

HUNTERS RIDGE CLUSTER SUBDIVISION 2

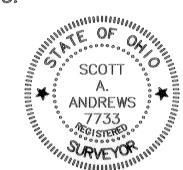
BEING A RE-SUBDIVISION OF BLOCK "G" IN THE CHESTNUT RIDGE RESIDENTIAL DEVELOPMENT NO. 1 (AS REVISED) OF PART OF ORIGINAL EATON TOWNSHIP LOT 91 AS RECORDED IN VOLUME 62, PAGE 49 OF LORAIN COUNTY PLAT RECORDS NOW IN THE CITY OF ELYRIA LORAIN COUNTY, OHIO

AND CONTAINING 4.5180 ACRES OF LAND THE ESTABLISHMENT OF THE EXTERIOR PROPERTY LINES AND ROADLINES AS SHOWN HEREON ARE BASED UPON THE SUBDIVISION PLAT HEREIN REFERENCED AS PREPARED BY THE EUTHENICS, INC. DATED JANUARY, 1999 AND RECORDED IN VOLUME 62, PAGE 49 OF LORAIN

I HEREBY STATE THAT THIS PLAT HAS BEEN COMPILED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. COURSES ARE TO AND ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. ♦ - INDICATES IRON MONUMENTS TO BE SET (3/4" REBAR W/IDENTIFICATION D.G. BOHNING ASSOC.) AFTER CONSTRUCTION OF IMPROVEMENTS.

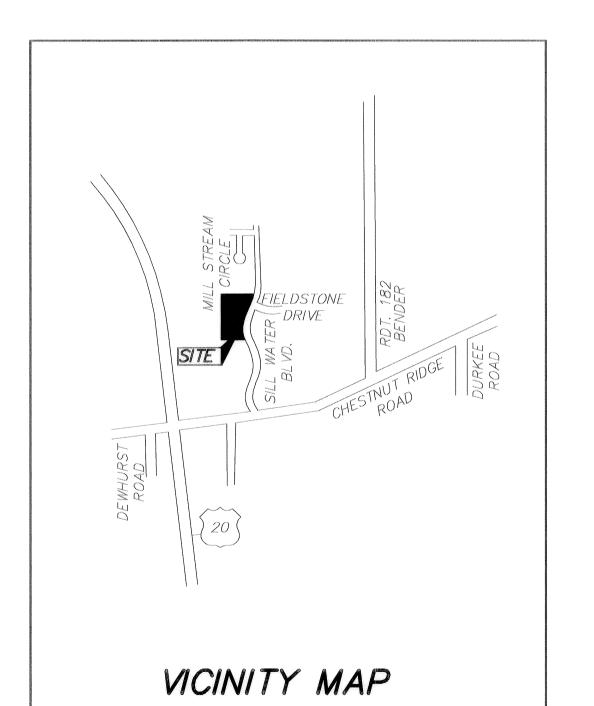
DONALD G. BOHNING & ASSOCIATES. INC. CIVIL ENGINEERING & SURVEYING

SCOTT A. ANDREWS REGISTERED SURVEYOR NO. 7733



APPROVALS

THIS PLAT IS HEREBY, APPROVIED: CITY ENGINEER CITY PLANNING COMMISSION



UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE OHIO EDISON CO., ILLUMINATING CO., COLUMBIA GAS OF OHIO INC., AMERITECH, COX CABLE, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT UNDER, OVER AND THROUGH ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON OUTSIDE THE LIMITS OF ANY PHYSICAL BUILDINGS TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES DUCTS, CONDUITS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTION, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEES PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATIONS FACILITIES. THE RIGHT TO INSTALL, REPAIR, AUGMENT, AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR 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.

GRANTORS: HUNTERS RIDGE CONDOMINIUM LLC

RICHARDA MASLINSKI GRANTEES: MEDIA ONE CABLE CO. COLUMBIA GAS

ACCEPTANCE & OFFER EASEMENTS

WE THE UNDERSIGNED: HUNTERS RIDGE CONDOMINIUM LLC

OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO ASSENT TO AND ADOPT THE SUBDIVISION PLAT AND ACKNOWLEDGE THAT IT WAS MADE AT IT'S REQUEST AND HEREBY GRANT UNTO THE CITY OF ELYRIA AND ITS CORPORATE SUCCESSORS, A PERMANENT EASEMENT FOR THE EMERGENCY CONSTRUCTION: MAINTENANCE AND OPERATION OF PUBLIC FACILITIES (WATER MAIN) AND FIRE REPAIR PRIVATE Any 4/8/04

DAN SUREN

PER CITY OF ELYRIA ORDINANCE NO. 2004-050. (REVISED WEP, 7APR 04)

WITNESS:

STATE OF OHIO COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE AFOREMENTIONED, THE INDIVIDUAL (S), WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID AFOREMENTIONED AND BY THE AUTHORITY OF SUCH ENTITY; AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER THE FREE ACT AND DEED OF SUCH ENTITY.

HUNTERS RIDGE CONDOMINUIOM LLC

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT OHIO, THIS 24 The DAY OF Colony, 20 04

NOTARY PUBLIC

MY COMMISSION EXPIRES

AREA CHART

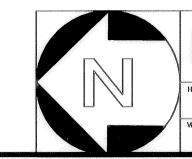
DESCRIPTION <u>AREA</u> LOTS (20) 3.3863 Ac. BLOCK "B" 1.1317 Ac. 4.5180 Ac. TOTAL

BUILDING SIDEYARD
MINIMUM 20' BETWEEN BUILDINGS





PROP. 50° PUBLIC UTILITY/ COMMON INGRESS-EGRESS EASEMENT AREA



DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7979 HUB PARKWAY * VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132

1"=50" L.R. E.K. OCT., 2003 310502-1