

# South Springdale Avenue

Situated in the Village of Middlefield, County of Geauga, State of Ohio, and being in Lot 30 of Township 7, Range VI of the Connecticut Western Reserve and containing part of parcel #19-034400 owned by Richard & Helen Harrington by deed volume 635, page 190, parcel #19-091091 owned by Richard & Helen Harrington by deed volume 1686, page 696, parcel #19-003830 owned by the Harrington Family Limited Partnership by deed volume 1504, page 765, parcel #19-022800 owned by the Harrington Family Limited Partnership by deed volume 1504, page 765, parcel #19-023700 owned by James William & Melva Elizabeth Herdman by deed volume 693, page 633, and parcel #19-053600 owned by TKD Properties, LTD. by deed volume 1045, page 1493 of the Geauga County Records.

### ACCEPTANCE CERTIFICATION AND DEDICATION

The undersigned owners of the land shown herein, hereby certifies that this plat correctly represents the dedication of South Springdale Avenue and does hereby accept this plat of same and dedicate to public use the area designated as South Springdale Avenue. Easements are reserved where indicated on the plat for public roadway and utility purposes above and beneath the surface of the ground. In witness whereof the undersigned hereunto set their hands this 2nd day of APRIL, 2004.

Richard Harrington  
Helen Harrington

Daniel A. Weir  
DANIEL A. WEIR  
DANIEL A. WEIR

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named Richard & Helen Harrington, who acknowledged that they did sign the foregoing instrument and that the same was their free act and deed and for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 2nd day of APRIL, 2004.

Bethann Petronio  
Notary Public  
My Commission Expires on 11-24-08  
Recorded in Geauga County



Harrington Family Limited Partnership

Daniel A. Weir  
DANIEL A. WEIR

Harrington Family Limited Partnership

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named DAVID HARRINGTON, Partner, who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed and the free act and deed of the Harrington Family Limited Partnership for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 2nd day of APRIL, 2004.

Bethann Petronio  
Notary Public  
My Commission Expires on 11-24-08  
Recorded in Geauga County



James William Herdman

Daniel A. Weir  
DANIEL A. WEIR  
Carol Osborne  
CAROL OSBORNE

Melva Elizabeth Herdman

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named James William Herdman & Melva Elizabeth Herdman, who acknowledged that they did sign the foregoing instrument and that the same was their free act and deed and for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 2nd day of APRIL, 2004.

Bethann Petronio  
Notary Public  
My Commission Expires on 11-24-08  
Recorded in Geauga County



TKD Properties, LTD.

Daniel A. Weir  
DANIEL A. WEIR

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named THOMAS DOLAN, manager, who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed and the free act and deed of the Harrington Family Limited Partnership for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 2nd day of APRIL, 2004.

Bethann Petronio  
Notary Public  
My Commission Expires on 11-24-08  
Recorded in Geauga County



### Mortgage Release

The undersigned mortgagee of the land included in this plat and subdivision does hereby join with the owner in the dedication to public use of the area designated as South Springdale Avenue and hereby releases from lein of our mortgage and waives any right which we might otherwise have in said Road. This 2nd day of April, 2004.

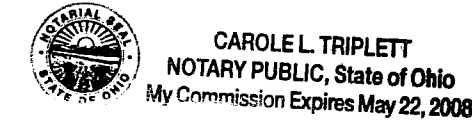
The Middlefield Banking Co.  
Thomas Caldwell, Pres. & CEO  
John Schumaker, Vice Pres.

Carole L. Triplett  
Carole L. Triplett  
Thomas N. Munson

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named Thomas Caldwell, Pres. & CEO who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 2nd day of APRIL, 2004.

Carole L. Triplett  
Notary Public  
My Commission Expires on 05/22/2006



### Mortgage Release

The undersigned mortgagee of the land included in this plat and subdivision does hereby join with the owner in the dedication to public use of the area designated as South Springdale Avenue and hereby releases from lein of our mortgage and waives any right which we might otherwise have in said Road. This 18 day of March, 2004.

