

SUBDIVISION PLAT

FOR

BRITANNY WOODS

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA, STATE OF OHIO

AND KNOWN AS BEING A PART OF ORIGINAL TRACT 2 SECTION 3 AND CONTAINING 22.3426 ACRES BEING ALL OF THE LAND AS CONVEYED TO THE V.G.W. DEVELOPMENT GROUP, LTD. IN THE DEED RECORDED IN VOLUME 1025 PAGE 1055 OF THE GEAUGA COUNTY DEED RECORDS

ACCEPTANCE AND DEDICATION, GRANT OF UTILITY EASEMENT

WE THE UNDERSIGNED, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS OUR BRITANNY WOODS SUBDIVISION OF LOT NO.'S 1 THRU 9 INCLUSIVE AND HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OF THE ROAD SHOWN HEREON AND NOT HERETOFORE DEDICATED KNOWN AS BRITANNY WOODS DRIVE. THE UNDERSIGNED FURTHER AGREE 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.

WE HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, THE STAR CABLE COMPANY AND THE EAST OHIO GAS COMPANY, ALL OHIO CORPORATIONS THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS SHOWN HEREON PARALLEL WITH AND CONTIGUOUS TO ALL ROAD LINES. SAID EASEMENT SHALL BE USED TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR PAD MOUNTED TRANSFORMERS AND PEDESTALS CONCRETE PADS OR MANHOLES AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY, NATURAL GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREOF, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWN, FLOWERS OR SHRUBBERY WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF NATURAL GAS, COMMUNICATIONS AND ELECTRIC FACILITIES, AND THE RIGHT OF ACCESS, EGRESS TO AND FROM ANY OF THE WITHIN PREMISES, FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

IN WITNESS WHEREOF, THE UNDERSIGNED HEREUNTO SET THEIR HANDS THIS 7th DAY OF September, 1995.

BY: V.G.W. DEVELOPMENT GROUP, LTD.

