

SHERWOOD ESTATES SUBDIVISION

ACCEPTANCE CERTIFICATION AND DEDICATION

Rollin G. Cooke, III, the undersigned owner of the land shown herein, hereby certifies that this plat correctly represents HIS "Sherwood Estates" subdivision containing sublots one (1) through ten (10) both inclusive, and does hereby accept this plat of same and dedicate to public use the area designated as JULIE DRIVE. 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 hereunto set his hand this 5th day of MARCH, 2002.

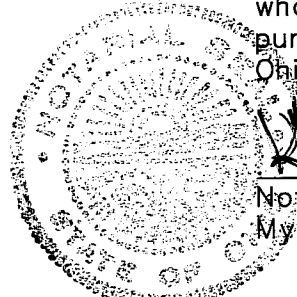
Rollin G. Cooke, III
Rollin G. Cooke, III

Robert J. Kuederle, Jr.
Witness
ROBERT J. KUEDERLE, JR.
Print Name

Steven N. Roessner
Witness
STEVEN N. ROESSNER
Print Name

State of Ohio, County of Geauga

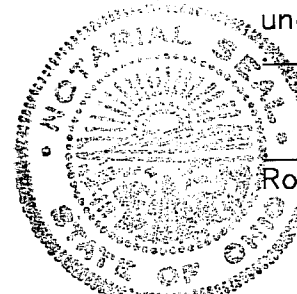
Before me, a Notary Public in and for said County and State personally appeared the above named Rollin G. Cooke, III who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 5th day of March, 2002.



Kaye B. Provost
Notary Public
My Commission Expires on April 27, 2005

UTILITY EASEMENT

Rollin G. Cooke, III, the undersigned owner of the within platted land, does hereby grant unto The Cleveland Electric Illuminating Company, Alltel Corporation, Adelphia Company and The East Ohio Gas Company, all Ohio Corporations, their successors and assigns (hereinafter referred to as the Grantees) a permanent right-of-way easement twelve feet (12') in width under, over and through all sublots and 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, communication cables, gas ducts, conduits, pipes, gas pipe lines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantees for distributing, transporting and transmitting electricity, gas and communication signals, for public and private use at such locations as the Grantees 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 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. In witness whereof the undersigned hereunto set his hand this FIFTH day of MARCH, 2002.



Rollin G. Cooke, III
Rollin G. Cooke, III

Steven N. Roessner
Witness
STEVEN N. ROESSNER
Print Name

Robert J. Kuederle, Jr.
Witness
ROBERT J. KUEDERLE, JR.
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 Rollin G. Cooke, III 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 5th day of March, 2002.