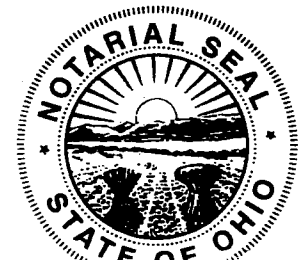
Raymond Rogers

Daniel A. Weir  
DANIEL A. WEIR

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named RAYMOND ROGERS who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 2nd day of APRIL, 2004.

Bethann Petronio  
Notary Public  
My Commission Expires on 11-24-08  
Recorded in Geauga County



### Mortgage Release

The undersigned mortgagee of the land included in this plat and subdivision does hereby join with the owner in the dedication to public use of the area designated as South Springdale Avenue and hereby releases from lein of our mortgage and waives any right which we might otherwise have in said Road. This \_\_\_ day of \_\_\_, 200\_\_.

Witness

Print Name

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named \_\_\_ who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this \_\_\_ day of \_\_\_, 200\_\_.

Notary Public  
My Commission Expires on \_\_\_

### Mortgage Release

The undersigned mortgagee of the land included in this plat and subdivision does hereby join with the owner in the dedication to public use of the area designated as South Springdale Avenue and hereby releases from lein of our mortgage and waives any right which we might otherwise have in said Road. This \_\_\_ day of \_\_\_, 200\_\_.

Witness

Print Name

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named \_\_\_ who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this \_\_\_ day of \_\_\_, 200\_\_.

Notary Public  
My Commission Expires on \_\_\_

TRANSCRIBED 6-25-04  
Tracy A. Jensen

### ROADWAY AND UTILITY EASEMENT

The undersigned owners of the within platted land, do hereby grant unto The Village of Middlefield, their successors and assigns, (hereinafter referred to as the Grantees) a permanent right of way and easement fifteen (15) feet in width, over and through all lands shown hereon and parallel with and contiguous to all street lines to construct, place, operate, maintain, repair, reconstruct and relocate such roadway, utility and other facilities as are deemed necessary or convenient by the Grantees for constructing said roadway, utility and other facilities, for public and private use at such locations as the Grantees may determine, upon, within and across said easement premises. Said easement rights shall include, the right, without liability therefore, to remove any and all facilities not contemplated in the rights conveyed to Grantees by this easement grant within said easement premises. In witness whereof the undersigned hereunto set their hand this 2nd day of APRIL, 2004.

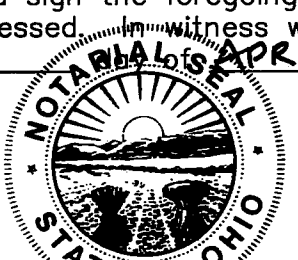
James William Herdman  
Melva Elizabeth Herdman

Daniel A. Weir  
DANIEL A. WEIR  
Carol Osborne  
CAROL OSBORNE

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named James William Herdman & Melva Elizabeth Herdman, who acknowledged that they did sign the foregoing instrument and that the same was their free act and deed and for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 2nd day of APRIL, 2004.

Bethann Petronio  
Notary Public  
My Commission Expires on 11-24-08  
Recorded in Geauga County



TKD Properties, LTD.

Daniel A. Weir  
DANIEL A. WEIR

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named THOMAS DOLAN, manager, who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed and the free act and deed of the Harrington Family Limited Partnership for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 2nd day of APRIL, 2004.

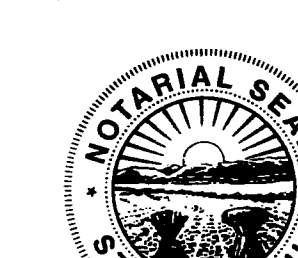
Bethann Petronio  
Notary Public  
My Commission Expires on 11-24-08  
Recorded in Geauga County



State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named DAVID HARRINGTON, Partner, who acknowledged that they did sign the foregoing instrument and that the same was their free act and deed and for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 2nd day of APRIL, 2004.

