2005R041504
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Vol. 50 Page 13
FRANK A. SUPONCIC
Lake County Recorder

# The Woodlands, Phase III

## CITY OF WILLOUGHBY - LAKE COUNTY - OHIO

### BEING PART OF LOT 14, OF THE DOUGLAS TRACT, TOWNSHIP 10 NORTH, RANGE X WEST OF THE CONNECTICUT WESTERN RESERVE

TRANSFERRED
September 23, 2005
Edward H. Zupancic
Auditor, Lake County, Ohio

### ACCEPTANCE AND DEDICATION

Be it known that Willoughby Development Co., Ltd. a Limited Liability Company hereby certifies that this plat correctly represents its The Woodlands, Phase III, a Subdivision of Sublots numbered thirty-nine (39) through eighty-six (86) and does also hereby accept plat of same and dedicate to public use, as such, Edward Walsh Drive (52'), A.T. Hill Place (52') and Margaret Walsh Court (52').

And does hereby grant unto the Board of the Lake County Commissioners, its Agencies and Assigns ("Grantee Board"), an easement located within the bounds of all the rights of way dedicated herein, for the purpose of installing and maintaining utilities, such as, but not limited to, sewer and water lines and their appurtenances. 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. Grantee Board shall be responsible to restore lawns, walks and driveways within easement area to as reasonable condition as possible to the condition prior to any operations contemplated by this easement.

We, the owners of the within platted land, do hereby grant unto The Illuminating Company, SBC Ameritech, Comcast, and 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 street lines to construct, place, operate, maintain, repair, reconstruct and relocate such underground electric and communications, cables, ducts, conduits, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantees for distributing and transmitting electricity 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 and communication facilities, the right to install, repair, augment and maintain service cables 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.

And does also grant unto the City of Willoughby "Storm Sewer Easements" as shown hereon to lay, maintain, replace, or remove sewer pipe, and/or other appurtenances.

And does also grant unto the adjoining homeowners of each easemented area equal rights and responsibilities for "LOCAL SERVICE DRAINAGE EASEMENTS" as shown hereon and labeled as "L.S.D. Easement" within The Woodlands to access, lay, maintain, replace, or remove, storm sewer pipe, manholes, ditches, swales,and/or appurtenances. As referred to in declaration of restrictions and easements for storm drainage purposes filed for record under Lake County Document No. ________

The Grantee 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 electric, gas, drainage and communication systems.

The Grantee 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 any operations contemplated by this easement.

Where easements are not parallel to a public road right of way, the Grantee shall have the right to cross over and utilize platted land adjacent to such an easement area in order to accomplish any of the purposes set forth above. The Grantee shall restore all disturbed areas outside the easement area to as reasonable a condition as possible to the condition prior to any operations contemplated by this easement.

In witness thereof, Willoughby Development Co., Ltd. a Limited Liability Company has caused this instrument to be subscribed at the City of Willoughby, Ohio, this ________ day of ____________, 200_

Willoughby Development Co., Ltd. a Limited Liability Company

By: LOST NATION PROPERTIES INC.
William R. Martin, President
MEMBER

Signed in the presence of: Colleen M. McCarthy
Witness: Name Printed
Witness: Name Printed LINDA RAMOS

Joseph P. Tulley, Trustee of the Mary A. Clarke Testamentary Trust
MEMBER

Signed in the presence of: Colleen M. McCarthy
Witness: Name Printed
Witness: Name Printed LINDA RAMOS

(witnesses' names must be either typed or printed below their signatures)

STATE OF OHIO )
COUNTY OF LAKE )
Before me a Notary Public in and for said county and state, personally appeared the above named Willoughby Development Co., Ltd. a Limited Liability Company in the State of Ohio, William R. Martin and Joseph P. Tulley, Members who represented that they are duly authorized in the premises, who acknowledged that they did sign the foregoing instrument and that the same was their voluntary act and deed, individually and as such members and the free act and deed of said Limited Liability Company. In testimony whereof, I hereunto set my hand and official seal at Willoughby,Ohio this 30 day of August, 2005

Linda Ramos
NOTARY PUBLIC
exp: 5-17-09

KAREN A. BREHM
COMMISSION
EXPIRES 3-27-10

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

| | |
|---|---|
| Area in R/W | 2.5114 Acres |
| Area in Sublots | 14.0217 Acres |
| TOTAL AREA | 16.5331 Acres |

### MORTGAGE RELEASE

Be it known that First Merit Bank, N.A. Mortgagee of the land indicated on the annexed plat does hereby join in the above dedication and release from operation and lein of the mortgage held by it, on said premises as recorded in Document No. ________, of the Lake County Records of Mortgages Edward Walsh Drive (52'), Margaret Walsh Court (52') and A.T. Hill Place (52') and the easements herein granted and reserved.

