

FINAL PLAT

# PHEASANT RIDGE

## SUBDIVISION - Phase 2

BEING PART OF ORIGINAL HAMBDEN TOWNSHIP LOT NOS. 11, 16, 17, 21 & 22 IN THE BOND TRACT, CONTAINING 22.042 ACRES, BEING PART OF THE LAND AS CONVEYED TO TIMBERWOOD FARMS LTD., AN OHIO LIMITED LIABILITY COMPANY, BY DEEDS RECORDED IN VOLUME 1025, PAGE 293, VOLUME 1033, PAGE 427, VOLUME 1115, PAGE 1057 AND VOLUME 1198, PAGE 1048 OF THE GEauga COUNTY RECORDS, NOW IN.....

HAMBDEN TOWNSHIP  
COUNTY OF GEAGA, STATE OF OHIO  
SCALE: 1" = 100' SEPTEMBER 1998

### WILSON, LESSMAN & COX Engineers - Surveyors - Planners

401 South Street  
Chardon, Ohio 44024  
Phone: (440) 286-7204

82 Dresser Hill Road  
Chariton, MA 01507  
Fax: (440) 286-3535

This is to certify that, at the request of the owner, I have surveyed the premises shown hereon, and have prepared PHEASANT RIDGE SUBDIVISION, PHASE 2, plat as shown hereon in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Monuments were found or set as indicated hereon. Dimensions are expressed in U.S. Survey feet and decimal parts thereof. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines. All of which I certify to be correct to the best of my knowledge and belief. Iron monuments, as shown here on, shall be set in place at all lot corners and angle points before the final inspection and acceptance by the Geauga County Engineer.

STEVEN J. LESSMAN, Ohio Professional Surveyor No. 7078

Date: 9/28/98



#### ACCEPTANCE & DEDICATION

THE TIMBERWOOD FARMS LTD., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS OUR PHEASANT RIDGE SUBDIVISION, PHASE 2, CONTAINING SUBLOTS 30 THROUGH 35, INCLUDING, AND DO HEREBY ACCEPT THIS PLAT OF SALE AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS LOCUST GROVE DRIVE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF LAWFUL IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF ITSELF AND ALL SUBSEQUENT OWNERS AND ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

THE TEMPORARY TURNAROUND EASEMENT SHOWN HEREON SERVING LOCUST GROVE DRIVE AND RESERVED ON THE PLAT OF PHEASANT RIDGE SUBDIVISION PHASE 1 AND RECORDED IN GEAGA COUNTY PLAT BOOK VOLUME 211, PAGE 612 IS HEREBY VACATED, RESCINDED, CANCELLED AND TERMINATED AND THE AREA THEREIN SHALL REVERT IN ITS ENTIRETY TO THE ADJOINING REAL PROPERTY OWNERS.

IN WITNESS WHEREOF THE UNDERSIGNED HERELINTO SET THEIR HANDS THIS 19<sup>th</sup> DAY OF OCTOBER, 1998

TIMBERWOOD FARMS LTD.  
PETERSEN DEVELOPMENT, LTD., MEMBER

Jerry Petersen  
JERRY PETERSEN, MEMBER

Bonita M. Swontek  
WITNESS Bonita M. Swontek

Linda L. Bath  
WITNESS Linda L. Bath

TIMBERWOOD FARMS LTD.  
RIVER OAKS INVESTMENT COMPANY, MEMBER

Dennis J. Bold  
DENNIS J. BOLD, MANAGING GENERAL PARTNER

Bonita M. Swontek  
WITNESS Bonita M. Swontek

Linda L. Bath  
WITNESS Linda L. Bath

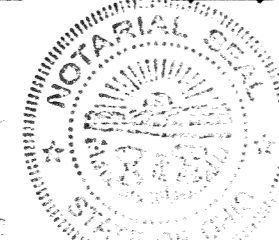
STATE OF OHIO  
COUNTY OF GEAGA SS.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED TIMBERWOOD FARMS LTD., BY PETERSEN DEVELOPMENT, LTD., JERRY PETERSEN, MANAGING GENERAL PARTNER AND BY RIVER OAKS INVESTMENT COMPANY, DENNIS J. BOLD, MANAGING GENERAL PARTNER, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED PERSONALLY, AND THE FREE ACT AND CORPORATE DEED OF SAID TIMBERWOOD FARMS LTD. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERELINTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO THIS 19<sup>th</sup> DAY OF October, 1998.

