

# GREYSTONE SUBDIVISION

John E. and Phyllis B. Famagelitto, husband and wife, and Donald P. and Carol A. Caruso, husband and wife, the undersigned owners of the within platted land do hereby grant unto the Cleveland Electric Illuminating Company, Ameritech, Star Cable and The East Ohio Gas Company, all Ohio Corporations, their successors and assigns (hereinafter referred to as the Grantees) a permanent right-of-way easement, ten (10) feet in width under, over and through all sublots and all lands shown hereon parallel and contiguous to all road right-of-way lines to construct, place, operate maintain, repair, reconstruct or relocate such above ground and underground electric, communication cables, gas 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 communication facilities, the right to install, repair, augment and maintain service cables 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 hands this 5<sup>th</sup> day of August, 1996.

Situated in the Township of Troy, County of Geauga, State of Ohio and known as being part of Section 25 within said Township, and containing 81.2866 acres being all of the land conveyed to John E. and Phyllis B. Famagelitto and Donald P. and Carol A. Caruso, by deeds recorded in Volume 1006, Page 507 and Volume 996, Page 694, of the Geauga County Deed Records.

This plat complies with the applicable Troy Township Zoning Resolution regarding lot size, frontage and width. This 5<sup>th</sup> day of August, 1996.

By: Pierre Hodgins  
Troy Township Zoning Inspector  
PIERRE HODGINS

John E. and Phyllis B. Famagelitto, husband and wife, and Donald P. and Carol A. Caruso, husband and wife, owners of the land shown hereon, hereby certify that this plat correctly represents our Greystone Subdivision, containing Sublots 1 through 13, both inclusive and do hereby accept this plat of same and dedicate to public use the area designated as Greystone Drive. The undersigned further agree 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 subsequent owners and 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 the undersigned hereunto set their hands this 5<sup>th</sup> day of August, 1996.

Approved as to legal form this 10<sup>th</sup> day of February, 1999.

By: Lorrie A. SASS  
Asst. Geauga County Prosecutor  
LORRIE A. SASS

Approved this 13<sup>th</sup> day of MAY, 1997.

By: Cynthia C. Casto  
Chairperson, Geauga County Planning Commission  
CYNTHIA C. CASTO

Pursuant to Ohio Revised Code Section 711.091, I have checked the construction of roadway improvements contained within the road dedicated to public use hereon, and do hereby find that all of the improvements and facilities 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 codified in Chapter 4733-37 of the Ohio Administrative Code.

This 11<sup>th</sup> day of February, 1999.

By: Robert L. Phelps  
Gauga County Engineer

Transferred this 16<sup>th</sup> day of February, 1999.

By: Tracy A. Jemison by Deborah L. Bunt  
Gauga County Auditor

549039  
Filed for record this 16<sup>th</sup> day of February, 1999  
at 2:22 P. M.  
Recorded this 16<sup>th</sup> day of February, 1999 in  
plat book Volume 27 Page 96

By: Catherine A. Heiden  
Gauga County Recorder

Total Number of Sublots: 13 Sublots  
Total Area of Subdivision: 81.2866 acres  
Total Area in Sublots: 78.1346 acres  
Total Area of Road R/W: 3.1520 acres  
Total Length of New Road: 2013.17 feet

John E. Famagelitto  
John E. Famagelitto (Husband)  
Phyllis B. Famagelitto  
Phyllis B. Famagelitto (Wife)  
Donald P. Caruso  
Donald P. Caruso Husband  
Carol A. Caruso  
Carol A. Caruso (Wife)

Kaye B. Provost  
Witness Kaye B. Provost  
Sheryl Treadway  
Witness SHERYL TREADWAY  
Kaye B. Provost  
Witness Kaye B. Provost  
Sheryl Treadway  
Witness SHERYL TREADWAY  
Kaye B. Provost  
Witness Kaye B. Provost  
Sheryl Treadway  
Witness SHERYL TREADWAY  
Kaye B. Provost  
Witness Kaye B. Provost  
Sheryl Treadway  
Witness SHERYL TREADWAY

John E. Famagelitto  
John E. Famagelitto (Husband)  
Phyllis B. Famagelitto  
Phyllis B. Famagelitto (Wife)  
Donald P. Caruso  
Donald P. Caruso Husband  
Carol A. Caruso  
Carol A. Caruso (Wife)

