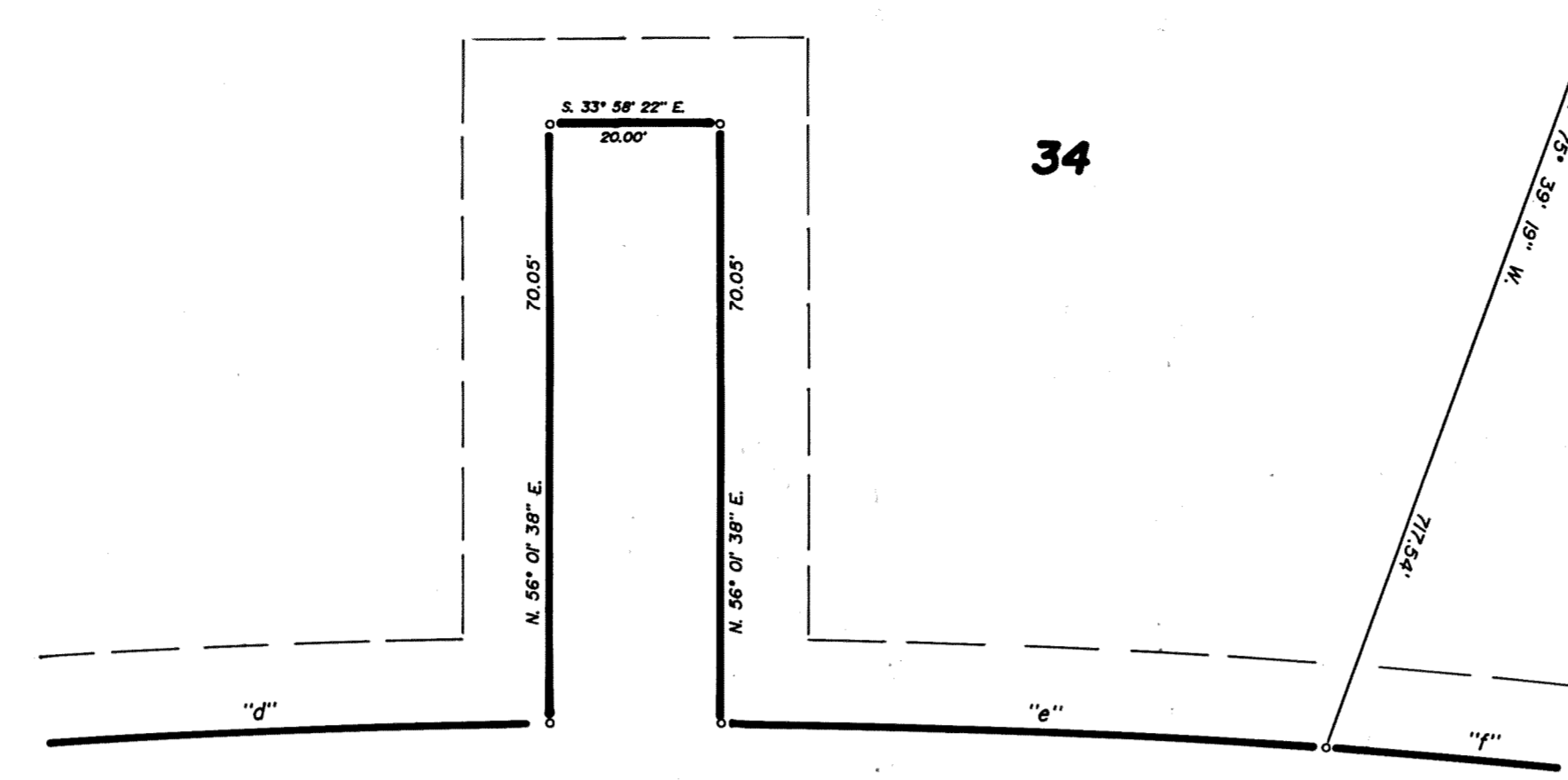
23-25 23-17

PLANNED DEVELOPMENT CORPORATION • RIVERSIDE, CALIFORNIA  
REGISTERED PROFESSIONAL ARCHITECT  
PLANNED DEVELOPMENT CORPORATION • RIVERSIDE, CALIFORNIA  
REGISTERED PROFESSIONAL ARCHITECT  
PLANNED DEVELOPMENT CORPORATION • RIVERSIDE, CALIFORNIA  
REGISTERED PROFESSIONAL ARCHITECT



