

FINAL PLAT

LA DUE HIGHLANDS

SUBLOTS 1 THRU 26

MORTGAGE RELEASE

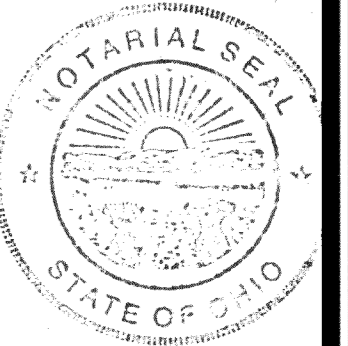
THE UNDERSIGNED MORTGAGEE OF THE LAND INCLUDED IN THIS PLAT AND SUBDIVISION DOES HEREBY JOIN WITH THE OWNERS OF THIS SUBDIVISION IN THE DEDICATION TO PUBLIC USE OF THE AREA DESIGNATED AS MAY COURT AND HEREBY RELEASE FROM LIEN OF OUR MORTGAGE AND WAIVES ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID ROAD

WITNESS ANDY CARDINALI, STATE OF OHIO, COUNTY OF GEauga, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED WAYNE LEACH OF NEWBURY OHIO WHO ACKNOWLEDGED 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 NEWBURY OHIO THIS 5 DAY OF JULY, 1996

WITNESS ERIC COSSMAN, WAYNE LEACH

UTILITY EASEMENT

South Auburn Holdings, Inc., The Undersigned Owners Of The Platted Land, Do Hereby Grant Unto CEI Electric Co., Alltel Corp., WESTERN RESERVE ENERGY AND Star Cable Company, All Ohio Corporations, Their Successors And Assign (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, Or Relocate Such Above Ground And Underground Electric, Gas, And Communication Cables, 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 With 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 Hereunto Set Their Hand This 2nd Day Of July, 1996.



ACCEPTANCE CERTIFICATION

The Undersigned Owners, South Auburn Holdings, Inc. Of The Land Shown Herein, Herby Certify That This Plat Correctly Represents Our 'La Due Highlands', Subdivision Containing Sublots No. 1 Thru 26 All Inclusive, And Does Herby Accept This Plat Of The Same And Dedicate To Public Use The Area Designated As "May Court". 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 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 Below The Surface Of The Ground. In Witness Whereof The Undersigned Hereunto Set Their Hands This 24th Day Of June, 1996.

South Highlands Holdings Inc.

OWNERS:

By: Kevin J. Finnerty - President By: Wayne A. Leach - Vice President By: Matthew Swanson - Sec. - Treas.

Witness: Mindy S. Lotman Witness: James Barabara Witness: Joseph R. Drake Witness: Glenn Lippiatti

State Of Ohio
County Of Wayne

Before Me, A Notary Public, In And For Said County And State, Personally Appeared The Above Named Kevin Finnerty, Wayne A. Leach And Matthew Swanson Who Acknowledged To Me That They Are The Owners, Respectively, Of South Highlands Holdings Inc., That They Did Sign The Foregoing Instrument And That The Same Is Of Their Free Act And Deed For The Purpose Therein Expressed. In Witness Whereof I Have Set My Hand And Affixed My Official Seal At Lebanon, Ohio This 24 Day Of June, 1996.

Seal: Notary Public Carol Roberts
My Commission Expires: 3/18/99

APPROVALS

Approved As To Legal Form This 4th Day Of March, 1998. Approved This 9th Day Of July, 1996.

Asst. Geauga County Prosecutor LORIE A. SASS Chairman, Geauga County Planning Commission MARK HASSETT

Pursuant To Ohio Revised Code Section 711.091, I Have Checked The Specifications, Construction, And The Condition Of The Road Dedicated To Public Use Herein, And I Have Checked The Presence, In Place As Required, Of All Iron Property Pins, Monuments, And Bench Marks And Do Herby Certify That All Of The Improvements And Facilities Have Been Constructed, Are In Accordance With The Approved Plat And Plans, 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 12th Day Of MARCH, 1998.

Approved This 19th Day Of March, 1998, Constituting An Acceptance Of The Dedication Of Any Road Right-Of-Way Shown Hereon For Public Use.

Mike J. Pate Mark J. Pate Mark J. Pate
Gauga County Commissioner Gauga County Commissioner Gauga County Commissioner

Transferred This 20th Day Of MARCH, 1998.

