

# ROCKY CELLARS SUBDIVISION

## PHASE I AMENDED PLAT PART OF ORIGINAL LOT NUMBERS 134 AND 140 VILLAGE OF CHARDON COUNTY OF GEAUGA STATE OF OHIO

### CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) THE UNDERSIGNED, ROCKY CELLARS PARTNERS INC., OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS THE ROCKY CELLARS SUBDIVISION PHASE I DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST AND DO HEREBY DEDICATE TO THE PUBLIC USE THE STREET(S) (EASEMENTS) (PARK OR OTHER PUBLIC AREAS) DESIGNATED IN GRAPHIC SYMBOLS ON THIS PLAT.

(OWNER) Richard Crombie (pres) Stacey Steigowald  
RICHARD CROMBIE, PRESIDENT

(OWNER) Charles Deeb Stacey Steigowald  
CHARLES DEEB, SECRETARY

Marika Conti-Walbeck

STATE OF OHIO }  
COUNTY OF LAKE }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE WHO ACKNOWLEDGED THAT HE (SHE, OR THEY) DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS (HER, OR THEIR) FREE ACT AND DEED.  
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 8<sup>th</sup> DAY OF August, 1995  
MONTH YEAR

Stacey Steigowald  
NOTARY PUBLIC

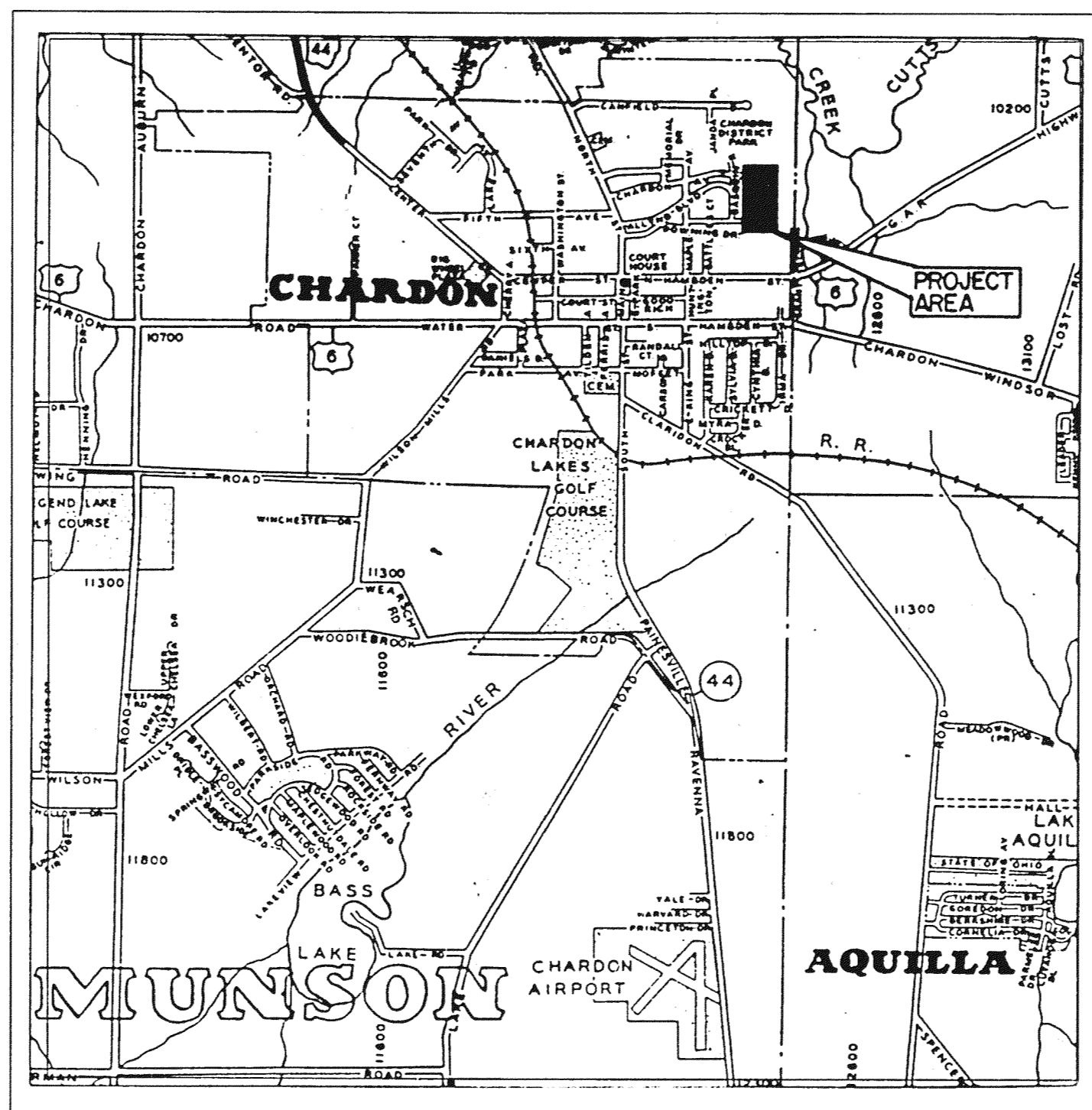
MY COMMISSION EXPIRES 10/25/99

### UTILITY EASEMENTS

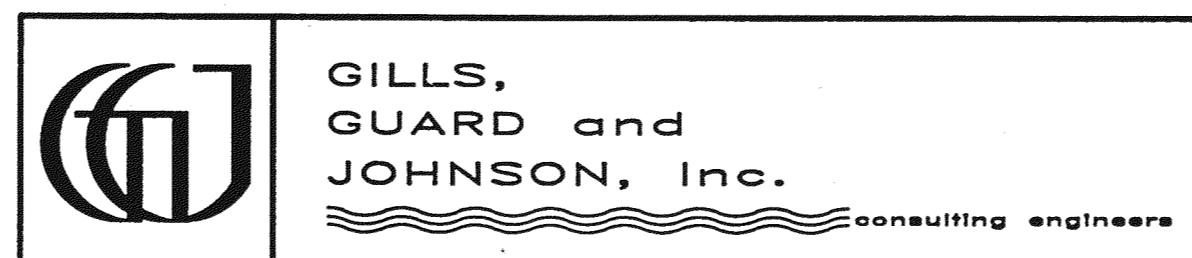
ROCKY CELLARS PARTNERS, INC., OWNERS OF THE WITHIN PLATTED LAND GRANTS UNTO CLEVELAND ELECTRIC ILLUMINATING COMPANY, WESTERN RESERVE TELEPHONE COMPANY AND THE EAST OHIO GAS COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES GAS PIPE LINES, SURFACE OR BELOW 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 