

# WOODLAND CREEK SUBDIVISION

## ACCEPTANCE CERTIFICATION AND DEDICATION

Blue Coral Properties LLC, the undersigned owner of the land shown herein, hereby certifies that this plat correctly represents "Woodland Creek" subdivision containing sublots one (1) through eight (8) both inclusive, and does hereby accept this plat of some and dedicate to public use the areas designated as Legend Creek Drive and Holden Ridge Road. 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 their hands this 5th day of October, 2006

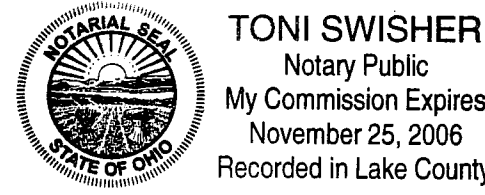
Ryan Sommers  
Ryan Sommers, Member  
Blue Coral Properties, LLC.

Christina M. Cardelli  
Witness  
Christina M. Cardelli  
Print Name  
Michael E. Boerner  
Witness  
MICHAEL E. BOERNER  
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 Ryan Sommers, member Blue Coral Properties, LLC, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and his free act and deed as a member of Blue Coral Properties, LLC, for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 5th day of October, 2006

Toni Swisher  
Notary Public  
My Commission Expires on 11-25-06



## UTILITY EASEMENT

Blue Coral Properties LLC, the undersigned owner of the within platted land, does hereby grant unto The Cleveland Electric Illuminating Company, Windstream Communications, Time Warner Cable and The East Ohio Gas Company, all Ohio Corporations, their successors and assigns (hereinafter referred to as the Grantees) a permanent right-of-way easement twelve feet (12') in width under, over and through all sublots and lands shown hereon and parallel and contiguous to all road lines to construct, place, operate, maintain, repair, reconstruct or relocate such above ground and 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 his hand this 5th day of October, 2006

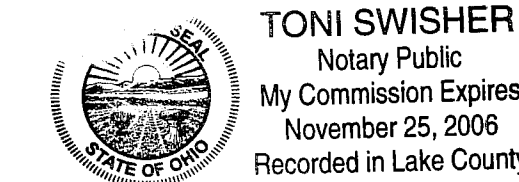
Ryan Sommers  
Ryan Sommers, Member

Christina M. Cardelli  
Witness  
Christina M. Cardelli  
Print Name  
Michael E. Boerner  
Witness  
MICHAEL E. BOERNER  
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 Ryan Sommers, member Blue Coral Properties, LLC, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and his free act and deed as a member of Blue Coral Properties, LLC, for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 5th day of October, 2006

