

# FINAL PLAT of COPPERLEAF SUBDIVISION

SITUATED IN THE TOWNSHIPS OF HAMBDEN AND CLARIDON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBERS 21 AND 26, BOND TRACT, IN HAMBDEN TOWNSHIP, AND PART OF ORIGINAL LOT NUMBER 1, HOLMES TRACT, IN CLARIDON TOWNSHIP, ALSO KNOWN AS PART OF A PARCEL OF LAND CONVEYED TO HAMBDEN INVESTMENTS L.L.C. BY DEED RECORDED IN VOLUME 1494 PAGE 938 OF GEAUGA COUNTY DEED RECORDS, AND CONTAINING 72.6530 ACRES

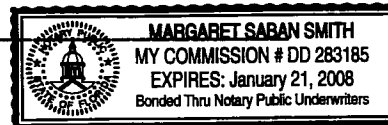
### ACCEPTANCE CERTIFICATION AND DEDICATION

BE IT KNOWN THAT HAMBDEN INVESTMENTS L.L.C., OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFIES THIS PLAT CORRECTLY REPRESENTS OUR "COPPERLEAF SUBDIVISION" A SUBDIVISION CONTAINING SUBLOTS ONE (1) THROUGH TWENTY (20) BOTH INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS COPPERLEAF DRIVE (60'). 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 ITSELF AND ALL SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HANDS THIS 5<sup>th</sup> DAY OF April, 2004.

David Leichtman  
David Leichtman, President  
Linda Winebrenner LINDA WINEBRENNER  
WITNESS PRINT NAME  
Lora M. Corey Lora M. Corey  
WITNESS PRINT NAME

FLORIDA  
STATE OF OHIO, COUNTY OF LEE  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED DAVID LEICHTMAN, PRESIDENT, WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY AND THE FREE ACT AND DEED OF HAMBDEN INVESTMENTS L.L.C., FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Lee County OHIO THIS 5<sup>th</sup> DAY OF April, 2004.


NOTARY PUBLIC Margaret Saban Smith  
MY COMMISSION EXPIRES 1/21/08  


### UTILITY EASEMENT

WE, HAMBDEN INVESTMENTS L.L.C., THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, ALLTEL CORPORATION, DOMINION EAST OHIO GAS COMPANY AND ADELPHIA, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH AS DELINEATED HEREON, UNDER, OVER AND THROUGH ALL LOTS AND ALL LANDS SHOWN HEREON AND PARALLEL AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND 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 ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO THE GRANTEE 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, 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. ALL LOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE. IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HANDS THIS 5<sup>th</sup> DAY OF April, 2004.

