

DEDICATION PLAT FOR
SANITARY SEWER EASEMENT
WITHIN

STONERIDGE CONDOMINIUM

KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE
TOWNSHIP LOT NOS. 15 AND 18, TRACT 3. CONTAINING
2.889 ACRES. BEING PART OF THE LAND CONVEYED TO
STEVEN PETERSEN, BONNER FARMS LTD., AN OHIO LIMITED
LIABILITY CORP. AND WOODIEBROOK INVESTMENT CORP.
BY DEED RECORDED IN VOLUME 1279, PAGE 547 OF
GEAUGA COUNTY RECORDS. NOW IN

BAINBRIDGE TOWNSHIP
GEAUGA COUNTY, STATE OF OHIO

SCALE: 1" = 100'

JULY 2000

LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners

Village Station, Building 2-A 401 South Street Chardon, Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3535

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND
PLATTED THE PARCELS OF LAND AND EASEMENT SHOWN HEREON IN ACCORDANCE
WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS ARE
EXPRESSED IN US SURVEY FEET AND DECIMAL PARTS THEREOF. BEARINGS
SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE
OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES. ALL OF
WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STEVEN J. LESSMAN, Ohio Professional Surveyor No. 7078

DATE 7/28/00



ACCEPTANCE CERTIFICATION AND DEDICATION

WE, STEVEN PETERSEN, BONNER FARMS LTD., AN OHIO LIMITED LIABILITY CORPORATION, AND WOODIEBROOK INVESTMENT CORP.,
OWNERS OF THE LAND SHOWN HEREON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR DEDICATION PLAT OF
SANITARY SEWER EASEMENT WITHIN STONERIDGE CONDOMINIUM, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND HEREBY
DEDICATE, GIVE, GRANT, CONVEY AND RELEASE TO THE GEAUGA COUNTY BOARD OF COMMISSIONERS, ITS SUCCESSORS AND
ASSIGNS FOREVER, A PERPETUAL EASEMENT FOR CONSTRUCTING, RE-CONSTRUCTING, USING, OPERATING, MAINTAINING,
REPAIRING, REPLACING AND RENEWING OF SANITARY SEWERS 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 ALSO 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.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HAND THIS 1st DAY OF Sept., 2000

STEVEN PETERSEN, BONNER FARMS LTD., AN OHIO LIMITED
LIABILITY CORP., AND WOODIEBROOK INVESTMENT CORP.
DEED VOLUME 1279, PAGE 547

Steven Petersen
STEVEN PETERSEN

Richard Bonner
BONNER FARMS LTD, AN OHIO L.L.C.
BY: RICHARD BONNER

Jerry Petersen
WOODIEBROOK INVESTMENT CORP.
BY: JERRY PETERSEN

Bonita M. Swontek
WITNESS

Anthony Paskevich
WITNESS ANTHONY PASKEVICH

Bonita M. Swontek
WITNESS

Bonita M. Swontek
PRINTED NAME

PRINTED NAME

Bonita M. Swontek
PRINTED NAME

Tracy Peterson
WITNESS
TRACY PETERSEN
PRINTED NAME

John R. Bonner
WITNESS
JOHN R. BONNER
PRINTED NAME

Tracy Peterson
WITNESS
TRACY PETERSEN
PRINTED NAME

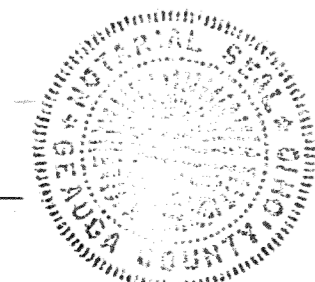
STATE OF OHIO
COUNTY OF GEAUGA S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN PETERSEN, RICHARD BONNER FOR
BONNER FARMS LTD., AN OHIO LIMITED LIABILITY CORP., AND JERRY PETERSEN FOR WOODIEBROOK INVESTMENT CORP. WHO ACKNOWLEDGED
THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THEIR FREE ACT AND DEED, AND THE FREE ACT AND CORPORATE DEED
OF BONNER FARMS LTD., AN OHIO LIMITED LIABILITY CORP., AND WOODIEBROOK INVESTMENT CORP.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Chardon, OHIO
THIS 1st DAY OF September, 2000

Bonita M. Swontek
NOTARY PUBLIC

BONITA M. SWONTEK
Notary Public - State of Ohio
My Commission Expires August 28, 2003
Recorded in Geauga County



MY COMMISSION EXPIRES:

APPROVALS

THIS PLAT COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION
THIS 30 DAY OF August, 2000

