

HUNTER'S WOODS SUBDIVISION

BEING A PART OF LOT NO. 3, TRACT NO. 3 AND CONTAINING 64.390 ACRES OF LAND BEING PART OF THE LAND CONVEYED TO J.T. YOUNG, LTD IN THE DEED RECORDED IN VOLUME PAGE OF THE GAUGA COUNTY DEED RECORDS IN THE TOWNSHIP OF RUSSELL, COUNTY OF GAUGA AND STATE OF OHIO.

ACCEPTANCE CERTIFICATION AND DEDICATION:

WE, THE UNDERSIGNED J.T. YOUNG, LTD., AN OHIO LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR HUNTER'S WOODS SUBDIVISION CONTAINING SUBLOTS NUMBERED 1 THROUGH 17 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS GAMEKEEPER'S TRAIL (60 FEET WIDE). THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH AND OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

DRAINAGE AND LANDSCAPE EASEMENTS

WE, J.T. YOUNG, LTD., AN OHIO LIMITED LIABILITY COMPANY, UNDERSIGNED OWNERS OF THE LAND WITHIN THE PLATTED LAND, DOES HEREBY GRANT UNTO THE HUNTER'S WOODS HOMEOWNERS ASSOCIATION, INC. PERMANENT "DRAINAGE EASEMENTS" AS SHOWN HEREIN TO LAY, MAINTAIN, REMOVE OR REPAIR STORM SEWER PIPE, DRAINAGE DITCHES, SWALES AND/OR NECESSARY APPURTENANCES. AND DOES HEREBY GRANT UNTO THE HUNTER'S WOOD HOMEOWNERS ASSOCIATION, INC., A PERMANENT "LANDSCAPE EASEMENT" AS SHOWN HEREIN ON THE PLAT TO PLANT, MAINTAIN, REPAIR, REPLACE OR REMOVE TREES, PLANTS, FENCES, WALLS AND OTHER LANDSCAPE APPURTENANCES.

IN WITNESS WHEREOF, J.T. YOUNG, LTD. HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY JEFFREY YOUNG, MANAGING MEMBER, AT PEPPER PIKE, OHIO, THIS 7TH DAY OF MAY, 1999.

Jeffrey Young
JEFFREY YOUNG, MANAGING MEMBER
WITNESS
Kenneth Young
KENNETH YOUNG
PRINT NAME

Marilyn Stephen
WITNESS
MARILYN STEPHEN
PRINT NAME

STATE OF OHIO }
COUNTY OF CUYAHOGA } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED JEFFREY YOUNG, MANAGING MEMBER OF J.T. YOUNG, LTD WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT PEPPER PIKE, OHIO THIS 7TH DAY OF MAY, 1999.

Marilyn Stephen
NOTARY PUBLIC
Marilyn Stephen
Notary Public - State of Ohio
My Commission Expires Feb. 9, 2002

MORTGAGE RELEASE:

THE UNDERSIGNED MORTGAGEE OF THE LAND INCLUDED IN THIS PLAT AND SUBDIVISION, PARKVIEW FEDERAL SAVINGS AND LOAN DOES HEREBY JOIN WITH THE OWNER OF THIS SUBDIVISION IN THE DEDICATION TO PUBLIC USE OF THE AREA DESIGNATED AS GAMEKEEPER'S TRAIL, 60 FEET WIDE, SHOWN HEREON, AND HEREBY RELEASES FROM LIEN OF OUR MORTGAGE AND WAIVES ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE ON SAID ROAD.

IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET THEIR HANDS THIS 7TH DAY OF MAY, 1999.

Robert J. Papa Vice President
MORTGAGEE
Michael G. Morris
WITNESS
MICHAEL G. MORRIS
PRINT NAME

Tina Simons
WITNESS
Tina Simons
PRINT NAME

STATE OF OHIO }
COUNTY OF CUYAHOGA } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE ABOVE NAMED Robert J. PAPA, Vice President OF PARKVIEW FEDERAL SAVINGS AND LOAN, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED AND THE FREE CORPORATE ACT AND DEED OF PEPPER PIKE FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Pepper Pike, OHIO THIS 7TH DAY OF MAY, 1999.

