

FINAL PLAT

PHEASANT RIDGE SUBDIVISION - Phase 4

BEING PART OF ORIGINAL HAMBDEN TOWNSHIP LOT NOS. 21 AND 16 IN THE BOND TRACT, CONTAINING 116.218 ACRES, BEING PART OF THE LAND AS CONVEYED TO TIMBERWOOD FARMS LTD., AN OHIO LIMITED LIABILITY COMPANY, BY DEEDS RECORDED IN VOLUME 1115, PAGE 1057 AND VOLUME 1138, PAGE 1048 OF THE GEAUGA COUNTY RECORDS. NOW IN.....

HAMBDEN TOWNSHIP
COUNTY OF GEAUGA, STATE OF OHIO
SCALE: T=100 FEBRUARY 2003

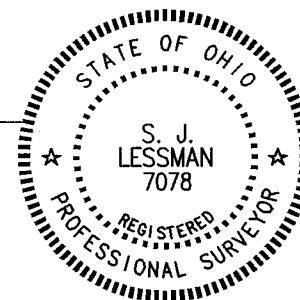
LESSMAN, BENDER & ASSOCIATES Engineers - Surveyors - Planners

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 PHEASANT RIDGE SUBDIVISION, PHASE 4 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 V. LESSMAN, Professional Surveyor No. 7078

Date: 8/05/03



ACCEPTANCE & DEDICATION

THE TIMBERWOOD FARMS LTD, AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS OUR PHEASANT RIDGE SUBDIVISION - PHASE 4, CONTAINING SUBLOTS 48 THROUGH 67, INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAID LAND AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS MONITORARY 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, PLATTING, 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.

*AND THE TEMPORARY LUL-DE-SAC EASEMENT.

IN WITNESS WHEREOF THE UNDERSIGNED HERELIANTO SET THEIR HANDS THIS 6th DAY OF August, 2003.

TIMBERWOOD FARMS, LTD.
PETERSEN DEVELOPMENT, LTD., MEMBER

Jerry Petersen
JERRY PETERSEN, MANAGING GENERAL PARTNER

TIMBERWOOD FARMS, LTD.
RIVER OAKS INVESTMENT COMPANY, MEMBER

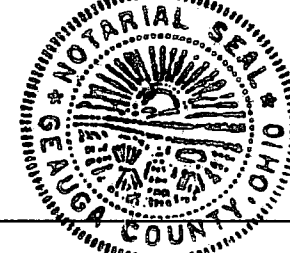
Dennis J. Bold
DENNIS J. BOLD, MANAGING GENERAL PARTNER

STATE OF OHIO
COUNTY OF GEAUGA S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED TIMBERWOOD FARMS, LTD. BY PETERSEN DEVELOPMENT, LTD., JERRY PETERSEN, MANAGING GENERAL PARTNER AND BY RIVER OAKS INVESTMENT COMPANY, 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 TIMBERWOOD FARMS, LTD. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERELIANTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO THIS 6th DAY OF August, 2003.

Bonita M. Swontek
NOTARY PUBLIC
PRINT NAME: Bonita M. Swontek

MY COMMISSION EXPIRES BONITA M. SWONTEK
Notary Public - State of Ohio
My Commission Expires August 26, 2003
Recorded in Geauga County



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 GEAUGA COUNTY ENGINEER.

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

UTILITY EASEMENT

WE, TIMBERWOOD FARMS LTD, AN OHIO LIMITED LIABILITY COMPANY, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, DOMINION EAST GAS COMPANY, AND ADELPHA COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND 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 GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRIC AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE 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 THEREFOR, TO REMOVE ANY AND ALL FACILITIES NOT CONTAINED IN THE RIGHTS CONVEYED TO GRANTEE BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO IRRIGATION SYSTEMS, ELECTRIC 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, ALIGNMENT AND MAINTAIN SERVICEABLES 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 SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

IN WITNESS WHEREOF THE UNDERSIGNED HERELIANTO SET THEIR HANDS THIS 6th DAY OF August, 2003.