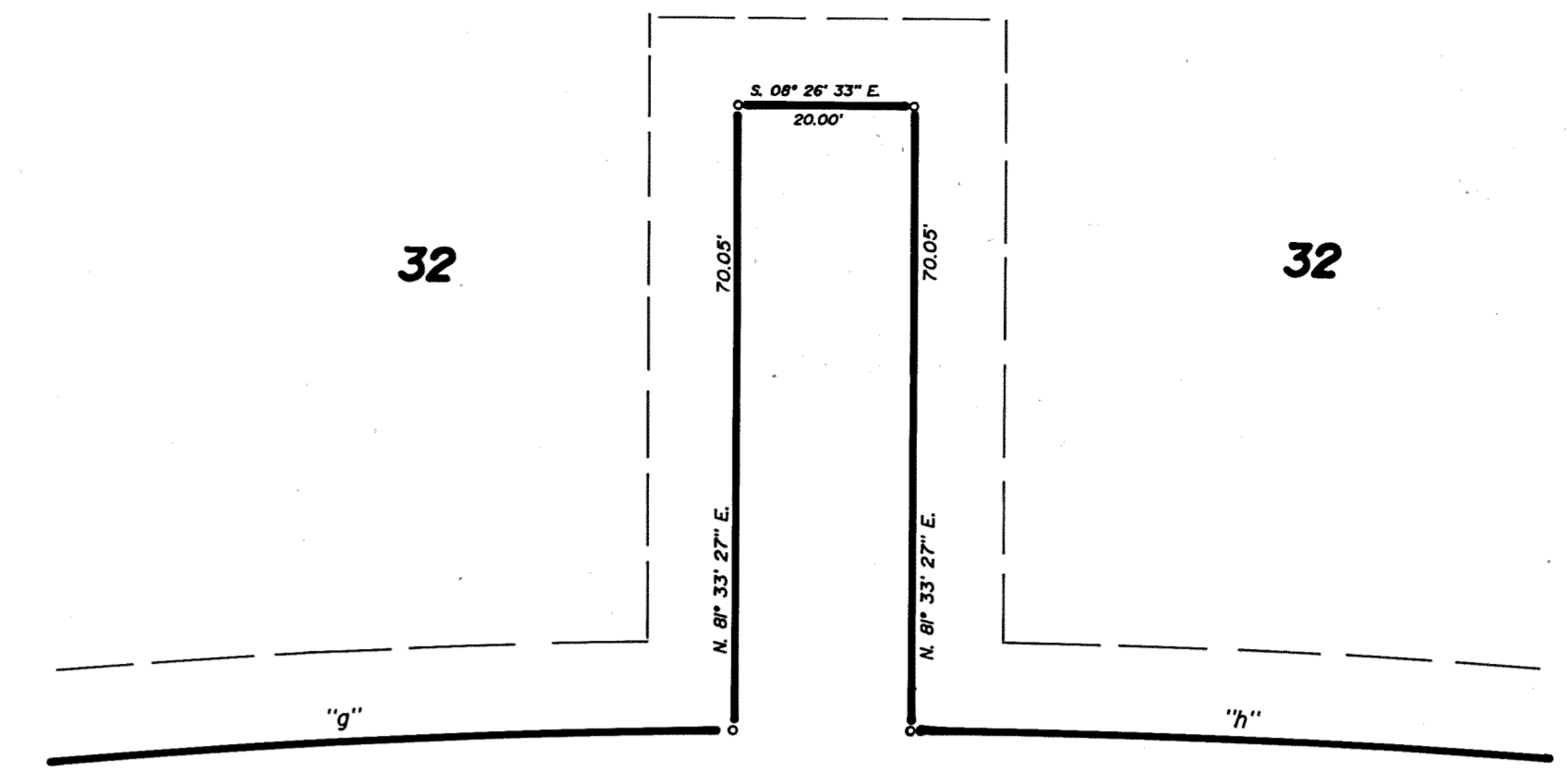
36

35



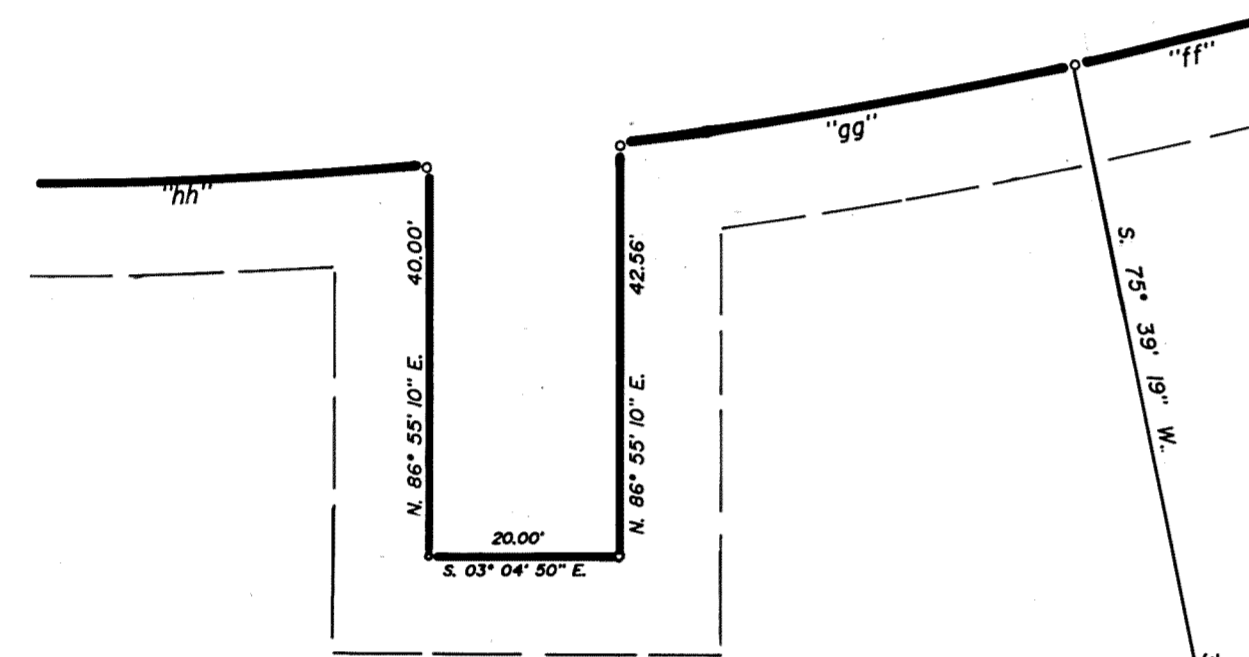
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33