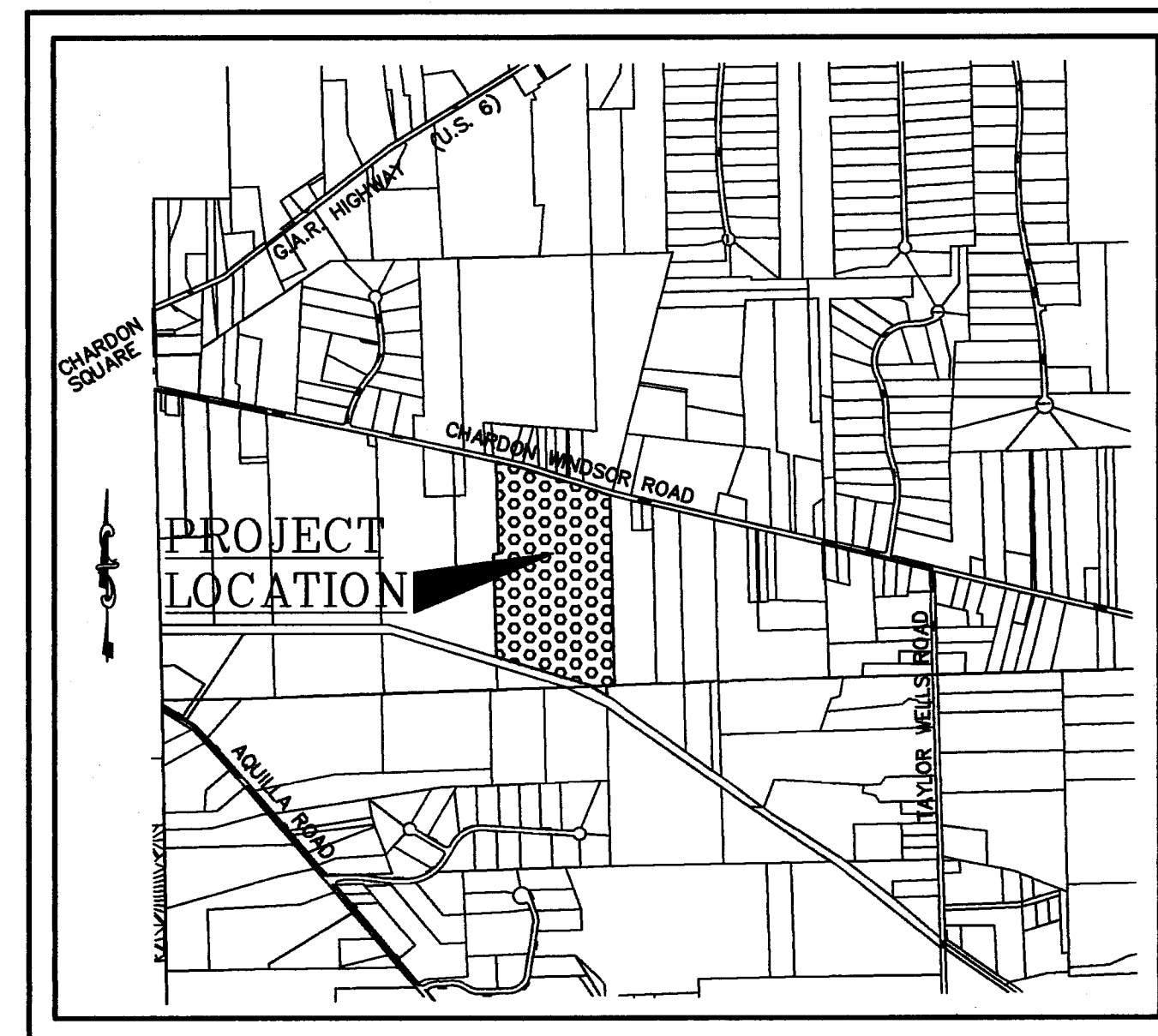
HAMBDEN INVESTMENTS LLC  
BY: DAVE LEICHTMAN, PRESIDENT  
David Leichtman  
Dave Leichtman, President  
Linda Winebrenner LINDA WINEBRENNER  
WITNESS PRINT NAME  
Lora M. Corey Lora M. Corey  
WITNESS PRINT NAME

FLORIDA  
STATE OF OHIO, COUNTY OF LEE  
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NOTARY PUBLIC Margaret Saban Smith  
MY COMMISSION EXPIRES 1/21/08  


### PREPARED FOR:

HAMBDEN INVESTMENTS L.L.C.  
P.O. BOX 308  
Chesterland, Ohio 44062  
Telephone #(440) 729-4220  
Fax #(440) 729-4336  
Contact: Mr. DAVE LEICHTMAN



VICINITY MAP

Not To Scale

### SUBDIVISION TABULATION

TOTAL AREA: 72.6530 ACRES  
AREA IN HAMBDEN TWP. = 72.1295 ACRES  
AREA IN CLARIDON TWP. = 0.5235 ACRES  
(AREA IN CHARDON-WINDSOR ROAD RW = 0.2284 ACRES)

PROPOSED LOTS : 20  
AREA IN LOTS : 69.3320 ACRES  
(Incl. 0.1458 ACRES IN CHARDON-WINDSOR RD RW)