Tracy A. Demmon
Gauga County Auditor

Filed For Record This 20 Day Of March, 1998 At A.M. 524128
Recorded This 20 Day Of March, 1998 In Plat Book Volume 26 Page 42.

Catherine A. Heiden
Gauga County Recorder

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING

John Hally 9/10/96 Mike Piccol 9-13-96
Alltel Corporation Star Cable Company
Western Reserve MIKE PICCOLI

William E. Kubrak 5-12-96 JWH 2/2/98
CEI Electric Company WESTERN RESERVE ENERGY CO.
WILLIAM KUBRAK JOSEPH W. HOAS

MORTGAGE RELEASE

The Undersigned Mortgagee Of The Land Included In This Plat And Subdivision Does Herby Join With The Owner(s) Of This Subdivision In The Dedication To Public Use Of The Area Designated As May Court And Herby Release From Lien Of Our Mortgage And Waives Any Right Which We Might Otherwise Have In Said Road.

Donald & Josephine May Trust

Donald May Josephine E. May 7/3/96 Susan Springer Susan Springer
Donald May - Co-Trustee Josephine May - Co-Trustee Witness Witness

Debra Mack Debra Mack
Witness Witness

APPROVALS

STATE OF OHIO
COUNTY OF GEAUGA

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED Donald May Josephine May of MANTUA OHIO WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR 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 3rd DAY OF JULY, 1996.

This Plat Complies With The Applicable Regulations Regarding Lot Size, Frontage And Width Contained In The Auburn Township Zoning Resolution This 21st Day Of JUNE, 1996.

Frank Kitko Jr. Debra Mack
Auburn Township Zoning Inspector Notary Public
FRANK KITKO JR. my Commission Expires

The Covenants And Restrictions For La Due Highlands Subdivision Are Recorded In Volume 1057 Page 1189 Of The Geauga County Deed Records. 1/15/2000

SL 526 vacated 7:30:01
SL 26 Lot 32 TH 3 created 7:30:02 at 11:42 AM.
Mary Margaret McBride Recorder

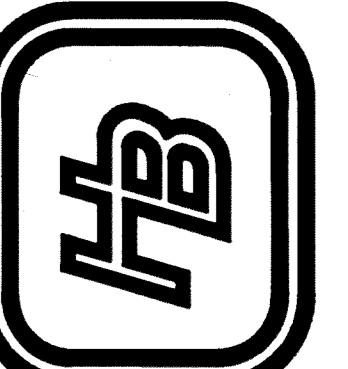
26-42

REVISIONS
2-27-98

DESIGNED BY: G.T.L.
DRAWN BY: G.T.L.
CHECKED BY: J.D.V.
DATE: 6-12-96
FIELD BOOK:

LA DUE HIGHLANDS APPROVALS

Howells & Baird, Inc.
CIVIL ENGINEERS & SURVEYORS
SALEM, OHIO
PH. (330) 332-4834
FAX. (330) 332-4058



SCALE
SHEET
1 OF 2

Note: The Intersection Of The Centerlines Of Bartholomew Rd. And Auburn Rd. To A 3/4" Rebar Found Is S88°52'47"W-760.10' From This Point.

Note: The Intersection Of The North Line Of Lot 32 And The Centerline Of Auburn Road Is S88°35'44"W-832.92' From This Point.

FINAL PLAT LA DUE HIGHLANDS

SUBLOTS 1 THRU 26

Lots 32, 36 and 37 Located In Auburn Township, Geauga County, Ohio. And Containing 59.4928 Acres Of Land. Being All Of The Lands Conveyed To South Auburn Holding, Inc. In The Deeds Recorded In Vol. 1056 Pg. 589 And Part Of Lands As Recorded In Vol. 1057 Pg. 1084 Of The Geauga Co. Records.

SITE DATA

55.0931 Ac. In Lots
0.2197 Ac. In Existing Road
4.1800 Ac. In Proposed Road
59.4928 Ac. In Plat

Total Length Of Prop. Rd. 2606.40 Lin. Ft.
Zoning District R-2
Minimum Lot Area 2 Ac.
Minimum Lot Width 175 Ft. At B.L. Or R/W
Minimum Lot Frontage 60 Ft. At Cul-De-Sac Lots
Minimum Front Yard 65 Ft.
Minimum Side Yard 30 Ft.
Minimum Rear Yard 50 Ft.

