

GLEN VALLEY FARMS No. 3

PART OF ORIGINAL MIDDLEFIELD TOWNSHIP LOT Nos. 22, 23 AND 28 VILLAGE OF MIDDLEFIELD - GEAUGA COUNTY - OHIO



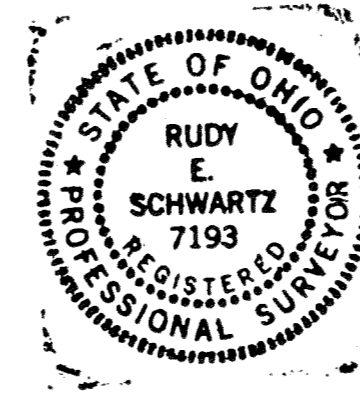
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED GLEN VALLEY FARMS NO. 3 AS SHOWN HEREON AND CONTAINING 7.8978 ACRES OF LAND.

AT ALL POINTS SO INDICATED MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES WHEN COMPUTED FROM FIELD MEASUREMENTS WAS ACCURATE TO WITHIN A MINIMUM PRECISION OF 1:10,000 BEFORE BALANCING THE SURVEY, AND THAT ALL THE REQUIRED MONUMENTS ARE CORRECTLY SHOWN HEREON AND THAT THOSE WHICH ARE NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE ON THE SITE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION.

Rudy E. Schwartz
RUDY E. SCHWARTZ, P.S. 7193



EASEMENTS

THOMAS H. PAGE, INC., OWNER OF THE WITHIN PLATTED LAND GRANTS UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, CABLEVISION OF GEAUGA COUNTY, COLUMBIA GAS TRANSMISSION AND THE EAST OHIO GAS COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE 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 WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPE, GAS PIPE LINES, SURFACE OR BELOW 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 COMMUNICATIONS SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS 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 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 PROPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

IN WITNESS WHEREOF, THOMAS H. PAGE, INC., HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY THOMAS H. PAGE, PRESIDENT, AT MAYFIELD HTS, OHIO, THIS 20th DAY OF JUNE, 1996.

THOMAS H. PAGE, INC.

Thomas H. Page
THOMAS H. PAGE, PRESIDENT

Anita Frazier
WITNESS
ANITA FRAZIER

Sharon A. Hare
WITNESS
SHARON A. HARE

STATE OF OHIO }
COUNTY OF Cuyahoga }SS

BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED THOMAS H. PAGE, INC., BY THOMAS H. PAGE, PRESIDENT, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL AT MAYFIELD HTS, OHIO, THIS 20th DAY OF JUNE, 1996.

Sharon A. Hare
NOTARY PUBLIC

SHARON A. HARE
Notary Public, STATE OF OHIO
My Commission Expires Nov. 12, 1996
(Recorded in Lake County)

MY COMMISSION EXPIRES _____

DEDICATION AND CERTIFICATION OF OWNERS

THOMAS H. PAGE, INC., THE UNDERSIGNED OWNER OF THE LANDS EMBRACED WITHIN THIS SUBDIVISION, HEREBY ACKNOWLEDGES THIS PLAT AND SUBDIVISION TO BE ITS FREE ACT AND DEED. THE UNDERSIGNED FURTHER AGREES 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 ITSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM UNDER OR THROUGH THE UNDERSIGNED. THOMAS H. PAGE, INC. HEREBY CERTIFIES THAT THE PLAT CORRECTLY REPRESENTS ITS "DEDICATION PLAT" OF GLEN VALLEY FARMS NO. 3 AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, GLEN VALLEY DRIVE (60 FEET WIDE) AND BRIAN COURT (60 FEET WIDE).