Kaye B. Provost
Notary Public
My Commission Expires on April 27, 2005

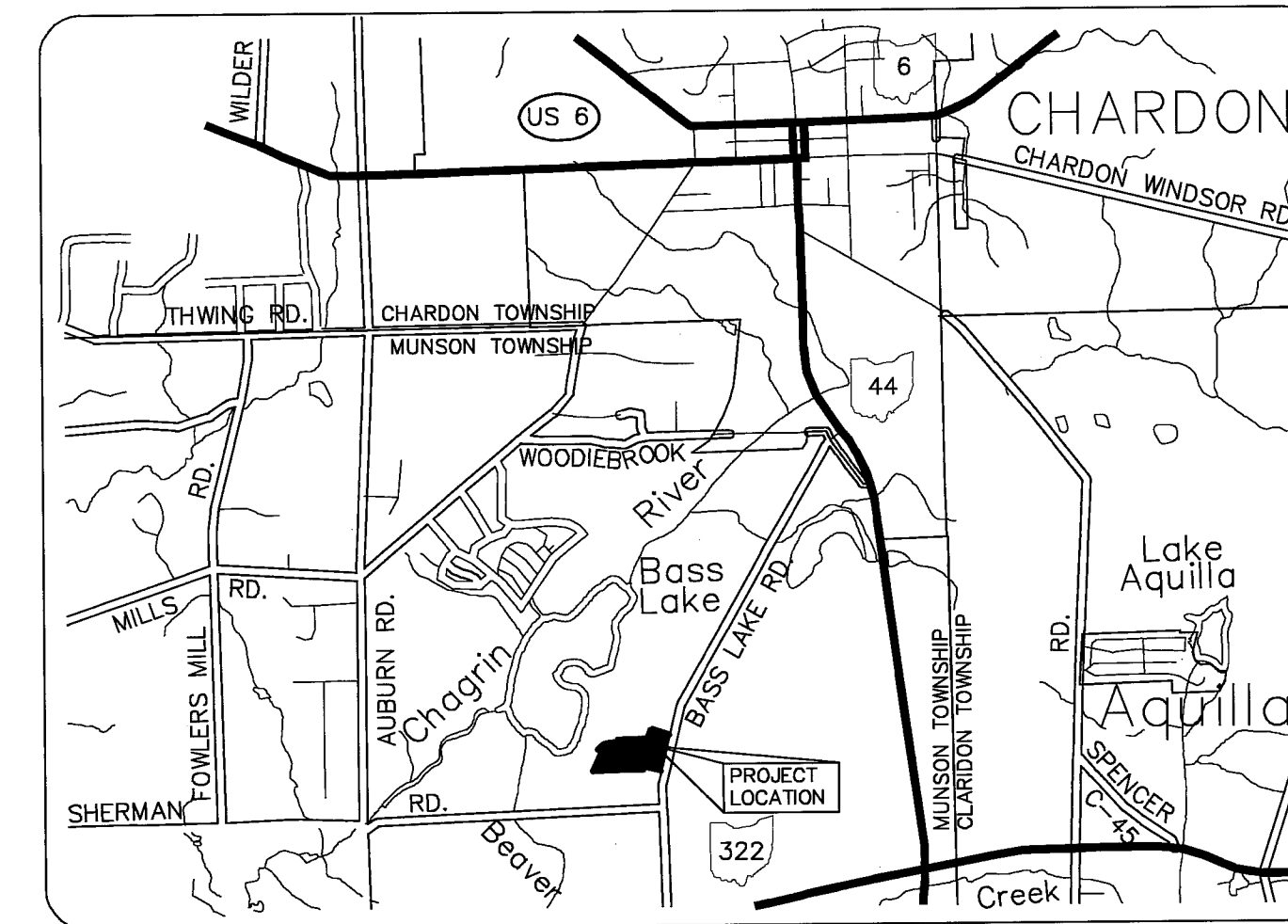
UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

First Energy Corp. 7/25/02
Date
Print Name RALPH N. DELLIGATTI
Adelphia Company 7-31-02
Date
Print Name Robert McDaniels

Jon Hobby 7/29/02
Date
Print Name Jon Hobby
Anthony M. Casuso 7-24-02
Date
Print Name ANTHONY M. CASUSO

* Dominion

Situated in Township of Munson, County of Geauga, State of Ohio, and known as being part of Original Munson Lot No. 10, East Division Tract 1, Range VIII, Township 8 of the Connecticut Western Reserve, and containing 28.7085 acres, being part of land conveyed to Rollin G. Cooke III, in the deed recorded in Volume 1367, Page 867 of the Geauga County Deed Records.



VICINITY MAP
NO SCALE

Mortgage Release

The undersigned mortgagee of the land included in this plat and subdivision does hereby join with the owner of this subdivision in the dedication to public use of the area designated as JULIE DRIVE and hereby releases from lien of our mortgage and waives any right which we might otherwise have in said Road. This 5th day of March, 2002.

Lisa M. Nelson
Print Name
Lisa M. Nelson - Northwest Savings Bank
Print Name

Chad Greber
Witness
Chad Greber
Print Name

Robert J. Kuederle, Jr.
Witness
ROBERT J. KUEDERLE, JR.
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 LISA M. NELSON 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 5th day of March, 2002.

Kaye B. Provost
Notary Public
My Commission Expires on April 27, 2005



Mortgage Release

The undersigned mortgagee of the land included in this plat and subdivision does hereby join with the owner of this subdivision in the dedication to public use of the area designated as JULIE DRIVE and hereby releases from lien of our mortgage and waives any right which we might otherwise have in said Road. This 3rd day of July, 2002.