Frank McIntyre
FRANK MCINTYRE
BAINBRIDGE TOWNSHIP ZONING INSPECTOR

APPROVED AS TO LEGAL FORM THIS 31st DAY OF May, 2001

Rebecca Sillag
REBECCA SILLAG
ASST. GEAUGA COUNTY PROSECUTOR

APPROVED THIS 9th DAY OF SEPTEMBER, 2000

Cynthia C. Castro
CYNTHIA C. CASTRO
CHAIRMAN, GEAUGA COUNTY PLANNING COMMISSION

I HAVE EXAMINED THE PLANS AND SPECIFICATIONS FOR THE SANITARY SEWER AND
APPURTENANCES FOR CONFORMITY TO THE RULES ADOPTED BY THE GEAUGA COUNTY
COMMISSIONERS PURSUANT TO O.R.C. 6117.01, O.R.C. 6103.02 AND O.R.C. 7111.01 AND HEREBY
CERTIFY THAT ALL SANITARY SEWERS 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 27th DAY OF MAY, 2001

Donald E. Wilson
DONALD E. WILSON
GEAUGA COUNTY SANITARY ENGINEER

UPON RECOMMENDATION OF THE GEAUGA COUNTY SANITARY ENGINEER, THE GEAUGA COUNTY
BOARD OF COMMISSIONERS HEREBY APPROVES THE SANITARY SEWERS AND ALL APPURTENANCES
THEREON AS SHOWN ON THIS PLAT AND THE PLANS AND SPECIFICATIONS FOR
SUCH IMPROVEMENTS, IN CONFORMITY WITH THE RULES ADOPTED BY THE GEAUGA COUNTY BOARD OF
COMMISSIONERS PURSUANT TO O.R.C. 6117.01, O.R.C. 6103.02, AND O.R.C. 7111.01. THE WRITTEN AGREEMENT

THIS PLAT IS HEREBY APPROVED THIS 31st DAY OF May, 2001, CONSTITUTING AN
ACCEPTANCE OF THE DEDICATION OF THE EASEMENT FOR SANITARY SEWERS AND APPURTENANCES
AS SHOWN HEREON FOR THE PUBLIC USE AND BENEFIT, AND THE ACCEPTANCE FOR MAINTENANCE
OF SUCH IMPROVEMENTS CONTAINED WITHIN SAID EASEMENT.

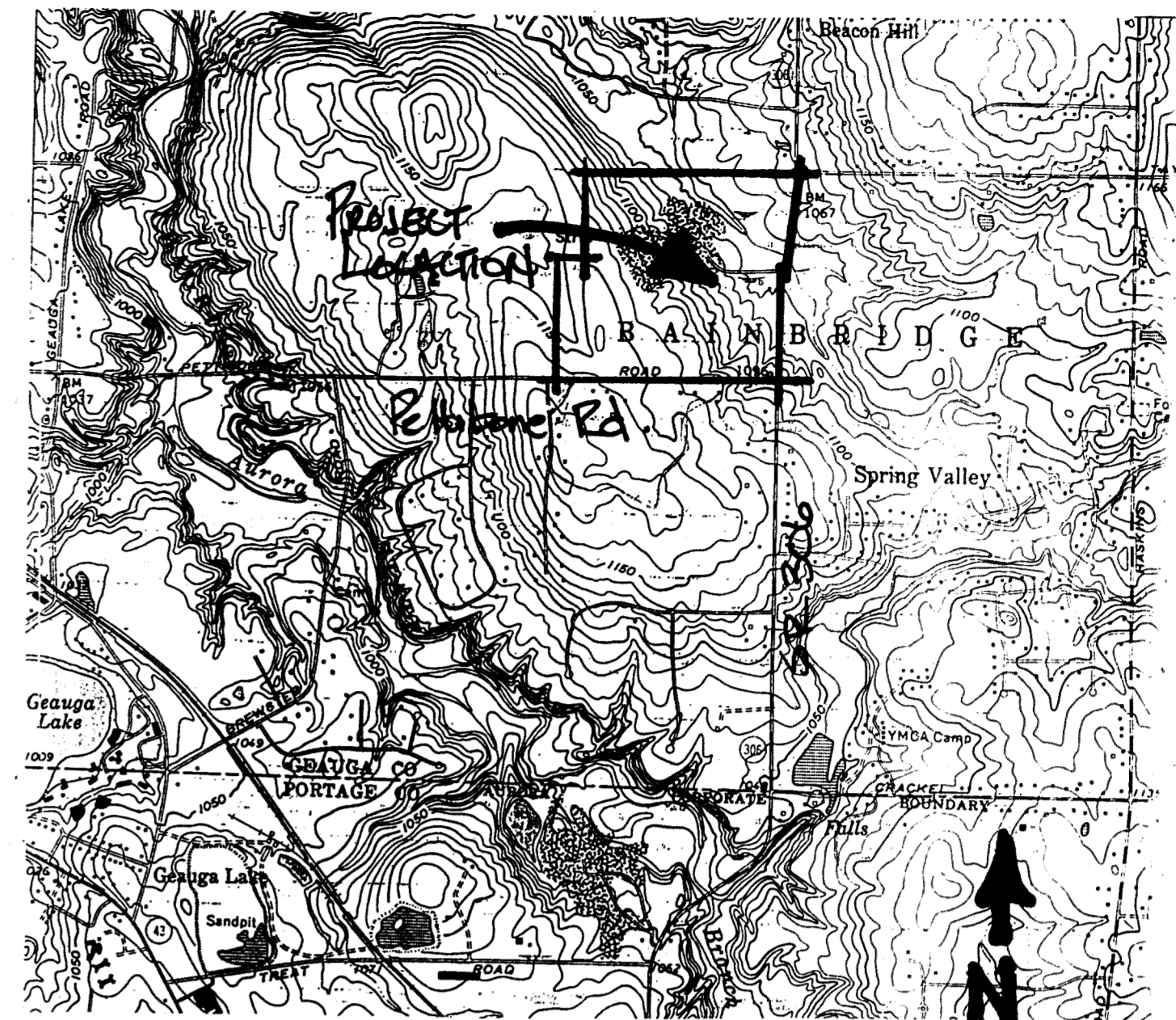
Neil Hostetter Jaket Novak William Repke
NEIL HOSTETTER JAKET NOVAK WILLIAM REPKE
GEAUGA COUNTY GEAUGA COUNTY GEAUGA COUNTY
COMMISSIONER COMMISSIONER COMMISSIONER