AND DOES ALSO GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN GLEN VALLEY FARMS SUBDIVISIONS, CERTAIN AREAS OF LAND DESIGNATED AS "OPEN SPACE" FOR RECREATION AND OTHER RELATED ACTIVITIES. SAID AREAS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS OF GLEN VALLEY FARMS SUBDIVISIONS AS MORE FULLY PROVIDED IN THE "GLEN VALLEY FARMS DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN VOLUME _____, PAGE _____ OF GEAUGA COUNTY RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLOT OWNER SHALL BE ENTITLED TO THE BENEFITS AND SUBJECT TO THE OBLIGATIONS THEREOF.

AND DOES ALSO GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN GLEN VALLEY FARMS SUBDIVISIONS, A CERTAIN AREA OF LAND DESIGNATED AS A "STORM DRAINAGE EASEMENT", AS SHOWN HEREON WITH RIGHTS TO ACCESS, LAY, MAINTAIN, REPLACE OR REMOVE STORM SEWERS, STORMWATER DETENTION BASINS, MANHOLES, DITCHES, SWALES, AND/OR OTHER APPURTENANCES. THE INDIVIDUAL PROPERTY OWNERS OVER WHICH SAID EASEMENT LIES, SHALL BE RESPONSIBLE FOR THE DAILY NORMAL MAINTENANCE OF THE EASEMENT AREA SUCH AS MOWING, LEAF COLLECTION AND DISPOSAL, AND ANY OTHER SIMILAR MAINTENANCE NOT REQUIRING THE USE OF SPECIAL OR HEAVY EQUIPMENT. ANY REGRADING OF THE EASEMENT AREA SHALL BE SUBJECT TO VILLAGE APPROVAL.

AND DOES ALSO GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN GLEN VALLEY FARMS SUBDIVISIONS, CERTAIN AREAS OF LAND DESIGNATED AS A "SIDEWALK EASEMENT", AS SHOWN HEREON.

THOMAS H. PAGE INC. ALSO DEDICATES AND GRANTS EASEMENTS, WHERE INDICATED ON THE PLAT, FOR PUBLIC PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF, THOMAS H. PAGE, INC., HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY THOMAS H. PAGE, PRESIDENT AT MAYFIELD HTS, OHIO, THIS 20th DAY OF JUNE, 1996.

THOMAS H. PAGE, INC.

Thomas H. Page
THOMAS H. PAGE, PRESIDENT

Anita Frazier
WITNESS
ANITA FRAZIER

Sharon A. Hare
WITNESS
SHARON A. HARE

STATE OF OHIO }
COUNTY OF Cuyahoga }SS

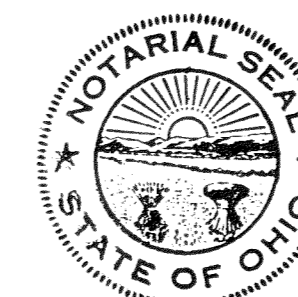
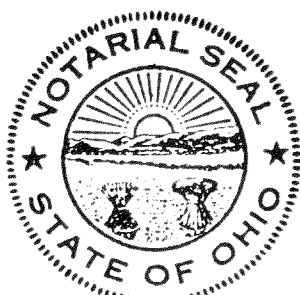
BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED THOMAS H. PAGE, INC., BY THOMAS H. PAGE, PRESIDENT, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL AT MAYFIELD HTS, OHIO, THIS 20th DAY OF JUNE, 1996.

Sharon A. Hare
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SHARON A. HARE
Notary Public, STATE OF OHIO
My Commission Expires Nov. 12, 1996
(Recorded in Lake County)

AREA IN SUBLOTS 6.3953
AREA IN R/W 1.5025
TOTAL ACRES 7.8978



APPROVALS FOR RECORD PROPOSES ONLY
APPROVED BY THE MIDDLEFIELD VILLAGE PLANNING AND ZONING COMMISSION THIS 17th DAY OF JULY, 1996.

CHAIRMAN *Dill C. Ditz*

APPROVED BY VILLAGE OF MIDDLEFIELD-COUNCIL BY ORDINANCE 96-140 THIS 18th DAY OF JULY, 1996.