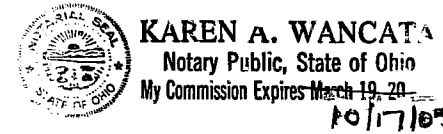
Jeffrey R. Huntsberger, V.P.
Print Name

Glean P. Southworth
Witness
Bianca Loeb Rowley
Witness
Bianca Loeb Rowley
Print Name

State of Ohio, County of Cuyahoga

Before me, a Notary Public in and for said County and State personally appeared the above named JEFFREY R. HUNTSBERGER, V.P. 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 3rd day of July, 2002.

Karen A. Wancat
Notary Public
My Commission Expires on 10/1/05



This plat complies with the applicable Munson Township Zoning Resolution.

This 6 day of MARCH, 2002.
By: Donna T. Lambory
Munson Township Zoning Inspector

Approved as to legal form this 20th day of July, 2002.
By: Rebecca F. Schleg, APA
Gauga County Prosecutor Rebecca F. Schleg, APA

Approved this 9th day of JULY, 2002.
By: Mark J. Hassett
Chairperson, Geauga County Planning Commission
MARK J. HASSETT

Pursuant to Section 711.091 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 22nd day of JULY, 2004.
By: Robert L. Phillips, PE, PS
Gauga County Engineer
ROBERT L. PHILLIPS, PE, PS

Approved this 5th day of August, 2004 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use.

By: Mary Serride
Gauga County Commissioner
Mary Serride
Gauga County Commissioner
Neil Hopstetter
Gauga County Commissioner
NEIL HOPSTETTER

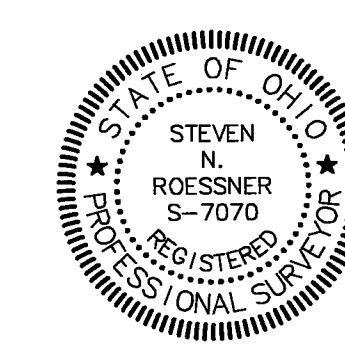
Transferred this 11th day of August, 2004.
By: Tracy A. Demaris
Gauga County Auditor
TRACY JEHISON

Filed for record this 14th day of August, 2004 at 10:31 A.M.
Recorded this 11th day of August, 2004 in plot book Volume 37 Page 21-25.
By: Mary Margaret McBride
Gauga County Recorder
MARY MARGARET MCBRIDE

200400700698
Filed for Record in
GAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
08-11-2004 At 10:31 am.
PLAT
OR Book 37 Page 24 - 25

We do hereby certify that we have surveyed the premises and prepared the attached plat 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 Geauga County Engineer.

Bearings are oriented to an arbitrary meridian and are intended to indicate angular relationships only.
Steven N. Roessner 3/05/02
Date
Ohio Professional Surveyor No. 7070



Total Number of Sublots:	10 Sublots
Total Length of New Road:	1,289 feet
Total Area in Sublots	26,2460 acres
1 - 10 Inclusive:	2,4625 acres
Area Exist/Proposed R/W	
Total Area of Subdivision:	28,7085 acres

The declaration of covenants and restrictions for Sherwood Estates Subdivision is recorded in volume 1446, pages 547-555 of the Geauga County Deed Records.

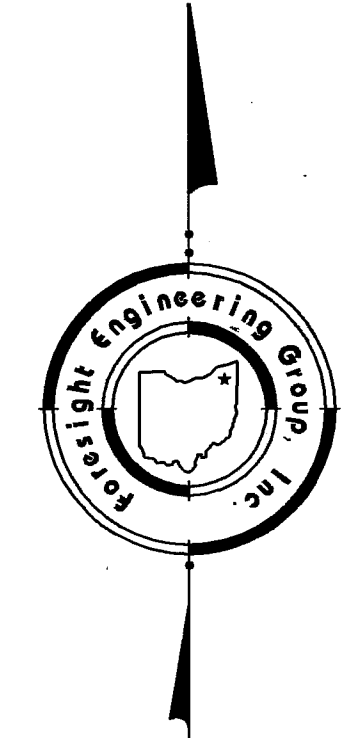
Foresight Engineering Group
Engineers & Surveyors
440 286-1010
440 286-1034 fax
320 Center Street, Unit F
Chardon, Ohio 44024

