

DEDICATION PLAT OF SANITARY SEWER AND WATER LINE EASEMENT FOR CHAGRIN KNOLLS CONDOMINIUM

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOTS 29 AND 30 TRACT ONE BEING PART OF THE LAND CONVEYED TO CHAGRIN KNOLLS, L.L.C., AS RECORDED IN VOLUME 1176, PAGES 956 & 964, AND PART OF THE LAND CONVEYED TO BEL-MEADOWS INC. VOLUME 469, PAGES 95 & 135 OF GAUGA COUNTY DEED RECORDS, FURTHER INCLUDING THE EASEMENT GRANTED TO CHAGRIN KNOLLS L.L.C., RECORDED IN VOLUME 1178 PAGE 319 OF GAUGA COUNTY DEED RECORDS

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE EASEMENT, PREPARED THIS PLAT AND THAT THE DIMENSIONS OF SAME ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

BRAUN-PRENOSIL ASSOCIATES INC.

ENGINEERS - SURVEYORS
4640 RICHMOND ROAD, SUITE 100
WARRENVILLE HEIGHTS, OHIO 44128
TEL (216) 378-1490 FAX (216) 378-1497

Kevin S. Braun 1-7-99
KEVIN S. BRAUN P.S. NO.7082



ACCEPTANCE CERTIFICATION AND DEDICATION:

WE, THE UNDERSIGNED OWNERS, CHAGRIN KNOLLS, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, AND KNOWLES BUILDING CO., FKA BEL-MEADOWS INC. OF THE LAND SHOWN HEREIN, AND THE CHAGRIN KNOLLS L.L.C. (ASSIGNOR) HOLDER OF THE EASEMENT AS RECORDED IN VOLUME 1178 PAGE 319 OF THE GAUGA COUNTY DEED RECORDS, HEREBY DEEDICATE, GRANT, CONVEY AND RELEASED TO THE GAUGA COUNTY BOARD OF COUNTY COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS FOREVER, A PERPETUAL EASEMENT FOR CONSTRUCTING, RECONSTRUCTING, USING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RENEWING OF SANITARY SEWERS, WATER LINES, 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 THEREFORE TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS AND/OR THE RIGHT TO PROHIBIT SUCH LANDSCAPING, EXCEPT LAWNS, FROM BEING INSTALLED. WE HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR "DEDICATION PLAT OF SANITARY SEWER AND WATER LINE EASEMENT FOR CHAGRIN KNOLLS CONDOMINIUM" AND DO HEREBY ACCEPT THIS PLAT OF SAME. THIS 7th DAY OF JANUARY, 1999

BY: CHAGRIN KNOLLS, L.L.C.
ROBERT F. KNOWLES, JR., PRESIDENT

Robert F. Knowles, Jr.
ROBERT F. KNOWLES, JR., PRESIDENT

Myra Lipton
WITNESS MYRA LIPTON

Kevin S. Braun
WITNESS KEVIN S. BRAUN

BY: CHAGRIN KNOLLS, L.L.C.
DAVID A. ENGLISH, VICE PRESIDENT

David A. English
DAVID A. ENGLISH, VICE PRESIDENT

Myra Lipton
WITNESS MYRA LIPTON

Kevin S. Braun
WITNESS KEVIN S. BRAUN

STATE OF OHIO } BEFORE ME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COUNTY OF GAUGA } THE ABOVE NAMED ROBERT KNOWLES, JR., PRESIDENT, AND DAVID A. ENGLISH, VICE PRESIDENT WHO ACKNOWLEDGE THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THEIR FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND THE FREE ACT AND DEED OF THEM PERSONALLY. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT WARRENVILLE, OHIO, THIS 7th DAY OF JANUARY, 1999.

Patricia A. Maas
NOTARY PUBLIC

Jan 12, 2001
MY COMMISSION EXPIRES (DATE)

BY: KNOWLES BUILDING CO., FKA BEL-MEADOWS INC.
ROBERT F. KNOWLES, JR., PRESIDENT

Robert F. Knowles, Jr.
ROBERT F. KNOWLES, JR., PRESIDENT

Myra Lipton
WITNESS MYRA LIPTON

Kevin S. Braun
WITNESS KEVIN S. BRAUN

BY: KNOWLES BUILDING CO., FKA BEL-MEADOWS INC.
CYNTHIA A. KNOWLES, VICE PRESIDENT

Cynthia A. Knowles, V.P.
CYNTHIA A. KNOWLES, VICE PRESIDENT

Myra Lipton
WITNESS MYRA LIPTON

Kevin S. Braun
WITNESS KEVIN S. BRAUN

STATE OF OHIO } BEFORE ME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COUNTY OF GAUGA } THE ABOVE NAMED ROBERT KNOWLES, JR., PRESIDENT, AND CYNTHIA A. KNOWLES, VICE PRESIDENT WHO ACKNOWLEDGE THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THEIR FREE ACT AND DEED OF SAID KNOWLES BUILDING COMPANY AND THE FREE ACT AND DEED OF THEM PERSONALLY. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT WARRENVILLE, OHIO, THIS 7th DAY OF JANUARY, 1999.