APPROVED BY VILLAGE OF MIDDLEFIELD-MAYOR THIS 18th DAY OF JULY, 1996.

MAYOR *Ben Khalil*

APPROVED BY VILLAGE OF MIDDLEFIELD-ENGINEER THIS 26th DAY OF JUNE, 1996.

ENGINEER *David R. Hoops*

RECEIVED FOR TRANSFER BY THE GEAUGA COUNTY AUDITOR THIS 24th DAY OF JULY, 1996.

AUDITOR *Tracy A. Jamison* by: *Deborah Z. Bunt*

RECEIVED FOR RECORDING PURPOSES BY THE GEAUGA COUNTY RECORDER

RECEIVED July 24, 1996 AT 10:00 A.M. **489700**

RECORDED IN PLAT BOOK 24, PAGE 10

THIS 24 DAY OF July, 1996.

RECORDER *Catherine H. Heiden*

THE UNDERSIGNED MORTGAGEE OF THE LAND INCLUDED IN THIS PLAT AND SUBDIVISION DOES HEREBY JOIN WITH THE OWNER OF THIS SUBDIVISION IN THE DEDICATION TO PUBLIC USE OF THE AREA DESIGNATED AS GLEN VALLEY FARMS NO. 3 AND HEREBY RELEASES FROM LIEN OF ITS MORTGAGE AND WAIVES ANY RIGHT WHICH IT MIGHT HAVE IN SAID AREAS.

FURTHER THE MORTGAGEE OF THE LANDS INCLUDED IN THIS PLAT AND SUBDIVISION HEREBY JOINS WITH THE OWNER OF THIS SUBDIVISION IN THE GRANTING TO THE HOMEOWNERS ASSOCIATION WITHIN THE GLEN VALLEY FARMS SUBDIVISIONS THE AREAS DESIGNATED AS "OPEN SPACE" AND HEREBY RELEASES FROM THE LIEN OF ITS MORTGAGE AND WAIVES ANY RIGHT WHICH IT MAY HAVE IN SAID AREAS.

Gary B. Sallee
MORTGAGEE:
GARY B. SALLEE, M.P.
SECURITY FEDERAL SAVINGS AND
LOAN ASSOCIATION,
MAYFIELD HEIGHTS, OHIO 44124

James Madrygal
MORTGAGEE:
JAMES MADRYGAL, A.K.P.
SECURITY FEDERAL SAVINGS AND
LOAN ASSOCIATION,
MAYFIELD HEIGHTS, OHIO 44124
WITNESS
Anita Frazier
ANITA FRAZIER
WITNESS
Sharon A. Hare
SHARON A. HARE

STATE OF OHIO
COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED GARY B. SALLEE, ITS ASSIST. V. PRES. AND JAMES MADRYGAL, ITS D.V. PRESIDENT OF SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION, MAYFIELD HEIGHTS, OHIO. THE CORPORATION WHICH EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OFFICERS AND B.V. PRESIDENT IN BEHALF OF SUCH CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH OFFICERS AND THE FREE AND CORPORATE ACT AND DEED OF SUCH CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT MAYFIELD HTS, OHIO THIS 20th DAY OF JUNE, 1996.

