

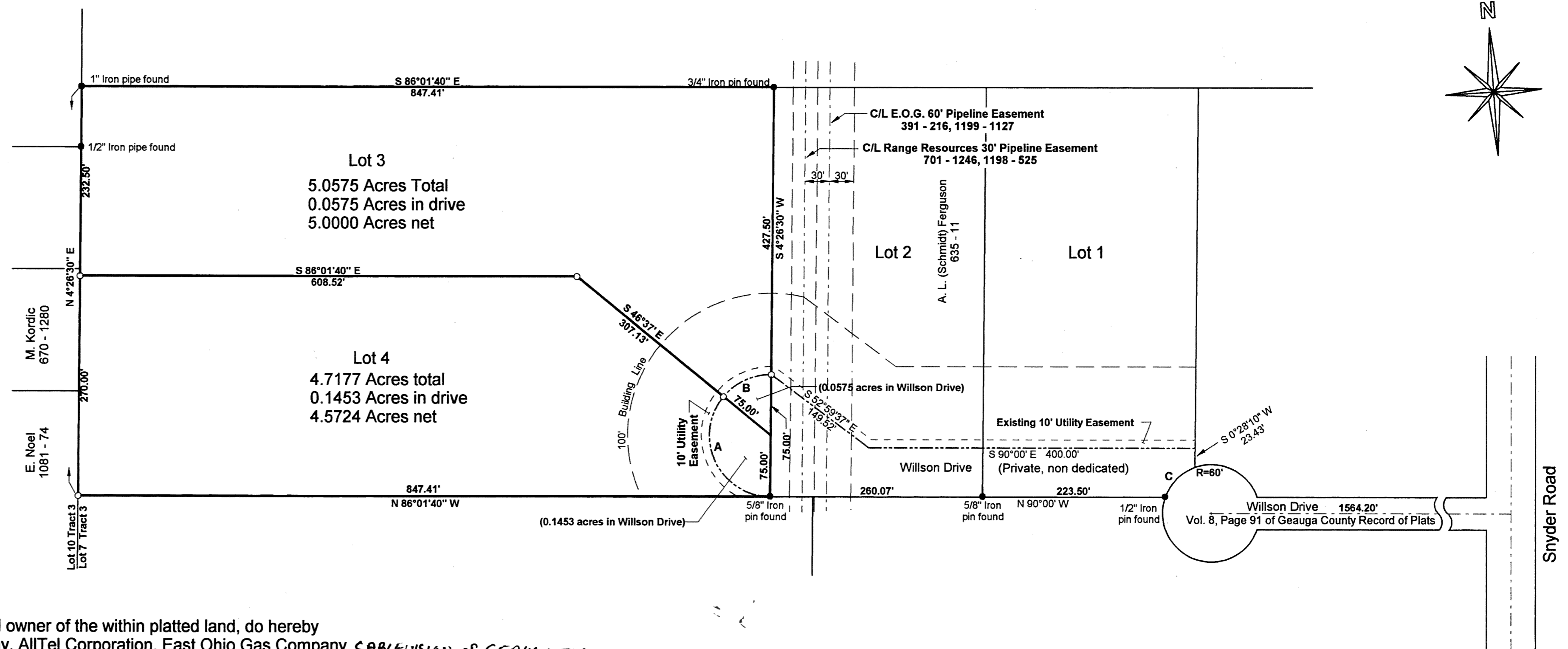
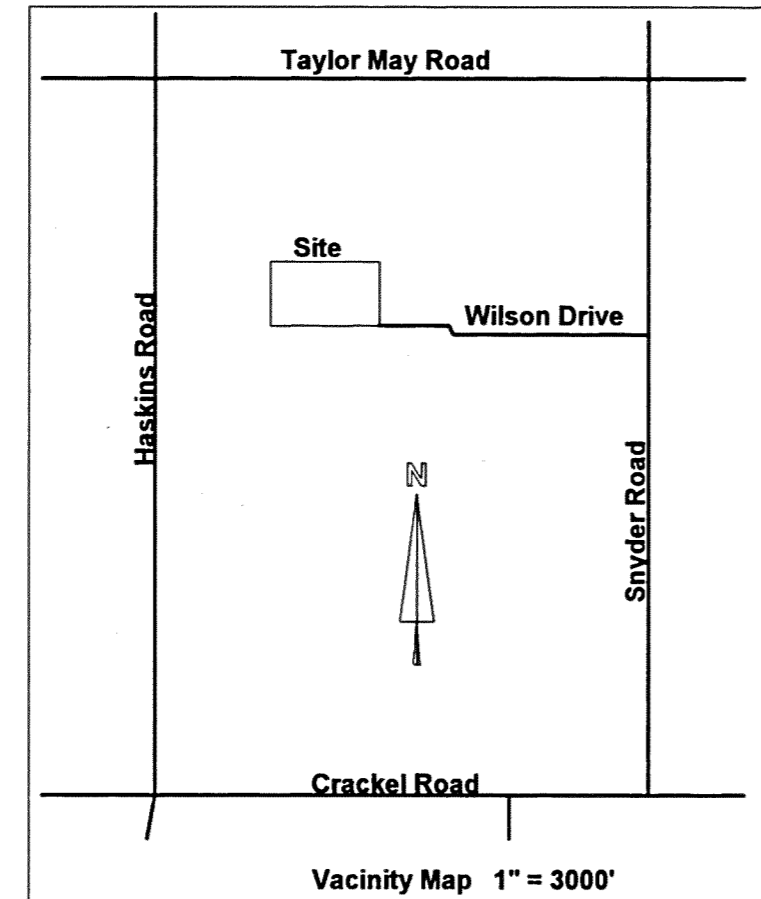
# Resubdivision of Sub Lot 3 of A. L. Schmidt Subdivision

