

# WEATHERWATCH POINT SUBDIVISION

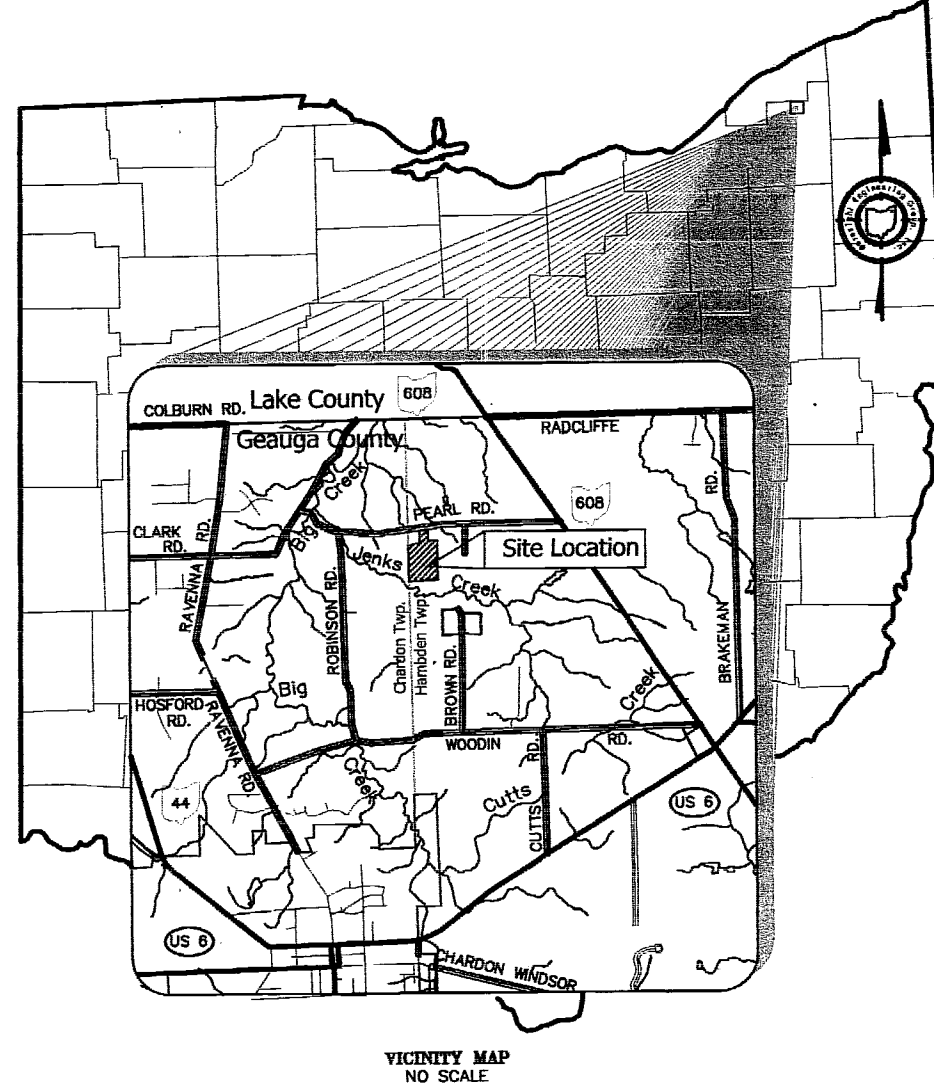
## ACCEPTANCE CERTIFICATION AND DEDICATION

Blue Coral Properties, LLC, the undersigned owner of the land shown herein, hereby certifies that this plat correctly represents its "Weatherwatch Point" subdivision containing sublots one (1) through thirteen (13) both inclusive, and does hereby accept this plat of same and dedicate to public use the area designated as Knotty Pine 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 6th day of December, 2006.