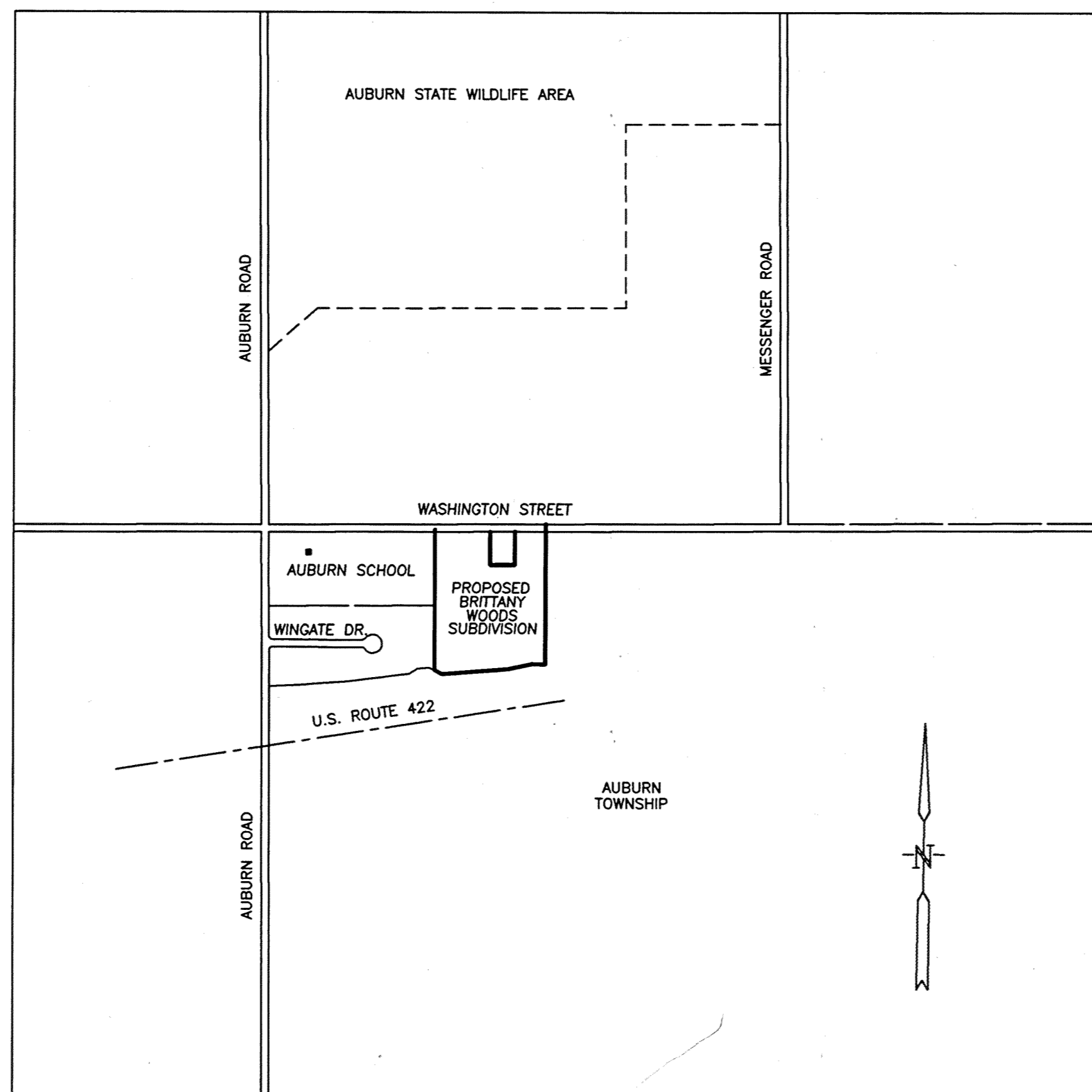
Witness signatures: Victor S. Voynovich Jr., Michael J. Germano, Shawn Walsh, Dana Greenberg, Darcy Nelson.

STATE OF OHIO, Cuyahoga County.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE OFFICERS OF THE ABOVE NAMED V.G.W. DEVELOPMENT GROUP, LTD. WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED, AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Mayfield Heights, OHIO THIS 7th DAY OF September, 1995.

Notary Public: Dana Greenberg, My Commission Expires 6/27/99.



LOCATION MAP SCALE 1" = 1000'

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR BRITANNY WOODS SUBDIVISION IS RECORDED IN VOLUME 1097, PAGE 75 OF THE GEAUGA COUNTY DEED RECORDS.

SURVEYOR CERTIFICATION

I CERTIFY 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. THE BEARINGS SHOWN ON THIS PLAT ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGULAR RELATIONSHIPS ONLY. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

John J. Bischof, Professional Surveyor, 5902 Belmore Drive, Parma, Ohio 44129 (216)885-0315, August, 1995.



OWNER / DEVELOPER

V.G.W. DEVELOPMENT GROUP, LTD., 1220 HURON RD., CLEVELAND, OH 44115, (216)241-3000

APPROVALS

THIS PLAT COMPLIES WITH THE APPLICABLE REGULATIONS REGARDING LOT SIZE, FRONTAGE AND WIDTH CONTAINED IN THE AUBURN TOWNSHIP ZONING RESOLUTION THIS 8th DAY OF September, 1995.

Frank V. Kithier, Jr., Auburn Township Zoning Inspector.

APPROVED BY GEAUGA COUNTY PLANNING COMMISSION, THIS 12th DAY OF September, 1995.

Wah J. Hance, Chairman, Geauga County Planning Commission.

APPROVED AS TO LEGAL FORM THIS 26th DAY OF March, 1997.

Asst. Maria A. Soos, Geauga County Prosecutor.

TRANSFERRED THIS 8th DAY OF March, 1997.

