

# Old Stone Ridge Subdivision

## Phase I

Sommerset Development, Limited, an Ohio Limited Liability Company, the undersigned owner 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 7th day of JUNE, 1996.

Situated in the Township of Hambden, County of Geauga, State of Ohio and known as being part of Lot No. 29 in the Bond Tract within said Township, and containing 45.966 acres being part of land conveyed to Sommerset Development, Limited, an Ohio Limited Liability Company, by deed recorded in Volume 1053, Page 1034, of the Geauga County Deed Records.

This plat complies with the applicable Hambden Township Zoning Resolution regarding lot size, frontage and width. This 29th day of April, 1996.

By: James F. Schuman  
Hambden Township Zoning Inspector

Approved as to legal form this 2nd day of December, 1996.

By: Patricia A. Soren  
Asst. Geauga County Prosecutor

Approved this 11th day of June, 1996.

By: Maureen Hanat  
Chairperson, Geauga County Planning Commission

Pursuant to Section 711.091 of the Ohio Revised Code, I have checked the placement of iron pins, monuments, and bench marks in the subdivision and do hereby certify that the same have been constructed in accordance with the specifications on the approved plat as shown herein, are in good repair and have met all requirements. This plat complies with Chapter 4733-37 of the Ohio Administrative Code.

This 4th day of December, 1996.

By: Michael J. Stone, Deputy  
Gauga County Engineer

Transferred this 5th day of December, 1996.

By: Lucy A. Simon  
Gauga County Auditor

497589

Filed for record this 5 day of December, 1996  
at 2:57 P. M.  
Recorded this 5 day of December, 1996 in  
plat book Volume 24 Page 83.

By: Catherine A. Hiden  
Gauga County Recorder

Total Number of Sublots:	14 Sublots
Total Area in Subdivision:	45.966 acres
Total Area in Sublots:	45.966 acres

Richard A. Sommers  
Richard A. Sommers, Member

Suzanne L. Dorsek  
Witness

Sharon L. Sommers  
Sharon L. Sommers, Member

Sharon J. Padman  
Witness

Sharon J. Padman  
Witness

Suzanne L. Dorsek  
Witness

Richard A. Sommers  
Richard A. Sommers, Member

Sharon J. Padman  
Witness

Sharon L. Sommers  
Sharon L. Sommers, Member

Suzanne L. Dorsek  
Witness

Sharon J. Padman  
Witness

Suzanne L. Dorsek  
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 A. Sommers and Sharon L. Sommers 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 7th day of June, 1996.

Suzanne L. Dorsek  
Notary Public  
My Commission Expires on 10-8-97  
SUZANNE L. DOVSEK  
Notary Public - State of Ohio  
My Commission Expires 10-8-97  
Recorded in Geauga County

### State of Ohio, County of Geauga

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Recorded in Geauga County

### Utility Easement Accepted by:

<u>William P. Lebed</u> Cleveland Electric Illuminating Company	<u>6-17-96</u> Date
<u>Don Hobley</u> Alltel Corporation	<u>6/18/96</u> Date
<u>Dennis Johnson</u> Cablevision of Geauga County	<u>6/18/96</u> Date
<u>Richard J. Storch</u> The East Ohio Gas Company	<u>June 14, 1996</u> Date

Approved this 5th day of Dec., 1996.

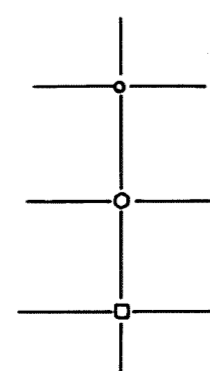
Mark A. Haden  
Gauga County Commissioner

John Nolak  
Gauga County Commissioner

Mark A. Haden  
Gauga County Commissioner

The declaration of covenants and restrictions for Old Stone Ridge Subdivision is recorded in volume 1082, page 548, of the Geauga County Deed Records.

Denotes 3/4" iron pipe set:  
Denotes 1" iron pipe set in concrete unless otherwise indicated:  
Denotes 1" iron pin set in a monument box:



I certify to Sommerset Development, 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.

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  
Lawrence Gordon Wilson  
April 16, 1996  
Ohio Professional Surveyor No. 5807



