

# ASHLEIGH SUBDIVISION

SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GAUGA AND STATE OF OHIO AND BEING PART OF ORIGINAL LOT NOS. 1 AND 2, TRACT NO. 3 IN SAID RUSSELL TOWNSHIP AND CONTAINING 61.8945 ACRES OF LAND CONVEYED TO CHAGRIN WOODS L.L.C. BY THE DEED RECORDED IN VOLUME 1333, PAGE 1113 OF THE GAUGA COUNTY DEED RECORDS.

## UTILITY EASEMENT:

WE, THE UNDERSIGNED CHAGRIN WOODS L.L.C., BY BRUCE W. THOMAS, G.M. OF NARRAGANSETT, LTD., OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, DOMINION EAST OHIO GAS COMPANY, ALLTEL CORPORATION WESTERN RESERVE (TELEPHONE) AND ADELPHIA (CABLE TELEVISION), ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS ( HEREINAFTER REFERRED TO AS THE GRANTEEES ) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) 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 PIPES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES 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 HERETO SET HIS HAND THIS 28th DAY OF August, 2001.

CHAGRIN WOODS, L.L.C. BY NARRAGANSETT, LTD.

*Bruce W. Thomas*  
BRUCE W. THOMAS, G.M. G.M. WITNESS  
*Thomas J. Carvell*  
WITNESS THOMAS J. CARVELL

STATE OF OHIO } S.S.  
COUNTY OF GAUGA }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED BRUCE W. THOMAS, G.M. OF NARRAGANSETT, LTD., FOR CHAGRIN WOODS L.L.C., THE COMPANY WHICH EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGE THAT HE DID SIGN SAID INSTRUMENT AS SUCH MEMBER IN BEHALF OF SAID COMPANY; AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED INDIVIDUALLY AND AS SUCH MEMBER AND THE FREE AND COMPANY ACT AND DEED OF SAID COMPANY.

IN WITNESS, WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT Pepper Pike, OHIO, THIS 28th DAY OF August, 2001.

*Stanley T. Jaros*  
NOTARY PUBLIC

STANLEY T. JAROS, Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration Date  
Section 147.03 RC

MY COMMISSION EXPIRES \_\_\_\_\_

## UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

*Kevin D. Hargill* 8-24-01  
THE ILLUMINATING COMPANY DATE  
*Brian Paul* 8-15-01  
ALLTEL CORP. WESTERN RESERVE DATE  
*Steven D. Bedard* 8-22-01  
DOMINION EAST OHIO GAS COMPANY DATE  
*Dennis Thomson* 8-23-01  
ADELPHIA (CABLE TELEVISION) DATE

