

KIMPTON WOODS SUBDIVISION PHASE I

PART OF ORIGINAL TROY TOWNSHIP SECTION 13 & 14
TROY TOWNSHIP - GEAUGA COUNTY - OHIO

AND CONTAINING 31.6416 ACRES BEING PART OF THE LAND AS CONVEYED TO GEORGE L. STANKUS
IN THE DEED RECORDED IN VOLUME 1048, PAGE 1267
OF THE GEAUGA COUNTY DEED RECORDS.

ACCEPTANCE CERTIFICATION AND DEDICATION

Be it known that George L. Stankus, Owner of the land shown herein, hereby certifies this plat correctly represents his "KIMPTON WOODS SUBDIVISION, PHASE I", a subdivision containing sublots one (1) through nine (9) both inclusive, and do hereby accept this plat of same and dedicate to public use the area designated as Kimpton Trail, (60 feet wide), and Fallen Oaks Trail, (60 feet wide), and not heretofore dedicated. 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.

In witness whereof George L. Stankus has caused this instrument to be subscribed in his name. At Chardon, Ohio this 6th day of June, 1996.

George L. Stankus George L. Stankus Witness Debra Mack
Debra Mack
Witness Courtney Malone
Courtney Malone

STATE OF OHIO
COUNTY OF GEAUGA

Before me, a notary public in and for said county and state personally appeared the above named George L. Stankus, 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 Chardon Ohio this 6th day of June, 1996.

Debra Mack
NOTARY PUBLIC DEBRA MACK, Notary Public
State of Ohio-Geauga County
My commission expires Jan. 16, 2000

UTILITY EASEMENT

The undersigned owner, George L. Stankus within platted land, do hereby grant unto the Illuminating Company, Ameritech Corporation, East Ohio Gas Company, and Star Cable, all Ohio Corporations, their successors and assigns (herein after 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 cables, 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 therefore to remove trees and landscaping including lawn 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 George L. Stankus has caused this instrument to be subscribed in his name. At Chardon, Ohio this 6th day of June, 1996.

George L. Stankus George L. Stankus Witness Debra Mack
Debra Mack
Witness Courtney Malone
Courtney Malone

STATE OF OHIO
COUNTY OF GEAUGA

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Debra Mack
NOTARY PUBLIC DEBRA MACK, Notary Public
State of Ohio-Geauga County
My commission expires Jan. 16, 2000

THE 10' UTILITY EASEMENT GRANTED HEREIN IS ACCEPTED BY THE FOLLOWING:

William E. Kubrak 6-17-96 Richard L. Leusch
The Illuminating Company Date East Ohio Gas Company Date
WILLIAM E. KUBRAK RICHARD L. LEUSCH
Joséphine A. Balar 9-12-96 Mike Piccol 9-13-96
Ameritech Date Star Cable Date
JOSEPHINE A. BALAR MIKE PICCOL

APPROVALS

This plat complies with the applicable Troy Township Zoning Resolution regarding lot size, frontage and width. This 7th day of June, 1996.

By: Pierre Hodgins Troy Township Zoning Inspector
Approved this 11th day of June, 1996.

Mark J. Hammett
Chairman, Geauga County
Planning Commission Mark J. Hammett

Approved as to legal form this 15th day of October, 1997

Asst. Robert A. SASS
Gauga County Prosecutor

Pursuant to Ohio Revised Code Section 711.091, I have checked the specifications, construction and the condition of the roads dedicated to public use herein, and I have checked the presence, in place as required, of all iron pins, 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 4753-37 OF THE OHIO ADMINISTRATIVE CODE.
This 7th day of JULY, 1996.

Robert C. Phillips
Gauga County Engineer/ROBERT C. PHILLIPS
Approved this 14th day of JULY, 1996 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use.

Neil C. Hopston William Repke
Gauga County Commissioner Gauga County Commissioner

Transferred this 17th day of JULY, 1996

James A. Jensen
Gauga County Auditor

533482

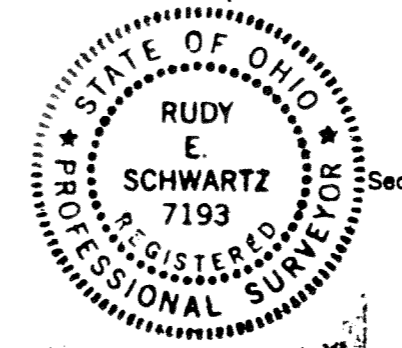
Filed for record this 17 day of July, 1996 at 11:29 A. M.