Bethann Petronio  
Notary Public  
My Commission Expires on 11-24-08  
Recorded in Geauga County



Harrington Family Limited Partnership

Daniel A. Weir  
DANIEL A. WEIR

### Approvals

Approved this 7th day of April, 2004.  
By: Chuck B. Carlisle  
Chairman, Village of Middlefield Planning and Zoning Commission

Approved as to legal form this 22nd day of April, 2004.  
By: Carol Osborne  
Solicitor, Village of Middlefield

Approved this 4 day of March, 2004 by ordinance 04-107.  
By: Carol Osborne  
Clerk, Village of Middlefield Council

Filed for record this 25th day of June, 2004 at 4:27 P.M.  
Recorded this 25th day of June, 2004 in plot book Volume 37 Page 10-12

Mary Margaret McBride  
Gauga County Recorder  
Print Name: Mary Margaret McBride

Foresight Engineering Group  
Engineers & Surveyors

V31.P10

20040627481  
Filed for Record in  
GAUGA COUNTY, OHIO  
MARY MARGARET MCBRIDE  
04-25-2004 AT 04:27 PM.  
PLAT 120.00  
OR Book 37 Page 10 - 12

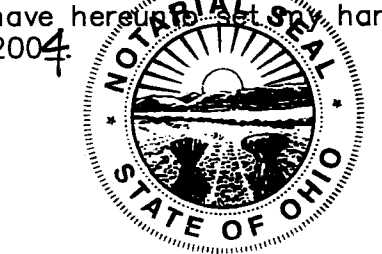
UTILITY EASEMENT

The undersigned owners of the within platted land, do hereby grant unto The Illuminating Company, Alltel Corporation, Cebridge Connections, and the Orwell Natural Gas Company, their successors and assigns, (hereinafter referred to as the Grantees) a permanent right of way and easement twelve (12) feet in width under, over and through all lands shown hereon and parallel with and contiguous to all street lines to construct, place, operate, maintain, repair, reconstruct and relocate such underground electric and communications, cables, ducts, conduits, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantees for distributing and transmitting electricity and communication signals, for public and private use at such locations as the Grantees may determine, upon, within and across said easement premises. Said easement rights shall include the right, without liability therefore, to remove any and all facilities not contemplated in the rights conveyed to Grantees by this easement grant within said easement premises including, but not limited to, irrigation systems, electronic animal fencing, trees and landscaping including lawns, flowers or shrubbery and landscape lighting within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric and communication facilities, the right to install, repair, augment and maintain service cables 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. All lands shall be restricted to underground utility service. In witness whereof the undersigned hereunto set their hand this SECOND day of APRIL, 2004.

Richard Harrington By David Harrington His Atty. in Fact
Helen Harrington By David Harrington His Atty. in Fact
Witness: DANIEL A. WEIR

State of Ohio, County of Geauga
Before me, a Notary Public in and for said County and State personally appeared the above named Richard & Helen Harrington, who acknowledged that they did sign the foregoing instrument and that the same was their free act and deed and for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this SECOND day of APRIL, 2004.

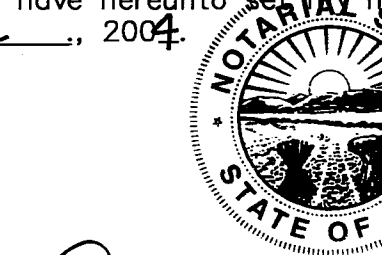
Bethann Petronio Notary Public
My Commission Expires on 11-24-08
Recorded in Geauga County



Harrington Family Limited Partnership
Witness: DANIEL A. WEIR
Print Name: DANIEL A. WEIR

State of Ohio, County of Geauga
Before me, a Notary Public in and for said County and State personally appeared the above named JAMES DAVID HARRINGTON Partner, who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed and of the Harrington Family Limited Partnership for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this SECOND day of APRIL, 2004.

