

# FINAL SUBDIVISION PLAT FOR DERBYSHIRE SUBDIVISION PHASE II

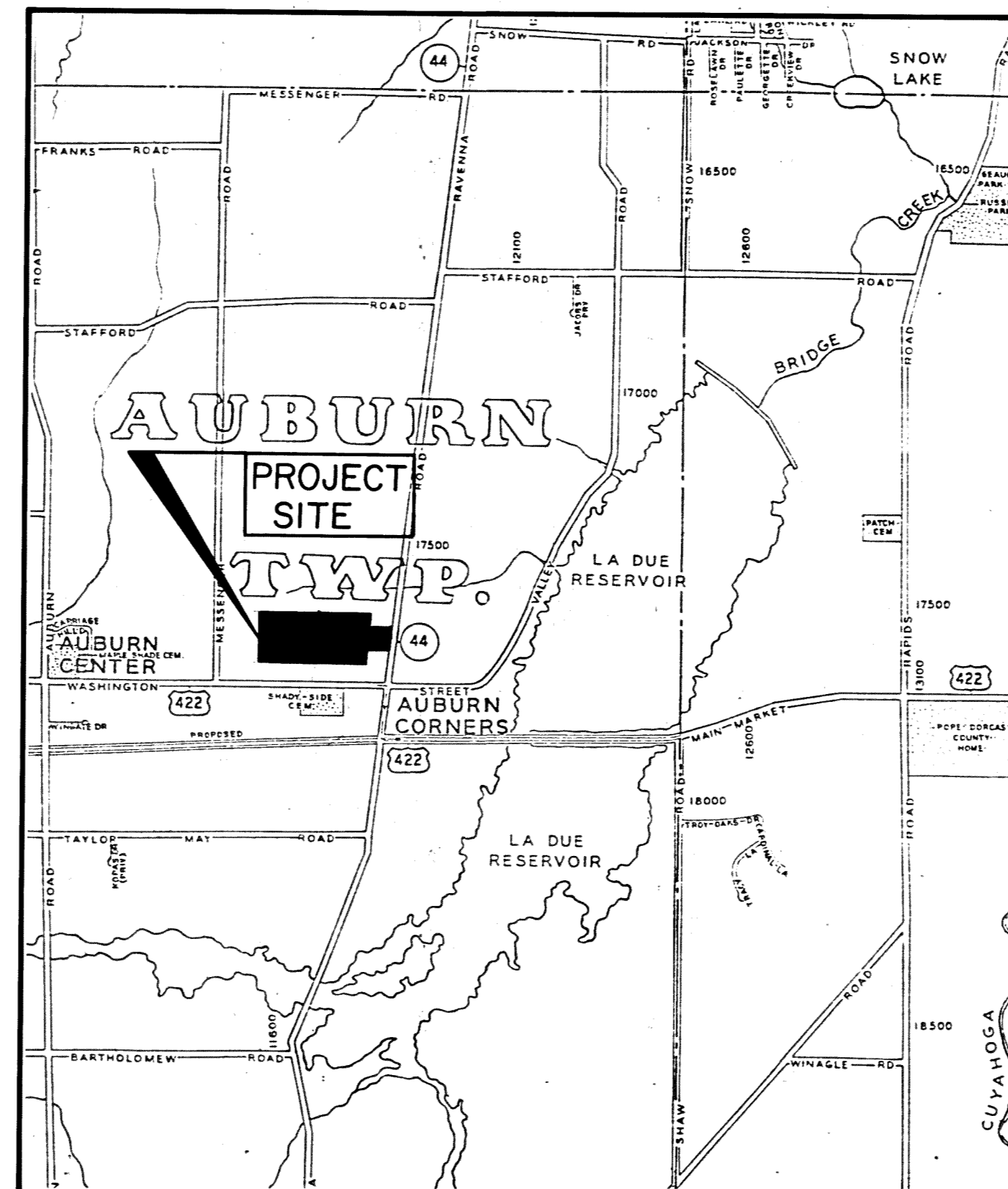
UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