Sharon A. Hare
NOTARY PUBLIC

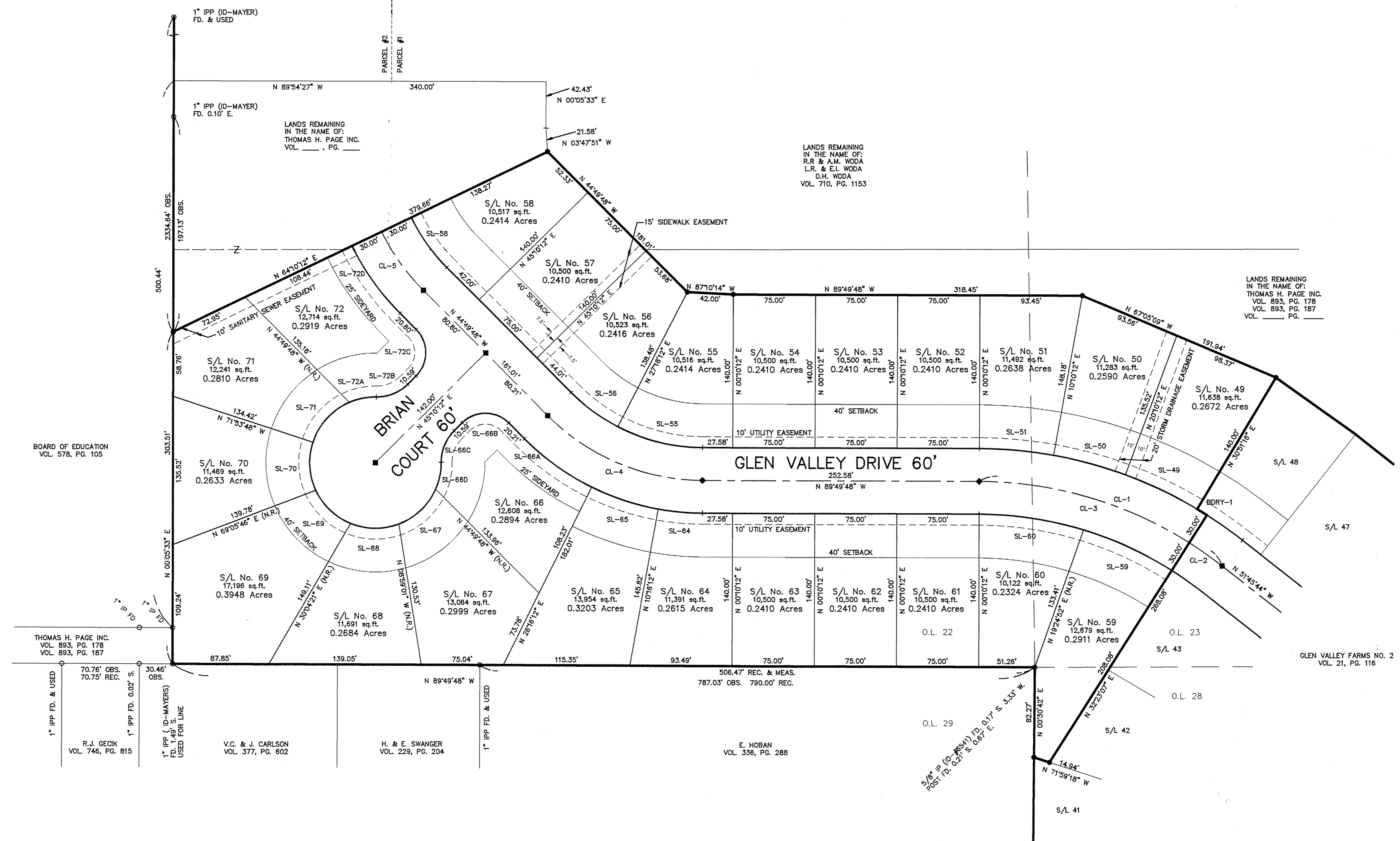
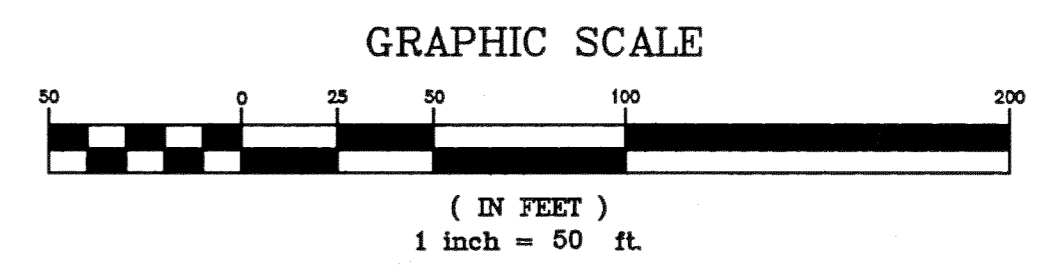
MY COMMISSION EXPIRES _____