Bonita M. Swontek  
NOTARY PUBLIC

MY COMMISSION EXPIRES

BONITA M. SWONTEK  
Notary Public - State of Ohio  
My Commission Expires August 26, 2003  
Recorded in Geauga County



#### UTILITY EASEMENT

TIMBERWOOD FARMS LTD., AN OHIO LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, THE EAST OHIO GAS COMPANY, AND CABLEVISION OF GEAGA COUNTY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) 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 ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, AUGMENT, REPAIR, RECONSTRUCT, OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND ELECTRIC, GAS, AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES AND APPURTENANCES SURFACE OR BELOW GROUND, TRANSFORMERS AND RESISTORS, CONCRETE PAVES AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE 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 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 AND PIPES 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 HERELINTO SET THEIR HANDS THIS 19<sup>th</sup> DAY OF OCTOBER, 1998

TIMBERWOOD FARMS LTD.  
PETERSEN DEVELOPMENT, LTD., MEMBER

Jerry Petersen  
JERRY PETERSEN, MEMBER

Bonita M. Swontek  
WITNESS Bonita M. Swontek

Linda L. Bath  
WITNESS Linda L. Bath

TIMBERWOOD FARMS LTD.  
RIVER OAKS INVESTMENT COMPANY, MEMBER

Dennis J. Bold  
DENNIS J. BOLD, MANAGING GENERAL PARTNER

Bonita M. Swontek  
WITNESS Bonita M. Swontek

Linda L. Bath  
WITNESS Linda L. Bath

STATE OF OHIO  
COUNTY OF GEAGA SS.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED TIMBERWOOD FARMS LTD., BY PETERSEN DEVELOPMENT, LTD., JERRY PETERSEN, MANAGING GENERAL PARTNER AND BY RIVER OAKS INVESTMENT COMPANY, DENNIS J. BOLD, MANAGING GENERAL PARTNER, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED PERSONALLY, AND THE FREE ACT AND CORPORATE DEED OF SAID TIMBERWOOD FARMS LTD. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERELINTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO THIS 19<sup>th</sup> DAY OF October, 1998.

Bonita M. Swontek  
NOTARY PUBLIC

BONITA M. SWONTEK  
Notary Public - State of Ohio  
My Commission Expires August 26, 2003  
Recorded in Geauga County



#### UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

Richard D. Kerney  
CLEVELAND ELECTRIC ILLUMINATING COMPANY  
RICHARD D. KERNEY  
DATE: Nov 12, 1998

Michael D. Kerney  
WESTERN RESERVE TELEPHONE COMPANY  
MICHAEL D. KERNEY  
DATE: Dec 4, 1998