Bethann Petronio Notary Public
My Commission Expires on 11-24-08
Recorded in Geauga County



James William Herdman
Melva Elizabeth Herdman
Witness: DANIEL A. WEIR, CAROL OSBORNE
Print Name: DANIEL A. WEIR, CAROL OSBORNE

State of Ohio, County of Geauga
Before me, a Notary Public in and for said County and State personally appeared the above named James William Herdman & Melva Elizabeth Herdman, who acknowledged that they did sign the foregoing instrument and that the same was their free act and deed and for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this SECOND day of APRIL, 2004.

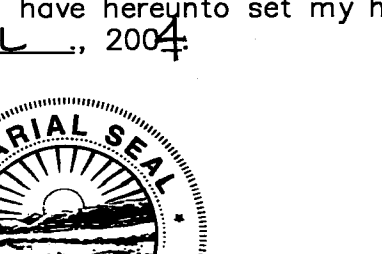
Bethann Petronio Notary Public
My Commission Expires on 11-24-08
Recorded in Geauga County



TKD Properties, LTD.
Witness: DANIEL A. WEIR
Print Name: DANIEL A. WEIR

State of Ohio, County of Geauga
Before me, a Notary Public in and for said County and State personally appeared the above named THOMAS DELON Manager, who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed and of the Harrington Family Limited Partnership for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this SECOND day of APRIL, 2004.

Bethann Petronio Notary Public
My Commission Expires on 11-24-08
Recorded in Geauga County



UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:
RALPH N. DELLIGATTI 4/14/04
The Cleveland Electric Illuminating Company Date
LARRY BOCK 7-8-04
Cebridge Connections Date
LARRY BOCK
Alltel Corporation 4-8-04
Date
JIM BEJGER
The Orwell Natural Gas Company 4/6/04
Date
ANNE M. YEAGER

Termination of Buggy Path Easement

The undersigned owners of the within platted land, by mutual agreement and by the terms of the Easement Agreement recorded in volume 1328, page 530 of the Geauga County Records, do hereby terminate the buggy path Easement area as shown hereon. In witness whereof the undersigned hereunto set their hand this SECOND day of APRIL, 2004.

Richard Harrington By David Harrington His Atty. in Fact
Helen Harrington By David Harrington His Atty. in Fact
Witness: DANIEL A. WEIR

State of Ohio, County of Geauga
Before me, a Notary Public in and for said County and State personally appeared the above named Richard & Helen Harrington, who acknowledged that they did sign the foregoing instrument and that the same was their free act and deed and for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this SECOND day of APRIL, 2004.

Bethann Petronio Notary Public
My Commission Expires on 11-24-08
Recorded in Geauga County



Harrington Family Limited Partnership
Witness: DANIEL A. WEIR
Print Name: DANIEL A. WEIR

State of Ohio, County of Geauga
Before me, a Notary Public in and for said County and State personally appeared the above named DAVID HARRINGTON Partner, who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed and of the Harrington Family Limited Partnership for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this SECOND day of APRIL, 2004.

Bethann Petronio Notary Public
My Commission Expires on 11-24-08
Recorded in Geauga County



Harrington Family Limited Partnership
Witness: DANIEL A. WEIR
Print Name: DANIEL A. WEIR

STORM SEWER EASEMENT

The undersigned owner of the within platted land, does hereby grant unto The Village of Middlefield, their successors and assigns, (hereinafter referred to as the Grantee) a permanent twelve (12) feet by twenty (20) feet easement under, over and through all lands shown hereon and parallel with and contiguous to the street lines to construct, place, operate, maintain, repair, reconstruct and relocate such storm sewer and appurtenances as are deemed necessary or convenient by the Grantee for constructing said storm sewer and appurtenances, for public use at such locations as the Grantee may determine, upon, within and across said easement premises. Said easement rights shall include the right, without liability therefore, to remove any and all facilities not contemplated in the rights conveyed to Grantees by this easement grant within said easement premises. In witness whereof the undersigned hereunto set their hand this SECOND day of APRIL, 2004.

