

# SPRINGBROOK LAKE COMMUNITY SUBDIVISION

## PHASE 4

SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE, STATE OF OHIO  
AND KNOWN AS BEING PART OF LOT No. 4 IN TRACT No. 6

### PHASE 4 - 0.2549 Ac.

UNIT No. 2

#### APPROVALS

APPROVED THIS DAY 11 DAY OF Dec, 2009, CITY MANAGER.

Kenneth J. Filipiak  
KENNETH J. FILIPIAK

APPROVED THIS DAY 11<sup>th</sup> DAY OF Dec, 2009, LAW DIRECTOR.

Richard Hennig  
RICHARD HENNIG

APPROVED THIS DAY 10<sup>th</sup> DAY OF Dec, 2009, BY THE CITY OF MENTOR ENGINEER.

Dave Swiger  
DAVE SWIGER, P.E.

APPROVED THIS DAY 10<sup>th</sup> DAY OF Dec, 2009, BY THE DIRECTOR OF ECONOMIC DEVELOPMENT.

Ronald M. Traub  
RONALD M. TRAUB

APPROVED THIS DAY 5<sup>th</sup> DAY OF June, 2009, BY THE COUNCIL OF THE CITY OF MENTOR.

Elizabeth Limestahl  
ELIZABETH LIMESTAHL, CLERK OF COUNCIL  
ORDINANCE NUMBER 07.0.96

File Approved  
For Recording  
Lake County Engineer  
11/25/09

2010R009245  
RECEIVED FOR RECORD  
5-4-2010

AT 8:50 AM/PM  
RECORDERS FEE 108<sup>00</sup>

Vol. 59 Page 25  
FRANK A. SUPONICIC  
Lake County Recorder

TRANSFERRED  
May 4, 2010  
Edward H. Zupancic  
Auditor, Lake County, Ohio

#### ACCEPTANCE

BE IT KNOWN THAT SPRINGBROOK LAKE DEVELOPMENT, LLC., AN OHIO LIMITED LIABILITY COMPANY, BY DENNIS FOLEY, PRESIDENT, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS IT SPRINGBROOK LAKE COMMUNITY PHASE 4, INCLUSIVE AND COMMON AREA TO BE OWNED AND MAINTAINED BY THE SPRINGBROOK LAKE COMMUNITY OWNERS ASSOCIATION, INC. AND DOES HEREBY ACCEPT PLAT OF SAME.

AND DOES HEREBY GRANT AND ESTABLISH SPRING GARDENS DRIVE (92' WIDE) AS A PRIVATE STREET FOR THE COMMON AND EXCLUSIVE USE OF THE HOMEOWNERS WITHIN THE SPRINGBROOK LAKE COMMUNITY PHASE 4 AND TO BE OWNED AND MAINTAINED BY THE SPRINGBROOK LAKE COMMUNITY OWNERS ASSOCIATION, INC. AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED FOR RECORD UNDER LAKE COUNTY DOCUMENT No. 2007010037. HAS GRANTED PER VOL. 56 - PG. 32 OF THE LAKE COUNTY PLAT RECORDS TO THE ILLUMINATING COMPANY, AT&T TELEPHONE COMPANY, ORWELL NATURAL GAS, TIMEWARNER, AQUA OHIO INC., ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEEES) AND ANY OTHER COMMUNICATION ENTITIES FRANCHISED TO SERVE THE COMMUNITY, A PERMANENT EASEMENT AS SHOWN HEREON TO CONDUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND WATER, ELECTRIC, GAS AND COMMUNICATION SYSTEM CABLES, DUCTS, HYDRANTS, CONDUITS, MANHOLES, PIPES, SURFACE OR BELOW AND ABOVE GROUND INSTALLED TRANSFORMERS, PEDESTALS, CONCRETE PADS, REGULATING AND METERING EQUIPMENT, SURFACE MARKERS AND OTHER BELOW AND ABOVE GROUND FACILITIES, FIXTURES AND APPURTENANCES AS ARE NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSMITTING AND TRANSPORTING WATER, ELECTRICITY, GAS, AND COMMUNICATION SYSTEMS AND SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS, AS 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 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 EASEMENT GRANT.

