

**ACCEPTANCE CERTIFICATION AND DEDICATION:**

WE, THE UNDERSIGNED, R.L. INVESTMENT GROUP, OWNERS OF THE LAND SHOWN HEREON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR GRANDVIEW SUBDIVISION, CONTAINING SUBLOTS 1 THROUGH 18 BOTH INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS MARLIN DRIVE AND TRISH LANE. 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 PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. A TEMPORARY TURNAROUND EASEMENT AS SHOWN HEREIN IS HEREBY DEDICATED TO PUBLIC USE. SAID EASEMENT SHALL BE USED AS A VEHICULAR TURNAROUND ONLY. UPON THE FUTURE EXTENSION AND DEDICATION OF TRISH LANE, THE TEMPORARY TURNAROUND EASEMENT SHALL BE VACATED AND THE AREA THEREIN SHALL REVERT TO THE OWNER OF SUBLOT NUMBER 4. R.L. INVESTMENT GROUP, ITS HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONSTRUCT A DRIVEWAY FROM SAID TURNAROUND TO SERVE SUBLOT NUMBER 4.

Gregory E. Lawroski 3/8/96 PARTNER  
Gregory E. Lawroski WITNESS  
Carolynn Holzheim 3-8-96 WITNESS  
Catherine Petronzio 3/8/96 WITNESS

Robert Petronzio 3/8/96 PARTNER  
Robert Petronzio WITNESS  
Carolynn Holzheim 3-8-96 WITNESS  
Catherine Petronzio 3/8/96 WITNESS

STATE OF OHIO  
 COUNTY OF Geauga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED GREGORY E. LAWROSKI AND ROBERT PETRONZIO THAT WE 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 SEAL AT Chesterland, OHIO, THIS 27th DAY OF MARCH, 1996.

George L. Badovick  
 NOTARY PUBLIC  
 GEORGE L. BADOVICK, Attorney at Law  
 Notary Public - State of Ohio  
 My Commission Expires 12/7/03 H.C.

**UTILITY EASEMENT:**

WE, THE UNDERSIGNED R.L. INVESTMENT GROUP, OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, ALLTEL, EAST OHIO GAS COMPANY AND CABLEVISION OF GEauga COUNTY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) 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, GAS, AND COMMUNICATION CABLES, 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 GRANTEE FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE 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, ALIGNMENT 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 HEREUNTO SET THEIR HANDS THIS 27th DAY OF MARCH, 1996.

Gregory E. Lawroski 3-8-96 PARTNER  
Gregory E. Lawroski WITNESS  
Carolynn Holzheim 3-8-96 WITNESS  
Catherine Petronzio 3/8/96 WITNESS

Robert Petronzio 3-8-96 PARTNER  
Robert Petronzio WITNESS  
Carolynn Holzheim 3-8-96 WITNESS  
Catherine Petronzio 3-8-96 WITNESS

STATE OF OHIO  
 COUNTY OF Geauga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED GREGORY E. LAWROSKI AND ROBERT PETRONZIO 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 Chesterland, OHIO, THIS 27th DAY OF MARCH, 1996.

