

# RESUBDIVISION OF SUBLOTS 13 & 14 IN LADUE TRAILS SUBDIVISION

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL TOWNSHIP SECTION 4, TRACT 2 WITHIN SAID TOWNSHIP CONTAINING 8.4571 ACRES BEING PART OF THE LAND CONVEYED TO AUBURN DEVELOPMENT PARTNERS, LLC IN DEED RECORDED IN VOLUME 1763, PAGE 3208 OF GEAGA COUNTY RECORDS, AND BEING A PART OF LADUE TRAILS SUBDIVISION AS RECORDED IN VOLUME 39 PAGE 19 OF THE GEAGA COUNTY PLAT RECORDS.

### ACCEPTANCE CERTIFICATION AND DEDICATION

THE UNDERSIGNED OWNER, AUBURN DEVELOPMENT PARTNERS, LLC, BY ROBERT FLESHER, ITS MANAGER, OF THE LAND SHOWN HEREIN, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS ITS "RESUBDIVISION OF SUBLOTS 13 AND 14 IN LADUE TRAILS SUBDIVISION" AND DOES HEREBY ACCEPT THE PLAT OF SAME. SAID SUBLOTS NOW IDENTIFIED HEREIN AS SUBLOTS 13A AND 14A. 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 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 SET HIS HAND THIS 5<sup>th</sup> DAY OF April, 2006

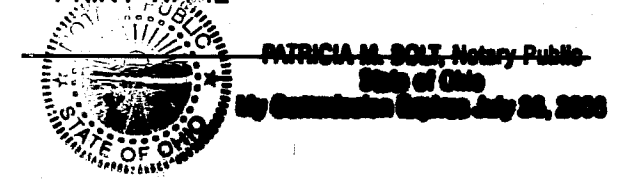
BY: Robert Flesher  
ROBERT FLESHER, MANAGER  
AUBURN DEVELOPMENT PARTNERS, LLC

Thomas J. Flesher  
WITNESS  
THOMAS J. FLESHER  
PRINT NAME

STATE OF OHIO )  
COUNTY OF GEAGA )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED AUBURN DEVELOPMENT PARTNERS, LLC, BY ROBERT FLESHER, ITS MANAGER 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 SAID LLC FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cincinnati, OHIO, THIS 6<sup>th</sup> DAY OF April, 2006.

Patricia M. Bolt Patricia M. Bolt  
NOTARY PUBLIC PRINT NAME  
MY COMMISSION EXPIRES: July 08, 2008