NO TRANSFER NECESSARY THIS 31st DAY OF MAY, 2001

Tracy A. Jensen
TRACY A. JENSEN
GEAUGA COUNTY AUDITOR

FILED FOR RECORD THIS 31st DAY OF May, 2001 AT 11:39 A.M.
RECORDED THIS 31st DAY OF May, 2001 IN PLAT BOOK VOL. 32 PG. 25-29

Mary Margaret McBride
GEAUGA COUNTY RECORDER



VICINITY MAP

200100600563
Filed for Record in
GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
05-31-2001 At 11:39 am.
PLAT 100.00
OR Book 32 Page 25 - 29

CAPTIONED PREMISES SUBJECT TO AN OIL AND GAS LEASE TO
POI ENERGY, INC. RECORDED IN VOL. 690, PG. 1003 OF GEAUGA
COUNTY RECORDS AND A RIGHT-OF-WAY AGREEMENT TO POI
ENERGY, INC. RECORDED IN VOL. 698, PG. 1151 OF GEAUGA
COUNTY RECORDS.

V. 32 . P. 25

SEE SHEET NO. 3

SEE SHEET NO. 4

CONDOMINIUM PARCEL
198.154 AC. GROSS
-3.747 AC. R.O.W.
194.407 AC. NET

GREENHOUSE PARCEL
10.276 AC. GROSS
-0.505 AC. R.O.W.
9.771 AC. NET

STEVEN PETERSEN, BONNER FARMS LTD, AN OHIO LIMITED LIABILITY CORP. & WOODIE BROOK INVESTMENT CORP.
DEED VOL. 1279, Pg. 547

STEVEN PETERSEN, BONNER FARMS LTD, AN OHIO LIMITED LIABILITY CORP. & WOODIE BROOK INVESTMENT CORP.
DEED VOL. 1279, Pg. 547

(128.498 Ac. Lot 18)

(69.656 Ac. Lot 15)

O.L. 18 O.L. 15

PETTIBONE ROAD 60'

CHILLICOTHE ROAD (S.R. 306) 60'

TAMARACK TRAIL 60'

PEPPERMILL RUN 60'

20' SANITARY SEWER EASEMENT
2.889 AC.

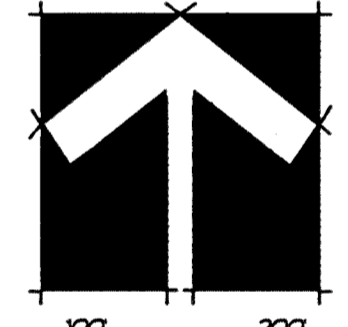
20' SANITARY SEWER EASEMENT
2.889 AC.