In witness whereof FirstMerit Bank, N.A. has caused instrument to be subscribed in its name by Jerry Youngberg and Jeffrey Skonieczny thereunto duly authorized and its seal hereunto affixed at Mayfield Heights, Ohio, This 12 day of August 2005.

Signed and Aknowledged in the presence of:

Anita M. Magas, Witness — By: Jerry L. Youngberg, Senior Vice President
Karen A. Brehm, Witness — By: Jeffrey A. Skonieczny, Vice President

STATE OF OHIO )
COUNTY OF LAKE )
Before me a Notary Public in and for said county and state, personally appeared the above named Jerry Youngberg & Jeffrey A. Skonieczny who represented that they are duly authorized in the premises, who acknowledged that they did sign the foregoing instrument and that the same was their voluntary act and deed, individually and as such members and the free act and deed of ________ In testimony whereof, I hereunto set my hand and official seal at Mayfield Heights this 12 day of August, 2005

Karen A. Brehm
NOTARY PUBLIC
COMMISSION EXPIRES 3-27-10

Be it known that ____________, Mortgagee of the land indicated on the annexed plat does hereby join in the above dedication and release from operation and lein of the mortgage held by it, on said premises as recorded in Document No. ________, of the Lake County Records of Mortgages Old Willoughby Drive (52'), Edward Walsh Drive (52') and Chagrin Mills Court (52') and the easements herein granted and reserved.

In witness whereof ____________ has caused instrument to be subscribed in its name by ____________ thereunto duly authorized and its seal hereunto affixed at ____________, Ohio, This ______ day of ______ 200_

Signed and Aknowledged in the presence of:

________ Witness — By: ________
________ Witness — By: ________

STATE OF OHIO )
COUNTY OF LAKE )
Before me a Notary Public in and for said county and state, personally appeared the above named ________ who represented that they are duly authorized in the premises, who acknowledged that they did sign the foregoing instrument and that the same was their voluntary act and deed, individually and as such members and the free act and deed of ________ In testimony whereof, I hereunto set my hand and official seal at ________ this ______ day of ________, 200_

NOTARY PUBLIC

Plat Approved
For Recording
Lake County Engineer
By ________ Date 9/23/05

### ACCEPTANCE AND APPROVALS

Approved this 1ST day of SEPT, 2005 by The Lake County Commissioners.
Robert E. Aufuldish — Daniel P. Troy — Raymond E. Sines

Approved this 1 day of SEPT, 2005 by The Lake County Prosecutor.

Approved this 20th day of SEPT, 2005 by The City of Willoughby Clerk of Council by Ordinance No. 2005-137.

Approved this 19th day of September 2005 by The City of Willoughby Engineer

Approved this 14th day of September, 2005 by The City of Willoughby Planning Commission

Approved this 21 day of September, 200_ by The City of Willoughby Law Director

Utility Easement Accepted this 11 day of September 2005 by AMERITECH
Charlotte Scaffidi, SBC Ameritech — CHARLOTTE SCAFFIDI, Name Printed

Utility Easement Accepted this 11th day of September 2005 by The First Energy Corp.
The First Energy Corp. — RALPH N. DELLIGATTI, Name Printed

Utility Easement Accepted this 12 day of SEPT, 200_ by Comcast
Comcast — EMIL SYMISTER, Name Printed

Utility Easement Accepted this 16 day of SEPT, 2005 by East Ohio Gas Company
East Ohio Gas Company — DAVID CROFT, Name Printed

Subdivision Approved this 30th day of August, 2005 by The Lake County Utilities Department.
Albert J. Saari, P.E.