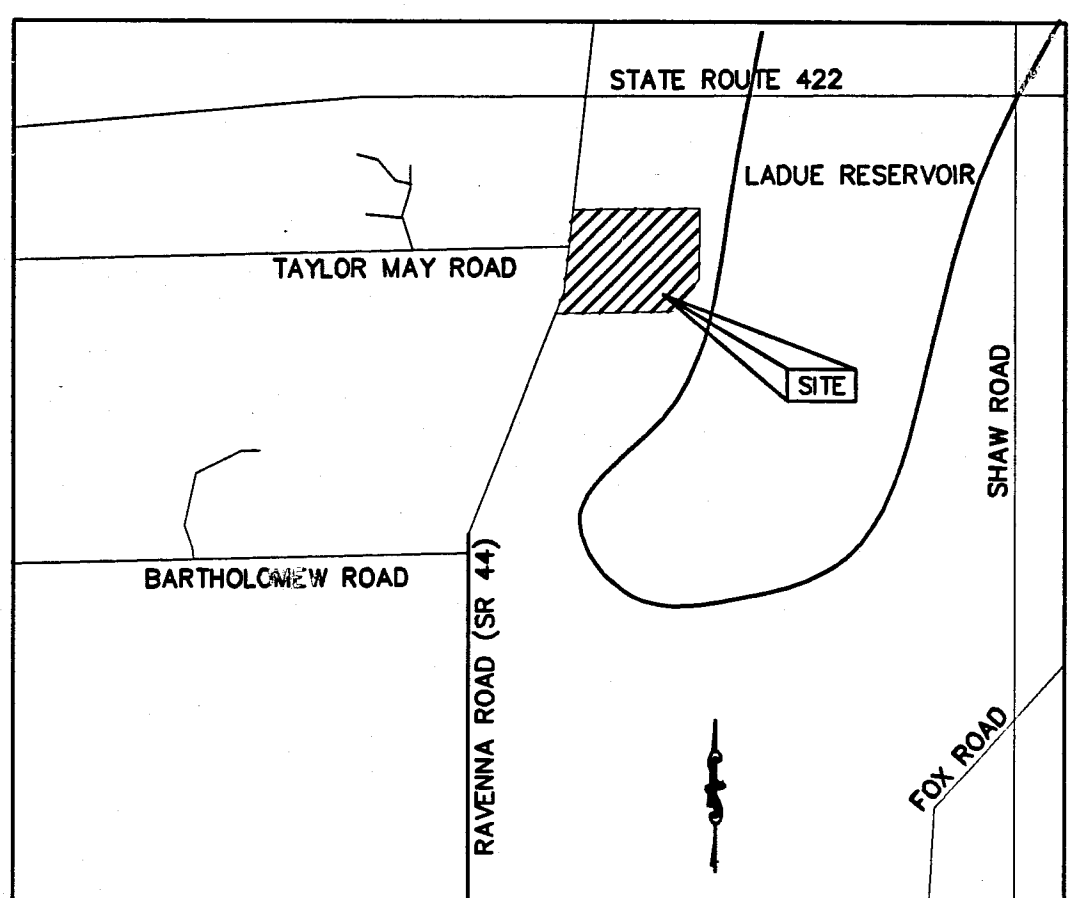


	BEARINGS
A	N42°59'30"W
B	N00°32'22"W
C	S89°42'25"W
D	N00°32'22"W
E	N89°42'25"E
F	S00°32'22"E
G	S89°42'25"W
H	S00°32'22"E
I	S42°59'30"E

	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
J	100.00'	20.14'	11°32'13"	10.10'	20.10'	S52°46'36"W

### SUMMARY

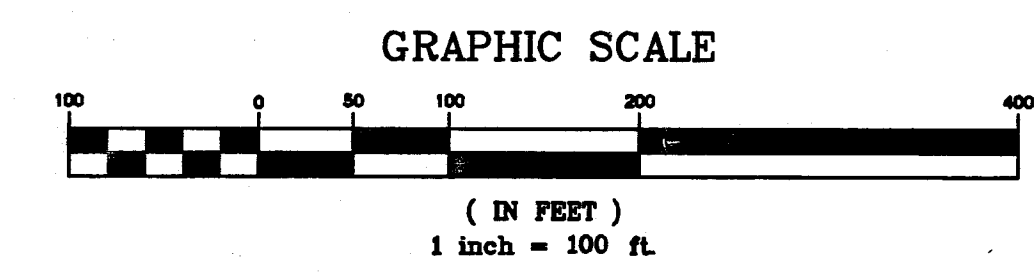
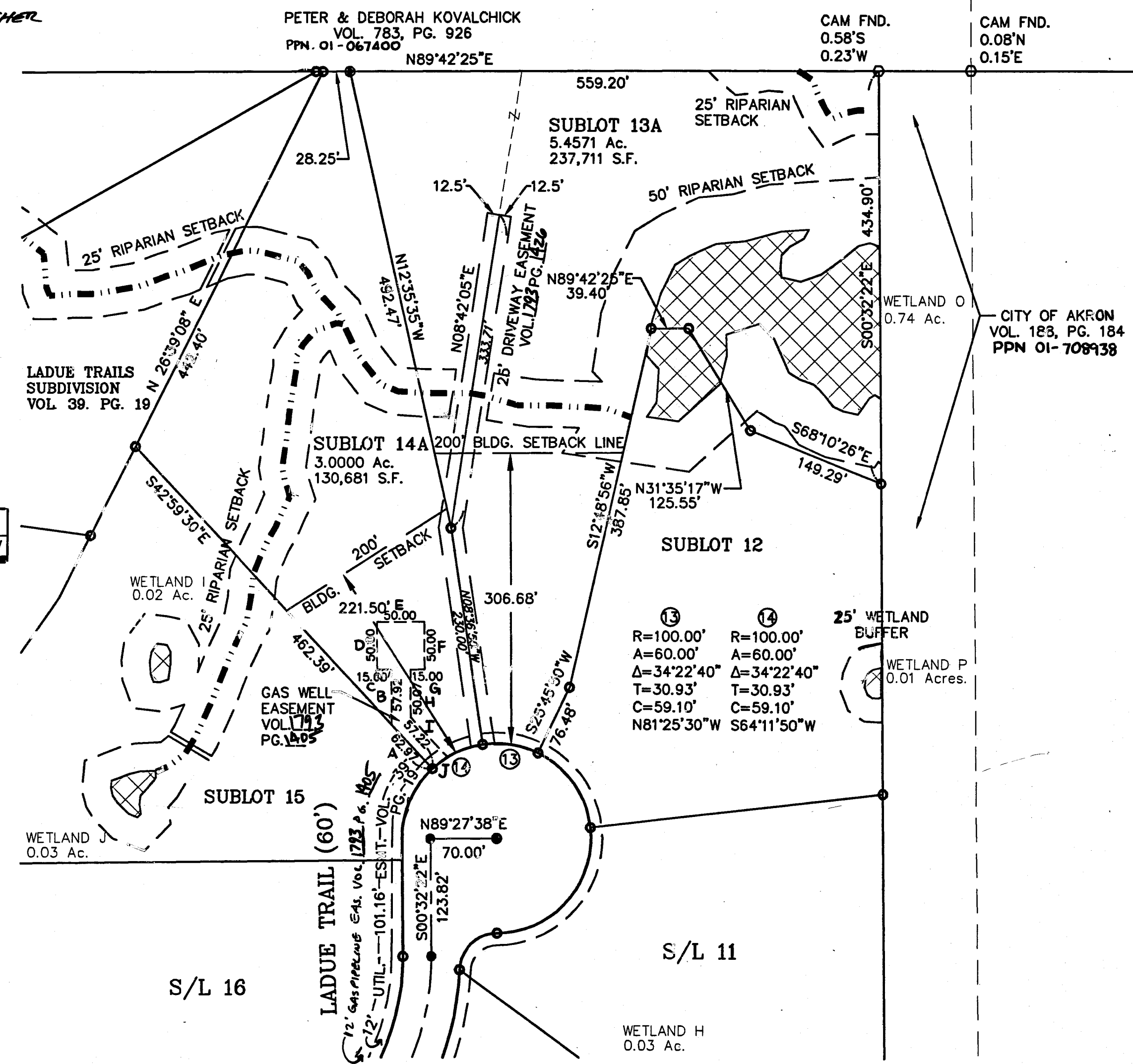
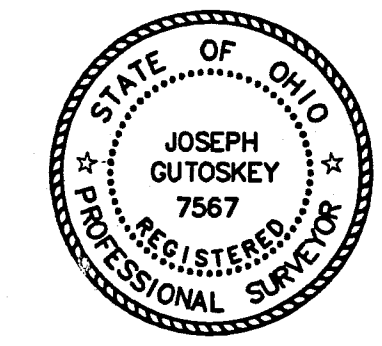
TOTAL NUMBER OF SUBLOTS = 2  
TOTAL AREA IN SUBLOTS = 8.4571 Acres