AREA IN COPPERLEAF DRIVE & CHARDON-WINDSOR ROAD RW = 3.3210 ACRES

COPPERLEAF DRIVE LENGTH = ±2150 LF

ON-SITE SEWAGE DISPOSAL

DEEP WELL WATER SUPPLY

12' UTILITY EASEMENT

100' FRONT BUILDING SETBACK

200400705550  
Filed for Record in  
GEAUGA COUNTY, OHIO  
MARY MARGARET MCBRIDE  
10-22-2004 At 03:26 PM.  
PLAT 80.00  
OR Book 37 Page 81 - 82

### THE UTILITY EASEMENT IS ACCEPTED BY THE FOLLOWING:

Ralph Cleveland 9/1/04 RALPH CLEVELAND  
Cleveland Electric Illuminating Company Print Name  
Steve Bartral 9/20/04  
Dominion East Ohio Gas Company Print Name  
Larry Bolk 8-15-04  
Adelphia Print Name  
Jon Hobby 8/13/04  
Altel Corporation Print Name

### APPROVALS

TRANSFERRED THIS 22<sup>nd</sup> DAY OF OCT., 2004.  
Tracy A. Jemison  
Tracy A. Jemison Geauga County Auditor

FILED FOR RECORD THIS 22 DAY OF October, 2004 AT 3:36 PM.  
RECORDED THIS 22 DAY OF October, 2004 IN PLAT BOOK VOLUME 37 PAGE 81-82  
Mary Margaret McBride  
Mary Margaret McBride Geauga County Recorder

**V37-P81**

### APPROVALS

APPROVED AS TO LEGAL FORM THIS 17<sup>th</sup> DAY OF September, 2004.  
Rebecca F. Schlabach  
Gauga County Prosecutor

APPROVED THIS 13<sup>th</sup> DAY OF April, 2004.  
Margaret Muehling  
Margaret Muehling (Chairperson) Geauga County Planning Commission

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.  
APPROVED THIS 24<sup>th</sup> DAY OF September, 2004

Robert L. Phillips  
Robert L. Phillips, PE, PS Geauga County Engineer

ZONING STATEMENT  
THIS PLAT COMPLIES WITH THE APPLICABLE HAMBDEN TOWNSHIP ZONING RESOLUTIONS THIS 7<sup>th</sup> DAY OF April, 2004.

Ralph Cleveland  
RALPH CLEVELAND Hambden Township Zoning Inspector

ZONING STATEMENT  
THIS PLAT COMPLIES WITH THE APPLICABLE CLARIDON TOWNSHIP ZONING RESOLUTIONS THIS 6 DAY OF April, 2004.

Martin Pesek  
MARTIN PESEK Claridon Township Zoning Inspector

APPROVED THIS 19<sup>th</sup> DAY OF October, 2004,  
CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE.

Neil C. Hofmeister  
Neil C. Hofmeister Geauga County Commissioner

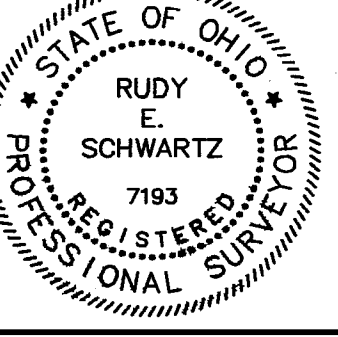
Mary Samide  
Mary Samide Geauga County Commissioner

William S. Young  
William S. Young Geauga County Commissioner

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR COPPERLEAF SUBDIVISION IS RECORDED IN VOLUME 1735 PAGE 135 OF THE GEAUGA COUNTY DEED RECORDS.