3/4" IRON PIN MON. BOX FD. & USED FOR S.R. 306 RAW

STATE OF OHIO EASEMENT FOR CHANNEL PURPOSES
Deed Vol. 687, Pg. 1177

STATE OF OHIO EASEMENT FOR HIGHWAY PURPOSES
Deed Vol. 687, Pg. 1180

R = 1230.72
A = 10.19
C = 10.19
N 101° 35' 34" E
A = 00° 28' 27"
T = 5.09



BASIS OF BEARINGS:
Southern line of the Laurel Springs of Bainbrook
Subdivision N. 89° 30' 20" E.

• DENOTES 3/4" IRON PIN SET

1/2" IRON PIN FD. & USED

1" IRON PIPE FD. AT 29.34'

3/4" IRON PIN MON. BOX FD. & USED

3/4" IRON PIN MON. BOX FD. & USED

SEE SHEET NO. 5

V. 32 . P. 26

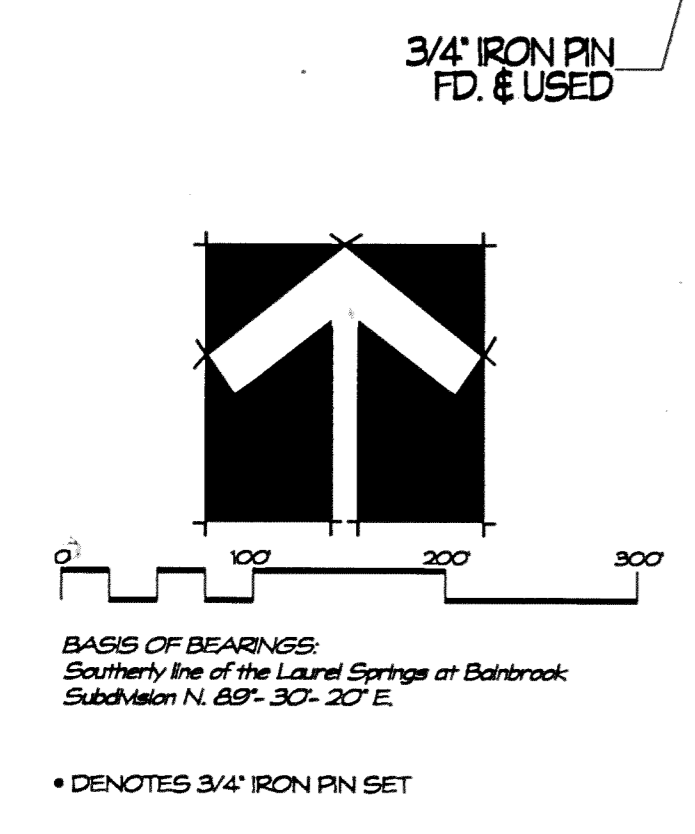
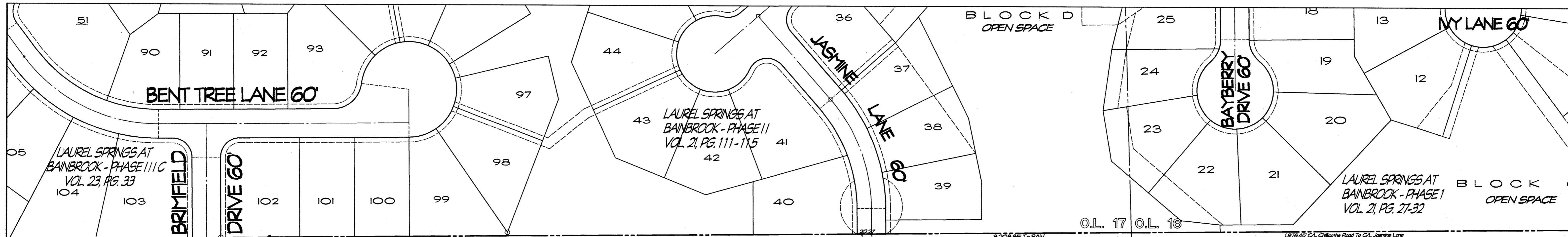
SHEET 2 OF 5

