

SENT ME NEW PLANS
1-22-01

Wellesley Chase Subdivision No. 1

Situated in the Township of Concord, County of Lake, and State of Ohio
& known as being part of Lot 1, Tract 4
August 2000 Scale 1"=100'

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT WELLESLEY CHASE, L.L.C., AN OHIO LIMITED LIABILITY COMPANY HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS ITS WELLESLEY CHASE SUBDIVISION NO. 1, A SUBDIVISION OF SUBLOTS NUMBERED 1 THRU 24 INCLUSIVE AND DOES ALSO HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, Browning Court (60 FEET WIDE), Morley Road (30 FEET WIDE) AS SHOWN HEREON AND NOT HERETOFORE DEDICATED

* AND DOES HEREBY GRANT TO THE WELLESLEY CHASE HOMEOWNERS ASSOCIATION, OPEN SPACE AS SHOWN HEREON, THE WOODED AREAS SHALL BE MAINTAINED IN THEIR NATURAL STATE WITH THE OPEN AREAS, PONDS, AND ENTRY TO BE MAINTAINED AS NECESSARY TO PROVIDE A WELL GROOMED APPEARANCE.

AND DOES HEREBY GRANT UNTO THE BOARD OF LAKE COUNTY COMMISSIONERS, ITS AGENCIES AND ASSIGNS ("GRANTEE BOARD"), AN EASEMENT LOCATED WITHIN THE BOUNDS OF ALL RIGHTS OF WAY DEDICATED HEREIN AND ARE DESIGNATED AS "EASEMENT TO BOARD OF LAKE COUNTY COMMISSIONERS", FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITIES, SUCH AS, BUT NOT LIMITED TO, SEWER AND WATER LINES AND THEIR APPURTENANCES. THE 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. THE GRANTEE BOARD SHALL NOT BE RESPONSIBLE FOR DAMAGE CAUSED BY SUCH REMOVALS SINCE THEY ARE WITHIN THE PUBLIC RIGHT OF WAY.

AND DOES ALSO HEREBY GRANT UNTO THE TOWNSHIP OF CONCORD "DRAINAGE EASEMENTS" AS SHOWN HEREON TO LAY, MAINTAIN, REMOVE, OR REPAIR STORM SEWERS AND NECESSARY APPURTENANCES.

AND DOES ALSO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, AMERITECH, THE EAST OHIO GAS COMPANY, AND ADELPHIA CABLE, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE(S)) AND ANY OTHER COMMUNICATION ENTITIES REFERRED TO AS THE GRANTEE(S), A PERMANENT RIGHT-OF-WAY FRANCHISED TO SERVE THE COMMUNITY, A PERMANENT RIGHT-OF-WAY EASEMENT TWELVE (12) FEET IN WIDTH, UNDER, OVER AND THROUGH ALL SUBLOTS SHOWN HEREON AND DELINEATED BY DASHED LINES AND LABELED "UNDERGROUND UTILITY EASEMENT", TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC, GAS, AND COMMUNICATION SYSTEM CABLES, DUCTS, CONDUITS, MANHOLES, PIPES, SURFACE OR BELOW AND ABOVE GROUND INSTALLED TRANSFORMERS, PEDESTAL CONCRETE PADS, REGULATING AND METERING EQUIPMENT, SURFACE MARKERS OR OTHER BELOW AND ABOVE GROUND FACILITIES, FIXTURES AND APPURTENANCES AS ARE NECESSARY OR CONVENIENT BY THE GRANTEE(S), FOR DISTRIBUTING, TRANSMITTING, AND TRANSPORTING GAS, ELECTRICITY, AND COMMUNICATION SYSTEMS AND SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS, AS THE GRANTEE(S) MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT AREA AND PREMISES

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION THE RESPONSIBILITIES FOR "LOCAL SERVICE DRAINAGE EASEMENT" AS SHOWN HEREON WITHIN WELLESLEY CHASE NO 1 TO ACCESS, LAY, MAINTAIN, REPLACE, OR REMOVE PAVEMENT, STORM SEWER PIPE, MANHOLES, DITCHES, SWALES, PLANTINGS AND/OR APPURTENANCES, AS REFERRED TO IN DECLARATION OF RESTRICTIONS AND EASEMENTS FOR STORM DRAINAGE PURPOSES FILED FOR RECORD UNDER LAKE COUNTY DOCUMENTS NO _____

