

# WATERFOWL LANE SUBDIVISION

Horizons Land Development Company, Inc., an Ohio Corporation, 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 feet (10') in width under, over and through all sublots and 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 his hand this 1<sup>st</sup> day of April, 1997.

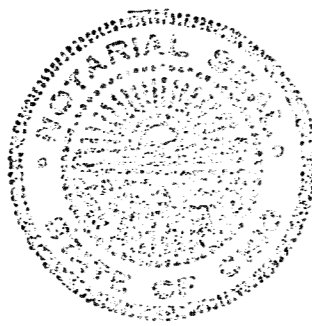
Ted Winters  
 Ted Winters, Vice President  
 Horizons Land Development Company, Inc.

Stan A. Roessner  
 Witness  
Robert J. Knudsen  
 Witness

**State of Ohio, County of Geauga**

Before me, a Notary Public in and for said County and State personally appeared the above named Ted Winters who acknowledged that he did sign the foregoing instrument and that the same was 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 Chardon, Ohio this 1<sup>st</sup> day of April, 1997.

Raymond B. Provost  
 Notary Public  
 My Commission Expires on 4/18/2000



**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 "Waterfowl Lane" and hereby releases from lien of our mortgage and waives any right which we might otherwise have in said Road.

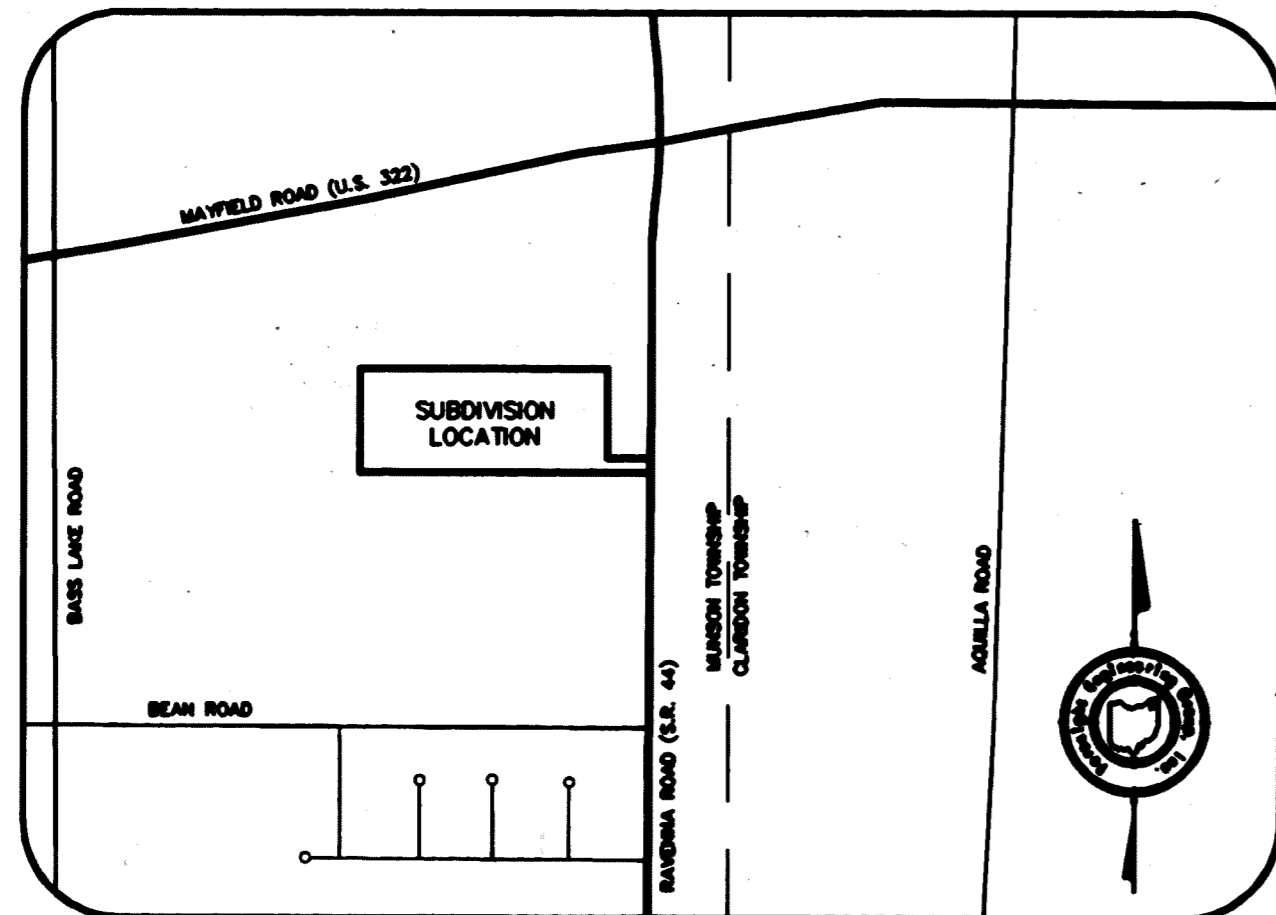
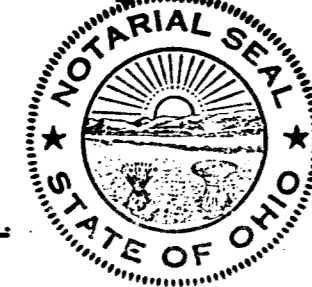
Thomas J. DeMatron  
 Vice President  
 Security Federal Bank Savings and Loan Association