PLANNING

PLANNING

PLANNING

PLANNING

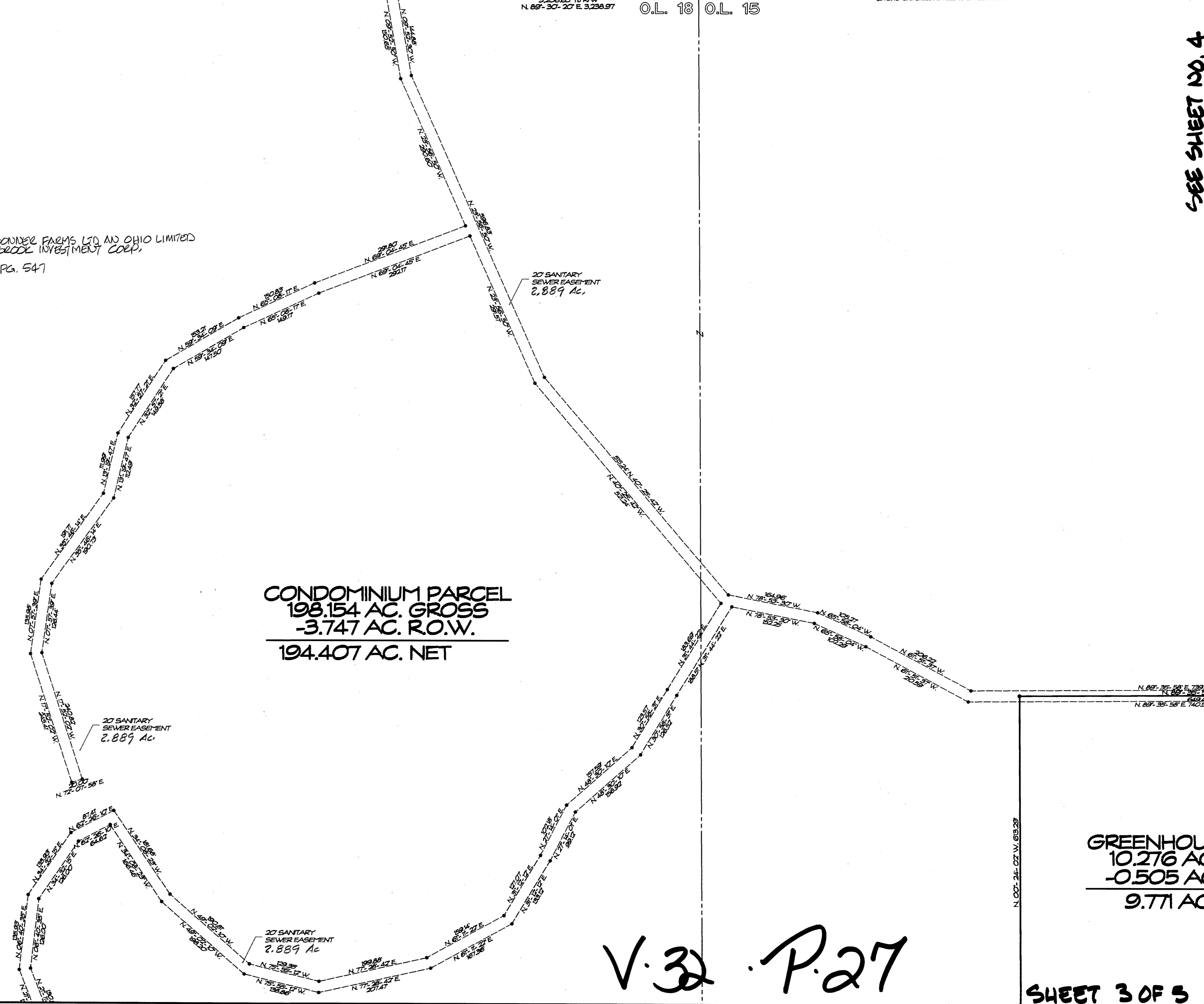


T. & M. CLASSEN
DEED VOL. 463, PG. 125

STEVEN PETERSEN, BONNER FARMS LTD, AND OHIO LIMITED
LIABILITY & WOODLEEFORD INVESTMENT CO. LD.
DEED VOL. 1279, PG. 547

CONDOMINIUM PARCEL
198.154 AC. GROSS
-3.747 AC. RO.W.