## SUBDIVISION DATA:

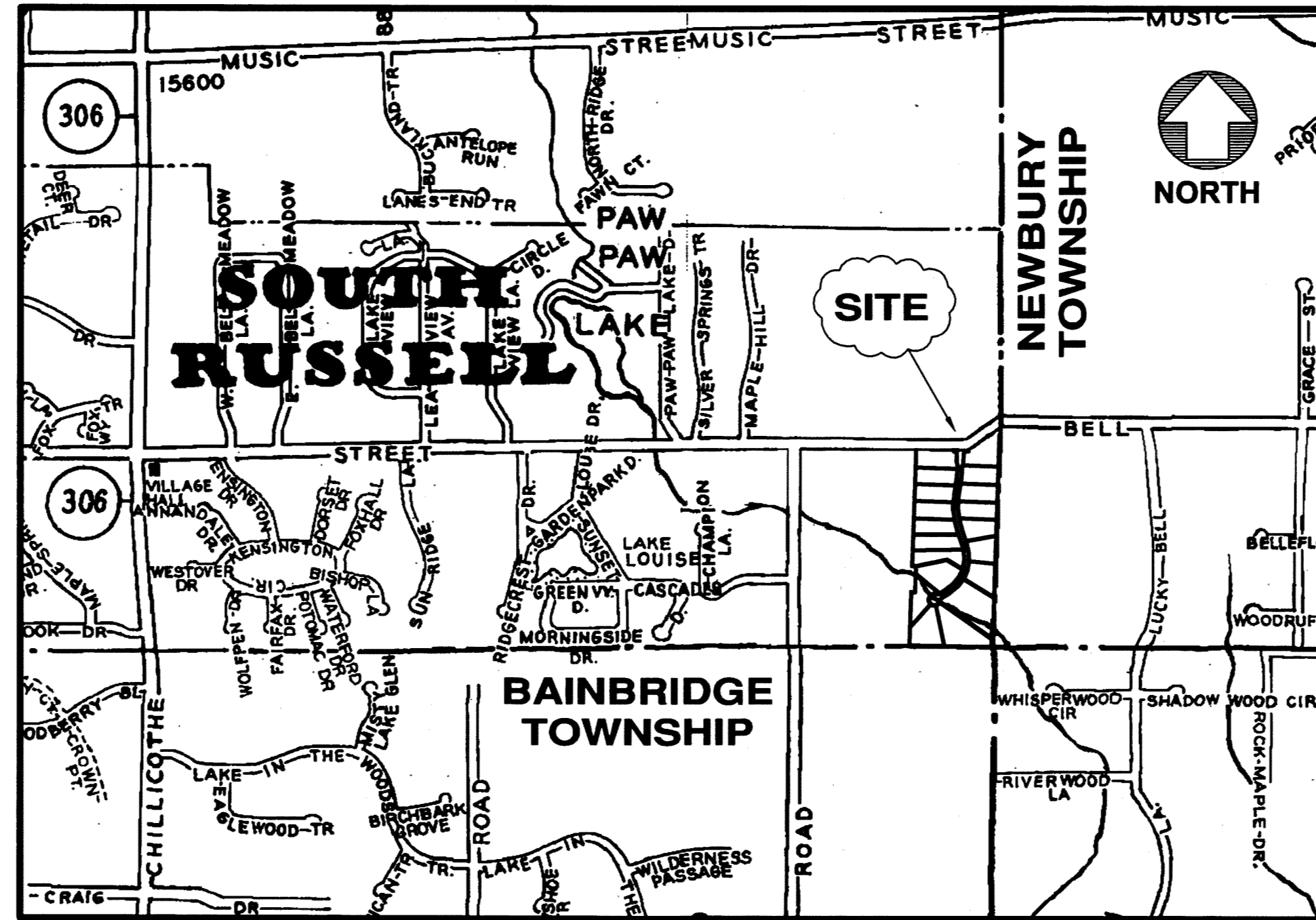
TOTAL NUMBER OF SUBLOTS 18  
TOTAL LENGTH OF NEW ROADS 2,131.89 FT.  
TOTAL AREA OF SUBLOTS (INCLUDING AREA OF BELL ST) 55,786.8 ACRES  
TOTAL AREA OF BLOCK "A" (OPEN AREA) 2,708.3 ACRES  
TOTAL AREA WITHIN RIGHT-OF-WAY 4,071.0 ACRES  
EXISTING RIGHT-OF-WAY 0,769.9 ACRES  
NEW RIGHT-OF-WAY 3,399.4 ACRES  
TOTAL AREA IN SUBDIVISION 61,894.5 ACRES

## DECLARATION OF COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR ASHLEIGH SUBDIVISION ARE RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE GAUGA COUNTY DEED RECORDS.

## BASIS OF BEARINGS:

BEARINGS CORRELATE TO THE VALUE OF N. 89° 44' 16" E ASSIGNED TO THE CENTERLINE OF BELL STREET BASED ON A SURVEY BY TERENCE G. GERSON, P.S. #8662, FOR WILLIAM R. GRAY ASSOCIATES, INC., PROFESSIONAL ENGINEERS AND SURVEYORS, IN SEPTEMBER OF 1998.



## VICINITY MAP

(NO SCALE)

## ACCEPTANCE AND DEDICATION CERTIFICATION:

WE, THE UNDERSIGNED CHAGRIN WOODS L.L.C., BY BRUCE W. THOMAS, G.M. OF NARRAGANSETT, LTD., OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS ASHLEIGH SUBDIVISION - CONTAINING SUBLOTS 1 THROUGH 18 BOTH INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS ASHLEIGH DRIVE, 60 FEET WIDE. 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. DRAINAGE EASEMENTS ARE GRANTED TO SOUTH RUSSELL WHERE INDICATED ON THE PLAT FOR DRAINAGE PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HAND THIS 28th DAY OF August, 2001.

