

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 GEAGA COUNTY DEED RECORDS IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEAGA 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
Marlene Stipphan
MARLENE STIPPHAN
PRINT NAME

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 REFERED TO AS THE GRANTEEES) 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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES 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
Marlene Stipphan
MARLENE STIPPHAN
PRINT NAME

APPROVALS:

APPROVED AS TO LEGAL FORM THIS ___ DAY OF _____, 199__.

DAVID JOYCE, GEAGA COUNTY PROSECUTOR
APPROVED THIS ___ DAY OF _____, 199__.

CYNTHIA C. CASTO, CHAIRMAN, GEAGA 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 _____, 199__.

ROBERT L. PHILLIPS, P.E., P.S., GEAGA COUNTY ENGINEER

APPROVED THIS ___ DAY OF _____, 199__, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE.

JANET NOVAK
GEAGA COUNTY COMMISSIONER
WILLIAM REPKE
GEAGA COUNTY COMMISSIONER
NEIL HOFSTETTER
GEAGA 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 _____, 199__.

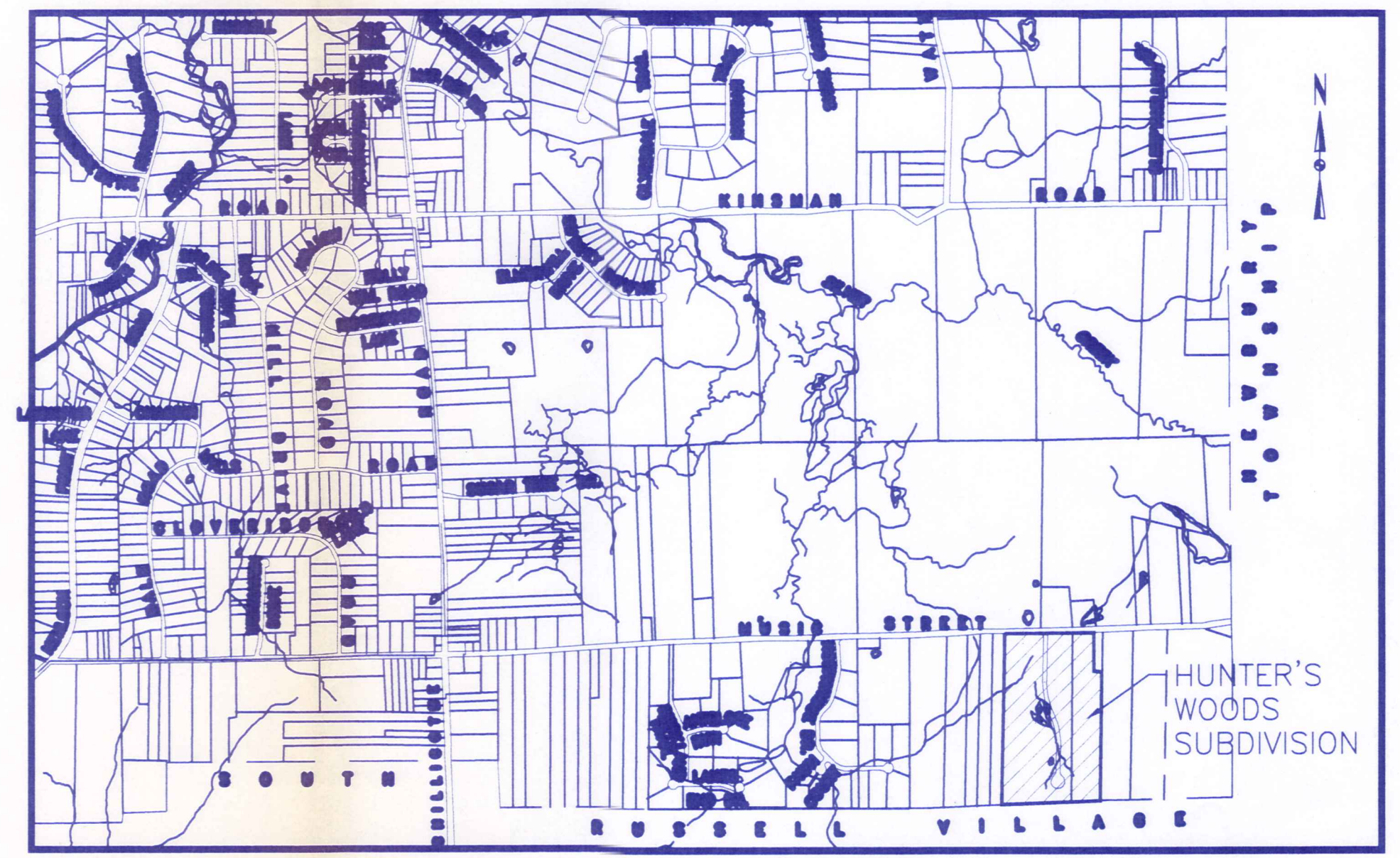
TRACY A. JEMISON, GEAGA COUNTY AUDITOR

FILED FOR RECORD THIS ___ DAY OF _____, 199__, AT _____ M.
RECORDED THIS ___ DAY OF _____, 199__, IN PLAT BOOK VOLUME _____ PAGE _____

CATHERINE H. HEIDEN, GEAGA COUNTY RECORDER

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

CT CONSULTANTS, INC.
MAY 19 1999
PRINTED



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 Stipphan
NOTARY PUBLIC
MARILYN STEPHEN
Notary Public - State of Ohio
My Commission Expires Feb. 9, 2002

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 Stipphan