TIMBERWOOD FARMS, LTD.
PETERSEN DEVELOPMENT, LTD., MEMBER

Jerry Petersen
JERRY PETERSEN, MANAGING GENERAL PARTNER

TIMBERWOOD FARMS, LTD.
RIVER OAKS INVESTMENT COMPANY, MEMBER

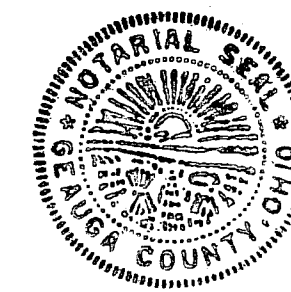
Dennis J. Bold
DENNIS J. BOLD, MANAGING GENERAL PARTNER

STATE OF OHIO
COUNTY OF GEAUGA S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED TIMBERWOOD FARMS, LTD. BY PETERSEN DEVELOPMENT, LTD., JERRY PETERSEN, MANAGING GENERAL PARTNER AND BY RIVER OAKS INVESTMENT COMPANY, 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 TIMBERWOOD FARMS LTD. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERELIANTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO THIS 6th DAY OF August, 2003.

Bonita M. Swontek
NOTARY PUBLIC

MY COMMISSION EXPIRES BONITA M. SWONTEK
Notary Public - State of Ohio
My Commission Expires August 26, 2003
Recorded in Geauga County



UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

- THE ILLUMINATING COMPANY, 9/10/03
PRINT NAME: SALAH N. DELLIGATTI
- THE WESTERN RESERVE TELEPHONE COMPANY, 9/24/03
PRINT NAME: DON Hobby
- DOMINION EAST GAS COMPANY, 9/12/03
PRINT NAME: STEVEN D. BARTZAL
- ADELPHA COMMUNICATIONS, 9.3.03
PRINT NAME: CHUCK SULLIVAN

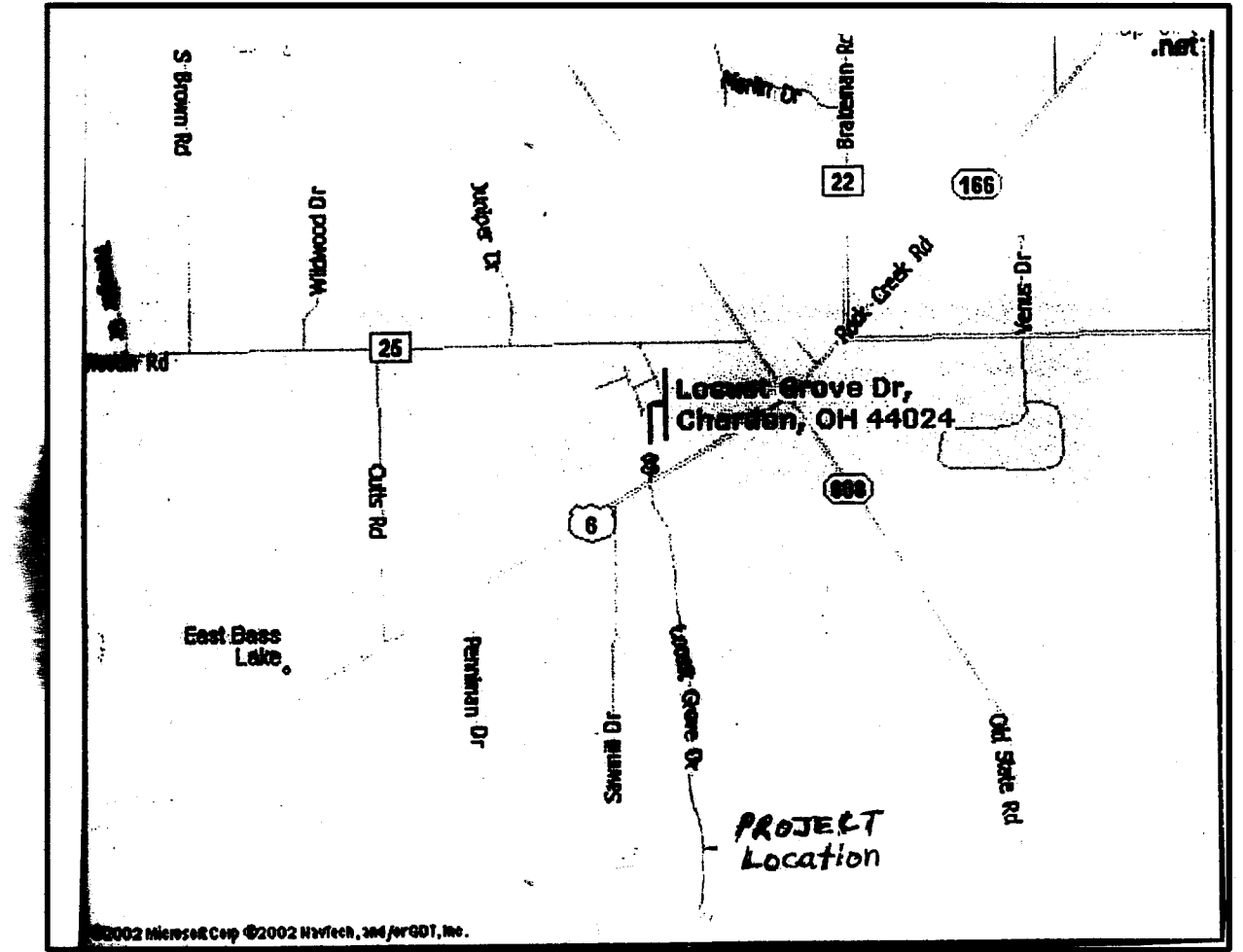
DECLARATION OF COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR PHEASANT RIDGE SUBDIVISION PHASE 4 IS RECORDED IN VOLUME 1152-1280, RE-RECORDED IN VOLUME 1164, PAGE 788 OF THE GEAUGA COUNTY DEED RECORDS, FIRST AMENDMENT VOLUME 1171, PAGE 788, SECOND AMENDMENT IN VOLUME 1225, PAGE 847.