CHAGRIN WOODS, L.L.C. BY NARRAGANSETT, LTD.

*Bruce W. Thomas*  
BRUCE W. THOMAS, G.M. G.M. WITNESS  
*Thomas J. Carvell*  
WITNESS

STATE OF OHIO } S.S.  
COUNTY OF GAUGA }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED BRUCE THOMAS, G.M. OF NARRAGANSETT, LTD., FOR CHAGRIN WOODS L.L.C., THE COMPANY WHICH EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGE THAT HE DID SIGN SAID INSTRUMENT AS SUCH MEMBER IN BEHALF OF SAID COMPANY; AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED INDIVIDUALLY AND AS SUCH MEMBER AND THE FREE AND COMPANY ACT AND DEED OF SAID COMPANY.

IN WITNESS, WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT Pepper Pike, OHIO, THIS 28th DAY OF August, 2001.

*Stanley T. Jaros*  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_  
STANLEY T. JAROS, Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration Date  
Section 147.03 RC

## APPROVALS:

### PLANNING COMMISSION

THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL, OHIO FOR RECORD PURPOSES ONLY ON JUNE 7, 2001. SUCH APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF THE DEDICATION OF THE RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREON FOR PUBLIC USE NOR DOES SUCH APPROVAL CONSTITUTE ACCEPTANCE FOR MAINTENANCE OF THE IMPROVEMENTS CONTAINED IN THOSE RIGHT-OF-WAYS AND EASEMENTS BY THE VILLAGE OF SOUTH RUSSELL. ACCEPTANCE FOR DEDICATION AND MAINTENANCE WILL OCCUR UPON SUBSEQUENT ADOPTION OF AN ORDINANCE BY THE COUNCIL OF THE VILLAGE OF SOUTH RUSSELL UPON FULFILLMENT BY THE SUBDIVIDER OF THE REQUIREMENTS OF THE SUBDIVISION RULES AND IMPROVEMENTS STANDARDS FOR THE VILLAGE OF SOUTH RUSSELL.

*Walter S. Pluffe* CHAIRMAN  
*Margaret D. Tomaso* SECRETARY

### VILLAGE ENGINEER

APPROVED BY  
*Walter S. Pluffe* 8/27/01  
THE SOUTH RUSSELL VILLAGE ENGINEER DATE

### VILLAGE SOLICITOR

APPROVED BY  
*Donna O'Neil* 8/31/01  
THE SOUTH RUSSELL VILLAGE SOLICITOR DATE

### COUNTY RECORDS:

TRANSFERRED THIS 6th DAY OF SEPTEMBER, 2001.

*Tracy A. Demison*  
GAUGA COUNTY AUDITOR

RECORDED IN PLAT BOOK 33, PAGE 29.30  
THIS 6th DAY OF September, 2001.

*Mary Margaret McBride*  
GAUGA COUNTY RECORDER

## MORTGAGE RELEASE:

THE UNDERSIGNED MORTGAGEE OF THE LAND INCLUDED IN THIS PLAT AND SUBDIVISION DOES HEREBY JOIN WITH THE OWNER(S) OF THIS SUBDIVISION IN THE DEDICATION TO PUBLIC USE OF THE AREA DESIGNATED AS ASHLEIGH DRIVE AND HEREBY RELEASES FROM LIEN OF MORTGAGE AND WAIVES ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID ROAD.

THIS 30th DAY OF August, 2001.

### FIRSTMERIT BANK

*Jeffrey J. Calabrese* Jeffrey J. Calabrese Sr. Vice President  
BANK, SAVINGS & LOAN OFFICIAL PRINT NAME & TITLE  
*Barry N. Ezell* BARRY N. EZELL A  
WITNESS PRINT NAME  
*Jami Venesky* Jami Venesky  
WITNESS PRINT NAME

STATE OF OHIO } S.S.  
COUNTY OF Cuyahoga }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Jeffrey J. Calabrese AND 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 HERETO SET MY HAND AND OFFICIAL SEAL AT Pepper Pike, OHIO, THIS 30th DAY OF August, 2001.

