

#### OWNERS ACCEPTANCE

We, Edmund A. and Laura F. Leopold, the undersigned owners of the land shown herein, hereby certify that this plat correctly represents our "Cardinal Lane Relocation" subdivision containing sublots 1 through 2 both inclusive, and do hereby accept this plat of the same. We further hereby acknowledge and accept the vacation of Cardinal Lane as shown hereon and do further hereby acknowledge and accept the relocation of said Cardinal Lane, a non-dedicated (private) right-of-way easement, and grant said relocation of the right-of-way easement to the Cardinal Lane Homeowners Association, Inc.

The Cardinal Lane Homeowners Association, Inc., a non-profit corporation has been formed under the laws of the State of Ohio and shall be solely responsible for the area designated as Cardinal Lane. We hereby acknowledge and the grantees shall acknowledge in their respective deeds that they understand that the premises described herein is located upon a non-dedicated (private) right-of-way and they further acknowledge the they understand the no governmental body is responsible for care and maintenance of said right-of-way. 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 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 for public utility purposes above and beneath the surface of the ground. The construction of the improvements within the relocated portion of Cardinal Lane as shown herein have been completed and are within accordance with the agreement between the Geauga County Board of Commissioners and the undersigned dated APRIL 13, 1999. In witness whereof the undersigned hereunto set their hands this 4th day of April, 1999.