Volume 12, Page 104 of Geauga County Plat Records

The A. L. Schmidt Homeowner's Association, a non-profit association, has been formed under the laws of the State of Ohio, and shall be solely responsible for the roadway. See instrument recorded at Volume 1203, Page 978 of the Geauga County Records.

Total Number of Sublots: 2 sublots  
 Total Area in Replat: 9.7752 Acres  
 Total Area in Sublots: 9.7752 Acres  
 Total Area in Road R/W: 0.2028 Acres  
 Total Length of New Roads: 0

Curve	A	B	C
Radius	75.00	75.00	60.00
Delta	128°58'30"	51°03'30"	51°31'38"
Length	168.78	66.84	53.96
Chord	135.35	64.65	52.16
Bearing	S21°05'15"E	S68°54'45"W	S49°12'25"W



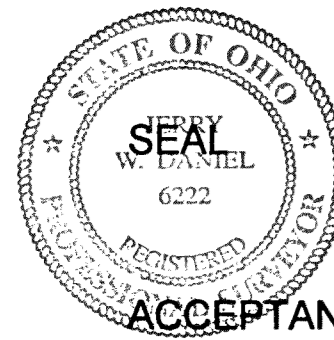
Situated in the Township of Bainbridge, County of Geauga, State of Ohio and known as being part of Lot 7 of Tract 3 in said Township and containing 9.7752 acres being ALL of the land as conveyed to Ann L. Ferguson by deed recorded in Volume 1118 Page 287 of Geauga County Deed Records.

### SURVEYORS 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 the 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 by the Geauga County Engineer.

Jerry W. Daniel  
 Jerry W. Daniel, Registered Surveyor No. 6222

Date: 12-4-98



### ACCEPTANCE AND CERTIFICATION

I, the undersigned owner Ann L. Ferguson of the land shown herein, hereby certify that this plat correctly represents my Resubdivision of Sub Lot 3 of "A. L. Schmidt Subdivision", a resubdivision containing sublots 3 and 4, and do hereby accept this plat of same. 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 herself 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. With respect to the roadway, the grantees shall acknowledge in their respective deeds that they understand that the premises described hereon is located on a non-dedicated right-of-way. The grantees shall further acknowledge that they understand that no government body is responsible for the care and maintenance of said right-of-way. In witness whereof the undersigned hereunto set her hand this 4 day of December, 1998.