COMMUNICATIONS SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS 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, 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--ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

### AMENDMENT SUMMARY

ROCKY CELLARS SUBDIVISION, AS RECORDED IN PLAT VOL. 21, PG. 96 OF THE LAKE COUNTY RECORDS, IS HEREBY AMENDED TO CONTAIN THE CHANGES SHOWN HEREON AND BEING RENAMED ROCKY CELLARS SUBDIVISION, PHASE I. A FIFTEEN (15) FOOT UTILITY EASEMENT HAS BEEN ADDED AND AFFECTS SUBLOTS 10, 11 AND A PORTION OF COMMON AREA NORTH OF SUBLOT 11 AS SHOWN ON SHEET 2.



LOCATION MAP  
NOT TO SCALE



### SURVEYORS CERTIFICATION

DATE OF SURVEY: APRIL 1, 1992

THIS AMENDED SUBDIVISION PLAT ACCURATELY REPRESENTS A PLAT PREVIOUSLY RECORDED IN PLAT VOL. 21, PG. 96 OF THE LAKE COUNTY RECORDS. THE PLAT WAS PREPARED BY GILLS, GUARD, AND JOHNSON, INC. AND BALANCES AND CLOSES. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

### APPROVAL OF PLANNING COMMISSION

THIS PLAT OF ROCKY CELLARS SUBDIVISION PHASE I HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO BY RESOLUTION ADOPTED \_\_\_\_\_, 19\_\_\_\_

Kenneth Miller  
KENNETH MILLER, CHAIRMAN  
Donna Abbott  
DONNA ABBOTT, SECRETARY

### 476796 COUNTY RECORDS

TRANSFERRED THIS 13<sup>th</sup> DAY OF November, 1995

2<sup>nd</sup> FILING  
NO TRANSFER NECESSARY  
Tracy A. Jemison  
COUNTY AUDITOR INTERIM

RECORDED IN PLAT BOOK 23 PAGE NO. 22 THIS 13<sup>th</sup> DAY OF November, 1995 at 9:48 AM.

