

THE WOODS AT ETHAN'S GREEN
CLUSTER DEVELOPMENT
ETHAN'S GREEN PHASE 10-B2 ~ BLOCK "A"
BEING PART OF ORIGINAL TWINSBURG TOWNSHIP
LOT 10, TRACT 2
NOW IN THE CITY OF TWINSBURG
SUMMIT COUNTY, OHIO

Donald G. Bohning & Associates, Inc.

I HEREBY CERTIFY THAT 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 THAT DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN, AND ARE USED TO INDICATE ANGLES ONLY. IRON PINS ARE TO BE SET AT ALL SUBLOT CORNERS BASED UPON THE RECORD DATA AS SHOWN HEREON, AND FURTHER BASED UPON IRON MONUMENTS (5/8" DIA. x 30" LONG REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC.", INDICATED THUS $\diamond$) TO BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY OF TWINSBURG ENGINEER. ALL OF WHICH I STATE TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

Robert J. Bohning
ROBERT J. BOHNING
REG. SURVEYOR NO. 5000
DATE 3/1/99
WITNESS Marnie H. Bohning
WITNESS Michael P. Camello
WITNESS MICHAEL CAMELLO

STATE OF OHIO
COUNTY OF CUYAHOGA } S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE AFOREMENTIONED Robert J. Bohning

WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Valley View, Ohio, THIS 1st DAY OF March, 1999.

Robert J. Bohning
NOTARY PUBLIC
Robert J. Bohning
MY COMMISSION EXPIRES April 25, 1999

APPROVALS
PLANNING COMMISSION
THIS PLAT OF ETHAN'S GREEN HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TWINSBURG THIS 19th DAY OF May, 1997.
Raymond Carrington CHAIRMAN
Anthony K. Neef SECRETARY

ENGINEER
THIS PLAT OF ETHAN'S GREEN HAS BEEN APPROVED BY THE ENGINEER OF THE CITY OF TWINSBURG THIS 10th DAY OF March, 1997, AND THAT ONE OF THE FOLLOWING:

1. THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED.
2. FINANCIAL GUARANTEE HAS BEEN PROVIDED FOR THE REQUIRED PUBLIC IMPROVEMENTS.

Jack E. McFall
ENGINEER

COUNCIL
THIS PLAT OF ETHAN'S GREEN, THE GRANTING OF EASEMENTS FOR PUBLIC FACILITIES AND APPURTENANCES, THE DEDICATION FOR RECORD PURPOSES ONLY OF WALTON BOULEVARD
HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF TWINSBURG BY ORDINANCE NO. 51-1997 ADOPTED THIS 5-9 DAY OF 19 97.
THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE AN ACCEPTANCE AND DEDICATION AS A PUBLIC THOROUGHFARE OF THE STREET(S) SHOWN HEREON IN GRAPHIC SYMBOL.

James Kadane MAYOR
Cynthia A. Kadane CLERK

WALTON BOULEVARD
IS/ARE HEREBY APPROVED AND ACCEPTED FOR DEDICATION BY THE COUNCIL OF THE CITY OF TWINSBURG BY ORDINANCE NO. 51-1997 ADOPTED THIS 9th DAY OF March, 1997.

RECORDING

AUDITOR

TRANSFERRED THIS _____ DAY OF _____, 19____.

COUNTY AUDITOR

RECORDER

RECORDED IN _____, THIS _____ DAY OF _____, 19____.

COUNTY RECORDER

DEPUTY COUNTY RECORDER

UTILITY EASEMENTS

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY, WESTERN RESERVE CABLEVISION, THE EAST OHIO GAS COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, AND THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE(S)) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH AND VARIES, AS INDICATED, UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO WALTON BOULEVARD AND ALSO UPON LAND AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE(S) FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR TO EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR TO REMOVE TREES AND LANDSCAPING, 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.

GRANTEES:

GRANTORS:
KINGDOM DEVELOPMENT CORP.
Jeffery Halpern
JEFFERY HALPERN
PRESIDENT
Glenn Bourne
OHIO EDISON CO.
Baris Emsel
WESTERN RESERVE TELEPHONE CO.
R. J. Washington
EAST OHIO GAS CO.
Baris K. Blum
WESTERN RESERVE CABLEVISION

ACCEPTANCE, DEDICATION & EASEMENTS

I (WE) THE UNDERSIGNED:

KINGDOM DEVELOPMENT CORP.