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.

Michael G. Morris Vice President
MORTGAGEE
Tina Simons
WITNESS
MICHAEL G. MORRIS
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 PAPA 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 Morris
NOTARY PUBLIC
MICHAEL MORRIS, Notary Public
State of Ohio - Cuyahoga County
My Commission Expires March 31, 2003

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
THE HUNTERS' WOODS HOMEOWNERS ASSOCIATION, INC.,
BY JEFFREY YOUNG, PRESIDENT
DATE May 7, 1999
WITNESS
Marlene Stipphan
MARLENE STIPPHAN
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 Stipphan
NOTARY PUBLIC
MARILYN STEPHEN
Notary Public - State of Ohio
My Commission Expires Feb. 9, 2002

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 GEAGA COUNTY ENGINEER.

By: Timothy P. Hadden
TIMOTHY P. HADDEN, P.S. NO. 6786
DATE: May 5, 1999



VICINITY MAP
SCALE 1" = 2000'

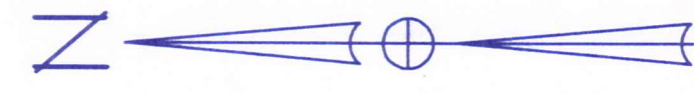
LOT CONSOLIDATION FOR HUNTER'S WOODS SUBDIVISION

BEING A PART OF LOT NO. 3, TRACT NO. 3 AND CONTAINING 67.821 ACRES OF LAND BEING ALL OF THE LAND CONVEYED TO J.T. YOUNG, LTD., IN THE DEEDS RECORDED IN VOLUME 1233 PAGE 1153 OF THE GEauga COUNTY DEED RECORDS IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEauga AND THE STATE OF OHIO.

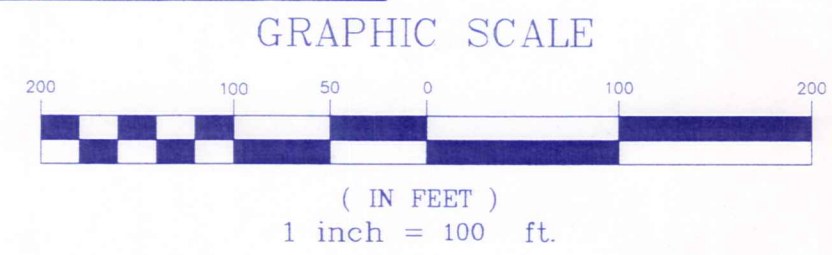
Jamie M. Allick
Deed Vol. 854 Page 866
Geauga County Records

TABULATIONS INCLUDE 0.342 ACS. FOR MUSIC STREET R.O.W.
 AREA IN GAMEKEEPERS TRAIL 3.695 Acs.
 AREA IN SUBLOTS 60.695 Acs.
 AREA IN OUTLOT 3.431 Acs.
TOTAL AREA 67.821 Acs.
 TOTAL LENGTH OF NEW ROAD = 2191.27 LIN. FT.
 TOTAL NUMBER OF SUBLOTS = 17 SUBLOTS