[Signature]  
Ryan Sommers, member  
Blue Coral Properties, LLC

Witness [Signature]  
Toni Swisher  
Print Name  
Witness [Signature]  
Joyce Jelenic  
Print Name

**Situated in the Township of Hambden, County of Geauga, State of Ohio, and being in Lot 30, bond tract of Township 9, Range VII of the Connecticut Western Reserve and containing all of the land as conveyed to Blue Coral Properties, LLC in the deed recorded in volume 1789, page 685 of the Geauga County Deeds, representing permanent parcel number 15-002550 containing a total of 55.8455 acres.**



## 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 Cornell, Ohio this 6th day of December, 2006.

[Signature]  
Notary Public  
My Commission Expires on 11-25-2011

**TONI SWISHER**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES: NOV 25, 2011  
RECORDED IN LAKE COUNTY

## UTILITY EASEMENT

Blue Coral Properties, LLC the undersigned owner of the within platted land, do hereby grant unto The Cleveland Electric Illuminating Company, Windstream Communications, Time Warner Cable, 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 or 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 his hand this 21st day of December, 2006.

[Signature]  
Ryan Sommers, Member  
Blue Coral Properties, LLC

Witness [Signature]  
Toni Swisher  
Print Name  
Witness [Signature]  
Joyce Jelenic  
Print Name

## 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 Knotty Pine Lane and hereby releases from lien of our mortgage and waives any right which we might otherwise have in said Roads. This 6th day of December, 2006.

[Signature]  
Anthony G. TAVELL  
Print Name  
LOAN OFFICER  
Title  
Fifth Third Bank  
Name of Bank

Witness [Signature]  
Toni Swisher  
Print Name  
Witness [Signature]  
Joyce Jelenic  
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 Anthony G. TAVELL, Fifth Third 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 Anthony G. TAVELL, for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Cornell, Ohio this 6th day of December, 2006.

[Signature]  
Notary Public  
My Commission Expires on 11-25-2011

**TONI SWISHER**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES: NOV 25, 2011  
RECORDED IN LAKE COUNTY

## 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 was 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 Cornell, Ohio this 6th day of December, 2006.

[Signature]  
Notary Public  
My Commission Expires on 11-25-2011

**TONI SWISHER**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES: NOV 25, 2011  
RECORDED IN LAKE COUNTY

## UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

[Signature] 4/25/07  
The Cleveland Electric Illuminating Company Date  
Print Name DAVID N. DEWIGATTI  
[Signature] 1-17-07  
Time Warner Cable Date  
Print Name GUY CAMPBELL H-707

[Signature] 2-2-07  
Windstream Communications Date  
Print Name Jon Hobby  
[Signature] 1/21/07  
Dominion East Ohio Gas Company Date  
Print Name STEVEN D. BARTIZAL

Approved as to legal form this 28th day of August, 2007.  
By: [Signature]  
Gauga County Prosecutor  
Print Name REBECCA F. SCHLAG, A.P.A.

Approved this 9th day of JANUARY, 2007.  
By: [Signature]  
Chairperson, Gauga County Planning Commission  
Print Name MARGARET MUEHLING

This plat complies with the applicable Hambden Township Zoning Resolution.  
This 5th day of December, 2006.  
By: [Signature]  
Hambden Township Zoning Inspector  
Print Name PERCY L. WOODS

This plat complies with the applicable household sewage treatment rules adopted under section 3718.02 of the Revised Code by the Gauga County General Health District, Department of Health.  
This 7th day of December, 2006.  
By: [Signature]  
Gauga 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-way 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 22nd day of August, 2007.  
By: [Signature]  
Gauga County Engineer  
Print Name ROBERT L. PHILLIPS

Approved this 11th day of September, 2007 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use.

By: [Signature]  
Gauga County Commissioner  
Print Name MARY E. SAMIDE  
By: [Signature]  
Gauga County Commissioner  
Print Name CRAIG S. ALBERT

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

Transferred this 12th day of September, 2007.

