

# CHAPIN LEDGES SUBDIVISION

## ACCEPTANCE & DEDICATION

BE IT KNOWN THAT GRAND DEVELOPMENT, LLC., AN OHIO LIMITED LIABILITY COMPANY, BY RAYMOND STRUMBLY, MEMBER, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS ITS CHAPIN LEDGES SUBDIVISION, A SUBDIVISION OF SUBLOTS 1 THROUGH 25 (INCLUSIVE) AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO THE CITY OF KIRTLAND FOR PUBLIC USE HOBART ROAD (30 FEET WIDE), ORCHARD DRIVE (50 FEET WIDE), STRUMBLY GLEN (50 FEET WIDE) AND QUARRY VIEW LANE (50 FEET WIDE) AS SHOWN HEREON.

DEVELOPER HEREBY GRANTS UNTO CITY OF KIRTLAND FOR PUBLIC USE "BLOCK A", A UTILITY AND BIKE PATH STRIP FOR A TOTAL OF 50 FEET WIDE TO BE USED AND MAINTAINED FOR UTILITIES, PEDESTRIAN AND BIKE TRAVEL ONLY, AND FOR NO OTHER PURPOSE AND SPECIFICALLY PROHIBITING AND EXCLUDING ANY AND ALL MOTORIZED VEHICLES OF ANY KIND AND/OR NATURE WHATSOEVER. FURTHER THE CITY WARRANTS, REPRESENTS AND APPROVES THAT SAID UTILITY AND BIKE PATH STRIP SHALL NEVER BE USED OR CONVERTED AS A PUBLIC ROAD OR PRIVATE DRIVE, OR DRIVEWAY UNLESS AFFIRMATIVELY APPROVED BY TWENTY-TWO (22) LOT OWNERS. AS DEPICTED ON SAID PLAT THE CITY ALSO WARRANTS, REPRESENTS AND APPROVES THAT SAID BIKE PATH SHALL BE ASPHALT AND LIMITED TO A MAXIMUM WIDTH OF TEN (10) FEET. ALL EXPENSES AND COSTS INCLUDING BUT NOT LIMITED TO ENGINEERING, PERMITS, CONSTRUCTION, MAINTENANCE AND REPAIR OF THE TEN (10) FOOT BIKE PATH SHALL BE SOLELY BORN BY THE CITY OF KIRTLAND WITHOUT ANY COST OR EXPENSE TO DEVELOPER.

THE CITY ALSO WARRANTS, REPRESENTS AND AFFIRMS THAT ANY STRUCTURES PROPOSED FOR SAID STRIP SHALL BE SUBMITTED TO GRAND DEVELOPMENT, LLC. FOR APPROVAL.

THE CITY ALSO WARRANTS, REPRESENTS AND AFFIRMS THAT IF SAID BIKE PATH IS NOT CONSTRUCTED WITHIN (20) YEARS, SAID STRIP SHALL REVERT TO A UTILITY EASEMENT ONLY WITH THE LAND SPLIT 25 FEET EACH TO SUBLOTS 20 AND 21.

AND ALSO HEREBY GRANTS UNTO THE CHAPIN LEDGES ASSOCIATION, THE CITY OF KIRTLAND AND WAITE HILL VILLAGE "STORM WATER DRAINAGE EASEMENTS" AND "STORM WATER RETENTION EASEMENTS" AS SHOWN HEREON TO LAY, MAINTAIN REMOVE OR REPAIR STORM SEWER PIPE, DRAINAGE DITCHES, SWALES AND/OR NECESSARY APPURTENANCES AS DEFINED IN THE DEED RESTRICTIONS FOR CHAPIN LEDGES AS RECORDED IN OFFICIAL RECORDS DOC. # \_\_\_\_\_ OF LAKE COUNTY RECORDS.

AND DOES ALSO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, DOMINION EAST OHIO, AND TIME WARNER CABLE, THEIR SUCCESSORS AND ANY ASSIGNS (AROVE AND HEREINAFTER REFERRED TO AS THE GRANTEEES), OTHER COMMUNICATION ENTITIES FRANCHISED TO SERVE THE COMMUNITY, A PERMANENT RIGHT OF WAY EASEMENT TWELVE (12) FEET IN WIDTH, UNDER, OVER AND THROUGH ALL SUBLOTS SHOWN HEREON AND DELINEATED BY DASHED LINES AND LABELED "12' UTILITY EASEMENT", TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC, GAS, COMMUNICATION SYSTEM CABLES, DUCTS, CONDUITS, MANHOLES, PIPES, SURFACE OR BELOW AND ABOVE GROUND INSTALLED TRANSFORMERS, PEDESTAL CONCRETE PADS, REGULATING AND METERING EQUIPMENT, SURFACE MARKERS OR OTHER BELOW AND ABOVE GROUND FACILITIES, FIXTURES AND APPURTENANCES AS ARE NECESSARY OR CONVENIENT BY THE GRANTEEES, FOR DISTRIBUTING, TRANSMITTING, AND TRANSPORTING GAS, WATER, ELECTRICITY, AND COMMUNICATION SYSTEMS AND SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS, AS THE GRANTEEES MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT AREA AND PREMISES.

