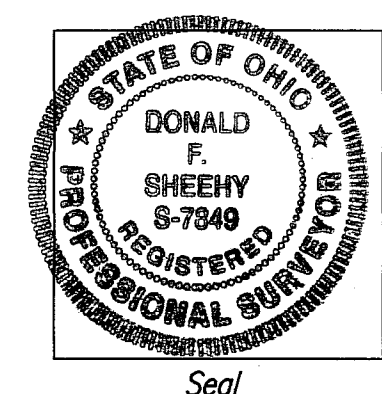


# FINAL PLAT NICOLE'S WAY SUBDIVISION

Situated in the Township of Munson, County of Geauga and State of Ohio and known as being part of Original Lot 14, Tract 3 and containing 36.5433 acres of land, being part of the land as conveyed to Enzoco Development, LLC in the deed recorded in Volume 1735, Page 2818 of the Geauga County Deed Records.

### SURVEYOR'S CERTIFICATION

I do hereby certify that I have surveyed the premises and prepared the attached plat in accordance with the provisions of Chapter 4733-37 of 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 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.



Donald F. Sheehy  
Donald F. Sheehy, Professional Surveyor #7849  
Date: Jan. 3, 2005

### UTILITY EASEMENT:

The undersigned owner, Enzoco Development, LLC, the owner of the within platted land does hereby grant unto the Cleveland Electric Illuminating Co., Dominion East Ohio Gas Company, Alltel Corporation and Adelphia Cable, all Ohio corporations, their successors and assigns (herein referred to as the grantees) 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 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 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 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, gas and communication 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 sublots and all lands shall be restricted to underground utility service.

\* B ORWELL NATURAL GAS COMPANY  
In witness whereof the undersigned hereunto set their hands this 14 day of JANUARY, 2005.  
Enzoco Development, LLC  
Enzo Peretto, President

STATE OF OHIO } S.S.  
COUNTY OF CUYAHOGA }  
Anita M. Maga  
ANITA M. MAGA, Notary Public, State of Ohio

Before me, a notary public in and for said county and state, personally appeared the above named Enzo Peretto, President, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of Enzoco Development, LLC for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at MAXFIELD HTS, OHIO, this 14<sup>th</sup> day of JANUARY, 2005.

NOTARY PUBLIC: Anita M. Maga My Commission Expires 12-6-05  
(print name) ANITA M. MAGA Recorded in Lake County

**UTILITY EASEMENT ACCEPTED BY:**  
Cleveland Electric Illuminating Co. Alltel Corporation  
REPRESENTATIVE: John Holby 9/13/05  
(print name) John Holby  
Dominion East Ohio Gas Company Adelphia Cable  
REPRESENTATIVE: Dennis Thomson 9/13/05  
(print name) Dennis Thomson  
ORWELL NATURAL GAS COMPANY  
REPRESENTATIVE: Jerry Livengood  
(print name) Jerry Livengood

**DETENTION BASIN AND STORM SEWER EASEMENT:**  
The undersigned owner, Enzoco Development, LLC, the owner of the within platted land does hereby grant unto Nicole's Way Homeowners Association, Inc., its successors and assigns a permanent easement as shown herein on portions of Sublots 2, 3, 9 and 10 for the construction, maintenance, repair and/or replacement of storm sewers and detention basins. In witness whereof the undersigned hereunto set their hands this 14 day of JANUARY, 2005.

Enzoco Development, LLC  
Enzo Peretto, President

STATE OF OHIO } S.S.  
COUNTY OF CUYAHOGA }  
Anita M. Maga  
ANITA M. MAGA, Notary Public, State of Ohio

Before me, a notary public in and for said county and state, personally appeared the above named Enzo Peretto, President, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of Enzoco Development, LLC for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at MAXFIELD HTS, OHIO, this 14<sup>th</sup> day of JANUARY, 2005.