Richard Harrington By David Harrington His Atty. in Fact
Helen Harrington By David Harrington His Atty. in Fact
Witness: DANIEL A. WEIR

State of Ohio, County of Geauga
Before me, a Notary Public in and for said County and State personally appeared the above named Richard & Helen Harrington, who acknowledged that they did sign the foregoing instrument and that the same was their free act and deed and for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this SECOND day of APRIL, 2004.

Bethann Petronio Notary Public
My Commission Expires on 11-24-08
Recorded in Geauga County



Harrington Family Limited Partnership
Witness: DANIEL A. WEIR
Print Name: DANIEL A. WEIR

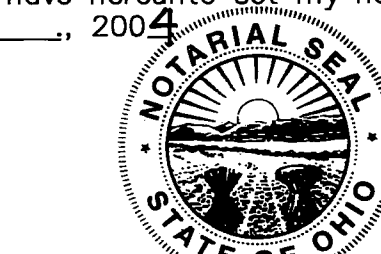
Vehicular Access

The Harrington Family Limited Partnership acknowledges that immediately upon the opening of South Springdale Avenue to the public, the Village of Middlefield may decide to restrict or eliminate vehicular access between the Harrington Square Shopping Center and State Route 87 at the existing driveway adjacent to the KFC building. In witness whereof the undersigned hereunto set their hand this SECOND day of APRIL, 2004.

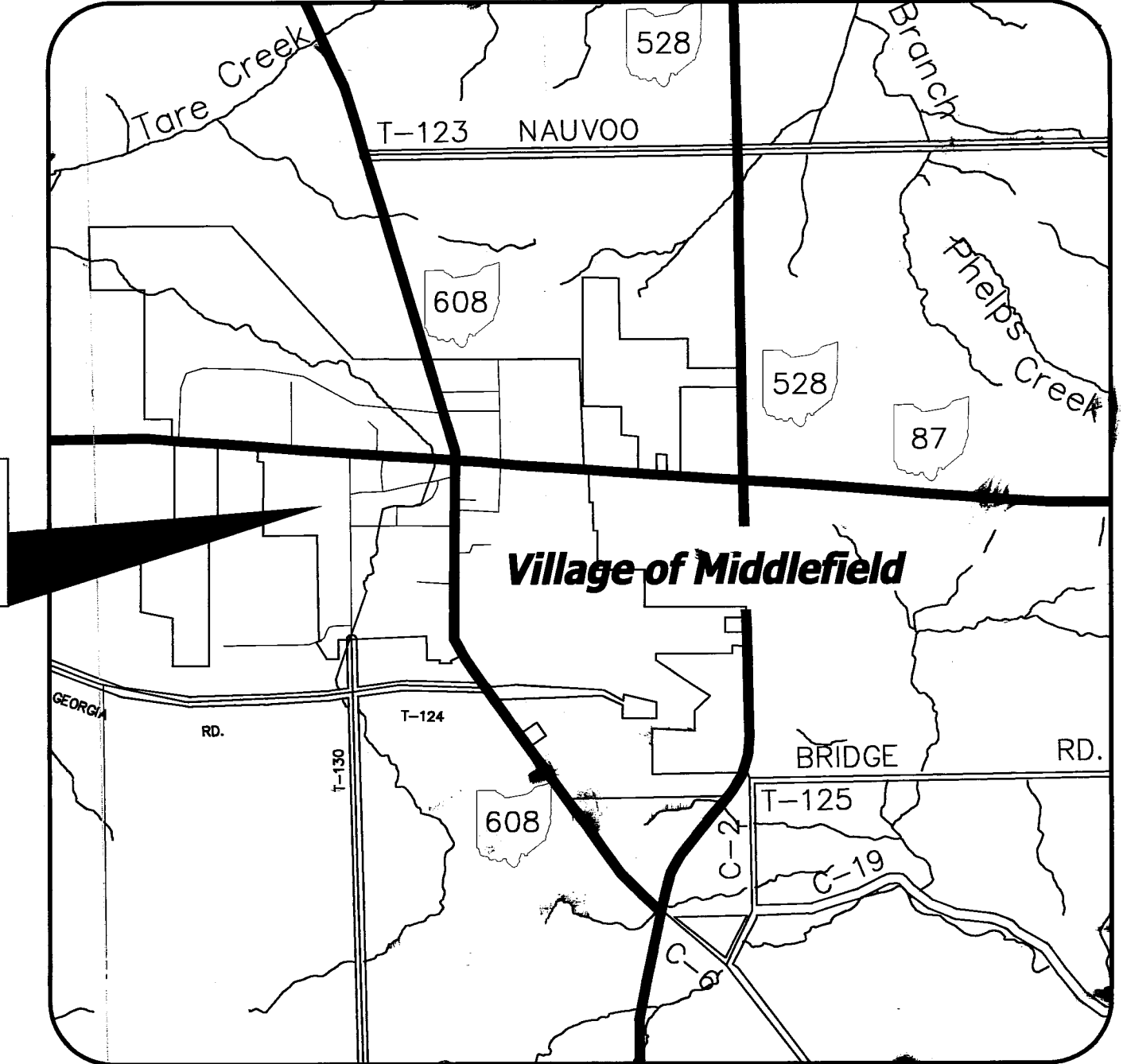
Harrington Family Limited Partnership
Witness: DANIEL A. WEIR
Print Name: DANIEL A. WEIR