Dennis J. Bold  
EAST OHIO GAS COMPANY  
DENNIS J. BOLD  
DATE: December 1, 1998

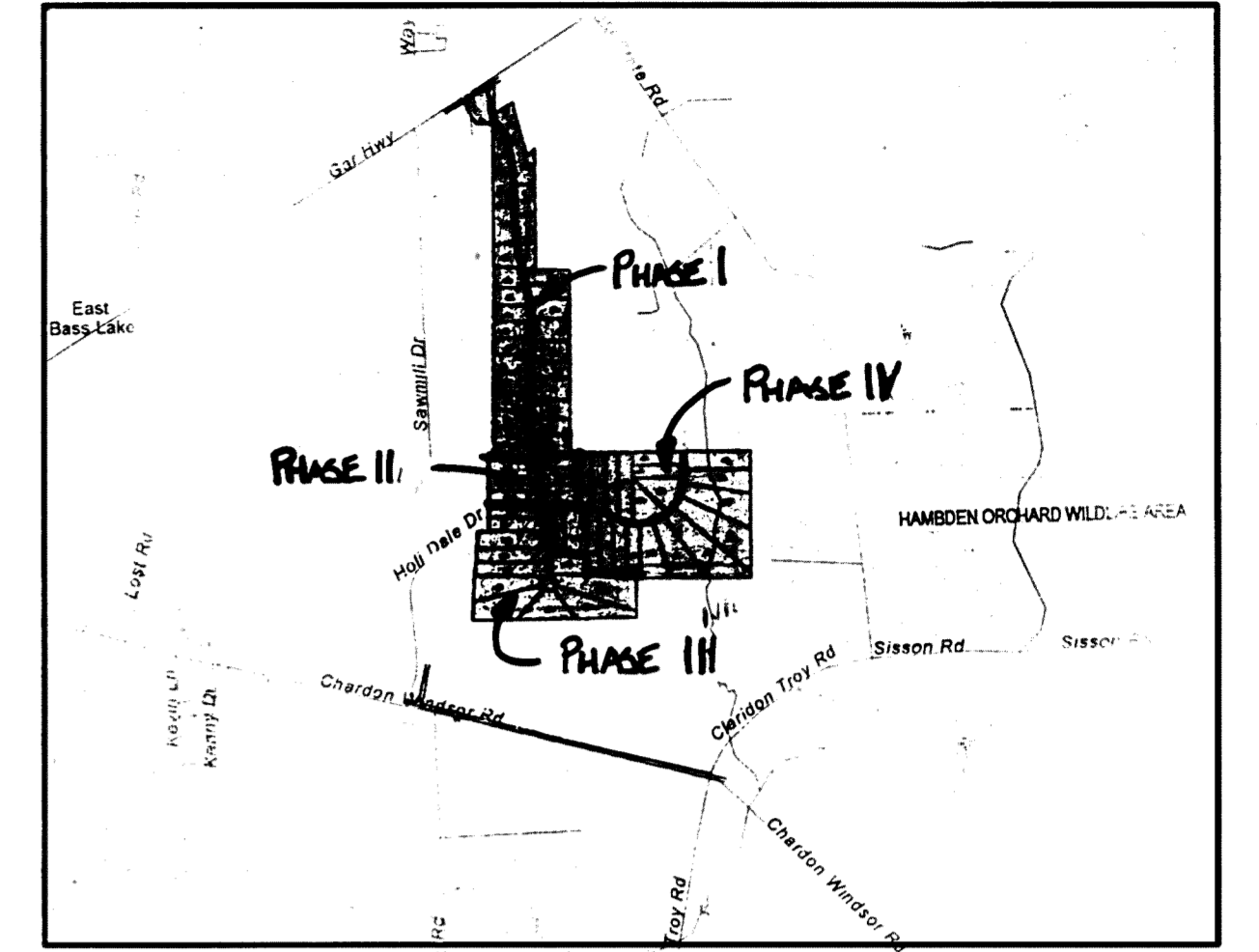
Dennis Thomson  
CABLEVISION OF GEAGA COUNTY  
DENNIS THOMPSON  
DATE: December 2, 1998

#### DECLARATION OF COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR PHEASANT RIDGE SUBDIVISION PHASE 2 IS RECORDED IN VOLUME 164, PAGE 789 OF THE GEAGA COUNTY DEED RECORDS.  
111 778

#### SITE DATA BY PHASE

PHASE 2  
Total Number of Sublots: 6 (30 through 35)  
Total Area in Subdivision: 22.042 Ac.  
Total Area in Sublots: 20.787 Ac.  
Total Area in Road R/W: 1.255 Ac.  
Total Length of New Roads: 928.35 LF.



#### APPROVALS

##### HAMBDEN TOWNSHIP

THIS PLAT COMPLES WITH THE APPLICABLE HAMBDEN TOWNSHIP ZONING RESOLUTION  
THIS 4<sup>th</sup> DAY OF November, 1998

Jim Barnes  
HAMBDEN TOWNSHIP ZONING INSPECTOR  
JIM BARNES

##### COUNTY PLANNING COMMISSION

APPROVED THIS 10<sup>th</sup> DAY OF NOVEMBER, 1998

Cynthia C. Casto  
CHAIRMAN, THE GEAGA COUNTY PLANNING COMMISSION  
CYNTHIA C. CASTO

##### COUNTY ENGINEER

PURSUANT TO SECTION 711.0 91 OF THE OHIO REVISED CODE, I HAVE CHECKED THE CONSTRUCTION OF ROADWAY IMPROVEMENTS OF 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 COPIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

THIS 8<sup>th</sup> DAY OF December, 1998

Robert L. Phillips  
GEAGA COUNTY ENGINEER  
ROBERT L. PHILLIPS, P.E., P.S.

##### GEAGA COUNTY PROSECUTOR

APPROVED AS TO LEGAL FORM THIS 1<sup>st</sup> DAY OF December, 1998.

