

# LARIMAR LAKEFRONT NEIGHBORHOOD SUBDIVISION PHASE 1A

Situated in the City of Willowick, County of Lake, State of Ohio and known as being 1.1766 acres in part of Lot 1, Tract 16, of Township 9 North, Range X West, of the Connecticut Western Reserve

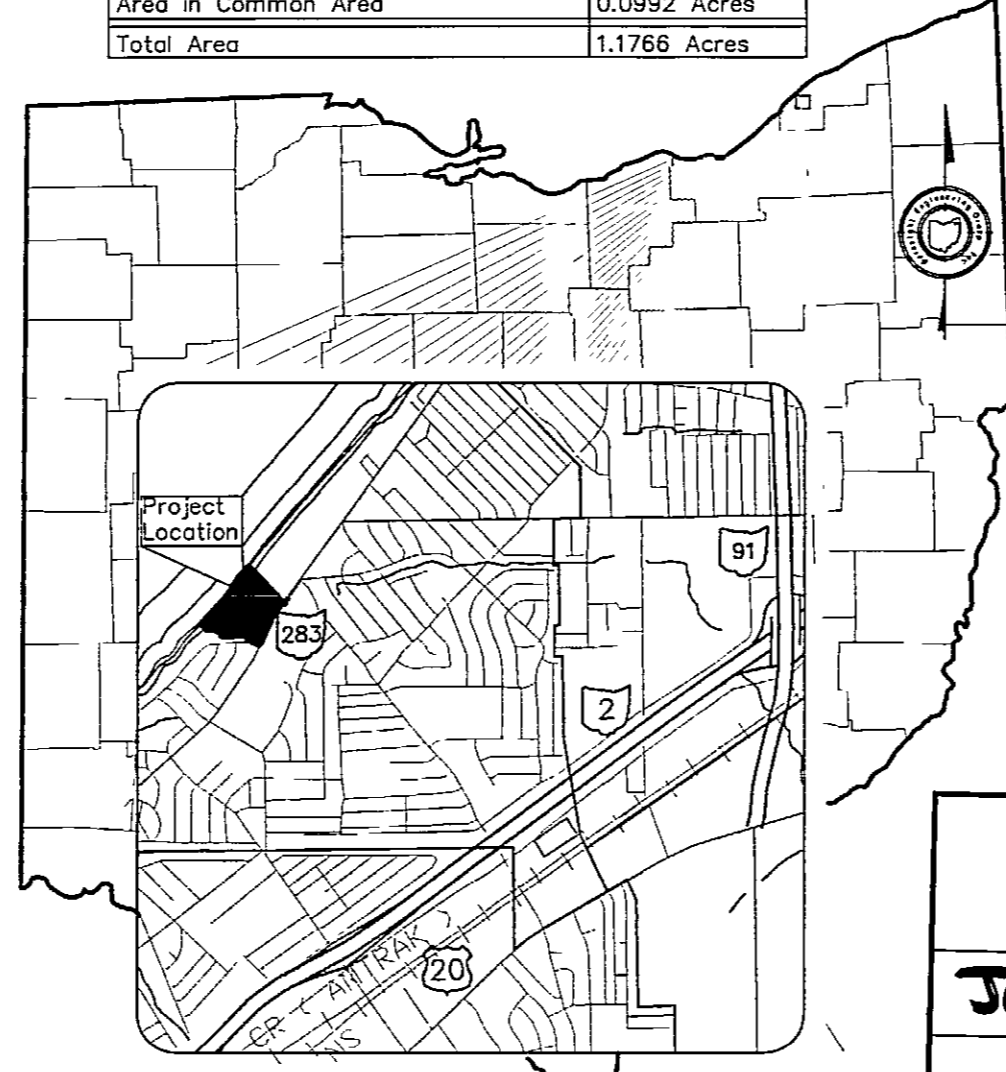
APPROVALS  
Approved this 30<sup>TH</sup> day of NOVEMBER 20, 06 by the Lake County Commissioners.