SITE DATA BY PHASE

- PHASE 4
- Total Number of Sublots: 20 (48 through 67, INCLUSIVE)
- Total Area in Subdivision: 116.218 Ac.
- Total Area in Sublots: 112.330 Ac.
- Total Area in Road RAW: 3.888 Ac.
- Total Length of New Roads: 2,916.06 LF.

20040070418P
Filed for Record in
GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
10-01-2004 At 10:28 am.
PLAT 200.00
OR Book 37 Page 69 - 73



VICINITY MAP

APPROVALS

HAMBDEN TOWNSHIP
THIS PLAT COMPLIES WITH THE APPLICABLE HAMBDEN TOWNSHIP ZONING RESOLUTION
THIS 8th DAY OF August, 2003

Darlene Welch, Alternate Zoning Inspector
DARLENE WELCH

COUNTY PLANNING COMMISSION
APPROVED THIS 9th DAY OF SEPTEMBER, 2003

Eugene T. McCreary
CHAIRMAN, THE GEAUGA COUNTY PLANNING COMMISSION

COUNTY ENGINEER
PURSUANT TO SECTION 71.091 OF THE OHIO REVISED CODE, I HAVE CHECKED THE CONSTRUCTION OF ROADWAY IMPROVEMENTS OF THE ROADS DEDICATED TO PUBLIC USES HEREIN, AND DO HEREBY FIND THAT THE SAME HAVE BEEN CONSTRUCTED 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 24th DAY OF September, 2004

Robert L. Phillips
GEAUGA COUNTY ENGINEER
ROBERT L. PHILLIPS, P.E., P.S.

GEAUGA COUNTY PROSECUTOR
APPROVED AS TO LEGAL FORM THIS 26th DAY OF August, 2004

Rehan A. Akhlag, A.P.A.
ASST. GEAUGA COUNTY PROSECUTOR FOR DAVID JOYCE

GEAUGA COUNTY COMMISSIONERS
APPROVED THIS 30th DAY OF September, 2004
INCLUDING THE ACCEPTANCE FOR DEDICATION OF THE ROAD RIGHT-OF-WAY AS SHOWN HEREIN AND THE TEMPORARY LUL-DE-SAC EASEMENT FOR PUBLIC USES.

Mary E. Samipe
GEAUGA COUNTY COMMISSIONER
MARY E. SAMIPE

William Young
GEAUGA COUNTY COMMISSIONER
WILLIAM YOUNG

GEAUGA COUNTY COMMISSIONER
NEIL HOFSTETTER

GEAUGA COUNTY AUDITOR
TRANSFERRED THIS 12th DAY OF October, 2004

Tracy Jemison
GEAUGA COUNTY AUDITOR
TRACY JEMISON

GEAUGA COUNTY RECORDER
FILED FOR RECORD THIS 01st DAY OF October, 2004
RECORDED THIS 01st DAY OF October, 2004 IN PLAT BOOK VOLUME 37, PAGE 69-73

