

PLAT OF MAPLEWOOD ESTATES SUBDIVISION BEING A PART OF THE BOND TRACT, LOT 24 TOWNSHIP OF HAMB DEN, COUNTY OF GEAUGA, STATE OF OHIO

MAPLEWOOD ESTATES SUBDIVISION

SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF GEAUGA, STATE OF OHIO AND KNOWN AS BEING A PART OF BOND TRACT AND ORIGINAL LOT NO. 24 AND CONTAINING 68.564 ACRES BEING ALL OF THE LAND CONVEYED TO MAPLEWOOD ESTATES, INC. IN THE DEED RECORDED IN VOLUME 1046, PAGE 192, OF THE GEAUGA COUNTY DEED RECORDS.

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 ROAD 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 GEAUGA COUNTY ENGINEER.



David W. Novak
DAVID W. NOVAK, P.S. No. 7507
DATE April 04, 1996

MORTGAGE RELEASE

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 AREAS DESIGNATED AS JUNIPER DRIVE AND SAMARA COURT AND HEREBY RELEASES FROM LIEN OF OUR MORTGAGE AND WAIVES ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID ROADS THIS 22nd DAY OF October, 1996.

[Signature]
VICE PRESIDENT - CHARTER ONE BANK, F.S.B.
[Signature]
VICE PRESIDENT - CHARTER ONE BANK, F.S.B.
Darlene M. Tucker
WITNESS
Susan J. McKeown
WITNESS

STATE OF OHIO
COUNTY OF GEAUGA CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Paul J. Maloney AND Dee Tanarka OF CHARTER ONE BANK, F.S.B. WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED AND THE FREE CORPORATE ACT AND DEED OF CHARTER ONE BANK, F.S.B. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Cleveland, OHIO THIS 22nd DAY OF October, 1996.

Darlene M. Tucker
NOTARY PUBLIC
MY COMMISSION EXPIRES April 2, 2000

DARLENE M. TUCKER
Notary Public - State of Ohio
My Commission Expires April 2, 2000
Recorded in Cuyahoga County

APPROVALS:

APPROVED AS TO LEGAL FORM THIS 4th DAY OF December, 1996.
Normie A. Soss
Asst. GEAUGA COUNTY PROSECUTOR

APPROVED THIS 9th DAY OF APRIL, 1996.
W. J. Hamit
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 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 PLAT COMPLIES WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THIS 4th DAY OF December, 1996.

Michael J. Stone, Deputy
GEAUGA COUNTY ENGINEER

APPROVED THIS 5th DAY OF Dec, 1996, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF THE ROAD RIGHT-OF-WAYS SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE OF THE

TEMPORARY TURN AROUND EASEMENT.
[Signature]
GEAUGA COUNTY COMMISSIONER
[Signature]
GEAUGA COUNTY COMMISSIONER
[Signature]
GEAUGA COUNTY COMMISSIONER

TRANSFERRED THIS 5th DAY OF December, 1996.

Troy A. Jensen
GEAUGA COUNTY AUDITOR

497575

FILED FOR RECORD THIS 5 DAY OF December, 1996 AT 1:44 P.M.

RECORDED THIS 5 DAY OF December, 1996 IN PLAT BOOK VOLUME 24, PAGE 81.
Catherine H. Heidens
GEAUGA COUNTY RECORDER

THIS PLAT COMPLIES WITH THE APPLICABLE HAMB DEN TOWNSHIP ZONING RESOLUTION REGARDING LOT SIZE, FRONTAGE, AND WIDTH. THIS 1st DAY OF April, 1996.

BY: *[Signature]*
HAMB DEN TOWNSHIP ZONING INSPECTOR

UTILITY EASEMENT

MAPLEWOOD ESTATES, INC., THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, ALLTEL, EAST OHIO GAS COMPANY AND CABLEVISION, 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 HERETO SET HIS HAND THIS 8th DAY OF April, 1996.