Surveyors' Certification

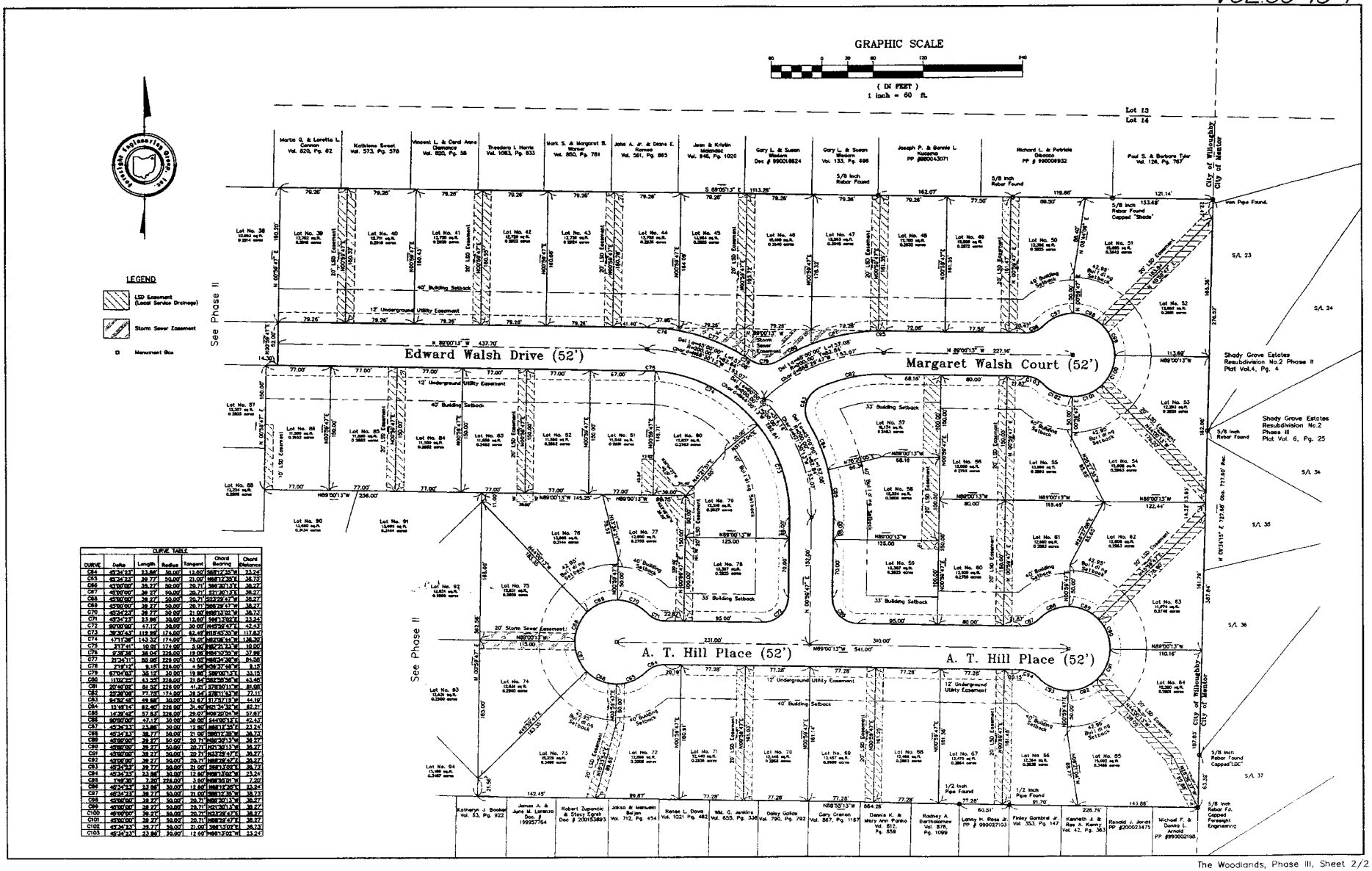
This is to certify that at the request of the Owner, I have surveyed The Woodlands, Phase III Subdivision containing 16.5331 Acres of land. At all points so indicated, monuments were either found or set. Distances shown are in feet and decimal parts thereof.

This is to certify that this plat represents a survey in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code, and all required monuments are correctly shown hereon and those that which are necessary for construction of improvements are in place on site with any remaining monuments to be properly placed upon completion of construction.

Steven N. Roessner, P.S. Ohio #7070
Foresight Engineering Group, Inc.