Michael G. Morris
NOTARY PUBLIC
MICHAEL MORRIS, Notary Public
State of Ohio, Cuyahoga County
My Commission Expires March 31, 2003

SURVEYOR'S CERTIFICATION:

I (WE) DO HEREBY CERTIFY THAT I (WE) HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE LOTS AND ROAD(S) ARE IN FEET AND DECIMALS PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GAUGA COUNTY ENGINEER.

CT Consultants, Inc.
Engineers • Architects • Planners
Willoughby • Mentor • Columbus • Lorain • North Canton • Youngstown

By: Timothy P. Gadden
TIMOTHY P. GADDEN, P.S. NO. 6786
DATE: May 5, 1999

UTILITY EASEMENT:

WE, J.T. YOUNG, LTD., AN OHIO LIMITED LIABILITY COMPANY UNDERSIGNED OWNERS OF THE LAND WITHIN THE PLATTED LAND, GRANT UNTO THE ILLUMINATING COMPANY, THE ALLTEL OHIO TELEPHONE COMPANY, THE EAST OHIO GAS COMPANY AND CABLEVISION OF OHIO, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPES LINES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFROM TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SAID ELECTRIC, GAS, AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES 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.

IN WITNESS WHEREOF, J.T. YOUNG, LTD. HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY JEFFREY YOUNG, MANAGING MEMBER, AT PEPPER PIKE, OHIO, THIS 7TH DAY OF MAY, 1999.

Jeffrey Young
JEFFREY YOUNG, MANAGING MEMBER
WITNESS
Kenneth Young
KENNETH YOUNG
PRINT NAME

Marilyn Stephen
WITNESS
MARILYN STEPHEN
PRINT NAME

STATE OF OHIO }
COUNTY OF CUYAHOGA } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED JEFFREY YOUNG, MANAGING MEMBER OF J.T. YOUNG LTD. WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT PEPPER PIKE, OHIO THIS 7TH DAY OF MAY, 1999.

Marilyn Stephen
NOTARY PUBLIC
Marilyn Stephen
Notary Public - State of Ohio
My Commission Expires Feb. 9, 2002

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

_____, THE ILLUMINATING COMPANY DATE _____
_____, THE EAST OHIO GAS COMPANY DATE _____
_____, ALLTEL OHIO DATE _____
_____, CABLEVISION OF OHIO DATE _____

DRAINAGE AND LANDSCAPE EASEMENTS ACCEPTED BY:

Jeffrey Young DATE May 7, 1999
THE HUNTER'S WOODS HOMEOWNERS ASSOCIATION, INC.,
BY JEFFREY YOUNG, PRESIDENT
WITNESS: Michael G. Morris WITNESS: Marilyn Stephen
Kenneth Young MARILYN STEPHEN
PRINT NAME PRINT NAME

STATE OF OHIO }
COUNTY OF CUYAHOGA } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED JEFFREY YOUNG, MANAGING MEMBER OF J.T. YOUNG LTD. WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT PEPPER PIKE, OHIO THIS 7TH DAY OF MAY, 1999.

Marilyn Stephen
NOTARY PUBLIC
Marilyn Stephen
Notary Public - State of Ohio
My Commission Expires Feb. 9, 2002

APPROVALS:

APPROVED AS TO LEGAL FORM THIS _____ DAY OF _____, 1999.

David Joyce, GAUGA COUNTY PROSECUTOR
APPROVED THIS _____ DAY OF _____, 1999.

Cynthia C. Casto, CHAIRMAN, GAUGA COUNTY PLANNING COMMISSION

PURSUANT TO SECTION 711.091 OF THE OHIO REVISED CODE, I HAVE CHECKED THE CONSTRUCTION OF ROADWAY IMPROVEMENTS OF THE ROAD DEDICATED TO PUBLIC USE HEREIN, AND DO HEREBY FIND THAT THE SAME HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE APPROVAL PLAT, SPECIFICATIONS, AND CONSTRUCTION DRAWINGS, AND ARE IN GOOD REPAIR. THIS PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

THIS _____ DAY OF _____, 1999.