Richard Crombie
RICHARD CROMBIE
PRESIDENT OF MAPLEWOOD ESTATES, INC.
[Signature]
WITNESS
Mark A. Mayers
WITNESS

STATE OF OHIO
COUNTY OF GEAUGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED RICHARD CROMBIE, PRESIDENT OF MAPLEWOOD ESTATES, INC. 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 AFFIXED MY OFFICIAL SEAL AT Painesville, OHIO THIS 8th DAY OF April, 1996.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 1/20/2000
GREG L. BRUMBAUGH, Notary Public
State of Ohio (Geauga County)
My Commission Expires Jan. 20, 2000

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

William E. White 4-15-96
CLEVELAND ELECTRIC ILLUMINATING CO. DATE
[Signature] 4-18-96
EAST OHIO GAS COMPANY DATE
[Signature] 4/18/96
ALLTEL DATE
Dennis Thomson 4/23/96
CABLEVISION DATE

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR MAPLEWOOD ESTATES SUBDIVISION IS RECORDED AT VOLUME 1076, PAGE 423, OF THE GEAUGA COUNTY DEED RECORDS.

ACCEPTANCE CERTIFICATION AND DEDICATION

THE UNDERSIGNED OWNER, MAPLEWOOD ESTATES, INC., OF THE LAND SHOWN HEREIN, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS MY MAPLEWOOD ESTATES SUBDIVISION CONTAINING 20 SUBLOTS 1 THROUGH 20 BOTH INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREAS DESIGNATED AS JUNIPER DRIVE AND SAMARA COURT. 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 HIMSELF 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 JUNIPER DRIVE. THE TEMPORARY TURNAROUND EASEMENT SHALL BE VACATED AND THE AREA THEREIN SHALL REVERT TO THE OWNER OF SUBLOT 12, MAPLEWOOD ESTATES, INC. ITS HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONSTRUCT A DRIVEWAY FROM SAID TURNAROUND TO SERVE SUBLOT 12. IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET HIS HAND THIS 8th DAY OF April, 1996.

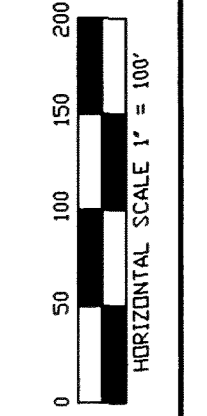
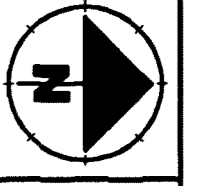
Richard Crombie
RICHARD CROMBIE
PRESIDENT OF MAPLEWOOD ESTATES, INC.
[Signature]
WITNESS
Mark A. Mayers
WITNESS

STATE OF OHIO
COUNTY OF LAKE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED RICHARD CROMBIE, PRESIDENT OF MAPLEWOOD ESTATES, INC. 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 AFFIXED MY OFFICIAL SEAL AT Painesville, OHIO THIS 8th DAY OF April, 1996.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 1/20/2000
GREG L. BRUMBAUGH, Notary Public
State of Ohio (Geauga County)
My Commission Expires Jan. 20, 2000

PREPARED BY:
OXBOW ENGINEERING, INC.
PROFESSIONAL ENGINEERING
&
DESIGN SERVICES
10 West Erie St. Painesville, Ohio 44077 (216) 352-9222



DRAWN BY: J.H.
CHECKED BY: L.M.E.
DATE: 03-20-96
REVISED: 04-08-96

OXBOW ENGINEERING, INC.
PROFESSIONAL ENGINEERING & DESIGN SERVICES
10 West Erie St., Painesville, Ohio 44077
(419) 352-9222

FINAL PLAT OF MAPLEWOOD ESTATES SUBDIVISION
BEING A PART OF THE BOND TRACT, LOT 24
TOWNSHIP OF HARBEN, COUNTY OF GEORGIA, STATE OF OHIO

