

# FINAL PLAT OF LORIEN WOODS - PHASE 3

## ACCEPTANCE CERTIFICATION AND DEDICATION

The Undersigned Owner, Lorien Woods, Inc., Of The Land Shown Herein, Herely Certifies That This Plat Correctly Represents Its "Lorien Woods" Phase No. 3 Subdivision Containing Sublots 30 Through 45 Both Inclusive, And Does Hereby Accept This Plat Of The Same, And Dedicate To Public Use The Area Designated As Lucky Bell Lane, Including Any Right-of-ways/ And Easements Shown Hereon For Public Use And Benefit Including, But Not Limited To The Easements Shown On This Plat For The Construction Of Sanitary Sewer Improvements. 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 And Other Lawful Rules And Regulations For The Benefit Of Itself 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. The Undersigned Does Hereby Dedicate, Give, Grant, Convey, And Release To The Geauga County Board Of Commissioners, Its Successors And Assigns Forever; The Sanitary Sewer Lines And All Appurtenances Within, Over, Through, Under And Upon The Land Included Within The Road Right-of-ways Shown Herein And Included In This Plat And As Described Herein For The Purposes Of Constructing, Reconstructing, Using, Operating, Maintaining, Repairing, Replacing, And Renewing Of Said Lines And Appurtenances.

The Undersigned Does Hereby Dedicate, Give, Grant, Convey, And Release To The Geauga County Board Of Commissioners Its Successors And Assigns Forever, A Perpetual Easement For Constructing, Reconstructing, Using, Operating, Maintaining, Repairing, Replacing, And Renewing Of Sanitary Sewers And All Appurtenances Within, Over, Through, Under And Upon The Land Within Said Easement Included In This Plat And As Described Herein. Said Easement Shall Remain Unobstructed And Shall Include The Right Of Ingress And Egress. Said Easement Rights Shall Include The Right Without Liability Therefor To Remove Trees And Landscaping, Including Lawns, And/Or The Right To Prohibit Such Landscaping, Except Lawns, From Being Installed. In Witness Whereof The Undersigned Hereunto Set Their Hand This 21 Day Of March, 19 88.

Lorien Woods, Inc.  
By: [Signature] Mark E. Snider - President  
Attest: [Signature] Patrick W. Winslow - Secretary

State Of Ohio  
County Of Cuyahoga

Before Me, A Notary Public In And For Said County And State Personally Appeared The Above Named Mark E. Snider And Patrick W. Winslow Who Acknowledged To Me That They Are President And Secretary, Respectively, Of Lorien Woods, Inc., That They Did Sign The Foregoing Instrument And That The Same Is Their Free Act And Deed For The Purposes Therein Expressed, And The Free Act And Deed Of Said Corporation Duly Authorized And Their Free Act And Deed Individually And As Such Officers. In Witness Whereof I Have Hereunto Set My Hand And Affixed My Official Seal At Solon, Ohio This 21 Day Of March, 19 88.

[Signature]  
Notary Public DOUGLAS P. FOUTS  
My Commission Expires: No Expiration Date

Seal

## EASEMENT FOR POND "D"

The Undersigned Owner, Lorien Woods, Inc. Of The Land Shown Herein Does Hereby Grant To Lorien Woods Homeowners Association, Its Assigns Or Successors A Permanent Easement For Pond "D" On And Within Sublots 34, 35, As Shown Herein For The Purposes As Outlined In Lorien Woods Declaration Of Restrictions, Reservations, And Covenants, As Recorded In Vol. 1136 Pg. 219 Of Geauga County Records. In Witness Whereof The Undersigned Hereunto Set Their Hands This 12th Day Of April, 19 88.

Lorien Woods, Inc.  
By: [Signature] Mark E. Snider - President  
Attest: [Signature] Patrick W. Winslow - Secretary

State Of Ohio  
County Of Cuyahoga

Before Me, A Notary Public In And For Said County And State Personally Appeared The Above Named Mark E. Snider And Patrick W. Winslow Who Acknowledged To Me That They Are President And Secretary, Respectively, Of Lorien Woods, Inc., That They Did Sign The Foregoing Instrument And That The Same Is Their Free Act And Deed For The Purposes Therein Expressed, And The Free Act And Deed Of Said Corporation Duly Authorized And Their Free Act And Deed Individually And As Such Officers. In Witness Whereof I Have Hereunto Set My Hand And Affixed My Official Seal At Solon, Ohio This 12th Day Of April, 19 88.

