

# Timberwood Estates Subdivision

Timberwood Farms Limited, an Ohio Limited Liability Company, the undersigned owners of the within platted land do hereby grant unto The Cleveland Electric Illuminating Company, Alltel Corporation, Cablevision of Geauga County and The East Ohio Gas Company, 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 21st day of May, 1995.

Burlington Development Company  
MEMBER  
By Jerry Petersen, managing partner  
Jerry Petersen, Member  
RIVER OAKS INVESTMENT COMPANY  
MEMBER  
By Dennis J. Ibold, Member  
Dennis J. Ibold, Member

Barton M. Swartz  
Witness  
Steve Petersen  
Witness  
Barton M. Swartz  
Witness  
Steve Petersen  
Witness

## State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State, personally appeared the above named Jerry Petersen and Dennis J. Ibold 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 21st day of May, 1995.

Barton M. Swartz  
Notary Public  
My Commission Expires on August 23, 1999

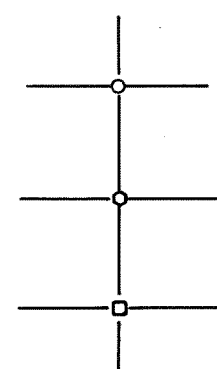
## Utility Easement Accepted by:

<u>D-11</u> Cleveland Electric Illuminating Company	<u>9-14-95</u> Date
<u>Jim Halley</u> Alltel Corporation	<u>9-14-95</u> Date
<u>Dennis Johnson</u> Cablevision of Geauga County	<u>Sept 14-1995</u> Date
<u>Richard C. Johnson</u> The East Ohio Gas Company	<u>9-26-95</u> Date

Denotes iron pipe set:

Denotes iron pipe set in concrete  
unless otherwise indicated:

Denotes iron pin set in  
monument box:



Situated in the Township of Hambden, County of Geauga, State of Ohio and known as being part of Lot No. 21 and 22 in the Bond Tract within said Township, and containing 107.711 acres, being land conveyed to Timberwood Farms, Limited, an Ohio Limited Liability Company, by deed recorded in volume 1015, page 983 of the Geauga County Deed Records.

Timberwood Farms, Limited, an Ohio Limited Liability Company, owners of the land shown hereon, hereby certify that this plat correctly represents its "Timberwood Estates Subdivision", a subdivision containing sublots 1 through 32 both inclusive and do hereby accept this plat of same and dedicate to public use the area designated as "Penniman 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. Easements are reserved where indicated on the plat for public utility purposes above and beneath the surface of the ground. In witness whereof the undersigned hereunto set their hands this 21st day of May, 1995.

Burlington Development Company  
MEMBER  
By Jerry Petersen, managing partner  
Jerry Petersen, Member

Barton M. Swartz  
Witness

River Oaks Investment Company  
MEMBER  
By Dennis J. Ibold, managing partner  
Dennis J. Ibold, Member

Steve Petersen  
Witness

Barton M. Swartz  
Witness  
Steve Petersen  
Witness

## State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named Jerry Petersen and Dennis J. Ibold 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 21st day of May, 1995.

Barton M. Swartz  
Notary Public  
My Commission Expires on August 23, 1999

Approved this 23 day of May, 1996 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.

William E. Hildebrand  
Gauga County Commissioner  
Don Swartz  
Gauga County Commissioner

Walter Hildebrand  
Gauga County Commissioner

I certify to Timberwood Farms, Limited 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 are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

Lawrence Gordon Wilson  
April 16, 1995  
Ohio Professional Surveyor No. 5807.



This plat complies with the applicable Hambden Township Zoning Resolution regarding lot size, frontage and width. This 1 May 95 day of May, 1995.

By: Jim Ramsey  
Hambden Township Zoning Inspector

Approved as to legal form this 22nd day of May, 1996.

By: Marie A. Sore  
Asst. Geauga County Prosecutor

Approved this 13th day of June, 1995.

By: William J. Gork  
Chairperson, 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 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 22nd day of May, 1996.

By: Robert L. Shigley  
Gauga County Engineer

Transferred this 23rd day of MAY, 1996.

