

# Sunrise Meadow Subdivision PHASE 2

KNOWN AS BEING PART OF ORIGINAL HAMB DEN TOWNSHIP LOT NOS. 3 AND 4, BOND TRACT, CONTAINING 77.774 ACRES OF LAND, BEING PART OF LAND CONVEYED TO OAKSTONE INVESTMENT COMPANY, AN OHIO GENERAL PARTNERSHIP BY DEED RECORDED IN VOLUME 1111, PAGE 933 OF GEAGA COUNTY RECORDS. NOW IN.....

THE TOWNSHIP OF HAMB DEN COUNTY OF GEAGA AND STATE OF OHIO  
SCALE: 1"=100'

## 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 the premises shown hereon, and have prepared SUNRISE MEADOW SUBDIVISION, PHASE 2 plat as 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 U.S. 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. Iron monuments, as shown here on, shall be set in place at all lot corners and angle points before the final inspection and acceptance by the Geauga County Engineer.

STEVEN J. LESSMAN, Ohio Professional Surveyor No. 7078

Date: 6/10/99



### ACCEPTANCE & DEDICATION

OAKSTONE INVESTMENT CO., OWNER OF THE LAND SHOWN HEREON HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS OUR SUNRISE MEADOW SUBDIVISION - PHASE 2 CONTAINING SUBLOTS 20 THROUGH 37, INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREAS DESIGNATED AS TEAL DRIVE AND HORN DRIVE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF LAWFUL IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF ITSELF 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 BELOW THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HEREBY SET THEIR HANDS THIS 7th DAY OF July, 1999

OAKSTONE INVESTMENT CO.

*[Signature]*  
DENNIS J. BOLD, MEMBER  
I/O/O INVESTMENTS, INC., PRESIDENT  
*[Signature]*  
JERRY PETERSEN, MEMBER  
PETERSEN DEVELOPMENT LTD., MEMBER

STATE OF OHIO COUNTY OF GEAGA SS.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OAKSTONE INVESTMENT CO. BY DENNIS J. BOLD, MANAGING GENERAL PARTNER WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED PERSONALLY, AND THE FREE ACT AND CORPORATE DEED OF SAID OAKSTONE INVESTMENT CO. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO THIS 7th DAY OF July, 1999

*[Signature]*  
Linda L. Butch  
Notary Public - State of Ohio  
My Commission Expires October 24, 2000  
Recorded in Geauga County

### OVERALL SITE DATA

Total Number of Sublots:	18 (20 - 37 INCL.)
Total Area in Subdivision:	77.774 Ac.
Total Area in Sublots:	72.269 Ac.
Total Area in Road R/W:	5.505 Ac.
Total Length of New Roads:	3,095.84 LF.

IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE AT ALL LOT CORNERS AND ANGLE POINTS BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEAGA COUNTY ENGINEER.

- 3/4" IRON PIPE SET
- MONUMENT BOX SET
- x 1" IRON PIPE SET IN CONCRETE

### UTILITY EASEMENT

OAKSTONE INVESTMENT CO., THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, THE EAST OHIO GAS COMPANY, AND CLARYVILLE... ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE(S)) 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 WITH AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, AUGMENT, REPAIR, RECONSTRUCT, OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND AND ELECTRIC, GAS, AND COMMUNICATION CABLES, PIPES, GAS PIPE LINES AND APPLIANCE/VIANCES SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE(S) FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE(S) MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, 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 PIPELINES 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 HEREBY SET THEIR HANDS THIS 7th DAY OF July, 1999

OAKSTONE INVESTMENT CO.  
*[Signature]*  
DENNIS J. BOLD, MEMBER  
I/O/O INVESTMENTS, INC., PRESIDENT  
*[Signature]*  
JERRY PETERSEN, MEMBER  
PETERSEN DEVELOPMENT LTD., MEMBER

STATE OF OHIO COUNTY OF GEAGA SS.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OAKSTONE INVESTMENT CO. BY DENNIS J. BOLD, MANAGING GENERAL PARTNER WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED PERSONALLY, AND THE FREE ACT AND CORPORATE DEED OF SAID OAKSTONE INVESTMENT CO. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO THIS 7th DAY OF July, 1999