Toni Swisher  
Notary Public  
My Commission Expires on 11-25-06

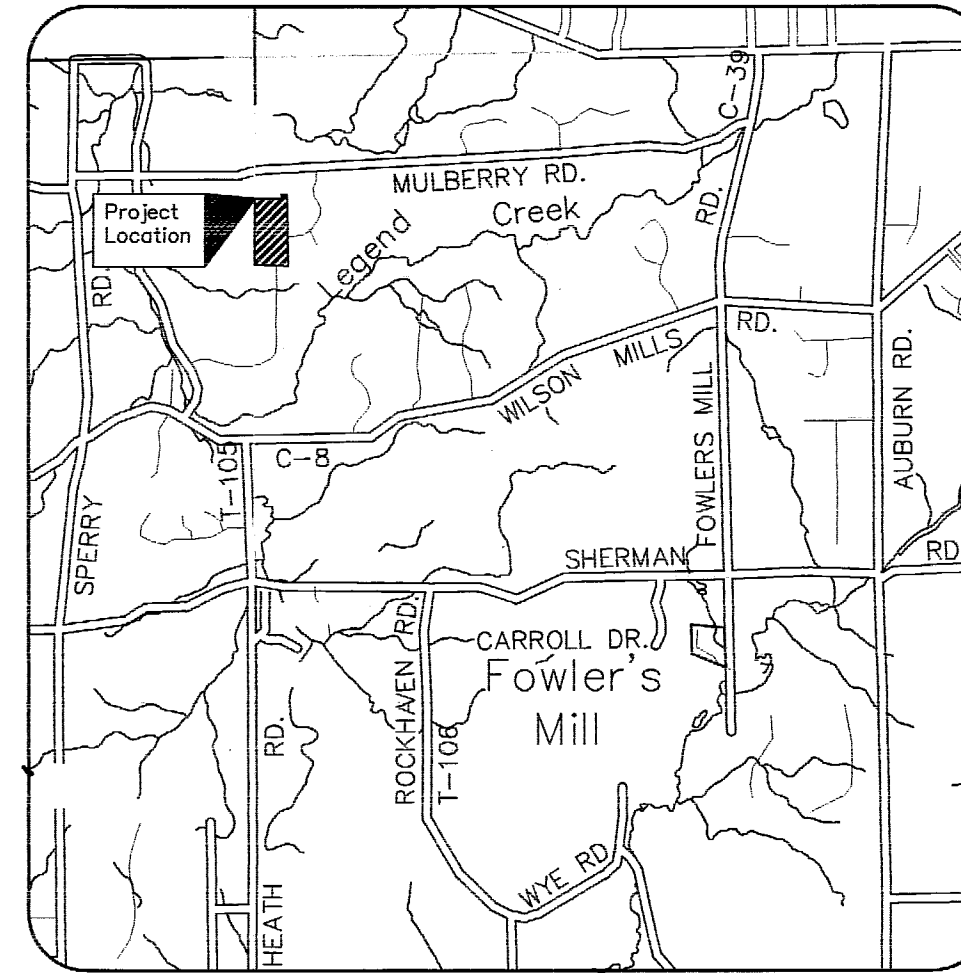


## UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

Ralph J. DeWitt 11/17/06  
The Cleveland Electric Illuminating Company Date  
Print Name Ralph J. DeWitt  
Guy Campbell 11-16-06  
Adelphia Date  
Print Name Guy Campbell

Cheryl L. Scott 11-15-06  
Alter Corporation WINDSTREAM Date  
Print Name CHERYL L. SCOTT  
Steven P. Bartizal 11/21/06  
The East Ohio Gas Company Date  
Print Name STEVEN P. BARTIZAL

**Situated in the Township of Munson, County of Geauga, State of Ohio, and being in Lot 1, West Division, Tract One, Township 8 Range XIII of the Connecticut Western Reserve & containing 36.4232 acres being part of land conveyed to Blue Coral Properties, LLC. in the deed recorded in volume 1785, page 503 of the Geauga County Deed Records. Representing Permanent Parcel Number 21-176425.**



VICINITY MAP  
No Scale

## 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 areas designated as Legend Creek Drive and Holden Ridge Road and hereby releases from lein of our mortgage and waives any right which we might otherwise have in said Roads. This 5th day of October, 2006

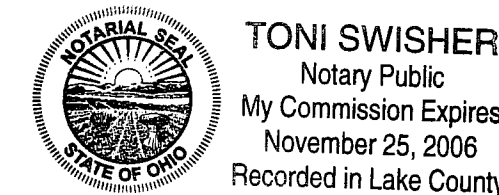
Pat Rositani  
Pat Rositani  
Sr. Vice President

Christina M. Cardelli  
Witness  
Christina M. Cardelli  
Print Name  
Michael E. Boerner  
Witness  
MICHAEL E. BOERNER  
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 Pat Rositani of Lake National 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 Lake National Bank for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 5th day of October, 2006

Toni Swisher  
Notary Public  
My Commission Expires on 11-25-06



The declaration of covenants and restrictions for Woodland Creek Subdivision is recorded in volume 1822, pages 1254 of the Geauga County Deed Records. Sublots 1, 2, 3, 4, 6, and 7 shall have individual storm water treatment systems, also known as rain gardens, constructed on said sublots as part of the development of each sublot. The sublot owner shall be responsible for ensuring said rain garden(s) are constructed on the sublot, after the sublot is completely stabilized. The sizes of said rain gardens may vary depending on the drainage area, location of dwelling and size of dwelling constructed on each sublot. Sizing and construction details are shown on the approved water management and sediment control plan and are available from the Geauga Soil and Water Conservation District. Details of long-term maintenance responsibilities for rain gardens are included in the recorded declaration of covenants and Restrictions for the subdivision.

Approved as to legal form this 15th day of June, 2007  
By: Rebecca F. Schlag  
Geauga County Prosecutor  
Print Name Rebecca F. Schlag

Approved this 12th day of June, 2007.  
By: Margaret Muehling  
Chairperson, Geauga County Planning Commission  
Print Name MARGARET MUEHLING

This plat complies with the applicable Munson Township Zoning Resolution. This 4 day of OCTOBER, 2006.  
By: Tim Kearns  
Munson Township Zoning Inspector  
Print Name TIM KEARNS

This plat complies with the applicable household sewage treatment rules adopted under section 3718.02 of the Revised Code by the Geauga County General Health District, Department of Health. This 4 day of October, 2006.  
By: Robert H. Weisdack  
Geauga County Health Commissioner  
Print Name Robert H. Weisdack