Edmund A. Leopold  
Edmund A. Leopold  
(Husband) Owner

Judith L. McWayne  
Witness (print name) JUDITH L. MCWAYNE

A.P. Leary  
Witness (print name) A.P. LEARY

Laura F. Leopold  
Laura F. Leopold  
(Wife) Owner

Judith L. McWayne  
Witness (print name) JUDITH L. MCWAYNE

A.P. Leary  
Witness (print name) A.P. LEARY

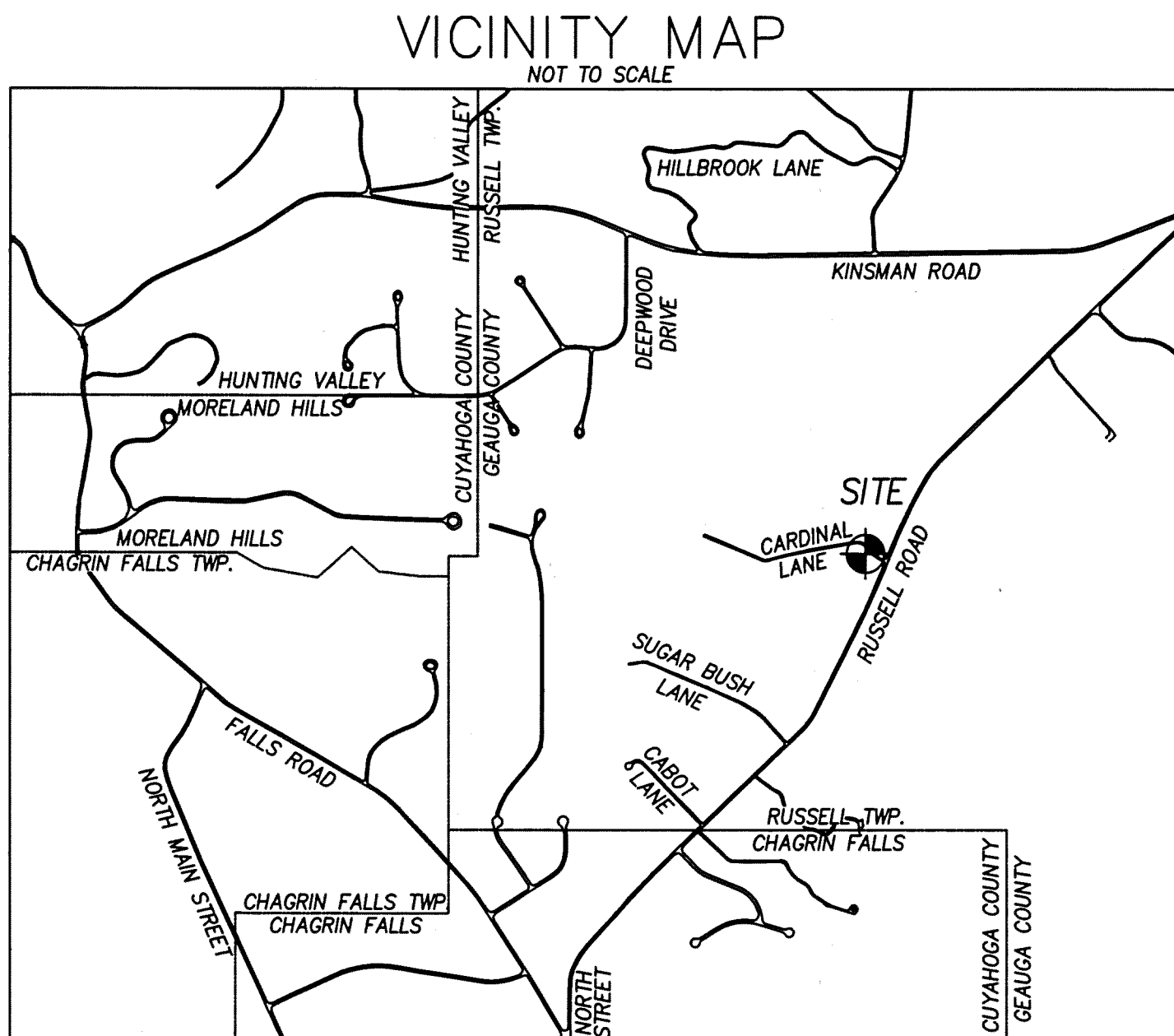
#### NOTARY PUBLIC

STATE OF OHIO, COUNTY OF GEauga.  
Before me, a Notary Public in and for said county and state personally appeared the above named Edmund A. and Laura F. Leopold, 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 4th day of April, 1999.

A.P. Leary  
Notary Public (print name) A.P. LEARY

My Commission Expires:

A.P. LEARY, ATTORNEY AT LAW  
Notary Public - State of Ohio  
My Commission Has No Expiration Date  
Section 147.03 R.C.



## CARDINAL LANE RELOCATION

#### HOMEOWNERS ASSOCIATION ACCEPTANCE

We, Stephen Abbey and Paul Neidhardt the undersigned Representatives of the Cardinal Lane Homeowners Association, Inc., do hereby accept this plat of the same. The Cardinal Lane Homeowners Association, Inc., a non-profit corporation has been formed under the laws of the State of Ohio and shall be solely responsible for the area designated as Cardinal Lane. We hereby acknowledge and vacate Cardinal Lane as shown hereon and do further hereby acknowledge and accept the relocation of said Cardinal Lane, a non-dedicated (private) right-of-way easement. We also hereby acknowledge and the grantees shall acknowledge in their respective deeds that they understand that the premises described herein is located upon a non-dedicated (private) right-of-way and they further acknowledge that they understand the no governmental body is responsible for care and maintenance of said right-of-way. 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 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 the undersigned hereunto set their hands this 9th day of April, 1999.

Stephen Abbey  
Stephen Abbey  
President

A.P. Leary  
Witness (print name) A.P. LEARY

Edmund Leopold  
Witness (print name) EDMUND LEOPOLD

#### NOTARY PUBLIC

STATE OF OHIO, COUNTY OF GEauga.  
Before me, a Notary Public in and for said county and state personally appeared the above named Stephen Abbey, 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 Russell Twp., Ohio, this 4th day of April, 1999.

A.P. Leary  
Notary Public (print name) A.P. LEARY

My Commission Expires:

A.P. LEARY, ATTORNEY AT LAW  
Notary Public - State of Ohio  
My Commission Has No Expiration Date  
Section 147.03 R.C.