Recorded this 17 day of July, 1996 in plat book Volume 26.

Catherine H. Heiden
Gauga County Recorder

PLAT SURVEYOR'S CERTIFICATION

I (we) do hereby certify that I (we) have surveyed the premises and prepared the attached plat in accordance with the provisions of Chapter 4753-37 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 (our) 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.



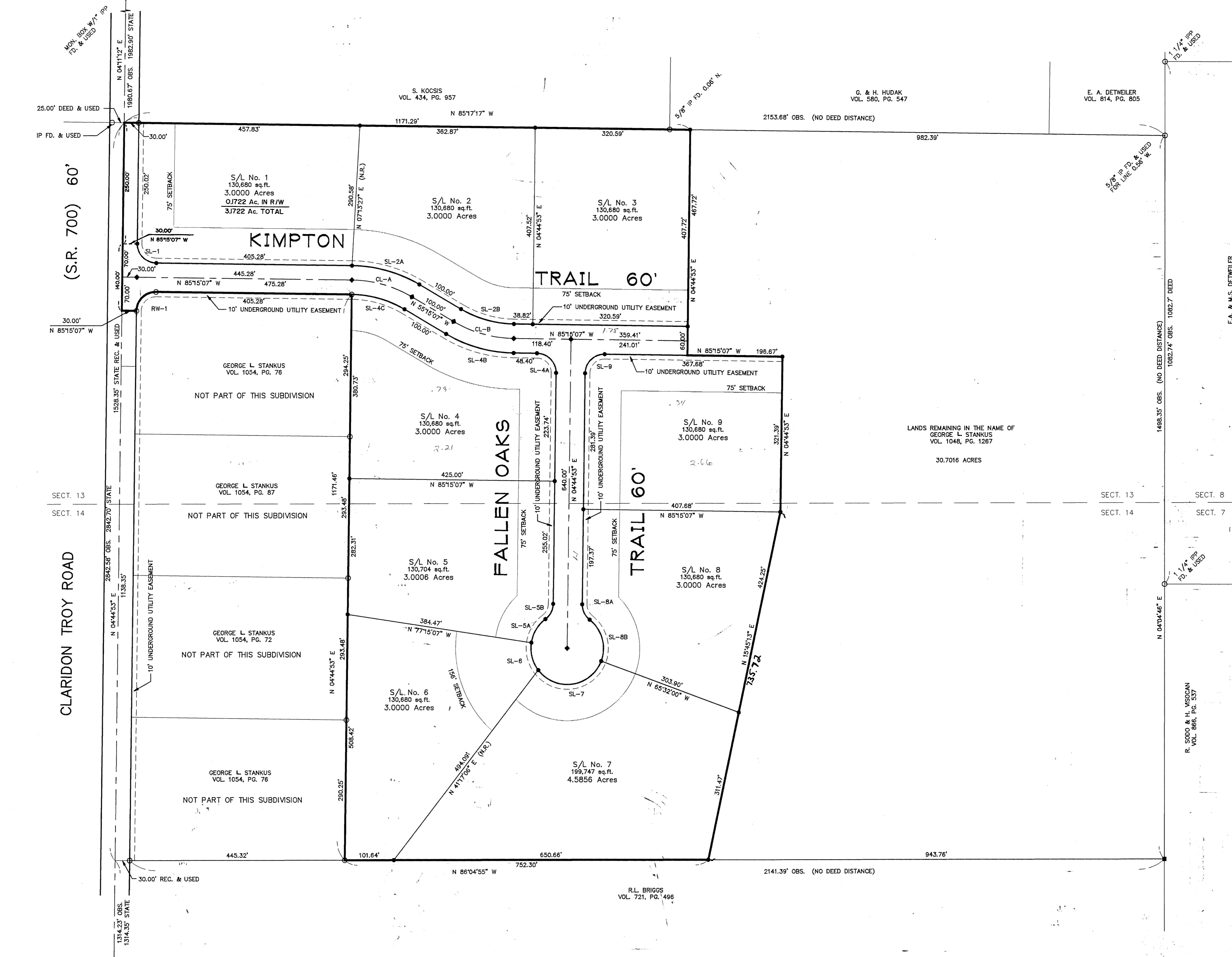
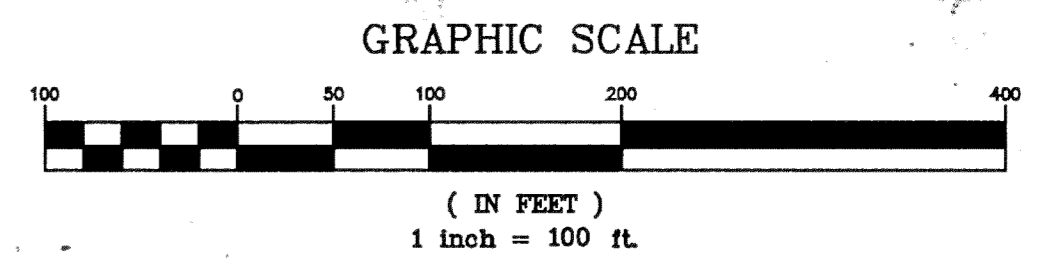
Rudy E. Schwartz P.S. No. 7193
Date MAY 9 1996