Kaye B. Provost  
Witness Kaye B. Provost  
Sheryl Treadway  
Witness SHERYL TREADWAY  
Kaye B. Provost  
Witness Kaye B. Provost  
Sheryl Treadway  
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Witness Kaye B. Provost  
Sheryl Treadway  
Witness SHERYL TREADWAY  
Kaye B. Provost  
Witness Kaye B. Provost  
Sheryl Treadway  
Witness SHERYL TREADWAY

### State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State, personally appeared the above named John E. and Phyllis B. Famagelitto and Donald P. and Carol A. Caruso, 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 5<sup>th</sup> day of August, 1996.

Kaye B. Provost  
Notary Public  
My Commission Expires On 4/18/2000



Approved this 16<sup>th</sup> day of Feb, 1999 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use.

Jan Nowak  
Gauga County Commissioner  
JAN NOWAK  
Gauga County Commissioner

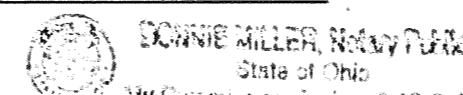
William M. Repke  
Gauga County Commissioner  
WILLIAM M. REPKE  
Gauga County Commissioner

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 Greystone Drive and hereby releases from lien of our mortgage and waives any right which we might otherwise have in said Road. This 7<sup>th</sup> day of August, 1996.

Frank R. Kocisko  
Witness Bonnie Miller  
Albina Kocisko  
Witness Sylvia Ensell  
ALBINA KOCISKO  
State of Ohio, County of Geauga Jefferson

Before me, a Notary Public in and for said County and State, personally appeared the above named Frank R. Kocisko and Albina Kocisko, 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 Stuebenville, Ohio this 7<sup>th</sup> day of August, 1996.

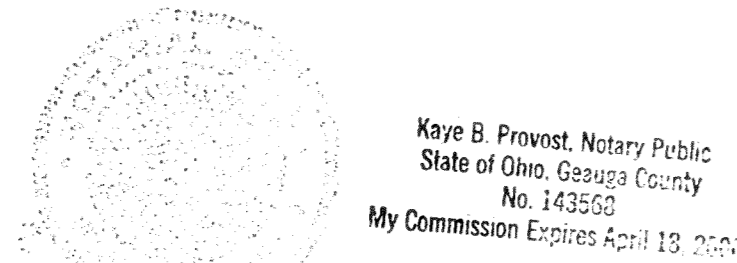
Bonnie Miller  
Notary Public  
My Commission Expires On 8/2/96



### State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State, personally appeared the above named John E. and Phyllis B. Famagelitto and Donald P. and Carol A. Caruso, 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 5<sup>th</sup> day of August, 1996.