*[Signature]*  
Linda L. Butch  
Notary Public - State of Ohio  
My Commission Expires October 24, 2000  
Recorded in Geauga County

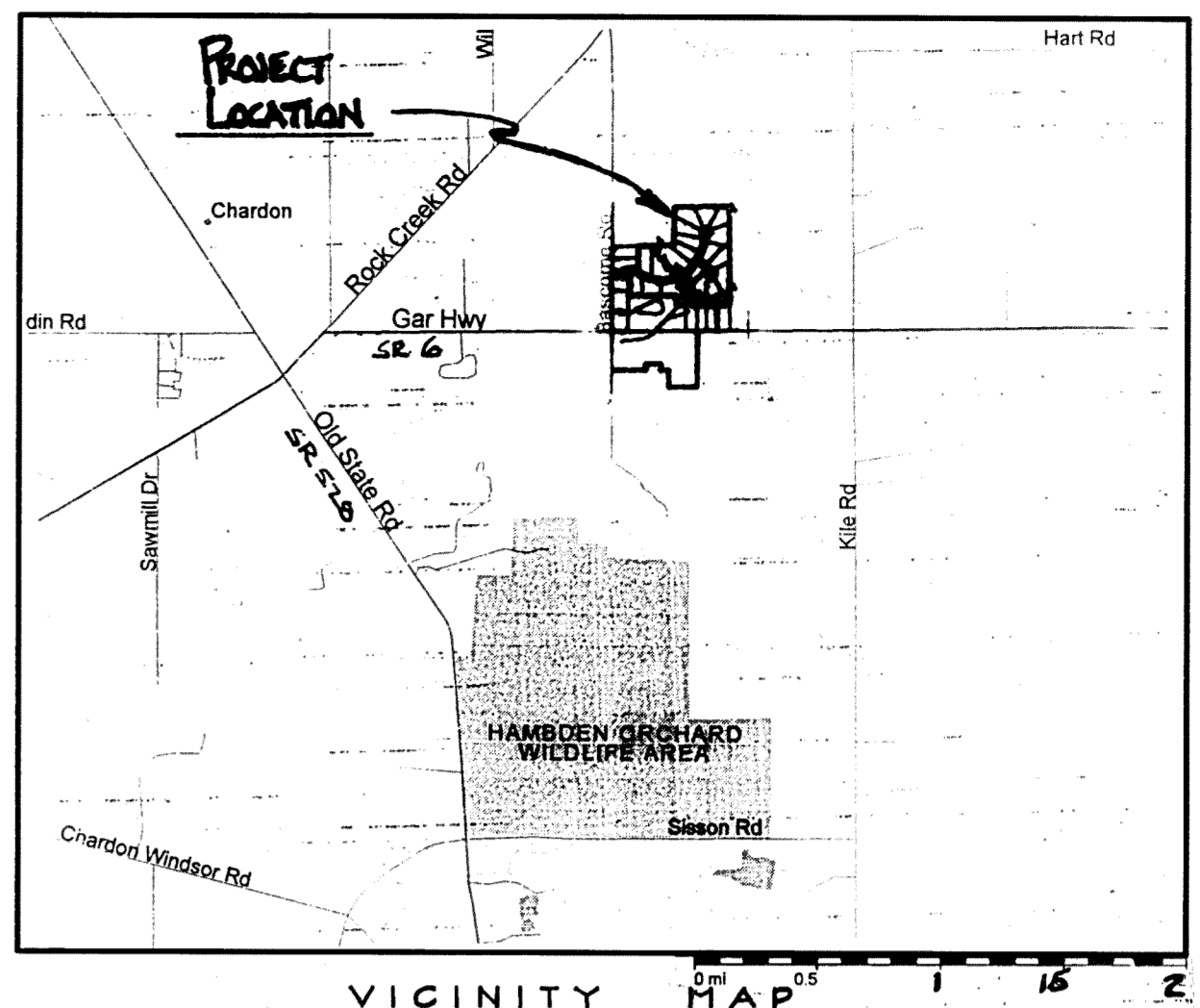


### UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

- |  |                 |
|--|-----------------|
| <i>[Signature]</i><br>CLEVELAND ELECTRIC ILLUMINATING COMPANY<br>Raymond Hanzlik | 8/6/99<br>DATE  |
| <i>[Signature]</i><br>THE WESTERN RESERVE TELEPHONE COMPANY<br>Jon Hobby         | 11/5/99<br>DATE |
| <i>[Signature]</i><br>THE EAST OHIO GAS COMPANY<br>Kurtis L. Larson              | 7/15/99<br>DATE |
| <i>[Signature]</i><br>CLASSIC COMMUNICATIONS<br>Jim Enkew                        | 8-16-99<br>DATE |