GRANTEEES SHALL HAVE THE RIGHT, WITHOUT LIABILITY, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO THE GRANTEEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING, WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF GRANTEEES FACILITIES, AND THE RIGHT OF ACCESS, INGRESS, AND EGRESS TO AND FROM ANY OF THE WITHIN PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT.

THE GRANTEEES SHALL BE RESPONSIBLE TO RESTORE LAWNS, WALKS, AND DRIVES WITHIN THE EASEMENT AREA TO AS REASONABLE A CONDITION AS POSSIBLE TO THE CONDITION PRIOR TO AN OPERATION CONTEMPLATED BY THIS EASEMENT.

IN WITNESS WHEREOF, GRAND DEVELOPMENT, LLC AN OHIO LIMITED LIABILITY COMPANY HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY RAYMOND STRUMBLY, MEMBER, AT Mentor, OHIO THIS 21 DAY OF December, 2006

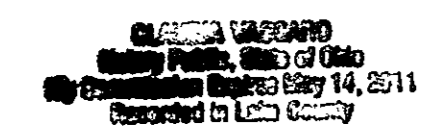
GRAND DEVELOPMENT LLC  
Raymond Strumbly  
RAYMOND STRUMBLY, MEMBER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF  
Allen A. Kovar PRINT NAME  
Claudia Vaccaro PRINT NAME  
WITNESS  
WITNESS

STATE OF OHIO  
COUNTY OF LAKE

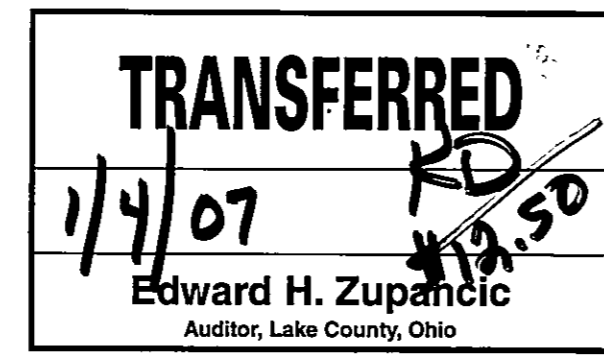
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE GRAND DEVELOPMENT LLC., AN OHIO LIMITED LIABILITY COMPANY, BY RAYMOND STRUMBLY, MEMBER, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES AND ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THE SAME WAS HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_ OHIO, THIS 21 DAY OF December, 2006

Claudia Vaccaro  
NOTARY PUBLIC



### AREA TABULATION

AREA IN SUBLOTS (KIRTLAND)	74.8053 ACRES
AREA IN SUBLOTS (WAITE HILL)	15.1294 ACRES
AREA IN BLOCK "A"	0.4078 ACRES
AREA IN OPEN SPACE "B"	0.2740 ACRES
AREA IN OPEN SPACE "C"	0.1856 ACRES
RIGHT-OF-WAY	6.5331 ACRES
TOTAL	97.3352 ACRES



PATRICIA A. BENARD  
NOTARY PUBLIC  
STATE OF OHIO  
M, Comm. Exp. 6/17/07

SITUATED IN THE CITY OF KIRTLAND AND THE VILLAGE OF WAITE HILL, COUNTY OF LAKE AND THE STATE OF OHIO, AND KNOWN AS BEING PART OF LOTS NOS. 6 AND 7 IN TRACT NO. 2 AND LOT NOS 83, 84 AND 85 IN TRACT NO. 3 OF ORIGINAL KIRTLAND TOWNSHIP.

NOVEMBER, 2006

g.s. KIRTLAND APPROVALS g.s.  
APPROVED THIS 09 DAY OF November, 2006 BY THE CITY OF KIRTLAND PLANNING COMMISSION. (Resolution 06-02-6 passed on Oct. 9 2006)

Jeanne H. Standish  
JEANNE H. STANDISH, SECRETARY

APPROVED THIS 19th DAY OF June, 2006 BY THE LAKE COUNTY GENERAL HEALTH DISTRICT.

Joel Lucia  
JOEL LUCIA, PRESIDENT

APPROVED THIS 3rd DAY OF JANUARY, 2007 BY THE ENGINEER OF THE CITY OF KIRTLAND, OHIO.

Philip W. Kiefer  
PHILIP W. KIEFER, P.E., CITY ENGINEER

APPROVED THIS 3rd DAY OF JANUARY, 2007 BY THE DIRECTOR OF LAW FOR THE CITY OF KIRTLAND.