State of Ohio, County of Geauga
Before me, a Notary Public in and for said County and State personally appeared the above named DAVID HARRINGTON Partner, who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed and of the Harrington Family Limited Partnership for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this SECOND day of APRIL, 2004.

Bethann Petronio Notary Public
My Commission Expires on 11-24-08
Recorded in Geauga County



Harrington Family Limited Partnership
Witness: DANIEL A. WEIR
Print Name: DANIEL A. WEIR



VICINITY MAP NO SCALE

We do hereby state that the premises has been surveyed and the attached plat prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code and the dimensions of the lots and roads are in feet and decimal parts thereof, all of which are correct to the best of our knowledge and belief. Iron monuments or pins as indicated hereon shall be set in place before final inspection and acceptance of the improvements by the Village of Middlefield.

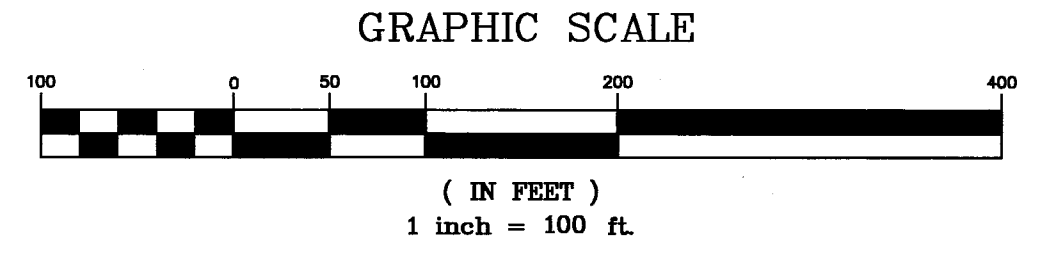
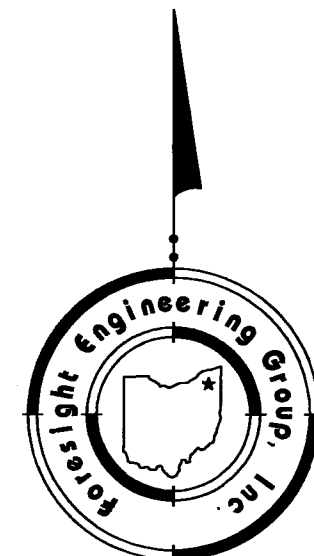
The bearings as used herein are assumed and to denote angles only.
Steven N. Roessner 3/6/04
Ohio Professional Surveyor No. 7070



