

HUNTERS CREEK SUBDIVISION - PHASE II

PART OF ORIGINAL LOT No. 5, 6, 15 & 16, SECTION 5, TRACT No. 1
AUBURN TOWNSHIP - GEAUGA COUNTY - OHIO

AND CONTAINING 34.2525 ACRES BEING ALL OF THE LAND AS CONVEYED TO SOLARIS LAND CORP.
AN OHIO CORPORATION IN THE DEED RECORDED IN VOLUME 1113, PG. 180 OF THE GEAUGA
COUNTY DEED RECORDS.

ACCEPTANCE CERTIFICATION AND DEDICATION

Be it known that Solaris Land Corp., an Ohio Corporation, owner of the land shown herein, hereby certifies this plat correctly represents its "Hunters Creek Subdivision Phase II" a subdivision containing sublots sixteen (16) through thirty (30) both inclusive, and Block "A", and does hereby accept this plat of same and dedicate to public use the area designated as Victoria Drive (60' wide) and Orange Lane (60' 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 themselves 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 Solaris Land Corp. has caused this instrument to be subscribed in its name by Marc S. Kaplovitz, its President at MENTOR Ohio this 9 day of JULY, 1998.

Marc S. Kaplovitz
Marc S. Kaplovitz, President
Solaris Land Corp.

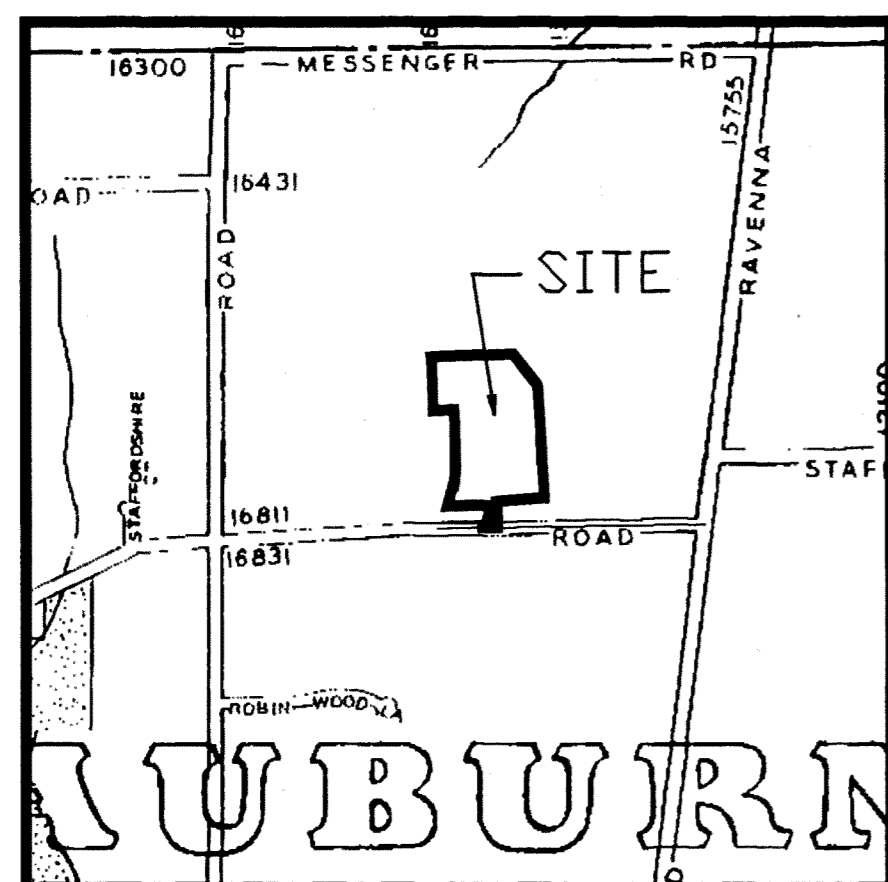
William C. Vondra, Jr.
WILLIAM C. VONDRA, JR.
Print Name
Witness

Dustin R. Keeney
DUSTIN R. KEENEY
Print Name
Witness

STATE OF OHIO
COUNTY OF LAKE

Before me, a notary public in and for said county and state personally appeared the above named Marc S. Kaplovitz, 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 MENTOR, Ohio this 9 day of JULY, 1998.