Robert L. Phillips, P.E., P.S., GAUGA COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 1999, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE.

Janet Novak, GAUGA COUNTY COMMISSIONER
William Repke, GAUGA COUNTY COMMISSIONER
Neil Hofstetter, GAUGA COUNTY COMMISSIONER

THIS PLAT COMPLIES WITH THE APPLICABLE RUSSELL TOWNSHIP ZONING RESOLUTION.
THIS 7TH DAY OF MAY, 1999.

By: William Mason
WILLIAM MASON, RUSSELL TOWNSHIP ZONING INSPECTOR

TRANSFERRED THIS _____ DAY OF _____, 1999.

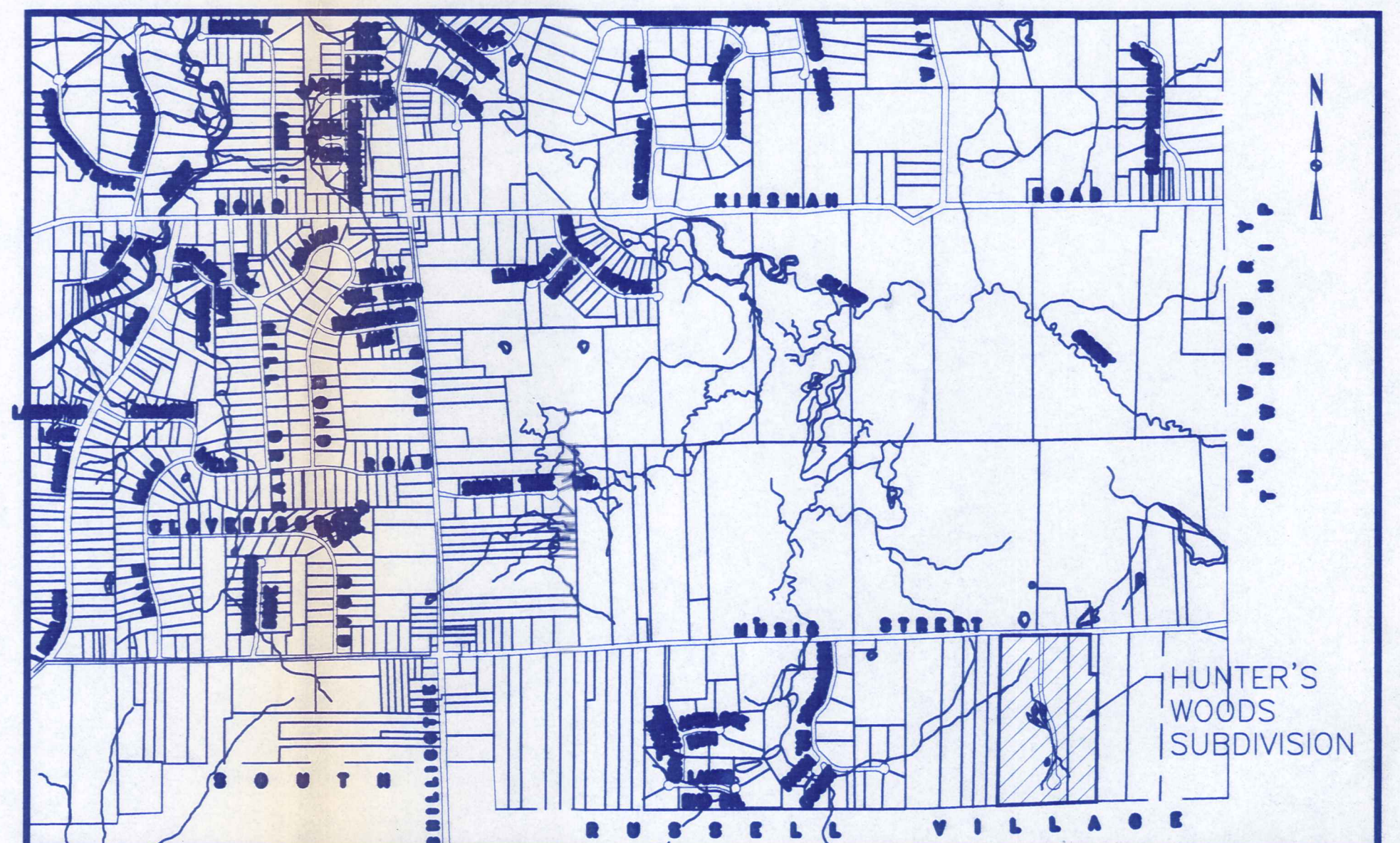
Tracy A. Jemison, GAUGA COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 1999, AT _____ M.
RECORDED THIS _____ DAY OF _____, 1999, IN PLAT BOOK VOLUME _____ PAGE _____

