

RIVER BEND SUBDIVISION

SITUATED IN THE TOWNSHIP OF MUNSON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING A PART OF LOT NOS. 11 AND 14, TRACT NO. 2 OF SAID TOWNSHIP AND CONTAINING 79.3003 ACRES OF LAND BEING ALL OF THE LAND CONVEYED TO THE BURLINGTON GROUP, INC., IN THE DEED RECORDED IN VOLUME 1086, PAGE 856. OF THE GEAGA COUNTY DEED RECORDS.

UTILITY EASEMENT:

WE, THE UNDERSIGNED THE BURLINGTON GROUP, INC., OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, ALLTEL, ORWELL NATURAL GAS COMPANY AND ~~ADALPHIN~~ ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) 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 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 GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE 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 THEIR HAND THIS 10th DAY OF January, 1997.

THE BURLINGTON GROUP, INC.

Robert M. Zeila
OWNER ROBERT M. ZEILA SEC.
WITNESS Howard R. Selee
Robert D. Selee
WITNESS ROBERT D. SELEE
Steven Peterson
OWNER Steven Peterson
WITNESS Bonita M. Swontek
Howard R. Selee
WITNESS HOWARD R. SELEE

STATE OF OHIO
COUNTY OF Geauga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED Robert M. Zeila AND Steven Peterson 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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO, THIS 10th DAY OF Jan, 1997.

Bonita M. Swontek
NOTARY PUBLIC

MY COMMISSION EXPIRES BONITA M. SWONTEK, Notary Public
State of Ohio, Geauga County
My Commission Expires August 20, 1998

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

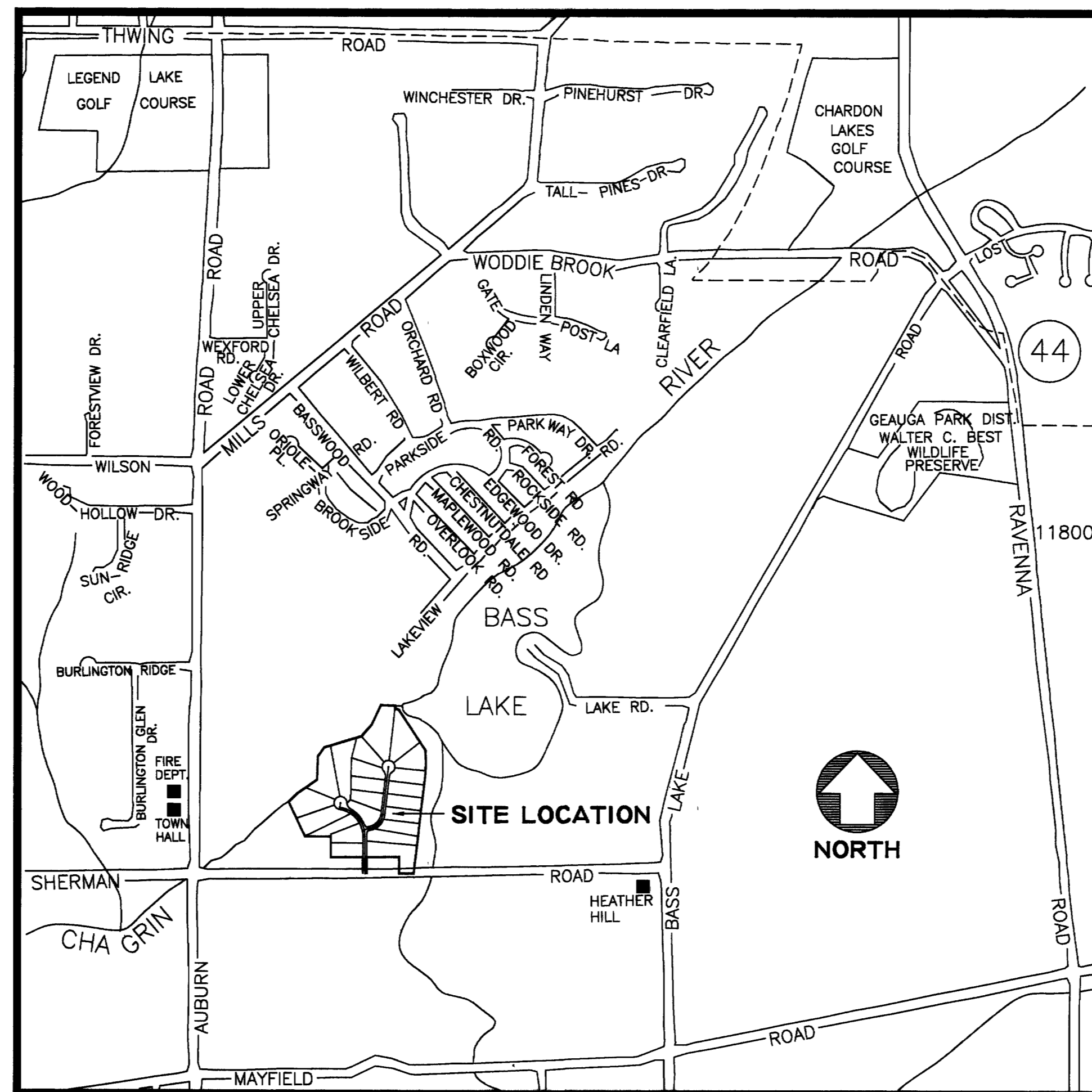
William E. Kubark 9-4-97
THE ILLUMINATING CO. WILLIAM E. KUBARK DATE
Holly O-Jay Aobby 9/4/97
ALLTEL O-Jay Aobby DATE
Steve Peterson 7-9-97
ORWELL NATURAL GAS CO. STEVE PETERSEN DATE
Bob McDaniel 9-12-02
ADALPHIN BOB MCDANIEL DATE