Scale 1"=100'

Howells & Baird, Inc.
CIVIL ENGINEERS & SURVEYORS
SALEM, OHIO
PH. (330) 332-4834
FAX. (330) 332-4058

SURVEYOR'S 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 And Dimensions Of The Lots And Roads 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.

Jon D. Vollnogle 6/19/96
Jon D. Vollnogle Date
Reg. Surveyor #7308



26-43 2 OF 2

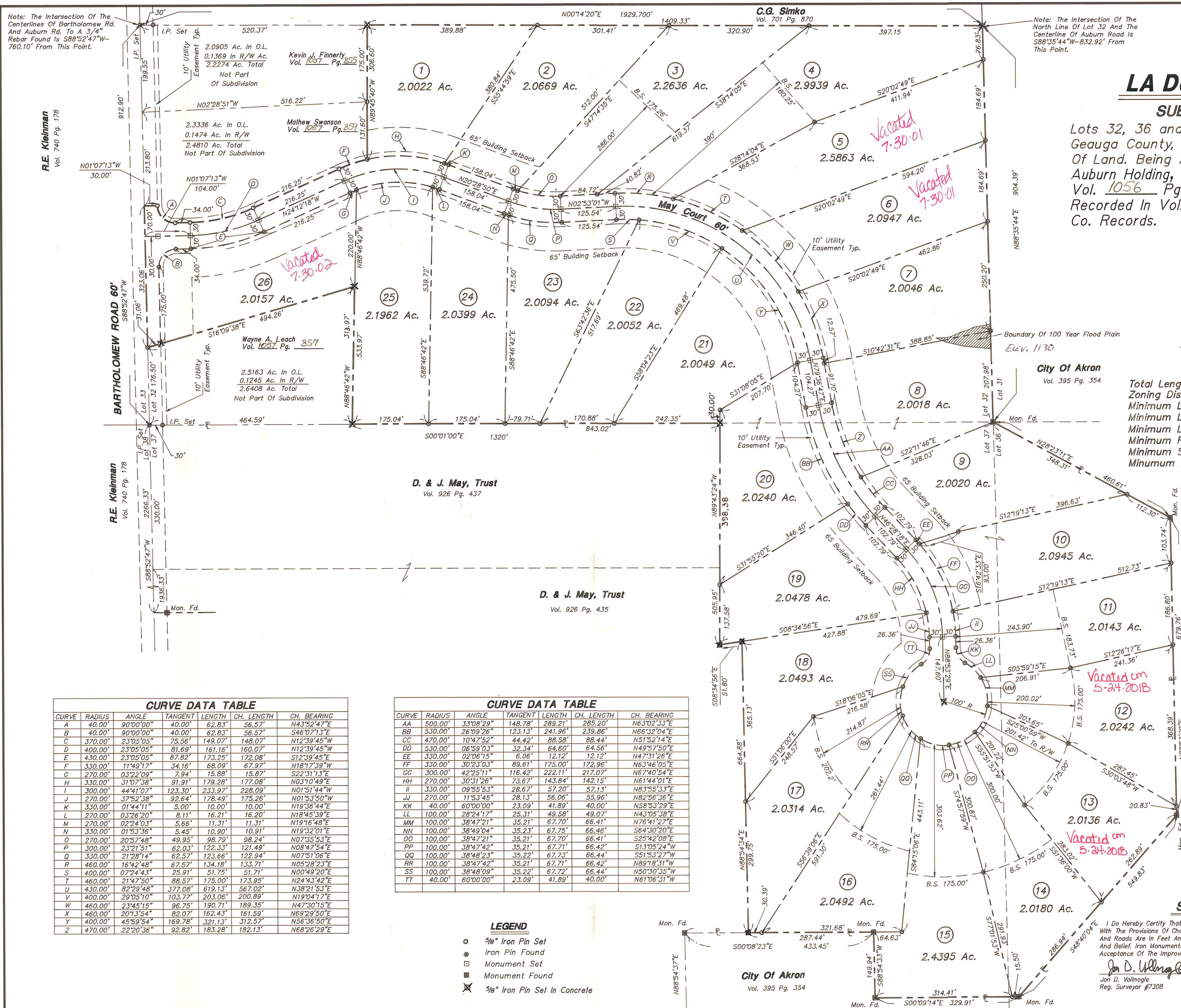
CURVE DATA TABLE						
CURVE	RADIUS	ANGLE	TANGENT	LENGTH	CH. LENGTH	CH. BEARING
A	40.00'	90°00'00"	40.00'	62.83'	56.57'	N43°52'47"E
B	40.00'	90°00'00"	40.00'	62.83'	56.57'	S46°07'13"E
C	370.00'	23°05'05"	75.56'	149.07'	148.07'	N12°39'45"W
D	400.00'	23°05'05"	81.69'	161.16'	160.07'	N12°39'45"W
E	430.00'	23°05'05"	87.82'	173.25'	172.08'	S12°39'45"E
F	330.00'	11°49'17"	34.16'	68.09'	67.97'	N18°17'39"W
G	270.00'	03°22'09"	7.94'	15.88'	15.87'	S22°31'13"E
H	330.00'	31°07'38"	91.91'	179.28'	177.08'	N03°10'49"E
I	300.00'	44°41'07"	123.30'	233.97'	228.09'	N01°51'44"W
J	270.00'	37°52'38"	92.64'	178.49'	175.26'	N01°53'50"W
K	330.00'	01°44'11"	5.00'	10.00'	10.00'	N19°36'44"E
L	270.00'	03°26'20"	8.11'	16.21'	16.20'	N18°45'39"E
M	270.00'	02°24'03"	5.66'	11.31'	11.31'	N19°16'48"E
N	330.00'	01°53'36"	5.45'	10.90'	10.91'	N19°32'01"E
O	270.00'	20°57'48"	49.95'	98.79'	98.24'	N07°35'53"E
P	300.00'	23°21'51"	62.03'	122.33'	121.49'	N08°47'54"E
Q	330.00'	21°28'14"	62.57'	123.66'	122.94'	N07°51'06"E
R	460.00'	16°42'48"	67.57'	134.18'	133.71'	N05°28'23"E
S	400.00'	07°24'43"	25.91'	51.75'	51.71'	N00°49'20"E
T	460.00'	21°47'50"	88.57'	175.00'	173.95'	N24°43'42"E
U	430.00'	82°29'48"	377.08'	619.13'	567.02'	N38°21'53"E
V	400.00'	29°05'10"	103.77'	203.06'	200.89'	N19°04'17"E
W	460.00'	23°45'15"	96.75'	190.71'	189.35'	N47°30'15"E
X	460.00'	20°13'54"	82.07'	162.43'	161.59'	N69°29'50"E
Y	400.00'	45°59'54"	169.78'	321.13'	312.57'	N56°36'50"E
Z	470.00'	22°20'36"	92.82'	183.28'	182.13'	N68°26'29"E