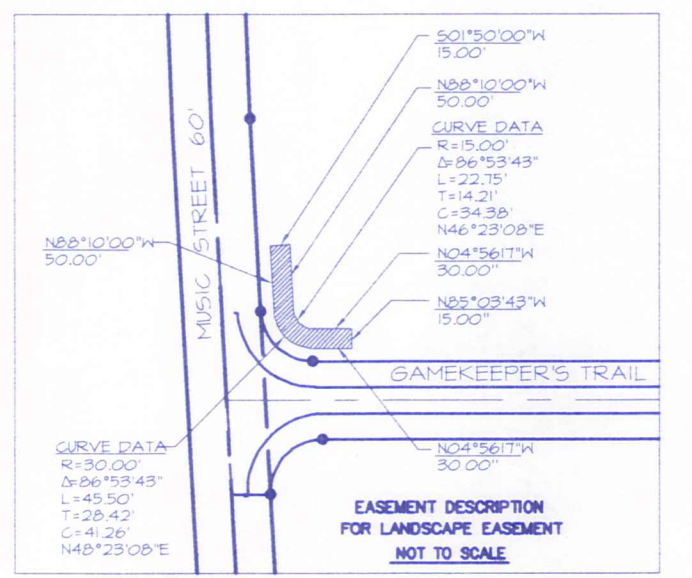
CURVE#	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1000.00'	23°25'40"	408.89'	406.05'	N06°46'33"W
C2	1000.00'	23°25'40"	408.89'	406.05'	N06°46'33"W
C3	40.00'	93°06'17"	65.00'	58.08'	N41°36'51.5"W
C4	40.00'	86°53'43"	60.66'	55.02'	N48°23'08.5"E
C5	970.00'	02°30'42"	42.52'	42.52'	N03°40'56"E
C6	970.00'	15°37'28"	264.51'	263.69'	N05°23'08"W
C7	970.00'	05°17'32"	89.60'	89.56'	N15°50'37"W
C8	1030.00'	02°56'16"	52.81'	52.81'	N17°01'15"W
C9	1030.00'	14°19'44"	257.59'	256.92'	N08°23'15"W
C10	1030.00'	06°09'40"	110.76'	110.70'	N01°51'27"E
C11	100.00'	15°39'34"	27.33'	27.25'	N02°53'30"W
C12	100.00'	33°47'56"	58.99'	58.14'	N27°37'15"W
C13	100.00'	77°34'38"	135.40'	125.29'	N05°43'54"W
C14	100.00'	61°52'52"	108.00'	102.83'	N6°59'51"E
C15	100.00'	61°52'52"	108.00'	102.83'	N6°59'51"E
C16	100.00'	77°34'38"	135.40'	125.29'	N15°36'28"E
C17	100.00'	33°47'56"	58.54'	57.70'	N37°37'37"E
C18	100.00'	15°55'10"	27.78'	27.70'	N12°53'52"E
C19	970.00'	06°31'04"	110.34'	110.28'	N01°40'45"E
C20	970.00'	15°16'28"	258.59'	257.83'	N09°13'01"W
C21	970.00'	01°38'08"	27.69'	27.69'	N17°40'19"W
C22	1030.00'	08°58'06"	125.19'	125.19'	N13°00'20"W
C23	1030.00'	16°27'34"	295.89'	294.87'	N03°17'30"W



DATE: APRIL, 1999



- LEGEND**
- ◇ MONUMENT BOX
 - IRON PIN FND. & USED
 - IRON PIN SET 5/8" x 30"
 - ◆ MONUMENT BOX SET



Jamie M. Allick
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Geauga County Records
P# 26-119300

