

# BOULDER CREEK SUBDIVISION - PHASE NO. 1

SITUATED IN THE TOWNSHIP OF MUNSON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING A PART OF LOT NOS. 21 AND 24, TRACT NO. 2 OF SAID TOWNSHIP AND CONTAINING 21.2209 ACRES OF LAND BEING PART OF VOLUME 1103, PAGE 965, VOLUME 1103, PAGE 970, AND ALL VOLUME 1103, PAGE 975 OF GEauga COUNTY DEED RECORDS OF LANDS CONVEYED TO ZELTIG LAND DEVELOPMENT CORPORATION.

## UTILITY EASEMENT:

I, THE UNDERSIGNED ZELTIG LAND DEVELOPMENT CORP., OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, ALLTEL, ORWELL NATURAL GAS COMPANY AND CABLEVISION OF GEauga COUNTY ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS ( HEREINAFTER 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 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 PIPES, SURFACE OR BELOW SURFACE 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 COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES 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 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 PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET HIS HAND THIS 9<sup>th</sup> DAY OF May, 1997.

Robert M. Zella  
ROBERT M. ZELLA, SECRETARY

Robert D. Zella  
WITNESS

Howard R. Selee  
WITNESS

STATE OF OHIO  
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED ROBERT M. ZELLA 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 Cleveland, OHIO, THIS 9<sup>th</sup> DAY OF May, 1997.

Howard R. Selee  
NOTARY PUBLIC

MY COMMISSION EXPIRES Nov. 15, 1997

## UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

<u>William E. Kubert</u> THE ILLUMINATING CO.	<u>6-6-97</u> DATE
<u>Don Holley</u> ALLTEL	<u>6/5/97</u> DATE
<u>Robert D. Zella</u> ORWELL NATURAL GAS CO.	<u>6-11-97</u> DATE
<u>Dennis Thomson</u> CABLEVISION OF GEauga COUNTY	<u>6-6-97</u> DATE

## ACCEPTANCE CERTIFICATION:

I, THE UNDERSIGNED ZELTIG LAND DEVELOPMENT CORP., OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS BOULDER CREEK SUBDIVISION - PHASE NO. 1 - CONTAINING SUBLOT NOS. 1 THROUGH 6 BOTH INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF 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 SIGNAGE AND LANDSCAPE EASEMENT AS SHOWN HEREIN IS HEREBY RESERVED IN THE NAME OF THE GRANTOR, ITS HEIRS, SUCCESSORS, AND ASSIGNS. IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET HIS HAND THIS 9<sup>th</sup> DAY OF May, 1997.