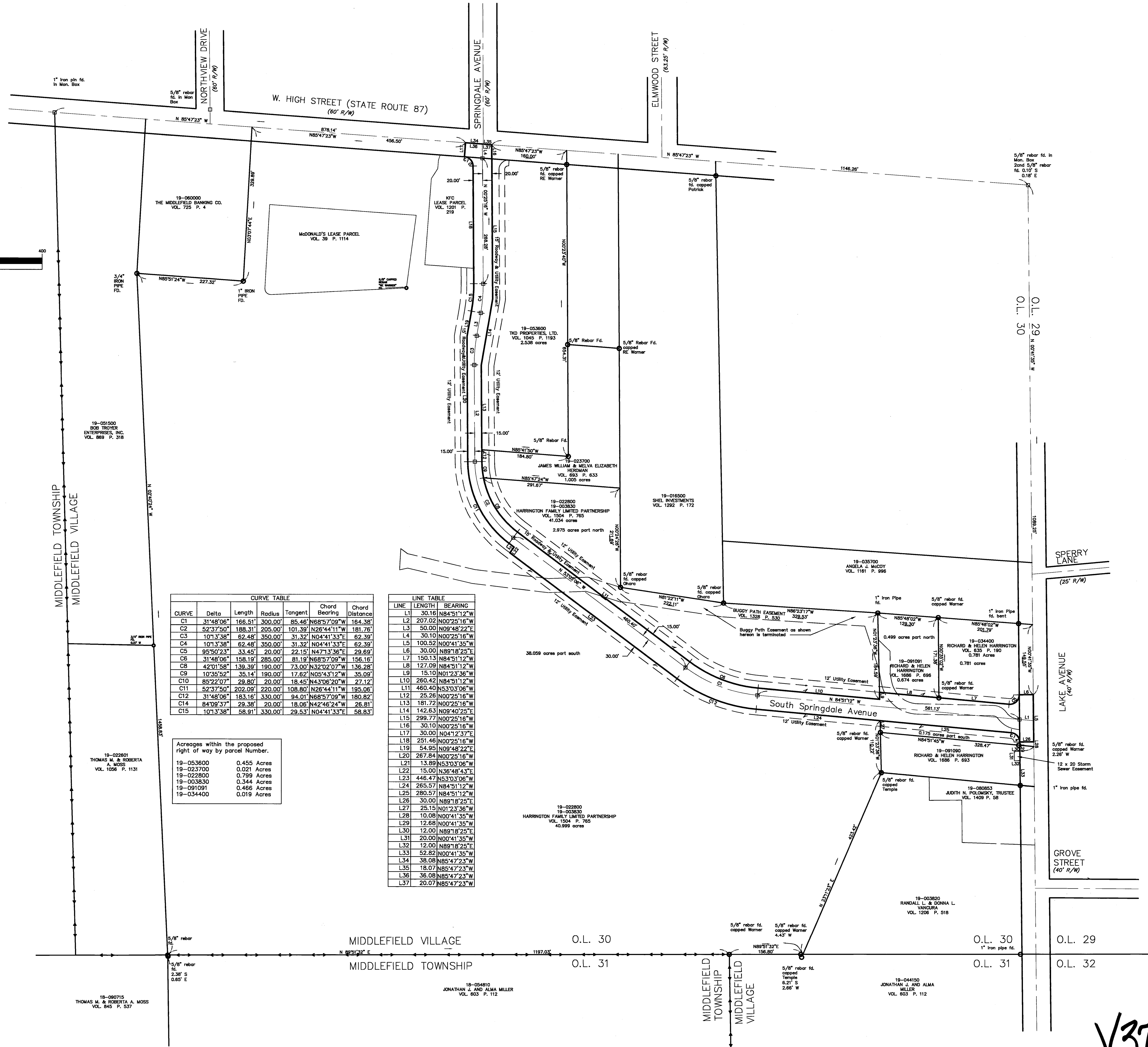
Foresight Engineering Group
Engineers & Surveyors

