

St. JOHN'S BLUFF

CITY OF WILLOUGHBY - LAKE COUNTY - OHIO

BEING A PART OF ORIGINAL TOWNSHIP LOT NO. 4, TRACT 13, IN THE CITY OF WILLOUGHBY, TOWNSHIP NUMBER 9 NORTH, RANGE 10 WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, NOW IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE AND STATE OF OHIO

ACCEPTANCE AND APPROVALS Vol. 50 Page 2

FRANK A. SUPONCIC
Lake County Recorder

ACCEPTANCE & DEDICATION

BE IT KNOWN THAT LORETO VENTURE GROUP II, AN OHIO LIMITED LIABILITY COMPANY, BY LORETO IAFELICE, MEMBER, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS ITS ST. JOHN'S BLUFF, A SUBDIVISION OF SUBLOTS NUMBERED 1 THROUGH 64 INCLUSIVE, AND DOES DEDICATE TO PUBLIC USE AS SUCH, ST. JOHN'S BLUFF LANE 60 (SIXTY) FEET WIDE, ANDREWS RIDGE WAY 60 (SIXTY) FEET WIDE, ZACKARY COURT 60 (SIXTY) FEET WIDE AND JOHNNYCAKE RIDGE ROAD (VARIES) AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

AND DOES ALSO GRANT UNTO THE BOARD OF LAKE COUNTY COMMISSIONERS, ITS AGENCIES AND ASSIGNS (*GRANTEE BOARD*) EASEMENTS, LOCATED WITHIN THE BOUNDS OF ALL RIGHTS-OF-WAY DEDICATED HEREIN, AND DESIGNATED AS "EASEMENTS TO THE 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 HAS 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 IS NOT RESPONSIBLE FOR DAMAGE CAUSED BY SUCH REMOVALS SINCE THEY ARE WITHIN THE PUBLIC RIGHT-OF-WAY.

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, SBC, COMCAST, AND ORWELL NATURAL GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS, (HEREIN AFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT OF WAY AND EASEMENT FIFTEEN (15) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH, AND CONTIGUOUS TO, ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC, GAS, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO THE GRANTEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES 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. ALL SUBLOTS AND ALL LANDS ARE HEREBY RESTRICTED TO UNDERGROUND UTILITY SERVICE.

LORETO VENTURE GROUP II, HEREBY GRANTS UNTO THE CITY OF WILLOUGHBY, "SANITARY SEWER EASEMENTS" AND "DRAINAGE EASEMENTS" AS SHOWN HEREON WITH RIGHTS TO ACCESS, LAY, MAINTAIN, REPLACE OR REMOVE SANITARY SEWERS, STORM SEWERS, STORM WATER DETENTION/RETENTION BASINS, MANHOLES, DITCHES, SWALES, EARTH MOUNDS, PLANTINGS, AND/OR OTHER APPURTENANCES. THE INDIVIDUAL PROPERTY OWNERS, OVER WHICH SAID EASEMENTS LIE, ARE RESPONSIBLE FOR THE DAILY NORMAL MAINTENANCE OF THE EASEMENT AREA SUCH AS MOWING, LEAF COLLECTION AND DISPOSAL AND OTHER SIMILAR MAINTENANCE NOT REQUIRING HEAVY EQUIPMENT. ANY REGRADING OF THE EASEMENT AREA IS SUBJECT TO CITY CODES.

LORETO VENTURE GROUP II, HEREBY GRANTS UNTO THE ST. JOHN'S BLUFF HOMEOWNERS ASSOCIATION A "STORM DETENTION POND EASEMENT", AND "INGRESS/EGRESS" EASEMENT AS SHOWN HEREON.

LORETO VENTURE GROUP II, HEREBY GRANTS UNTO THE ST. JOHN'S BLUFF HOMEOWNERS ASSOCIATION, A "CONSERVATION EASEMENT" AS SHOWN HEREON.

LORETO VENTURE GROUP II, HEREBY GRANTS UNTO THE ST. JOHN'S BLUFF HOMEOWNERS ASSOCIATION, A "LANDSCAPE EASEMENT" AS SHOWN HEREON.