By: [Signature] Tracy A. Jamison  
Gauga County Auditor  
Print Name \_\_\_\_\_

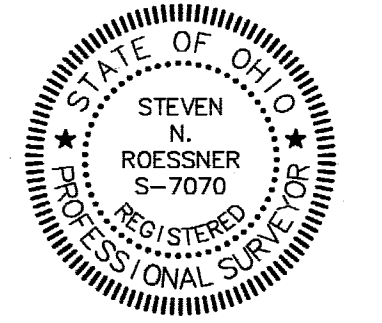
200700748322  
Filed for Record in  
GAUGA COUNTY OHIO  
GLEN ERIC QUIGLEY  
09-12-2007 At 08:44 am.  
PLAT 80.00  
OR Book 40 Page 47 - 48

Filed for record this 12th day of September, 2007  
at 8:44 M.  
Recorded this 12th day of September, 2007 in  
plat book Volume 40 Page 47-48.  
By: [Signature]  
Gauga County Recorder  
Print Name Glen Peigley

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 Gauga County Engineer.

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

[Signature] 10/5/06  
Steven N. Roessner Date  
Ohio Professional Surveyor No. 7070



Total Number of Sublots:	13 Sublots
Total Length of New Road:	1630.6 feet
Total Area in:	
Sublots 1 - 13	53.2409 acres
Proposed right of way	2.6046 acres
Total area	55.8455 acres

**Foresight Engineering Group**  
Engineers & Surveyors  
440 286-1010  
440 286-1034 fax  
330 Center Street, Unit F  
Chardon, Ohio 44024

The declaration of covenants and restrictions for Weatherwatch Point Subdivision is recorded in volume 1828, page 79-92 of the Gauga County Deed Records.