Patricia A. Maas
NOTARY PUBLIC

Jan 12, 2001
MY COMMISSION EXPIRES (DATE)

APPROVALS:

THIS PLAT COMPLIES WITH THE JUDGEMENT ENTRY CASE NO. 97A537 THIS 8TH DAY OF JANUARY, 1999.

Michael F. McIntyre
BAINBRIDGE TOWNSHIP ZONING INSPECTOR MICHAEL F. MCINTYRE

APPROVED AS TO LEGAL FORM THIS 14th DAY OF JANUARY, 1999.

Corrie A. Sass
ASST. GAUGA COUNTY PROSECUTOR CORRIE A. SASS

APPROVED THIS 12th DAY OF JANUARY, 1999

Cynthia C. Casto
CHAIRMAN, GAUGA COUNTY PLANNING COMMISSION CYNTHIA C. CASTO

I HAVE EXAMINED THE PLANS AND SPECIFICATIONS FOR THE SANITARY SEWERS, WATER LINES, AND ALL APPURTENANCES FOR CONFORMITY TO THE RULES ADOPTED BY THE GAUGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 6117.01, R.C. 6103.02 AND R.C. 711.101 AND HEREBY CERTIFY THAT ALL SANITARY SEWERS, WATER LINES, AND APPURTENANCES SHOWN ON 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.

APPROVED THIS 18th DAY OF JANUARY, 1999

Charles E. Wilson
GAUGA COUNTY SANITARY ENGINEER

UPON THE RECOMMENDATION OF THE GAUGA COUNTY SANITARY ENGINEER, THE GAUGA COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY HEREBY ACCEPTS AND APPROVES THE SANITARY SEWERS, WATER LINES, AND ALL APPURTENANCES THERETO AS CONSTRUCTED AND AS SHOWN ON THIS PLAT AND THE PLANS AND SPECIFICATIONS FOR SUCH IMPROVEMENTS, IN CONFORMITY WITH THE RULES ADOPTED BY THE GAUGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 6117.01, R.C. 6103.02 AND R.C. 711.101. THE WRITTEN AGREEMENT BETWEEN THE BOARD AND THE OWNER REFLECTED ON THIS PLAT FOR THE CONSTRUCTION OF SAID IMPROVEMENTS, IS CONTAINED IN VOLUME 55, PAGE 212 OF THE GAUGA COUNTY BOARD OF COUNTY COMMISSIONERS' JOURNAL. THIS PLAT IS HEREBY APPROVED THIS 21st DAY OF JANUARY, 1999, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF THE EASEMENT FOR SANITARY SEWERS, WATER LINES, AND APPURTENANCES AS SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN SAID EASEMENT.

Jan Novak GAUGA COUNTY COMMISSIONER
Neil C. Hofstetter GAUGA COUNTY COMMISSIONER
William Repke GAUGA COUNTY COMMISSIONER

NO TRANSFERRED THIS 22nd DAY OF JANUARY, 1999

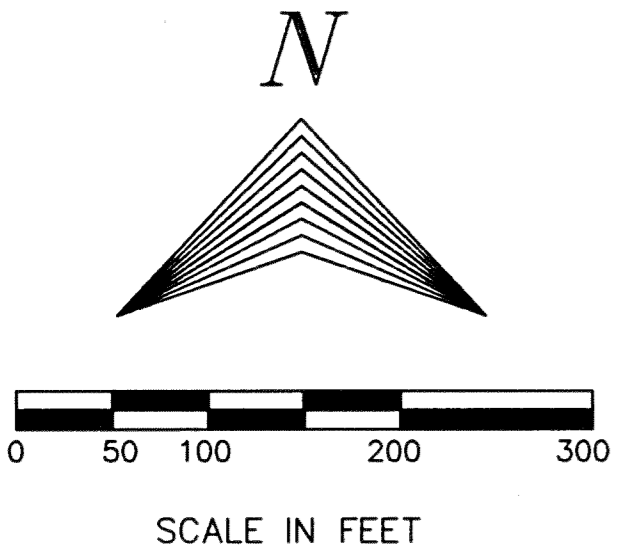
Tracey A. Johnson
GAUGA COUNTY AUDITOR

FILED FOR RECORD THIS 22nd DAY OF JANUARY, 1999 AT 3:45 P.M.

