

MUNNBERRY ACRES

BEING PART OF ORIGINAL NEWBURY TOWNSHIP LOT NOS. 7 & 8 TRACT 2
IN THE COUNTY OF GEauga, STATE OF OHIO

ACCEPTANCE - DEDICATION

THE UNDERSIGNED, OWNERS OF THE LAND CONTAINED HEREIN AND FURTHER KNOWN AS MUNNBERRY ACRES DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS SAID MUNNBERRY ACRES, A SUBDIVISION OF SUBLOTS 1 THRU 32 AND HEREBY ACCEPT THIS PLAT AND SUBDIVISION OF THE SAME. WE FURTHER OFFER FOR DEDICATION TO PUBLIC USE THE AREAS SHOWN HEREON IN YELLOW SHADE AND DESIGNATED AS MUNNBERRY LAKE AND MUNNBERRY OVAL (BOTH 60' WIDE). THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THRU THE UNDERSIGNED. THE UNDERSIGNED ALSO RESERVES FOR PUBLIC BENEFIT, THE EASEMENTS SHOWN ON THIS PLAT, BOTH ABOVE AND BENEATH THE SURFACE OF THE GROUND AND THAT SUCH EASEMENTS MAY BE ENTERED UPON FOR THE PURPOSE OF MAINTENANCE AT ANY TIME HEREAFTER. IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 3 DAY OF October, 1977.

SUNRISE DEVELOPMENT CO.

BY [Signature] BY [Signature]
Sam H. Miller, Vice Pres.

COUNTY OF GEauga } S.S.
STATE OF OHIO } BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED SUNRISE DEVELOPMENT CO. By Sam H. Miller, its Vice President who acknowledged that he signed the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of him personally and as such officer.

Witness my signature and notarial seal at Cleveland, Ohio, this 3rd day of October, 1977.

[Signature]
James G. Sobel

NOTARY PUBLIC
POWELL G. LOBEL, Notary Public
State of Ohio, Cuyahoga County

UTILITY EASEMENT

THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT TO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY AND THE WESTERN RESERVE TELEPHONE COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE), A PERMANENT RIGHT OF WAY AND EASEMENT, 10 FEET WIDE, UNDER, OVER AND THRU SUBLOTS NOS. 1 THRU 32 AS SHOWN HEREON AND PARALLEL AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR UNDERGROUND TRANSFORMERS AND PEDISTALS, CONCRETE PADS, REGULATING AND METERING EQUIPMENT AND OTHER FACILITIES AS ARE NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSPORTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITHIN, ACROSS OR ABOVE THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES AND WITH THE RIGHTS OF 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.

SUNRISE DEVELOPMENT CO.

BY [Signature] BY [Signature]
Sam H. Miller, U. Pres.

COUNTY OF GEauga } S.S.
STATE OF OHIO } BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED SUNRISE DEVELOPMENT CO. By Sam H. Miller, Vice President who acknowledged that he signed the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of him personally and as such officer.

Witness my signature and notarial seal at Cleveland, Ohio, this 3rd day of October, 1977.

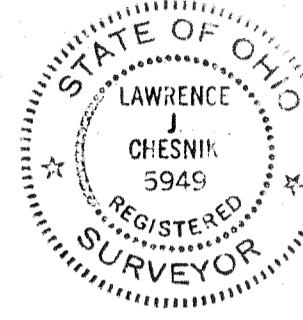
POWELL G. LOBEL, Notary Public
State of Ohio, Cuyahoga County
My Commission Expires Aug. 1, 1980

CERTIFICATION

DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MONUMENTS AND PERMANENT BENCH MARKS WILL BE SET AS INDICATED HEREON. IRON MONUMENTS INDICATED "O" AND ALL PERMANENT BENCH MARKS WILL BE SET IN PLACE FOR FINAL INSPECTION AND ACCEPTANCE BY THE GEauga COUNTY OFFICIALS, ALL OF WHICH I CERTIFY TO BE CORRECT. I FURTHER DO HEREBY CERTIFY THAT I HAVE PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT, BALANCES AND CLOSES. DIMENSIONS ALONG CURVES ARE AS INDICATED HEREON.