32

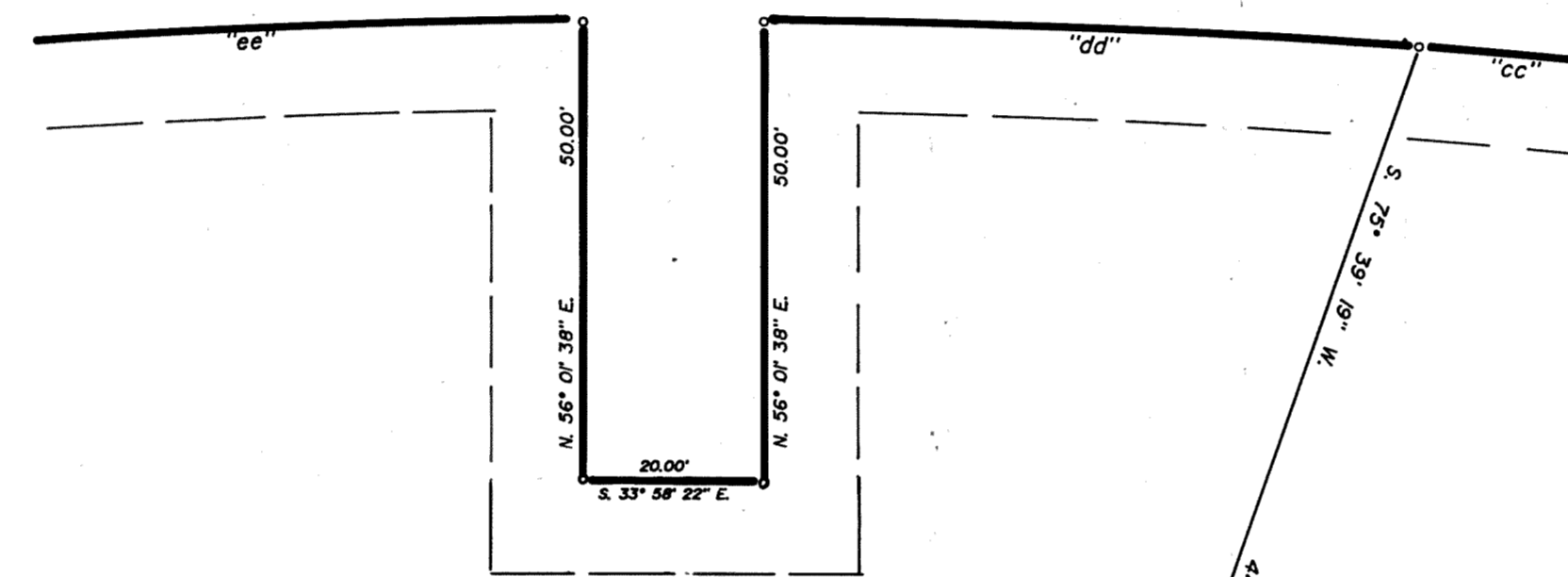
32



19

20

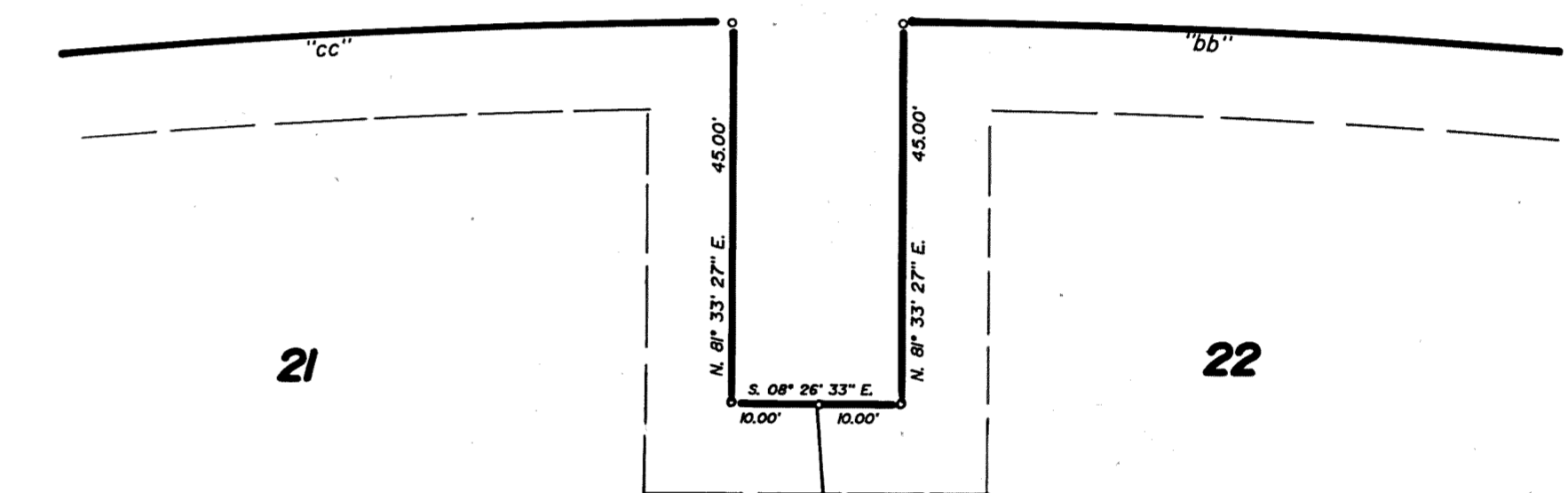
Detail "A"  
Scale: 1" = 20'



20

21

Detail "B"  
Scale: 1" = 20'



21

22

Detail "C"  
Scale: 1" = 20'

23-18  
23-26

PLAN HOLD CORPORATION • RINEL, CALIFORNIA  
REGISTERED BY NUMBER 07548  
POSITION: DEPT. OF PUBLIC UTILITIES