J.D. & J.M. MALONEY
VOL. 786, PG. 131
P# 29-024500

T.J. CERNY
VOL. 764, PG. 745
P# 29-088620

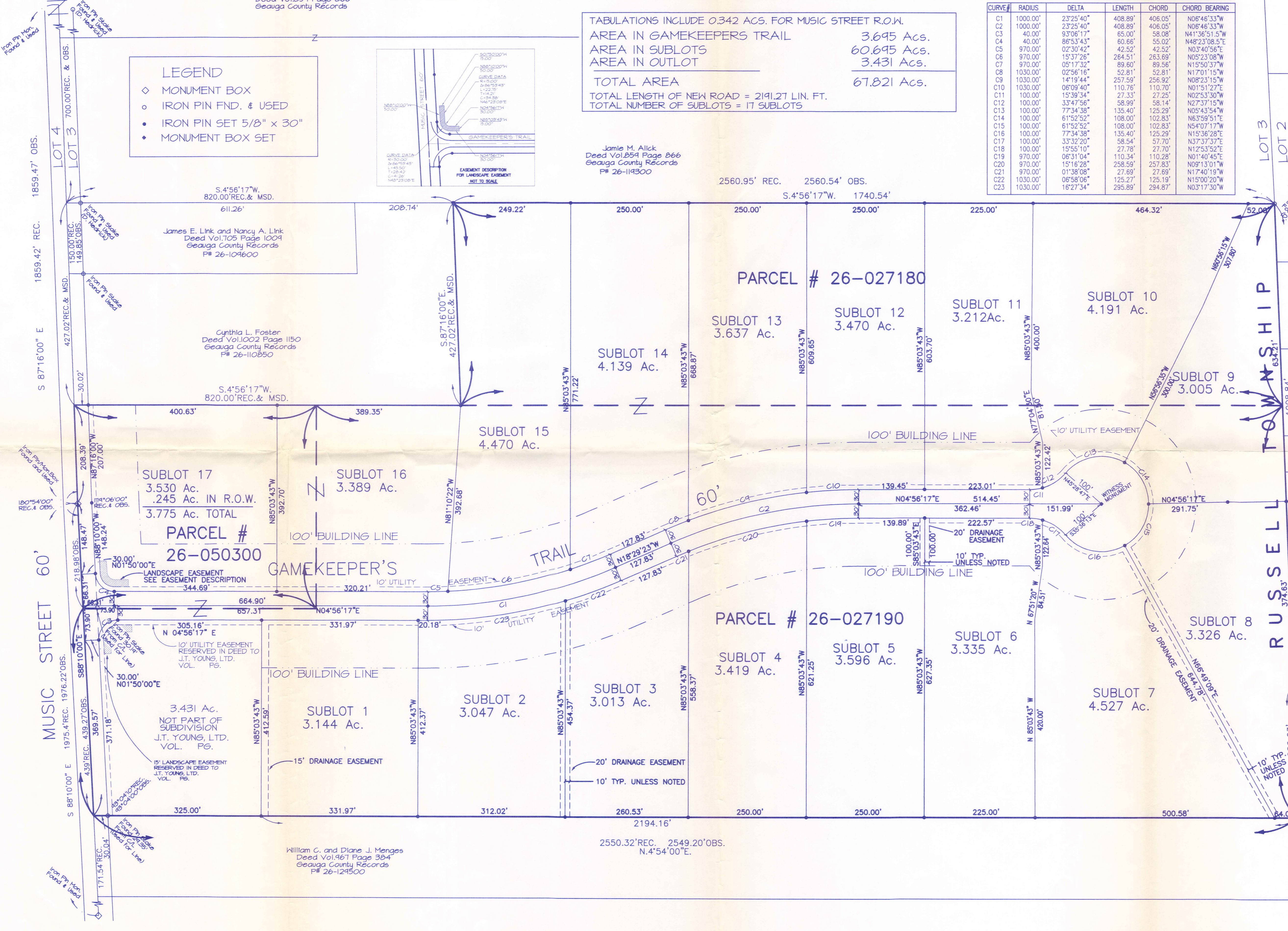
DONALD & PATRICIA HROUAT
VOL. 928, PG. 1244
P# 29-088630

EDITH A. RINK
VOL. 286, PG. 559
P# 29-071300

MANUEL & FLOR DE MARIA ARGHETA GOMES
VOL. 1021, PG. 404
P# 29-053800

MAPLE HILL COLONY
SUBDIVISION
VOL. 8, PG. 52
GEA. CO. PLAT RECS

MAPLE HILL DRIVE



May 6, 1999

26-050300

CONSOLIDATED DESCRIPTION OF
LAND CONVEYED TO
J. T. YOUNG, LTD.
BY INSTRUMENT RECORDED IN
VOLUME 1233, PAGE 1153 OF
THE GEAUGA COUNTY RECORDS

(Geauga County Auditor's Parcel Nos: 26-050300, 26-027180, and 26-027190)

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 South 88°10'00" East, a distance of 1317.97 feet as measured along said centerline of Music Street from an iron pin monument found marking an angle therein;

COURSE I Thence South 88°10'00" East along said centerline of Music Street, 658.25 feet to an iron pin monument found marking an angle therein;

COURSE II Thence, South 87°16'00" East continuing along said centerline of Music Street, 208.39 feet to its intersection with the westerly line of land conveyed to Cynthia L. Foster by instrument recorded in Volume 1002, Page 1150 of the Geauga County Deed Records, said point being located N. 87°16'00" West a distance of 1651.08 feet as measured along said centerline of Music Street from an iron pin monument found marking an angle therein;

COURSE III Thence, South 4°56'17" West along said westerly line of land of Foster and passing through a 5/8" diameter iron pin stake set at 30.02 feet, a distance of 820.00 feet to a 5/8-inch diameter iron pin stake set at the southwesterly corner of the same;