Pursuant to Section 711.091 of the Ohio Revised Code, I have checked the construction of roadway improvements contained within the road right-of-ways dedicated to public use herein, and do hereby find 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 18th day of JUNE, 2007.  
By: Michael J. Stone, DEPUTY  
Geauga County Engineer  
Print Name MICHAEL J. STONE

Approved this 21st day of June, 2007 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use and the vacation of the temporary cul-de-sac easements as shown herein.  
By: Mary E. Samide  
Geauga County Commissioner  
Print Name MARY E. SAMIDE

By: Craig S. Albert  
Geauga County Commissioner  
Print Name CRAIG S. ALBERT  
By: William S. Young  
Geauga County Commissioner  
Print Name WILLIAM S. YOUNG

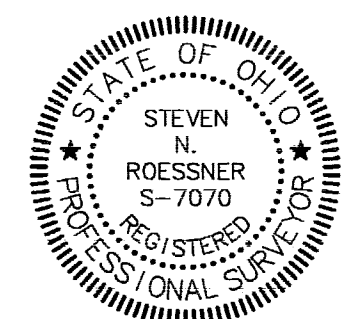
Transferred this 21st day of JUNE, 2007.  
By: Tracy A. Jamison  
Geauga County Auditor  
Print Name TRACY A. JAMISON

Filed for record this 21st day of June, 2007 at 3:11 P.M.  
Recorded this 21st day of June, 2007 in plat book Volume 40 Page 128-29  
By: Mary Margaret McBride  
Geauga 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 roads 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 based on Grid North from GPS observations on the Geauga County GPS Horizontal Control Monuments.  
Steven N. Roessler 10/26/06  
Steven N. Roessler Date  
Ohio Professional Surveyor No. 7070

Total Number of Sublots: 8 Sublots  
Total Length of New Road: 1324.67 feet  
Total Area in Sublots 1 - 8 Inclusive: 34,300.2 acres  
Area in Proposed R/W: 2,123.0 acres  
Total Area of Subdivision: 36,423.2 acres