<u>William P. Riedel</u> CLEVELAND ELECTRIC ILLUMINATING COMPANY	<u>Aug 20 1993</u> DATE
<u>Charles L. Barrett</u> EAST OHIO GAS COMPANY	<u>Aug 18, 1993</u> DATE
<u>Jan Holly</u> WESTERN RESERVE TELEPHONE COMPANY	<u>8/19/93</u> DATE
<u>Bill Blis</u> STAR CABLE COMPANY	<u>8/19/93</u> DATE

ACCEPTANCE CERTIFICATION AND DEDICATION:

THE UNDERSIGNED OWNER, DERBYSHIRE ESTATES JOINT VENTURE, OF THE LAND SHOWN HEREIN, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS "DERBYSHIRE" SUBDIVISION PHASE II CONTAINING SUBLOTS 30 THROUGH 50 BOTH INCLUSIVE, AND DO HEREBY DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS LANCASTER 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 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 AND ROAD PURPOSES ABOVE AND BENEATH THE SURFACES OF THE GROUND, IN WITNESS WHEREOF THE UNDERSIGNED HERUNTO SET HIS THIS 8<sup>th</sup> DAY OF July, 1993.

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT NO. 4, TRACT 2 AND CONTAINING 47.9798 ACRES BEING PART OF THE LAND CONVEYED TO DERBYSHIRE ESTATES JOINT VENTURE IN THE DEED RECORDED IN VOLUME 923, PAGE 79 OF GEAGA COUNTY DEED RECORDS.



LOCATION MAP  
SCALE: 1" = 3300'  
JUNE 1993

Partnership filed in Geauga County  
Catherine H. Holden  
Recorder

Bruce Thomas  
BRUCE THOMAS  
MANAGING PARTNER  
DERBYSHIRE ESTATES JOINT VENTURE

James P. Dec  
WITNESS

Margaret C. Lamb  
WITNESS

STATE OF OHIO )  
COUNTY OF CUYAHOGA )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED, BRUCE THOMAS, 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 OFFICIAL SEAL AT CLEVELAND, OHIO THIS 8<sup>th</sup> DAY OF JULY, 1993.

Beatrice Sturka  
NOTARY PUBLIC  
BEATRICE STURKA  
Notary Public for the State of Ohio  
My Commission Expires April 29, 1994

APR 29, 1994  
MY COMMISSION EXPIRES

UTILITY EASEMENT:

DERBYSHIRE ESTATES JOINT VENTURE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE EAST OHIO GAS COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, AND STAR CABLE, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) 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 AND GAS, COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS-PIPELINES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES 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 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 HERUNTO SET HIS HAND THIS 8<sup>th</sup> DAY OF JULY, 1993.

Bruce Thomas  
BRUCE THOMAS  
MANAGING PARTNER  
DERBYSHIRE ESTATES JOINT VENTURE

James P. Dec  
WITNESS

Margaret C. Lamb  
WITNESS

STATE OF OHIO )  
COUNTY OF CUYAHOGA )

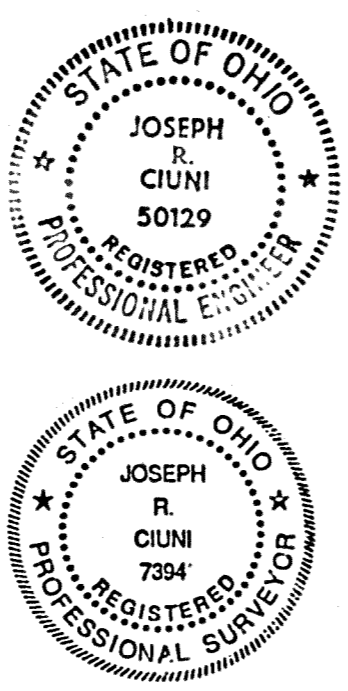
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED, BRUCE THOMAS, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO THIS 8<sup>th</sup> DAY OF JULY, 1993.

Beatrice Sturka  
NOTARY PUBLIC  
BEATRICE STURKA  
Notary Public for the State of Ohio  
My Commission Expires April 29, 1994

APR 29, 1994  
MY COMMISSION EXPIRES

THIS PLAT COMPLIES WITH THE APPLICABLE REGULATIONS REGARDING LOT SIZE, FRONTAGE AND WIDTH CONTAINED IN THE AUBURN TOWNSHIP ZONING RESOLUTION. THIS 6<sup>th</sup> DAY OF JULY, 1993.