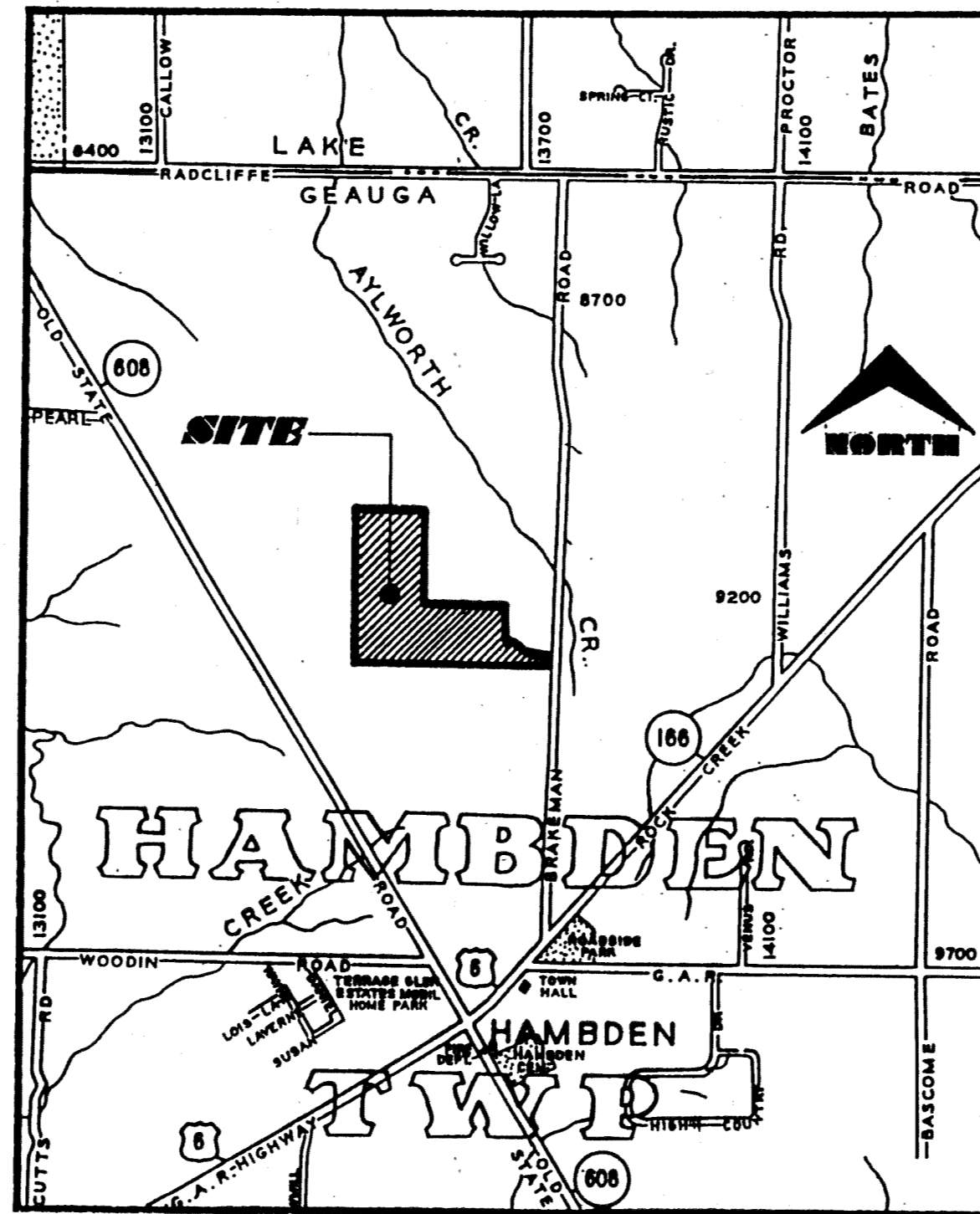
George L. Badovick  
 NOTARY PUBLIC  
 GEORGE L. BADOVICK, Attorney at Law  
 Notary Public - State of Ohio  
 My Commission Expires 12/7/03 H.C.

**UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:**

William E. Hill 4-1-96 THE ILLUMINATING CO. DATE  
Jan Hill 4/18/96 ALLTEL DATE  
Robert K. Burch 4-1-96 EAST OHIO GAS CO. DATE  
Dennis Thomson 4/23/96 CABLEVISION OF GEauga Cty. DATE

# GRANDVIEW SUBDIVISION

SITUATED IN THE TOWNSHIP OF HAMBDEN TOWNSHIP, COUNTY OF GEUGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF LOT 20, BOND TRACT AND CONTAINING 65.6242 ACRES OF LAND BEING CONVEYED TO R.L. INVESTMENT GROUP IN THE DEEDS RECORDED IN VOLUME 1041, PAGE 1018 AND VOLUME 1041, PAGE 1025 OF THE GEUGA COUNTY DEED RECORDS.



VICINITY MAP - NO SCALE

**SUBDIVISION TABULATION**

AREA IN SUBLOTS .....60.1890 ACRES  
 AREA IN EXISTING ROAD R/W ..... 0.0758 ACRES  
 AREA IN DEDICATED ROAD R/W ..... 5.3594 ACRES  
 TOTAL AREA IN SUBDIVISION ..... 65.6242 ACRES  
 LENGTH OF ROADS ..... 3,665.14 LINEAL FEET  
 NUMBER OF SUBLOTS ..... 18

**MORTGAGE RELEASE:**

THE UNDERSIGNED MORTGAGEE OF THE LAND INCLUDED IN THIS PLAT AND SUBDIVISION DOES HEREBY JOIN WITH THE OWNERS OF THIS SUBDIVISION IN THE DEDICATION TO PUBLIC USE OF THE AREA DESIGNATED AS MARLIN DRIVE AND TRISH LANE AND HEREBY RELEASE FROM LIEN OF OUR MORTGAGE AND WAIVES ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID MARLIN DRIVE AND TRISH LANE. THIS 9 DAY OF MARCH, 1996.

