

# STERLING GLEN SUBDIVISION NO. 2

Situated in the Township of Auburn, County of Geauga, State of Ohio and being in Section 1, Tract 2 of Township 5, Range IX of the Connecticut Western Reserve and containing 75.6528 acres, being all of the land conveyed to Robert H. Myers, Jr. in the deed recorded in Volume 1327 Page 790 of the Geauga County Deed Records

### ACCEPTANCE CERTIFICATION AND DEDICATION

Robert H. Myers, Jr., Trustee, the undersigned owner of the land shown herein, hereby certifies that this plat correctly represents its "Sterling Glen" Subdivision, containing sublots fifteen (15) through twenty-seven (27) both inclusive, and does hereby accept this plat of same and dedicate to public use the area designated as Sunrise Ridge Lane. 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 2nd day of May, 2005

Robert H. Myers, Jr. Trustee  
Robert H. Myers, Jr., Trustee

Robert J. Pruvot  
Witness  
Print Name  
Chad Greber  
Witness  
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 Robert H. Myers, Jr., Trustee 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 2nd day of May, 2005

Kayce B. Probst  
Notary Public  
My Commission Expires on 4/27/2006



### UTILITY EASEMENT

I, Robert H. Myers, Jr., Trustee the undersigned owner of the within platted land, do hereby grant unto Cleveland Electric Illuminating Company, Alltel Corporation, Cebridge Connections, and Dominion East Ohio Gas Company, their successors and assigns, (hereinafter 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 and relocate such underground electric, gas and communications, 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 said easement premises. Said easement rights shall include the right, without liability therefore, 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. In witness whereof the undersigned hereunto set their hand(s) this 2nd day of May, 2005

Robert H. Myers, Jr. Trustee  
Robert H. Myers, Jr., Trustee

Robert J. Pruvot  
Witness  
Print Name  
Chad Greber  
Witness  
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 Robert H. Myers, Jr., Trustee 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 2nd day of May, 2005

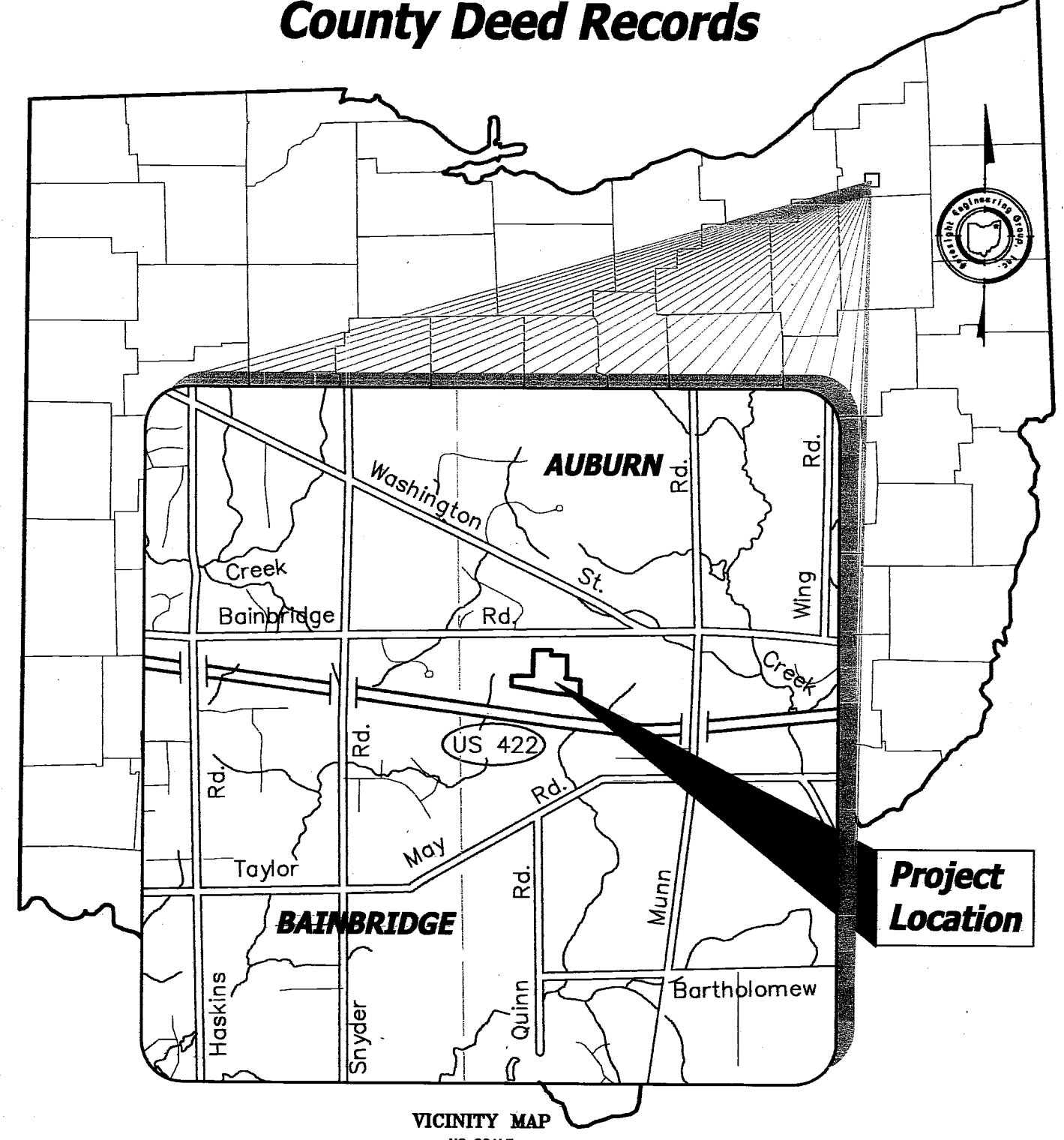
Kayce B. Probst  
Notary Public  
My Commission Expires on 4/27/06



### UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

CELEBRATION 9/1/05  
Cleveland Electric Illuminating Company Date  
Print Name John H. DeWigatti  
MARC SARFAND 10/7/05  
Cebridge Connections Date  
Print Name \_\_\_\_\_

Jon Hobby 9/13/05  
Alltel Corporation Date  
Print Name Jon Hobby  
Steven D. Bartizal 10/7/05  
Dominion East Ohio Gas Company Date  
Print Name STEVEN BARTIZAL



### 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 Sunrise Ridge Lane and hereby releases from lien of our mortgage and waives any right which we might otherwise have in said Road. This 18th day of May, 2005

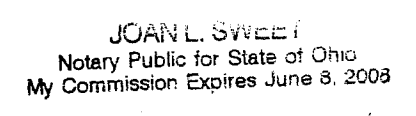
Edward F. Rest  
Print Name  
VP  
Title  
Middlefield Bank  
Name of Bank

Jodie E. Lawless  
Witness  
Print Name  
Jean L. Sweet  
Witness  
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 Edward F. Rest of Middlefield Bank, who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed and the free corporate act and deed of Middlefield Bank, for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Mantua, Ohio this 13th day of May, 2005

Jean L. Sweet  
Notary Public  
My Commission Expires on \_\_\_\_\_



This plat complies with the applicable Auburn Township Zoning Resolution. This 17th day of MAY, 2005.

By: Frank V. Kitch, Jr.  
Auburn Township Zoning Inspector  
Print Name \_\_\_\_\_

Approved as to legal form this 13th day of October, 2005.

By: Rebecca F. Schlag APA  
Gauga County Prosecutor  
Print Name Rebecca F. Schlag

Approved this 12 day of July, 2005.

By: Margaret Muehling  
Chairperson, Geauga County Planning Commission  
Print Name Margaret Muehling

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 26th day of MAY, 2006.

By: Robert L. Phillips  
Gauga County Engineer  
Print Name Robert L. Phillips

Approved this 13th day of June, 2006 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use.

By: Craig S. Albert  
Gauga County Commissioner  
Print Name CRAIG S. ALBERT

By: William S. Young  
Gauga County Commissioner  
Print Name William S. Young

By: Assent  
Gauga County Commissioner  
Print Name \_\_\_\_\_

Transferred this 15th day of June, 2006.

By: Tracy A. Semison  
Gauga County Auditor  
Print Name Tracy A. Semison

200600743253  
Filed for Record in  
GEAUGA COUNTY, OHIO  
MARY MARGARET MCBRIDE  
06-15-2006 At 04:42 p.m.  
PLAT 80.00  
DR Book 39 Page 46 - 47

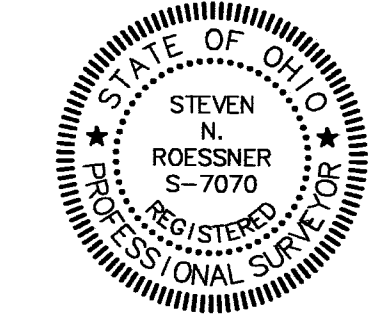
Filed for record this 15th day of June, 2006  
at 4:02 P.M.

Recorded this 15th day of June, 2006 in  
plat book Volume 339 Page 46-47  
By: Mary Margaret McBride  
Gauga County Recorder  
Print Name Mary Margaret McBride

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 road 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.