BY: Frank Kitko  
AUBURN TOWNSHIP ZONING INSPECTOR



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 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 GEAGA COUNTY ENGINEER.

Joseph R. Ciuni  
JOSEPH R. CIUNI  
REGISTERED SURVEYOR NO. 7394  
REGISTERED ENGINEER NO. 50129

DATE July 6, 1993

APPROVALS:  
APPROVED AS TO LEGAL FORM THIS 13<sup>th</sup> DAY OF September, 1995

Marie X. Doss  
Asst. GEAGA COUNTY PROSECUTOR

APPROVED THIS 13<sup>th</sup> DAY OF JULY, 1993.

John P. Schafer  
CHAIRMAN, GEAGA COUNTY PLANNING COMMISSION

PURSUANT TO OHIO REVISED CODE SECTION 711.091, I HAVE CHECKED THE SPECIFICATIONS, CONSTRUCTION AND 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 11<sup>th</sup> DAY OF MARCH, 1996.

Robert L. Phillips  
GEAGA COUNTY ENGINEER

APPROVED THIS 19 DAY OF March, 1996, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE OF MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHT-OF-WAY.

W. J. Kelly  
GEAGA COUNTY COMMISSIONER

Paul C. Hapstead  
GEAGA COUNTY COMMISSIONER

Jan Wolck  
GEAGA COUNTY COMMISSIONER

TRANSFERRED THIS 22<sup>nd</sup> DAY OF MARCH, 1996.

Tracy A. Gorman  
GEAGA COUNTY AUDITOR

482619  
482619

FILED FOR RECORD THIS 22 DAY OF March, 1996, AT 9:53 P.M.

RECORDED THIS 22 DAY OF March, 1996, IN PLAT BOOK VOLUME 23, PAGE 55.

Catherine A. Hayden  
GEAGA COUNTY RECORDER

PREPARED BY: edache-ciuni-lynn associates  
CONSULTING ENGINEERS CLEVELAND, OHIO 44131