NOTARY PUBLIC: Anita M. Maga My Commission Expires 12-6-05  
(print name) ANITA M. MAGA Recorded in Lake County

**DETENTION BASIN AND STORM SEWER EASEMENT ACCEPTED BY:**  
NICOLE'S WAY HOMEOWNER'S ASSOCIATION, INC.  
Enzo Peretto, President

Prepared for: Enzoco Development, LLC  
12021 Ravenna Road - Unit #1  
Munson, Ohio 44024  
Contact: Mr. Enzo Peretto  
Phone: (440) 285-7600

### ACCEPTANCE AND DEDICATION:

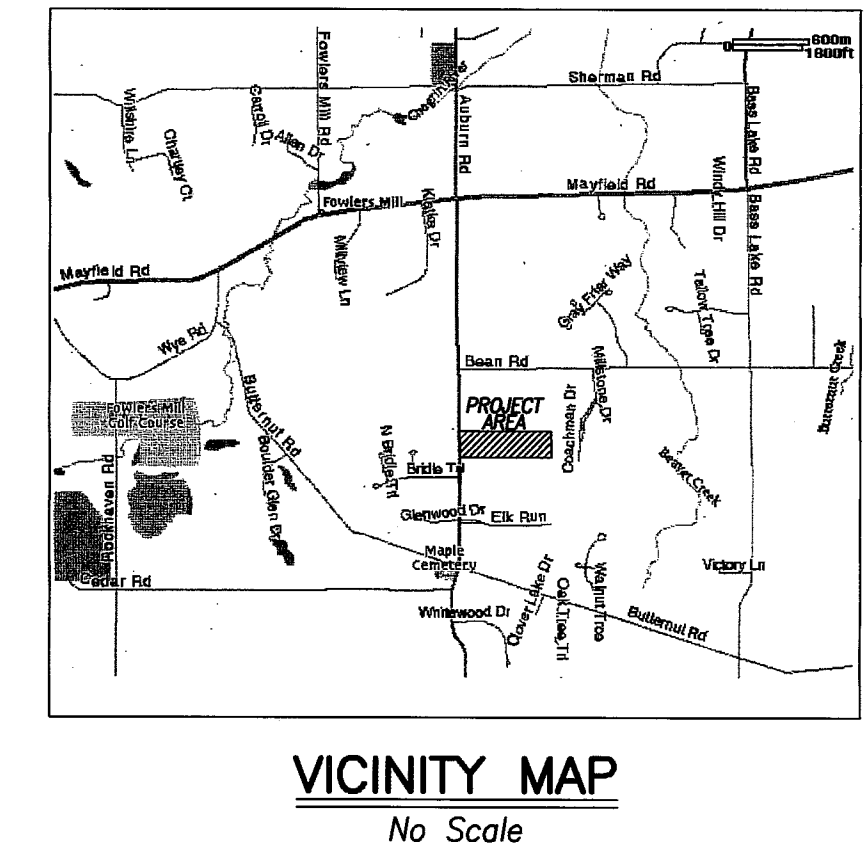
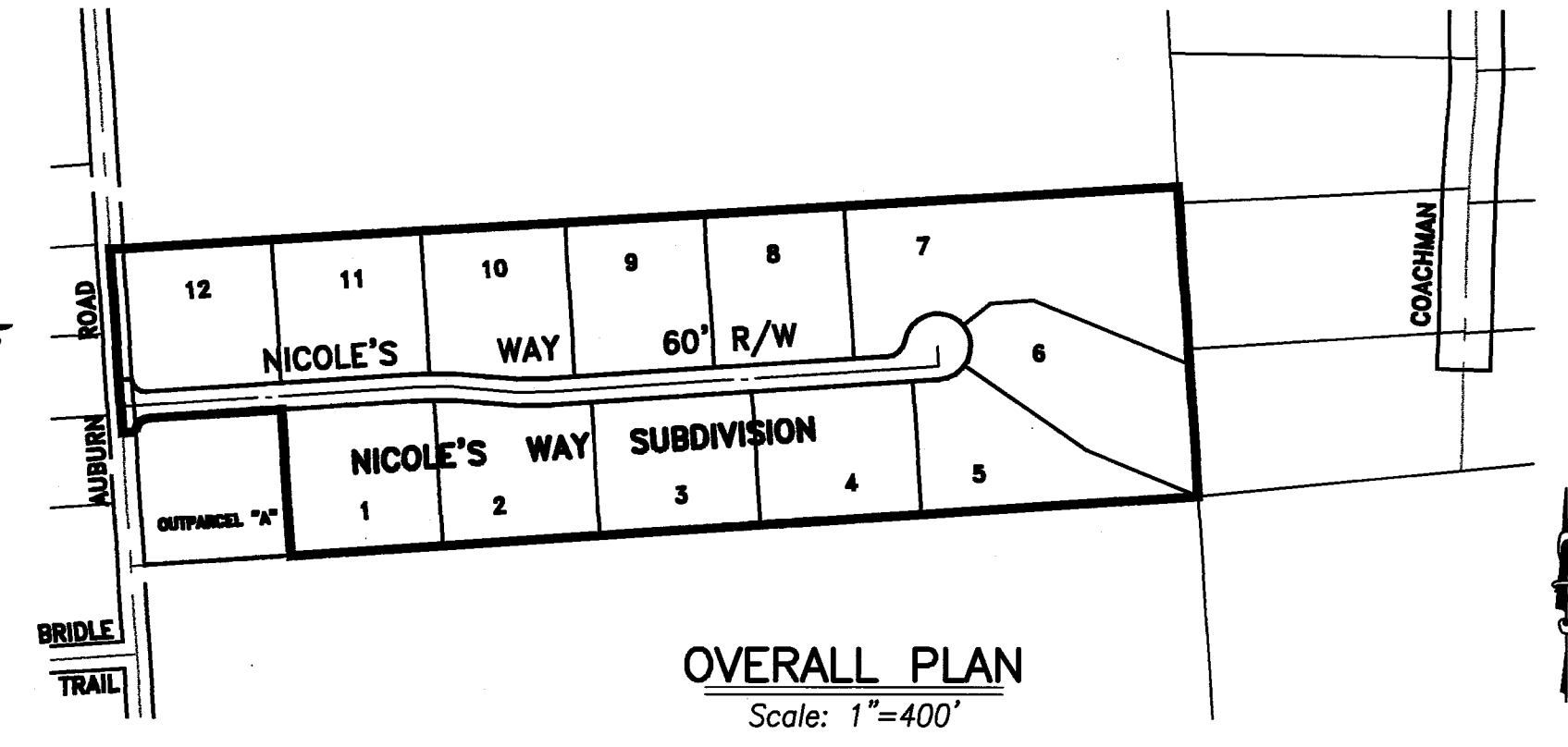
The undersigned owner, Enzoco Development, LLC, of the land shown herein, hereby certify that this plat correctly represents "Nicole's Way Subdivision", a subdivision containing Sublots 1 through 12 both inclusive, and do hereby accept this plat of same and dedicate to public use the area designated as Nicole's Way shown hereon. 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 or 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 14 day of JANUARY, 2005.  
Enzoco Development, LLC  
Enzo Peretto, President