V37.P11

440 286-1010
440 286-1034 fax
320 Center Street, Unit F
Chardon, Ohio 44024



Note:  
All acreage shown is acreage after the dedication of South Springdale Avenue Right of Way



CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	31°48'06"	166.51'	300.00'	85.46'	N68°57'09"W	164.38'
C2	52°37'50"	188.31'	205.00'	101.39'	N26°44'11"W	181.76'
C3	101°3'38"	62.48'	350.00'	31.32'	N04°41'33"E	62.39'
C4	101°3'38"	62.48'	350.00'	31.32'	N04°41'33"E	62.39'
C5	95°50'23"	33.45'	20.00'	22.15'	N47°13'36"E	29.69'
C6	31°48'06"	158.19'	285.00'	81.19'	N68°57'09"W	156.16'
C8	42°01'58"	139.39'	190.00'	73.00'	N32°02'07"W	136.28'
C9	10°35'52"	35.14'	190.00'	17.62'	N05°43'12"W	35.09'
C10	85°22'07"	29.80'	20.00'	18.45'	N43°06'20"W	27.12'
C11	52°37'50"	202.09'	220.00'	108.80'	N26°44'11"W	195.06'
C12	31°48'06"	163.16'	330.00'	84.01'	N68°57'09"W	160.82'
C14	84°08'37"	29.38'	20.00'	18.06'	N42°45'24"W	26.91'
C15	101°3'38"	58.91'	330.00'	29.53'	N04°41'33"E	58.83'

LINE	LENGTH	BEARING
L1	30.16	N84°51'12"W
L2	207.02	N00°25'16"W
L3	50.00	N09°48'22"E
L4	30.10	N00°25'16"W
L5	100.52	N00°41'35"W
L6	30.00	N89°18'25"E
L7	150.13	N84°51'12"W
L8	127.09	N84°51'12"W
L9	15.10	N01°23'36"W
L10	280.42	N84°51'12"W
L11	480.40	N53°03'06"W
L12	25.28	N00°25'16"W
L13	181.72	N00°25'16"W
L14	142.63	N09°40'25"E
L15	299.77	N00°25'16"W
L16	30.10	N00°25'16"W
L17	30.00	N04°12'37"E
L18	251.46	N00°25'16"W
L19	54.95	N09°48'22"E
L20	267.84	N00°25'16"W
L21	13.89	N53°03'06"W
L22	15.00	N36°48'43"E
L23	446.47	N53°03'06"W
L24	265.57	N84°51'12"W
L25	280.57	N84°51'12"W
L26	30.00	N89°18'25"E
L27	25.15	N01°23'36"W
L28	10.08	N00°41'35"W
L29	12.68	N00°41'35"W
L30	12.00	N89°18'25"E
L31	20.00	N00°41'35"W
L32	12.00	N89°18'25"E
L33	52.82	N00°41'35"W
L34	38.08	N85°47'23"W
L35	18.07	N85°47'23"W
L36	36.08	N85°47'23"W
L37	20.07	N85°47'23"W

Acreages within the proposed right of way by parcel Number.

19-053600	0.455 Acres
19-023700	0.021 Acres
19-022800	0.799 Acres
19-003830	0.344 Acres
19-091091	0.466 Acres
19-034400	0.019 Acres

**Foresight Engineering Group**  
Engineers & Surveyors

SCALE: Horiz. 1" = 100'  
Vert. None

FILE NAME:  
I:\Vis20301\Plat

DATE: January 7, 2003

REVISIONS:

Village of Middlefield  
South Springdale Avenue  
Village of Middlefield - Geauga County - Ohio  
Dedication Plat

SHEET NO.  
3 / 3

V37.P12