

BAINBRIDGE ASSOCIATES, LTD.

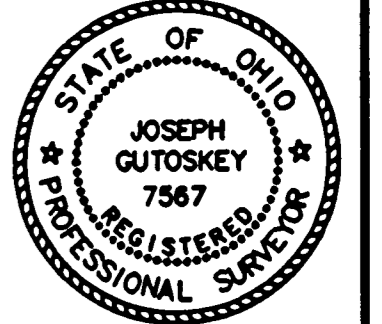
DEDICATION PLAT OF WATERLINE EASEMENT

AUGUST, 2003

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT Nos. 18 & 19, TRACT ONE, BEING PART OF THE LAND AS CONVEYED TO BAINBRIDGE ASSOCIATES, LTD. IN DEEDS RECORDED IN VOLUME 995, PAGE 3, AND VOLUME 1579, PAGE 394 OF THE GEAGA COUNTY DEED RECORDS.

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE EASEMENT, PREPARED THIS PLAT AND THAT THE DIMENSIONS OF SAME ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

JOSEPH GUTOSKEY P.S. No. 7587 DATE 8/18/03



ACCEPTANCE CERTIFICATION AND DEDICATION: WE, THE UNDERSIGNED BAINBRIDGE ASSOCIATES, LTD., BY LARRY G. MOORE, MEMBER OF THE LAND SHOWN HEREIN, HEREBY DEDICATE, GIVE, GRANT, CONVEY AND RELEASE TO THE GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS FOREVER, A PERPETUAL EASEMENT FOR CONSTRUCTING, RECONSTRUCTING, USING, OPERATING, MAINTAINING, REPAIRING, REPLACING AND RENEWING OF WATERLINE 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 UNOBTSTRUCTED AND SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING INCLUDING LAWN AND/OR THE RIGHT TO PROHIBIT SUCH LANDSCAPING, EXCEPT LAWN, FROM BEING INSTALLED. WE HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR "BAINBRIDGE ASSOCIATES, LTD. DEDICATION PLAT OF WATERLINE EASEMENT" FOR THE PURPOSE THEREIN EXPRESSED AND DO HEREBY ACCEPT THIS PLAT THE SAME THIS 22nd DAY OF August, 2003.

TO: THE GEAGA COUNTY BOARD OF COMMISSIONERS BY: BAINBRIDGE ASSOCIATES, LTD.

Witness signatures and names: LARRY G. MOORE, MEMBER; Daniel Barickash, PRINT NAME; Brian W. Hall, PRINT NAME; Sean W. Hall, PRINT NAME.

STATE OF OHIO } BEFORE ME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND COUNTY OF Geauga } STATE, PERSONALLY APPEARED THE ABOVE NAMED BAINBRIDGE ASSOCIATES, LTD. BY LARRY G. MOORE, MEMBER, WHO ACKNOWLEDGE THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS HIS FREE ACT AND DEED OF SAID OWNER FOR THE PURPOSE THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT August, OHIO THIS 22nd DAY OF August, 2003.

Notary Public: Paula M. Neff, My Commission Expires July 8, 2007.

APPROVALS: THIS PLAT COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION. THIS 7 DAY OF Aug, 2003.

APPROVED AS TO BE LEGAL FORM THIS 13th DAY OF August, 2003. M. FRANK McINTYRE, BAINBRIDGE TOWNSHIP ZONING INSPECTOR; Rebecca F. Schlegel, GEAGA COUNTY PROSECUTOR.

APPROVED THIS 12th DAY OF August, 2003. Eugene McCune Jr., CHAIRMAN, GEAGA COUNTY PLANNING COMMISSION.

I HAVE EXAMINED THE PLANS AND SPECIFICATIONS FOR THE WATERLINE AND APPURTENANCES FOR CONFORMITY TO THE RULES ADOPTED BY THE GEAGA COUNTY BOARD OF THE COUNTY COMMISSIONS PURSUANT TO R.C. 6117.01, R.C. 6103.02 AND R.C. 711.101 AND HEREBY CERTIFY THAT ALL WATERLINE 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 13th DAY OF August, 2003. Doug Bowen, P.E., GEAGA COUNTY SANITARY ENGINEER.