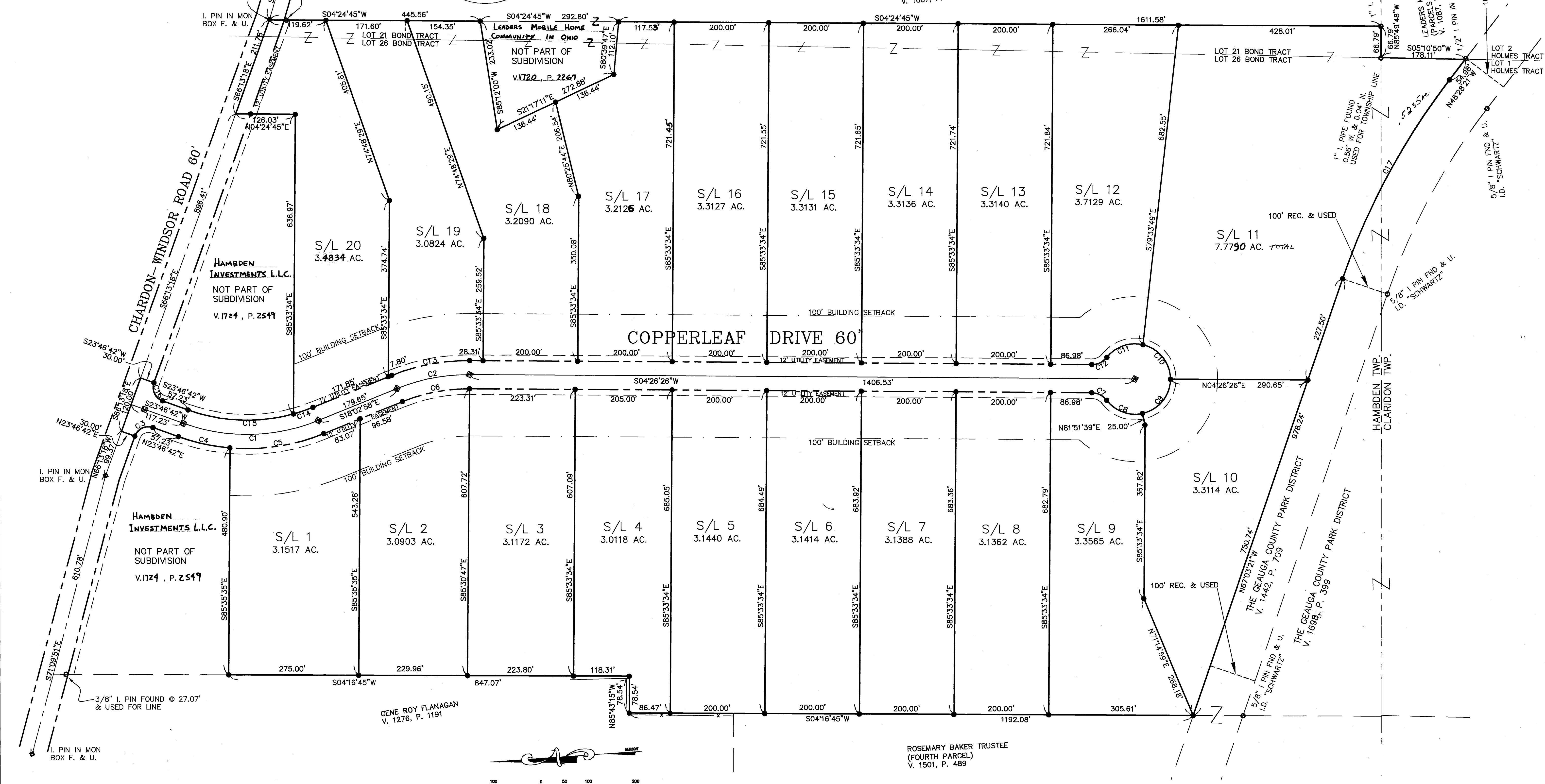
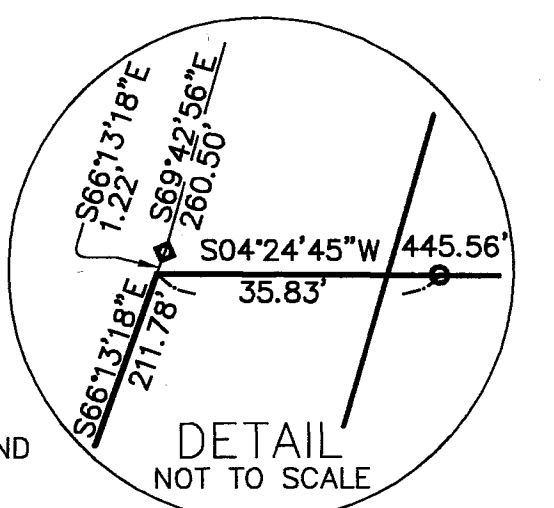
SURVEYOR CERTIFICATION  
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE LOTS AND ROAD ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY 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 BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.