Robert M. Zella  
ROBERT M. ZELLA, SECRETARY

Robert D. Zella  
WITNESS

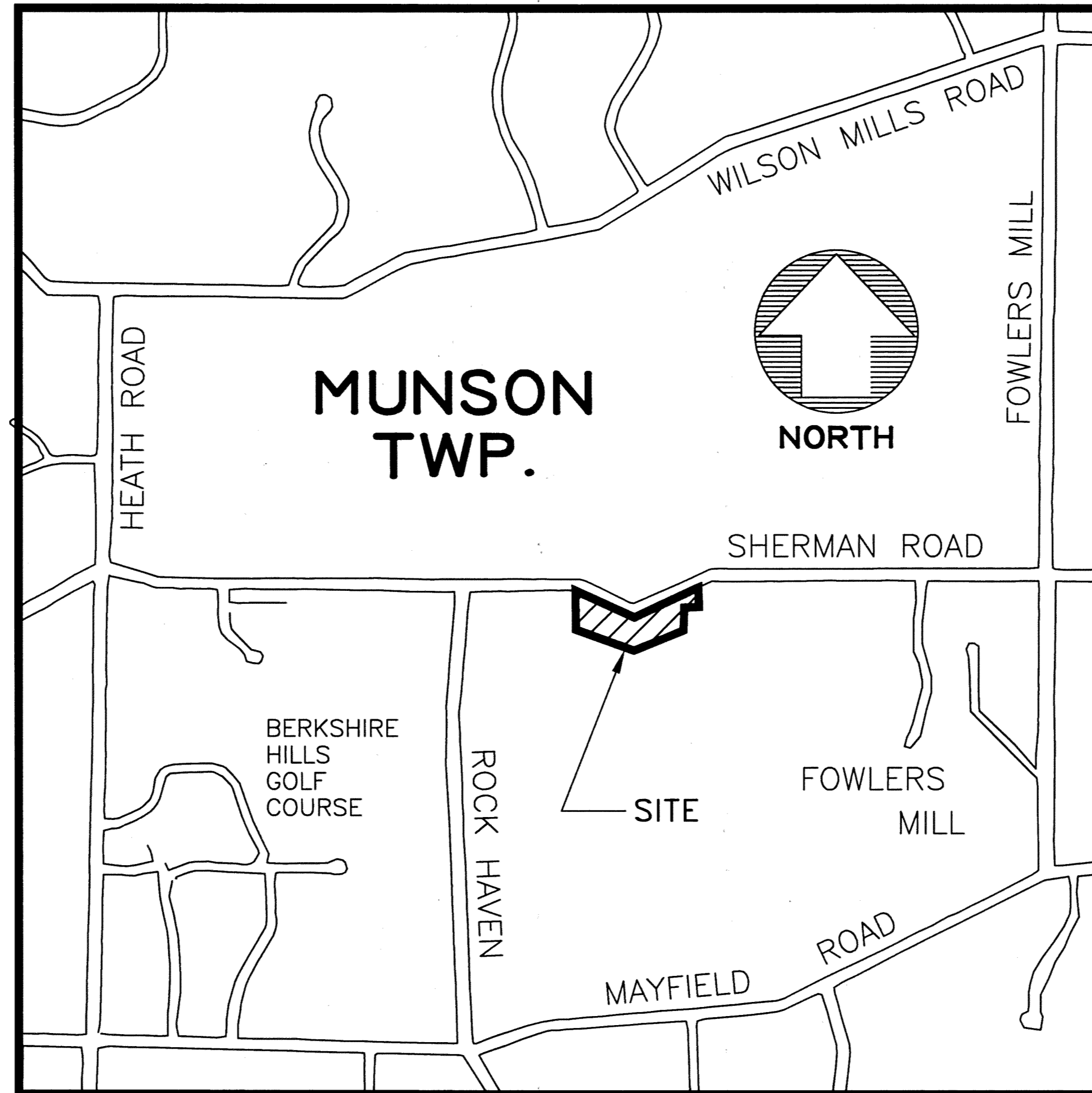
Howard R. Selee  
WITNESS

STATE OF OHIO  
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED ROBERT M. ZELLA 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 CLEVELAND, OHIO, THIS 9<sup>th</sup> DAY OF May, 1997.

Howard R. Selee  
NOTARY PUBLIC

MY COMMISSION EXPIRES Nov. 15, 1997



VICINITY MAP  
(NOT TO SCALE)

## APPROVALS:

### COUNTY PROSECUTOR

APPROVED AS TO LEGAL FORM THIS 5<sup>th</sup> DAY OF June, 1997.

Marie A. Sosa  
Asst. GEauga COUNTY PROSECUTOR

### COUNTY PLANNING COMMISSION

APPROVED THIS 13<sup>th</sup> DAY OF May, 1997.

Amelia Clark  
CHAIRPERSON, THE GEauga COUNTY PLANNING COMMISSION

### COUNTY ENGINEER

THIS PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

THIS 9<sup>th</sup> DAY OF JUNE, 1997.

Robert J. Phillips  
GEauga COUNTY ENGINEER

### COUNTY COMMISSIONERS

APPROVED THIS 12 DAY OF June, 1997.

Jim Swick  
GEauga COUNTY COMMISSIONER

Mike Hestler  
GEauga COUNTY COMMISSIONER

W. M. Lake  
GEauga COUNTY COMMISSIONER

### MUNSON TOWNSHIP

THIS PLAT COMPLIES WITH THE APPLICABLE MUNSON TOWNSHIP ZONING RESOLUTION REGARDING LOT SIZE, FRONTAGE, AND WIDTH.

THIS 9 DAY OF May, 1997.

David T. Zambony  
MUNSON TOWNSHIP ZONING INSPECTOR

### COUNTY AUDITOR

TRANSFERRED THIS 13<sup>th</sup> DAY OF JUNE, 1997.

Tracy A. Demian  
GEauga COUNTY AUDITOR

### COUNTY RECORDER 508206

FILED FOR RECORD THIS 13 DAY OF June, 1997, AT 11:22 A.M.