Lorrie A. SASS  
ASST. GEAGA COUNTY PROSECUTOR  
FOR DAVID JOYCE LORRIE A. SASS

##### GEAGA COUNTY COMMISSIONERS

APPROVED THIS 16<sup>th</sup> DAY OF December, 1998  
CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE THE VACATION OF THE TEMPORARY TURNAROUND EASEMENT SHOWN HEREON SERVING LOCUST GROVE DRIVE IS HEREBY APPROVED.

PURSUANT TO THE AGREEMENT BY AND BETWEEN TIMBERWOOD FARMS LTD. AND THE GEAGA COUNTY BOARD OF COMMISSIONERS DATED FEB. 10, 1998.

WILLIAM M. REPKE  
GEAGA COUNTY COMMISSIONER

Janet Novak  
GEAGA COUNTY COMMISSIONER  
JANET NOVAK

Neil Hofstetter  
GEAGA COUNTY COMMISSIONER  
NEIL HOFSTETTER

Tracy Jemison  
GEAGA COUNTY AUDITOR  
TRACY JEMISON

Tracy Jemison  
GEAGA COUNTY AUDITOR  
TRACY JEMISON

544706  
GEAGA COUNTY RECORDER  
FILED FOR RECORD THIS 15 DAY OF December, 1998  
AT 4:15 PM  
RECORDED THIS 15 DAY OF December, 1998 IN PLAT BOOK VOLUME 217, PAGE 69

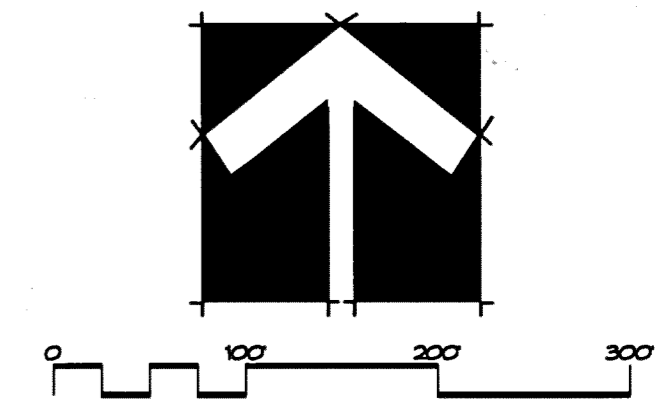
Catherine H. Heiden  
GEAGA COUNTY RECORDER  
CATHERINE HEIDEN

# PHEASANT RIDGE

## SUBDIVISION, - Phase 2

SHEET 2 OF 5

Weslaco Sportman's Club  
Deed Vol. 291, Pg. 387  
Deed Vol. 469, Pg. 410



### Pheasant Ridge Subdivision Phase 1

Volume 27 Page 61-68

Fox Glen Subdivision  
Plat Vol. 14, Pgs. 10 - 13

5/8" IRON PIN  
Fd. & Used

IRON PIPE  
Fd. & Used  
0.92 North

3/4" IRON PIPE  
Fd. & Used  
(O.L. LINE)