Frank J. Chorba
FRANK J. CHORBA
Notary Public, STATE OF OHIO
My Commission Expires 10-01-01
Recorded in Geauga County



VICINITY MAP
SCALE: 1" = 200'

UTILITY EASEMENT

The undersigned owner of the within platted land, Solaris Land Corp., an Ohio Corporation, does hereby grant unto The Illuminating Company, Alltel Corporation, EAST OHIO Gas Company and Star Cable Company, 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 under-ground 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 communication 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.

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Marc S. Kaplovitz
Marc S. Kaplovitz, President
Solaris Land Corp.

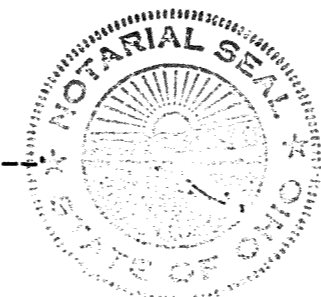
William C. Vondra, Jr.
WILLIAM C. VONDRA, JR.
Print Name
Witness

Dustin R. Keeney
DUSTIN R. KEENEY
Print Name
Witness

STATE OF OHIO
COUNTY OF LAKE

Before me, a notary public in and for said county and state personally appeared the above named Marc S. Kaplovitz, 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 MENTOR, Ohio this 9 day of JULY, 1998.

Frank J. Chorba
FRANK J. CHORBA
Notary Public, STATE OF OHIO
My Commission Expires 10-01-01
Recorded in Geauga County



The 10' Utility Easement granted herein is hereby accepted by the following:

<u>Thomas W. Brew</u> The Illuminating Co. THOMAS W. BREW	<u>7-20-98</u> Date	_____	Print Name
<u>Don Holden</u> Allwell Corp. Jon Hobby	<u>7/17/98</u> Date	_____	Print Name
<u>Dennis Scheid</u> EAST OHIO Gas Co.	<u>6-10-99</u> Date	_____	Print Name
<u>Thomas Beat</u> Star Cable Co.	<u>8-7-98</u> Date	_____	Print Name

AREA TABULATION

AREA IN LOTS	30.7175 ACRES
AREA IN BLOCK "A"	0.1173 ACRES
AREA IN RIGHT-OF-WAY	3.4177 ACRES
TOTAL AREA	34.2525 ACRES
LENGTH OF ROAD	2220.83 L.F.
NUMBER OF SUBLOTS	15

Covenants and Restrictions recorded in Vol. 998, Pg. 1018 of the Geauga County Records.

APPROVALS

This plat complies with the applicable Auburn Township Zoning Resolution. This 7 day of JULY, 1998.

Richard J. Machmics Jr.
Richard J. Machmics Jr.
Auburn Township Zoning Inspector Print Name

Approved this 14th day of JULY, 1998.

Cynthia C. Casto
CYNTHIA C. CASTO
CHAIRMAN, GEAUGA COUNTY
PLANNING COMMISSION Print Name

Approved as to legal form this 9th day of JULY, 1999

Lorrie A. Sasser
LORRIE A. SASSER
ASST. GEAUGA COUNTY PROSECUTOR Print Name

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, are in good repair, and have met all bonding requirements. THIS PLAT COMPLIES WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. This 13th day of JUNE, 1999

Robert L. Phillips
ROBERT L. PHILLIPS
GEAUGA COUNTY ENGINEER Print Name

Approved this 24th day of JUNE, 1999 constituting an acceptance of the dedication of any road right-of-ways shown hereon for public use.

Jan Novak
JAN NOVAK
GEAUGA COUNTY COMMISSIONER Print Name

Neil C. Hopstetter
NEIL C. HOPSTETTER
GEAUGA COUNTY COMMISSIONER Print Name

GEAUGA COUNTY COMMISSIONER Print Name

Transferred this 8th day of JULY, 1999.

Tracy A. Jemison
TRACY A. JEMISON
GEAUGA COUNTY AUDITOR Print Name

560128

Filed for record this 8 day of JULY, 1999 at 12:22 P.M.

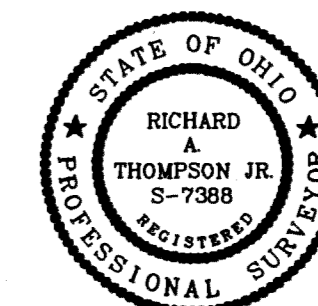
Recorded this 8 day of JULY, 1999 in Plat Book Volume 28
Page 23

Catherine H. Heiden
CATHERINE H. HEIDEN
GEAUGA COUNTY RECORDER Print Name

SURVEYOR'S 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 of the improvements by the Geauga County Engineer.

