

2007R000345
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FRANK A. SUPONCIC
Lake County Recorder

LARIMAR LAKEFRONT NEIGHBORHOOD SUBDIVISION PHASE 1

Situated in the City of Willowick, County of Lake, State of Ohio and known as
being 5.3973 acres in part of Lot 1, Tract 16, of Township 9 North,
Range X West, of the Connecticut Western Reserve

APPROVALS

Approved this 30TH day of NOVEMBER 2006 by the Lake County Commissioners.

Daniel P. Troy
Daniel P. Troy
Robert E. Aufaldish
Robert E. Aufaldish
Raymond E. Sines
Raymond E. Sines

City of Willowick Approvals

Plat Approved this 14 day of NOV. 2006 by the Director of Law of The City of Willowick, Ohio.

John P. O'Donnell
John P. O'Donnell, Director of Law

Plat Approved for recording purposes only by resolution No. 2006-32 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 14th day of NOVEMBER 2006 by PLAT REVIEW BOARD of the City of Willowick, Ohio.

Joseph Dominick
Joseph Dominick, Plan Review Board Chairman.

Plat Approved this 14th day of November 2006 by the City Engineer of the City of Willowick, Ohio.

Craig Juddy
Craig Juddy, Willowick City Engineer

Access and Utility Easement and Underground Utility Easement Approved and Accepted this 17th day of November 2006 by SBC

Ralph Stutzman Representative
Ralph Stutzman Print Name

Access and Utility Easement and Underground Utility Easement Approved and Accepted this 17th day of November 2006 by Dominion East Ohio.

Robyn L. Arbogast Representative
Robyn L. Arbogast Print Name

Access and Utility Easement and Underground Utility Easement Approved and Accepted this 21st day of November 2006 by The Illuminating Company.

Ralph H. Delligatti Representative
Ralph H. Delligatti Print Name

Access and Utility Easement and Underground Utility Easement Approved and Accepted this 20 day of NOV 2006 by Adelptha Cable

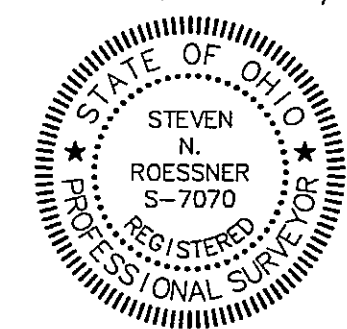
Paul Silvestro Representative
Paul Silvestro Print Name

Access and Utility Easement, and Utility Easement Approved and Accepted this 28th 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 11/13/06
Steven N. Roessner, P.S. #7070
Foresight Engineering Group, Inc. /Date



Plat Approved For Recording
Lake County Engineer

By ME Date 1-8-07

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 1 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 purposes 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 Ordinance of the City of Willowick.

We, the owners of the within platted land, do hereby grant unto the Illuminating Company, SBC, Adelptha 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 "Underground 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).

And does hereby grant unto the Board of Lake County Commissioners, its 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 its 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 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 Pepper Pike, Ohio, this 15th day of November 2006.

Willowick Partners, LLC.
By: Theodore A. Sahley
Theodore A. Sahley, Member

Witness
Barbara L. Sumrada
Barbara L. Sumrada
Print Name
Jayanthi Ravichandran
Jayanthi Ravichandran
Witness
JAYANTHI RAVICHANDRAN
Print Name

State of Ohio }
County of Lake } SS

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 company.

In witness whereof I have set my hand and official seal at Pepper Pike, Ohio, this 15th day of November 2006.

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.

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

FOR Restrictions
SEE OFFICIAL RECORDS FILE NO. 2007R000847
FRANK A. SUPONCIC, RECORDER
P. Lawson DEPUTY
DATE 01-08-2007

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 Lake Shore Boulevard and hereby releases from lien of our mortgage and waives any right which we might otherwise have in said Roads and Access and Utility Easements. This 15 day of NOVEMBER 2006

Daniel J. Merkel
DANIEL G. MERKEL
Print Name
Regional President
Title
Republic BANK
Name of Bank

Witness
Barbara L. Sumrada
Barbara L. Sumrada
Print Name
Jayanthi Ravichandran
Jayanthi Ravichandran
Witness
JAYANTHI RAVICHANDRAN
Print Name