SHARON A. HARE
Notary Public, STATE OF OHIO
My Commission Expires Nov. 12, 1996
(Recorded in Lake County)

24-10

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BDRY-1	390.00'	10.42'	5.21'	10.42'	N 58°22'49" W	01°31'51"
CL-1	360.00'	239.19'	124.20'	234.81'	N 70°47'46" W	38°04'04"
CL-2	360.00'	36.77'	18.40'	36.76'	N 54°41'19" W	05°51'09"
CL-3	360.00'	202.41'	103.98'	199.76'	N 73°43'20" W	32°12'55"
CL-4	200.00'	157.08'	82.84'	153.07'	N 67°19'48" W	45°00'00"
CL-5	200.00'	66.32'	33.47'	66.02'	N 35°19'48" W	19°00'00"
SL-49	390.00'	72.73'	36.47'	72.62'	N 64°29'16" W	10°41'04"
SL-50	390.00'	68.07'	34.12'	67.98'	N 74°49'48" W	10°00'00"
SL-51	390.00'	68.07'	34.12'	67.98'	N 64°49'48" W	10°00'00"
SL-55	170.00'	80.51'	41.02'	79.76'	N 78°15'48" W	27°08'00"
SL-56	170.00'	53.01'	26.72'	52.80'	N 53°48'48" W	17°52'00"
SL-58	170.00'	56.37'	28.45'	56.12'	N 35°19'48" W	19°00'00"
SL-59	330.00'	88.94'	44.74'	88.67'	N 63°20'08" W	13°22'50"
SL-60	330.00'	96.61'	48.65'	96.26'	N 81°26'36" W	16°46'25"
SL-64	230.00'	40.54'	20.32'	40.49'	N 84°46'48" W	10°06'00"
SL-65	230.00'	64.23'	32.32'	64.02'	N 71°43'48" W	18°00'00"
SL-66A	230.00'	75.87'	38.28'	75.53'	N 54°18'48" W	18°54'00"
SL-66B	30.00'	47.12'	30.00'	42.43'	N 89°49'48" W	90°00'00"
SL-66C	40.00'	31.82'	16.80'	30.98'	N 22°23'01" E	45°34'23"
SL-66D	60.00'	25.20'	12.79'	25.01'	N 11°37'42" E	24°03'46"
SL-67	60.00'	47.68'	25.18'	46.43'	N 48°25'25" E	43°31'40"
SL-68	60.00'	45.00'	23.62'	43.95'	N 89°19'35" W	42°58'19"
SL-69	60.00'	45.00'	23.62'	43.95'	N 46°21'16" W	42°58'19"
SL-70	60.00'	45.00'	23.62'	43.95'	N 03°22'57" W	42°58'19"
SL-71	60.00'	50.87'	27.08'	49.36'	N 42°33'30" E	48°34'37"
SL-72A	60.00'	25.20'	12.79'	25.01'	N 78°42'42" E	24°03'46"
SL-72B	40.00'	31.82'	16.80'	30.98'	N 87°57'23" E	45°34'23"
SL-72C	30.00'	47.12'	30.00'	42.43'	N 00°10'12" E	90°00'00"
SL-72D	230.00'	76.27'	38.49'	75.92'	N 35°19'48" W	19°00'00"

GLEN VALLEY FARMS NO. 3



- LEGEND**
- 5/8" IRON PIN SET
 - IRON PIN/PIPE FOUND
 - ◆ MONUMENT BOX
 - IP IRON PIN
 - IPP IRON PIPE

24-11