ACCEPTANCE AND DEDICATION CERTIFICATION:

WE, THE UNDERSIGNED THE BURLINGTON GROUP, INC., OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS RIVER BEND SUBDIVISION - CONTAINING SUBLOTS 1 THROUGH 22 BOTH INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS FALLS ROAD, 60 FEET WIDE, AND QUARTERMANE CIRCLE, 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. 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 HERETO SET THEIR HAND THIS 10th DAY OF JANUARY, 1997.

THE BURLINGTON GROUP, INC.

Steven Peterson
OWNER Steven Peterson
WITNESS Joanne White-Plunk
Bonita M. Swontek
WITNESS BONITA M. SWONTEK
Howard R. Selee
WITNESS HOWARD R. SELEE



VICINITY MAP

(NO SCALE)

APPROVALS:

COUNTY PROSECUTOR

APPROVED AS TO LEGAL FORM THIS 12th DAY OF September, 2002

Robert F. Schleg
GEAGA COUNTY PROSECUTOR REBECCA F. SCHLAG

COUNTY PLANNING COMMISSION

APPROVED THIS 14th DAY OF JANUARY, 1997.

Angela C. Coates
CHAIRPERSON, THE GEAGA COUNTY PLANNING COMMISSION

COUNTY ENGINEER

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 PROPERTY 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 REQUIREMENTS. THIS PLAT COMPLIES WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

THIS 13th DAY OF September, 2002

Robert F. Schleg
GEAGA COUNTY ENGINEER

COUNTY COMMISSIONERS

APPROVED THIS 17th DAY OF SEPTEMBER, 2002 CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY RIGHT-OF-WAYS SHOWN HEREON FOR PUBLIC USE AND BENEFIT.

John D. Dolak
GEAGA COUNTY COMMISSIONER
Mark W. Heston
GEAGA COUNTY COMMISSIONER
M. M. M. M.
GEAGA COUNTY COMMISSIONER

MUNSON TOWNSHIP

THIS PLAT COMPLIES WITH THE APPLICABLE REGULATIONS REGARDING LOT SIZE, FRONTAGE AND WIDTH CONTAINED IN THE MUNSON TOWNSHIP ZONING RESOLUTION.