My Commission Expires: NOVEMBER 4, 1991  
[Signature] Notary Public HELEN R. FROM  
Seal

## UTILITY EASEMENT

Lorien Woods, Inc., The Undersigned Owner Of The Within Platted Land, Does Hereby Grant Unto The CEI Electric Co., Alltel Corp., East Ohio Gas Co., And STAR CABLE CO., All Ohio Corporations, Their Successors And Assigns (Hereinafter Referred To As The Grantees) 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 Cable, 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, 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 Hereunto Set Their Hands This 21 Day Of MARCH, 1988.

Lorien Woods, Inc.  
By: [Signature] Mark E. Snider - President  
Attest: [Signature] Patrick W. Winslow - Secretary

State Of Ohio  
County Of Cuyahoga

Before Me, A Notary Public, In And For Said County And State Personally Appeared The Above Named Mark E. Snider And Patrick W. Winslow Who Acknowledged To Me That They Are President And Secretary, Respectively, Of Lorien Woods, Inc., That They Did Sign The Forgoing Instrument And That The Same Is Their Free Act And Deed For The Purposes Therein Expressed And The Free Act And Deed Of Said Corporation Duly Authorized And Their Free Act And Deed Individually And As Such Officers. In Witness Whereof I Have Hereunto Set My Hand And Affixed My Official Seal At Solon, Ohio This 21 Day Of March, 19 88.

[Signature]  
Notary Public DOUGLAS P. FOUTS  
My Commission Expires: No Expiration Date

Seal

## UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

[Signature] 2-18-88  
CEI Electric Company  
RICHARD PATTERSON Date

[Signature] 4-21-88  
Alltel Corporation  
Western Reserve Date

[Signature] 2-18-88  
East Ohio Gas Company  
CHARLES C. BARRETT Date

[Signature] 015-90  
STAR CABLE COMPANY  
DANE GEIZA Date

S/L 34 and 35 Vacated 9.8.08

Approved As To Legal Form This 6th Day Of January, 1998.

[Signature]  
ASST Geauga County Prosecutor

Approved This 16 Day Of April, 1988.

[Signature]  
Chairman, Geauga County  
Planning Commission  
HARRY POSTER

Pursuant To Ohio Revised Code Section 711.09, I Have Checked The Specifications, Construction And The Condition Of The Road(s) Dedicated To Public Use Herein, And I Have Checked The Presence, In Place As Required, Of All Iron Property Monuments, And Bench Marks And Do Hereby Certify That All Of The Improvements And Facilities Have Been Constructed, Are In Accordance With The Approved Plat And Plans 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 6th Day Of JANUARY, 19 98.

[Signature]  
Gaugua County Engineer

## COUNTY SANITARY ENGINEER

I Have Examined The Plans And Specifications For The Sanitary Sewer Facilities And Appurtenances For Conformity To The Rules Adopted By The Geauga County Board Of Commissioners Pursuant To R.C. 6117.01, R.C. 6103.02, And R.C. 7111.01 And Hereby Certify That All Sanitary Sewer Facilities And Appurtenances Shown In This Plat Have Been Constructed, Are In Accordance With The Approved Plans And Specifications, Are In Good Repair, Are In Conformity With Said Rules, And Have Met All Bonding Requirements For Maintenance.

This 26th Day Of DECEMBER, 19 97  
[Signature]  
Gaugua County Sanitary Engineer

## COUNTY COMMISSIONERS

Upon Recommendation Of The Geauga County Sanitary Engineer, The Geauga County Board Of County Commissioners Hereby Approves The Sanitary Sewer Facilities And All Appurtenances Thereo As Constructed And As Shown On This Plat And The Plans And Specifications For Such Improvements. In Conformity With The Rules Adopted By The Geauga County Board Of County Commissioners Pursuant To R.C. 6117.01, R.C. 6103.02 And R.C. 7111.01. This Plat Is Herely Approved This 21st Day Of JANUARY, 19 98, Constituting An Acceptance Of The Dedication Of The Easement For Sanitary Sewers And Appurtenances As Shown Hereon For Public Use And Benefit And The Acceptance For Maintenance Of Such Improvements Contained Within Said Easement. Said Approval And Acceptance Shall Include All Sanitary Sewers And Appurtenances Contained Within The Road Right-of-ways As Shown Hereon And Shall Include The Acceptance For Maintenance Of Such Improvements Contained Within The Right-of-ways.