Kaye B. Provost  
Notary Public  
My Commission Expires On 4/18/2000



### Utility Easement Accepted by:

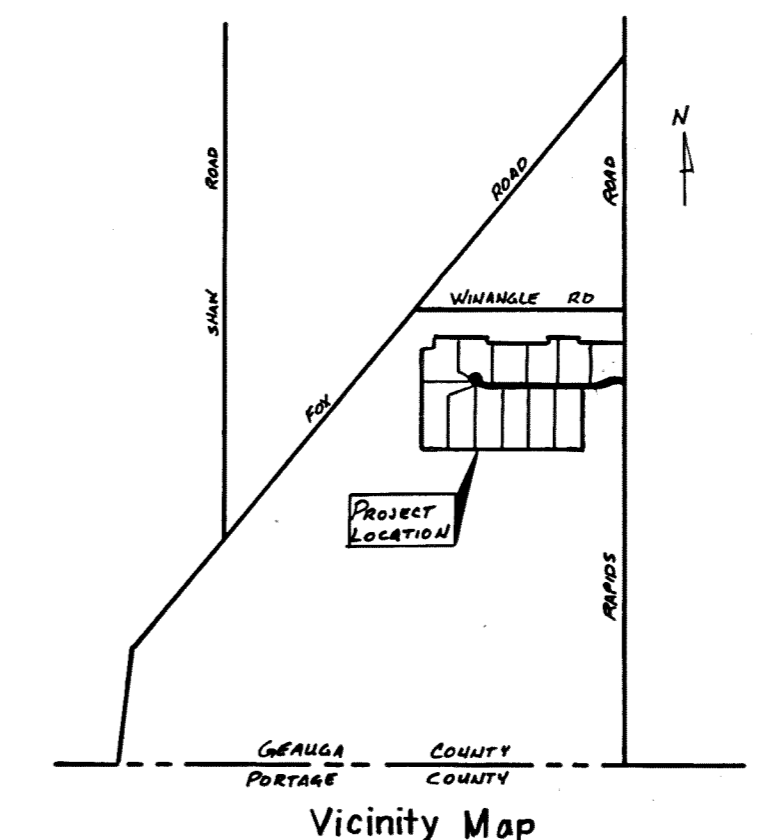
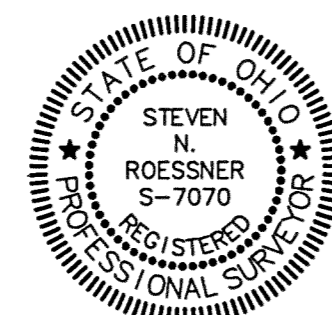
<u>William E. Koberak</u> Cleveland Electric Illuminating Company WILLIAM E. KOBERAK	<u>8-12-94</u> Date
<u>Rose Mazza</u> Ameritech ROSE MAZZA	<u>8/9/96</u> Date
<u>Mike Piccol</u> Star Cable MIKE PICCOL	<u>9-13-96</u> Date
<u>Richard C. Leusch</u> The East Ohio Gas Company RICHARD C. LEUSCH	<u>8/6/96</u> Date

The declaration of covenants and restrictions for Greystone Subdivision is recorded in Volume 1216, Page 225, of the Geauga County Deed Records.

Bearings are based on the northeasterly line of land of J. & P. Famagelitto as recorded in Deed Vol. 1006, Pg. 507 of the Geauga County Records of Deeds, S89°49'20"E.

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 lot and road 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 in place before final inspection and acceptance of the improvements by the Geauga County Engineer.

Steven N. Roessner  
Steven N. Roessner, P.S. #7070  
Foresight Engineering Group, Inc.  
Date 8/2/96