### DECLARATION OF COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR SUNRISE MEADOW SUBDIVISION, PHASE 2, IS RECORDED IN VOLUME 1370, PAGE 955 OF THE GEAGA COUNTY DEED RECORDS.



### APPROVALS

HAMB DEN TOWNSHIP  
THIS PLAT COMPLIES WITH THE APPLICABLE HAMB DEN TOWNSHIP ZONING RESOLUTION  
THIS 6th DAY OF July, 1999

*[Signature]*  
JIM BARNES  
HAMB DEN TOWNSHIP ZONING INSPECTOR

COUNTY PLANNING COMMISSION  
APPROVED THIS 10th DAY OF AUGUST, 1999

*[Signature]*  
CYNTHIA C. CASTO  
CHAIRMAN, THE GEAGA COUNTY PLANNING COMMISSION

COUNTY ENGINEER  
PURSUANT TO SECTION 7111.0 91 OF THE OHIO REVISED CODE I HAVE CHECKED THE CONSTRUCTION OF ROADWAY IMPROVEMENTS OF THE ROAD DEDICATED TO PUBLIC USE HEREIN, AND DO HEREBY FIND THAT THE SAME 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 10th DAY OF September, 2001

*[Signature]*  
ROBERT L. PHILLIPS, P.E., P.S.  
GEAGA COUNTY ENGINEER

GEAGA COUNTY PROSECUTOR  
APPROVED AS TO LEGAL FORM THIS 12th DAY OF August, 2001

*[Signature]*  
REBECCA F. SCHLAG  
GEAGA COUNTY PROSECUTOR

GEAGA COUNTY COMMISSIONERS  
APPROVED THIS 18th DAY OF SEPTEMBER, 2000  
CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAYS SHOWN HEREON FOR PUBLIC USE.

GEAGA COUNTY COMMISSIONER  
WILLIAM M. REPKE

*[Signature]*  
JANET NOVAK  
GEAGA COUNTY COMMISSIONER

*[Signature]*  
NEIL HOFSTETTER  
GEAGA COUNTY COMMISSIONER

GEAGA COUNTY AUDITOR  
TRANSFERRED THIS 7th DAY OF September, 2001

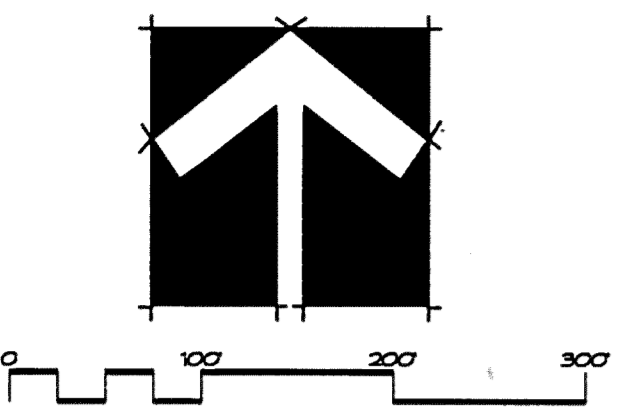
*[Signature]*  
TRACY JEMSON  
GEAGA COUNTY AUDITOR

GEAGA COUNTY RECORDER  
FILED FOR RECORD THIS 16th DAY OF September, 2001  
AT 3:26 P.M.  
RECORDED THIS 18th DAY OF September, 2001 IN PLAT BOOK VOLUME 33, PAGE 56, 59.