5/8" IRON PIN  
Fd. & Used

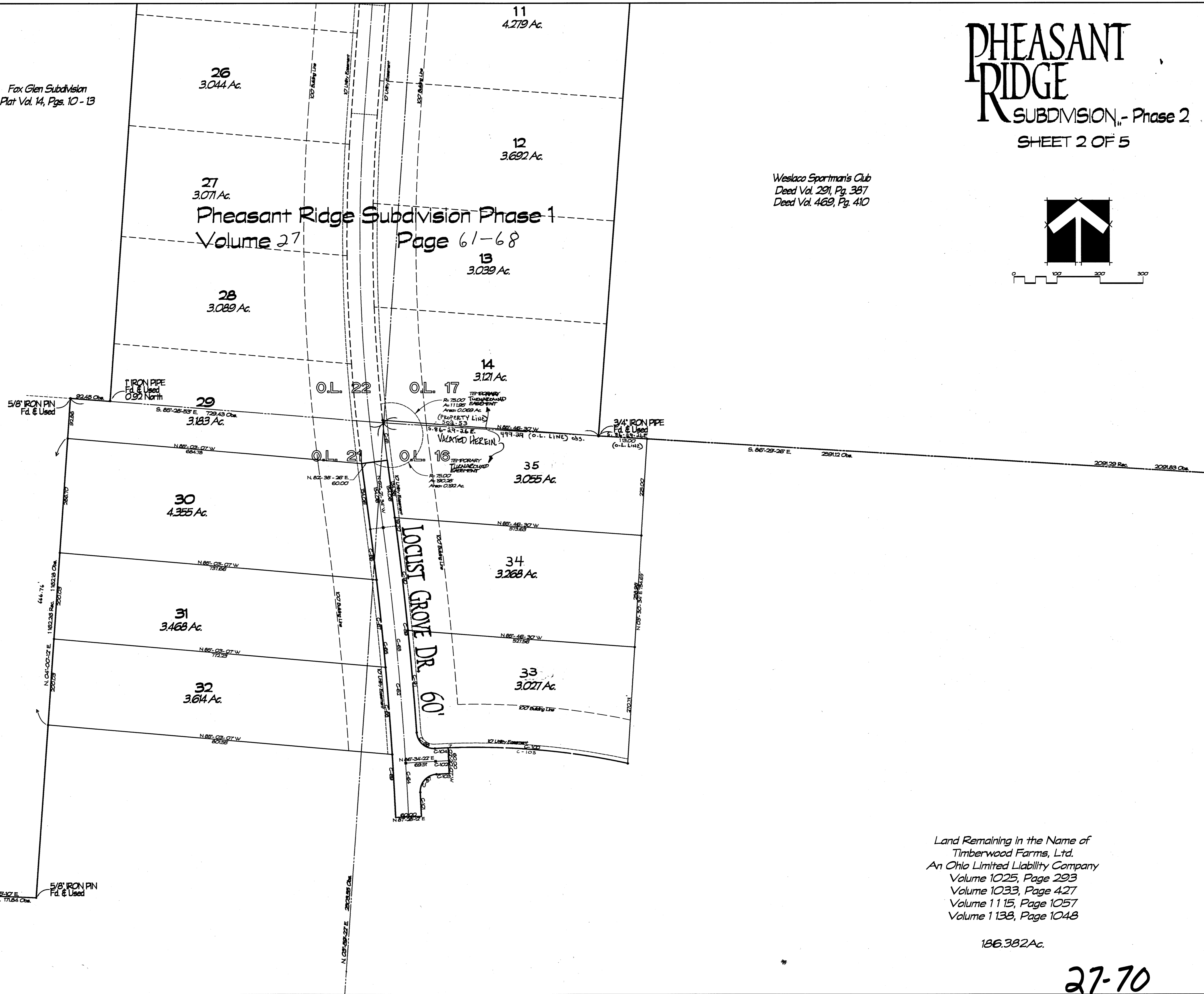
5/8" IRON PIN  
Fd. & Used

Holl Dale Estates  
Plat Vol. 12, Pg. 137

Land Remaining in the Name of  
Timberwood Farms, Ltd.  
An Ohio Limited Liability Company  
Volume 1025, Page 293  
Volume 1033, Page 427  
Volume 1115, Page 1057  
Volume 1138, Page 1048