Mary Margaret McBride
GEAUGA COUNTY RECORDER
MARY MARGARET MCBRIDE

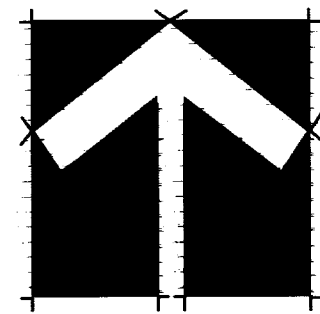
V37-P69

PHEASANT RIDGE
SUBDIVISION - Phase 4
SHEET 2 OF 5

Pheasant Ridge Subdivision Phase 1

Weslaco Sportman's Club
Deed Vol. 291, Pg. 387
Deed Vol. 469, Pg. 410

SEE SHEET NO. 5



0 100 200 300

Holl Dale Estates
Plat Vol. 12, Pg. 137

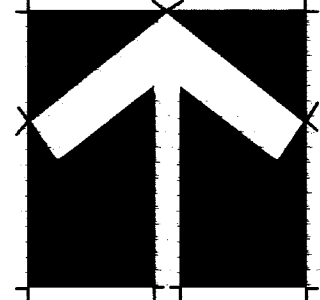
Pheasant Ridge Subdivision
Phase 3 40
Volume 29, Page 39

LOCUST GROVE DRIVE 60' Phase 3-A
Volume 35, Page 86

MONTCLAIR DRIVE 60'

V31.P70

SEE SHEET NO. 4



0 100 200 300

Holl Dale Estates
Plat Vol. 12, Pg. 137

Pheasant Ridge Subdivision
Phase 3 40
Volume 29, Page 39

SEE SHEET NO. 2

LOCUST GROVE DRIVE 60'
Volume

39

49
4.480 Ac.

50
4.153 Ac.

51
3.734 Ac.

52
3.587 Ac.

53
6.316 Ac.

46

41

45

42

43

44

Charlene D. McGowan
Deed Vol. 740, Pg. 748

SEE SHEET NO. 4

3/4" IRON PIPE SET

IRON FENCE POST
In Concrete
Found & Used

1/2" IRON PIPE
Fd. Q.365

IRON FENCE POST
In Concrete
Found & Used

3/4" IRON PIPE
Found & Used

1/2" IRON PIPE
Found & Used

3/8" IRON PIPE
Found & Used

5/8" IRON PIN
Fd. & Used

James V. & Brenda A. Souleby
Deed Vol. 1253, Pg. 216

Shirley Pokorny
Deed Vol. 1035, Pg. 888

N. 02° 30' 49" E. 85.436' Chk. to C.L.
1875.62' Chk. from Pipe to Pipe 1875.50' Rec.

D. Kevin & Nancy M. O'Reilly
Deed Vol. 1433, Pg. 438

Z. N. 02° 58' 22" E. 170.739' Chk. 71.12' Rec. from Pipe to Iron Pipe

D. Kevin & Nancy M. O'Reilly
Deed Vol. 1433, Pg. 438

D. Kevin & Nancy M. O'Reilly
Deed Vol. 1433, Pg. 438

N. 02° 35' 06" E. 155.622' Chk. to C.L.
1821.85' Rec. to R/W. 1820.44' Chk. to R/W

D. Kevin & Nancy M. O'Reilly
Deed Vol. 1433, Pg. 438

N. 02° 34' 37" E. 182.682' Rec. 1858.77' Chk. to C.L.

Thomas A. Graham, Jr., Trustee
Deed Vol. 1030, Pg. 1093

T. & J. Kallecker
Deed Vol. 1191, Pg. 572

David Adrian
Deed Vol. 1229, Pg. 725

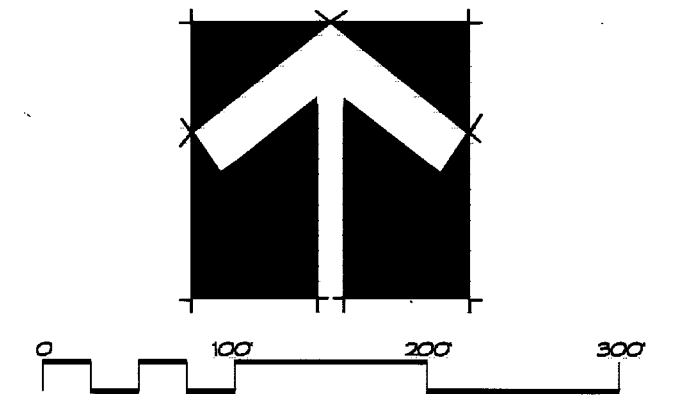
Marian M. Arnold, Trustee
Jack E. Arnold, Trustee
Deed Vol. 1040, Pg. 559
Parcel No. 2