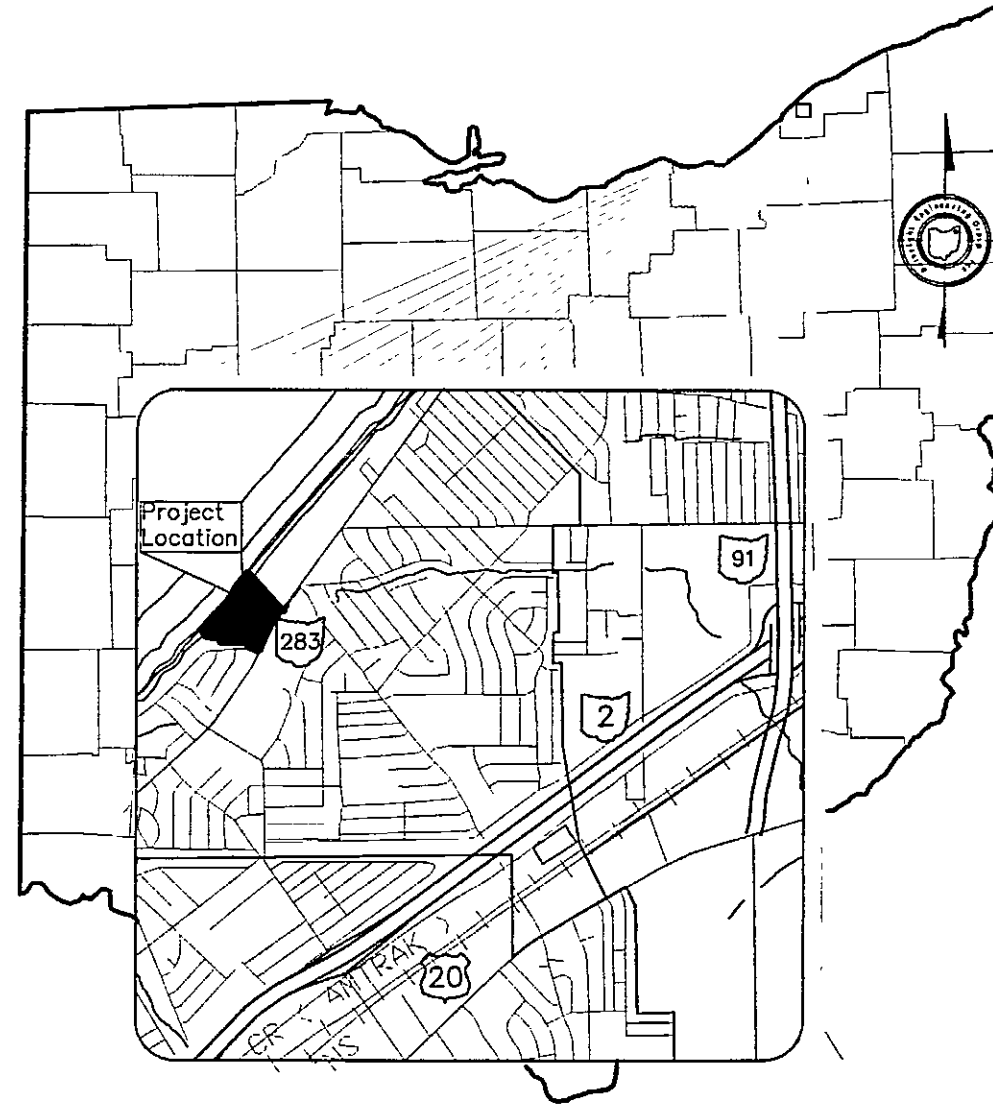
State of Ohio, County of Lake

Before me, a Notary Public in and for said County and State personally appeared the above named Daniel Merkel, Republic 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 Daniel Merkel for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Pepper Pike, Ohio this 15th day of November 2006.

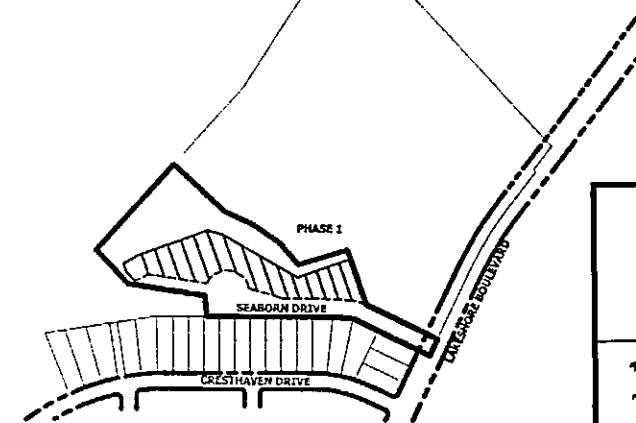
Barbara L. Sumrada
Notary Public
My Commission Expires on 2/8/11



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



VICINITY MAP



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

| SUBDIVISION DATA | |
|-----------------------------------|--------------|
| Area in Access & Utility Easement | 1.4443 Acres |
| Area in S/L | 1.8193 Acres |
| Area in Common Area | 2.0800 Acres |
| Area in Lakeshore Blvd. R/W | 0.0537 Acres |
| Total Area | 5.3973 Acres |