CURVE DATA TABLE						
CURVE	RADIUS	ANGLE	TANGENT	LENGTH	CH. LENGTH	CH. BEARING
AA	500.00'	33°08'29"	148.78'	289.21'	285.20'	N63°02'33"E
BB	530.00'	26°09'26"	123.13'	241.96'	239.86'	N66°32'04"E
CC	470.00'	10°47'52"	44.42'	88.58'	88.44'	N51°52'14"E
DD	530.00'	06°59'03"	32.34'	64.80'	64.56'	N49°57'50"E
EE	330.00'	02°06'15"	6.06'	12.12'	12.12'	N47°31'26"E
FF	330.00'	30°23'03"	89.61'	175.00'	172.96'	N63°46'05"E
GG	300.00'	42°25'11"	116.42'	222.11'	217.07'	N67°40'54"E
HH	270.00'	30°31'26"	73.67'	143.84'	142.15'	N61°44'01"E
II	330.00'	09°55'53"	28.63'	57.20'	57.13'	N83°55'33"E
JJ	270.00'	11°53'45"	28.13'	56.06'	55.96'	N82°56'36"E
KK	40.00'	60°00'00"	23.09'	41.89'	40.00'	N58°53'29"E
LL	100.00'	28°24'17"	25.31'	49.58'	49.07'	N43°05'38"E
MM	100.00'	38°47'21"	35.21'	67.70'	66.41'	N76°41'27"E
NN	100.00'	38°49'04"	35.23'	67.75'	66.46'	S64°30'20"E
OO	100.00'	38°47'21"	35.21'	67.70'	66.41'	S29°42'08"E
PP	100.00'	38°47'42"	35.21'	67.71'	66.42'	S13°05'24"W
QQ	100.00'	38°48'23"	35.22'	67.73'	66.44'	S51°53'27"W
RR	100.00'	38°47'42"	35.21'	67.71'	66.42'	N89°18'51"W
SS	100.00'	38°48'09"	35.22'	67.72'	66.44'	N50°30'35"W
TT	40.00'	60°00'00"	23.09'	41.89'	40.00'	N61°06'31"W