186.382 Ac.

27-70

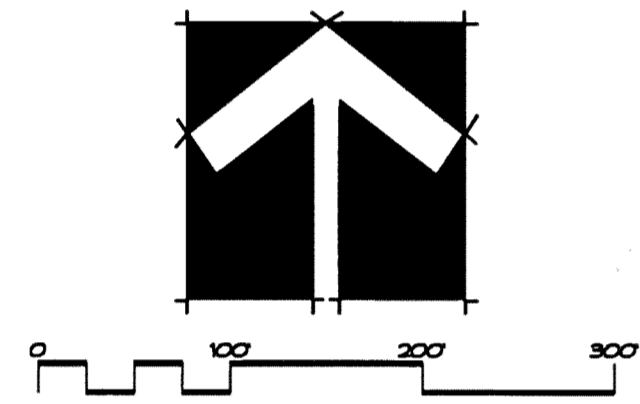




# PHEASANT RIDGE

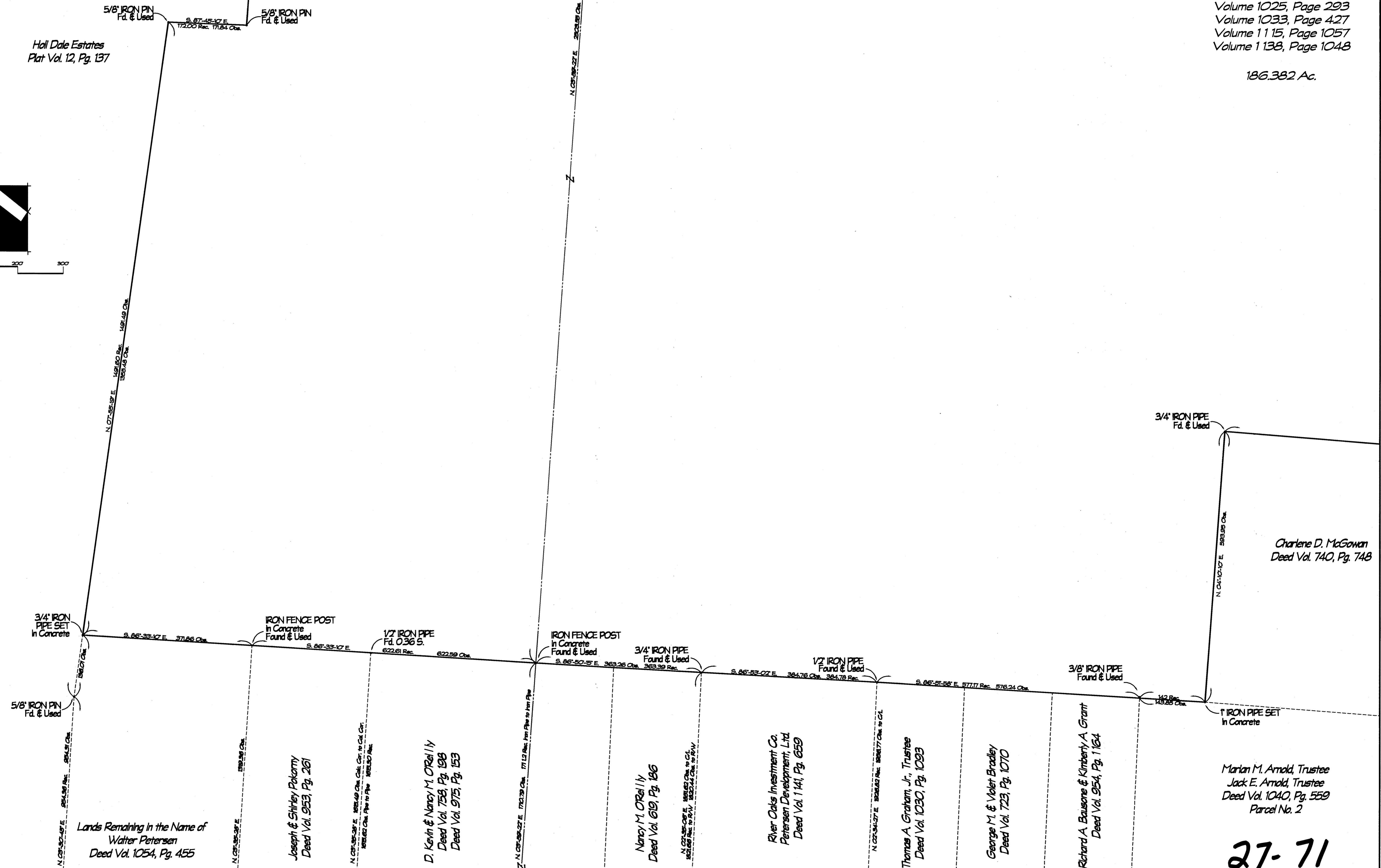
SUBDIVISION - Phase 2  
SHEET 3 OF 5

Holl Dale Estates  
Plat Vol. 12, Pg. 137



Land Remaining in the Name of  
Timberwood Farms, Ltd.  
An Ohio Limited Liability Company  
Volume 1025, Page 293  
Volume 1115, Page 1057  
Volume 1138, Page 1048

186.382 Ac.



27-71

PLAN HOLD CORPORATION - IRVINE, CALIFORNIA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 10000  
 PROJECT NO. 27-71

# PHEASANT RIDGE

SUBDIVISION - Phase 2  
SHEET 4 OF 5

Land Remaining in the Name of  
Timberwood Farms, Ltd.  
An Ohio Limited Liability Company  
Volume 1025, Page 293  
Volume 1033, Page 427  
Volume 1115, Page 1057  
Volume 1138, Page 1048