RECORDED THIS 22nd DAY OF JANUARY, 1999 IN PLAT BOOK VOL. 27 PAGE 83

Patricia A. Maas
GAUGA COUNTY RECORDER

27-83 1/1



LEGEND

- NEW SANITARY SEWER OR WATER EASEMENT AREA = 2.46 ACRES DEDICATED HEREIN
- EXISTING SANITARY SEWER OR WATER EASEMENT

WATERLINE EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
WL1	S15°44'10"W	42.88'
WL2	S02°22'21"W	375.25'
WL3	S88°17'25"W	55.84'
WL4	S38°20'12"W	91.14'
WL5	S02°56'18"E	56.49'
WL6	S15°15'32"E	202.73'
WL7	S03°31'44"E	119.45'
WL8	S40°44'10"E	26.12'
WL9	N90°00'00"E	1.72'
WL10	S02°25'07"W	25.18'
WL11	S15°14'27"W	71.14'
WL12	S35°20'10"W	274.18'
WL13	S15°14'38"W	132.93'
WL14	S10°45'35"E	136.55'
WL15	S00°32'52"E	155.14'
WL16	S18°32'23"W	187.54'
WL17	S06°22'59"E	179.19'
WL18	S29°04'28"W	53.06'
WL19	S60°53'32"E	26.00'
WL20	N29°04'28"E	30.81'
WL21	N41°12'31"E	15.88'
WL22	N06°22'59"W	197.26'
WL23	N18°32'23"E	186.48'
WL24	N00°32'52"W	160.29'
WL25	N10°45'35"W	133.72'
WL26	N15°14'38"E	124.77'
WL27	N35°20'10"E	274.18'
WL28	N15°14'27"E	76.93'
WL29	N02°25'07"E	30.07'
WL30	N82°15'43"E	49.69'
WL31	N31°56'57"E	153.48'
WL32	N41°12'31"E	62.59'
WL33	N34°40'09"E	48.52'
WL34	N08°55'19"E	105.75'
WL35	N05°00'11"W	131.80'
WL36	N42°46'42"W	27.39'
WL37	S88°17'25"W	173.32'
WL38	N02°22'21"E	371.48'
WL39	N15°44'10"E	46.90'
WL40	S88°08'16"W	20.99'
WL41	S31°56'57"W	145.79'
WL42	S41°42'54"W	63.07'
WL43	S34°40'09"W	42.72'
WL44	S08°55'19"W	98.74'
WL45	S05°00'11"E	122.52'
WL46	S42°46'42"E	11.45'
WL47	N88°17'25"E	230.79'
WL48	N38°20'12"E	74.29'
WL49	N02°56'18"W	46.80'
WL50	N15°15'32"W	202.62'
WL51	N03°31'44"W	114.77'
WL52	N40°44'10"E	8.25'
WL53	S82°15'43"W	52.18'

SANITARY SEWER EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N89°24'02"E	86.46'
L2	N00°53'58"W	77.90'
L3	N34°42'44"E	261.34'
L4	N40°23'50"E	272.96'
L5	N32°42'37"E	215.38'
L6	N05°17'29"W	161.60'
L7	N00°22'26"W	198.35'
L8	N89°37'54"E	20.00'
L9	S00°22'26"E	197.49'
L10	S05°17'29"E	167.63'
L11	S32°42'37"W	223.61'
L12	S40°23'50"W	273.31'
L13	S34°42'44"W	253.92'
L14	S00°53'58"E	148.57'
L15	N88°42'03"E	85.56'
L16	N81°15'48"E	35.61'
L16A	N81°15'48"E	84.34'
L17	N02°59'54"W	127.90'
L18	S87°00'06"E	20.00'
L19	S02°59'54"W	126.09'
L20	S86°41'33"E	146.69'
L21	N15°44'10"E	138.14'
L22	N08°12'46"W	155.79'
L23	N20°09'16"E	51.34'
L23A	N20°09'16"E	92.18'
L24	S69°50'44"E	20.00'
L25	S20°09'16"W	96.86'
L25A	S20°09'16"W	40.03'
L26	S08°12'46"E	149.42'
L27	S15°44'47"E	164.89'
L28	N86°41'33"W	183.64'
L29	S81°15'46"W	92.73'
L29A	S81°15'46"W	35.60'
L30	S88°42'03"W	85.55'
L31	S00°49'25"E	80.85'
L32	S89°10'35"W	20.00'
L33	N00°49'25"W	157.90'
L34	S89°24'02"W	86.87'
L35	N00°39'25"W	20.00'