Ann L. Ferguson Owner  
Elaine Marconi Witness  
Roberta C. Nichols Witness

STATE OF OHIO, COUNTY OF GEAUGA

Before me, a notary public in and for said county and state personally appeared the above named Ann L. Ferguson who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at BAINBRIDGE TWP, Ohio this 4th day of DECEMBER, 1998.

Linda L. Zimmerman  
 Notary Public

LINDA L. ZIMMERMAN  
 Notary Public, State of Ohio  
 My Commission Expires 8-29-02  
 Recorded in Geauga County

### Utility Easement

I, Ann L. Ferguson, the undersigned owner of the within platted land, do hereby grant unto The Illuminating Company, AllTel Corporation, East Ohio Gas Company, CABLEVISION OF GEAUGA INC., 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 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 therefor 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 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 his hand this 4 day of Dec, 1998.

Ann L. Ferguson Owner  
Elaine Marconi Witness  
Roberta C. Nichols Witness

STATE OF OHIO, COUNTY OF Geauga

Before me, a Notary Public in and for said county and state personally appeared the above named, Ann L. Ferguson, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at BAINBRIDGE TWP, Ohio this 4th day of DECEMBER, 1998.

Linda L. Zimmerman  
 Notary Public

My Commission Expires August 29, 2002

Utility Easement Accepted By:  
Michael D. Schaefer 12/4/98 AllTel Corporation Date  
Michael D. Schaefer 12-16-98 The Illuminating Company Date  
Dennis Thomson 12-14-98 East Ohio Gas Company Date  
Dennis Thomson 12-16-98 Cablevision of Geauga Inc. Date

Approved as to legal form this 16th day of December, 1998.

Lorrie A. SASS  
 ASST. Geauga County Prosecutor  
 Print name: Lorrie A. SASS

Approved this 8th day of DECEMBER, 1998.

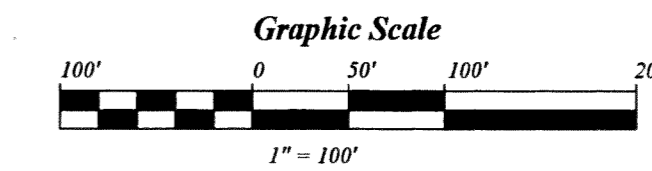
By: James P. Schaefer  
 ACTING Chairperson, Geauga County Planning Commission  
 Print name: JAMES P. SCHAEFER

Pursuant to Section 711.091 of the Ohio Revised Code, I have checked the placement of iron pins, monuments, and bench marks in the subdivision and do hereby certify that the same have been constructed in accordance with the specifications on the approved plat as shown herein, are in good repair and have met all requirements. This plat has been reviewed and meets the minimum standards for boundary surveys codified in chapter 4733-37 of the Ohio Administrative Code. This 29th day of JANUARY, 1999.

Robert L. Phillips  
 Geauga County Engineer  
 Print name: Robert L. Phillips

Approved this 2 day of February, 1999.

Jan Novak Geauga County Commissioner  
Neil Hofstetter Geauga County Commissioner  
 Print name: JAN NOVAK  
 Print name: NEIL HOFSTETTER



Transferred this 4th day of February, 1999.

Tracy A. Jemison by: Deborah L. Burt  
 Geauga County Auditor  
 Print name: TRACY A. JEMISON by: DEBORAH L. BURT

548308  
 Filed for record this 4th day of February, 1998 at 9 M

Recorded this 4th day of February, 1998 in Plat Book

Volume 27, Page 93

Catherine H. Heiden  
 Geauga County Recorder  
 Print name: Catherine H. Heiden

This plat complies with the applicable Bainbridge Township Zoning Resolution this 4 day of February, 1998.

By: Michael F. McEwen  
 Bainbridge Township Zoning Inspector  
 Print name:

J W Daniel & Associates, Inc.  
 101 North Center Street  
 Newton Falls, Ohio 44444  
 (330) 872-1544

June, 1998 Job No. 98105DAT52

27-93

Replat of Lot 3 of A.L. Schmidt Subdivision  
 SHEET 1 OF 1