*[Signature]*  
MARY M. MCBRIDE  
GEAGA COUNTY RECORDER

20010608825  
Filed for Record in  
GEAGA COUNTY, OHIO  
MARY MARGARET MCBRIDE  
09-18-2001 03:26 PM  
PLAT  
80.00  
OR Book 33 Page 56 - 59

V33-P56



**BASCOME ROAD 60'**

**SUNRISE MEADOWS SUBDIVISION NO. 1  
PLAT VOLUME 25, PAGES 78-80**

IRON PIN  
BOX  
FD. & USED

3/4" IRON PIPE  
FD. AT 29.89' &  
USED FOR LINE

3/4" IRON PIPE  
FD. & USED

3/4" IRON PIPE  
FD. & USED

3/4" IRON PIPE  
FD. & USED

1" IRON PIPE  
SET AT 40.00

1/2" IRON PIN FD.  
41.4 N. 21 E.

1/2" IRON PIN  
FD. AT 28.53  
USED FOR LINE

**U. S. ROUTE 60'**  
**V 33 P 57**

3/4" IRON PIPE  
FD. AT 28.00' &  
USED FOR LINE

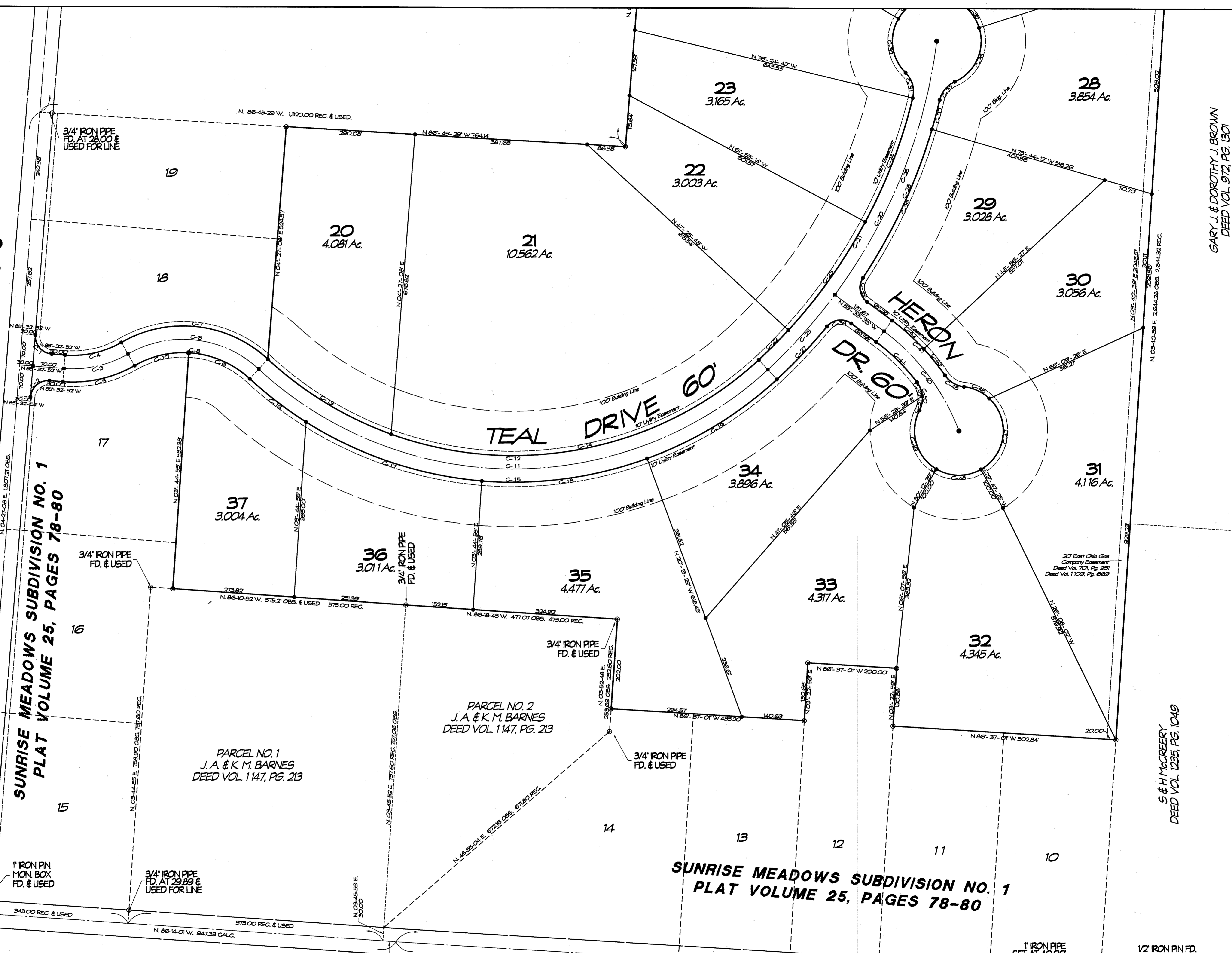
PARCEL NO. 2  
J. A. & K. M. BARNES  
DEED VOL. 1147, PG. 213