194.407 AC. NET



SEE SHEET NO. 4

SEE SHEET NO. 5

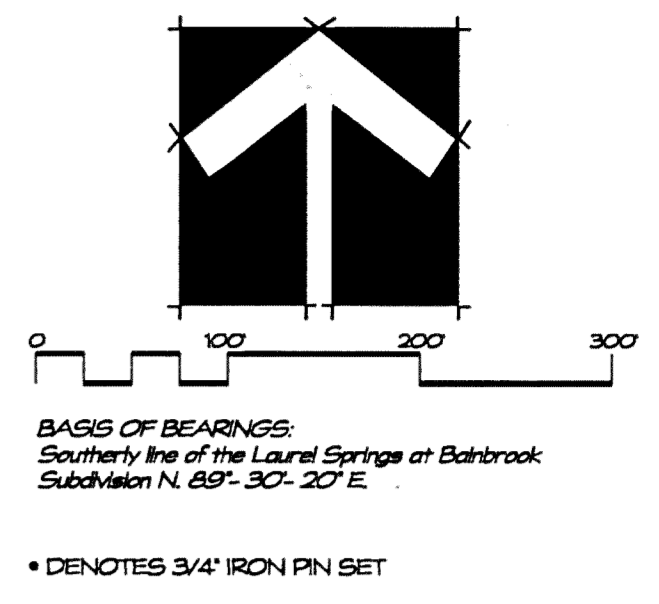
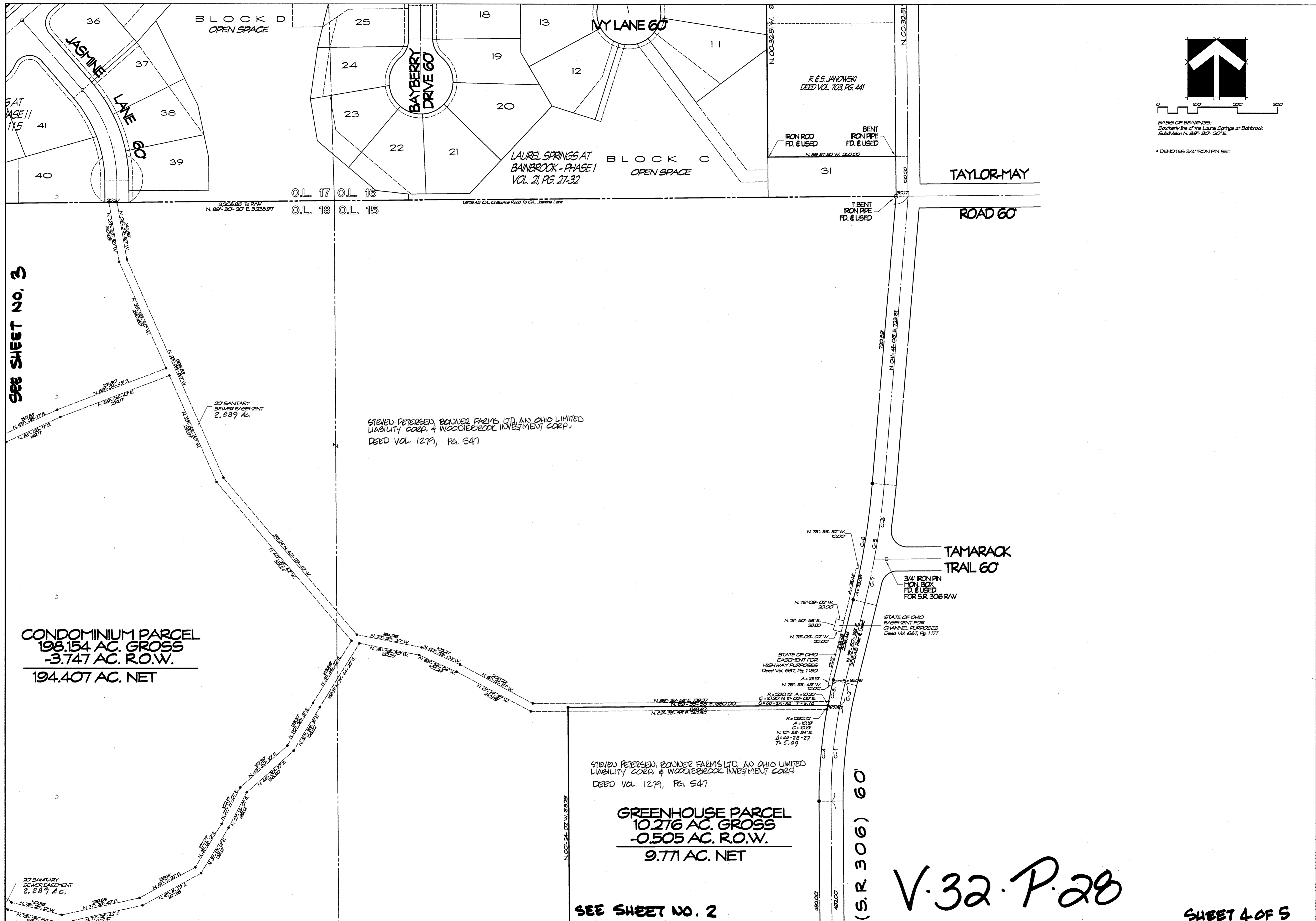
V. 32 P. 27

SHEET 3 OF 5

GREENHOUSE
10.276 AC.
-0.505 AC.