STATE OF OHIO } S.S.  
COUNTY OF CUYAHOGA }

Before me, a notary public in and for said county and state, personally appeared the above named Enzo Peretto, President, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of Enzoco Development, LLC for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at MAXFIELD HTS, OHIO, this 14<sup>th</sup> day of JANUARY, 2005.

NOTARY PUBLIC: Anita M. Maga My Commission Expires 12-6-05  
(print name) ANITA M. MAGA Recorded in Lake County



### MORTGAGE RELEASE:

The undersigned mortgagee of the land indicated 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 Nicole's Way and hereby releases from lien of our mortgage and waives any right which we may otherwise have in said Nicole's Way.

This 14 day of JANUARY, 2005.  
Jeff Skonieczny  
Jeffrey A. Skonieczny, Vice President

STATE OF OHIO } S.S.  
COUNTY OF CUYAHOGA }

Before me, a notary public in and for said county and state, personally appeared the above named Jeffrey Skonieczny of First Merit Bank, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of Jeffrey Skonieczny for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at MAXFIELD HTS, OHIO, this 14<sup>th</sup> day of JANUARY, 2005.

NOTARY PUBLIC: Anita M. Maga My Commission Expires 12-6-05  
(print name) ANITA M. MAGA Recorded in Lake County

### APPROVALS

Approved as to legal form this 13<sup>th</sup> day of September, 2005.  
Rebecca F. Schlaag  
Geauga County Prosecutor

Approved this 8<sup>th</sup> day of February, 2005.  
Margaret Muehling  
Margaret Muehling, Chairman, Geauga County Planning Commission

Pursuant to Section 711.091 of the Ohio Revised Code, I have checked the construction of roadway improvements contained within the road right-of-way 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 19<sup>th</sup> day of September, 2005.  
Robert L. Phillips  
Robert L. Phillips, Geauga County Engineer

Approved this 20<sup>th</sup> day of October, 2005, constituting an acceptance of the dedication of any road right-of-way shown hereon for public use shown hereon.  
William Young  
William Young, Geauga County Commissioner  
Craig Albert  
Craig Albert, Geauga County Commissioner  
Mary E. Sanfey  
Mary E. Sanfey, Geauga County Commissioner

Transferred this 21<sup>st</sup> day of OCTOBER, 2005.  
Tracy A. Jemison  
Tracy A. Jemison, Geauga County Auditor