IN WITNESS THEREOF, SPRINGBROOK LAKE DEVELOPMENT, LLC. HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED AT MENTOR, OHIO, THIS 4 DAY OF Dec, 2009.

Dennis M. Foley  
DENNIS FOLEY, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:  
Kevin C. Sokalski  
WITNESS  
NAME PRINTED

Kevin A. Soster  
WITNESS  
NAME PRINTED

STATE OF OHIO  
COUNTY OF LAKE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED SPRINGBROOK LAKE DEVELOPMENT, LLC., THROUGH, DENNIS FOLEY ITS PRESIDENT, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED, INDIVIDUALLY AND AS SUCH OFFICER AND THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL AT MENTOR, OHIO THIS 4 DAY OF December, 2009.

Kevin A. Soster  
NOTARY PUBLIC

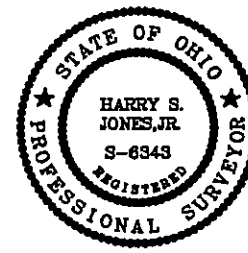
#### SURVEYORS STATEMENT

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED SPRINGBROOK LAKE COMMUNITY SUBDIVISION AS SHOWN HEREON AND CONTAINING 7.2001 ACRES OF LAND.

AT ALL POINTS SO INDICATED, MONUMENTS WERE EITHER FOUND OR SET, DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES WHEN COMPUTED FROM FIELD MEASUREMENTS WAS ACCURATE TO WITHIN A MINIMUM PRECISION OF 1:10,000 BEFORE BALANCING THE SURVEY, AND THAT ALL THE REQUIRED MONUMENTS ARE CORRECTLY SHOWN HEREON AND THAT THOSE WHICH ARE NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE ON THE SITE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION.

TOTAL AREA	- 7.2001 ACRES
PHASE 1 AREA	- 1.8008 ACRES
PHASE 2 AREA	- 0.6621 ACRES
PHASE 3 AREA	- 0.2503 ACRES
AREA IN UNIT 2	- 0.0926 ACRES
AREA IN COMMON AREA	- 0.1623 ACRES
BALANCE AREA	- 4.2320 ACRES



Harry S. Jones, Jr.  
HARRY S. JONES, JR., P.S. No. 6343 DATE 12/13/09

#### MORTGAGE RELEASE

BE IT KNOWN THAT FIRST MERRIT BANK NA MORTGAGEE OF THE LAND INDICATED ON THE ANNEXED PLAT DOES HEREBY JOIN IN THE ABOVE SPRING GARDENS DRIVE (PRIVATE), ACCESS AND UTILITY EASEMENT FOR RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT ON SAID PREMISES AS RECORDED UNDER INSTRUMENT NUMBER 2007010037 OF THE LAKE COUNTY RECORD OF MORTGAGES.

IN WITNESS WHEREOF FIRST MERRIT BANK NA HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS

NAME BY Linda B. Dolce THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED

AT MENTOR, OHIO, THIS 4 DAY OF Dec, 2009.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Kevin J. Foley  
WITNESS

Kevin J. Foley  
NAME PRINTED

Kevin A. Soster  
WITNESS

Kevin A. Soster  
NAME PRINTED

Linda B. Dolce

Linda B. Dolce  
NAME PRINTED

FOR \_\_\_\_\_

SEE OFFICIAL RECORDS FILE No. \_\_\_\_\_

FRANK A. SUPONICIC, RECORDER  
\_\_\_\_\_  
DEPUTY

DATE \_\_\_\_\_

STATE OF OHIO  
COUNTY OF Lake

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Linda B. Dolce THROUGH First Merrit Bank ITS AVP WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HEREUNTO SET MY NAME AND OFFICIAL SEAL AT Mentor, OHIO THIS 4<sup>th</sup> DAY OF December, 2009.

Kevin A. Soster  
NOTARY PUBLIC