**LEGEND**

- IRON PIN SET
- ◆ MONUMENT SET
- MONUMENT SET IN CONCRETE AT SUBDIVISION CORNER

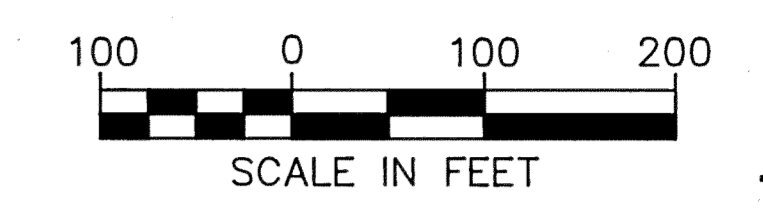
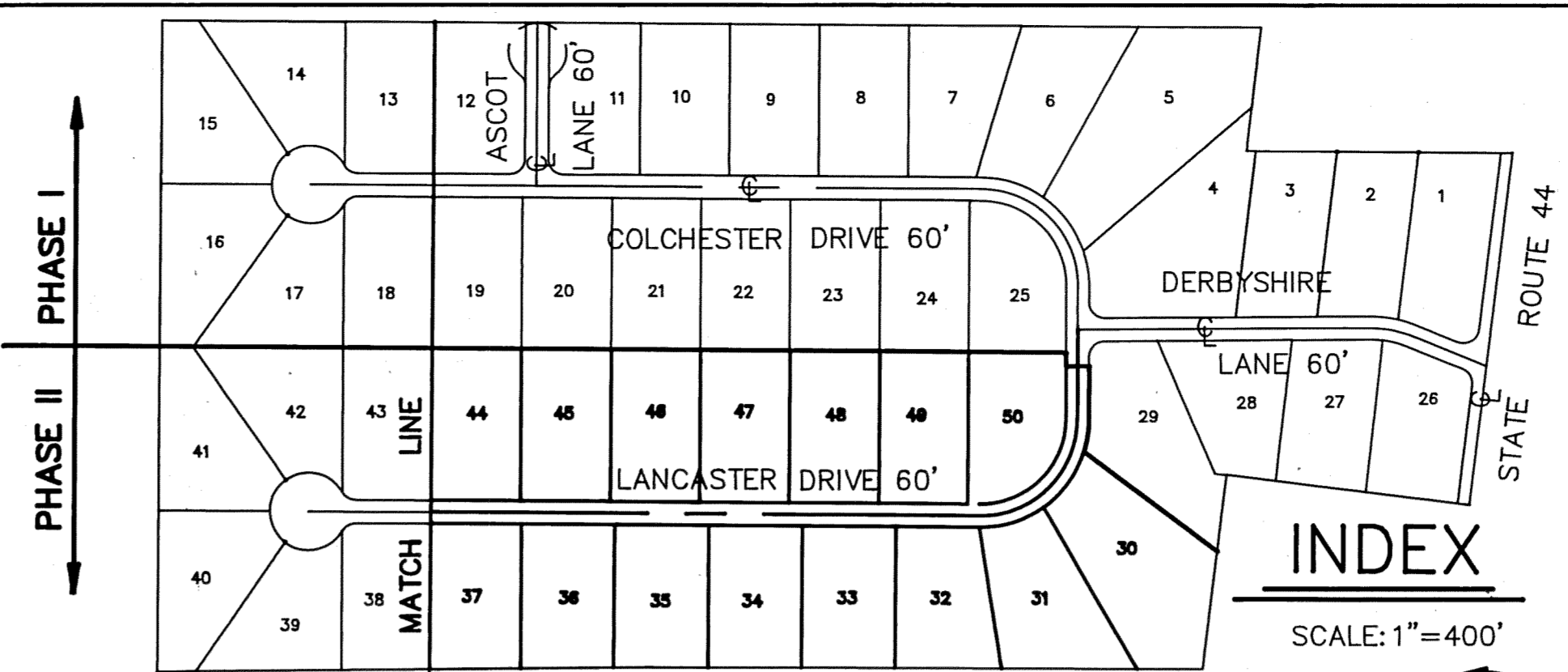
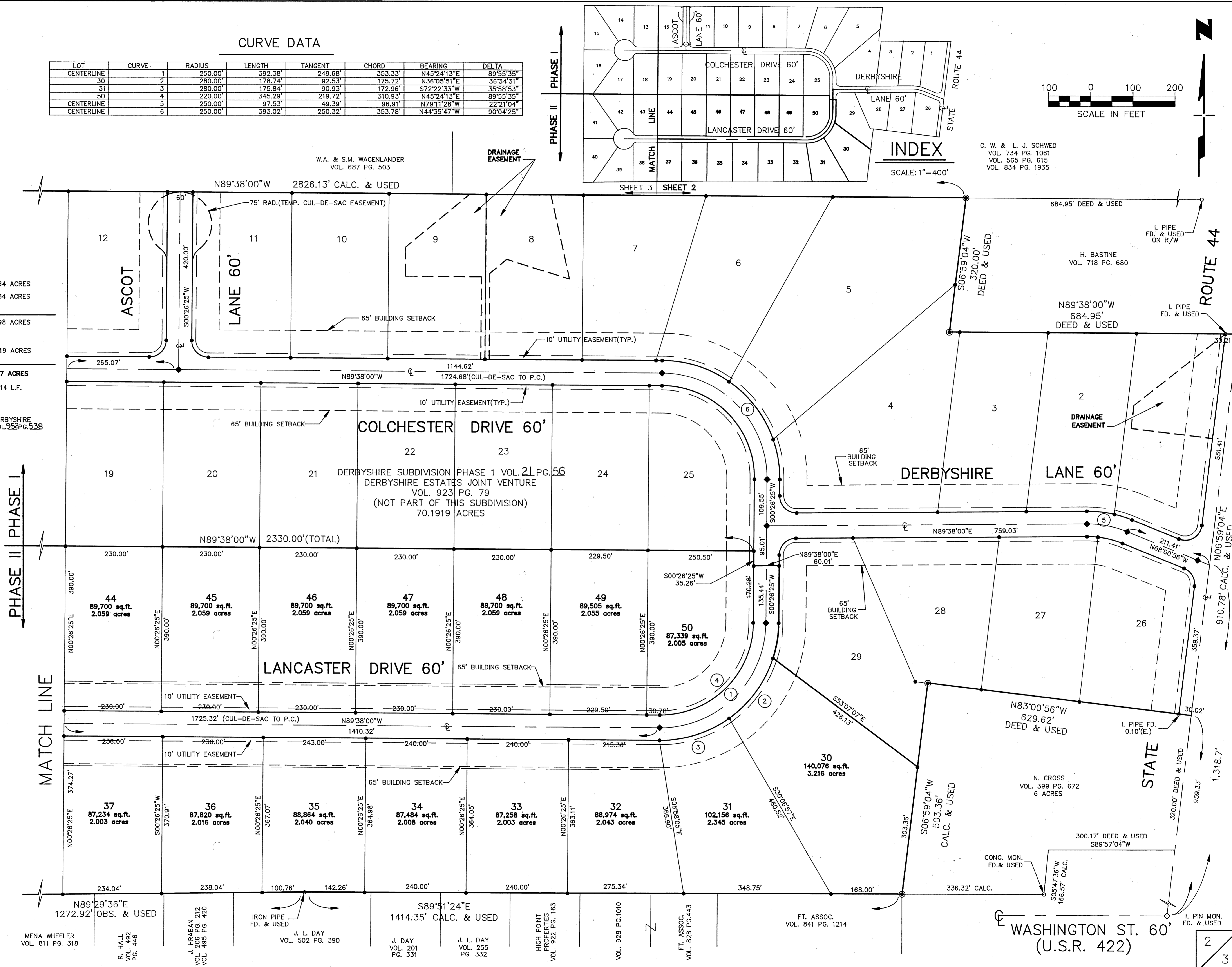
**CURVE DATA**