9.771 AC

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 PROJECT NO. 10000
 DATE: 10/10/00



BASIS OF BEARINGS:
 Southern line of the Laurel Springs of Bainbrook
 Subdivision N. 68°-30'-20" E.

• DENOTES 3/4" IRON PIN SET

SEE SHEET NO. 3

CONDOMINIUM PARCEL
 198.154 AC. GROSS
 -3.747 AC. R.O.W.
 194.407 AC. NET

STEVEN PETERSEN, EQUINER FARMS LTD. AN OHIO LIMITED
 LIABILITY CORP. & WOODIEBROOK INVESTMENT CORP.
 DEED VOL. 1279, PG. 541

STEVEN PETERSEN, EQUINER FARMS LTD. AN OHIO LIMITED
 LIABILITY CORP. & WOODIEBROOK INVESTMENT CORP.
 DEED VOL. 1279, PG. 541

GREENHOUSE PARCEL
 10.276 AC. GROSS
 -0.505 AC. R.O.W.
 9.771 AC. NET

SEE SHEET NO. 2

(S.R. 306) 60

V.32.P.28

SHEET 4 OF 5

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REPRODUCED FROM THE ORIGINAL RECORD OF THE PLAN BY THE PLAN

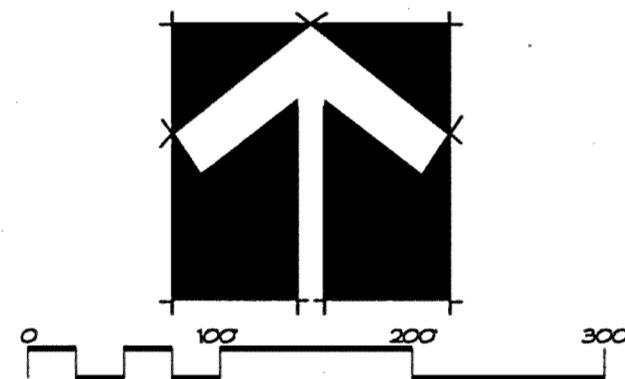
CURVE DATA							
NUMBER	RADIUS	DELTA	ARC	TAN	CHORD	CHORD BEARING	
C-1	1200.72	11°-28'-51"	240.60	120.70	240.19	N. 05°-20'-23" E.	
C-2	1200.72	02°-46'-09"	58.03	29.02	58.03	N. 12°-27'-53" E.	
C-3	1230.72	03°-03'-10"	65.57	32.79	65.57	N. 12°-19'-23" E.	
C-4	1230.72	11°-11'-50"	240.52	120.64	240.14	N. 05°-11'-53" E.	
C-5	1875.13	09°-09'-52"	229.93	115.29	229.61	N. 09°-16'-02" E.	
C-6	1848.13	09°-09'-52"	225.13	117.83	224.82	N. 09°-16'-02" E.	
C-7	1875.13	03°-24'-27"	11.52	5.78	11.50	N. 12°-06'-44" E.	
C-8	1875.13	05°-45'-25"	188.41	94.29	188.33	N. 07°-33'-48" E.	

OWNER OF RECORD:
STEVEN PETERSEN, BONNER FARMS LTD,
AN OHIO LIMITED LIABILITY CORP. AND
WOODBROOK INVESTMENT CORP.
DEED VOLUME 1279, PAGE 547

T. & M. GLASSEN
DEED VOL. 463, PG. 125

N. 02°-15'-44" W. 1804.86
1,874.86 To RAW

STEVEN PETERSEN, BONNER FARMS LTD, AN OHIO LIMITED
LIABILITY CORP. & WOODBROOK INVESTMENT CORP.
DEED VOL. 1279, PG. 547



BASIS OF BEARINGS:
Southern line of the Laurel Springs at Bainbrook
Subdivision N. 89°-30'-27" E.