Anthony R. Wolfe  
 SECURITY FEDERAL SAVINGS & LOAN ASSN.  
 BY: ANTHONY R. WOLFE, 1st VICE PRES  
Gary B. Sahler  
 WITNESS GARY B. SAHLER  
Lois A. Gattuzzi  
 WITNESS LOIS A. GATTUZZI

STATE OF OHIO  
 COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED ANTHONY R. WOLFE OF SECURITY FEDERAL SAVINGS, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE CORPORATE ACT AND DEED OF SECURITY FEDERAL SAVINGS FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MAYFIELD HTS, OHIO THIS 8 DAY OF MARCH, 1996.

Lois A. Gattuzzi  
 NOTARY PUBLIC  
 LOIS A. GATTUZZI  
 Notary Public, State of Ohio  
 My Commission Expires Nov. 22, 1997

**APPROVALS:**

APPROVED AS TO LEGAL FORM THIS 23rd DAY OF AUGUST, 1996.  
Walter A. Brown  
 ASST. GEauga COUNTY PROSECUTOR

APPROVED THIS 9th DAY OF APRIL, 1996.

Mark J. Harmit  
 CHAIRMAN GEauga COUNTY PLANNING COMMISSION

PURSUANT TO OHIO REVISED CODE SECTION 711.091, 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, 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 26th DAY OF AUGUST, 1996.  
Robert J. Pflieger  
 GEauga COUNTY ENGINEER

APPROVED THIS 29th DAY OF AUGUST, 1996 CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF THE ROAD RIGHT-OF-WAYS SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE ROAD RIGHT-OF-WAYS, INCLUDING THE TEMPORARY TURNAROUND EASEMENT AS SHOWN HEREIN.

Steve J. Hester GEauga COUNTY COMMISSIONER  
Mark J. Harmit GEauga COUNTY COMMISSIONER  
Robert J. Pflieger GEauga COUNTY COMMISSIONER

TRANSFERRED THIS 30th DAY OF August, 1996.

Tracy A. Jensen  
 GEauga COUNTY AUDITOR

FILED FOR RECORD THIS 30 DAY OF August, 1996 AT 9:45 AM.

RECORDED THIS 30 DAY OF August, 1996 IN PLAT BOOK VOLUME 24 PAGE 30

491986  
Catherine H. Heiden  
 GEauga COUNTY RECORDER

THIS PLAT COMPLIES WITH THE APPLICABLE REGULATIONS REGARDING LOT SIZE, FRONTAGE AND WIDTH CONTAINED IN THE HAMB DEN TOWNSHIP ZONING RESOLUTION. SIGNED THIS 11 DAY OF MARCH, 1996.

James E. Ramsey  
 HAMB DEN TOWNSHIP ZONING INSPECTOR

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR GRANDVIEW SUBDIVISION IS RECORDED AT VOLUME 1046, PAGE 104 OF THE GEUGA COUNTY DEED RECORDS.