PARCEL NO. 1  
J. A. & K. M. BARNES  
DEED VOL. 1147, PG. 213

27 East Ohio Gas  
Company Easement  
Deed Vol. 701, Pg. 381  
Deed Vol. 1109, Pg. 669

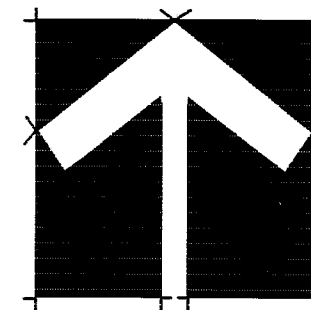
S & H MCCREERY  
DEED VOL. 1235, PG. 1049

GARY J. & DOROTHY J. BROWN  
DEED VOL. 972, PG. 1301



**SUNRISE MEADOWS SUBDIVISION NO. 1  
PLAT VOLUME 25, PAGES 78-80**

SAFECO PRODUCTS • NEW HAVEN, CONNECTICUT  
RENDERED BY PART NUMBER 6332

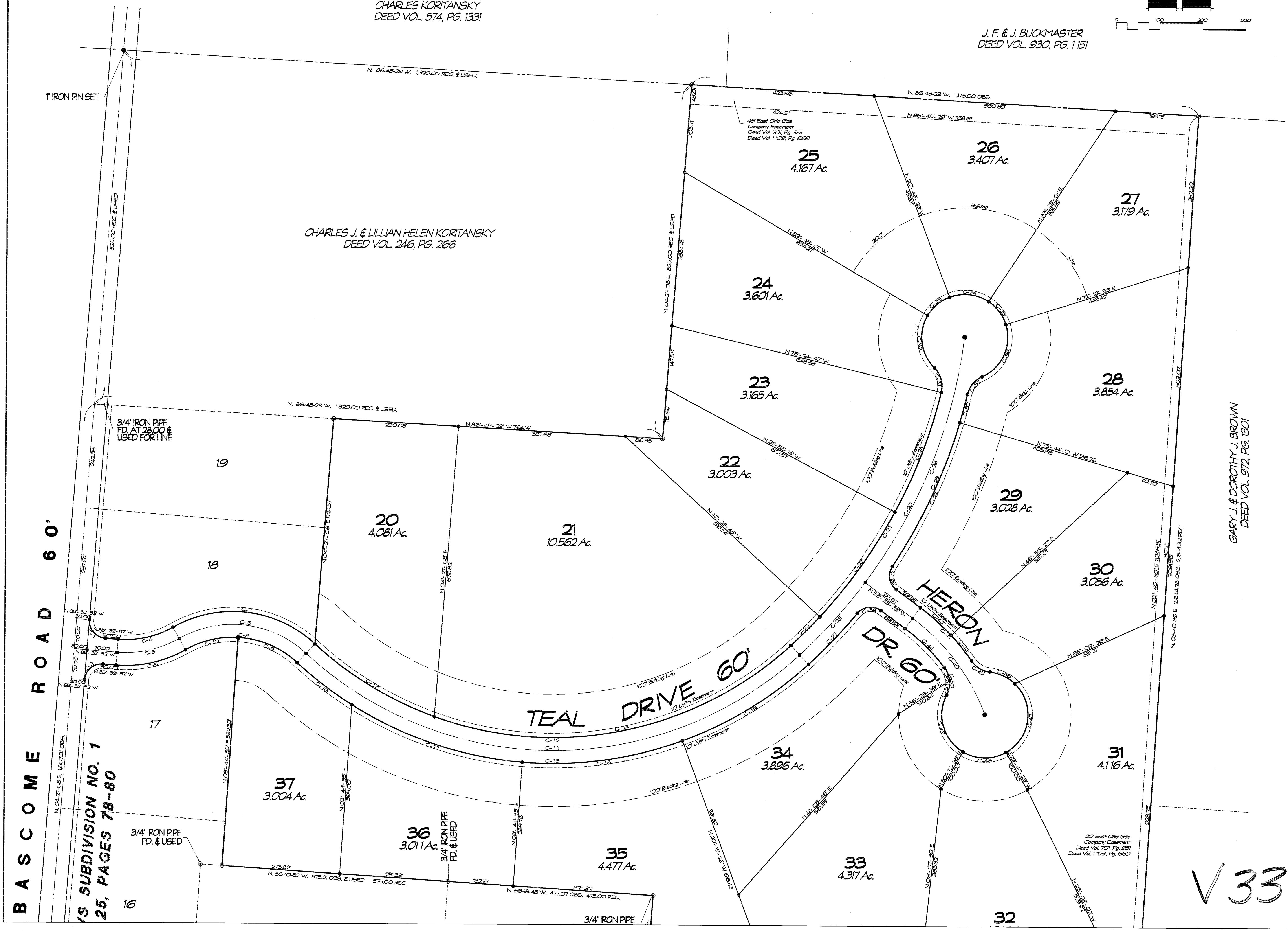


CHARLES KORTANSKY  
DEED VOL. 574, PG. 1331

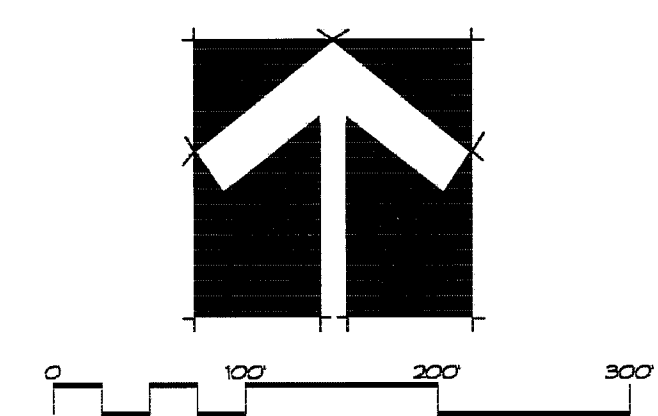
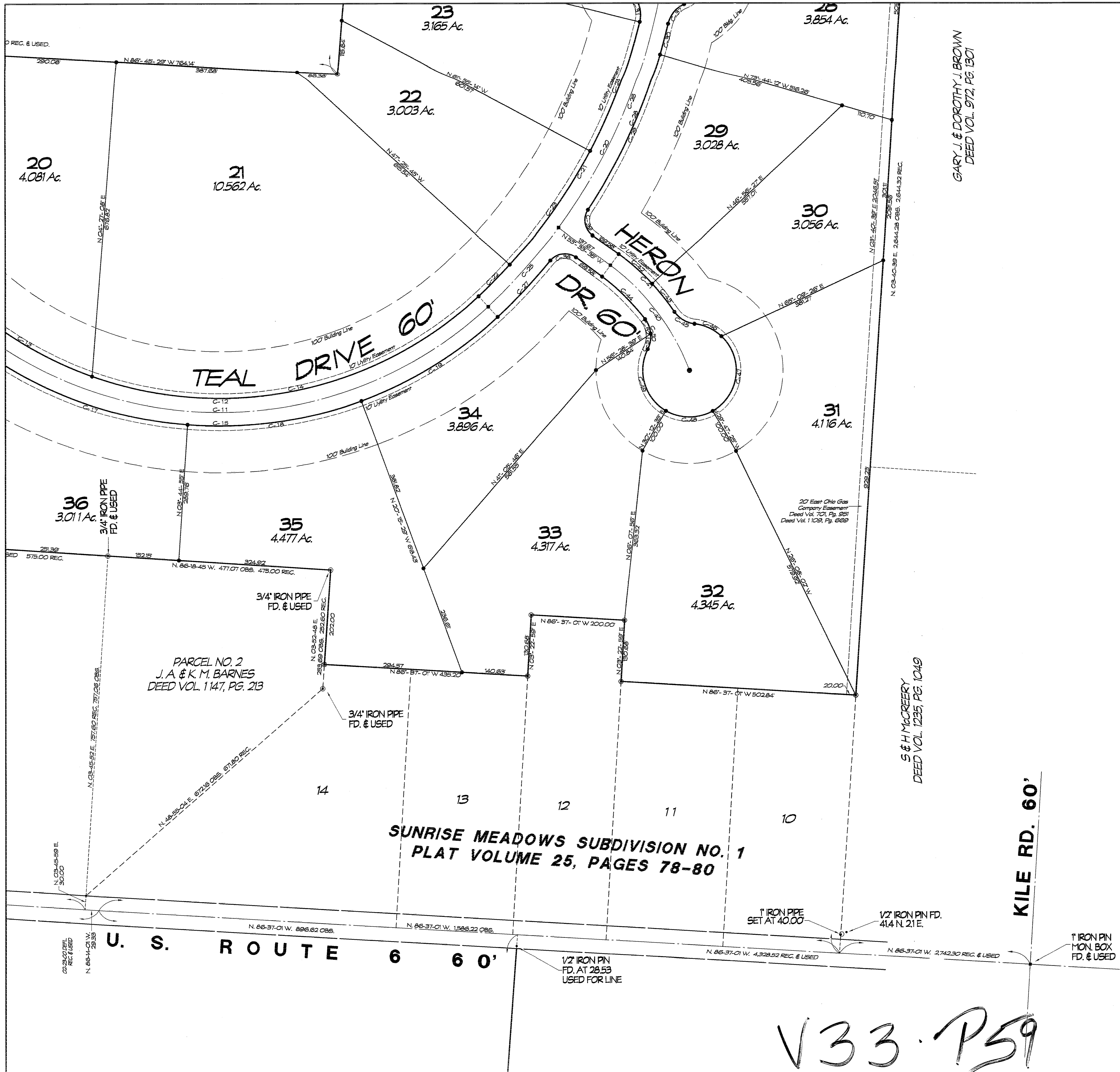
J. F. & J. BUCKMASTER  
DEED VOL. 930, PG. 1151