*Stanley T. Jaros*  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_  
STANLEY T. JAROS, Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration Date  
Section 147.03 RC

## MORTGAGE RELEASE:

THE UNDERSIGNED MORTGAGEE OF THE LAND INCLUDED IN THIS PLAT AND SUBDIVISION DOES HEREBY JOIN WITH THE OWNER(S) OF THIS SUBDIVISION IN THE DEDICATION TO PUBLIC USE OF THE AREA DESIGNATED AS ASHLEIGH DRIVE AND HEREBY RELEASES FROM LIEN OF MORTGAGE AND WAIVES ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID ROAD.

THIS 30th DAY OF August, 2001.

### PARK VIEW FEDERAL SAVINGS BANK

*C. Keith Swaney, P.A.S.* C. KEITH SWANEY, P.A.S.  
BANK, SAVINGS & LOAN OFFICIAL PRINT NAME & TITLE  
*Jeffrey N. Male* JEFFREY N. MALE  
WITNESS PRINT NAME  
*Terri Ann Grodell* Terri Ann Grodell  
WITNESS PRINT NAME

STATE OF OHIO } S.S.  
COUNTY OF Cuyahoga }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED C. Keith Swaney AND 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 HERETO SET MY HAND AND OFFICIAL SEAL AT Solon, OHIO, THIS 30th DAY OF August, 2001.

*Stanley T. Jaros*  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_  
STANLEY T. JAROS, Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration Date  
Section 147.03 RC

## SURVEYOR 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. THE DIMENSIONS OF THE SUBLOTS AND ROADS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE SOUTH RUSSELL VILLAGE ENGINEER.

*Howard R. Selee* 3 August 2001  
HOWARD R. SELEE, REGIS. SURVEYOR NO. 5471 DATE

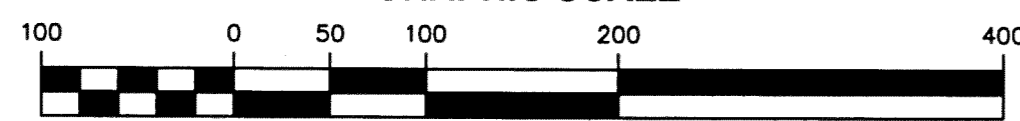
20010608123  
Filed for Record in  
GAUGA COUNTY, OHIO  
MARY MARGARET MCBRIDE  
03-06-2001 at 12:45 PM.  
PLAT 40.00  
DR Book 33 Page 29 - 30

**ASHLEIGH SUBDIVISION**  
HOWARD R. SELEE & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129  
(216) 398-0280 AUGUST 9, 2001 FILE NO. 00356-1