**SURVEYOR'S CERTIFICATE:**

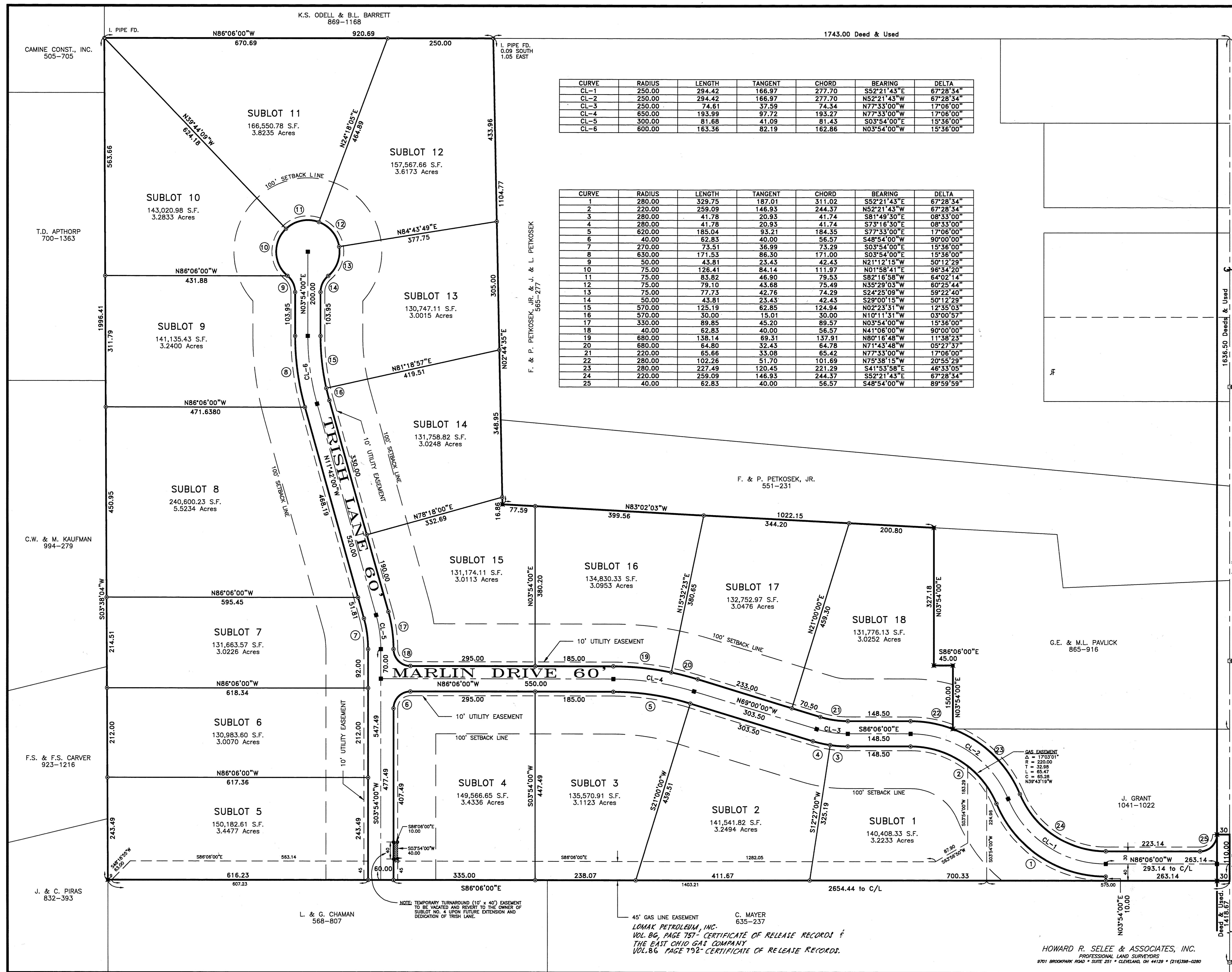
I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS OF THE SUBLOTS AND ROADS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH I AM CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEUGA COUNTY ENGINEER.

Howard R. Selee  
 REGISTERED SURVEYOR NO. 5471  
 DATE: 3-7-96



HOWARD R. SELEE & ASSOCIATES, INC.  
 PROFESSIONAL LAND SURVEYORS  
 9701 BROOKPARK ROAD, SUITE 251  
 CLEVELAND, OH 44129