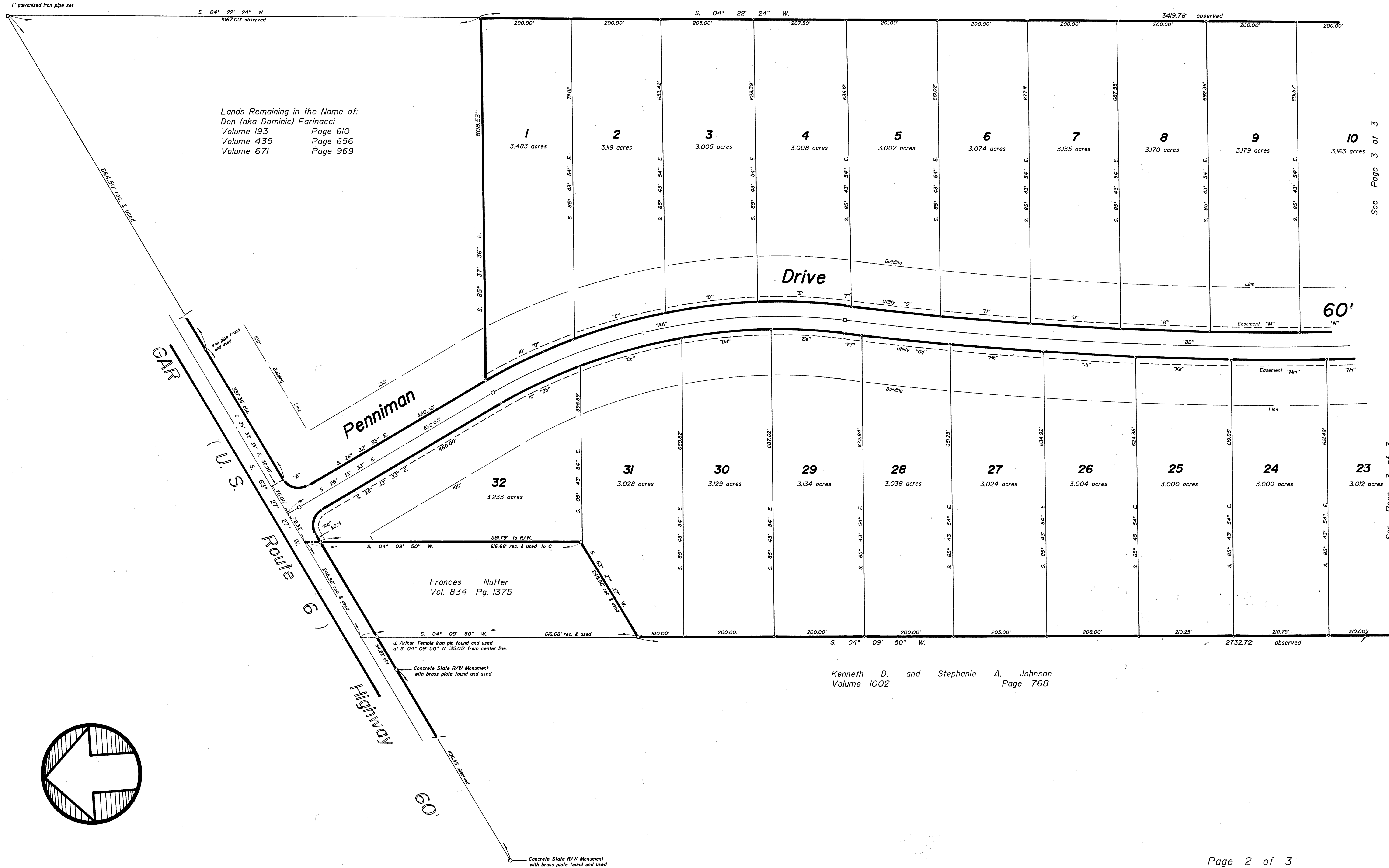
By: Tracy A. Jensen  
Gauga County Auditor

486350

Filed for record this 23 day of May, 1996  
at 3:35 P.M.  
Recorded this 23 day of May, 1996 in  
plat book Volume 23 page 75.