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CENTERLINE	1	250.00'	392.38'	249.68'	353.33'	N45°24'13"E	89°55'35"
30	2	280.00'	178.74'	92.53'	175.72'	N36°05'51"E	36°34'31"
31	3	280.00'	175.84'	90.93'	172.96'	S72°22'33"W	35°58'53"
50	4	220.00'	345.29'	219.72'	310.93'	N45°24'13"E	89°55'35"
CENTERLINE	5	250.00'	97.53'	49.39'	96.91'	N79°11'28"W	22°21'04"
CENTERLINE	6	250.00'	393.02'	250.32'	353.78'	N44°35'47"W	90°04'25"

**SUMMARY**

TOTAL SUB-LOT AREA = 44.3364 ACRES  
 TOTAL SUBDIVISION R/W AREA = 3.6434 ACRES  
 TOTAL SUBDIVISION AREA FOR PHASE II = 47.9798 ACRES  
 TOTAL SUBDIVISION AREA FOR PHASE I = 70.1919 ACRES  
**TOTAL (PHASE I & II) = 118.1717 ACRES**  
 TOTAL ROAD LENGTH (PHASE II) = 2,253.14 L.F.  
 TOTAL NUMBER OF SUB-LOTS = 21

THE COVENANTS AND RESTRICTIONS FOR DERBYSHIRE SUBDIVISION PHASE 2 ARE RECORDED IN VOL. 922 PG. 538 OF THE GEauga COUNTY DEED RECORDS.



C. W. & L. J. SCHWED  
 VOL. 734 PG. 1061  
 VOL. 565 PG. 615  
 VOL. 834 PG. 1935

PHASE II PHASE I

MATCH LINE

MENA WHEELER  
 VOL. 811 PG. 318

R. HALL  
 VOL. 492 PG. 446

J. HRABAN  
 VOL. 208 PG. 212  
 VOL. 493 PG. 420

J. L. DAY  
 VOL. 502 PG. 390

J. DAY  
 VOL. 201 PG. 331

J. L. DAY  
 VOL. 255 PG. 332

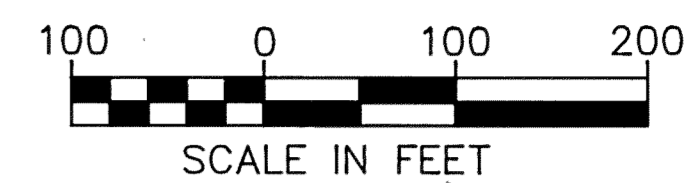
HIGH POINT PROPERTIES  
 VOL. 922 PG. 163

VOL. 928 PG. 1010

FT. ASSOC.  
 VOL. 828 PG. 443

FT. ASSOC.  
 VOL. 841 PG. 1214

WASHINGTON ST. 60  
 (U.S.R. 422)