RECORDED THIS 13 DAY OF June, 1997, IN PLAT BOOK VOLUME 25, PAGE 67.

Catherine J. Steider   
GEauga COUNTY RECORDER

## SURVEYOR 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. THE DIMENSIONS OF THE SUBLOTS AND ROADS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEauga COUNTY ENGINEER.

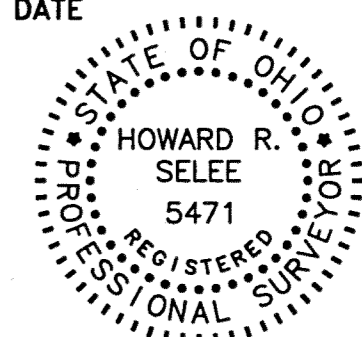
Howard R. Selee May 9, 1997  
HOWARD R. SELEE, REGIS. SURVEYOR NO. 5471 DATE

## SUBDIVISION DATA:

TOTAL NUMBER OF SUBLOTS	6
TOTAL LENGTH OF NEW ROADS	0
TOTAL AREA OF SUBLOTS	19.9835 ACRES
TOTAL AREA WITHIN RIGHT-OF-WAY	1.2374 ACRES
TOTAL AREA IN SUBDIVISION	21.2209 ACRES

## DECLARATION OF COVENANTS AND RESTRICTIONS:

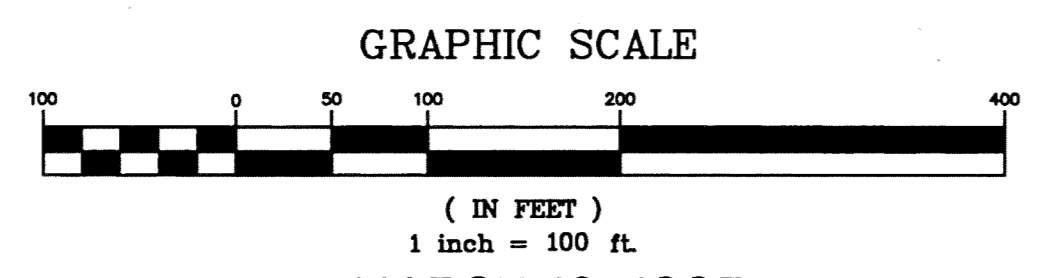
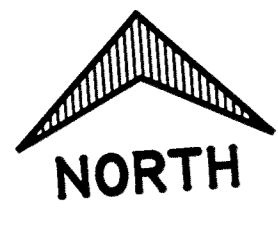
THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR BOULDER CREEK SUBDIVISION - PHASE NO. 1 ARE RECORDED IN VOLUME 1107, PAGE 372 OF THE GEauga COUNTY DEED RECORDS.



25-67

HOWARD R. SELEE & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD • SUITE 251 • CLEVELAND, OH 44129 • (216)398-0280  
FILE NO. 96974-P1R1

1  
2



MARCH 18, 1997  
Revised: May 9, 1997 per G.C.P.C.