This Plat Is Approved This 8 Day Of January, 19 98, Constituting An Acceptance Of The Dedication Of Any Road Right-of-way Shown Hereon For Public Use.

[Signature] Geauga County Commissioner  
[Signature] Geauga County Commissioner  
[Signature] Geauga County Commissioner

Transferred This 8th Day Of January, 19 98.

[Signature]  
Gaugua County Auditor

Filed For Record This 8th Day Of January, 19 98 At 4:06 P.M.

Recorded This 8th Day Of January, 19 98 In Plat Book Volume 26  
Page 12

[Signature]  
Gaugua County Recorder

REVISIONS

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: MSL  
CHECKED BY: JFH  
DATE: 3-4-88  
FIELD BOOK: 263 & 266

LORIEN WOODS - PHASE 3  
APPROVALS

HOWELLS AND BAIRD, INC.  
CIVIL ENGINEERS AND SURVEYORS  
SALEM, OHIO  
PH. 216-332-4834

HB



**SITE DATA**

28.121 Ac. In Lots  
2.387 Ac. In Roads  
30.508 Ac. Total In Phase #3

**LENGTH OF ROAD**

Lucky Bell Lane 1732.57 Lin. Ft.  
No. Of Sublots = 16

**FINAL PLAT**  
**LORIEN WOODS - PHASE NO. 3**

**SUBLOTS 30 THRU 45**

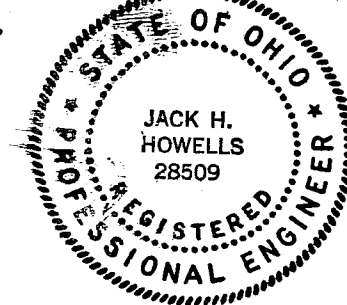
Being Part Of Lot 2, Section 2, Tract One, Located In Auburn Township, Geauga County, Ohio.  
Being Part Of Four Parcels Of Land Containing 193.402 Ac. Conveyed To Lorien Woods, Inc.  
In The Deeds Recorded In Vol. 802 Pg. 93, Vol. 802 Pg. 402, And Vol. 802 Pg. 404 And Vol. 836 Pg. 863 Of  
The Geauga County Deed Records.

**BENCH MARK**  
Sta. 39+72.39 - Lucky Bell Lane  
Iron Pin in Monument Box  
Elev. 1192.39

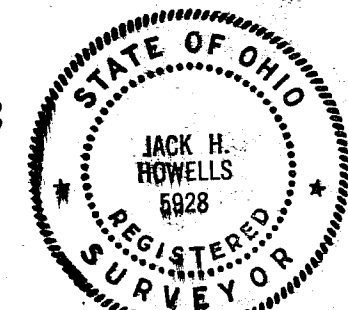
**SURVEYOR'S CERTIFICATION**

I, Do Herely 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, And The Dimensions Of The Lots And Road(s)  
Are In Feet And Decimal Parts Thereof, All Of Which Are 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.