Tracy A. Johnson, Geauga County Auditor.

504162

FILED FOR RECORD THIS 8 DAY OF April, 1997 AT 11:40 RECORDED THIS 8 DAY OF April, 1997 IN PLAT BOOK NO. 25, PAGE 14.

Catherine A. Heiden, Geauga County Recorder.

PURSUANT TO OHIO REVISED CODE SECTION 711.091 I HAVE CHECKED THE SPECIFICATIONS, CONSTRUCTION AND CONDITION OF THE ROAD DEDICATED TO PUBLIC USE HEREON AND I HAVE CHECKED THE PRESENCES AS REQUIRED OF ALL IRON MONUMENTS AND PINS, AND HEREBY CERTIFY THAT 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 March, 1997.

Robert Z. Rinke, Geauga County Engineer.

\* THIS PLAT COMPLIES WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

APPROVED THIS 8th DAY OF April, 1997 BY THE BOARD OF GEAUGA COUNTY COMMISSIONERS CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF THE ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE.

Jan Novak, Paul C. Hettler, Geauga County Commissioners.

NOTE

BENCHMARK TO COUNTY SPECIFICATIONS SHALL BE FURNISHED AFTER CONSTRUCTION OF THE PAVEMENT AND THE FINAL GRADING OF THE RIGHT-OF-WAY IS COMPLETED.

AREAS

NUMBER OF SUBLOTS: 9; AREA IN SUBLOTS: 20.4561 ACRES; RIGHT OF WAY (PROPOSED): 1.5007 ACRES; RIGHT OF WAY (EXISTING): 0.3858 ACRES; TOTAL: 22.3426 ACRES.

LENGTH OF ROAD: 790.37 LINEAL FEET 25-14 SHEET 1 OF 2

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 AREA DESIGNATED AS BRITANNY WOODS DRIVE AND HEREBY RELEASES FROM LIEN OF OUR MORTGAGE AND WAIVES ANY RIGHT WHICH WE MAY OTHERWISE HAVE IN SAID ROAD.

James J. Masterson, JP, Metropolitan Savings Bank, 9/7/95.

STATE OF OHIO, Cuyahoga County.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE OFFICERS OF THE ABOVE NAMED METROPOLITAN SAVINGS BANK WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED, AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Mayfield Heights, OHIO THIS 7th DAY OF September, 1995.

Notary Public: Dana Greenberg, My Commission Expires 6/27/99.

APPROVAL UTILITY EASEMENT

William E. Hirsch, DATE 4-15-96, THE CLEVELAND ELECTRIC ILLUMINATING CO.

Jim Hella, DATE 4/18/96, THE WESTERN RESERVE TELEPHONE CO.

Star Cable, DATE 4/8/96, THE STAR CABLE COMPANY.