AND DOES ALSO HEREBY GRANT UNTO THE LAKE COUNTY COMMISSIONERS "SANITARY SEWER EASEMENTS" AS SHOWN HEREON TO LAY, MAINTAIN, REMOVE OR REPAIR SANITARY SEWERS AND NECESSARY APPURTENANCES

AND DOES ALSO HEREBY GRANT UNTO CONSUMERS OHIO WATER COMPANY "WATERLINE EASEMENTS" AS SHOWN HEREON TO LAY, MAINTAIN, REMOVE OR REPAIR WATERLINES AND NECESSARY APPURTENANCES

AND DOES ALSO GRANT UNTO THE WELLESLEY CHASE HOMEOWNERS ASSOCIATION, WITHIN THIS SUBDIVISION THE DESIGNATED "CONSERVATION PROTECTION AREA" AND SHOWN HEREON TO BE RESERVED FOR CONSERVATION

THE GRANTEE(S) SHALL HAVE THE RIGHT WITHOUT LIABILITY TO REMOVE TREES, LANDSCAPING AND LAWNS WITHIN THE EASEMENT PREMISES AS MAY BE REQUIRED TO INSTALL, MAINTAIN, REPAIR OR OPERATE SAID ELECTRIC, WATER, SEWER, GAS AND COMMUNICATION SYSTEMS

THE GRANTEE(S) 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 AN OPERATION CONTEMPLATED BY THIS EASEMENT

AND DO ALSO GRANT THE HOMEOWNERS OF SUBLOTS NUMBERED 12, 13, 14, 15, AND 16 ON BROWNING COURT A "BROWNING COURT LANDSCAPING AND MAINTENANCE EASEMENT" AS SHOWN HEREON. THE INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR DAILY NORMAL MAINTENANCE OF THE EASEMENT AREAS SUCH AS MOWING, LEAF COLLECTION, AND DISPOSAL AND ANY OTHER SIMILAR MAINTENANCE NOT REQUIRING THE USE OF SPECIAL OR HEAVY EQUIPMENT, AND ARE NOT PERMITTED TO RE-GRADE THE EASEMENT AREAS AFTER APPROVAL OF THE IMPROVEMENTS UNLESS PERMITTED BY THE TOWNSHIP OF CONCORD

AND DO ALSO GRANT UNTO THE WELLESLEY CHASE HOMEOWNERS ASSOCIATION, ON BROWNING COURT ENTRANCE, "A BROWNING COURT ENTRANCE LANDSCAPING AND MAINTENANCE EASEMENT" AS SHOWN HEREON. THE ASSOCIATION SHALL BE RESPONSIBLE FOR DAILY NORMAL MAINTENANCE OF THE EASEMENT AREAS SUCH AS MOWING, LEAF COLLECTION, AND DISPOSAL AND ANY OTHER SIMILAR MAINTENANCE NOT REQUIRING THE USE OF SPECIAL OR HEAVY EQUIPMENT, AND ARE NOT PERMITTED TO RE-GRADE THE EASEMENT AREAS AFTER APPROVAL OF THE IMPROVEMENTS UNLESS PERMITTED BY THE TOWNSHIP OF CONCORD

IN WITNESS WHEREOF, WELLESLEY CHASE, L.L.C., AN OHIO LIMITED LIABILITY COMPANY HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY PETER SNAVELY, PRESIDENT, MANAGING MEMBER, AT _____ THIS _____ DAY OF _____

PETER SNAVELY, PRESIDENT
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF _____

WITNESS _____ WITNESS _____

STATE OF OHIO)
COUNTY OF _____)SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED WELLESLEY CHASE L.L.C., AN OHIO LIMITED LIABILITY COMPANY, 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. IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL AT _____ THIS _____ DAY OF _____

NOTARY PUBLIC

MORTGAGE RELEASE

BE IT KNOWN THAT _____ MORTGAGE OF THE LAND INDICATED ON THE PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN VOLUME _____ PAGE _____ OF LAKE COUNTY RECORD OF MORTGAGES, BROWNING COURT (60 FEET WIDE) AS SHOWN HEREON 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 _____

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF _____

WITNESS _____ BY _____

WITNESS _____ BY _____

STATE OF OHIO)
COUNTY OF _____)SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED _____ WHO ACKNOWLEDGED THROUGH _____ THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR COMPANY'S FREE ACT AND DEED

IN WITNESS, I HEREBY AFFIX MY HAND AND OFFICIAL SEAL AT _____ OHIO THIS _____ DAY OF _____

NOTARY PUBLIC

AREAS:
PHASE 1 OVERALL 24.6022 AC.
PHASE 1 OPEN SPACE 8.6592 AC.
PHASE 1 CONSERVATION PROTECTION AREA 3.6943 AC.
PHASE 1 RIGHT-OF-WAY 2.2892 AC.
PHASE 1 MORLEY ROAD R/W 0.2830 AC.
PHASE 1 SUBLOTS 13.3908 AC.