Sheet No. 1 / 2
Sherwood Estates Subdivision
Final Plat

V37-P24

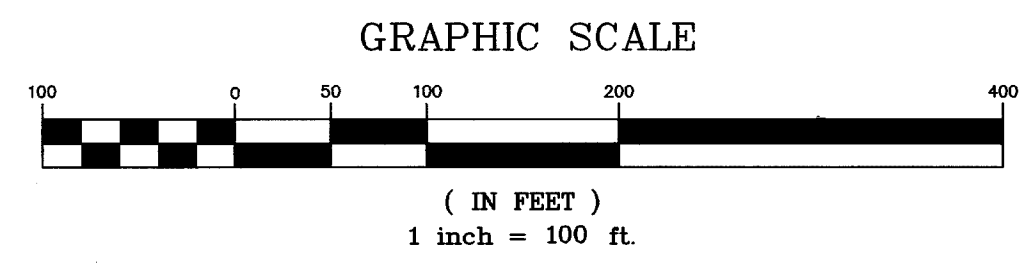
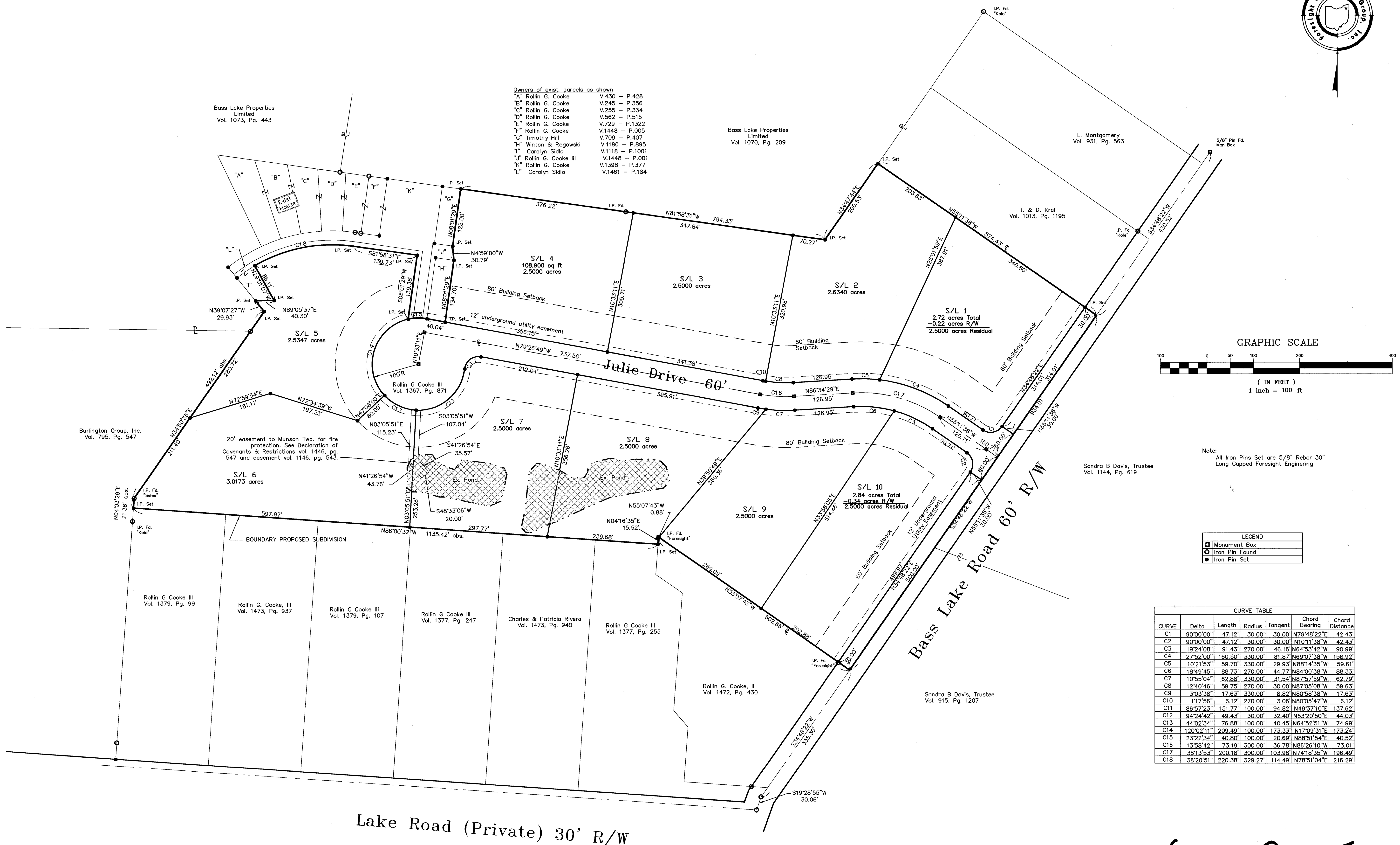
SHERWOOD ESTATES SUBDIVISION