Seal

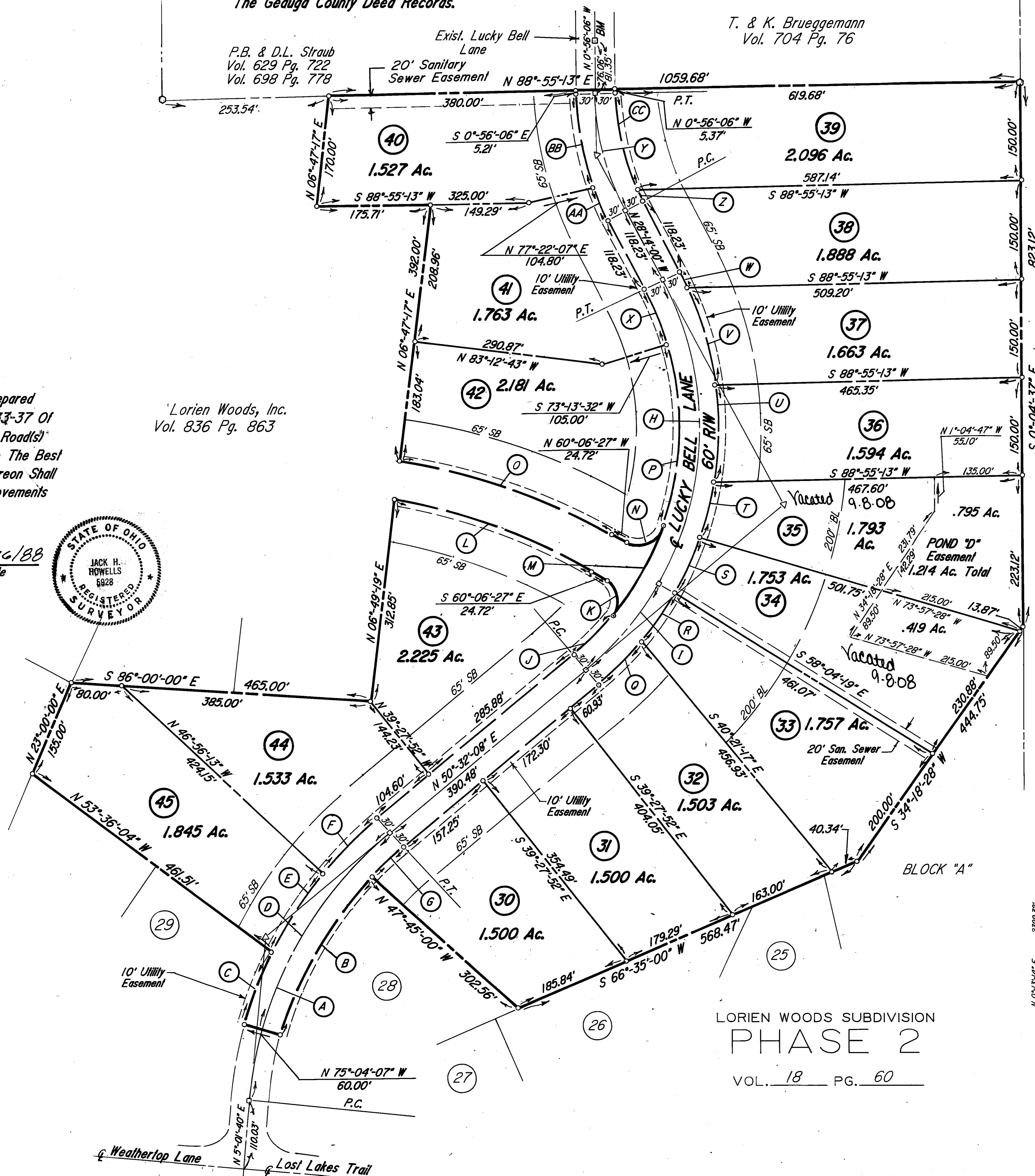


*Jack H. Howells* 3/16/88  
Jack H. Howells  
Reg. Surveyor #5928  
Reg. Engineer #28509