Catherine H. Heiden, GAUGA COUNTY RECORDER

DECLARATION OF COVENANTS AND RESTRICTIONS FOR HUNTER'S WOODS SUBDIVISION IS RECORDED IN VOLUME _____ PAGE _____ OF THE GAUGA COUNTY DEED RECORDS.

CT CONSULTANTS, INC.
MAY 7 1999
PRINTED



VICINITY MAP
SCALE 1" = 2000'

RUS-00101

RUS00101

Young
picked up 5-7-1999

26-214116

May 6, 1999

DESCRIPTION OF A PART OF
LAND CONVEYED TO
J. T. YOUNG, LTD.
BY INSTRUMENT RECORDED IN
VOLUME _____, PAGE _____ OF
THE GEAUGA COUNTY RECORDS

Situated in the Township of Russell, County of Geauga, and State of Ohio, and known as being a part of Original Russell Township Lot No. 3, Tract No. 3 and is bounded and described as follows:

Beginning in the centerline of Music Street, 60 feet in width, at its intersection with the easterly line of land conveyed to William C. and Diane J. Menges by instrument recorded in Volume 967, Page 384 of the Geauga County Deed Records, said point of beginning being located North 88°10'00" West, a distance of 658.25 feet as measured along said centerline of Music Street from a 5/8-inch diameter iron pin monument set marking an angle therein;

- COURSE I Thence South 88°10'00" East, along said centerline of Music Street, 369.57 feet to a point;
- COURSE II Thence South 1°50'00" West, by a line which is perpendicular to said centerline of Music Street, 30.00 feet to the southerly line of the same to a 5/8-inch diameter pin stake set;
- COURSE III Thence along the arc of a curve deflecting to the RIGHT (the radius of which is 40.00 feet and the chord of which bears South 41°36'51.5" East and is 58.08 feet in length), a distance of 65.00 feet to a 5/8-inch diameter iron pin stake set;
- COURSE IV Thence South 4°56'17" West, a distance of 305.16 feet to a 5/8-inch diameter iron pin stake set;
- COURSE V Thence North 85°03'43" West, by a line which is parallel with said centerline of Music Street, 412.59 feet to a 5/8-inch diameter iron pin stake set in said easterly line of land of William C. and Diane J. Menges;

MS 00101

Description Of A Part Of Land Conveyed To
J. T. Young, Ltd.
By Instrument Recorded In
Volume _____, Page _____ Of
The Geauga County Records
May 6, 1999
Page Two

COURSE VI

Thence North 4°54'00" East, along said easterly line of land of William C. and Diane J. Menges, 355.04 feet to the point of beginning, passing through an iron pin stake found 29.35 feet therefrom, and containing 3.431 acres of land as described in May, 1999 by a survey dated April, 1992 by Timothy P. Hadden, Ohio Professional Surveyor No. 6786 of CT Consultants, Inc., be the same, more or less, but subject to all legal highways.

Bearing are based upon an assumed meridian and are used only to denote the relative angular value between lines.

The above described parcel of land is a part of the premises previously owned by Hunters Woods and recorded in Vol. 875, Page 158 of the Geauga County Recorder.

H:\1999\99065\DESC\Young3.doc

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S.

5/7/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Revised