THE GRANTEES HEREBY HAVE THE RIGHT WITHOUT LIABILITY TO REMOVE TREES, LANDSCAPING AND LAWNS WITHIN SAID "LANDSCAPE EASEMENT" AREAS AS MAY BE REQUIRED TO INSTALL, MAINTAIN, REPAIR OR OPERATE SAID STRUCTURES, PIPELINE SYSTEMS, WATER, ELECTRIC, GAS AND COMMUNICATION SYSTEMS.

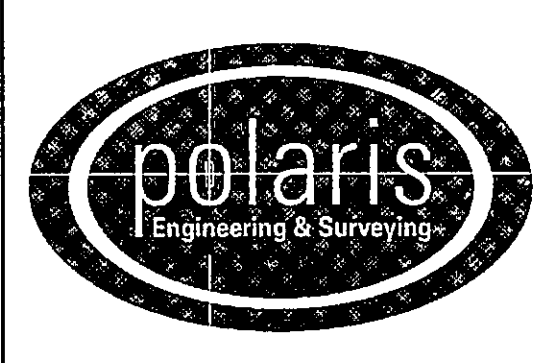
THE GRANTEES ARE RESPONSIBLE FOR RESTORING LAWNS, WALKS, PAVEMENT, DRIVES AND OTHER PRIVATELY OWNED FACILITIES WITHIN THE EASEMENT AREAS TO AS REASONABLE CONDITION AS POSSIBLE TO THE CONDITION PRIOR TO ANY OPERATIONS CONTEMPLATED BY THESE EASEMENTS.

SAID STORM DETENTION POND, INGRESS/EGRESS, CONSERVATION, AND LANDSCAPE EASEMENTS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN ST. JOHN'S BLUFF SUBDIVISION AS MORE FULLY PROVIDED IN THE "ST. JOHN'S BLUFF SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS", AS RECORDED BY DOCUMENT NUMBER 2005R0321431 OF LAKE COUNTY RECORDS. WHICH TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLOT OWNER IS ENTITLED TO THE BENEFITS AND SUBJECT TO THE OBLIGATIONS THEREOF.

INGRESS/EGRESS EASEMENT SHOWN HEREON IS GRANTED BY LORETO VENTURE GROUP II TO THE CITY OF WILLOUGHBY BY DOCUMENT NUMBER 2005R032574 OF LAKE COUNTY RECORDS.

ZONING INFORMATION

FRONT SETBACK.....35 FEET
CORNER LOT SIDEYARD.....33 FEET
MINIMUM SIDEYARD FOR BUILDING.....8 FEET
SUM OF SIDEYARDS FOR BUILDING.....20 FEET



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED 37.5051 ACRES OF LAND LOCATED ON JOHNNYCAKE RIDGE ROAD, IN THE CITY OF WILLOUGHBY, OHIO, AND PREPARED THE ATTACHED PLAT FOR LORETO VENTURE GROUP, II, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

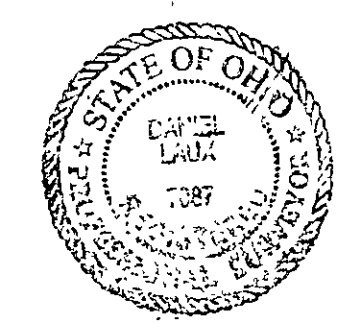
AT ALL POINTS SO INDICATED MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. BEARINGS USED HEREIN ARE BASED ON THE PLAT OF SURVEY PREPARED BY POLARIS ENGINEERING & SURVEYING, INC.

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

AREA TABULATION

Area in Sublots	32.7751 Acres
Area in R/W	4.7300 Acres
Total Area	37.5051 Acres

Daniel Laux
DANIEL LAUX, P.S. No. 7087



TRANSFERRED
August 3, 2005
Edward H. Zupancic
Auditor, Lake County, Ohio

IN WITNESS WHEREOF, LORETO VENTURE GROUP II, AN OHIO LIMITED LIABILITY COMPANY HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY LORETO IAFELICE, MEMBER AT WILLOUGHBY OHIO THIS 1 DAY OF July 2005.