THIS 10 DAY OF JANUARY, 1997.

W. P. J. J.
MUNSON TOWNSHIP ZONING INSPECTOR

COUNTY AUDITOR

TRANSFERRED THIS 20 DAY OF Sept, 2002

Tracy A. Demian
GEAGA COUNTY AUDITOR

COUNTY RECORDER

FILED FOR RECORD THIS 20th DAY OF September, 2002

AT 11:10 A.M.
PLAT BOOK VOLUME 37, PAGE 78-79

Mary Margaret McBride
GEAGA COUNTY RECORDER

200200638151
Filed for Record in
GEAGA COUNTY, OHIO
MARY MARGARET MCBRIDE
09-20-2002 at 11:10 AM
PLAT
OR Book 35 Page 78 - 79A

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 GEAGA COUNTY ENGINEER.

Howard R. Selee 1-08-97
HOWARD R. SELEE, REGIS. SURVEYOR NO. 5471 DATE



SUBDIVISION DATA:

TOTAL NUMBER OF SUBLOTS	22
TOTAL LENGTH OF NEW ROADS	2,369.60 FT.
TOTAL AREA OF SUBLOTS	74,727.6 ACRES
TOTAL AREA WITHIN RIGHT-OF-WAY	4,572.7 ACRES
EXISTING RIGHT-OF-WAY	0.0934 ACRES
NEW RIGHT-OF-WAY	4,479.3 ACRES
TOTAL AREA IN SUBDIVISION	79.3003 ACRES

DECLARATION OF COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR RIVER BEND SUBDIVISION ARE RECORDED IN VOLUME 1509, PAGE 511 OF THE GEAGA COUNTY DEED RECORDS.

V35-P78

SHERMAN ROAD 60'

AUBURN ROAD 60'

FALLS ROAD 60'

QUARTERMANE CIRCLE 60'

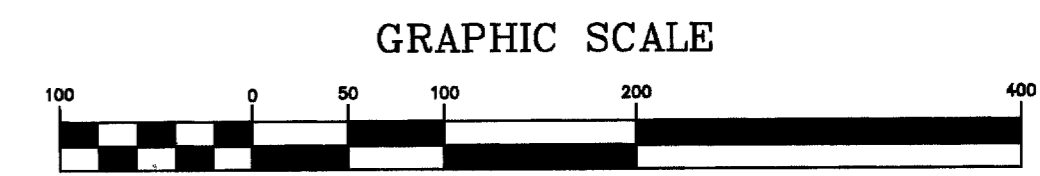
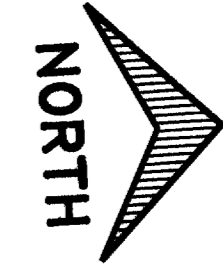
BASS LAKE RD. 60'