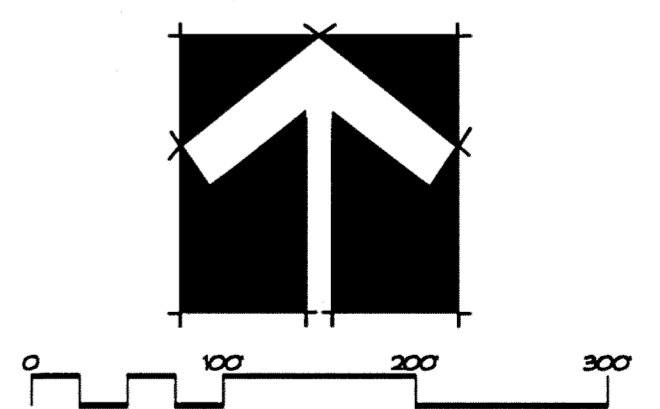
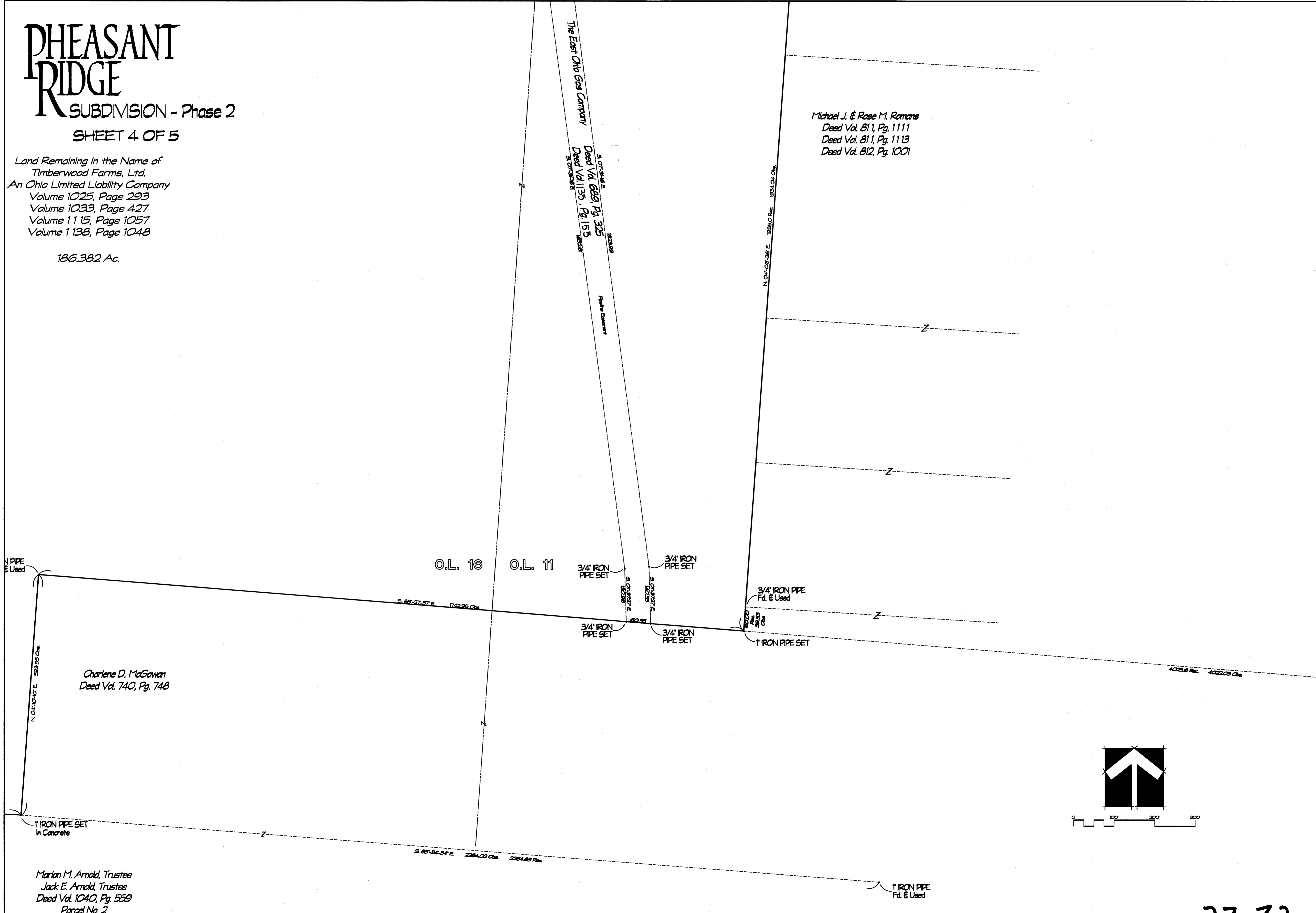
186.382 Ac.