STATE OF OHIO
STEVEN N. ROESSNER S-7070
REGISTERED PROFESSIONAL SURVEYOR

VOL.50-13-1




| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | Delta | Length | Radius | Tangent | Chord Bearing | Chord Distance |
| C64 | 45°34'23" | 23.86' | 30.00' | 12.60' | N66°13'02"W | 23.24' |
| C65 | 45°34'23" | 39.77' | 50.00' | 21.00' | N66°13'02"W | 38.73' |
| C66 | 45°00'00" | 39.27' | 50.00' | 20.71' | N66°30'13"W | 38.27' |
| C67 | 45°00'00" | 39.27' | 50.00' | 20.71' | S21°29'47"W | 38.27' |
| C68 | 45°00'00" | 39.27' | 50.00' | 20.71' | S23°29'47"W | 38.27' |
| C69 | 45°00'00" | 39.27' | 50.00' | 20.71' | S68°29'47"W | 38.27' |
| C70 | 45°34'23" | 39.77' | 50.00' | 21.00' | N66°13'02"W | 38.73' |
| C71 | 45°34'23" | 23.86' | 30.00' | 12.60' | S66°13'02"E | 23.24' |
| C72 | 90°00'00" | 47.12' | 30.00' | 30.00' | N45°29'47"E | 42.43' |
| C73 | 36°26'43" | 118.88' | 186.00' | 61.49' | N18°46'25"W | 116.87' |
| C74 | 47°11'28" | 143.52' | 174.00' | 76.08' | N62°06'44"W | 139.50' |
| C75 | 3°17'41" | 10.01' | 174.00' | 5.00' | N82°21'23"W | 10.00' |
| C76 | 9°38'28" | 38.06' | 226.00' | 19.08' | N85°10'30"W | 37.99' |
| C77 | 21°34'11" | 85.06' | 226.00' | 43.05' | N68°24'36"W | 84.56' |
| C78 | 2°18'12" | 9.15' | 226.00' | 4.58' | N56°37'48"W | 9.15' |
| C79 | 87°06'53" | 38.12' | 30.00' | 19.86' | S88°00'13"E | 34.58' |
| C80 | 11°00'25" | 43.54' | 226.00' | 21.84' | S83°30'26"E | 43.48' |
| C81 | 20°40'00" | 84.52' | 226.00' | 41.41' | S78°00'13"E | 84.05' |
| C82 | 39°26'08" | 77.78' | 175.00' | 39.54' | S78°13'43"E | 77.13' |
| C83 | 84°56'48" | 49.68' | 30.00' | 32.67' | S12°57'13"E | 44.98' |
| C84 | 15°48'15" | 62.40' | 226.00' | 31.40' | N01°54'36"W | 62.21' |
| C85 | 14°28'46" | 57.53' | 228.00' | 28.97' | N08°28'04"W | 57.87' |
| C86 | 90°00'00" | 47.12' | 30.00' | 30.00' | S44°00'13"E | 42.43' |
| C87 | 45°34'23" | 23.86' | 30.00' | 12.60' | N66°13'02"W | 23.24' |
| C88 | 45°34'23" | 39.77' | 50.00' | 21.00' | N66°13'02"W | 38.73' |
| C89 | 45°00'00" | 39.27' | 50.00' | 20.71' | N66°30'13"W | 38.27' |
| C90 | 45°00'00" | 39.27' | 50.00' | 20.71' | N23°29'47"E | 38.27' |
| C91 | 45°00'00" | 39.27' | 50.00' | 20.71' | N23°29'47"E | 38.27' |
| C92 | 45°00'00" | 39.27' | 50.00' | 20.71' | N68°29'47"E | 38.27' |
| C93 | 45°34'23" | 39.77' | 50.00' | 21.00' | S66°13'02"E | 38.73' |
| C94 | 45°34'23" | 23.86' | 30.00' | 12.60' | N66°13'02"W | 23.24' |
| C95 | 1°48'26" | 7.20' | 228.00' | 3.60' | N68°36'01"W | 7.20' |
| C96 | 45°34'23" | 23.86' | 30.00' | 12.60' | N66°13'02"W | 23.24' |
| C97 | 45°34'23" | 39.77' | 50.00' | 21.00' | S66°13'02"E | 38.73' |
| C98 | 45°00'00" | 39.27' | 50.00' | 20.71' | N66°30'13"W | 38.27' |
| C99 | 45°00'00" | 39.27' | 50.00' | 20.71' | N21°30'13"W | 38.27' |
| C100 | 45°00'00" | 39.27' | 50.00' | 20.71' | N23°29'47"E | 38.27' |
| C101 | 45°00'00" | 39.27' | 50.00' | 20.71' | N68°29'47"E | 38.27' |
| C102 | 45°34'23" | 39.77' | 50.00' | 21.00' | S66°13'02"E | 38.73' |
| C103 | 45°34'23" | 23.86' | 30.00' | 12.60' | N66°13'02"W | 23.24' |