The bearings as used herein are assumed and to denote angles only.

Steven N. Roessner Date  
Ohio Professional Surveyor No. 7070

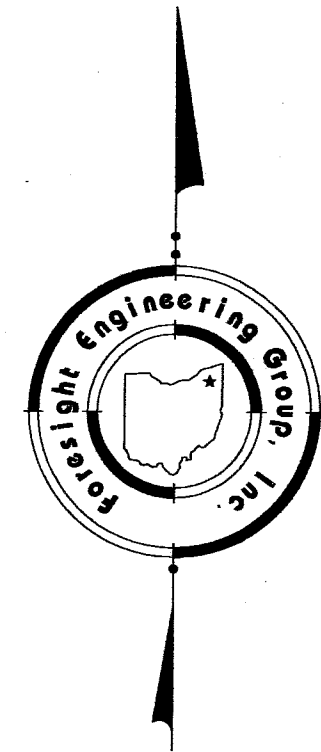


Total Number of Sublots:	13 Sublots
Total Length of New Road:	1749.15 feet
Total Area in:	
Sublots 15-27:	39.6695 acres
Block "A":	32.9840 acres
Area in Proposed R/W	2.9993 acres
Total Area of Subdivision:	75.6528 acres

The declaration of covenants and restrictions for the Sterling Glen Subdivision No. 2 are recorded in volume 1715, page 300-300 of the Geauga County Deed Records.

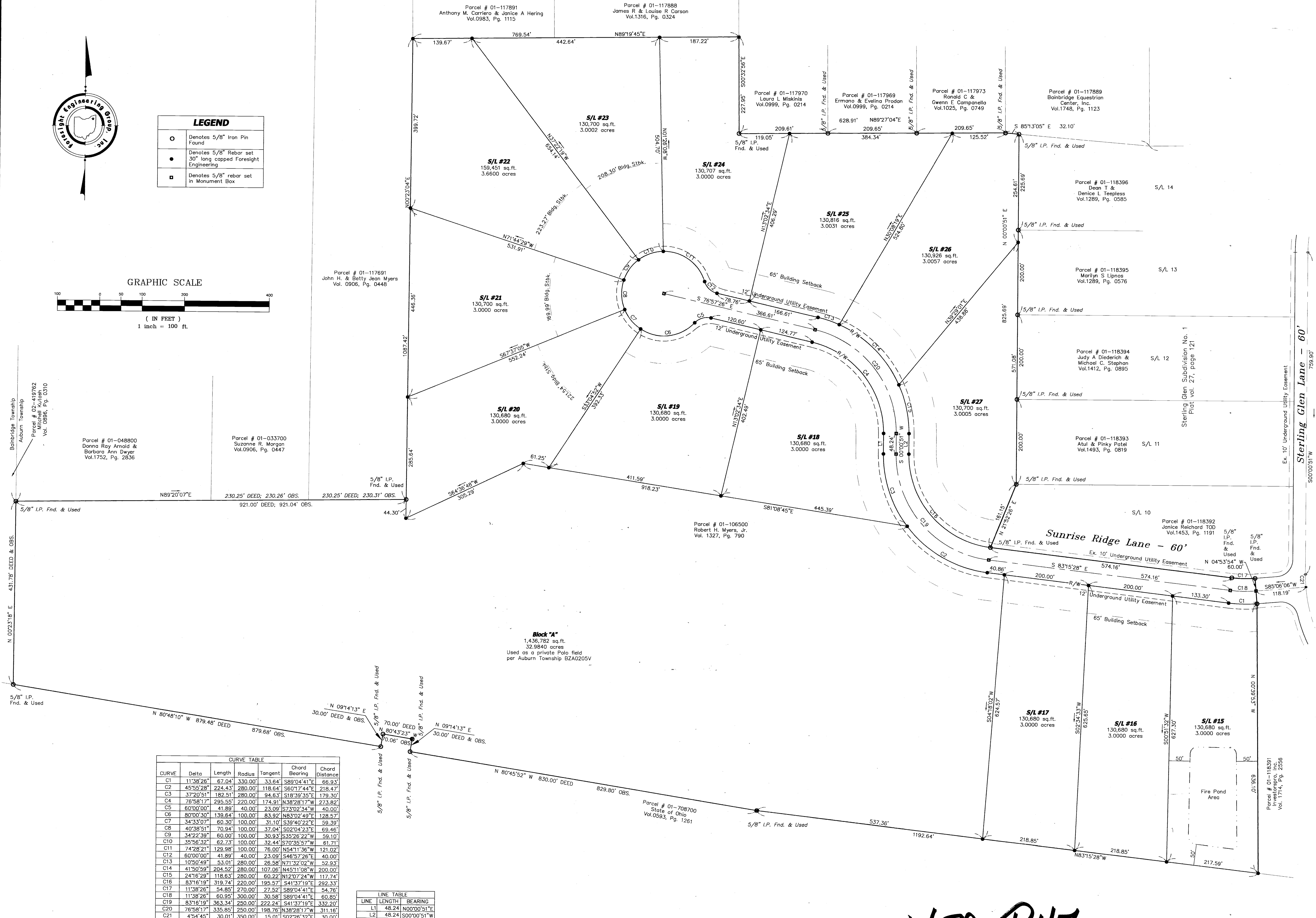
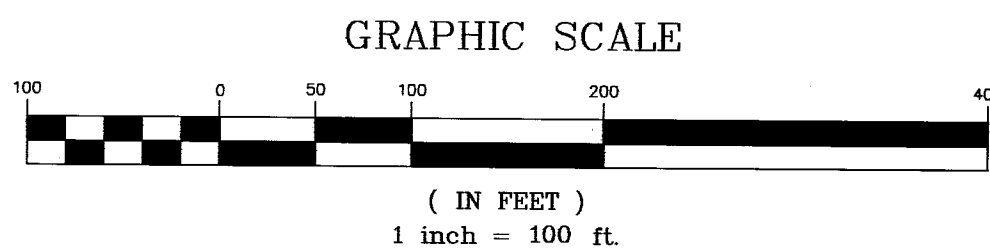
**Foresight Engineering Group**  
Engineers & Surveyors  
440 286-1000  
440 286-1034 fax  
320 Center Street, Unit F  
Chardon, Ohio 44024