2007R000846  
RECEIVED FOR RECORD  
JAN 8 2007

*Daniel P. Troy*  
Daniel P. Troy  
*Robert E. Aufuldish*  
Robert E. Aufuldish  
*Raymond E. Sines*  
Raymond E. Sines

AT 3:39 AM (M)  
RECORDERS FEE 108.00  
Vol. 54 Page 10  
FRANK A. SUPONIC  
Lake County Recorder

| SUBDIVISION DATA                 |              |
|----------------------------------|--------------|
| Area in Acces & Utility Easement | 0.1338 Acres |
| Area in S/L                      | 0.9436 Acres |
| Area in Common Area              | 0.0992 Acres |
| Total Area                       | 1.1766 Acres |



**TRANSFERRED**  
January 8, 2007  
Edward H. Zupancich  
Auditor, Lake County, Ohio



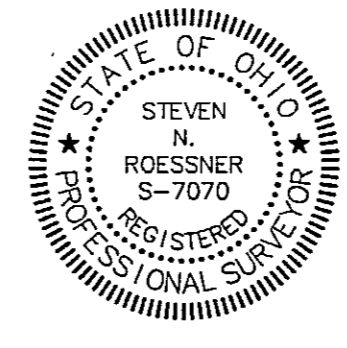
City of Willowick Approvals  
Plat Approved this 14 day of NOV 20, 06 by the Director of Law of The City of Willowick, Ohio.  
*John P. Donnell*  
John P. Donnell, Director of Law  
Plat Approved for recording purposes only by resolution No. 2006-31. This 14 day of NOVEMBER 2006 by the Council of the City of Willowick, Ohio.  
*Kathy Russo*  
Kathy Russo, Clerk of Council

Plat Approved this 14<sup>TH</sup> day of NOVEMBER 20, 06 by PLAN REVIEW BOARD to the City of Willowick, Ohio.  
*Joseph Domick*  
Joseph Domick, City Engineer  
Plat Approved this 14<sup>TH</sup> day of NOVEMBER 20, 06 by the City Engineer of the City of Willowick, Ohio.  
*Craig Juday*  
Craig Juday, Willowick City Engineer

Access and Utility Easement and Utility Easement Approved and Accepted this 17<sup>TH</sup> day of NOVEMBER 20, 06 by SBC  
*Robert J. Johnson*  
Robert J. Johnson, Representative  
*RALPH HUTCHINSON*  
RALPH HUTCHINSON, Print Name  
Access and Utility Easement and Utility Easement Approved and Accepted this 17<sup>TH</sup> day of NOVEMBER 20, 06 by Dominion East Ohio.  
*Robert L. Arbogast*  
Robert L. Arbogast, Representative  
*ROBYN L. ARBOGAST*  
ROBYN L. ARBOGAST, Print Name

Access and Utility Easement, Utility Easement and CEI Easement Approved and Accepted this 21 day of NOV 20, 06 by The Illuminating Company.  
*Ralph Delligatti*  
Ralph Delligatti, Representative  
*RALPH K. DELIGATTI*  
RALPH K. DELIGATTI, Print Name  
Access and Utility Easement and Utility Easement Approved and Accepted this 20 day of NOV 20, 06 by Adelphia Cable  
*Paul Silvestro*  
Paul Silvestro, Representative  
*PAUL SILVESTRO*  
PAUL SILVESTRO, Print Name

Access and Utility Easement and Utility Easement Approved and Accepted this 28<sup>TH</sup> day of NOVEMBER 2006 by Lake County Department of Utilities  
*Albert J. Saari, P.E.*  
Albert J. Saari, P.E. Sanitary Engineer  
All dimensions shown hereon are expressed in feet and decimal parts thereof, all of which I declare to be correct to the best of my knowledge. 5/8-inch Iron pins have been, or shall be, set at all lot corners.  
*Steven N. Roessner*  
Steven N. Roessner, P.S. #7070  
Foresight Engineering Group, Inc. 11/3/06 Date