OWNER(S) OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS MY (OUR) WOODS AT ETHAN'S GREEN SUBDIVISION CONTAINING PARCELS 1 THROUGH 44 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS WALTON BOULEVARD. THE UNDERSIGNED FURTHER AGREE(S) 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 HIMSELF (THEMSELVES) AND ALL OTHER SUBSEQUENT OWNERS AND 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. IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET HIS (THEIR) HAND(S) THIS 1st DAY OF March, 1999.

FURTHER, GRANTOR DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT IN AND OVER PORTIONS OF THE DEDICATED RIGHT-OF-WAY AS HEREIN GRAPHICALLY DEPICTED FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF ANY AND ALL LANDSCAPING AND APPURTENANCES NOW EXISTING OR WHICH MAY BE INSTALLED IN THE FUTURE. GRANTOR ALSO HEREBY ASSUMES ALL RESPONSIBILITY FOR REPAIR AND/OR REPLACEMENT OF SUCH IN THE EVENT OF ANY WORK PERFORMED IN SAID DEDICATED RIGHT-OF-WAY.

KINGDOM DEVELOPMENT CORP.

Jeffery Halpern
JEFFERY HALPERN
PRESIDENT
Baris Emsel
WESTERN RESERVE TELEPHONE CO.
Baris K. Blum
WESTERN RESERVE CABLEVISION

STATE OF OHIO
COUNTY OF CUYAHOGA } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE AFOREMENTIONED, THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER THE FREE ACT AND DEED OF SUCH ENTITY.

KINGDOM DEVELOPMENT CORP.

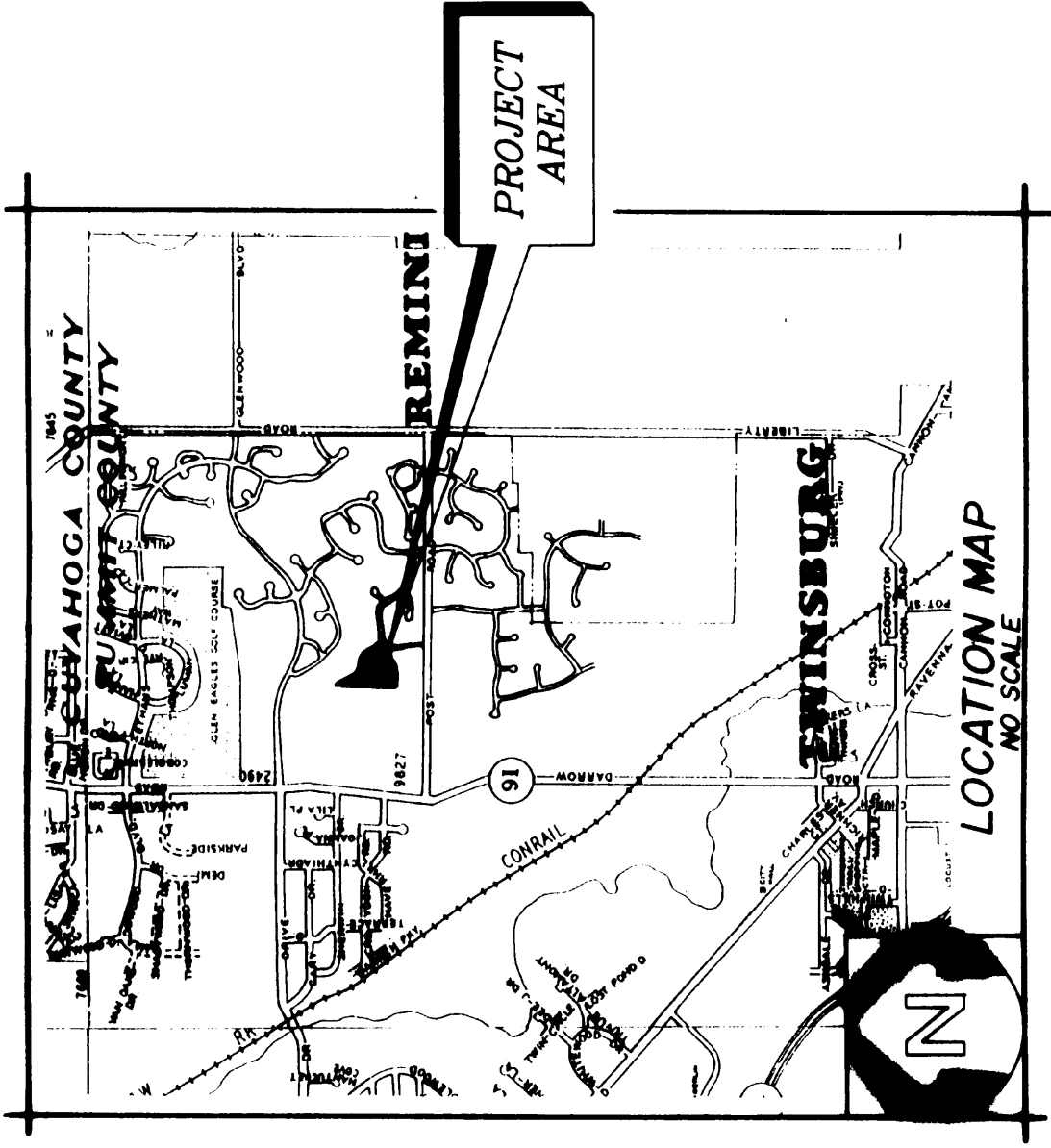
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT CLEVELAND, Ohio THIS 8th DAY OF March, 1999.
Michael J. Teitelbaum
NOTARY PUBLIC
MY COMMISSION EXPIRES March 08, 2000