Daniel F. Richards  
DANIEL F. RICHARDS, LAW DIRECTOR

### KIRTLAND COUNCIL

THIS PLAT IS APPROVED AND AUTHORIZED TO BE FILED FOR RECORD PURPOSES ONLY, AND SUCH APPROVAL DOES NOT CONSTITUTE A DEDICATION OF THE STREETS SHOWN HEREON. THE APPROVAL OF THE PLAT FOR RECORD PURPOSES DOES NOT CONSTITUTE AN ACQIESCENCE OF THE PROPOSED STREETS SHOWN HEREON AS PUBLIC STREETS AT THIS TIME. UPON COMPLETION OF ALL IMPROVEMENTS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER COUNCIL SHALL PASS AN ORDINANCE ACCEPTING SUCH STREETS FOR PUBLIC USE, APPROVED BY THE COUNCIL OF THE CITY OF KIRTLAND, OHIO AND ACCEPTED BY RESOLUTION NO. 06-R-57, PASSED THIS 16th DAY OF October, 2006.

Denise Roell  
DENISE ROELL, CLERK

2007 R000387  
RECEIVED FOR RECORD  
1-4-2007  
AT 1:09 AM/PM  
RECORDERS FEE 162.00

Vol. 54 Page 8  
FRANK A. SUPONCIC  
Lake County Recorder

### 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 THE AREA DESIGNATED AS HOBART ROAD (30 FEET WIDE), ORCHARD DRIVE (50 FEET WIDE), STRUMBLY GLEN (50 FEET WIDE), AND QUARRY VIEW LANE (50 FEET WIDE) AND HEREBY RELEASES FROM LEIN OF OUR MORTGAGE AND WAIVES ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID ROADS.

IN WITNESS WHEREOF THE UNDERSIGNED SET HIS HAND THIS 21 DAY OF December, 2006

BY: Charles Seymour  
LENDER: SKY BANK TITLE V.P.  
PRINT NAME: CHARLES SEYMOUR

BY: Patricia A. Benard  
WITNESS: Barbara Strumbly  
WIT: SS PRINT NAME: BARBARA STRUMBLY

STATE OF OHIO  
COUNTY OF LAKE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Charles Seymour OF SKY BANK WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE CORPORATE ACT AND DEED OF SKY BANK FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Mentor, OHIO, THIS 21 DAY OF Dec, 2006

Patricia A. Benard  
NOTARY PUBLIC PRINT NAME  
MY COMMISSION EXPIRES: 6/17/07

### WAITE HILL APPROVALS

APPROVED THIS 18 DAY OF December, 2006 BY THE VILLAGE OF WAITE HILL PLANNING COMMISSION.

[Signature]  
PLANNING COMMISSION

APPROVED THIS 18 DAY OF December, 2006 BY THE VILLAGE OF WAITE HILL VILLAGE COUNCIL.

[Signature]  
VILLAGE COUNCIL

APPROVED THIS 19th DAY OF December, 2006 BY THE VILLAGE OF WAITE HILL SOLICITOR.

[Signature]  
SOLICITOR

APPROVED THIS 19th DAY OF December, 2006 BY THE VILLAGE OF WAITE HILL ENGINEER.

[Signature]  
ENGINEER

### UTILITIES

UTILITY EASEMENT APPROVED AND ACCEPTED THIS 13th DAY OF December, 2006 BY THE ILLUMINATING COMPANY.

[Signature] PRINT NAME: RAWH N. DELLIGATTI

UTILITY EASEMENT APPROVED AND ACCEPTED THIS 13th DAY OF December, 2006 BY SEC.

[Signature] PRINT NAME: RALPH H. HATCHINSON

UTILITY EASEMENT APPROVED AND ACCEPTED THIS 13th DAY OF December, 2006 BY THE DOMINION EAST OHIO.

[Signature] PRINT NAME: STEVEN D. BARTZAL

UTILITY EASEMENT APPROVED AND ACCEPTED THIS 13 DAY OF December, 2006 BY TIME WARNER CABLE.

[Signature] PRINT NAME: MICHAEL A. JONES

BLOCK "A" EASEMENT APPROVED AND ACCEPTED THIS 13th DAY OF December, 2006 BY AQUA OHIO.

[Signature] PRINT NAME: LOUIS S. KREIDER

### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE PLATTED CERTAIN LANDS LYING IN PART OF ORIGINAL KIRTLAND TOWNSHIP LOT NOS. 6 AND 7, TRACT NO. 2 AND LOT NOS. 83, 84 AND 85, TRACT 3 NOW IN THE CITY OF KIRTLAND AND THE VILLAGE OF WAITE HILL, WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND CONTAINING 97.3352 ACRES OF LAND. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES. ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Joseph Gutoskey  
JOSEPH GUTOSKEY, P.S. #7567 DATE: 1/2/07

Plat Approved For Recording  
Lake County Engineer  
By [Signature] Date 1-4-07



GUTOSKEY & ASSOCIATES INC.  
Civil Engineers, Surveyors & Land Planners  
17078 MUNN ROAD, SUITE 3 CHAGRIN FALLS, OHIO 44023  
Tel (440) 543-6900 Fax (440) 543-7176