PHASE 2 OVERALL 31.7489 AC.
PHASE 2 OPEN SPACE 14.1536 AC.
PHASE 2 CONSERVATION PROTECTION AREA 4.3456 AC.
PHASE 2 RIGHT-OF-WAY 2.5077 AC.
PHASE 2 SUBLOTS 15.0876 AC.

APPROVALS

APPROVED AND ACCEPTED THIS _____ DAY OF _____ BY THE LAKE COUNTY COMMISSIONERS

Robert E. Aufeldish Mildred M. Teuscher Daniel P. Troy

APPROVED THIS _____ DAY OF _____ BY THE LAKE COUNTY ENGINEER

James R. Gills PE, PS

APPROVED THIS _____ DAY OF _____ BY THE LAKE COUNTY PLANNING COMMISSION

Darrell C. Webster

APPROVED BY THE LAKE COUNTY PROSECUTOR, THIS _____ DAY OF _____

Charles E. Coulson

UTILITY EASEMENT APPROVED AND ACCEPTED THIS 23 DAY OF August, 2000, BY THE ILLUMINATING COMPANY

Raymond Hancock
Print Name

UTILITY EASEMENT APPROVED AND ACCEPTED THIS 27th DAY OF September, 2000, BY AMERITECH.

Roger Rensley
Print Name

UTILITY EASEMENT APPROVED AND ACCEPTED THIS 24th DAY OF August, 2000, BY THE EAST OHIO GAS COMPANY

Anthony M. Caeluso
Print Name

UTILITY EASEMENT APPROVED AND ACCEPTED THIS 23 DAY OF August, 2000, BY ADELPHIA CABLE

Andrea Sullivan
Print Name

APPROVED THIS _____ DAY OF _____ BY THE LAKE COUNTY SANITARY ENGINEER

Albert J. Saar, P.E.

APPROVED THIS 29th DAY OF November, 2000, BY CONSUMERS OHIO WATER COMPANY

Louis S. Kreider
Louis S. Kreider

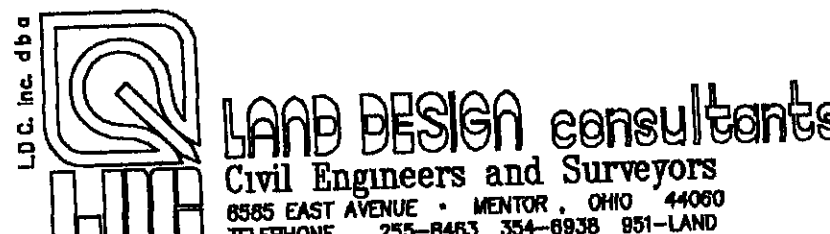
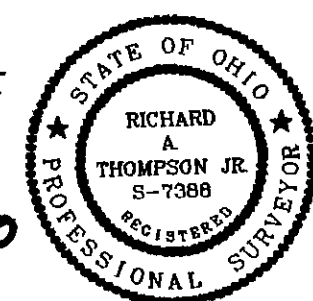
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED WELLESLEY CHASE SUBDIVISION NO 1 AS SHOWN HEREON AND CONTAINING 24.6022 ACRES OF LAND

AT ALL POINTS SO INDICATED MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES WHEN COMPUTED FROM FIELD MEASUREMENTS WAS ACCURATE TO WITHIN A MINIMUM PRECISION OF 1:10, 000 BEFORE BALANCING THE SURVEY, AND THAT ALL THE REQUIRED MONUMENTS ARE CORRECTLY SHOWN HEREON AND THAT THOSE WHICH ARE NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE ON THE SITE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION

Richard A. Thompson, Jr.
RICHARD A. THOMPSON, JR. P.S. NO 7388



REV No	DATE	BY	CHK'D



Wellesley Chase No. 1
Subdivision Title Sheet
Concord Township Lake County Ohio

DATE 8/07/00
SCALE HOR 1"=100'
VERT none
FILENAME R:\Snoab\B\Plat-01
CHK'D BY Rt
FB No.

SHEET 1 OF 2
CONTRACT No Snoab1-9802