24-83

James M. and Lorrie M. Anderson  
Volume 1005 Page 501

William D. and Debra L. Bauman  
Volume 1024 Page 151

Edward J. and Jean A. Harrison  
Volume 625 Page 703

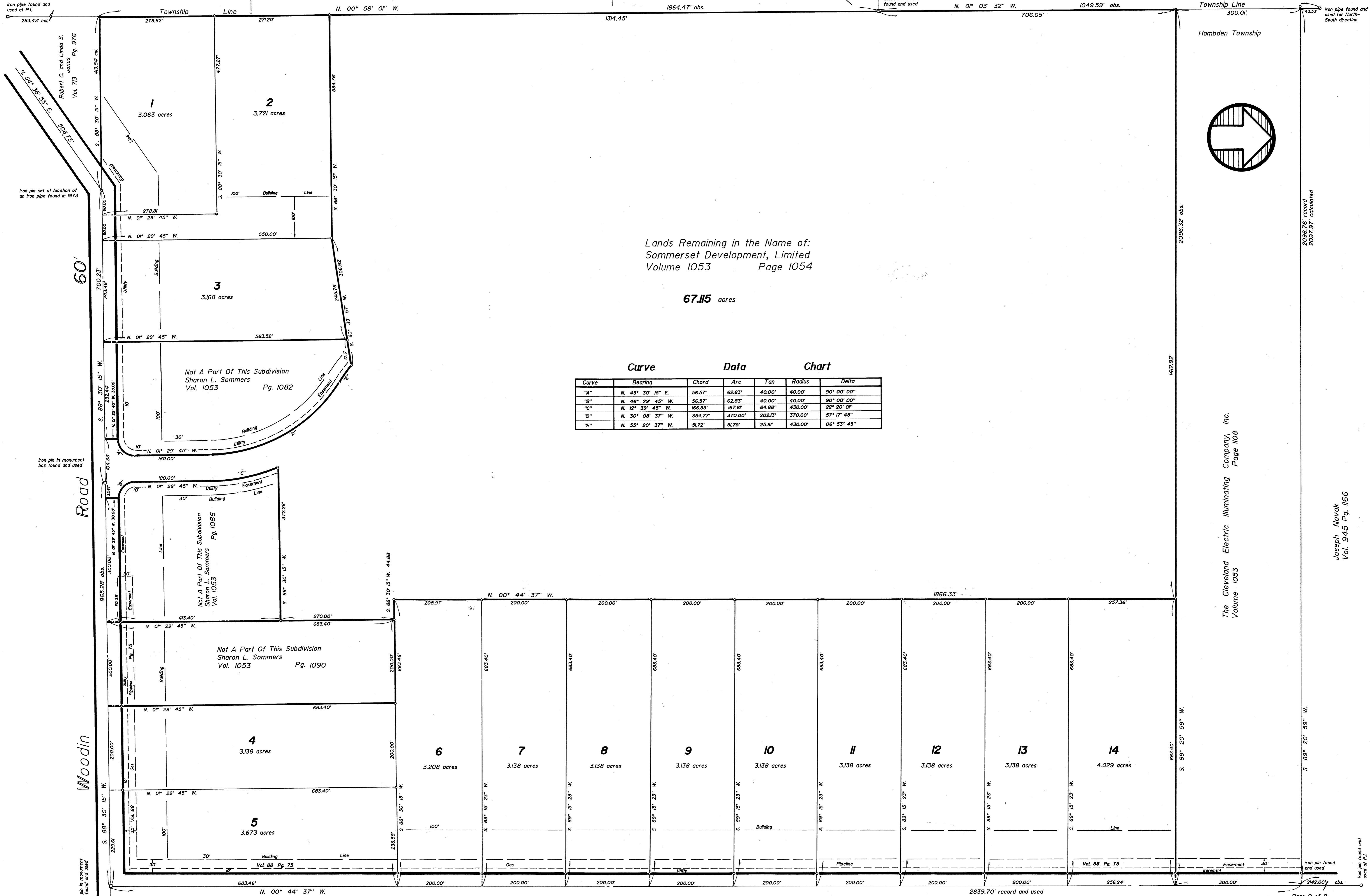
Donald A. and Nancy T. Navatsyk  
Volume 611 Page 93

D. T. & K.  
Hanna  
Vol. 861  
Pg. 441

Anna M. Gascoigne  
Volume 770 Pg.s 1273-1276

Chardon Township

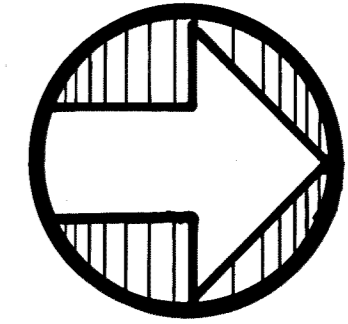
Iron pin found and used  
for East-West direction  
of S. 89° 20' 59" W.  
0.38' from calculated corner



Lands Remaining in the Name of:  
Somerset Development, Limited  
Volume 1053 Page 1054

67.115 acres

Curve	Bearing	Chord	Arc	Tan	Radius	Delta
"A"	N. 43° 30' 15" E.	56.57'	62.83'	40.00'	40.00'	90° 00' 00"
"B"	N. 46° 29' 45" W.	56.57'	62.83'	40.00'	40.00'	90° 00' 00"
"C"	N. 12° 39' 45" W.	166.55'	167.61'	84.88'	430.00'	22° 20' 00"
"D"	N. 30° 08' 37" W.	354.77'	370.00'	202.13'	370.00'	57° 17' 45"
"E"	N. 55° 20' 37" W.	51.72'	51.75'	25.9'	430.00'	06° 53' 45"



The Cleveland Electric Illuminating Company, Inc.  
Volume 1053 Page 1108

Joseph Novak  
Vol. 945 Pg. 1166

24-84 Road 60'