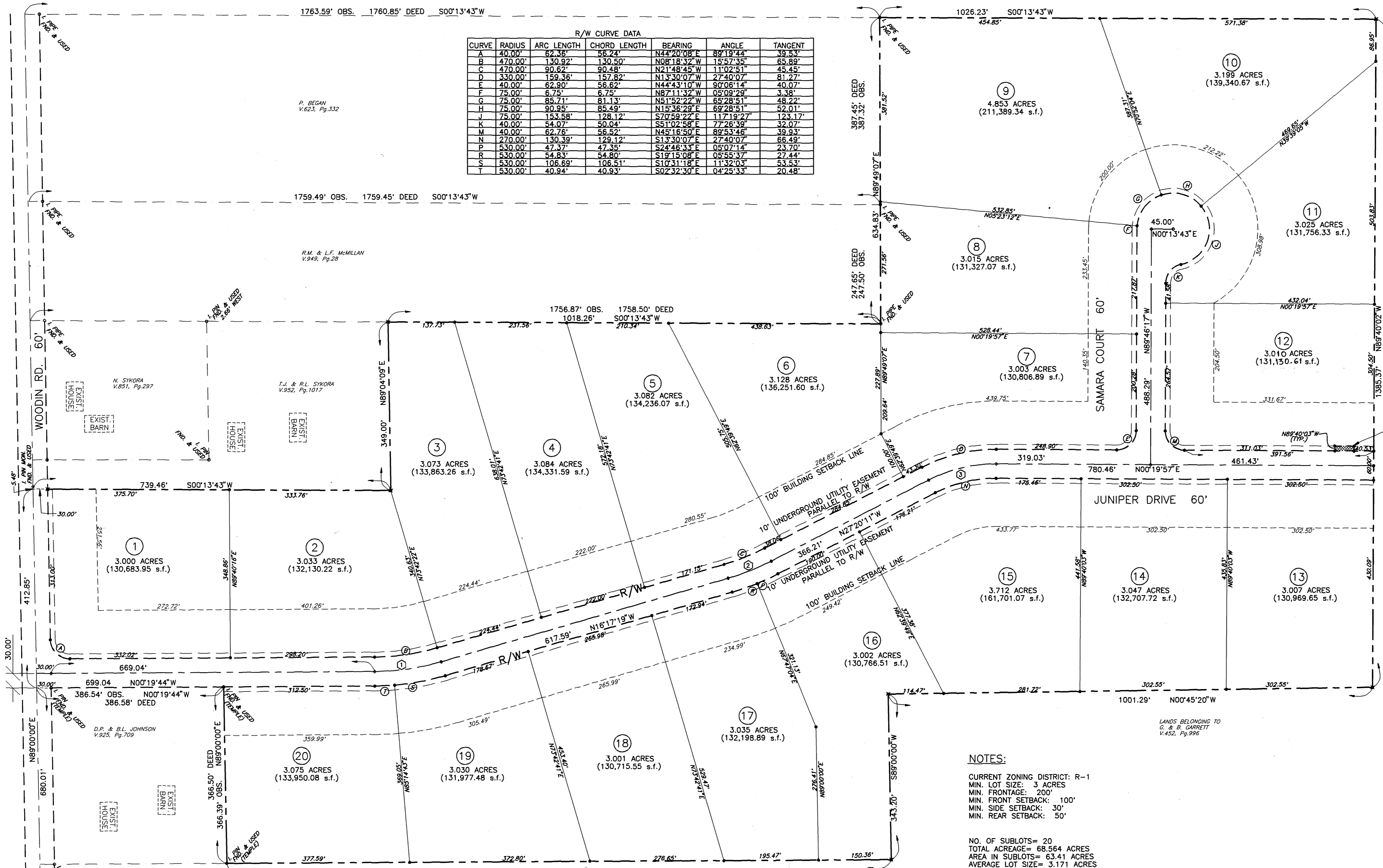
PLAN HOLD CORPORATION
REGISTERED PROFESSIONAL ENGINEER
STATE OF OHIO

PLAN HOLD CORPORATION
REGISTERED PROFESSIONAL ENGINEER
STATE OF OHIO

LANDS BELONGING TO
M.E. & L.A. STRINGER
V.909, Pg.312

R/W CURVE DATA						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	BEARING	ANGLE	TANGENT
A	40.00'	62.38'	56.24'	N44°20'08" E	89°19'44"	39.53'
B	470.00'	130.92'	130.50'	N08°18'32" W	15°57'35"	65.89'
C	470.00'	90.62'	90.48'	N21°48'45" W	11°02'51"	45.45'
D	330.00'	159.36'	157.82'	N13°30'07" W	27°40'07"	81.27'
E	40.00'	62.90'	56.82'	N44°43'10" W	90°08'14"	40.07'
F	75.00'	6.75'	6.75'	N87°11'32" W	05°09'29"	3.38'
G	75.00'	85.71'	81.13'	N51°52'22" W	85°28'51"	48.22'
H	75.00'	90.95'	85.49'	N15°36'29" E	69°28'51"	52.01'
J	75.00'	153.58'	128.12'	S70°59'22" E	117°19'27"	123.17'
K	40.00'	54.07'	50.04'	S51°02'58" E	77°26'39"	32.07'
M	40.00'	62.76'	56.52'	N45°16'50" E	89°53'46"	39.93'
N	270.00'	130.39'	129.12'	S13°30'07" E	27°40'07"	66.49'
P	530.00'	47.37'	47.35'	S24°48'33" E	05°07'14"	23.70'
R	530.00'	54.83'	54.80'	S12°15'08" E	05°58'37"	27.44'
S	530.00'	106.69'	106.51'	S10°31'18" E	11°32'03"	53.53'
T	530.00'	40.94'	40.93'	S02°32'30" E	04°25'33"	20.48'