The East Ohio Gas Company  
Deed Vol. 889, Pg. 325  
Deed Vol. 1135, Pg. 155

Michael J. & Rose M. Romans  
Deed Vol. 811, Pg. 1111  
Deed Vol. 811, Pg. 1113  
Deed Vol. 812, Pg. 1001

Charlene D. McGowan  
Deed Vol. 740, Pg. 748

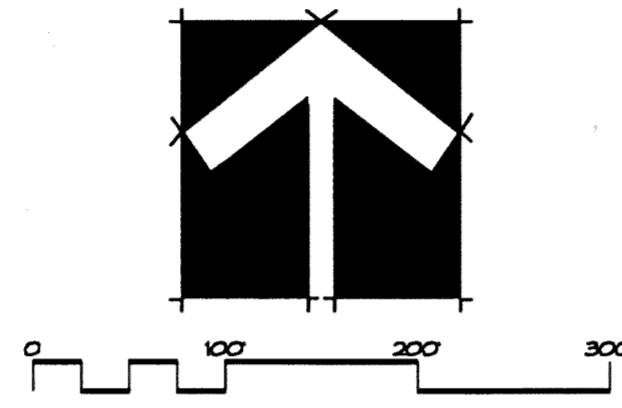
Marian M. Arnold, Trustee  
Jack E. Arnold, Trustee  
Deed Vol. 1040, Pg. 559  
Parcel No. 2



27-72

IRVINE CALIFORNIA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
PLAN HOLD CORPORATION • IRVINE CALIFORNIA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
PLAN HOLD CORPORATION • IRVINE CALIFORNIA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
PLAN HOLD CORPORATION • IRVINE CALIFORNIA  
REGISTERED PROFESSIONAL LAND SURVEYOR

Westaco Sportman's Club  
 Deed Vol. 291, Pg. 387  
 Deed Vol. 469, Pg. 410



Curve No.	Radius	Chord	Chord Bearing
C-61	5970.00	07-27-05	39.84
C-62	8000.00	04-49-45	674.29
C-63	8000.00	05-55-56	549.04
C-64	8000.00	07-53-50	125.29
C-65	7970.00	04-25-46	696.12
C-66	7970.00	07-51-12	18.66
C-67	7970.00	07-27-48	203.56
C-68	7970.00	07-27-25	202.65
C-69	7970.00	07-05-37	146.85
C-87	40.00	89-30-37	62.49
C-88	40.00	89-29-47	62.48
C-89	8030.00	05-26-07	48.45
C-90	8030.00	07-44-27	243.92
C-91	8030.00	07-41-47	237.53
C-100	1630.00	15-49-45	450.32
C-01	8030.00	07-24-07	56.06
C-02	1600.00	07-05-37	30.49
C-03	1670.00	07-05-05	29.72
C-04	1630.00	07-05-07	30.86
C-105	1630.00	14-44-35	419.44

Ralph G. & Sallie M. Balsiger  
 Deed Vol. 1054, Pg. 483

Rober T. & Evelyn M. Horacek  
 Deed Vol. 1029, Pg. 1190

Michael J. & Rose M. Romans  
 Deed Vol. 811, Pg. 1111  
 Deed Vol. 811, Pg. 1113  
 Deed Vol. 812, Pg. 1001

Land Remaining in the Name of  
 Timberwood Farms, Ltd.  
 An Ohio Limited Liability Company  
 Volume 1025, Page 293  
 Volume 1033, Page 427  
 Volume 1115, Page 1057  
 Volume 1138, Page 1048

186.382 Ac.

O.L. 17  
 O.L. 12  
 O.L. 16  
 O.L. 11

3/4" IRON PIPE SET  
 3/4" IRON PIPE SET  
 3/4" IRON PIPE SET  
 1" IRON PIPE Fd. & Used at Lot Corner

The East Ohio Gas Company  
 Deed Vol. 889, Pg. 305  
 Deed Vol. 1195, Pg. 155

27-73 SHEET 5 OF 5

PLAN HOLD CORPORATION • FAYAT, CALIFORNIA  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 10000