Ann M. Anelli  
 Witness  
Del Lampa A. Hinko  
 Witness

**State of Ohio, County of Geauga**

Before me, a Notary Public in and for said County and State personally appeared the above named Thomas J. DeMatron, Vice President, Security Federal Bank Savings and Loan Association who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed of Security Federal Bank for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 1<sup>st</sup> day of April, 1997.

Ann M. Anelli  
 Notary Public  
 My Commission Expires on April 20, 1999



Vicinity Map  
 Not to Scale

Situated in the Township of Munson, County of Geauga, State of Ohio, and being known as part of Lot Number 30, Tract Number 3 in the eighth Township of the eighth Range of the Connecticut Western Reserve, and containing 64.8880 acres, being part of land conveyed to Horizons Land Development Company, Inc., by deed recorded in Volume 1106, Page 752 of the Geauga County Deed Records.

Horizons Land Development Company, Inc., an Ohio Corporation, owner of the land shown hereon, hereby certify that this plat correctly represents its "Waterfowl Lane Subdivision", a subdivision containing Sublot Numbers One (1) through Sixteen (16) inclusive and do hereby accept this plat of same and dedicate to public use the area designated as "Waterfowl 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 or other lawful rules and regulations for the benefit of themselves and all subsequent owners and 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. In witness whereof the undersigned hereunto set his hand this 1<sup>st</sup> day of April, 1997.

Ted Winters  
 Ted Winters, Vice President  
 Horizons Land Development Company, Inc.  
 Witness: Stan A. Roessner, Robert J. Knudsen

**State of Ohio, County of Geauga**

Before me, a Notary Public in and for said County and State personally appeared the above named Ted Winters who acknowledged that he did sign the foregoing instrument and that the same was 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 Chardon, Ohio this 1<sup>st</sup> day of April, 1997.

Raymond B. Provost  
 Notary Public  
 My Commission Expires on 4/18/2000



Approved this 9<sup>th</sup> day of September, 1997 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use.

Ann M. Anelli  
 Geauga County Commissioner  
Nick J. Jankovic  
 Geauga County Commissioner  
W. A. Leple  
 Geauga County Commissioner

The utility easement granted herein is hereby accepted by the following:

<u>William E. Kubel</u> The Illuminating Company	<u>6-6-97</u> Date
<u>Robert K. Knudsen</u> East Ohio Gas Co.	<u>6/6/97</u> Date
<u>Jim Holley</u> Alltel Corp.	<u>6/5/97</u> Date
<u>Dennis Thomson</u> Cablevision of Geauga	<u>6/6/97</u> Date

I certify to Horizons Land Development Company, Inc. 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 and acceptance of the improvements by the Geauga County Engineer.

Distances are expressed in feet and decimal parts thereof.

Bearings are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

Steven N. Roessner 3/3/97  
 Steven N. Roessner  
 Ohio Professional Surveyor No. 7070



This plat complies with the applicable Munson Township Zoning Resolution regarding lot size, frontage and width. This 2 day of April, 1997.

By: [Signature]  
 Munson Township Zoning Inspector

Approved as to legal form this 9<sup>th</sup> day of September, 1997.

By: [Signature]  
 Asst. Geauga County Prosecutor

Approved this 8<sup>th</sup> day of April, 1997.

By: [Signature]  
 Chairperson, Geauga County Planning Commission

Pursuant to Section 711.091 of the Ohio Revised Code, I have checked the construction of roadway improvements contained within the road dedicated to public use herein, and do hereby find that the same have been constructed, are in accordance with the approved plat, specifications, and construction drawings, and are in good repair. This plat has been reviewed and meets the minimum standards for boundary surveys codified in Chapter 4733-37 of the Ohio Administrative Code.