PHEASANT
RIDGE
SUBDIVISION - Phase 4
SHEET 3 OF 5

V37.P71

5/8" IRON PIN
Fd. & Used

Michael J. & Rose M. Romans
Deed Vol. 811, Pg. 1111
Deed Vol. 811, Pg. 1113
Deed Vol. 812, Pg. 1001
Deed Vol. 1160, Pg. 490



SEE SHEET NO. 5

57
8,556 Ac.

Deed Vol. 680, Pg. 325
Deed Vol. 1135, Pg. 155

56
11,618 Ac.

63
3,934 Ac.

MONTCLAIR DRIVE 60'

50
4,153 Ac.

51
3,734 Ac.

52
3,587 Ac.

53
6,316 Ac.

54
7,712 Ac.

55
12,062 Ac.

SEE SHEET NO. 3

45

3/4" IRON PIPE
Fd. & Used

O.L. 16

O.L. 11

3/4" IRON PIPE SET

3/4" IRON PIPE SET

3/4" IRON PIPE
Fd. & Used

Charlene D. McGowan
Deed Vol. 740, Pg. 748

3/8" IRON PIPE
Found & Used

1" IRON PIPE SET

T. & J. Kollerker
Deed Vol. 1191, Pg. 572

David Ashton
Deed Vol. 1229, Pg. 725

Marian M. Arnold, Trustee
Jack E. Arnold, Trustee
Deed Vol. 1040, Pg. 559
Parcel No. 2