Plat Approved For Recording  
Lake County Engineer

By *MFCJBO* Date 1-8-07

BARBARA L. SUMRADA  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in Lake County  
My Comm. Exp. 2/8/11

Mortgage Release  
The undersigned mortgagee of the land included in this plat and subdivision does hereby join with the owner of this subdivision and hereby releases from lien of our mortgage, recorded in document No. 2004R008544, and waives any right which we might otherwise have in said Roads and Access and Utility Easements. This 15<sup>TH</sup> day of NOVEMBER 2006  
*Daniel G. Merkel*  
DANIEL G. MERKEL, Print Name  
*Barbara Sumrada*  
Barbara Sumrada, Witness  
*BARBARA L. SUMRADA*  
BARBARA L. SUMRADA, Print Name  
*Jayanthi Ravchandan*  
Jayanthi Ravchandan, Witness  
*JAYANTHI RAVCHANDAN*  
JAYANTHI RAVCHANDAN, Print Name  
Republic Bank

State of Ohio, County of Lake  
Before me, a Notary Public in and for said County and State personally appeared the above named DANIEL MERKEL, 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 DANIEL MERKEL for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Peppinville, Ohio this 15<sup>TH</sup> day of NOVEMBER, 2006  
*Barbara Sumrada*  
Barbara Sumrada, Notary Public  
My Commission Expires on 2/8/11

Be it known that Willowick Partners, LLC., an Ohio Limited Liability Company, By Theodore A. Sahley, Member, hereby certifies that this plat correctly represents its Larimar Lakefront Neighborhood Subdivision Phase 1A as such the area shown hereon.  
And does grant unto the City of Willowick, easements as designated as "Access and Utility Easement" and "Utility Easement," solely for the purpose of testing and/or inspecting the sanitary sewer main, sanitary sewer laterals, sanitary sewer test tees, sanitary sewer appurtenances, storm sewer mains, storm sewer laterals, storm sewer test tees, storm sewer appurtenances in accordance with the Codified Ordinances of the City of Willowick. The City of Willowick shall further be granted easements designated as "Access and Utility Easement" and "Utility Easement," for the purposes of performing sewer dye tests in accordance with the Codified Ordinances of the City of Willowick.

We, the owners of the within platted land, do hereby grant unto the SBC, Adelphia Cable, and Dominion East Ohio Gas Company, their successors and assigns, (herein after referred to as the grantees) a permanent right of way and easement, as designated as "Access and Utility Easement," and "Utility Easement," over and through all sublots and all lands shown hereon, to construct, place, operate, maintain, repair, reconstruct, and relocate such underground electric, gas, and communications cables, ducts, conduits, pipe lines, surface or below ground mounted transformers and pedestals, concrete pads, and other facilities as deemed necessary or convenient by the grantees for distributing and transmitting electricity and communication signals, water and sewer and gas 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 therefore to remove trees and landscaping, including lawns, within said easement premises which may interfere with the installation, maintenance, repair or operation of said electric service cables and lines within the above described easement premises, (and with the right of access, ingress and egress, to to and from any of the described easement grants).

We, the owners of the within platted land, do hereby grant unto the Illuminating Company, their successors and assigns, (herein after referred to as the grantees) a permanent right of way and easement, as designated as "Access and Utility Easement," and "CEI Easement" over and through all sublots and all lands shown hereon, to construct, place, operate, maintain, repair, reconstruct, and relocate such underground electric, ducts, conduits, pipe lines, surface or below ground mounted transformers and pedestals, concrete pads, and other facilities as deemed necessary or convenient by the grantees for distributing and transmitting electricity 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 therefore to remove trees and landscaping, including lawns, within said easement premises which may interfere with the installation, maintenance, repair or operation of said electric service cables and lines within the above described easement premises, (and with the right of access, ingress and egress, to to and from any of the described easement grants).