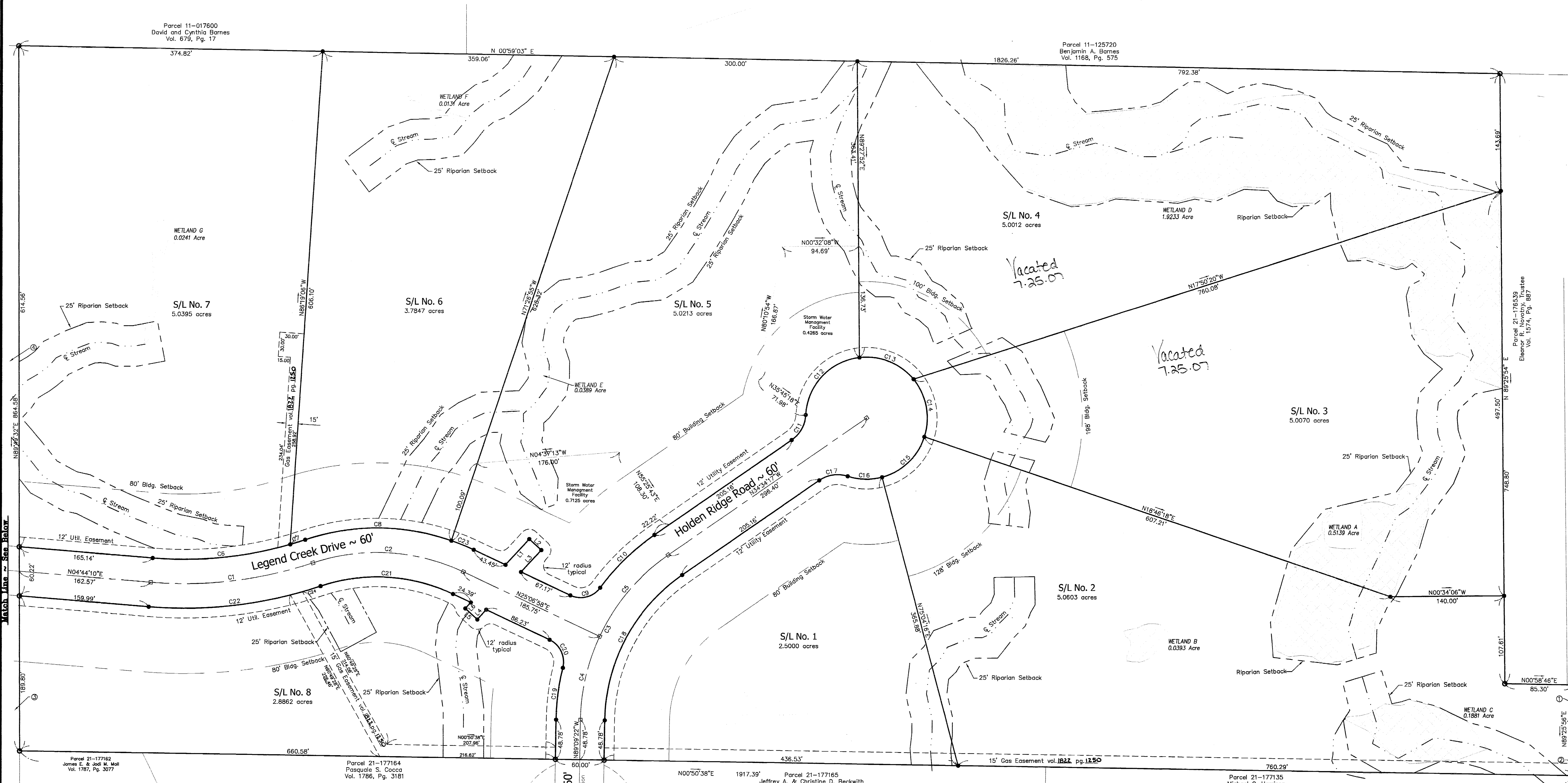


**Foresight Engineering Group**  
Engineers & Surveyors  
440 286-1010  
440 286-1034 fax  
320 Center Street, Unit F  
Chardon, Ohio 44024  
Woodland Creek Subdivision  
Final Plat  
1/2

V40.P28

REVISIONS:

**BLUE CORAL PROPERTIES, LLC**  
**WOODLAND CREEK SUBDIVISION**  
**Munson Township - Geauga County - Ohio**  
**Final Plat**

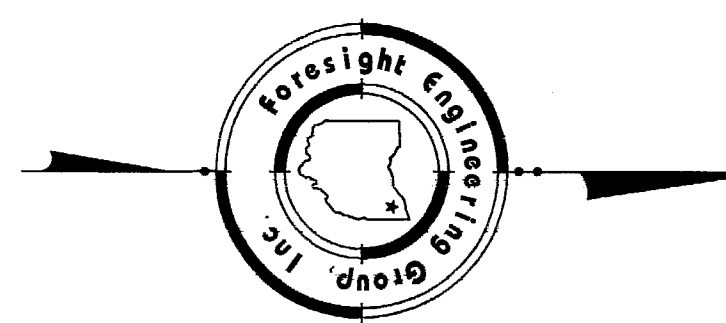
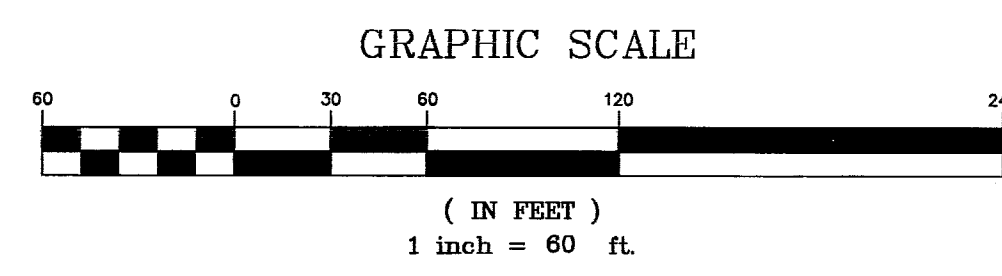