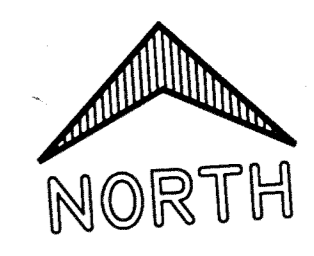
24-30 PHONE: (216) 398-0280



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL-1	250.00	294.42	166.97	277.70	S52°21'43"E	67°28'34"
CL-2	250.00	294.42	166.97	277.70	N52°21'43"W	67°28'34"
CL-3	250.00	74.61	37.59	74.34	N77°33'00"W	17°06'00"
CL-4	650.00	193.99	97.72	193.27	N77°33'00"W	17°06'00"
CL-5	300.00	81.68	41.09	81.43	S03°54'00"E	15°36'00"
CL-6	600.00	163.36	82.19	162.86	N03°54'00"W	15°36'00"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	280.00	329.75	187.01	311.02	S52°21'43"E	67°28'34"
2	220.00	259.09	146.93	244.37	N52°21'43"W	67°28'34"
3	280.00	41.78	20.93	41.74	S81°49'30"E	08°33'00"
4	280.00	41.78	20.93	41.74	S73°16'30"E	08°33'00"
5	620.00	185.04	93.21	184.35	S77°33'00"E	17°06'00"
6	40.00	62.83	40.00	56.57	S48°54'00"W	90°00'00"
7	270.00	73.51	36.99	73.29	S03°54'00"E	15°36'00"
8	630.00	171.53	86.30	171.00	S03°54'00"E	15°36'00"
9	50.00	43.81	23.43	42.43	N21°12'15"W	50°12'29"
10	75.00	128.41	64.14	111.97	N01°58'41"E	96°34'20"
11	75.00	83.82	46.90	79.53	S82°16'58"W	64°02'14"
12	75.00	79.10	43.68	75.49	N35°29'03"W	60°25'44"
13	75.00	77.73	42.76	74.29	S24°25'09"W	59°22'40"
14	50.00	43.81	23.43	42.43	S29°00'15"W	50°12'29"
15	570.00	125.19	62.85	124.94	N02°23'31"W	12°35'03"
16	570.00	30.00	15.01	30.00	N10°11'31"W	03°00'57"
17	330.00	89.85	45.20	89.57	N03°54'00"W	15°36'00"
18	40.00	62.83	40.00	56.57	N41°06'00"W	90°00'00"
19	680.00	138.14	69.31	137.91	N80°16'48"W	11°38'23"
20	680.00	64.80	32.43	64.78	N71°43'48"W	05°27'37"
21	220.00	65.66	33.08	65.42	N77°33'00"W	17°06'00"
22	280.00	102.26	51.70	101.69	N75°38'15"W	20°55'29"
23	280.00	227.49	120.45	221.29	S41°53'58"E	46°33'05"
24	220.00	259.09	146.93	244.37	S52°21'43"E	67°28'34"
25	40.00	62.83	40.00	56.57	S48°54'00"W	89°59'59"

- LEGEND:**
- MONUMENT SET
  - MONUMENT FOUND
  - IRON PIN FOUND
  - ⊙ IRON PIN SET
  - ✱ IRON PIN SET IN CONCRETE



SCALE: 1" = 100'  
 March 7, 1996  
 MARCH 20, 1996 - REVISED GAS LINE EASEMENT

BRAKEMAN ROAD 60'

GRANDVIEW SUBDIVISION  
 File No. 95814-R

24-31

24-31

HOWARD R. SELEE & ASSOCIATES, INC.  
 PROFESSIONAL LAND SURVEYORS  
 9701 BROOKPARK ROAD • SUITE 251 • CLEVELAND, OH 44129 • (216) 388-0280

45' GAS LINE EASEMENT  
 C. MAYER 635-237  
 LOMAK PETROLEUM, INC.  
 VOL. 86, PAGE 757 - CERTIFICATE OF RELEASE RECORDS  
 THE EAST OHIO GAS COMPANY  
 VOL. 86, PAGE 752 - CERTIFICATE OF RELEASE RECORDS.

NOTE: TEMPORARY TURNAROUND (10' x 40') EASEMENT TO BE VACATED AND REVERT TO THE OWNER OF SUBLOT NO. 4 UPON FUTURE EXTENSION AND DEDICATION OF TRISH LANE.

L. & G. CHAMAN  
 568-807

F. & P. PETKOSEK, JR.  
 551-231

F. & P. PETKOSEK, JR. & J. & L. PETKOSEK  
 565-277

K.S. ODELL & B.L. BARRETT  
 869-1168

CAMINE CONST., INC.  
 505-705

T.D. APTHORP  
 700-1363

C.W. & M. KAUFMAN  
 994-279

F.S. & F.S. CARVER  
 923-1216

J. & C. PIRAS  
 832-393

G.E. & M.L. PAVLICK  
 865-916

J. GRANT  
 1041-1022

825.11 Calc. & Used.

1636.50 Deeds & Used

650.00 Rec.

649.84 Obs.

1889.99 Rec.

1900.22 Obs.

Deed & Used.  
 1418.67