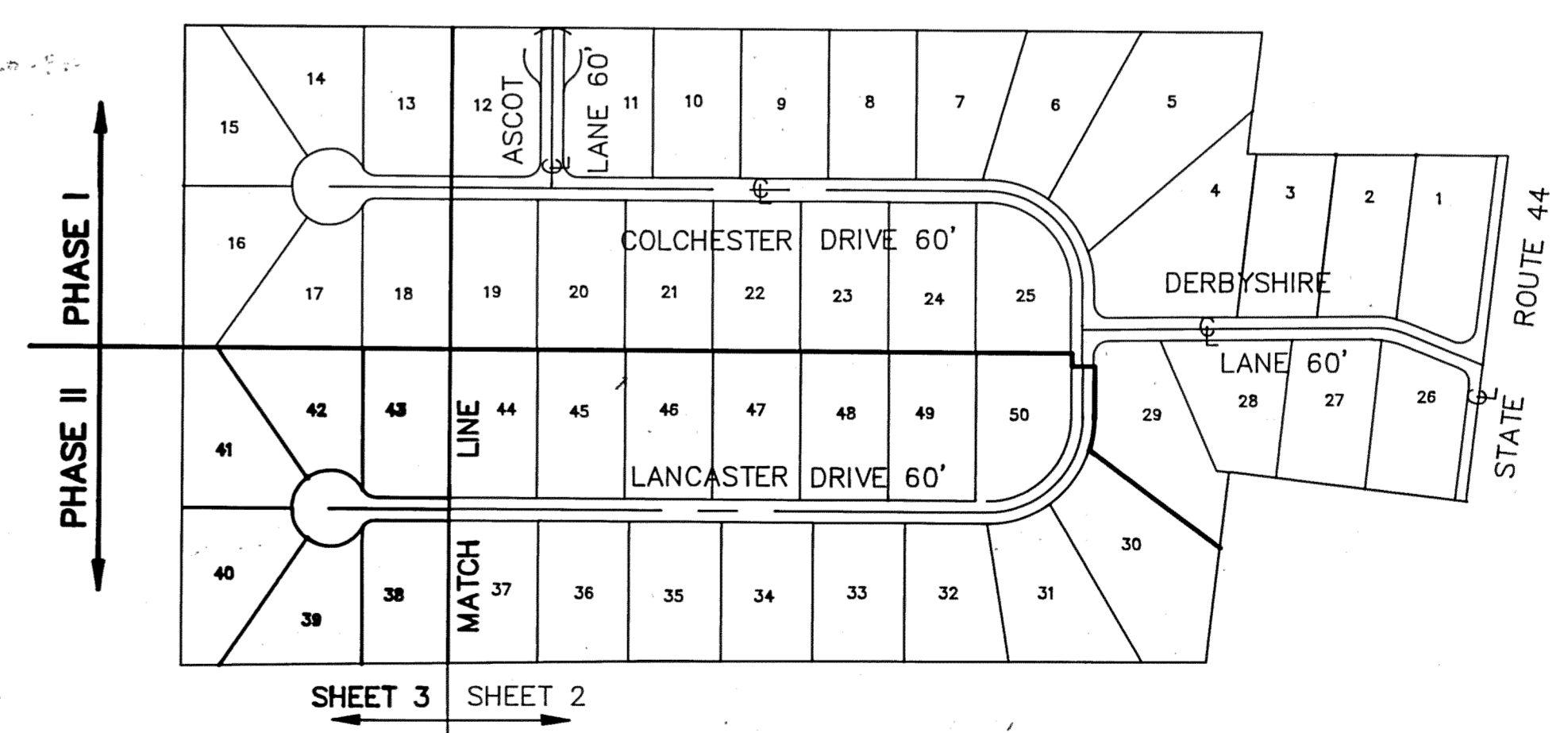
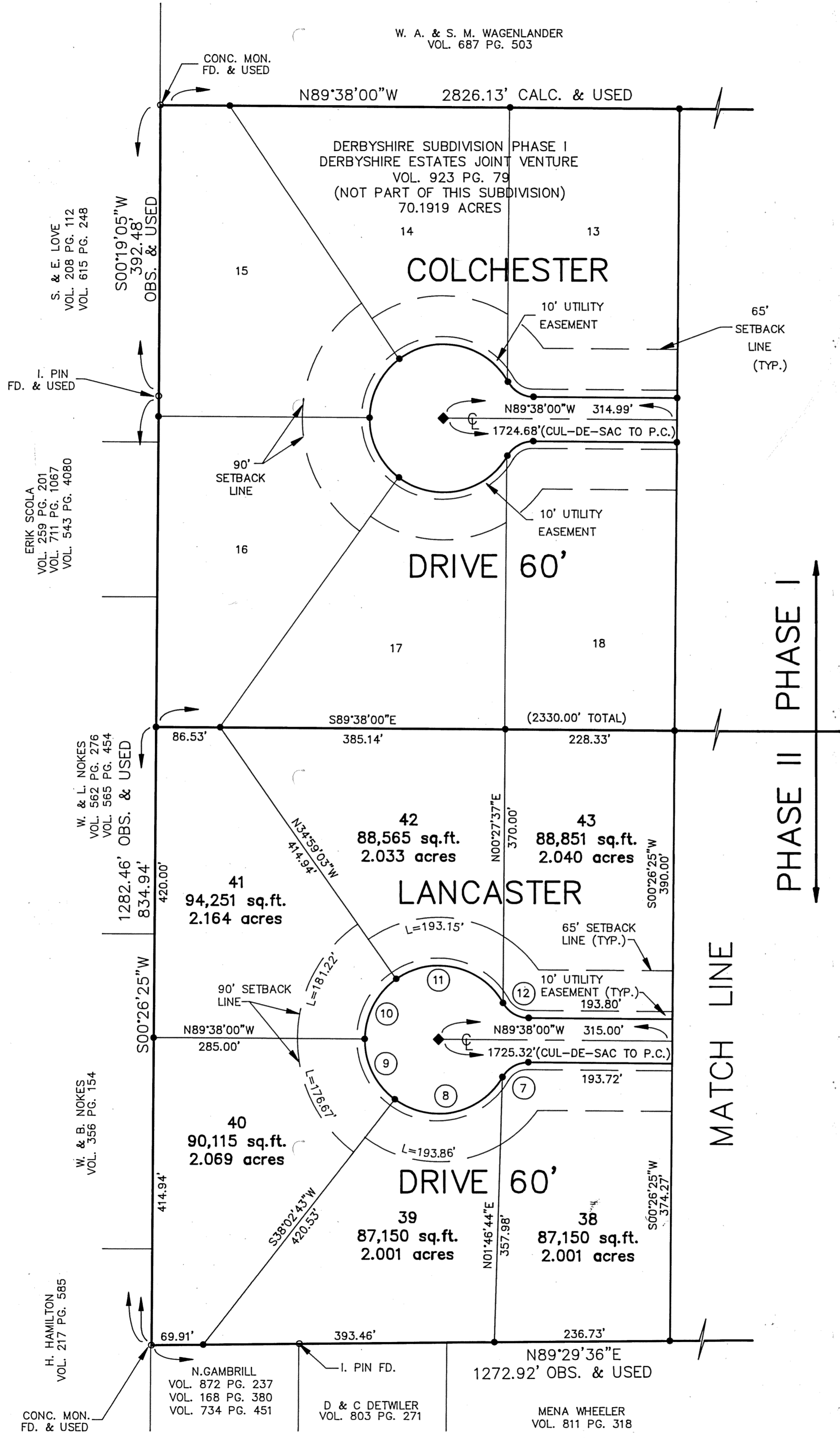


**LEGEND**

- IRON PIN SET
- ◆ MONUMENT SET
- MONUMENT SET IN CONCRETE AT SUBDIVISION CORNER

**CURVE DATA**

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
38	7	40.00'	41.89'	23.09'	40.00'	N60°22'00"E	60°00'00"
39	8	100.00'	167.31'	110.80'	148.47'	S78°17'55"W	95°51'50"
40	9	100.00'	94.49'	51.10'	91.01'	N26°42'05"W	54°08'10"
41	10	100.00'	95.38'	51.67'	91.81'	N27°41'29"E	54°38'57"
42	11	100.00'	166.42'	109.80'	147.87'	S77°18'31"E	95°21'03"
43	12	40.00'	41.89'	23.09'	40.00'	S59°38'00"E	60°00'00"



**INDEX**

SCALE: 1"=400'