And does hereby grant unto the Board of Lake County Commissioners, it's agencies and assigns ("Grantee Board"), easements as designated as "Access and Utility Easement" and "Utility Easement," for the purpose of installing and maintaining utilities, such as, but not limited to, water lines and it's appurtenances. The Grantee Board shall have the right, without liability, to remove trees, landscaping, and lawns within the easement area as may be required to install, maintain, repair or operate said utilities. The Grantee Board shall not be responsible for damage caused by such removals since they are within the designated easement.

The above delineated "Access and Utility Easement" is not granted for use by the general public, but is granted for the common use and enjoyment of the homeowners within Larimar Lakefront Neighborhood Subdivision as more fully provided in the "Larimar Lakefront Neighborhood Subdivision declaration of covenants and restrictions." As recorded by Document Number \_\_\_\_\_ of the Lake County Records. Which terms and conditions set forth are hereby incorporated by reference as though fully written herein and each sublot owner is entitled to the benefits and subject to the obligations thereof.

And does hereby grant unto the Larimar Lakefront Neighborhood Subdivision Homeowners Association, as referenced in Lake County Document No. \_\_\_\_\_, an easement as designated as "Maintenance Easement" as shown hereon to maintain, augment, repair, replace, or remove fence. They shall have the right, without liability, to remove trees, landscaping, and lawns within the easement area as may be required to install, maintain or repair said fence.

And also grants unto the Larimar Lakefront Neighborhood Subdivision Homeowners Association, as referenced in Lake County Document No. \_\_\_\_\_ "Common Area" as shown hereon to be used at the Larimar Lakefront Neighborhood Subdivision Homeowners Association discretion in accordance with the Declaration of Covenants, Conditions and Restrictions as recorded in Document No. \_\_\_\_\_ of the Lake County Records ("Declaration") and the bylaws of said Association.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations including the applicable off-street parking and loading requirements of The City of Willowick, Ohio for the benefit of themselves and all other subsequent owners or assigns taking title from, under or through the undersigned.

In witness whereof, Theodore A. Sahley, Member of Willowick Partners, LLC. has set his hand at Peppinville, Ohio, this 15<sup>TH</sup> day of NOVEMBER 20, 06.

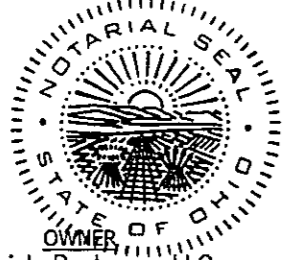
Willowick Partners, LLC.  
By: *Theodore A. Sahley*  
Theodore A. Sahley, Member  
Witness  
*Barbara L. Sumrada*  
Barbara L. Sumrada, Print Name  
Witness  
*Jayanthi Ravchandan*  
Jayanthi Ravchandan, Print Name

State of Ohio )  
                  ) SS  
County of Lake )

Before me a Notary Public, in and for said County and State, personally appeared the above named Willowick Partners, LLC., an Ohio Limited Liability Company, by Theodore A. Sahley, Member, who represented that he is duly authorized in the premises and acknowledged that he did sign the foregoing instrument and same was his voluntary act and deed and the voluntary act and deed of said limited companies.

In witness whereof I have set my hand and official seal at Peppinville, Ohio, this 15<sup>TH</sup> day of NOVEMBER 20, 06.

*Barbara L. Sumrada*  
Notary Public  
My Commission Expires: 2/8/11



BARBARA L. SUMRADA  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in Lake County  
My Comm. Exp. 2/8/11

SURVEYOR  
Foresight Engineering Group, Inc.  
320 Center Street Unit F  
Chardon, Ohio 44024  
Mr. Steven N. Roessner, P.S.

Willowick Partners, LLC.  
1370 WEST 6TH ST #310  
Cleveland, Ohio 44113  
Mr. Theodore A. Sahley

Foresight Engineering  
SCALE: Horiz. None Vert. None  
FILE NAME: W:\Map10001\NF-Plat 1A  
REVISIONS:  
WILLOWICK PARTNERS, LLC.  
LAKEFRONT NEIGHBORHOOD SUBDIVISION  
Larimar Lakefront Neighborhood Subdivision - Phase 1A, Sheet 1/2