MICHAEL J. TEITELBAUM, ATTORNEY
Notary Public - State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

Plat Approved By
TAX MAP DEPARTMENT

Tim
4004
TRANSFERRED
99 MAR 12 AM 9:22
JAMES B. MCCARTHY
SUMMIT COUNTY AUDITOR

TRANSFERRED IN COMPLIANCE WITH
SEC. 319.202 REV. CODE
JAMES B. MCCARTHY
County Auditor
Consideration \$ 111 FEE
BY James B. McCarthy



AREA CHART

Description	Acres
UNIT PARCELS (44)	7.8437
BLOCKS	0.8528
DEDICATED R/W	2.4232
TOTAL SUBDIVISION	11.1197

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Page: 1 of 3
03/12/1999 09:32a
PL
JAMES B. MCCARTHY SUMMIT CO. AUDITOR

HAGGETT DRIVE 60'

29 8,527 S.F.

28 7,292 S.F.

27 7,584 S.F.

26 7,487 S.F.

25 6,241 S.F.

24 6,399 S.F.

23 5,995 S.F.

22 6,534 S.F.

21 6,483 S.F.

20 5,869 S.F.

19 7,341 S.F.

18 7,937 S.F.

17 10,369 S.F.

16 5,922 S.F.

15 7,207 S.F.

14 6,934 S.F.

13 7,184 S.F.

12 7,184 S.F.

11 6,947 S.F.

10 7,339 S.F.

9 8,982 S.F.

8 10,641 S.F.

7 9,306 S.F.

6 7,733 S.F.

5 9,328 S.F.

4 9,231 S.F.

3 10,441 S.F.

2 8,194 S.F.

1 9,623 S.F.

30 10,497 S.F.

31 8,061 S.F.

32 6,750 S.F.

33 8,139 S.F.

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THE SCHMALZLE ESTATES
SOM POST SUBDIVISION
PLAT BOOK 46, P.1

WALTON BOULEVARD

BLOCK "A"

BLOCK "B"

HAGGETT DRIVE

LOT SPLIT PARCEL 18
CAB. H. SLIDES 42-43
S.C.M.R.

ETHAN'S GREEN PH. 124-126
CAB. M. SLIDES 124-126
S.C.M.R.

54263503
Page: 3 of 3
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PL

JAMES B MCCARTHY SUBMIT CO AUDITOR

GRAPHIC SCALE
0' 20' 60'

DB DONALD G. BOWMAN & ASSOCIATES, INC.
PLAT BOOK 46, P.1
03/12/1999 09:32A
S.C.M.R.

DONALD G. BOHNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 100 WEST PLYMOUTH • WILLY, ILL. 60091-4000 • (312) 464-1130