UPON THE RECOMMENDATION OF THE GEAGA COUNTY SANITARY ENGINEER, THE GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY APPROVES THE WATERLINE AND ALL APPURTENANCES THERETO AS CONSTRUCTED AND AS SHOWN ON THIS PLAT AND THE PLANS AND SPECIFICATIONS FOR SUCH IMPROVEMENTS, IN CONFORMITY WITH THE RULES ADOPTED BY THE GEAGA COUNTY BOARD OF THE COUNTY COMMISSIONS PURSUANT TO R.C. 6117.01, R.C. 6103.02 AND R.C. 711.101. THIS PLAT IS HEREBY APPROVED THIS 17th DAY OF August, 2003, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF THE EASEMENT FOR WATERLINE AND APPURTENANCES AS SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN SAID EASEMENT.

GEAGA COUNTY COMMISSIONER: WILLIAM REPKE; GEAGA COUNTY COMMISSIONER: WILLIAM DOUGLAS; GEAGA COUNTY COMMISSIONER: NEIL HOPSTETTER.

NO TRANSFER NECESSARY THIS 22nd DAY OF August, 2003.

Tracy A. Jemison, GEAGA COUNTY AUDITOR.

FILED FOR RECORD THIS 22 DAY OF August, 2003 AT 11:57 A.M. RECORDED THIS 22 DAY OF August, 2003 IN PLAT BOOK VOL. 36 PAGE 61.

Mary Margaret McBride, GEAGA COUNTY RECORDER.

200308671952 Filed for Record in GEAGA COUNTY, OHIO MARY MARGARET MCBRIDE 08-22-2003 At 11:57 am COUNTY PLAT DR Book 36 Page 61 - 61

V36-P61

CONTRACT NO. 03-1630

EASEMENT AGREEMENT (SHARED ACCESS WAY) BETWEEN BILNOR HOLDINGS, LTD., AND BAINBRIDGE ASSOCIATES, LTD. (VOL. 1308 PG. 1163-1170) IS DESCRIBED AS BEING LOCATED BETWEEN CURB CUTS OF THE EXISTING DRIVEWAY WHICH IS LOCATED ON THE NORTHERLY LINE OF BILNOR HOLDINGS, LTD. PARCEL, AS SHOWN ON EXHIBIT "B" (VOL. 1308, PG. 1167).