Paul Neidhardt  
Paul Neidhardt  
Secretary

A.P. Leary  
Witness (print name) A.P. LEARY

Edmund Leopold  
Witness (print name) EDMUND LEOPOLD

#### NOTARY PUBLIC

STATE OF OHIO, COUNTY OF GEauga.  
Before me, a Notary Public in and for said county and state personally appeared the above named Paul Neidhardt, 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 Russell Twp., Ohio, this 8th day of April, 1999.

A.P. Leary  
Notary Public (print name) A.P. LEARY

My Commission Expires:

A.P. LEARY, ATTORNEY AT LAW  
Notary Public - State of Ohio  
My Commission Has No Expiration Date  
Section 147.03 R.C.

Situated in the Township of Russell, County of Geauga, State of Ohio and known as being part of Lot 20, Tract 3 in said Township and containing 15.8227 acres being all of the land conveyed to E.A. & L.F. Leopold in the deed recorded in the Volume 1037, Page 710 and in Volume 1222, Page 977 of Geauga County Deed Records.

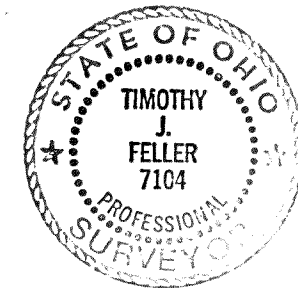
#### TOWNSHIP OF RUSSELL COUNTY OF GEAGA - STATE OF OHIO

by  
**McSTEEN & ASSOCIATES, INC.**  
ENGINEERS & SURVEYORS  
27900 CHAGRIN BOULEVARD  
WOODMERE, OHIO 44122  
(216) 831-1112

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 herein shall be set in place before final inspection and acceptance by the Geauga County Engineer.

Timothy J. Feller  
TIMOTHY J. FELLER REG. PROF. SURVEYOR # 7104

4-8-99  
DATE:



Bearings shown hereon are to an assumed meridian and are used to denote angles only. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 1/2" rebar with an identification cap stamped "McSteen 7104".

#### UTILITY EASEMENT

We, Edmund A. Leopold and Laura F. Leopold, the undersigned owners of the within platted land, do hereby grant unto the Cleveland Electric Illuminating Company, Ameritech Corporation, East Ohio Gas Company, and Cablevision of Geauga County, 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 contiguous to all road lines to construct, place, operate, maintain, 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 landscape 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 their hands this 4th day of April, 1999.

Edmund A. Leopold  
Edmund A. Leopold  
(Husband) Owner

Judith L. McWayne  
Witness (print name) JUDITH L. MCWAYNE

A.P. Leary  
Witness (print name) A.P. LEARY

Laura F. Leopold  
Laura F. Leopold  
(Wife) Owner

Judith L. McWayne  
Witness (print name) JUDITH L. MCWAYNE

A.P. Leary  
Witness (print name) A.P. LEARY

#### NOTARY PUBLIC

STATE OF OHIO, COUNTY OF GEAGA.  
Before me, a Notary Public in and for said county and state personally appeared the above named Edmund A. and Laura F. Leopold, 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 4th day of April, 1999.

A.P. Leary  
Notary Public (print name) A.P. LEARY

My Commission Expires:

A.P. LEARY, ATTORNEY AT LAW  
Notary Public - State of Ohio  
My Commission Has No Expiration Date  
Section 147.03 R.C.

#### UTILITY EASEMENT ACCEPTED BY:

I, the undersigned representative of the Cleveland Electric Illuminating Company, do hereby vacate the easement as appearing on this plat recorded in Volume 233, Page 383 of the Geauga County Deed Records and accept the relocated 10 foot utility easement granted herein.

John A. Gill  
Cleveland Electric Illuminating Company  
JOHN A. GILL  
(print name)

William H. Whitwood Jr.  
Witness (print name) WILLIAM H. WHITWOOD JR.