V39.P46



**LEGEND**

○	Denotes 5/8" Iron Pin Found
●	Denotes 5/8" Rebar set 30" long capped Foresight Engineering
□	Denotes 5/8" rebar set in Monument Box



**CURVE TABLE**

CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	11°38'26"	67.04'	330.00'	33.64'	S89°04'41"E	66.93'
C2	45°53'28"	224.43'	280.00'	118.64'	S60°17'44"E	218.47'
C3	37°20'51"	182.51'	280.00'	94.63'	S18°39'35"W	179.30'
C4	76°58'17"	295.55'	220.00'	174.91'	N38°28'17"W	273.82'
C5	60°00'00"	41.89'	40.00'	23.09'	S73°02'34"W	40.00'
C6	80°00'30"	139.64'	100.00'	83.92'	N83°02'49"E	128.57'
C7	34°33'07"	60.30'	100.00'	31.10'	S39°40'22"E	59.39'
C8	40°38'59"	70.94'	100.00'	37.04'	S02°04'23"E	69.46'
C9	34°22'39"	60.00'	100.00'	30.93'	S33°28'22"W	59.10'
C10	35°56'32"	62.73'	100.00'	32.44'	S70°35'57"W	61.71'
C11	74°28'21"	129.98'	100.00'	76.00'	N54°11'36"W	121.02'
C12	60°00'00"	41.89'	40.00'	23.09'	S46°57'26"E	40.00'
C13	10°50'49"	53.01'	280.00'	26.58'	N71°32'02"W	52.93'
C14	41°30'59"	204.52'	280.00'	107.06'	N45°11'09"W	200.00'
C15	24°18'29"	118.33'	280.00'	60.22'	N120°07'24"W	117.74'
C16	83°16'19"	319.74'	220.00'	199.57'	S41°37'19"E	292.33'
C17	11°38'26"	54.85'	270.00'	27.52'	S89°04'41"E	54.76'
C18	11°38'26"	60.95'	300.00'	30.58'	S89°04'41"E	60.85'
C19	83°16'19"	363.34'	250.00'	222.24'	S41°37'19"E	332.20'
C20	76°58'17"	335.85'	250.00'	198.76'	N38°28'17"W	311.16'
C21	4°54'45"	30.01'	350.00'	15.01'	S02°28'32"E	30.00'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	48.24'	N00°00'51"E
L2	48.24'	S00°00'51"W

**Foresight Engineering Group**  
Engineers & Surveyors

SCALE: Horiz. 1" = 100'  
Vert. 1" = XX'

FILE NAME: I:\Bai30301\Final Plat

DATE: April 28, 2005

REVISIONS:

**BAINBRIDGE EQUESTRIAN CENTER**  
**STERLING GLEN SUBDIVISION NO. 2**  
Auburn Township - Geauga County - Ohio  
Final Plat

V39-P47