LEGEND

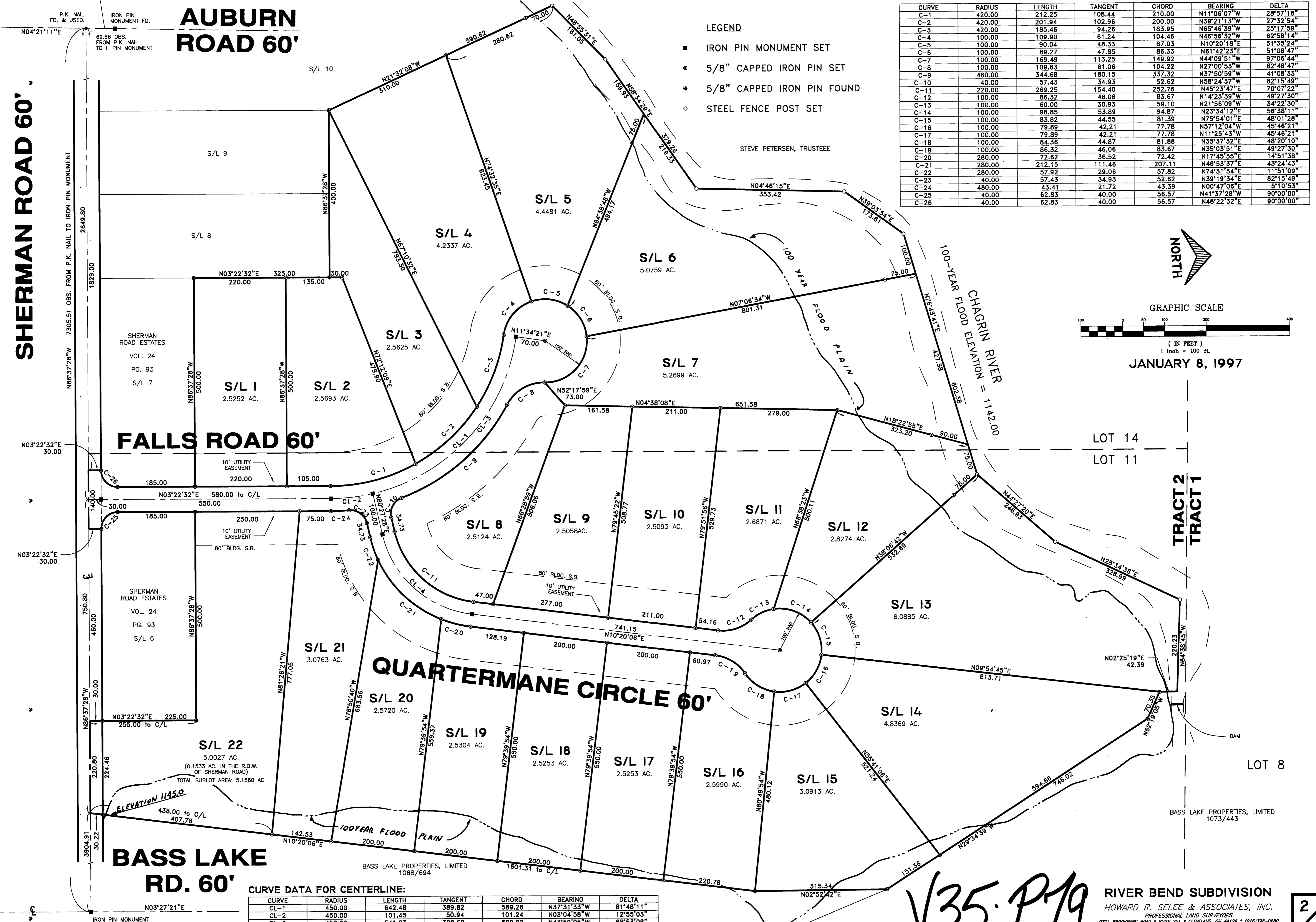
- IRON PIN MONUMENT SET
- 5/8" CAPPED IRON PIN SET
- 5/8" CAPPED IRON PIN FOUND
- STEEL FENCE POST SET

CURVE DATA FOR SUBLOTS:

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	420.00	212.25	108.44	210.00	N11°06'07"W	28°57'18"
C-2	420.00	201.94	102.96	200.00	N39°21'13"W	27°32'54"
C-3	420.00	185.46	94.26	183.95	N66°46'39"W	25°17'59"
C-4	100.00	109.90	61.24	104.46	N46°56'32"W	62°58'14"
C-5	100.00	90.04	48.33	87.03	N10°20'18"E	51°35'24"
C-6	100.00	89.27	47.85	86.33	N61°42'23"E	51°08'47"
C-7	100.00	169.49	113.25	149.92	N44°09'51"W	97°06'44"
C-8	100.00	109.63	61.06	104.22	N27°00'53"W	62°48'47"
C-9	480.00	344.68	180.15	337.32	N37°50'59"W	41°08'33"
C-10	40.00	57.43	34.93	52.62	N58°24'37"W	82°15'49"
C-11	220.00	269.25	154.40	252.76	N45°23'47"E	70°07'22"
C-12	100.00	86.32	46.06	83.67	N14°23'39"W	49°27'30"
C-13	100.00	60.00	30.93	59.10	N21°56'09"W	34°22'30"
C-14	100.00	98.85	53.89	94.87	N23°34'12"E	56°38'11"
C-15	100.00	83.82	44.55	81.39	N75°54'01"E	48°01'28"
C-16	100.00	79.89	42.21	77.78	N57°12'04"W	45°46'21"
C-17	100.00	79.89	42.21	77.78	N11°25'43"W	45°46'21"
C-18	100.00	84.36	44.87	81.88	N35°37'32"E	48°20'10"
C-19	100.00	86.32	46.06	83.67	N35°03'51"E	49°27'30"
C-20	280.00	72.62	36.52	72.42	N17°45'55"E	14°51'38"
C-21	280.00	212.15	111.46	207.11	N46°53'37"E	43°24'43"
C-22	280.00	57.92	29.06	57.82	N74°31'54"E	11°51'09"
C-23	40.00	57.43	34.93	52.62	N59°19'34"E	82°15'49"
C-24	480.00	43.41	21.72	43.39	N00°47'06"E	5°10'53"
C-25	40.00	62.83	40.00	56.57	N41°37'28"W	90°00'00"
C-26	40.00	62.83	40.00	56.57	N48°22'32"E	90°00'00"



JANUARY 8, 1997



CURVE DATA FOR CENTERLINE:

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL-1	450.00	642.48	389.82	589.28	N37°31'33"W	81°48'11"
CL-2	450.00	101.48	50.94	101.24	N03°04'58"W	12°55'03"
CL-3	450.00	541.03	308.62	509.02	N43°59'05"W	68°53'08"
CL-4	250.00	305.97	175.45	287.23	N45°23'47"E	70°07'22"

V35-P19

RIVER BEND SUBDIVISION
 HOWARD R. SELEE & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 9701 BROOKPARK ROAD • SUITE 251 • CLEVELAND, OH 44129 • (216)398-0280
 FILE NO. 96914-R2

SHERMAN ROAD 60'

AUBURN ROAD 60'

FALLS ROAD 60'

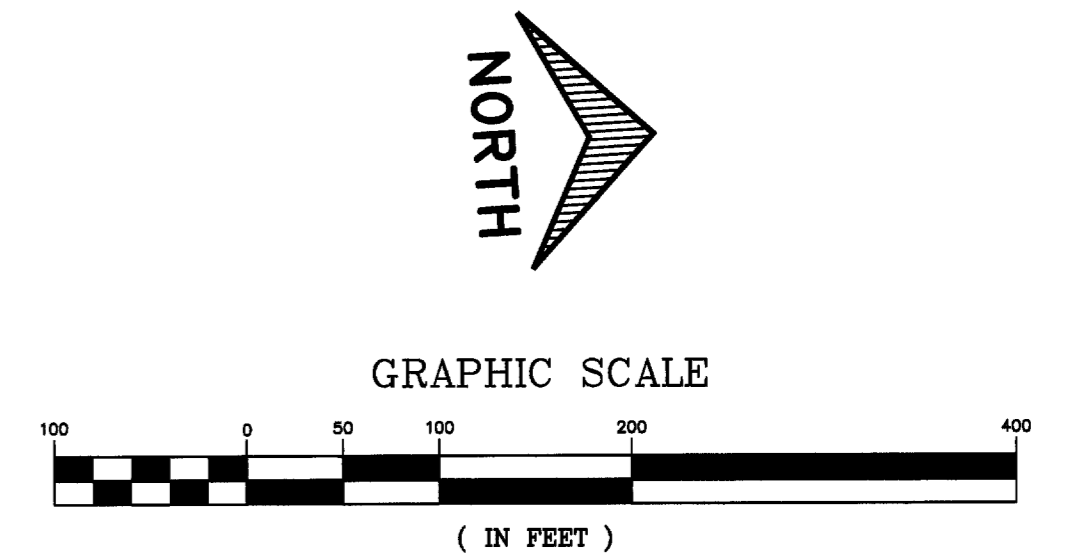
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BASS LAKE RD. 60'