Donna J. Farris  
Witness (print name) DONNA J. FARRIS

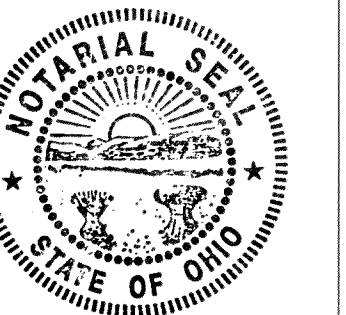
#### NOTARY PUBLIC

STATE OF OHIO, COUNTY OF ~~Summit~~ Summit  
Before me, a Notary Public in and for said county and state personally appeared the above named Representative of the Cleveland Electric Illuminating Company, who acknowledged that he/she did sign the foregoing instrument and that the same is his/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 Chardon, Ohio, this 9th day of April, 1999.

Donna J. Farris  
Notary Public (print name) DONNA J. FARRIS

My Commission Expires: 7/19/2003

Donna J. Farris, Notary Public  
Residence - Summit County  
State Wide Jurisdiction, Ohio  
My Commission Expires July 19, 2003



#### UTILITY EASEMENT ACCEPTED BY:

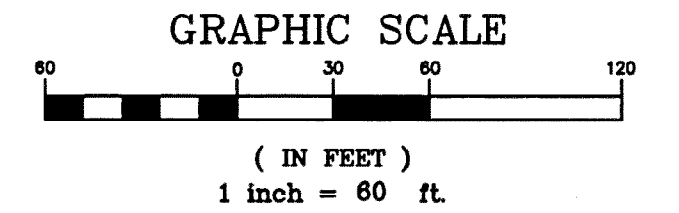
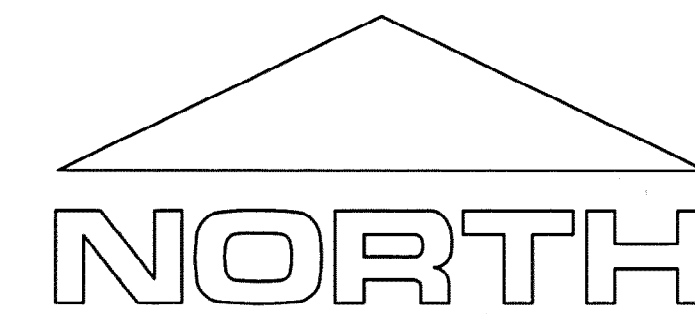
East Ohio Gas Company  
East Ohio Gas Company  
(print name)

Michael Williams  
Ameritech Corporation  
Michael Williams  
(print name)

Dennis Thomson  
Cablevision of Geauga County  
7-14-99  
Dennis Thomson  
(print name)

# CARDINAL LANE RELOCATION

TOWNSHIP OF RUSSELL  
COUNTY OF GEAGA - STATE OF OHIO



## APPROVALS

Approved as to legal form this 22nd day of November, 1999.

Asst. Geauga County Prosecutor  
Lorrie A. Soss  
(print name)

Approved this 11th day of May, 1999.

Cynthia C. Castro  
Chairman, Geauga County Planning Commission  
(print name)

This plat has been reviewed and meets the minimum standards for boundary surveys codified in Chapter 4733-37 of the Ohio Administrative Code.

Approved this 17th day of February, 2000.

Robert L. Phillips  
Gauga County Engineer  
(print name)

Approved this 23rd day of March, 2000.

Wm. M. Reake Neil Hofstetter Jan Novak  
Gauga County Commissioner Gauga County Commissioner Gauga County Commissioner  
(print name) (print name) (print name)

Transferred this 29th day of MARCH, 2000.

Tracy A. Jemison by: Deborah Z. Burt  
Gauga County Auditor  
(print name)

575508

Filed for record this 29th day of March, 2000 at 3:01 P.M.  
Recorded this 29th day of March, 2000 in plat book  
Volume 29, Page 116.