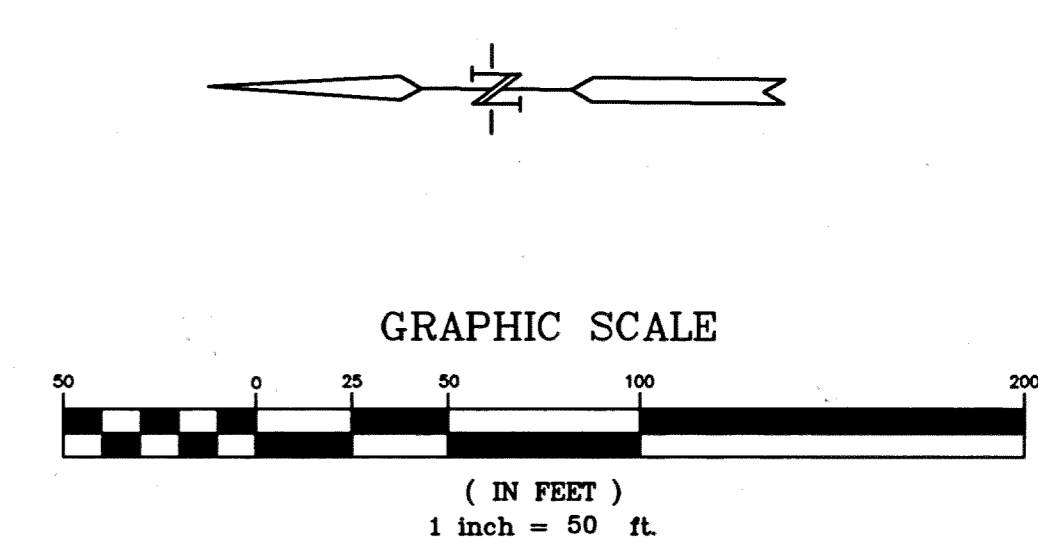
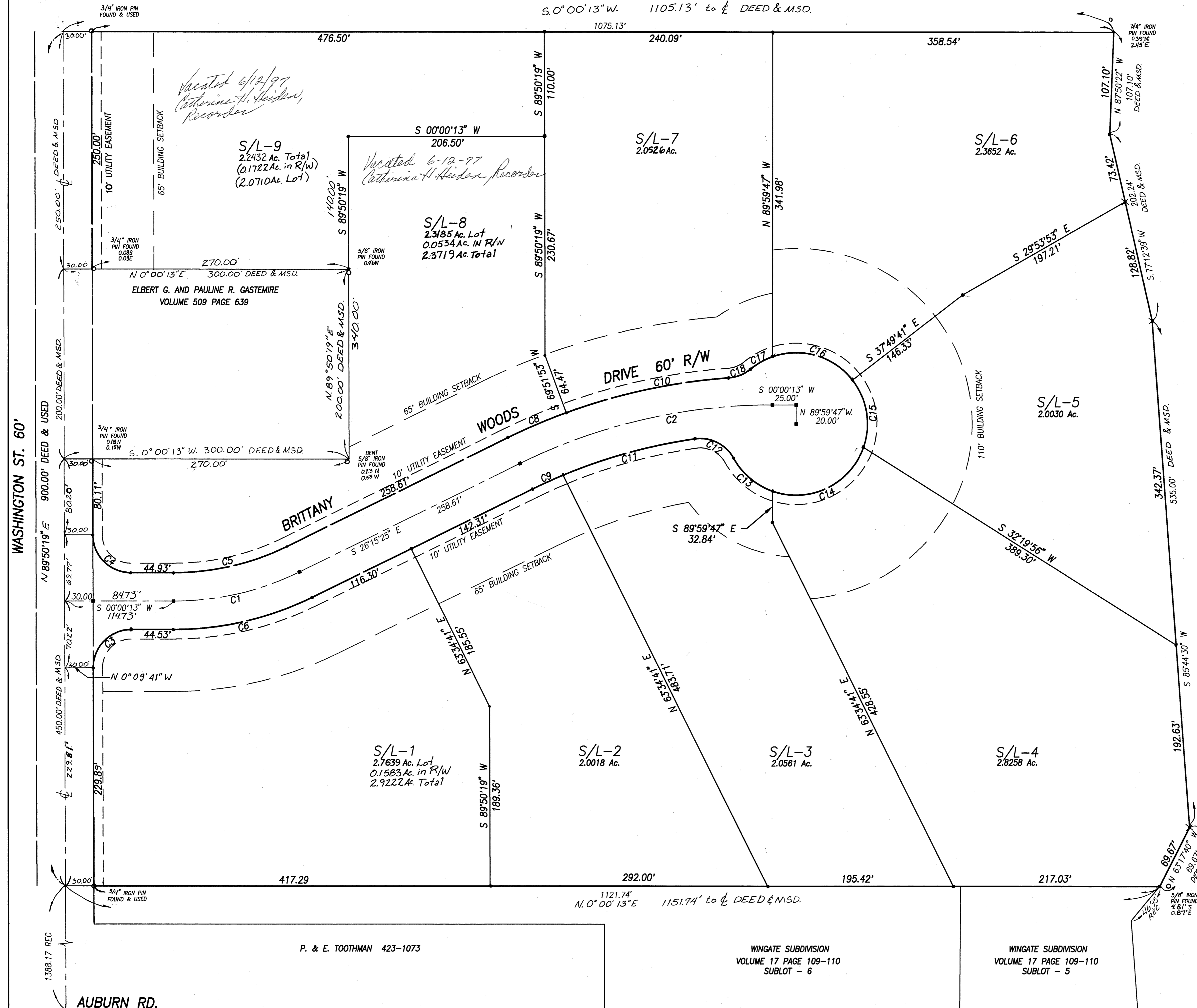
East Ohio Gas, DATE 4-15-96, THE EAST OHIO GAS COMPANY.