AREA TABULATION

Area in Lots	28.752 Acres
Area in R/W	2.9831 Acres
Total Area	31.6416 Acres
# of Sublots	9
Total length of road R/W	1808.49 L.F.

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR KIMPTON WOODS IS RECORDED IN VOLUME 1168 PAGE 794 OF GEAUGA COUNTY RECORDS.





E.A. & W.S. DETWEILER
VOL. 593, PG. 502
PARCEL NO. 2

R. SPOD & H. WISOCAN
VOL. 866, PG. 537

LEGEND

- IRON PIN/PIPE FOUND
- 5/8" IRON PIN SET
- 5/8" IRON PIN SET IN CONCRETE
- ◆ 5/8" IRON PIN SET IN MONUMENT BOX
- N.R. NON-RADIAL

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL-A	250.00	130.90	66.99	129.41	N 70°15'07" W	30°00'00"
CL-B	250.00	130.90	66.99	129.41	N 70°15'07" W	30°00'00"
RW-1	40.00	62.83	40.00	56.57	N 49°44'53" E	90°00'00"
SL-1	40.00	62.83	40.00	56.57	N 40°15'07" W	90°00'00"
SL-2A	280.00	146.61	75.03	144.94	N 70°15'07" W	30°00'00"
SL-2B	220.00	115.19	58.95	113.88	N 70°15'07" W	30°00'00"
SL-4A	40.00	62.83	40.00	56.57	N 40°15'07" W	90°00'00"
SL-4B	280.00	146.61	75.03	144.94	N 70°15'07" W	30°00'00"
SL-4C	220.00	115.19	58.95	113.88	N 70°15'07" W	30°00'00"
SL-5A	75.00	58.28	30.69	56.80	N 35°00'02" E	44°30'17"
SL-5B	40.00	36.66	19.73	35.39	N 31°00'02" E	52°30'17"
SL-6	75.00	60.02	31.72	58.43	N 10°10'37" W	45°51'00"
SL-7	75.00	60.02	31.72	58.43	N 85°40'56" E	122°23'53"
SL-8A	40.00	36.66	19.73	35.39	N 21°30'16" W	52°30'17"
SL-8B	75.00	60.02	31.72	58.43	N 11°38'42" W	72°13'24"
SL-9	40.00	62.83	40.00	56.57	N 49°44'53" E	90°00'00"

KIMPTON WOODS SUBDIVISION PHASE 1

SHEET 2 OF 2

REV. PER GEauga COUNTY ENGINEER 10/19/97 JDL

LAND DESIGN consultants
Civil Engineers and Surveyors
8565 EAST AVENUE, MENTOR, OHIO 44060
TELEPHONE 216-8463 334-6939 951-LAND

DWG: WLM PLAT-2
VALLB1 9501

26-98