Catherine H. Heiden  
Gauga County Recorder  
(print name)

This Plat complies with the applicable Russell Township Zoning Resolution.  
This 9th day of APRIL, 1999.

William F. Mason  
Russell Township Zoning Inspector  
(print name)

① R=110.00' A=46.43' C=46.08' Δ=24°11'00" T=23.565' N 55°15'46" W	② R=85.00' A=84.425' C=81.00' Δ=56°54'30" T=46.06' N 71°37'31" W	③ R=55.00' A=54.63' C=52.41' Δ=56°54'30" T=29.81' N 71°37'31" W	④ R=25.00' A=24.83' C=23.82' Δ=56°54'30" T=13.55' N 71°37'31" W	⑤ R=170.00' A=71.75' C=71.22' Δ=24°11'00" T=29.99' N 55°15'46" W	⑥ R=140.00' A=59.09' C=58.65' Δ=24°11'00" T=29.99' N 55°15'46" W
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⑦ R=5759.58' A=308.17' C=308.14' Δ=30°37'56.5" T=154.12' N 24°10'42" E	⑧ R=40.00' A=62.52' C=56.34' Δ=89°32'49" T=39.865' N 67°25'08" E	⑨ R=335.51' A=104.84' C=104.41' Δ=89°32'49" T=52.85' N 76°45'33" W	⑩ R=286.32' A=133.75' C=132.54' Δ=26°45'55" T=68.12' N 72°19'42" W	⑪ R=280.00' A=201.02' C=196.73' Δ=41°08'01" T=105.06' N 79°30'45" W	⑫ R=770.00' A=88.81' C=88.76' Δ=41°08'01" T=36.42' N 76°36'59" E	⑬ R=220.00' A=157.94' C=154.57' Δ=26°45'55" T=82.39' N 79°30'45" W	⑭ R=346.32' A=161.78' C=160.31' Δ=26°45'55" T=82.39' N 72°19'42" W	⑮ R=275.51' A=84.79' C=84.46' Δ=17°38'03" T=42.74' N 76°53'38" W	⑯ R=40.00' A=63.34' C=56.92' Δ=90°43'21" T=40.51' N 22°42'56" W	⑰ R=305.51' A=97.88' C=97.46' Δ=18°21'24" T=49.36' N 76°31'58" W	⑱ R=316.32' A=147.77' C=146.43' Δ=26°45'55" T=75.26' N 72°19'42" W	⑲ R=250.00' A=179.48' C=175.65' Δ=41°08'01" T=93.80' N 79°30'45" W	⑳ R=800.00' A=99.60' C=99.53' Δ=70°7'59" T=49.86' N 76°21'14" E	㉑ R=5729.58' A=307.86' C=307.82' Δ=304.43' T=153.97' N 24°11'05.5" E
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● DENOTES A 1/2" IRON PIN SET.

SUBLOT 1  
E.A. & L.F. LEOPOLD  
VOLUME 1037, PAGE 710

0.7223 ACRES IN RIGHT-OF-WAY  
9.6811 ACRES EXCLUDING RIGHT-OF-WAY  
10.4034 TOTAL ACRES AFTER RELOCATION  
10.0000 TOTAL ACRES BEFORE RELOCATION

SUBLOT 2  
E.A. & L.F. LEOPOLD  
VOLUME 1222, PAGE 977

0.8393 ACRES IN RIGHT-OF-WAY  
4.5800 ACRES EXCLUDING RIGHT-OF-WAY  
5.4193 TOTAL ACRES AFTER RELOCATION  
5.8227 TOTAL ACRES BEFORE RELOCATION

SUBDIVISION TABULATION

AREA IN SUBLOTS	15.8227 ACRES
AREA IN PRIVATE ROAD	1.0095 ACRES
AREA IN SUBDIVISION	15.8227 ACRES
NUMBER OF SUBLOTS	2
RELOCATED ROAD R.O.W. LENGTH	428.70 FEET