VICINITY MAP  
NOT TO SCALE

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. DIMENSIONS OF THE LOTS AND ROADS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE FINAL IMPROVEMENTS BY THE GEAGA COUNTY ENGINEER.

GUTOSKEY & ASSOCIATES, INC.  
Joseph Gutoskey PS 7567  
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



- 5/8" IRON PIN FOUND, ID. GUTOSKEY PS 7567
- 5/8" IRON PIN SET, ID. GUTOSKEY PS 7567
- CITY OF AKRON MONUMENT FOUND

### APPROVALS

APPROVED AS TO LEGAL FORM THIS 10<sup>th</sup> DAY OF May, 2006

Rebecca F. Schrag, A/E  
GEAGA COUNTY PROSECUTOR  
PRINT NAME: Rebecca F. Schrag, A/E

APPROVED THIS 9<sup>th</sup> DAY OF May, 2006

Margaret Muehling  
CHAIRMAN, GEAGA COUNTY PLANNING COMMISSION  
PRINT NAME: Margaret Muehling

THIS PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

THIS 26<sup>th</sup> DAY OF MAY, 2006

Robert L. Phillips  
GEAGA COUNTY ENGINEER  
PRINT NAME: ROBERT L. PHILLIPS

THIS PLAT IS HEREBY APPROVED THIS 6<sup>th</sup> DAY OF June, 2006

William S. Young  
GEAGA COUNTY COMMISSIONER  
PRINT NAME: William S. Young

Mary E. Samide  
GEAGA COUNTY COMMISSIONER  
PRINT NAME: MARY E. SAMIDE

Craig S. Albert  
GEAGA COUNTY COMMISSIONER  
PRINT NAME: CRIG S. ALBERT

TRANSFERRED THIS 9<sup>th</sup> DAY OF June, 2006

Tracy A. Semison  
GEAGA COUNTY AUDITOR  
PRINT NAME: Tracy A. Semison

FILED FOR RECORD THIS 9<sup>th</sup> DAY OF June, 2006

AT 11:37am  
RECORDED THIS 9<sup>th</sup> DAY OF June, 2006 IN PLAT BOOK VOLUME 39 PAGE 45

Mary Margaret McBride  
GEAGA COUNTY RECORDER  
PRINT NAME: Mary Margaret McBride

THIS PLAT COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION. THIS 11<sup>th</sup> DAY OF APRIL, 2006

Frank V. Kitz, Jr.  
AUBURN TOWNSHIP ZONING INSPECTOR  
PRINT NAME: FRANK V. KITZ, JR.

2006074287  
Filed for Record in  
GEAGA COUNTY, OHIO  
MARY MARGARET MCBRIDE  
06-09-2006 At 11:37 am.  
PLAT 40.00  
OR Book 39 Page 45 - 45

THIS PLAT COMPLIES WITH THE APPLICABLE HOUSEHOLD SEWAGE TREATMENT RULES ADOPTED UNDER SECTION 3718.02 OF THE REVISED CODE BY THE GEAGA COUNTY GENERAL HEALTH DISTRICT, DEPARTMENT OF HEALTH. THIS 3 DAY OF MAY, 2006

Robert K. Weisdack  
GEAGA COUNTY HEALTH COMMISSIONER  
PRINT NAME: Robert K. Weisdack

THE AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS FOR LADUE TRAILS SUBDIVISION IS RECORDED IN VOLUME 1793, PAGE 1076 OF THE GEAGA COUNTY DEED RECORDS.

V39-P45

**GUTOSKEY & ASSOCIATES INC.**  
Civil Engineers, Surveyors, and Land Planners  
17078 MUNN ROAD, SUITE 3 Tel (440) 543-6900  
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7776