V33.P29



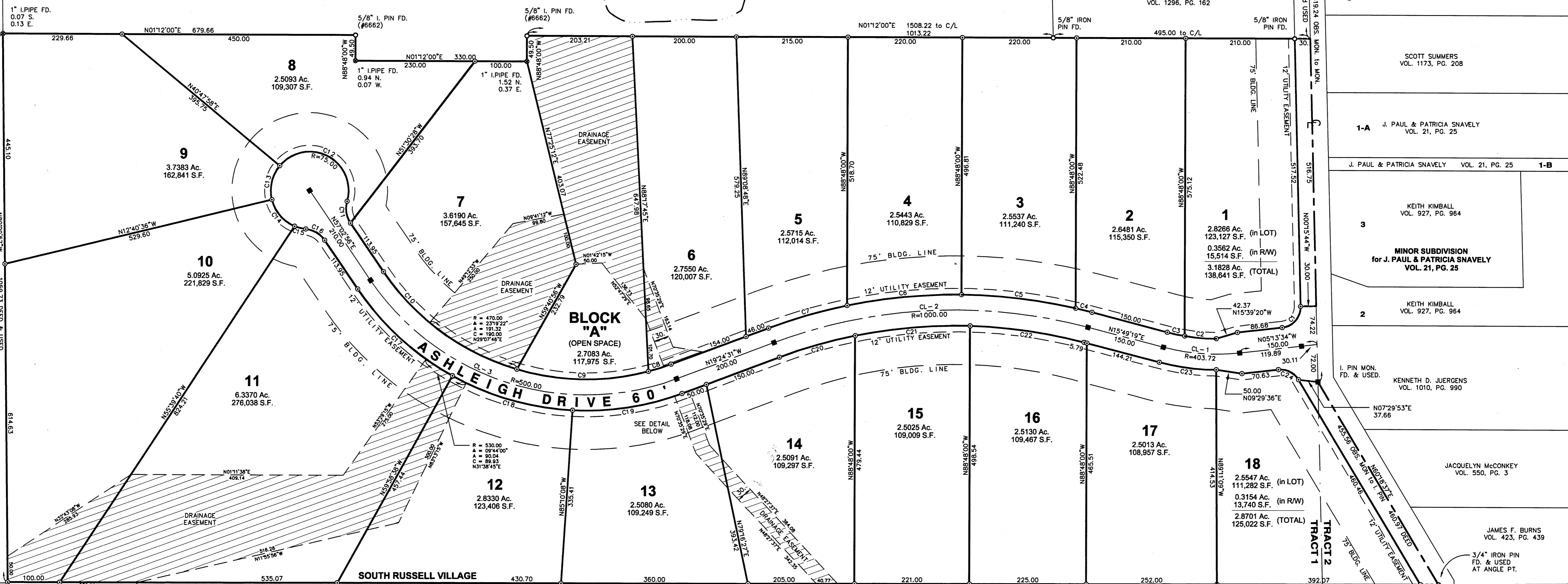
NORTH



(IN FEET)

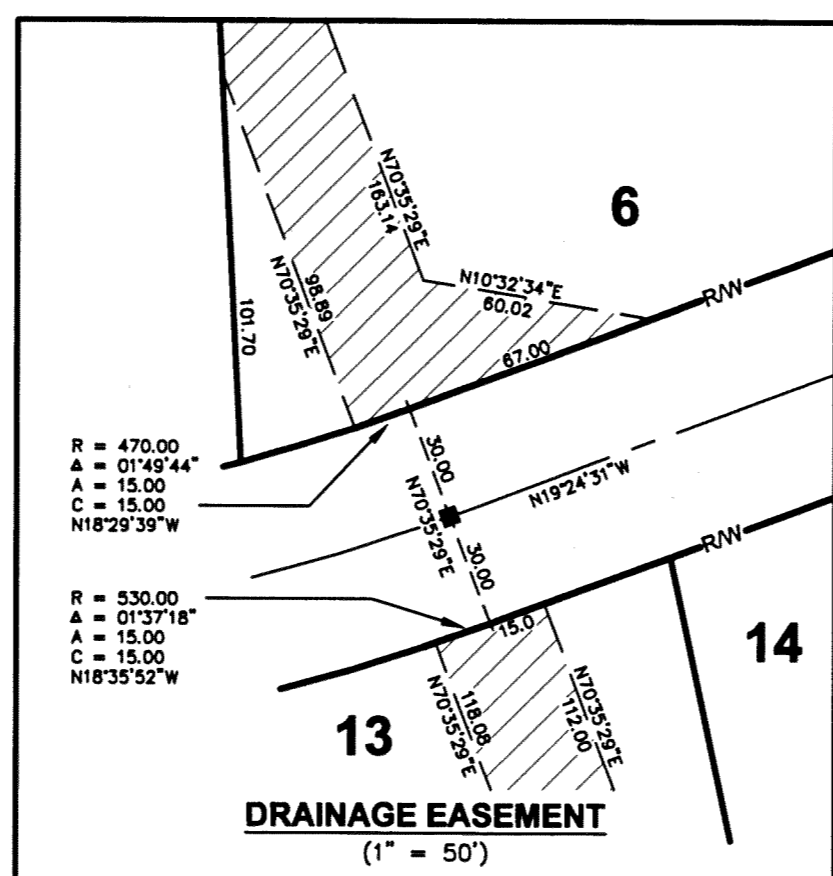
1 INCH = 100 FT.