Richard A. Thompson Jr.
RICHARD A. THOMPSON JR.
REGISTERED SURVEYOR
7-7-98
DATE



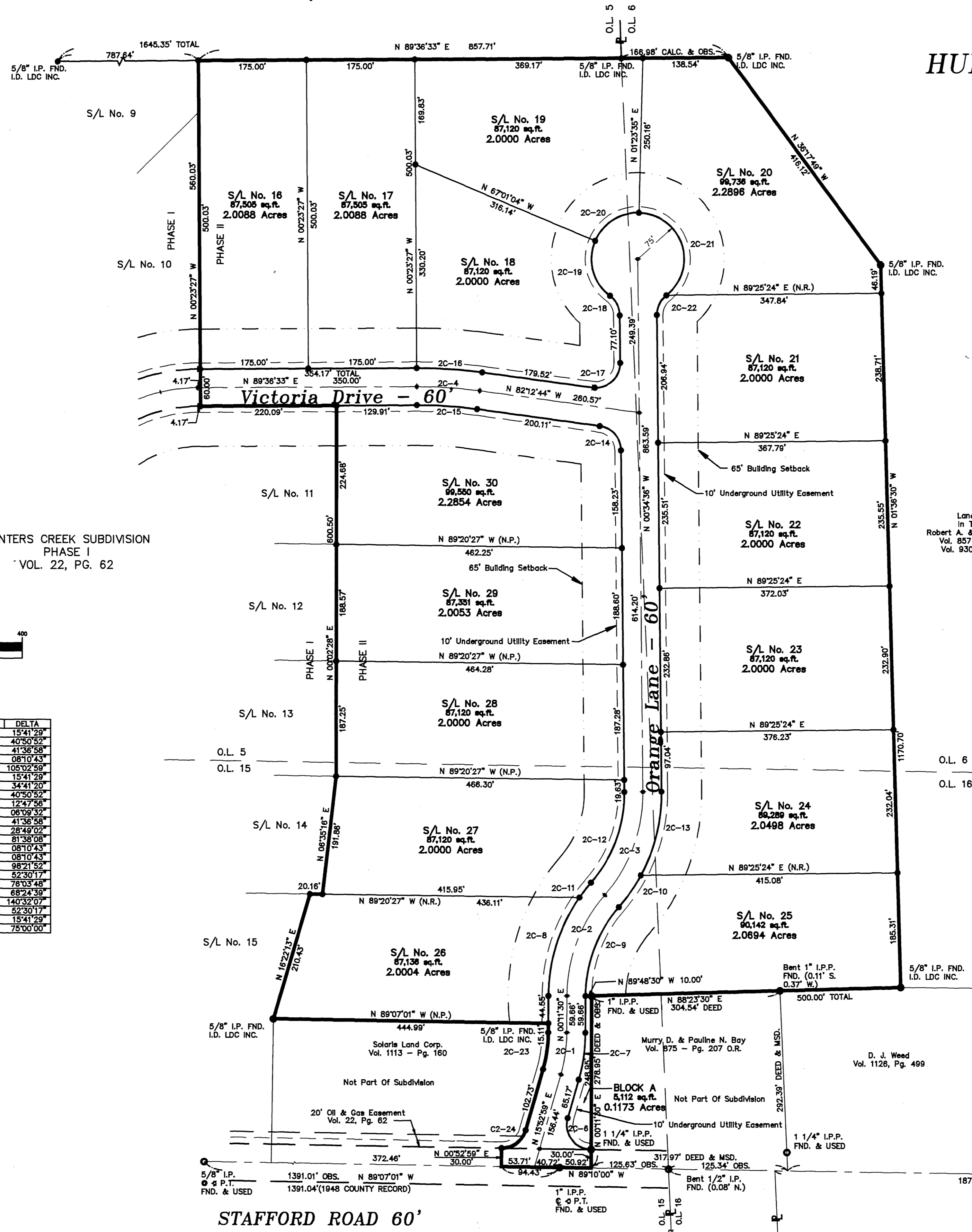
LAND DESIGN consultants
Civil Engineers and Surveyors
8585 EAST AVENUE • MENTOR, OHIO 44060
TELEPHONE 255-8483 354-6938 951-LAND