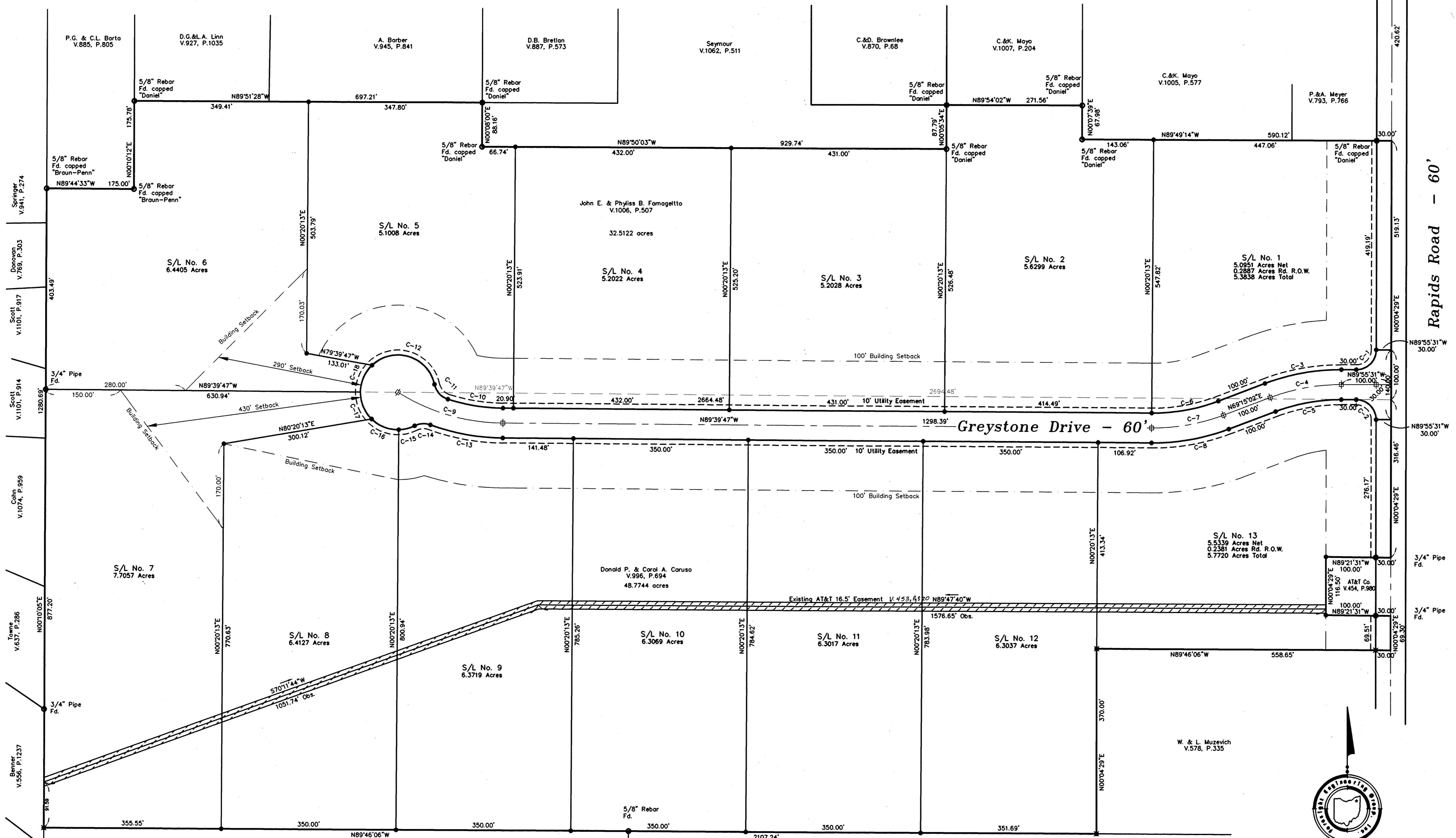
**Foresight Engineering Group**  
Engineers & Surveyors  
216 286-1010  
216 286-1034 fax  
320 Center Street, Unit F  
Chardon, Ohio 44024

Sheet No. 1 / 2  
Greystone Subdivision  
Final Plat

**27-96**

Winagle Road - 60'