CHARLES J. & LILLIAN HELEN KORTANSKY  
DEED VOL. 246, PG. 266

GARY J. & DOROTHY J. BROWN  
DEED VOL. 972, PG. 1301



V33 P58



GARY J. & DOROTHY J. BROWN  
DEED VOL. 972, PG. 1301

S & H MCCREERY  
DEED VOL. 1235, PG. 1049

PARCEL NO. 2  
J. A. & K. M. BARNES  
DEED VOL. 1147, PG. 213

**SUNRISE MEADOWS SUBDIVISION NO. 1**  
**PLAT VOLUME 25, PAGES 78-80**

NUMBER	RADIUS	CENTRAL ANGLE	ARC	TANGENT	CHORD	CHORD BEARING
C-1	40.00	90°-00'-00"	62.83	40.00	56.57	N 40°-32'-57" W
C-2	40.00	90°-00'-00"	62.83	40.00	56.57	N 49°-27'-08" E
C-3	250.00	34°-22'-39"	150.00	77.33	147.76	N 77°-15'-49" E
C-4	220.00	34°-22'-39"	132.00	68.05	130.03	N 77°-15'-49" E
C-5	280.00	34°-22'-39"	168.00	86.61	165.48	N 77°-15'-49" E
C-6	250.00	72°-38'-37"	316.97	183.79	286.16	N 83°-36'-12" W
C-7	280.00	72°-38'-37"	359.00	205.84	331.70	N 83°-36'-12" W
C-8	220.00	72°-38'-37"	278.39	161.74	250.62	N 83°-36'-12" W
C-9	220.00	39°-37'-05"	152.12	79.24	149.11	N 67°-05'-26" W
C-10	220.00	39°-37'-05"	126.61	65.22	125.06	N 76°-35'-15" E
C-11	812.72	85°-35'-06"	1258.80	780.16	1144.99	N 89°-55'-34" E
C-12	812.72	85°-35'-06"	1213.99	752.39	1104.23	N 89°-55'-34" E
C-13	812.72	23°-02'-59"	326.95	168.72	324.75	N 58°-48'-29" W
C-14	812.72	67°-32'-06"	887.04	489.51	843.66	N 78°-24'-04" E
C-15	872.72	85°-35'-06"	1329.61	807.93	1185.75	N 89°-55'-34" E
C-16	872.72	10°-30'-34"	160.08	80.27	159.86	N 52°-32'-11" W
C-17	872.72	27°-38'-58"	421.15	214.76	417.08	N 71°-36'-57" W
C-18	872.72	24°-48'-03"	378.02	192.02	375.07	N 82°-09'-02" E
C-19	872.72	22°-36'-30"	344.37	174.45	342.14	N 58°-26'-16" E
C-20	1213.91	40°-02'-16"	848.27	442.28	831.11	N 27°-06'-59" E
C-21	1183.91	33°-32'-42"	639.15	356.83	639.29	N 30°-21'-40" E
C-22	1183.91	04°-33'-46"	94.28	47.16	94.25	N 44°-51'-08" E