CENTERLINE CURVE DATA						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	BEARING	ANGLE	TANGENT
1	500.00'	139.28'	138.83'	N08°18'32" W	15°57'35"	70.09'
2	500.00'	96.41'	96.26'	N21°48'45" W	11°02'51"	48.35'
3	300.00'	144.87'	143.47'	N13°30'07" W	27°40'07"	73.88'



10' WIDE x 40' LONG
TEMPORARY TURN AROUND
EASEMENT, PARALLEL TO R/W.
TO BE VACATED AND
REVERT TO THE OWNER OF
SUBLOT 12 UPON
FUTURE EXTENSION AND
DEDICATION OF JUNIPER
DRIVE.

- LEGEND**
- MONUMENT BOX
 - ✕ IRON PIN SET IN CONCRETE
 - IRON PIN SET
 - IRON PIN/PIPE FOUND

NOTES:

CURRENT ZONING DISTRICT: R-1
 MIN. LOT SIZE: 3 ACRES
 MIN. FRONTAGE: 200'
 MIN. FRONT SETBACK: 100'
 MIN. SIDE SETBACK: 30'
 MIN. REAR SETBACK: 50'

NO. OF SUBLOTS= 20
 TOTAL ACREAGE= 68.564 ACRES
 AREA IN SUBLOTS= 63.41 ACRES
 AVERAGE LOT SIZE= 3.171 ACRES
 AREA IN RIGHT OF WAY= 5.15 ACRES
 LENGTH OF PROPOSED ROADS= 3380 LIN. FT.

WATER IS TO BE SUPPLIED BY INDIVIDUAL
WELLS.

SANITARY DISPOSAL IS TO BE BY MEANS
OF INDIVIDUAL ON-SITE SYSTEMS.

THIS SUBDIVISION IS NOT IN A DESIGNATED
FLOOD AREA. SEE FLOOD INSURANCE RATE
MAP PANEL No. 390190 0025 B.

24-82

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