Catherine H. Heiden  
Geauga COUNTY RECORDER  
513860  
Received for Record this 24<sup>th</sup> day of September 1997 at 2:37 PM and Re-recorded for Record in Plat Volume 25 Page 106 due to the lack of one witness, which has been added. Catherine H. Heiden, Geauga County Recorder

### ACCEPTANCE OF PUBLIC LAND BY COUNCIL

THE PUBLIC STREET(S) (PARK) (PLAYGROUND) OR (OTHER PUBLIC AREAS AS NOTED HEREON IN GRAPHIC SYMBOLS WERE ACCEPTED FOR DEDICATION BY THE COUNCIL OF THE MUNICIPALITY OF CHARDON, OHIO BY ORDINANCE NO. \_\_\_\_\_

9 November, 1995  
John Reid  
JOHN REID, MAYOR  
Jeffery Smock  
JEFFERY SMOCK, CLERK

STATE OF OHIO }  
COUNTY OF \_\_\_\_\_ }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE WHO ACKNOWLEDGED THAT HE (SHE, OR THEY) DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS (HER, OR THEIR) FREE ACT AND DEED.  
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_  
MONTH YEAR

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

23-22  
25-106

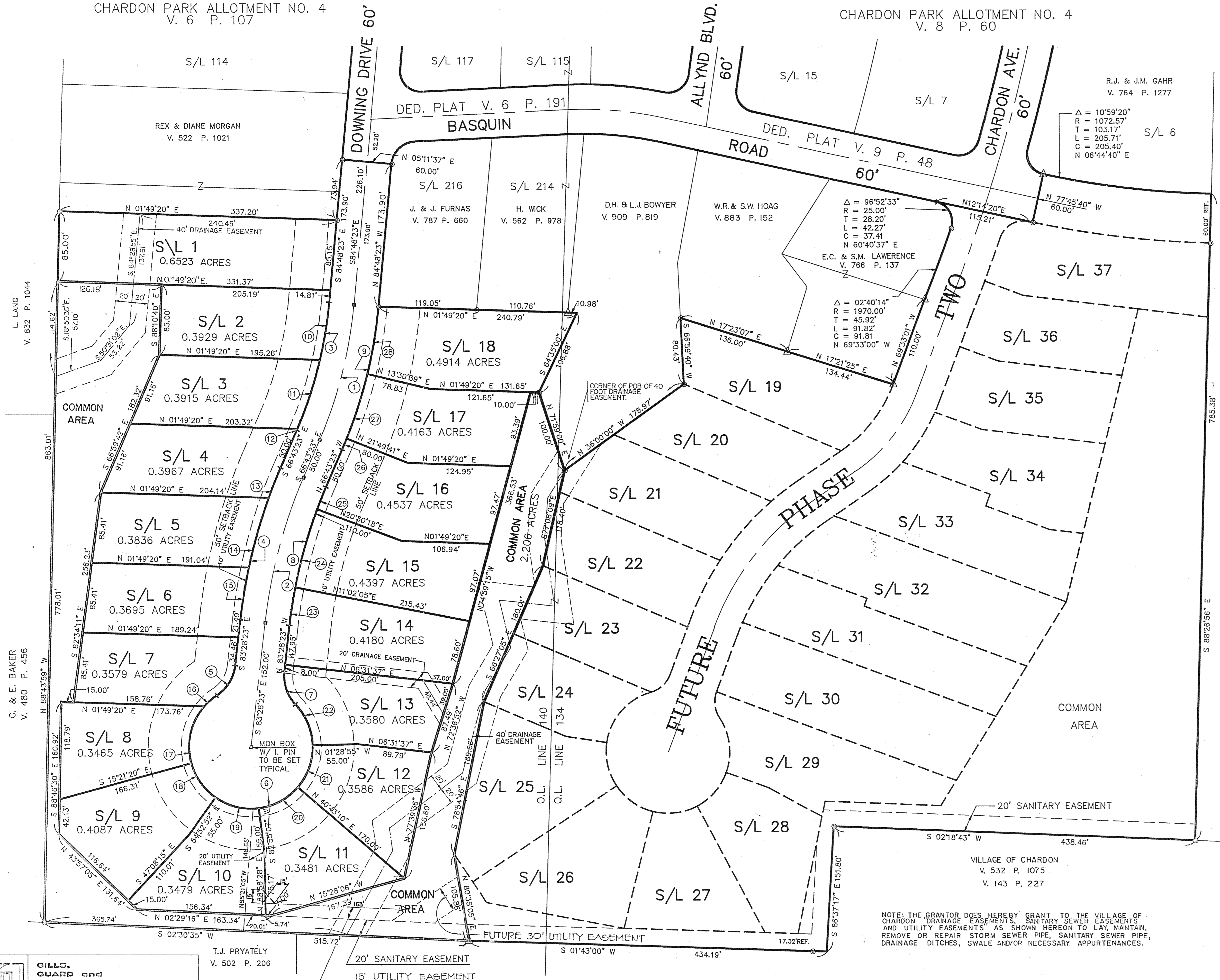
# SHEET 2 OF 2

## ROCKY CELLARS SUBDIVISION

PHASE I AMENDED PLAT

CHARDON PARK ALLOTMENT NO. 4  
V. 6 P. 107

CHARDON PARK ALLOTMENT NO. 4  
V. 8 P. 60



R.J. & J.M. GAHR  
V. 764 P. 1277

Δ = 10°59'20"  
R = 1072.57'  
T = 103.17'  
L = 205.71'  
C = 205.40'  
N 06°44'40" E

Δ = 96°52'33"  
R = 25.00'  
T = 28.20'  
L = 42.27'  
C = 37.41'  
N 60°40'37" E  
E.C. & S.M. LAWRENCE  
V. 766 P. 137

Δ = 02°40'14"  
R = 1970.00'  
T = 45.92'  
L = 91.82'  
C = 91.81'  
N 69°33'00" W

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING       | DELTA       |
|-------|---------|---------|---------|---------|---------------|-------------|
| 1     | 540.00' | 170.43' | 85.93'  | 169.77' | S 75°45'53" E | 18°05'00"   |
| 2     | 624.50' | 182.57' | 91.94'  | 181.92' | S 75°05'53" E | 16°45'00"   |
| 3     | 510.00' | 160.96' | 81.16'  | 160.30' | S 75°45'53" E | 18°05'00"   |
| 4     | 654.50' | 191.34' | 96.36'  | 190.66' | S 75°05'53" E | 16°45'00"   |