Filed for record this 21<sup>st</sup> day of October, 2005 at 10:46 A.M.  
Recorded this 21<sup>st</sup> day of October, 2005 in plat book volume 38, page 72-73.  
Mary Margaret McBride  
Mary Margaret McBride, Geauga County Recorder

### ZONING STATEMENT

This plat complies with the applicable Munson Township Zoning Resolution.  
This 5<sup>th</sup> day of JANUARY, 2005.  
Donald Zambory  
Donald Zambory, Munson Township Zoning Inspector

### COVENANTS & RESTRICTIONS

The Declarations of Covenants and Restrictions for Nicole's Way Subdivision is recorded in Volume 1748, Page 1532 of Geauga County Records.

**BASIS OF BEARINGS:** CENTERLINE OF AUBURN ROAD (FORMERLY CHARDON-AUBURN CENTER ROAD) AS SHOWN ON THE DEED AS CONVEYED TO BETTY TOD BASH DATED DECEMBER 14, 2000, RECORDED IN VOLUME 1330, PAGE 0878 OF GEAGA COUNTY RECORDS.

**CHAGRIN VALLEY ENGINEERING, LTD.**  
22999 FORBES ROAD, SUITE B P.O. BOX 44146 CLEVELAND, OHIO 44146  
PHONE: (440) 439-1999 FAX: (440) 439-1969  
August 25, 2004 CVE Project No. 04036

V38-P72

# FINAL PLAT OF NICOLE'S WAY SUBDIVISION

LOCATED IN THE TOWNSHIP OF MUNSON, COUNTY OF GEauga, AND STATE OF OHIO  
AND BEING PART OF ORIGINAL MUNSON TOWNSHIP LOT NO. 14, TRACT 3.

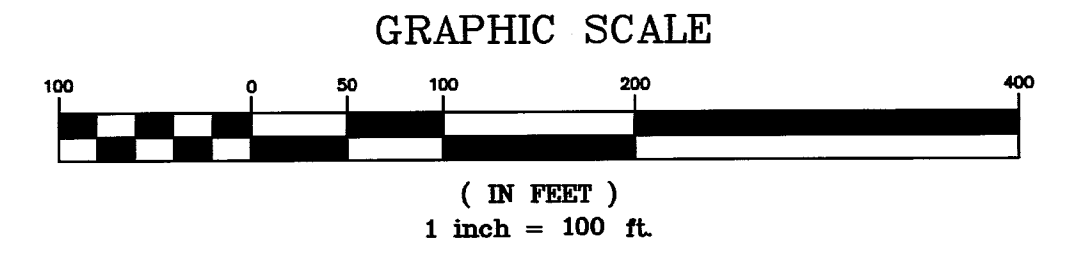
CURVE DATA						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	750.00	11°28'42"	150.25	75.38	150.00	N 80°26'49" W
2	750.00	11°28'42"	150.25	75.38	150.00	N 80°26'49" W
3	30.00	89°58'50"	47.11	29.99	42.42	N 48°49'25" E
4	720.00	11°28'42"	144.24	72.36	144.00	N 80°26'49" W
5	780.00	11°28'42"	156.26	78.39	156.00	N 80°26'49" W
6	75.00	25°26'39"	336.99	93.54	117.03	N 34°54'30" W
7	40.00	77°26'39"	54.07	32.07	50.04	N 55°05'30" E
8	720.00	11°28'42"	144.24	72.36	144.00	N 80°26'49" W
9	780.00	11°28'42"	156.26	78.39	156.00	N 80°26'49" W
10	30.00	90°01'10"	47.13	30.01	42.43	N 41°10'35" W
11	720.00	2°47'11"	35.01	17.51	35.01	N 84°47'35" W
12	720.00	8°41'31"	109.23	54.72	109.12	N 79°03'14" W
13	75.00	51°26'39"	67.34	36.13	65.10	N 68°05'30" E
14	75.00	73°55'48"	96.77	56.44	90.20	N 05°24'16" E
15	75.00	132°04'12"	172.88	168.73	137.07	N 82°24'17" E
16	780.00	9°14'06"	125.72	63.00	125.58	N 79°19'31" W
17	780.00	2°14'36"	30.54	15.27	30.54	N 85°03'52" W