SCALE: 1" = 100'
DATE:

[Signature]
Lawrence J. Chesnik



BOUNDARY SURVEY PREPARED BY STEPHEN HOVANCSEK AND ASSOCIATES CONSULTING ENGINEERS.

APPROVALS

THIS PLAT IS HEREBY APPROVED AND THE LANDS AND EASEMENTS DEDICATED AND GRANTED HEREIN ARE HEREBY ACCEPTED FOR PUBLIC USE EXCEPT THAT SUCH ROADS AS ARE SHOWN HEREIN ARE NOT ACCEPTED FOR MAINTENANCE UNTIL GEauga COUNTY ENGINEER HAS SIGNED THE WITHIN PLAT AS PROVIDED FOR IN SECTION 711.091 OF THE OHIO REVISED CODE.

[Signature] [Signature] [Signature]
COMMISSIONER COMMISSIONER COMMISSIONER

PERSUANT TO SECTION 711.091 OF THE OHIO REVISED CODE, I HAVE CHECKED THE SPECIFICATIONS, CONSTRUCTION AND CONDITION OF THE ROADS DEDICATED TO PUBLIC USE HEREIN AND I HAVE CHECKED THE PRESENCE IN PLACE AS REQUIRED. ALL IRON PROPERTY MONUMENTS AND BENCH MARKS AND DO HEREBY CERTIFY THAT THESE IMPROVEMENTS AND FACILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH ON THE APPROVED PLAT ARE IN GOOD REPAIR AND HAVE MET ALL BONDING REQUIREMENTS FOR THE COMPLETION THIS DAY OF , 1977.

COUNTY ENGINEER

APPROVED BY THE GEauga COUNTY PROSECUTOR AS TO LEGAL FORM THIS 3rd DAY OF November, 1977.

BY: [Signature], Assistant Prosecutor

APPROVED BY THE GEauga COUNTY PLANNING COMMISSION THIS 15th DAY OF November, 1977.

BY: [Signature]

APPROVED BY THE GEauga COUNTY ENGINEER THIS 14th DAY OF NOVEMBER, 1977.

BY: [Signature]

TRANSFERRED THIS 29th DAY OF November, 1977 BY [Signature] AUDITOR.

RECEIVED FOR RECORD THIS 29th DAY OF November, 1977 BY [Signature] RECORDER, DEPUTY

RECORDED THIS 29th DAY OF November, 1977 IN VOLUME 11, PAGE 69 OF THE GEauga COUNTY PLAT BOOKS.

256565

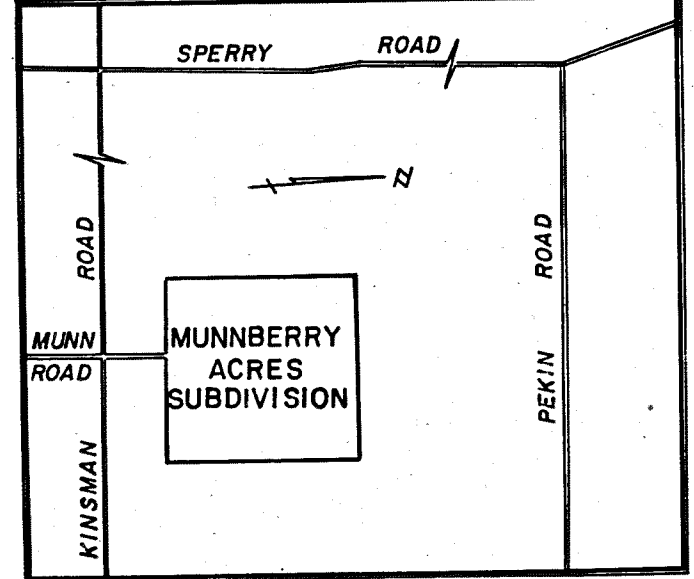
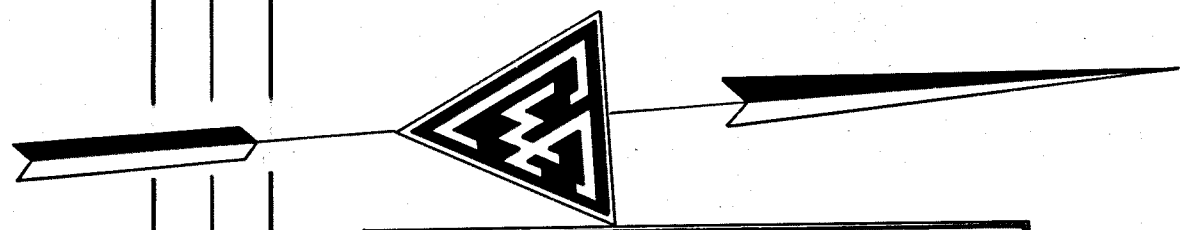
Re-recording authorized August 28th, 1980
[Signature] Planning Director