1" IRON PIPE
Fd. & Used

PHEASANT
RIDGE

SUBDIVISION - Phase 4

SHEET 4 OF 5

V37-P12

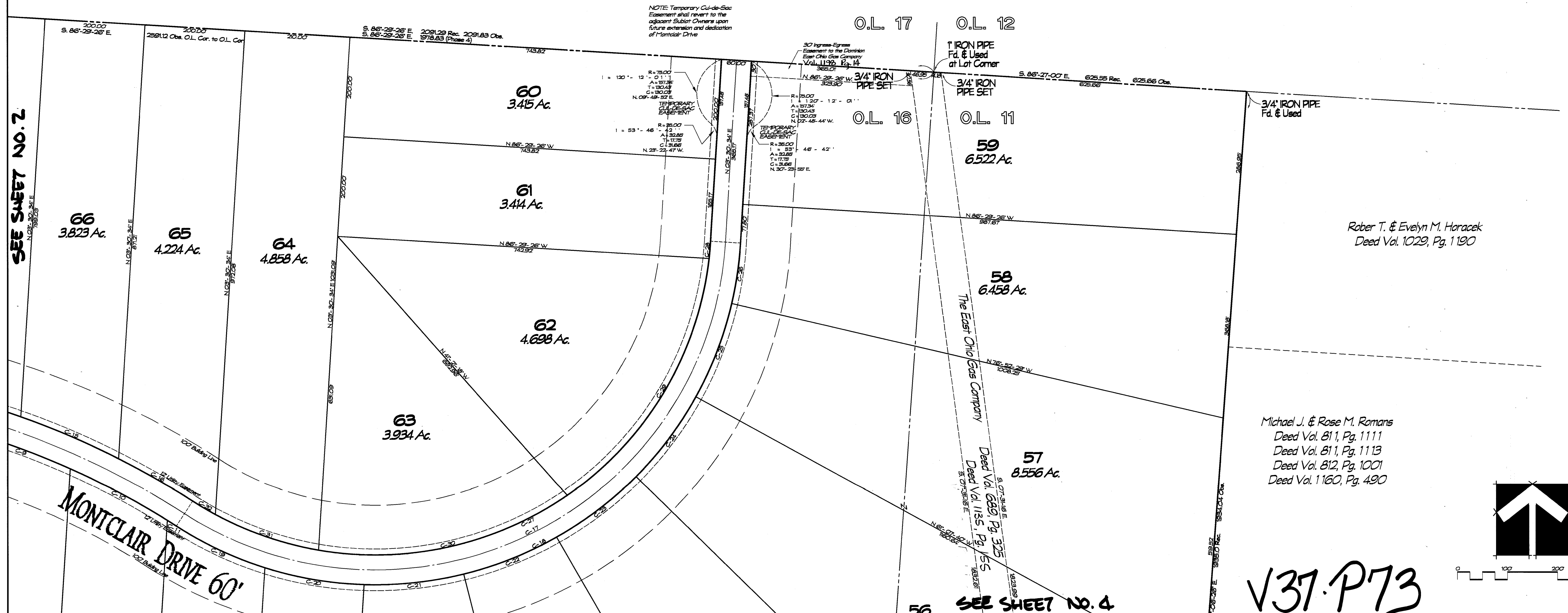
PHEASANT RIDGE

SUBDIVISION - Phase 4
SHEET 5 OF 5

Westaco Sportman's Club
Deed Vol. 291, Pg. 387
Deed Vol. 469, Pg. 410

Ralph G. & Saille M. Balsiger
Deed Vol. 1054, Pg. 483

NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C-1	8000.00	03° 58' 56"	549.04	274.63	N. 03° 28' 36" W.
C-2	8000.00	07° 30' 22"	1048.04	524.77	N. 00° 19' 33" E.
C-3	1600.00	36° 32' 02"	1020.22	528.19	N. 75° 09' 37" W.
C-4	1600.00	01° 05' 31"	30.49	15.25	N. 87° 07' 08" E.
C-5	1600.00	35° 26' 31"	989.73	511.27	N. 74° 36' 51" W.
C-6	1570.00	35° 26' 31"	971.77	507.68	N. 74° 36' 51" W.
C-7	1570.00	07° 00' 43"	192.14	96.59	N. 86° 48' 45" W.
C-8	1570.00	11° 38' 32"	328.15	164.07	N. 79° 20' 08" W.
C-9	1570.00	07° 38' 11"	329.25	164.78	N. 69° 31' 46" W.
C-10	1570.00	09° 02' 50"	220.50	110.43	N. 61° 41' 16" W.
C-11	1570.00	00° 46' 16"	21.19	10.56	N. 57° 16' 43" W.
C-12	1630.00	35° 26' 31"	1008.28	520.86	N. 74° 36' 51" W.
C-13	1630.00	14° 44' 37"	419.44	210.89	N. 84° 57' 48" W.
C-14	1630.00	07° 15' 20"	324.99	162.63	N. 75° 59' 19" W.
C-15	1630.00	07° 28' 45"	22.78	126.54	N. 66° 38' 46" W.
C-16	1630.00	06° 00' 48"	171.07	85.61	N. 59° 54' 00" W.
C-17	700.00	18° 35' 51"	1461.16	1222.66	N. 63° 18' 29" E.
C-18	730.00	18° 35' 51"	1523.78	1254.20	N. 63° 18' 29" E.
C-19	730.00	15° 24' 15"	196.26	98.73	N. 64° 35' 43" W.
C-20	730.00	15° 50' 33"	201.85	101.97	N. 60° 18' 07" W.
C-21	730.00	15° 44' 49"	200.63	100.85	N. 61° 59' 12" E.
C-22	730.00	15° 44' 49"	200.63	100.85	N. 68° 14' 23" E.
C-23	730.00	15° 44' 49"	200.63	100.85	N. 52° 29' 34" E.
C-24	730.00	15° 44' 49"	200.63	100.85	N. 36° 44' 44" E.
C-25	730.00	15° 44' 49"	200.63	100.85	N. 20° 58' 55" E.
C-26	730.00	09° 36' 57"	122.51	61.40	N. 08° 19' 02" E.
C-27	670.00	18° 35' 51"	1368.54	1151.2	N. 63° 18' 29" E.
C-28	670.00	02° 58' 47"	34.85	174.3	N. 04° 59' 57" E.
C-29	670.00	48° 44' 45"	570.02	303.54	N. 30° 51' 44" E.
C-30	670.00	44° 36' 01"	521.54	274.79	N. 77° 32' 08" E.
C-31	670.00	18° 44' 14"	219.11	110.54	N. 70° 47' 46" W.
C-32	670.00	04° 32' 04"	53.02	26.53	N. 59° 09' 37" W.



V37-P73