### SURVEY LEGEND

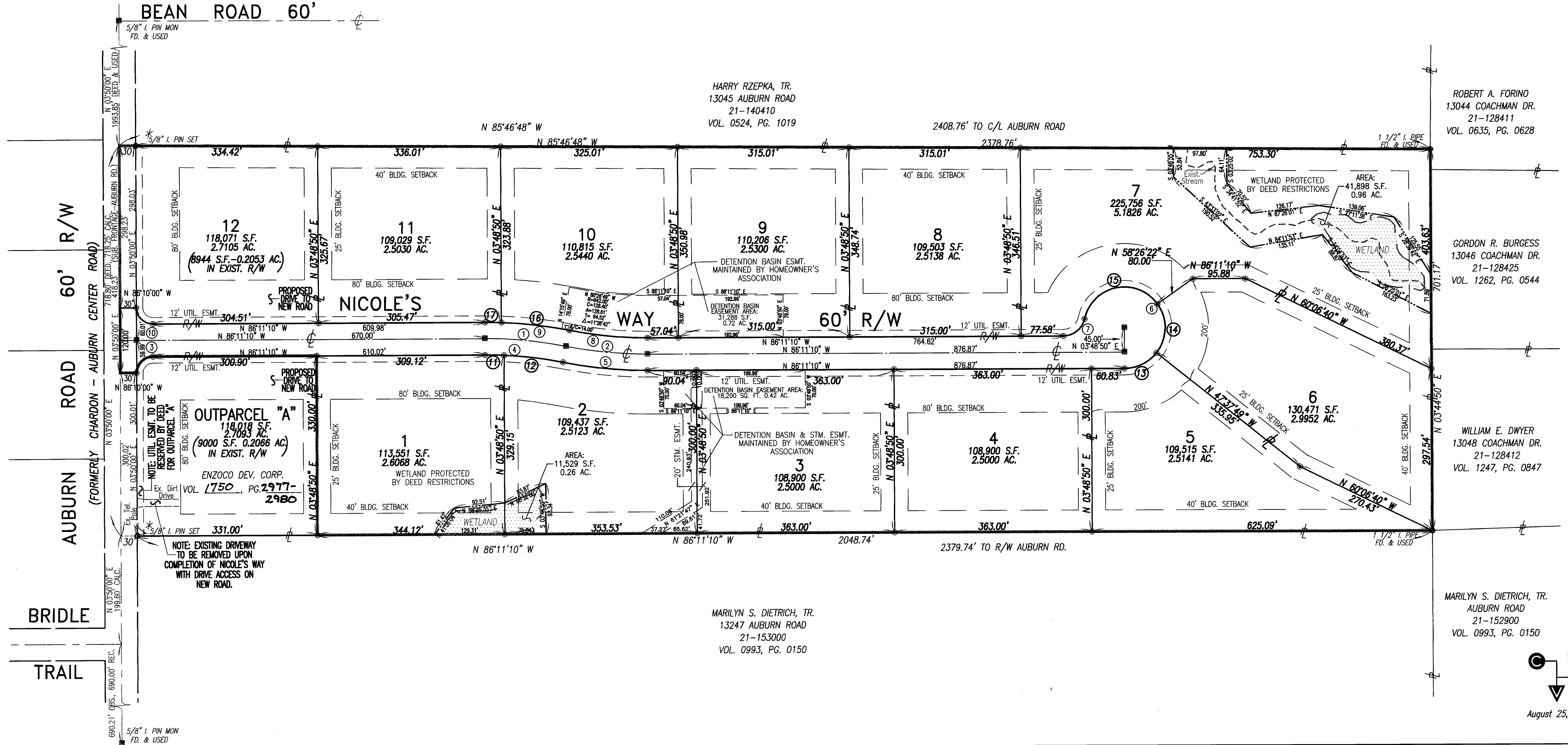
- IRON PIN FOUND
- MON. BOX FOUND
- \* ● 5/8" IRON PIN SET
- W/YELLOW CAP "SHEEHY #7849"
- 1" IRON PIN MON. SET

### SUBDIVISION TABULATION:

SUBLOT AREAS: (NO. OF SUBLOTS)	33.6123 AC. (12 LOTS)
PROP. RIGHT-OF-WAY: (PAVEMENT LENGTH)	2.8484 AC. (1830.0 L.F.)
AREA OF PROP. R/W IN EXIST. R/W:	0.0826 AC.
TOTAL AREA:	36.5433 AC.



AUGUST 25, 2004



V38.P73

**CHAGRIN VALLEY ENGINEERING, LTD.**

22999 FORBES ROAD, SUITE B PHN: (440) 439-1999  
CLEVELAND, OHIO 44146 FAX: (440) 439-1969