RECEIVED FOR RE-RECORDING THIS 15th DAY OF AUGUST 1980 AT 8:43 A.M.
RE-RECORDED IN VOL. 13 PAGE 74
2480
281941
[Signature] Recorder

CURVE DATA

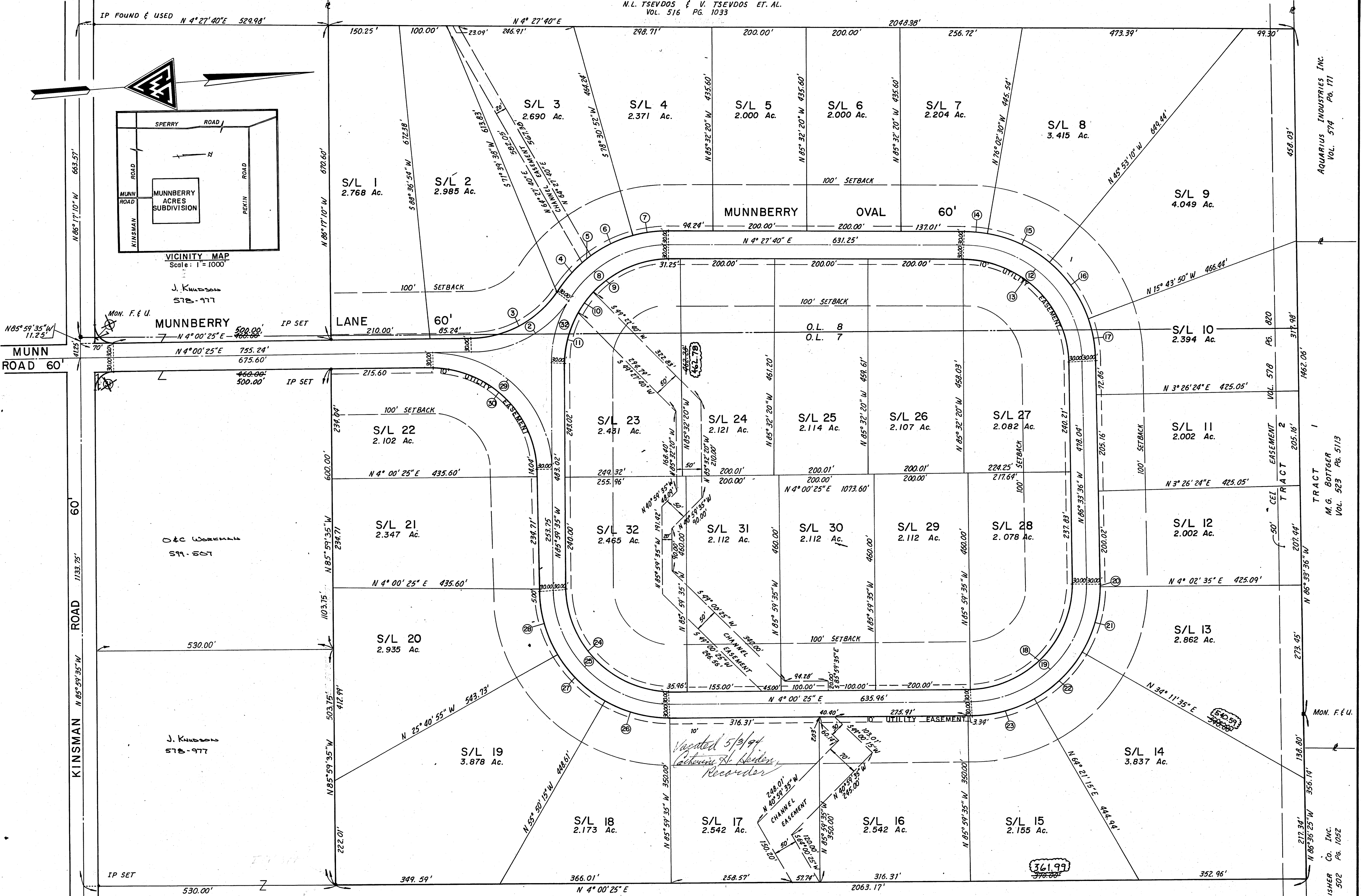
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| ① R = 40.00'
Δ = 90° 00' 00"
A = 62.83'
T = 48.00'
C = 56.37'
N 48° 42' 50" E | ② R = 250.00'
Δ = 4° 08' 32"
A = 20.24'
T = 10.13'
C = 20.24'
N 34° 24' 03" W | ③ R = 220.00'
Δ = 47° 04' 16"
A = 180.74'
T = 95.82'
C = 175.70'
N 19° 04' 28" W | ④ R = 220.00'
Δ = 57° 13' 02"
A = 219.70'
T = 136.35'
C = 239.41'
N 24° 36' 06" W | ⑤ R = 220.00'
Δ = 57° 13' 02"
A = 219.70'
T = 136.35'
C = 239.41'
N 24° 36' 06" W | ⑥ R = 280.00'
Δ = 15° 56' 48"
A = 77.92'
T = 39.22'
C = 71.68'
N 3° 30' 44" W | ⑦ R = 280.00'
Δ = 15° 56' 48"
A = 77.92'
T = 39.22'
C = 71.68'
N 3° 30' 44" W | ⑧ R = 250.00'
Δ = 20° 30' 39"
A = 101.86'
T = 51.50'
C = 101.30'
N 21° 54' 27" W | ⑨ R = 280.00'