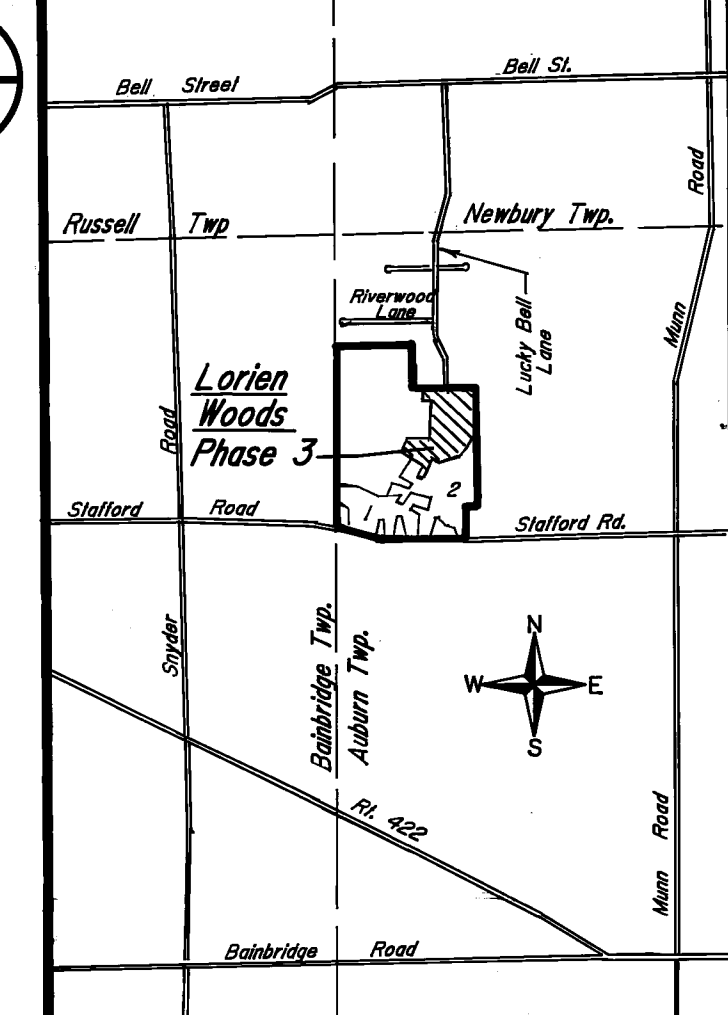


**CURVE DATA TABLE**

CURVE	RADIUS	ANGLE	TANGENT	LENGTH	CHORD LENGTH	CHORD BEARING
A	600.00'	45°-30'-28"	251.65'	476.56'	464.13'	N 27°-46'-54" E
B	570.00'	29°-03'-42"	147.74'	289.12'	286.03'	S 29°-27'-44" W
C	630.00'	11°-28'-03"	63.26'	126.09'	125.88'	S 20°-39'-54" E
D	600.00'	35°-36'-16"	192.67'	372.85'	366.88'	N 32°-43'-59" E
E	630.00'	13°-11'-13"	72.82'	145.00'	144.68'	S 32°-59'-31" W
F	630.00'	10°-56'-59"	60.38'	120.40'	120.22'	S 45°-03'-38" W
G	570.00'	6°-32'-33"	32.58'	65.08'	65.05'	N 17°-15'-49" E
H	480.00'	78°-46'-08"	394.06'	659.90'	609.14'	N 11°-09'-04" E
I	480.00'	20°-38'-35"	87.42'	172.94'	172.01'	N 40°-12'-50" E
J	450.00'	10°-48'-45"	42.59'	84.92'	84.80'	S 45°-07'-44" W
K	40.00'	99°-49'-50"	47.53'	69.69'	61.21'	S 10°-11'-32" E
L	900.00'	20°-35'-22"	163.47'	323.42'	321.68'	S 70°-24'-08" E
M	450.00'	19°-39'-39"	77.97'	154.42'	153.66'	N 29°-53'-33" E
N	40.00'	99°-49'-50"	47.53'	69.69'	61.21'	S 69°-58'-38" W
O	960.00'	20°-37'-44"	174.71'	345.64'	343.78'	N 70°-25'-19" W
P	450.00'	36°-50'-12"	149.86'	289.32'	284.36'	S 1°-38'-37" E
Q	510.00'	10°-00'-23"	44.65'	89.07'	88.96'	N 45°-31'-56" E
R	510.00'	10°-35'-18"	47.26'	94.25'	94.12'	N 35°-14'-05" E
S	510.00'	10°-35'-18"	47.26'	94.25'	94.11'	N 24°-38'-48" E
T	510.00'	10°-06'-39"	45.12'	90.00'	89.88'	N 14°-17'-50" E
U	510.00'	16°-55'-06"	75.85'	150.59'	150.05'	N 0°-46'-56" E
V	510.00'	17°-32'-37"	78.70'	156.16'	155.55'	N 16°-26'-54" W
W	510.00'	3°-00'-47"	13.41'	26.82'	26.82'	N 26°-43'-32" W
X	450.00'	11°-27'-32"	45.15'	90.00'	89.85'	S 22°-30'-14" E
Y	390.02'	27°-17'-54"	94.71'	185.82'	184.07'	N 14°-35'-03" W
Z	360.02'	3°-37'-36"	11.40'	22.79'	22.78'	N 26°-25'-16" W
AA	420.02'	7°-31'-07"	27.60'	55.12'	55.08'	S 24°-28'-27" E
BB	420.02'	19°-46'-47"	73.23'	143.00'	143.00'	S 10°-49'-29" E
CC	360.02'	23°-40'-18"	75.45'	148.74'	147.69'	N 12°-46'-14" W



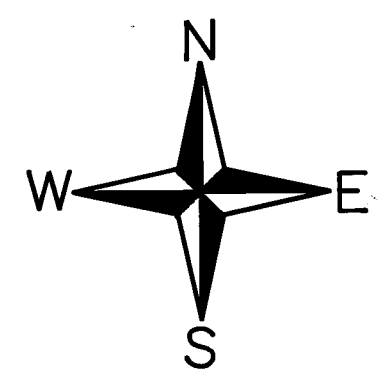
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82