This 8<sup>th</sup> day of September, 1997.

By: [Signature]  
 Geauga County Engineer

Transferred this 11<sup>th</sup> day of Sept., 1997.

By: [Signature]  
 Geauga County Auditor

513110

Filed for record this 11<sup>th</sup> day of September, 1997 at 9:00 A.M.  
 Recorded this 11<sup>th</sup> day of September, 1997 in plat book Volume 25 Page 94

By: [Signature]  
 Geauga County Recorder

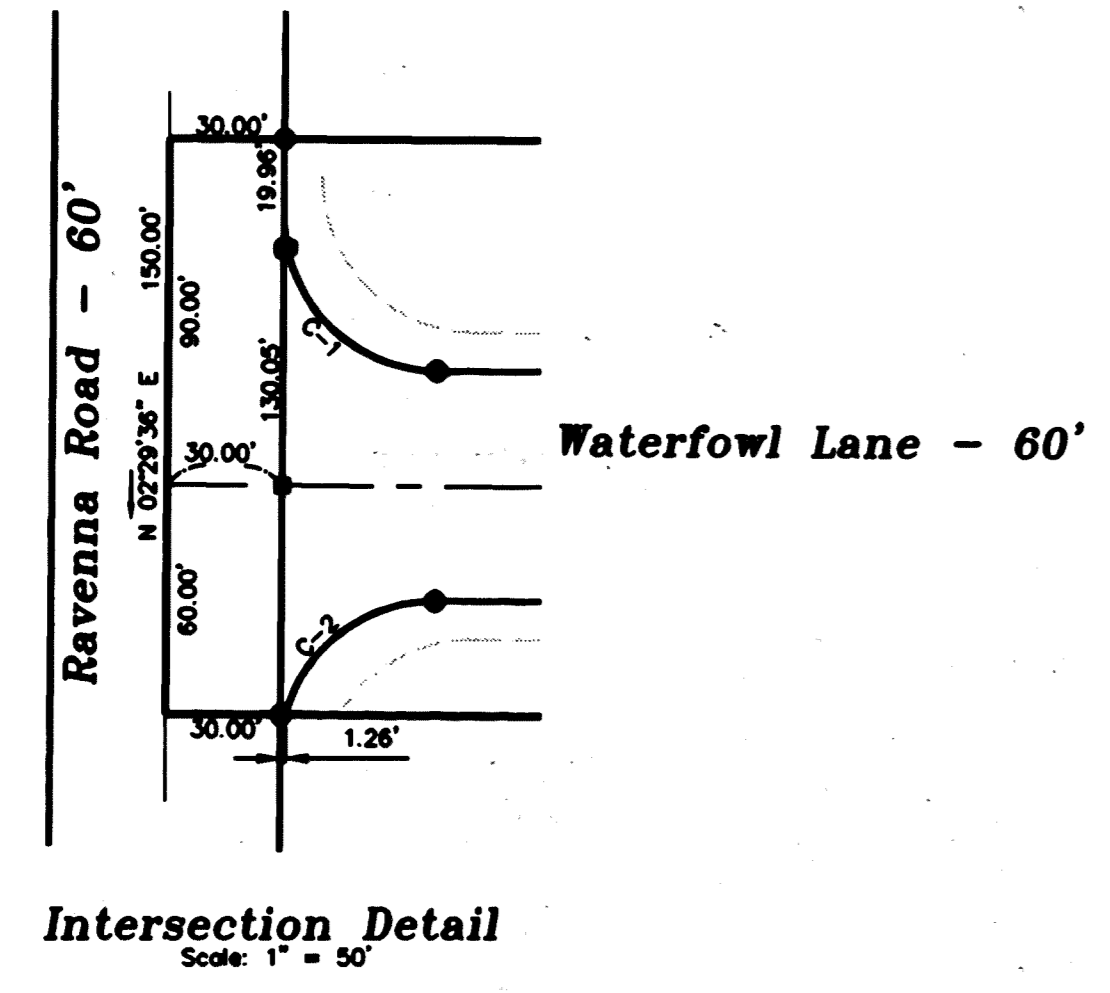
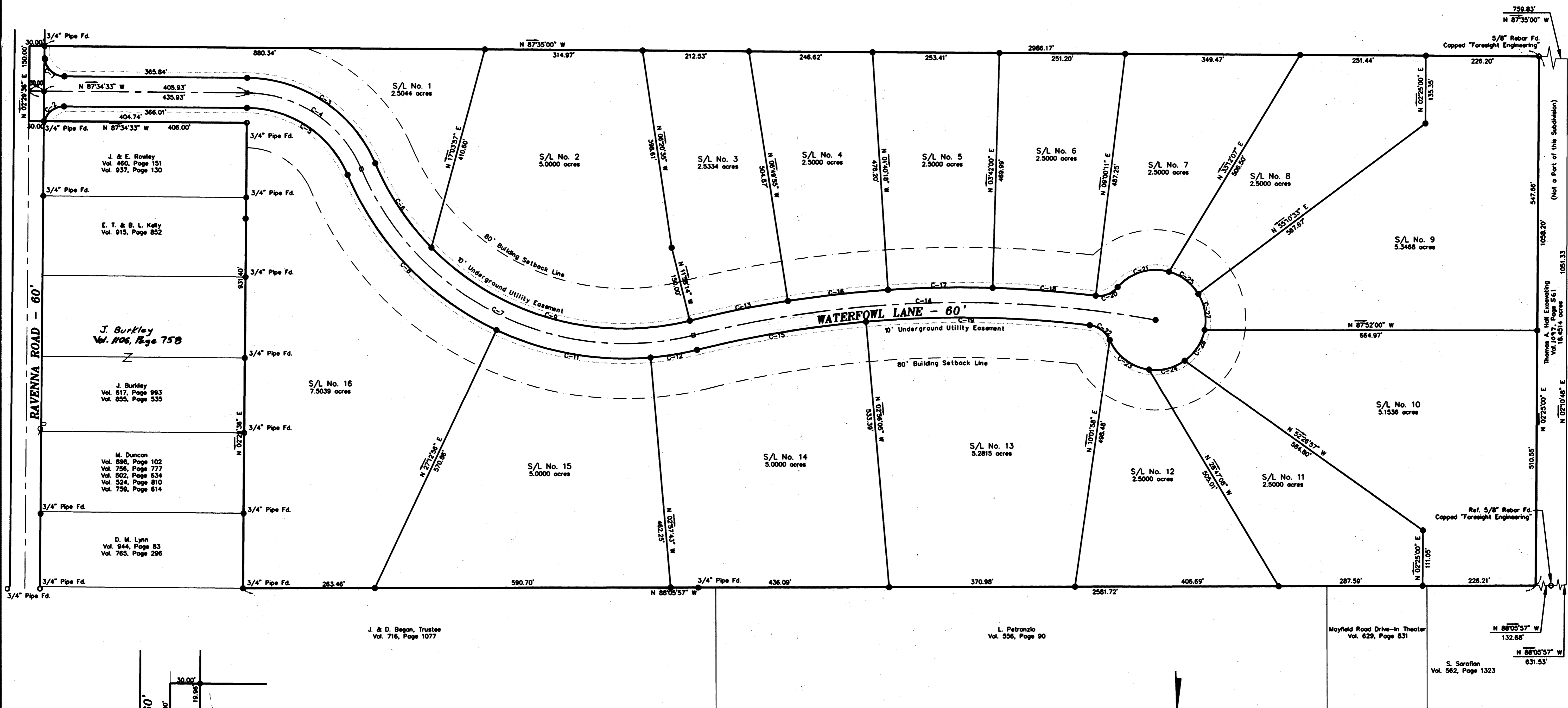
Total Number of Sublots:	16 Sublots
Total Length of New Road:	2464.13 feet
Total Area in Sublots:	60.8236 acres
Scenic Waterfowl Lane R/W	3.9611 acres
Ravenna Road R/W	0.1033 acres
Total Area of Subdivision:	64.8880 acres
Total Area of Road R/W:	4.0644 acres