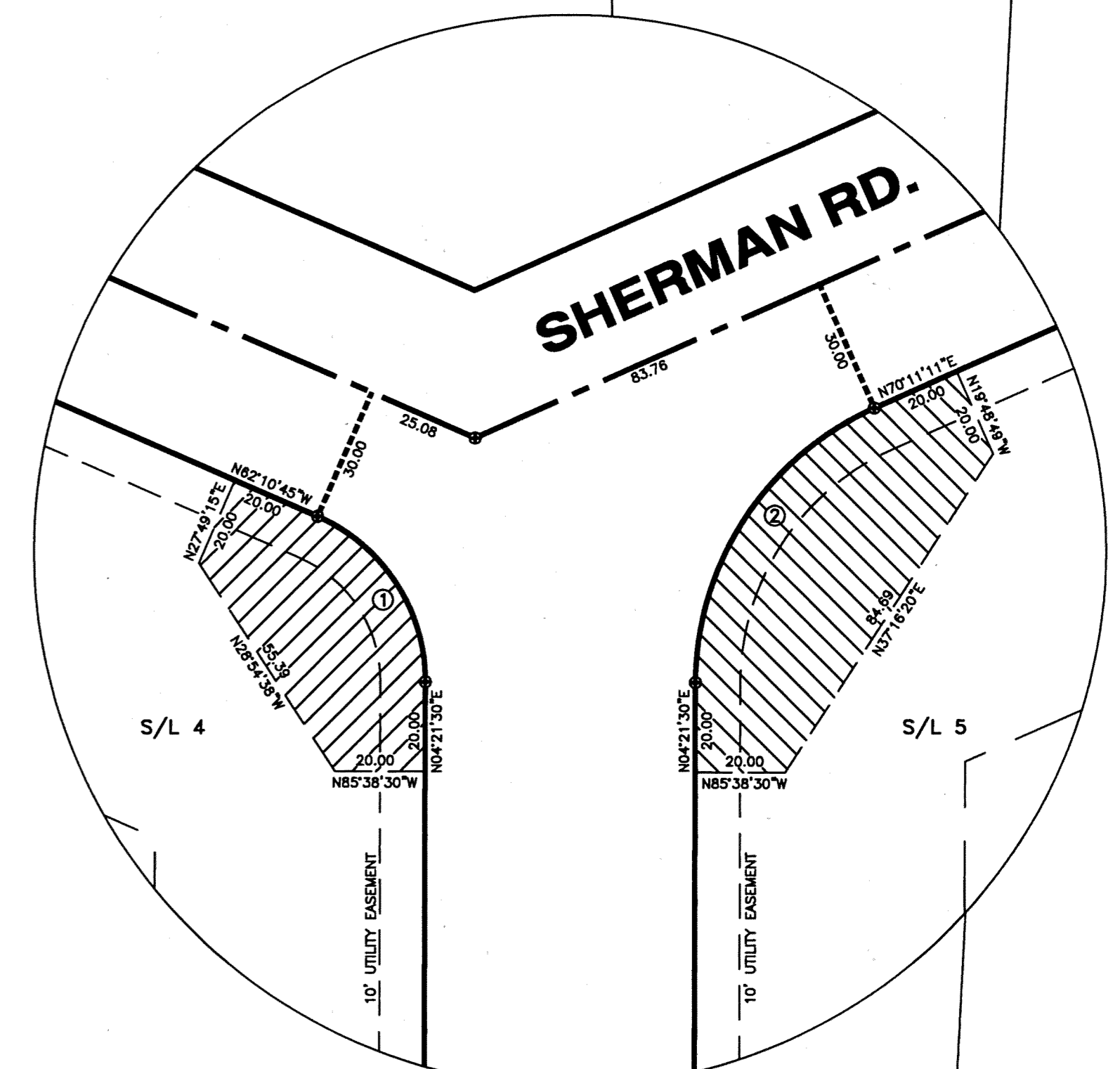
- LEGEND**
- IRON PIN FOUND
  - 3/4" IRON PIPE FOUND
  - 5/8" CAPPED IRON PIN SET

**CURVE DATA:**

① Δ = 66°32'15"	② Δ = 65°49'41"
R = 40.00	R = 67.03
A = 46.45	A = 77.01
T = 26.24	T = 43.39
C = 43.88	C = 72.84
N28°54'38"W	N37°16'20"E

# SHERMAN ROAD 60'

# ROCK HAVEN ROAD 60'



## BARBER TRACT ORIGINAL LOT 24

**S/L 1**  
3.5898 AC. LOT  
0.1446 AC. R/W  
3.7344 AC. TOTAL

**S/L 2**  
2.8066 AC. LOT  
0.1446 AC. R/W  
2.9512 AC. TOTAL

**S/L 3**  
2.5021 AC. LOT  
0.1446 AC. R/W  
2.6467 AC. TOTAL

**S/L 4**  
2.6169 AC. LOT  
0.1484 AC. R/W  
2.7653 AC. TOTAL

**S/L 5**  
2.5025 AC. LOT  
0.1422 AC. R/W  
2.6447 AC. TOTAL

**S/L 6**  
5.9656 AC. LOT  
0.5130 AC. R/W  
6.4786 AC. TOTAL

BOULDER CREEK SUBDIVISION - PHASE NO. 1 IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS, PANEL NUMBER 390190-00588, DATED NOVEMBER 4, 1988.

LANDS REMAINING IN THE NAME OF ZELTIG LAND DEVELOPMENT CORP.  
102.8817 ACRES

ORIGINAL LOT 21, TRACT 2  
ORIGINAL LOT 35, TRACT 3