* DENOTES 3/4" IRON PIN SET

5/8" IRON PIN
FD. AT 49.64'
& USED FOR LINE

N. 89°-36'-55" E.
20.00' Rad. & Chd.
5/8" IRON PIN
FD. AT 49.64'

N. 02°-15'-44" W.
30.00' R. 19.64' Chd.

369.12' Rad. & Used B/L To C1

1/2" IRON PIN
FD. AT 31.26'

1/2" IRON PIN
FD. AT 21.66'

1/2" IRON PIN
FD. AT 30.75'

1/2" IRON PIN
FD. AT 30.34'

WESTERN RESERVE
TELEPHONE CO.
ROW EASEMENT
Deed Vol. 967, Pg. 418

1/2" IRON PIN
FD. & USED

1/2" IRON PIN
FD. & USED

RIVERS EDGE
DRIVE 60'

HIGHPOINT
ROAD 60'

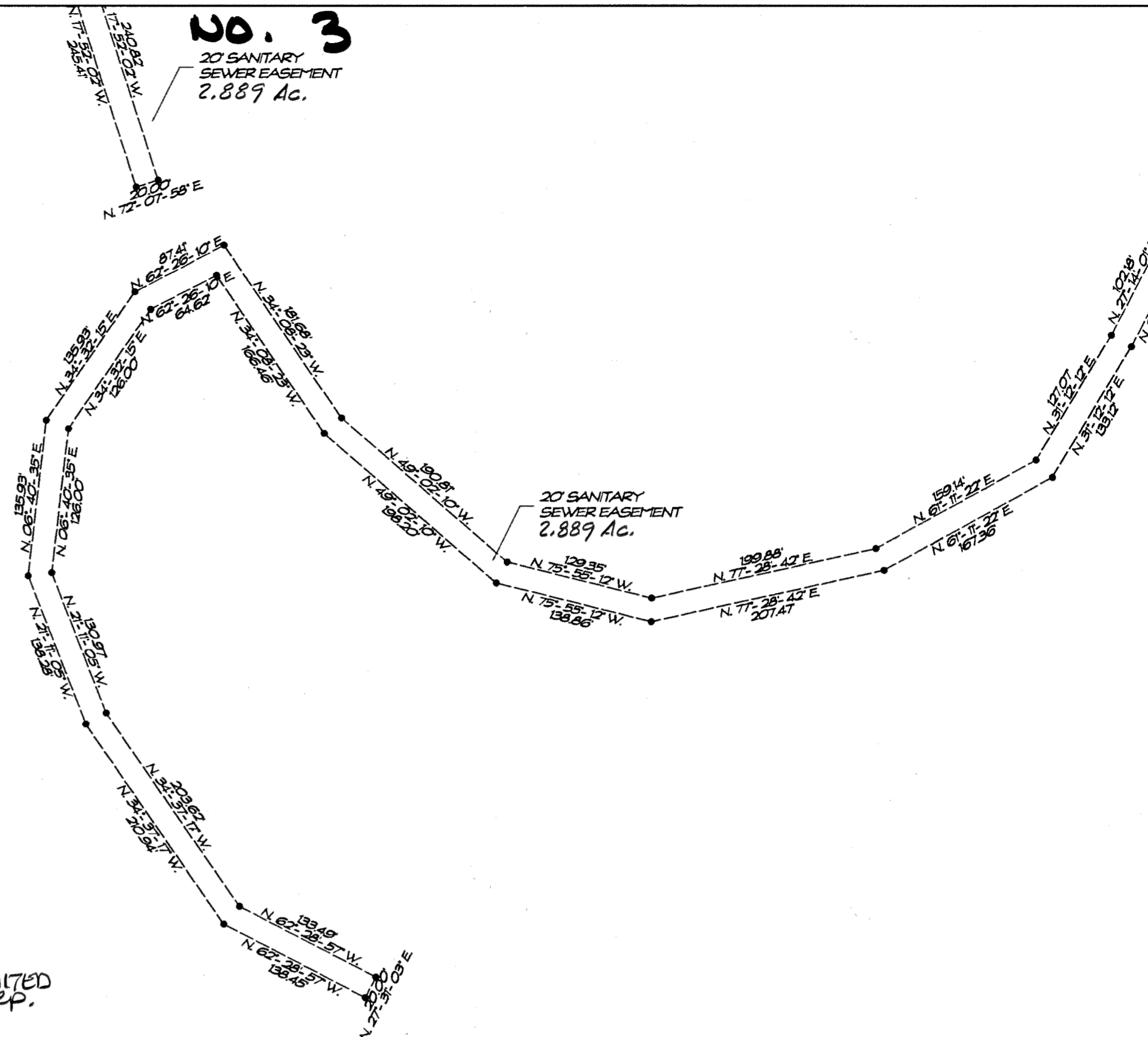
PETTIBONE ROAD 60'

348178' P/L To RAW
N. 89°-36'-55" E. 3511.62'

SEE SHEET

NO. 3

20' SANTARY
SEWER EASEMENT
2.889 Ac.



SEE SHEET NO. 2

V. 32 P. 29

SHEET 5 OF 5