- LEGEND**
- 3/8" Iron Pin Set
 - Iron Pin Found
 - Monument Set
 - Monument Found
 - ⊗ 3/8" Iron Pin Set In Concrete

SL 5 & 6 vacated 7-30-01 Mary Margaret McBride Recorder

SL 26 Lot 32 Tr. 3 vacated 7-30-02 at 11:42 A.M. Mary Margaret McBride Recorder





Auditor
Charles E. Walder
Chief Fiscal Officer

GEAUGA COUNTY OHIO
05-24-2018 At 08:54 am.
VACATED SUB 4.00
SHARON C GINGERICH
RECORDER

RECEIVED

MAY 24 2018

Geauga County Auditor

To Whom It May Concern:

This is to certify that there has been filed with me proof of publication in the Star Beacon, pursuant to the provisions of the Ohio Revised Code Section 711.25, said publication having appeared in said newspaper for 14 consecutive days from 4-18-18 through 5-11-18 inclusive.

Proof of publication was filed by:

Krista Lee Ensign Trustee

Notice of intention to vacate all or parts of lots:

Sublots 12 & 13 in LaDue Highlands Subdivision
Volume 26 page 42

Known as Parcel Numbers:

01-118297 & 01-118298

Located in:

Auburn Township Lots 32, 36 & 37

Pursuant to the provisions of the Ohio Revised Code, Section 711.27, this is to certify that said lots have accordingly been vacated to the extent of aforesaid.

Charles E. Walder
Charles E Walder, (MBA)
Geauga County Auditor

CERTIFICATION OF GEAUGA COUNTY AUDITOR
UNDER OHIO REVISED CODE SECTION 711.27

Courthouse Annex, 231 Main Street, Suite 1A, Chardon, OH 44024-1293

Direct Line: (440) 279-1600

FAX: Fiscal Office (440) 279-2184 * Real Estate/Appraisal (440) 286-4359

Web site: <http://www.auditor.co.geauga.oh.us>

Email: auditor@co.geauga.oh.us

AFFP

59APLEGAL NOTICE Notice of Vac

Affidavit of Publication

STATE OF OHIO }
COUNTY OF ASHTABULA } SS

59AP
LEGAL NOTICE

, being duly sworn, says: *Jolene Vance*

Notice of Vacation is hereby given that Sublots 12 and 13 of the La Due Highlands Subdivision recorded in Volume 26, Pages 42 to 43 of Geauga County Plat Records, owned by Krista Lee Ensign, Trustee, by deed recorded in Volume 2048, Page 2809, Geauga County Deed Records, (Parcels No. 01-118297 and 01-118298) are being vacated in accordance with Ohio Revised Code Section 711.25
April 28, 29, 30
May 1, 2, 3, 4, 5, 6, 7,
8, 9, 10, 11

That she is of the Star Beacon, a daily newspaper of general circulation, printed and published in Ashtabula, Ashtabula County, Ohio; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

April 28, 2018, April 29, 2018, April 30, 2018, May 01, 2018, May 02, 2018, May 03, 2018, May 04, 2018, May 05, 2018, May 06, 2018, May 07, 2018, May 08, 2018, May 09, 2018, May 10, 2018, May 11, 2018

RECEIVED

MAY 24 2018

Gauga County Auditor

That said newspaper was regularly issued and circulated on those dates.
SIGNED:

Jolene Vance

Subscribed to and sworn to me this 11th day of May 2018.

Gloria J. Maki-Rood

Gloria J. Maki-Rood, Notary, Ashtabula County, Ohio

My commission expires: March 27, 2022

00005621 00129865

SCHWARTZ LAND SURVEYING INC
12121 KINSMAN RD
NEWBURY, OH 44065



Gloria J Maki-Rood
Notary Public
State of Ohio
My Commission
Expires 3-27-2022