SITUATED IN THE TOWNSHIP OF MUNSON, COUNTY OF GEauga, STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL MUNSON LOT NO. 10, EAST DIVISION TRACT 1, RANGE VIII, TOWNSHIP 8 OF THE CONNECTICUT WESTERN RESERVE



Foresight Engineering Group
Engineers & Surveyors
440 288-1010 fax
330 Center Street, Unit F
Chardon, Ohio 44024

- Owners of exist. parcels as shown
- *A* Rollin G. Cooke V.430 - P.428
 - *B* Rollin G. Cooke V.245 - P.356
 - *C* Rollin G. Cooke V.255 - P.334
 - *D* Rollin G. Cooke V.562 - P.515
 - *E* Rollin G. Cooke V.729 - P.1322
 - *F* Rollin G. Cooke V.1448 - P.005
 - *G* Timothy Hill V.709 - P.407
 - *H* Winton & Rogowski V.1180 - P.895
 - *I* Carolyn Sidlo V.1118 - P.1001
 - *J* Rollin G. Cooke III V.1446 - P.001
 - *K* Rollin G. Cooke V.1398 - P.377
 - *L* Carolyn Sidlo V.1461 - P.184



Note:
All Iron Pins Set are 5/8" Rebar 30"
Long Capped Foresight Engineering

LEGEND

■	Monument Box
○	Iron Pin Found
●	Iron Pin Set

CURVE TABLE

CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	90°00'00"	47.12'	30.00'	30.00'	N79°48'22"E	42.43'
C2	90°00'00"	47.12'	30.00'	30.00'	N10°11'38"W	42.43'
C3	19°24'08"	91.43'	270.00'	46.16'	N64°53'42"W	90.99'
C4	27°52'00"	160.50'	330.00'	81.87'	N69°07'38"W	158.92'
C5	10°21'53"	59.70'	330.00'	29.93'	N88°14'35"E	59.61'
C6	18°49'45"	88.73'	270.00'	44.77'	N84°00'38"W	88.33'
C7	10°55'04"	62.88'	330.00'	31.54'	N87°57'59"W	62.79'
C8	12°40'46"	59.75'	270.00'	30.00'	N87°05'08"W	59.63'
C9	3°03'38"	17.63'	330.00'	8.82'	N80°58'38"W	17.63'
C10	11°7'56"	6.12'	270.00'	3.06'	N80°05'47"W	6.12'
C11	86°57'23"	151.77'	100.00'	94.82'	N49°37'10"E	137.62'
C12	94°24'42"	49.43'	30.00'	32.40'	N53°20'50"E	44.03'
C13	44°02'34"	78.88'	100.00'	40.45'	N64°52'51"W	74.99'
C14	120°02'11"	209.49'	100.00'	173.33'	N17°09'31"E	173.24'
C15	23°22'34"	40.80'	100.00'	20.69'	N88°51'54"E	40.52'
C16	13°58'42"	73.19'	300.00'	36.78'	N86°26'10"W	73.01'
C17	38°13'53"	200.18'	300.00'	103.98'	N74°18'35"E	196.49'
C18	38°20'51"	220.38'	329.27'	114.49'	N78°51'04"E	216.29'

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

FILE NAME: I:\0010001\Final Plat

DATE: June 13, 2002

REVISIONS:

Sherwood Estates Subdivision
Development by Rollin G. Cooke, III
Munson Township - Geauga County - Ohio
Final Plat

V37.P25