C-23	1183.91	14°-29'-27"	229.43	150.52	228.64	N 35°-19'-30" E
C-24	1183.91	14°-29'-27"	229.43	150.52	228.63	N 20°-50'-02" E
C-25	1213.91	10°-41'-36"	226.55	113.61	226.23	N 41°-47'-19" E
C-26	1213.91	29°-20'-40"	621.71	317.83	614.24	N 21°-46'-05" E
C-27	1243.91	07°-34'-04"	164.30	82.27	164.18	N 43°-20'-59" E
C-28	1243.91	20°-11'-50"	438.97	221.48	436.11	N 30°-21'-40" E
C-29	1243.91	17°-02'-06"	370.20	186.48	368.83	N 24°-47'-21" E
C-30	1243.91	03°-08'-25"	66.18	34.10	66.17	N 14°-44'-36" E
C-31	60.00	59°-04'-48"	61.87	34.00	59.16	N 15°-57'-06" W
C-32	100.00	75°-44'-29"	132.19	71.77	122.78	N 07°-37'-15" W
C-33	100.00	38°-56'-33"	67.97	35.36	66.67	N 49°-43'-16" E
C-34	100.00	54°-11'-28"	94.58	51.16	91.10	N 83°-42'-44" W
C-35	100.00	38°-56'-33"	67.97	35.36	66.67	N 37°-08'-43" W
C-36	100.00	83°-36'-31"	145.92	89.42	133.32	N 24°-07'-49" E
C-37	60.00	52°-48'-41"	55.30	29.79	53.37	N 39°-31'-44" E
C-38	40.00	66°-52'-29"	60.65	37.88	55.00	N 83°-00'-11" E
C-39	40.00	66°-52'-29"	60.65	37.88	55.00	N 10°-07'-20" W
C-40	492.13	33°-04'-48"	284.13	148.19	280.20	N 37°-01'-11" W
C-41	522.13	18°-52'-57"	172.07	86.82	171.30	N 44°-07'-06" W
C-42	522.13	107°-30'-01"	93.69	47.98	93.85	N 48°-18'-34" W
C-43	522.13	08°-22'-56"	76.39	38.26	76.32	N 38°-52'-05" W
C-44	482.13	15°-58'-42"	128.87	64.86	128.46	N 45°-34'-14" W
C-45	60.00	48°-58'-15"	51.28	27.33	49.74	N 59°-09'-45" W
C-46	100.00	36°-48'-07"	64.26	33.28	63.16	N 65°-14'-19" W
C-47	100.00	107°-02'-20"	166.82	135.24	160.81	N 06°-41'-28" E
C-48	100.00	60°-00'-00"	104.72	57.74	100.00	N 89°-47'-29" W
C-49	100.00	86°-57'-47"	151.78	94.84	151.62	N 16°-18'-32" W
C-50	60.00	64°-45'-15"	67.81	38.04	64.26	N 05°-12'-15" W
C-51	60.00	32°-22'-37"	33.91	17.42	33.46	N 10°-59'-03" E
C-52	60.00	32°-22'-37"	33.91	17.42	33.46	N 21°-23'-34" W

V33-P59