Δ = 57° 40' 17"
A = 251.64'
T = 137.64'
C = 241.15'
N 24° 22' 29" W | ⑩ R = 250.00'
Δ = 57° 40' 17"
A = 251.64'
T = 137.64'
C = 241.15'
N 24° 22' 29" W | ⑪ R = 220.00'
Δ = 30° 10' 52"
A = 115.89'
T = 59.32'
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N 70° 54' 09" W | ⑫ R = 250.00'
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477992 Re-recorded to correct 5/24, 13 & 15
Received 12/8/95 at 8:52 AM
Recorded for Record 12/8/95 in Vol 23
Page 42 of Geauga County Board of Plats.
[Signature] Recorder



VICINITY MAP
Scale: 1" = 1000'

J. Knudson
578-977



J. Knudson
VOL. 173 PG. 171

TOTAL SITE DATA

RESIDENTIAL BLDG. SITE AREA	79.687 ACRES
PUBLIC RIGHT OF WAY AREA	6.849 ACRES
TOTAL SUBDIVISION AREA	86.536 ACRES

Vol. 23 Pg. 43
Vol. 11 Page 70

AQUARIUS INDUSTRIES INC.
VOL. 574 PG. 171

TRACT 1
M.G. BOTTGER
VOL. 523 PG. 51/3

MON. F. & U.

ROMISHER CO. INC.
VOL. 502 PG. 1052

15-00 PROJECTIONS