**Vicinity Map**  
Scale 1" = 3,500'

**LEGEND**

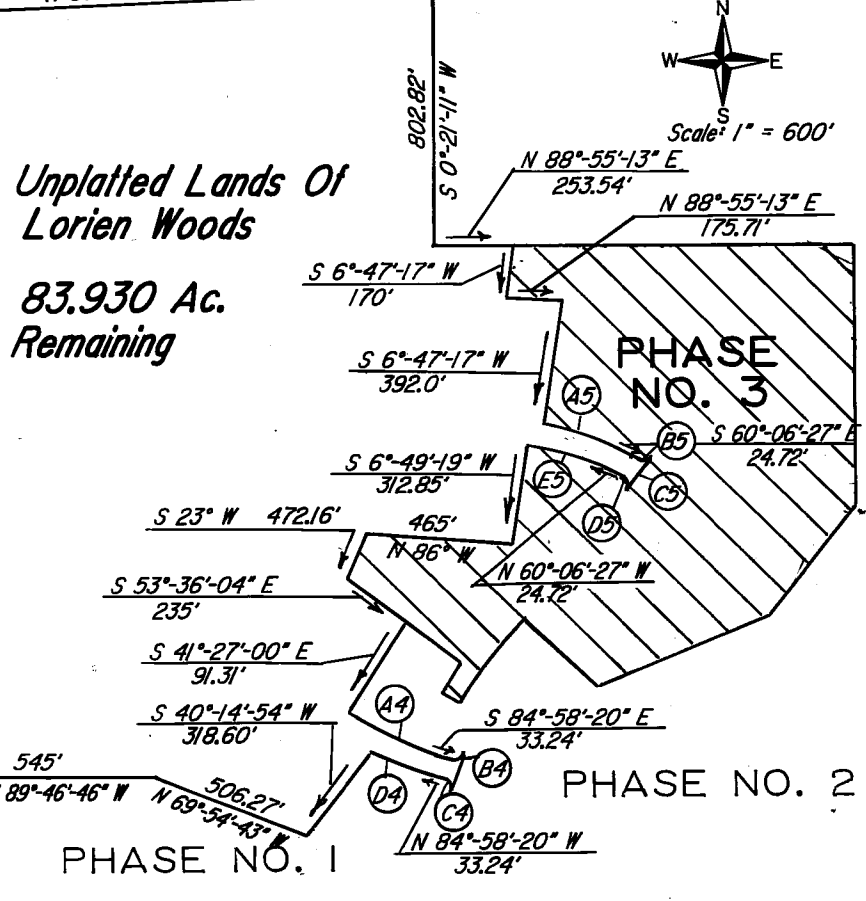
- Iron Pin Set
- Iron Pin Found
- Road Monument
- Subdivision Corner Monument



Metro-Machine Tool & Die Vol. 443 Pg. 949

**CURVE DATA TABLE (See Below)**

CURVE	RADIUS	ANGLE	TANGENT	LENGTH	CHORD LENGTH	CHORD BEARING
A4	250'	43°-31'-20"	98.80'	189.90'	185.37'	S 63°-12'-40" E
B4	40'	90°-00'-00"	40.00'	62.83'	56.57'	N 50°-01'-40" E
C4	310'	35°-15'-14"	98.40'	192.56'	187.58'	N 39°-59'-22" W
A5	360'	20°-37'-44"	174.71'	345.64'	343.78'	N 70°-25'-19" W
B5	40'	99°-49'-50"	47.53'	69.69'	61.21'	S 69°-58'-38" W
C5	400'	19°-39'-39"	77.97'	154.42'	153.66'	N 29°-53'-33" E
D5	900'	20°-35'-22"	163.47'	323.42'	321.68'	S 70°-24'-08" E
E5	900'	20°-35'-22"	163.47'	323.42'	321.68'	S 70°-24'-08" E



REVISIONS  
DATE: 01-16-97  
BY: [Signature]

DESIGNED BY: GIL  
DRAWN BY: DILL  
CHECKED BY: JH  
DATE: 3-1-88  
FIELD BOOK: 253 & 256

**LORIEN WOODS - PHASE NO. 3**  
Lot 2, Section 2, Tract One,  
Auburn Township, Geauga County, Ohio

**HOWELLS AND BAIRD, INC.**  
CIVIL ENGINEERS AND SURVEYORS  
SALEM, OHIO  
PH. 216-352-4534