28-23

DRAWN BY: HLM/LBR DATE: 7.7.98
SCALE: 1" = 100' DRAWING NO.: 28-23-1
REVISION: 1 OF 2

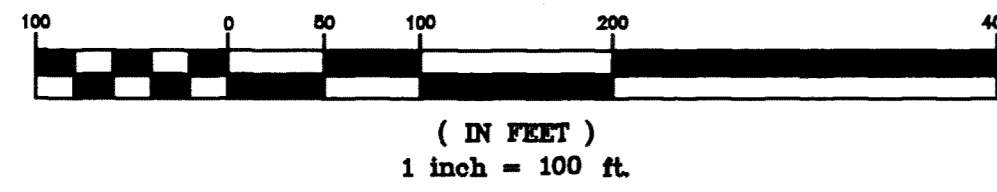
Doris F. Squire & Joseph Lloyd Squire Aka J.L. Squire
Vol. 559 - Pg. 270 d.r.
Vol. 689 - Pg. 275 O.R.

HUNTERS CREEK SUBDIVISION PHASE II



HUNTERS CREEK SUBDIVISION
PHASE I
VOL. 22, PG. 62

GRAPHIC SCALE



LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
Centerline	2C-1	250.00	68.47	34.45	68.25	N 08°02'14" E	15°41'29"
Centerline	2C-2	250.00	178.23	93.09	174.48	N 20°36'56" E	40°50'52"
Centerline	2C-3	250.00	181.58	95.01	177.82	N 20°13'53" E	41°38'58"
Centerline	2C-4	718.57	102.29	51.23	102.20	N 86°18'05" W	08°10'43"
Block A	2C-6	40.00	73.34	52.18	63.48	N 36°38'31" W	105°02'59"
Block A	2C-7	280.00	76.88	38.58	76.44	N 08°02'14" E	15°41'29"
26	2C-8	280.00	166.52	87.45	166.94	N 17°32'10" E	34°41'20"
25	2C-9	220.00	158.84	81.92	153.54	N 20°36'56" E	40°50'52"
25	2C-10	280.00	82.55	31.40	82.42	N 34°38'24" E	12°47'58"
27	2C-11	280.00	30.10	15.06	30.08	N 37°57'36" E	08°09'32"
27	2C-12	220.00	159.79	83.61	156.30	N 20°13'53" E	41°38'58"
24	2C-13	280.00	149.83	75.84	139.35	N 13°48'55" E	28°49'02"
30	2C-14	40.00	56.99	34.55	52.29	N 41°23'40" W	81°38'08"
30	2C-15	688.57	98.00	49.08	97.92	N 86°18'05" W	08°10'43"
18	2C-16	748.57	106.57	53.37	106.48	N 86°18'05" W	08°10'43"
18	2C-17	40.00	58.67	48.31	60.54	N 48°38'20" E	98°21'52"
18	2C-18	40.00	36.66	19.73	35.39	N 26°49'44" W	52°30'17"
18	2C-19	75.00	99.57	58.66	92.41	N 15°02'59" W	78°03'48"
19	2C-20	75.00	89.55	50.88	84.32	N 57°11'15" E	68°24'39"
20	2C-21	75.00	133.96	209.09	141.19	N 18°20'22" W	140°32'07"
21	2C-22	40.00	36.66	19.73	35.39	N 25°40'33" E	52°30'17"
Right of Way	2C-23	220.00	60.25	30.32	60.06	N 08°02'15" E	15°41'29"
Right of Way	C2-24	40.00	52.38	30.68	48.70	N 53°22'59" E	75°00'00"

LEGEND

- IRON PIPE FOUND
- IRON PIN FOUND
- 5/8" IRON PIN SET (I.D. LDC INC.)
- MONUMENT SET
- I.P. FND. IRON PIPE FOUND
- I.P.P. FND. IRON PIPE FOUND
- MSD. MEASURED
- OBS. OBSERVED
- CALC. CALCULATED
- O.R. OFFICIAL RECORD
- d.r. DEED RECORD

STAFFORD ROAD 60'

28-24

DRAWN BY: WLM/EBR DATE: 7.7.98
SCALE: 1" = 100' DRAWING NO.: BR/PLAT2-2
REV. HENRHI-9801 SHEET 2 OF 2