The declaration of covenants and restrictions for Waterfowl Lane Subdivision is recorded in volume 1117, page 936 of the Geauga County Deed Records.

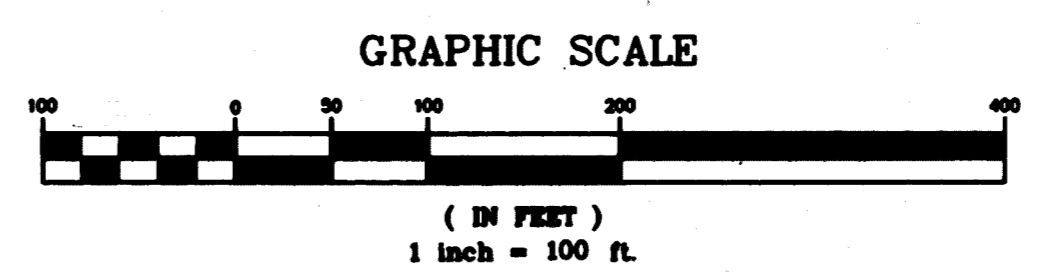
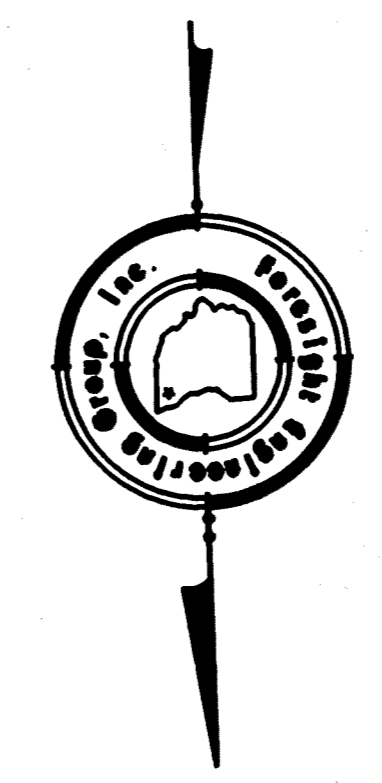
**Foresight Engineering Group**  
 Engineers & Surveyors  
 216 288-1010  
 216 288-1034 fax  
 320 Center Street, Unit F  
 Chardon, Ohio 44024

Sheet No. 1 / 2  
 Waterfowl Lane Subdivision  
 Final Plat  
25-94

Dominic Hero Construction  
Vol. 508, Page 834



LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	C-1	40.00	40.00	40.00	56.60	N 42°22'28" W	90°04'08"
16	C-16	40.00	40.00	40.00	48.99	N 32°38'47" E	75°51'21"
Centerline	C-1	280.00	308.10	182.88	307.88	N 51°12'21" W	68°53'44"
16	C-16	280.00	308.10	182.88	307.88	N 51°12'21" W	68°53'44"
Centerline	C-16	570.00	607.05	487.89	741.31	N 61°28'38" W	81°07'25"
16	C-16	570.00	607.05	487.89	741.31	N 61°28'38" W	81°07'25"
Centerline	C-14	220.00	230.89	140.00	182.88	N 62°12'21" W	75°51'21"
14	C-14	220.00	230.89	140.00	182.88	N 62°12'21" W	75°51'21"
Centerline	C-15	210.00	217.00	131.47	171.47	N 62°12'21" W	75°51'21"
15	C-15	210.00	217.00	131.47	171.47	N 62°12'21" W	75°51'21"
Centerline	C-13	220.00	230.89	140.00	182.88	N 62°12'21" W	75°51'21"
13	C-13	220.00	230.89	140.00	182.88	N 62°12'21" W	75°51'21"
Centerline	C-12	220.00	230.89	140.00	182.88	N 62°12'21" W	75°51'21"
12	C-12	220.00	230.89	140.00	182.88	N 62°12'21" W	75°51'21"
Centerline	C-11	220.00	230.89	140.00	182.88	N 62°12'21" W	75°51'21"
11	C-11	220.00	230.89	140.00	182.88	N 62°12'21" W	75°51'21"
Centerline	C-10	220.00	230.89	140.00	182.88	N 62°12'21" W	75°51'21"
10	C-10	220.00	230.89	140.00	182.88	N 62°12'21" W	75°51'21"
Centerline	C-9	220.00	230.89	140.00	182.88	N 62°12'21" W	75°51'21"
9	C-9	220.00	230.89	140.00	182.88	N 62°12'21" W	75°51'21"



- Symbol Legend
- 5/8" Rebar Set Capped "Foresight Engineering"
  - 5/8" Rebar Set in Monument Box Capped "Foresight Engineering"

Sheet No. 2 / 2  
Waterfowl Lane Subdivision  
Final Plat

25-95

**Foresight Engineering Group**  
Engineers & Surveyors  
216 288-1000  
320 Center Street, Unit F  
Chardon, Ohio 44024

SCALE: Horiz. 1" = 100'  
Vert. None  
FILE NAME: F:\HOR19601\1-plat  
DATE: March 28, 1997

REVISIONS:

**HORIZONS LAND DEVELOPMENT CO., INC.**  
**WATERFOWL LANE SUBDIVISION**  
**Munson Township, Geauga County, Ohio**  
**Final Plat**

SHEET NO.

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