Sheet No. 1/2  
Weatherwatch Point  
Final Plat

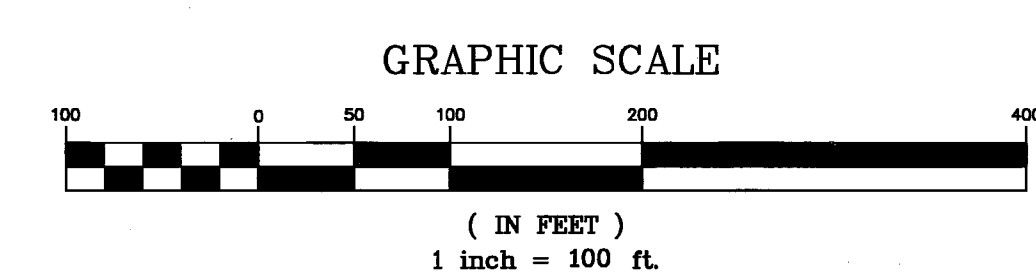
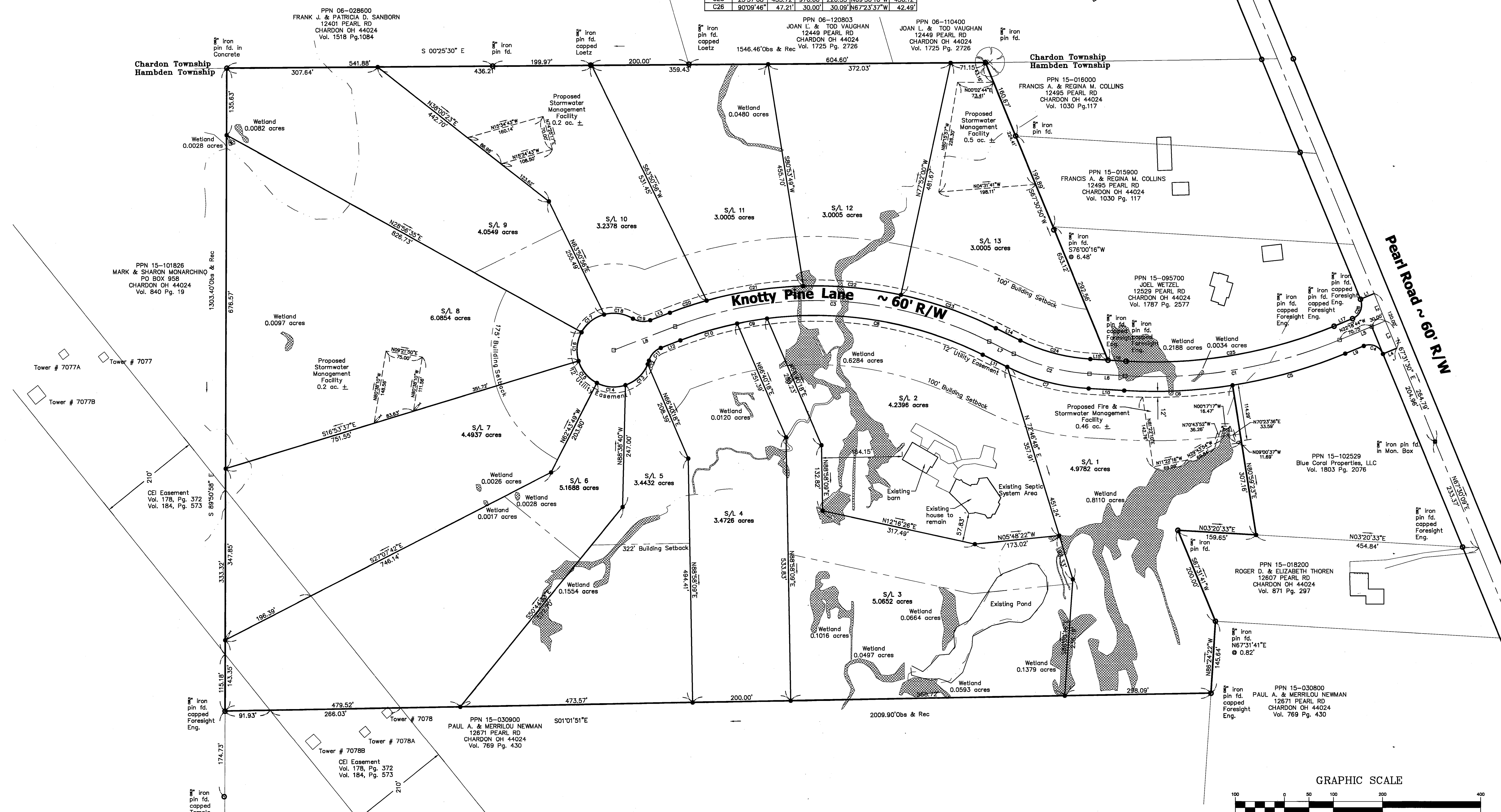
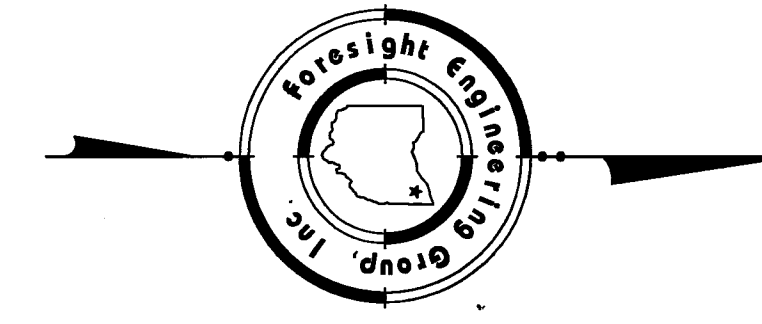
V.40 P.47

LEGEND	
	2.3289 acres Jurisdictional Wetland
	Fire / Storm Water Pond
	Denotes 5/8" Rebar Found
	Denotes 5/8" Rebar Set - 30" long capped foresight Eng.
	Denotes 5/8" Rebar Set - 30" long capped foresight Eng.
	Denotes 5/8" Rebar Set - 30" long capped foresight Eng.