JUNE 5, 2001



| CURVE DATA |         |        |            |        |             |
|------------|---------|--------|------------|--------|-------------|
| CURVE      | RADIUS  | ARC    | DELTA      | CHORD  | BEARING     |
| C1         | 40.00   | 59.37  | 85°02'10"  | 54.07  | N47°44'39"W |
| C2         | 373.72  | 61.28  | 9°23'42"   | 61.21  | S05°52'23"W |
| C3         | 373.72  | 34.25  | 5°15'06"   | 34.24  | S13°11'46"W |
| C4         | 1030.00 | 32.29  | 1°47'46"   | 32.29  | S14°55'26"W |
| C5         | 1030.00 | 221.92 | 12°20'41"  | 221.49 | S07°51'13"W |
| C6         | 1030.00 | 221.51 | 12°19'19"  | 221.09 | N04°28'48"W |
| C7         | 1030.00 | 157.62 | 8°46'04"   | 157.46 | N15°01'29"W |
| C8         | 470.00  | 46.00  | 5°36'28"   | 45.98  | N16°36'17"W |
| C9         | 470.00  | 256.50 | 31°16'08"  | 253.33 | S01°50'01"W |
| C10        | 470.00  | 324.69 | 39°34'52"  | 318.27 | S37°15'30"W |
| C11        | 50.00   | 43.81  | 50°12'29"  | 42.43  | S82°09'11"W |
| C12        | 75.00   | 204.80 | 156°27'28" | 146.85 | S29°01'42"W |
| C13        | 75.00   | 70.00  | 53°28'34"  | 67.49  | N75°56'19"W |
| C14        | 75.00   | 70.00  | 53°28'34"  | 67.49  | S03°35'08"W |
| C15        | 75.00   | 22.26  | 17°00'24"  | 22.18  | S15°20'39"W |
| C16        | 50.00   | 43.81  | 50°12'29"  | 42.43  | S31°56'42"W |
| C17        | 530.00  | 250.00 | 27°01'35"  | 247.69 | S43°32'09"W |
| C18        | 530.00  | 242.50 | 26°12'56"  | 240.39 | S16°54'54"W |
| C19        | 530.00  | 214.75 | 23°12'57"  | 213.29 | N07°48'03"W |
| C20        | 970.00  | 152.02 | 8°58'47"   | 151.87 | N14°55'08"W |
| C21        | 970.00  | 222.35 | 13°08'02"  | 221.86 | N03°51'43"W |
| C22        | 970.00  | 222.07 | 13°07'02"  | 221.58 | S09°15'48"W |
| C23        | 433.72  | 110.87 | 14°38'47"  | 110.57 | S08°29'55"W |
| C24        | 40.00   | 45.75  | 65°32'12"  | 43.30  | S27°32'31"W |
| CL-1       | 403.72  | 148.31 | 21°02'53"  | 147.48 | S05°17'52"W |
| CL-2       | 1000.00 | 614.89 | 35°13'50"  | 605.25 | N01°47'36"W |
| CL-3       | 500.00  | 667.22 | 76°27'27"  | 618.80 | S18°49'13"W |

PARCEL 2  
59.2035 ACRES



| LEGEND: |                                        |
|---------|----------------------------------------|
| ○       | 1" IRON PIN FOUND & USED.              |
| ⊙       | 5/8" IRON PIPE FOUND & USED.           |
| ⊗       | 5/8" CAPPED "SELEE #5471" IRON PIN SET |
| ■       | IRON PIN MONUMENT                      |

V33.P30

**ASHLEIGH SUBDIVISION**  
**HOWARD R. SELEE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129  
 (216) 398-0280 SCALE: 1" = 100' FILE NO. 00356-1

WHISPER WOOD CIRCLE  
EXTENSION  
VOL. 12, PG. 12

1 THOMAS F. SOUKUP  
VOL. 781, PG. 531

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