5/8" Rebar in Monument Box



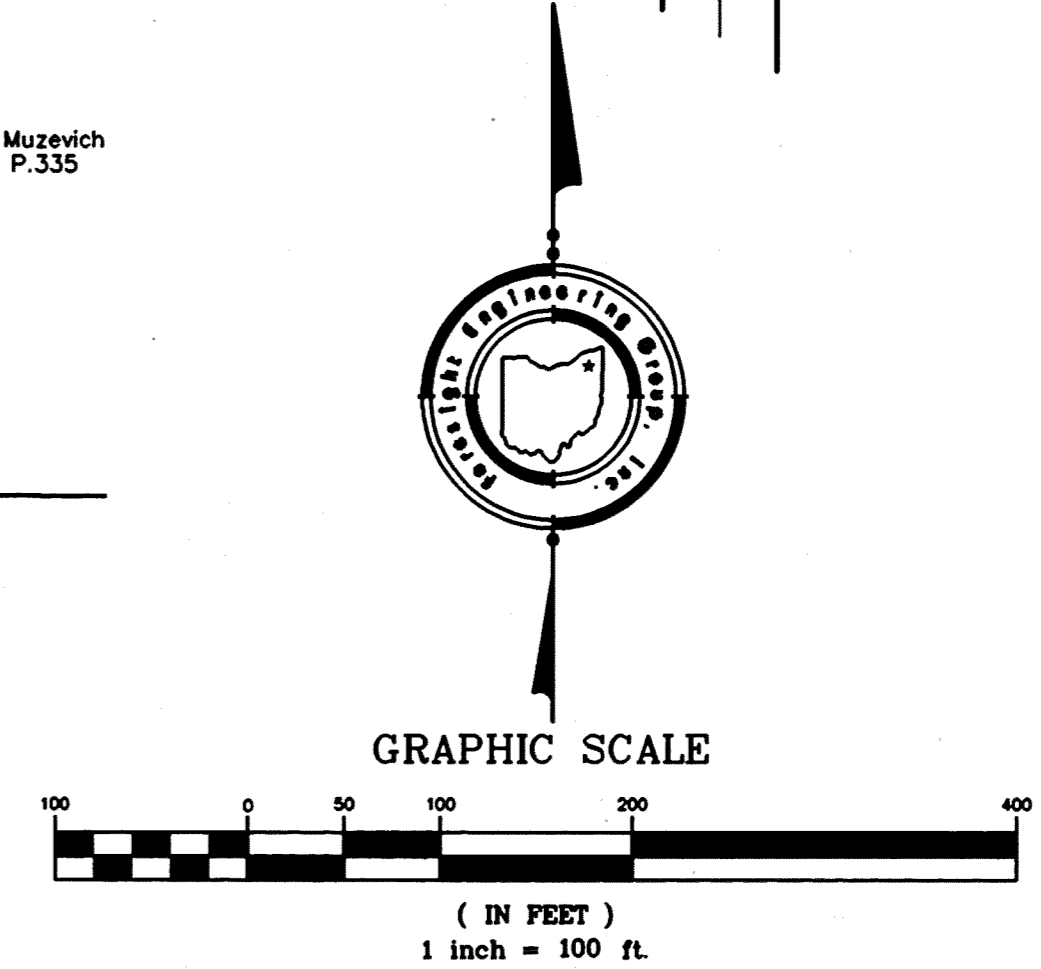
**SYMBOL LEGEND**

○	Iron Pin Found
◻	Iron Pin in Monument Found
●	5/8" Rebar Set capped "Foresight Engineering"
⊕	Centerline Monument
■	5/8" Rebar Set in concrete

T. & K. Kiefer  
V.790, P.1016

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	C-1	40.00'	62.83'	40.00'	56.57'	N45°04'29"E	90°00'00"
13	C-2	40.00'	62.83'	40.00'	56.57'	N44°55'31"W	90°00'00"
Centerline	C-3	430.00'	156.28'	79.01'	155.43'	N79°39'45"E	20°49'27"
Centerline	C-4	400.00'	143.38'	73.50'	144.58'	N79°39'45"E	20°49'27"
Centerline	C-5	370.00'	132.48'	67.99'	133.74'	N79°39'45"E	20°49'27"
Centerline	C-6	370.00'	136.17'	68.86'	135.40'	N79°47'37"E	21°05'11"
Centerline	C-7	400.00'	147.21'	74.45'	146.38'	N79°47'37"E	21°05'11"
Centerline	C-8	430.00'	158.25'	80.03'	157.35'	N79°47'37"E	21°05'11"
Centerline	C-9	400.00'	221.92'	113.90'	219.09'	N73°40'08"W	31°47'18"
Centerline	C-10	370.00'	112.31'	56.49'	111.69'	N80°58'57"W	17°21'41"
Centerline	C-11	40.00'	41.93'	23.12'	40.04'	N42°16'09"W	60°03'55"
Centerline	C-12	75.00'	159.16'	134.17'	130.93'	N73°01'53"W	121°35'24"
Centerline	C-13	430.00'	147.91'	74.70'	147.19'	N79°48'31"W	19°42'33"
Centerline	C-14	40.00'	32.61'	17.27'	31.71'	N86°41'30"E	46°42'31"
Centerline	C-15	75.00'	33.15'	16.85'	32.88'	N76°00'01"E	25°19'35"
Centerline	C-16	75.00'	60.00'	31.71'	58.41'	N88°25'05"W	45°50'12"
Centerline	C-17	75.00'	60.00'	31.71'	58.41'	N23°45'33"W	45°50'12"
Centerline	C-18	75.00'	60.00'	31.71'	58.41'	N23°15'19"E	45°50'12"

R. Dobay  
V.917, P.797



**Foresight Engineering Group**  
Engineers & Surveyors

SCALE: Horiz. 1" = 100'  
Vert. None  
FILE NAME: I:\FAM19601\F-LAYOUT  
DATE: May 5, 1997

REVISIONS:

**GREYSTONE SUBDIVISION**  
Subdivision Improvement Plans  
Troy Township - Geauga County - Ohio  
Subdivision Plat

SHEET NO.

27-97

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