By: Catherine H. Heiden  
Gauga County Recorder

Total Number of Sublots:	32 sublots
Total Area in Subdivision:	107.711 acres
Total Area in Sublots:	102.535 acres
Total Area in Road R/W:	5.176 acres
Total Length of New Road:	3475.00'



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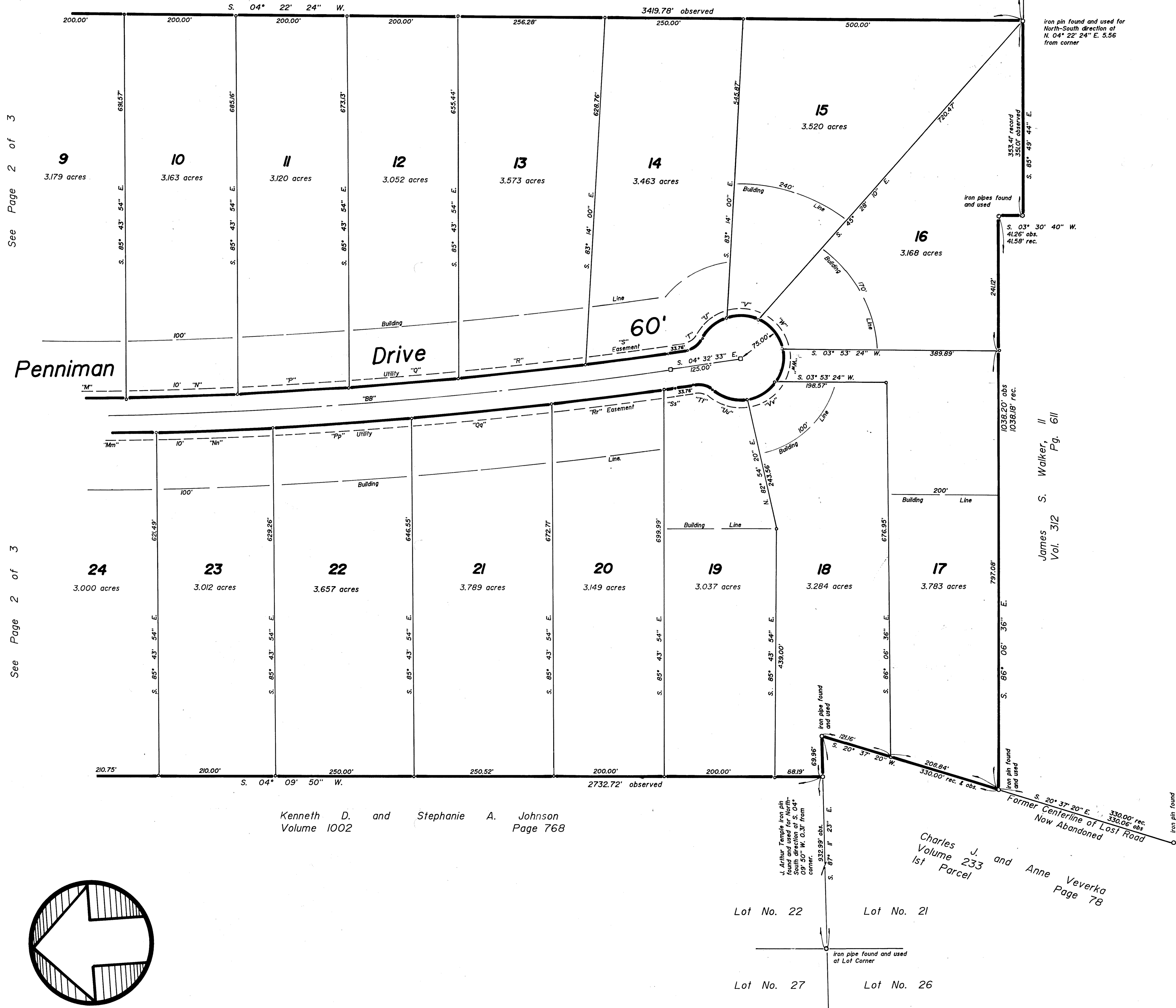
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Michael C. and Constance E. Locke  
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Curve Data Chart