Note:  
All wetlands within the right of way will be disturbed.

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	N22°28'30"W
L2	60.17	S67°31'30"W
L3	59.83	S67°31'30"W
L4	30.00	N22°28'30"W
L5	100.75	N22°18'44"W
L6	72.72	S03°18'24"W
L7	55.86	S28°18'50"W
L8	134.01	N20°55'12"W
L9	40.92	N22°18'44"W
L10	72.72	S03°18'24"W
L11	55.86	S28°18'50"W
L12	42.77	N20°55'12"W
L13	42.77	N20°55'12"W
L14	55.86	S28°18'50"W
L15	36.02	S03°18'24"W
L16	36.70	S03°18'24"W
L17	40.58	N22°18'44"W

CURVE TABLE					
CURVE	Delta	Length	Radius	Tangent	Chord Distance
C1	25°37'08"	447.13	1000.00	227.37	N09°30'10"W 443.42
C2	23°00'25"	160.62	400.00	81.41	S14°48'37"W 159.54
C3	47°14'02"	659.51	800.00	349.79	S02°41'49"W 640.99
C4	89°50'14"	47.04	30.00	29.91	S22°36'23"W 42.37
C5	13°18'07"	239.13	1030.00	120.10	N15°39'40"W 238.59
C6	12°19'01"	221.42	1030.00	111.14	N02°51'06"W 220.99
C7	23°00'25"	172.67	430.00	87.51	S14°48'37"W 171.51
C8	33°39'13"	452.27	770.00	232.87	S09°29'13"W 445.80
C9	43°54'47"	61.77	770.00	30.90	N08°38'16"W 61.75
C10	85°59'03"	120.74	770.00	60.49	N16°25'41"W 120.61
C11	52°30'17"	36.66	40.00	19.73	N47°10'21"W 35.39
C12	5°48'24"	7.60	75.00	3.80	N70°31'17"W 7.60
C13	49°03'05"	64.21	75.00	34.22	N43°05'33"W 62.27
C14	48°50'12"	60.00	75.00	31.71	S04°21'05"W 58.41
C15	48°50'12"	60.00	75.00	31.71	S04°21'05"W 58.41
C16	48°50'12"	60.00	75.00	31.71	S04°21'05"W 58.41
C17	48°50'12"	60.00	75.00	31.71	S04°21'05"W 58.41
C18	46°48'18"	61.27	75.00	32.46	S08°10'56"W 59.58
C19	52°30'17"	36.66	40.00	19.73	S05°19'56"W 35.39
C20	5°26'28"	78.82	830.00	39.44	N18°11'59"W 78.79
C21	13°48'22"	200.00	830.00	100.49	N08°34'33"W 199.52
C22	13°48'22"	200.00	830.00	100.49	S08°34'33"W 199.52
C23	14°10'50"	205.42	830.00	103.24	S19°13'25"W 204.90
C24	23°00'25"	148.57	370.00	75.30	S14°48'37"W 147.58
C25	25°37'08"	433.72	970.00	220.55	N09°30'10"W 430.12
C26	90°09'46"	47.21	30.00	30.09	N67°23'37"W 42.49



V.40 P.48

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**Foresight Engineering Group**  
Engineers & Surveyors  
440 288-1010  
320 Center Street, Unit F  
Chardon, Ohio 44024

SCALE: Horiz. 1" = 100'  
Vert. None

FILE NAME: I:\Som10508\Final Plat

DATE: Dec. 5, 2006

REVISIONS:

**BLUE CORAL PROPERTIES, LLC**  
WEATHERWATCH POINT SUBDIVISION  
Hambden Township - Geauga County - Ohio  
Final Plat

SHEET NO. 2/2