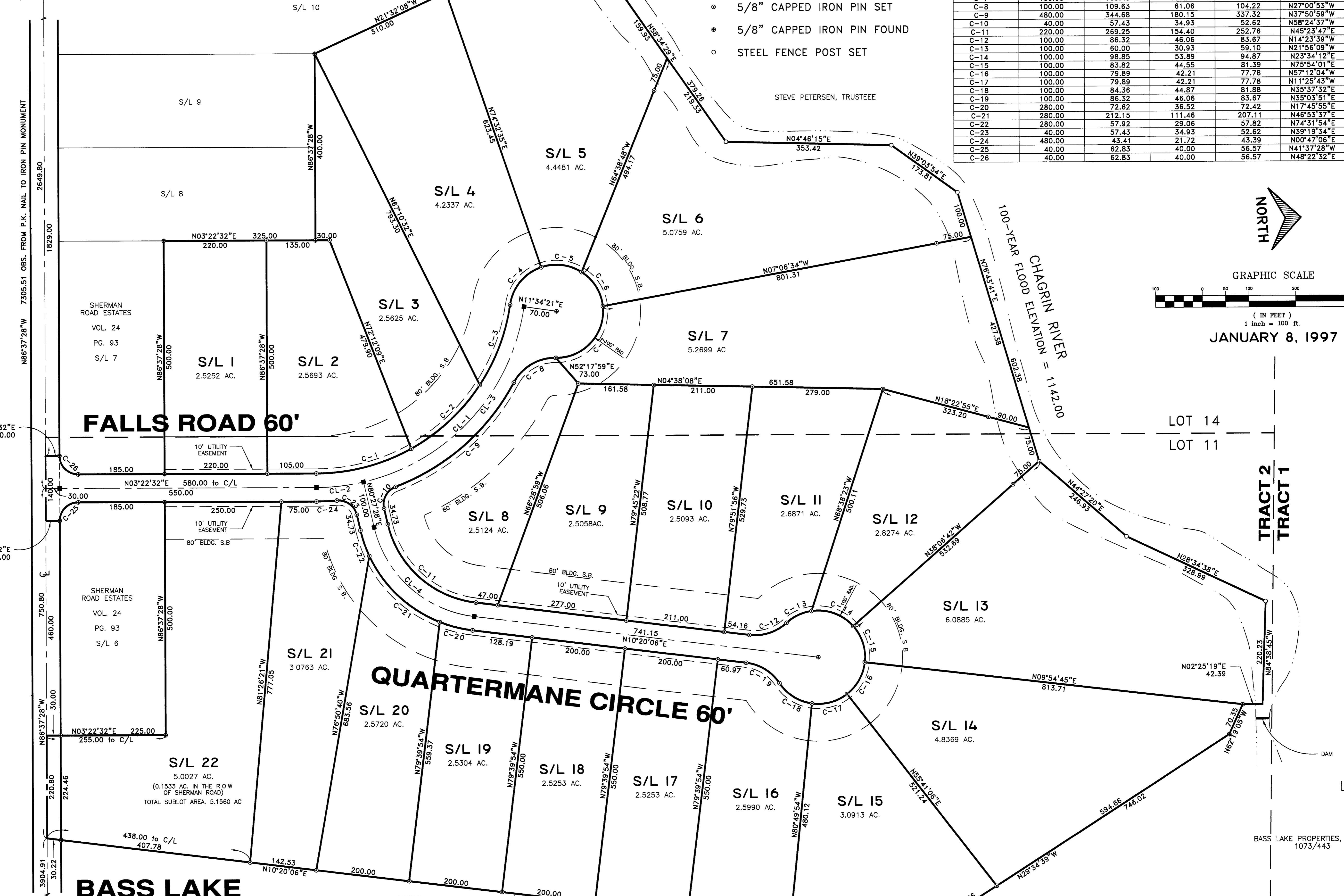
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V35.P19A

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