Curve	Bearing	Chord	Arc	Tan	Radius	Delta
"A"	S. 18° 27' 27" W.	56.57'	62.83'	40.00'	40.00'	90° 00' 00"
"B"	S. 21° 28' 33" E.	223.68'	223.97'	122.28'	1266.38'	10° 08' 00"
"C"	S. 1° 41' 53" E.	208.03'	208.26'	104.37'	1266.38'	09° 25' 21"
"D"	S. 02° 18' 48" E.	206.36'	206.59'	103.52'	1266.38'	09° 20' 49"
"E"	S. 06° 54' 32" W.	200.86'	201.08'	100.75'	1266.38'	09° 05' 51"
"F"	S. 1° 25' 47" W.	6.90'	6.90'	3.45'	7131.97'	00° 03' 20"
"G"	S. 10° 35' 23" W.	202.23'	202.24'	101.2'	7131.97'	01° 37' 29"
"H"	S. 08° 58' 17" W.	200.68'	200.68'	100.35'	7131.97'	01° 36' 44"
"I"	S. 07° 21' 38" W.	200.29'	200.30'	100.16'	7131.97'	01° 36' 33"
"J"	S. 05° 45' 09" W.	200.07'	200.07'	100.04'	7131.97'	01° 36' 26"
"K"	S. 04° 08' 43" W.	200.00'	200.00'	100.00'	7131.97'	01° 36' 24"
"L"	S. 02° 32' 18" W.	200.09'	200.10'	100.06'	7131.97'	01° 36' 27"
"M"	S. 00° 55' 47" W.	200.34'	200.35'	100.18'	7131.97'	01° 36' 34"
"N"	S. 00° 40' 53" E.	200.75'	200.76'	100.38'	7131.97'	01° 36' 46"
"O"	S. 02° 24' 49" E.	230.43'	230.44'	115.23'	7131.97'	01° 51' 05"
"P"	S. 03° 56' 27" E.	149.78'	149.78'	74.89'	7131.97'	01° 12' 12"
"Q"	S. 30° 47' 42" E.	35.39'	36.66'	19.73'	40.00'	52° 30' 17"
"R"	S. 35° 13' 07" E.	55.77'	57.15'	30.04'	75.00'	43° 39' 25"
"S"	S. 09° 31' 41" W.	58.41'	60.00'	31.71'	75.00'	45° 50' 12"
"T"	S. 55° 21' 53" W.	58.41'	60.00'	31.71'	75.00'	45° 50' 12"
"AA"	S. 07° 32' 33" E.	805.05'	820.00'	425.72'	1236.383'	38° 00' 00"
"BB"	S. 03° 27' 27" W.	1993.508'	2000.00'	1006.55'	7161.972'	16° 00' 00"
"Aa"	S. 71° 32' 33" E.	56.57'	62.83'	40.00'	40.00'	90° 00' 00"
"Ba"	S. 21° 41' 56" E.	203.73'	203.97'	102.23'	1206.38'	09° 41' 14"
"Ca"	S. 1° 16' 35" E.	234.56'	234.93'	117.84'	1206.38'	1° 09' 28"
"Da"	S. 00° 55' 23" E.	200.82'	201.06'	100.76'	1206.38'	09° 32' 56"
"Ea"	S. 07° 39' 16" W.	160.03'	160.15'	80.19'	1206.38'	07° 36' 22"
"Fa"	S. 1° 17' 46" W.	40.55'	40.55'	20.28'	7191.97'	00° 19' 23"
"Ga"	S. 10° 20' 00" W.	201.3'	201.3'	100.57'	7191.97'	01° 36' 08"
"Ha"	S. 08° 42' 47" W.	205.62'	205.62'	102.82'	7191.97'	01° 38' 17"
"Ja"	S. 07° 03' 52" W.	208.25'	208.25'	104.13'	7191.97'	01° 39' 33"
"Ka"	S. 05° 23' 50" W.	210.29'	210.30'	105.16'	7191.97'	01° 40' 31"
"La"	S. 03° 43' 12" W.	210.76'	210.77'	105.39'	7191.97'	01° 40' 45"
"Ma"	S. 02° 02' 36" W.	210.16'	210.17'	105.09'	7191.97'	01° 40' 28"
"Pa"	S. 00° 12' 28" W.	250.63'	250.64'	125.33'	7191.97'	01° 59' 48"
"Qa"	S. 01° 47' 39" E.	251.93'	251.95'	125.99'	7191.97'	02° 00' 26"
"Ra"	S. 03° 36' 08" E.	201.90'	201.91'	100.96'	7191.97'	01° 36' 31"
"Sa"	S. 04° 28' 28" E.	17.08'	17.08'	8.54'	7191.97'	00° 08' 10"
"Ta"	S. 21° 42' 36" W.	35.39'	36.66'	19.73'	40.00'	52° 30' 17"
"Ua"	S. 19° 52' 47" W.	70.61'	73.52'	40.02'	75.00'	56° 09' 54"
"Va"	S. 31° 07' 16" E.	58.41'	60.00'	31.71'	75.00'	45° 50' 12"
"Wa"	S. 77° 52' 41" E.	60.62'	62.41'	33.14'	75.00'	47° 40' 39"



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Charles J. and Anne Veverka  
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