BAINBRIDGE ASSOCIATES LTD. P.P.N. 02-295300 VOL. 995, PG. 3

BILNOR HOLDINGS, LTD. P.P.N. 02-244800 VOL. 1308, PG. 1161

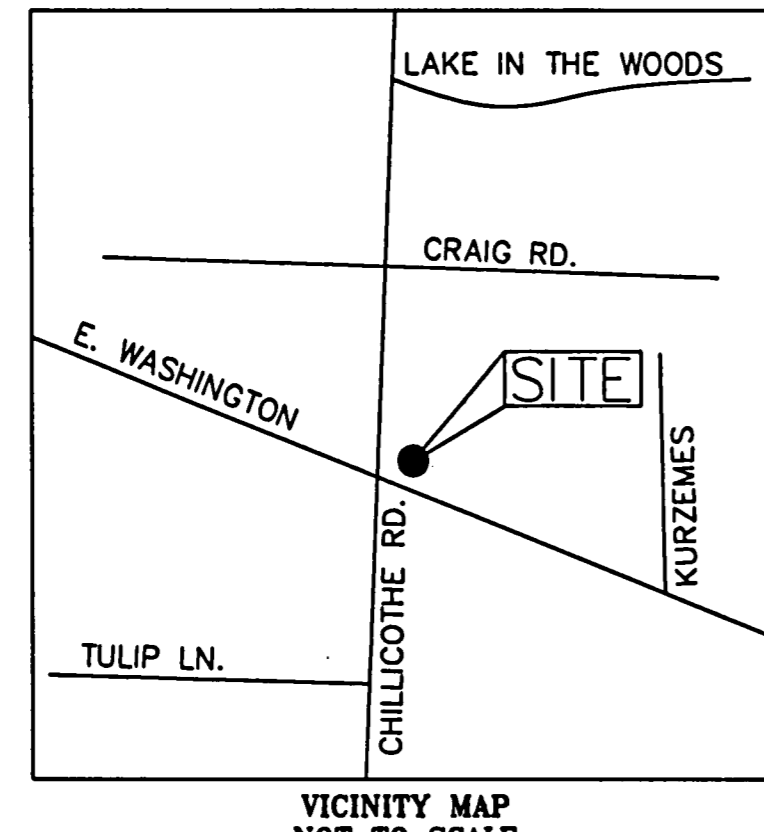
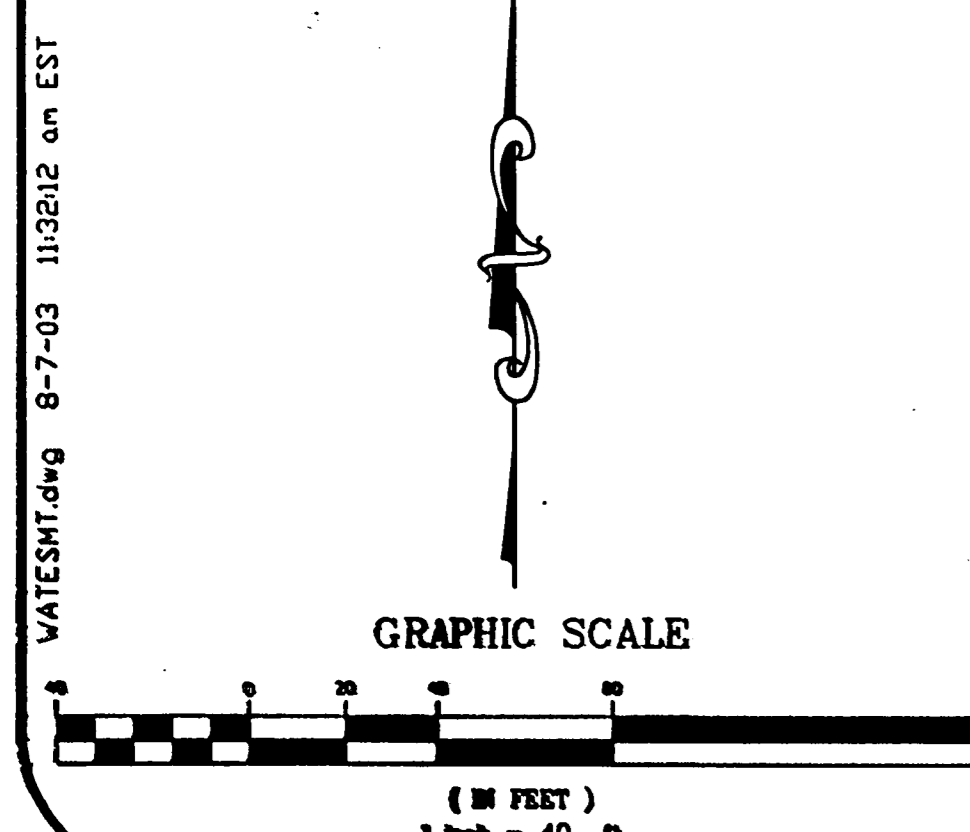
P.P. No. 02-419428 BAINBRIDGE ASSOCIATES, LTD. VOL. 1579, PG. 394 5.4314 Acres 236,592 SF

BAINBRIDGE TOWNSHIP BOARD OF TRUSTEES P.P.N. 02-729363 VOL. 1308, PG. 885

(S.R. 306) 60'

CHILLICOTHE ROAD

WASHINGTON STREET 60'



AREA IN EASEMENT=0.5576 ACRES

LEGEND: 5/8" IRON PIN FOUND, DRILL HOLE FOUND

GUTOSKEY & ASSOCIATES INC. Civil Engineers and Surveyors 10205 Queens Way, Unit 6 Chagrin Falls, Ohio 44023 TEL (440) 543-6900 FAX (440) 543-7178