| 5     | 50.00'  | 43.82'  | 23.43'  | 42.43'  | S 58°22'08" E | 50°12'30"   |
| 6     | 75.00'  | 36.07'  | 18.04'  | 36.07'  | S 06°31'37" E | 28°02'51.5" |
| 7     | 50.00'  | 43.82'  | 23.43'  | 42.43'  | S 71°25'22" W | 50°12'30"   |
| 8     | 594.50' | 173.80' | 87.52'  | 173.18' | N 75°05'53" W | 16°45'00"   |
| 9     | 570.00' | 179.90' | 90.70'  | 179.15' | N 75°45'53" W | 18°05'00"   |
| 10    | 510.00' | 70.87'  | 35.49'  | 70.81'  | S 80°49'32" E | 07°57'41"   |
| 11    | 510.00' | 88.68'  | 44.45'  | 88.57'  | S 71°51'49" E | 09°57'45"   |
| 12    | 510.00' | 1.42'   | 0.71'   | 1.42'   | S 66°48'01" E | 00°09'34"   |
| 13    | 654.50' | 39.47'  | 19.74'  | 39.46'  | S 66°27'00" E | 03°27'48"   |
| 14    | 654.50' | 87.73'  | 43.83'  | 87.66'  | S 74°01'07" E | 07°40'48"   |
| 15    | 654.50' | 64.14'  | 32.10'  | 64.12'  | S 80°39'55" E | 05°36'54"   |
| 16    | 75.00'  | 20.82'  | 10.27'  | 20.81'  | S 41°03'51" E | 18°35'54"   |
| 17    | 75.00'  | 23.95'  | 12.98'  | 23.94'  | S 47°46'34" E | 18°29'39"   |
| 18    | 75.00'  | 26.93'  | 13.47'  | 26.92'  | S 51°27'08" E | 18°29'39"   |
| 19    | 75.00'  | 28.94'  | 14.47'  | 28.93'  | S 55°07'24" E | 18°29'39"   |
| 20    | 75.00'  | 31.94'  | 15.97'  | 31.93'  | S 58°46'40" E | 18°29'39"   |
| 21    | 75.00'  | 34.94'  | 17.47'  | 34.93'  | S 62°25'53" W | 42°12'01"   |
| 22    | 75.00'  | 37.94'  | 18.97'  | 37.93'  | S 66°05'06" W | 42°12'01"   |
| 23    | 594.50' | 23.39'  | 11.69'  | 23.39'  | N 81°30'10" W | 04°30'23"   |
| 24    | 594.50' | 98.27'  | 49.25'  | 98.15'  | N 71°13'55" W | 09°28'14"   |
| 25    | 594.50' | 28.77'  | 14.39'  | 28.77'  | N 68°06'31" W | 02°46'23"   |
| 26    | 570.00' | 14.40'  | 7.20'   | 14.40'  | N 67°26'47" W | 01°26'50"   |
| 27    | 570.00' | 82.74'  | 41.44'  | 82.67'  | N 72°19'44" W | 08°19'02"   |
| 28    | 570.00' | 82.76'  | 41.45'  | 82.69'  | N 80°38'49" W | 08°19'02"   |