RICHARD M. & HEATHER L. PIPA  
 VOLUME 884 PAGE 1262,1264  
 G.C.D.R.

# SUBDIVISION PLAT BRITTANY WOODS

SITUATED IN AUBURN TOWNSHIP, COUNTY OF GEauga, AND STATE OF OHIO,  
 AND KNOWN AS PART OF LOT No. 5 IN SECTION No. 3 OF TRACT No.2

S.0°00'13"W. 1105.13' to DEED & MSD.  
 1075.13' 240.09' 358.54'



### LEGEND

- - IRON PIN FOUND
- - MONUMENT BOX FOUND
- - IRON PIN SET
- - MONUMENT BOX TO BE SET
- ✕ - IRON PIN SET IN CONCRETE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	600.00'	275.00'	139.96'	272.60'	S 130°7'36" E	26°15'38"
C2	300.00'	132.50'	69.98'	135.30'	S 130°7'36" E	26°15'38"
C3	600.00'	275.00'	139.96'	272.60'	N 130°7'36" W	26°15'38"
C4	40.00'	62.72'	39.88'	56.49'	S 44°55'16" W	89°50'06"
C5	270.00'	123.75'	62.98'	122.67'	S 130°7'36" E	26°15'38"
C6	330.00'	151.25'	76.98'	149.93'	S 130°7'36" E	26°15'38"
C7	630.00'	275.00'	139.96'	272.60'	S 130°7'36" E	26°15'38"
C8	630.00'	275.00'	139.96'	272.60'	S 130°7'36" E	26°15'38"
C9	570.00'	255.00'	129.96'	252.60'	S 130°7'36" E	26°15'38"
C10	630.00'	275.00'	139.96'	272.60'	S 130°7'36" E	26°15'38"
C11	570.00'	255.00'	129.96'	252.60'	S 130°7'36" E	26°15'38"
C12	40.00'	62.72'	39.88'	56.49'	S 44°55'16" W	89°50'06"
C13	75.00'	54.59'	28.57'	53.40'	N 40°19'40" E	41°42'22"
C14	75.00'	118.03'	75.22'	106.22'	S 25°36'28" E	90°09'55"
C15	75.00'	74.39'	40.84'	71.73'	S 80°44'27" W	57°08'18"
C16	75.00'	63.78'	54.13'	61.79'	S 162°11'06" W	71°52'22"
C17	75.00'	26.74'	13.51'	26.60'	N 29°40'57" W	20°25'47"
C18	40.00'	24.94'	12.89'	24.54'	S 22°02'02" E	35°43'36"

U.S. ROUTE 422  
 Vol. 9 Pg. 78  
 G.C. Rec.

P. & E. TOOTHMAN 423-1073

WINGATE SUBDIVISION  
 VOLUME 17 PAGE 109-110  
 SUBLOT - 6

WINGATE SUBDIVISION  
 VOLUME 17 PAGE 109-110  
 SUBLOT - 5