**CURVE TABLE**

CURVE	Delta	Length	Radius	Tangent	Chord	Bearing	Chord Distance
C1	231°3'48"	202.72'	500.00'	102.77'	N06°52'44"W	201.33'	
C2	43°36'36"	190.28'	250.00'	100.02'	S03°18'41"W	185.72'	
C3	54°35'04"	238.17'	250.00'	128.99'	N81°51'48"W	229.26'	
C4	24°16'20"	105.91'	250.00'	53.76'	N77°01'12"W	105.12'	
C5	30°18'44"	132.26'	250.00'	67.22'	N49°43'38"W	130.73'	
C6	20°52'04"	171.18'	470.00'	86.55'	N05°41'52"W	170.24'	
C7	22°1'43"	19.38'	470.00'	9.69'	N171°8'46"W	19.37'	
C8	37°32'05"	183.43'	280.00'	95.14'	S00°16'25"W	180.17'	
C9	78°50'24"	41.28'	30.00'	24.66'	N14°18'14"W	38.10'	
C10	19°09'09"	93.60'	280.00'	47.24'	N44°08'51"W	93.16'	
C11	52°30'17"	36.66'	40.00'	19.73'	N80°49'26"W	35.39'	
C12	80°15'36"	105.06'	75.00'	63.22'	N48°38'46"W	96.68'	
C13	57°17'45"	75.00'	75.00'	40.97'	S21°49'54"W	71.91'	
C14	57°17'45"	75.00'	75.00'	40.97'	S79°07'39"W	71.91'	
C15	57°17'45"	75.00'	75.00'	40.97'	N43°34'37"W	71.91'	
C16	32°51'44"	43.02'	75.00'	22.12'	S01°30'08"W	42.43'	
C17	52°30'17"	36.66'	40.00'	19.73'	N08°19'08"W	35.39'	
C18	54°35'04"	209.59'	220.00'	113.51'	N81°51'48"W	201.75'	
C19	13°08'44"	84.08'	280.00'	32.18'	N82°35'58"W	83.94'	
C20	78°50'24"	41.28'	30.00'	24.66'	S84°21'11"W	38.10'	
C21	43°36'36"	187.45'	220.00'	88.02'	S03°18'41"W	183.44'	
C22	231°3'48"	214.88'	530.00'	108.94'	N06°52'44"W	213.41'	
C23	6°04'31"	29.69'	280.00'	14.86'	S22°04'43"W	29.68'	
C24	2°31'31"	23.36'	530.00'	11.68'	N17°13'52"W	23.36'	

**LINE TABLE**

LINE	LENGTH	BEARING
L1	43.08'	N47°15'40"W
L2	20.00'	S42°44'20"W
L3	36.72'	N47°15'40"W
L4	16.32'	N47°15'40"W
L5	20.00'	S42°44'20"W
L6	9.97'	N47°15'40"W



Bearings are assumed and to denote angles only.

**LEGEND**

□	5/8" Iron Pin in Boxless Monument
○	Denotes 5/8" Rebar Found
●	Denotes 5/8" Rebar Set 30" long capped Foresight Engineering
- - -	Existing Wetlands as Shown by Chagrin Valley Engineering, Ltd.

- ① Parcel 21-176424 Paula M. Siller Vol. 1574, Pg. 891
- ② Parcel 21-122000 James F. Novotny, Trustee Vol. 1574, Pg. 901
- ③ Parcel 22-026189 Richard and Marcia Puskar, Trustees Vol. 1051, Pg. 135
- ④ Parcel 22-026188 Louis J. Leonette Vol. 903, Pg. 372

V410-P29

Match Line ~ See Below

Match Line ~ See Above

Parcel 21-177162 Jones E. & 306' M. Mol Vol. 1787, Pg. 3077

Parcel 21-177164 Pasquale S. Cocca Vol. 1786, Pg. 3181

Parcel 21-177165 Jeffrey A. & Christine D. Beckwith Vol. 1783, Pg. 2203

Parcel 21-177135 Michael C. Harrison Vol. 1763, Pg. 1789

Legend Creek Drive ~ 60'  
Ridgewood Estates Subdivision No. 2  
Plat Vol. 13, Pg. 36

Temporary Cul-de-sac easement to revert back to property owners upon extension of roadway per the Ridgewood Estates Subdivision Plat Vol. 13, Pg. 36

Holden Ridge Road ~ 60'  
This Reserve at 100% Water Subdivision Plat Vol. 23, Pg. 92

Temporary 75' Radius Cul-de-sac Easement to revert to original sublot owners upon extension per The Reserve at Falling Water Subdivision Plat Vol. 38, Pg. 92

Parcel 11-017600 David and Cynthia Barnes Vol. 679, Pg. 17

Parcel 11-125720 Benjamin A. Barnes Vol. 1168, Pg. 575

WETLAND G 0.0241 Acre

S/L No. 6 3.7847 acres

S/L No. 5 5.0213 acres

S/L No. 4 5.0012 acres

S/L No. 3 5.0070 acres

S/L No. 2 5.0603 acres

S/L No. 1 2.5000 acres

S/L No. 8 2.8862 acres

WETLAND F 0.0131 Acre

WETLAND E 0.0389 Acre

WETLAND D 1.8213 Acre

WETLAND C 0.1881 Acre

WETLAND B 0.0393 Acre

WETLAND A 0.5139 Acre

Storm Water Management Facility 0.4265 acres

Storm Water Management Facility 0.7125 acres

Storm Water Management Facility 0.4265 acres

Match Line ~ See Below

Match Line ~ See Above