**CENTERLINE DESCRIPTION OF 40 FOOT WIDE DRAINAGE EASEMENT BEGINNING AT EASTERLY CORNER OF L.R. POPE PROPERTY**

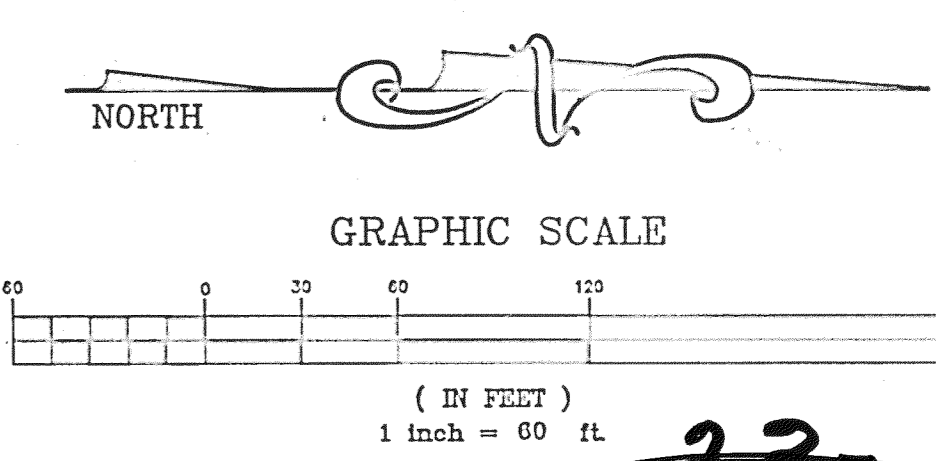
Course I Thence South 57°34'02" East a distance of 33.33 feet to a point;  
 Course II Thence South 85°30'05" East a distance of 45.21 feet to a point;  
 Course III Thence North 81°40'31" East a distance of 82.50 feet to a point;  
 Course IV Thence South 6°37'49" West a distance of 67.62 feet to a point;  
 Course V Thence North 76°35'19" East a distance of 60.00 feet to a point;  
 Course VI Thence South 59°03'28" East a distance of 61.15 feet to a point;  
 Course VII Thence South 74°13'37" East a distance of 104.45 feet to a point;  
 Course VIII Thence South 36°59'47" East a distance of 109.76 feet to a point;  
 Course IX Thence North 81°03'12" East a distance of 26.42 feet to a point;  
 Course X Thence South 61°16'33" East a distance of 120.01 feet to a point on the westerly line of property conveyed to the Village of Chardon in Volume 532, Page 1075 of the Geauga County Deed Records

**LEGEND**

IRON PIPE FOUND ..... ○  
 IRON PIN FOUND ..... △  
 DRILL HOLE SET ..... ●  
 IRON PIN SET ..... ⊙

**PHASE ONE LAND SUMMARY**

|                                  |                     |
|----------------------------------|---------------------|
| SUBLOTS                          | 7.331 ACRES         |
| ROADWAY                          | 1.314 ACRES         |
| COMMON AREA                      | 2.206 ACRES         |
| <b>TOTAL PHASE ONE ACREAGE</b>   | <b>10.851 ACRES</b> |
| SUBDIVISION ACREAGE REMAINING    | 13.567 ACRES        |
| <b>TOTAL SUBDIVISION ACREAGE</b> | <b>24.418 ACRES</b> |



NOTE: THE GRANOR DOES HEREBY GRANT TO THE VILLAGE OF CHARDON DRAINAGE EASEMENTS, SANITARY SEWER EASEMENTS AND UTILITY EASEMENTS AS SHOWN HEREON TO LAY, MAINTAIN, REMOVE OR REPAIR STORM SEWER PIPE, SANITARY SEWER PIPE, DRAINAGE DITCHES, SWALE AND/OR NECESSARY APPURTENANCES.

**GILLS, GUARD and JOHNSON, Inc.**  
consulting engineers  
WILLOUGHBY, OHIO

T.J. PRYATELY  
V. 502 P. 206

23-23  
25-107