Rudy E. Schwartz 4-1-04  
RUDY E. SCHWARTZ P.S. 7193 DATE:

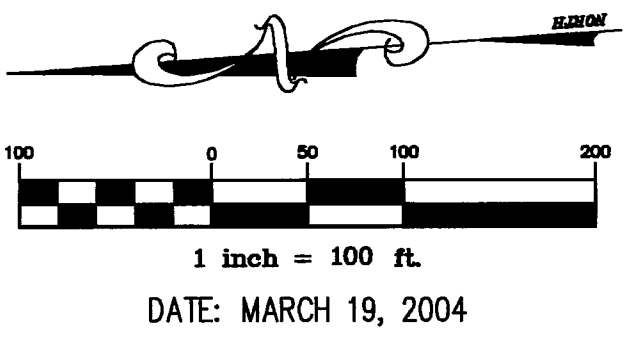


SCHWARTZ LAND SURVEYING, INC.  
RUDY E. SCHWARTZ  
PROFESSIONAL SURVEYOR  
12121 KINSMAN ROAD  
NEWBURY, OHIO 44065  
(440) 564-8174 Fax: (440) 564-8285

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	282.01	400.00	41°49'40"	S02°51'52"W	285.57	152.86
C2	157.01	400.00	22°29'24"	N08°48'16"W	156.00	78.53
C3	47.12	30.00	90°00'00"	N21°13'18"W	42.43	30.00
C4	111.37	430.00	14°30'22"	S10°21'31"W	111.06	58.00
C5	202.55	430.00	28°39'18"	S04°33'19"E	200.68	103.19
C6	146.23	370.00	22°29'24"	N08°48'16"W	144.30	73.56
C7	36.66	40.00	52°30'17"	N30°41'30"E	35.39	19.73
C8	85.20	75.00	85°05'04"	S24°24'11"W	80.89	47.86
C9	101.34	75.00	77°28'13"	S44°33'57"E	83.81	60.11
C10	101.15	75.00	77°16'25"	N55°48'14"E	83.86	58.95
C11	85.39	75.00	65°13'52"	N15°28'55"W	80.85	47.99
C12	36.66	40.00	52°30'17"	S21°48'42"E	35.39	19.73
C13	188.79	430.00	22°29'24"	N08°48'16"W	187.71	85.49
C14	43.65	370.00	6°45'32"	S14°40'12"E	43.62	21.85
C15	226.47	370.00	35°04'08"	S08°14'38"W	222.95	116.91
C16	47.12	30.00	90°00'00"	S88°46'42"W	42.43	30.00
C17	480.63	1482.50	16°35'00"	N57°45'51"W	478.73	242.55



- LEGEND**
- Mon. 1" PIN: Set (Boxless Pavement Mon)
  - IPS 5/8" Iron Pin Set (id Schwartz)
  - I.Pin Iron Pin Fnd
  - I.Pipe Iron Pipe Fnd
  - Mon. Monument Fnd
  - Fnd. Found
  - D. Dead
  - R/Rec Record
  - M/Meas Measured
  - O/Obs Observed
  - C/Calc Calculated
  - U. Used



V37-P82

COPPERLEAF SUBDIVISION

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