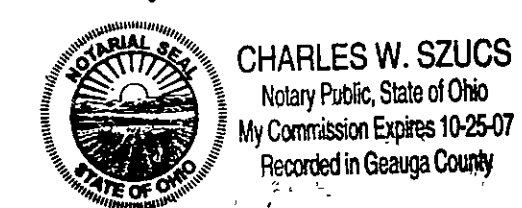
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF
Loreto Iafelice **Loreto S. Iafelice**
WITNESS **Florence S. Iafelice**
Charles A. Crowder **Charles A. Crowder**
WITNESS

LORETO VENTURE GROUP II
AN OHIO LIMITED LIABILITY COMPANY
Loreto Iafelice
LORETO IAFELICE, MEMBER

STATE OF OHIO
COUNTY OF }
Cuyahoga }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ABOVE THE NAMED, LORETO VENTURE GROUP II, AN OHIO LIMITED LIABILITY COMPANY BY LORETO IAFELICE, MEMBER, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT WILLOUGHBY, OHIO THIS 1 DAY OF July 2005.

Charles W. Szucs
Charles W. Szucs
NOTARY PUBLIC



APPROVED THIS 14 DAY OF July 2005, BY THE LAKE COUNTY COMMISSIONERS.
Daniel P. Troy **DANIEL P. TROY**
Robert E. Afuldich **ROBERT E. AFULDICH**
Raymond E. Sines **RAYMOND E. SINES**

APPROVED THIS 23rd DAY OF June 2005, BY THE CITY OF WILLOUGHBY.
Betty A. Nardelli **BETTY A. NARDELLI**
PLANNING COMMISSION SECRETARY

APPROVED AND ACCEPTED THIS 2nd DAY OF August 2005, BY THE CITY OF WILLOUGHBY COUNCIL BY ORDINANCE NO. 2005-123
Loretta Radebaugh **Loretta Radebaugh**
CLERK OF COUNCIL

APPROVED AND ACCEPTED THIS 3rd DAY OF August 2005, BY THE CITY OF WILLOUGHBY LAW DIRECTOR
John W. Wiles **John W. Wiles**
CITY OF WILLOUGHBY LAW DIRECTOR

APPROVED AND ACCEPTED THIS 11th DAY OF July 2005, BY THE CITY OF WILLOUGHBY ENGINEER.
James Sayles, P.E. **JAMES SAYLES, P.E.**

APPROVED AND ACCEPTED THIS 30th DAY OF June 2005, BY THE LAKE COUNTY UTILITIES DEPARTMENT.
Albert J. Saari, P.E. **ALBERT J. SAARI, P.E. (SANITARY ENGINEER)**

UTILITY EASEMENT ACCEPTED THIS 30 DAY OF JUNE 2005, BY SBC.
Charlotte Scappidi **CHARLOTTE SCAPPIDI**
SBC

UTILITY EASEMENT ACCEPTED THIS 30 DAY OF JUNE 2005, BY ORWELL NATURAL GAS COMPANY.
Ottar Macemsson **OTTAR MACEMSSON**
ORWELL NATURAL GAS COMPANY

UTILITY EASEMENT ACCEPTED THIS 30 DAY OF JUNE 2005, BY THE ILLUMINATING COMPANY.
Richard P. Kern **RICHARD P. KERN**
THE ILLUMINATING COMPANY

UTILITY EASEMENT ACCEPTED THIS 30 DAY OF JUNE 2005, BY COMCAST.
Michael Jones **MICHAEL JONES**
COMCAST

MORTGAGE RELEASE
BE IT KNOWN THAT First Mass Bank P.A. MORTGAGEE OF THE LAND INDICATED ON THIS 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 LAKE COUNTY RECORD OF MORTGAGES IN MORTGAGE DOCUMENT NO. 60 ST. JOHN'S BLUFF LANE 60 (SIXTY) FEET WIDE, ANDREWS RIDGE WAY 60 (SIXTY) FEET WIDE, ZACKARY COURT 60 (SIXTY) FEET WIDE AND JOHNNYCAKE RIDGE ROAD (VARIES), AND EASEMENTS HEREIN GRANTED AND RESERVED.

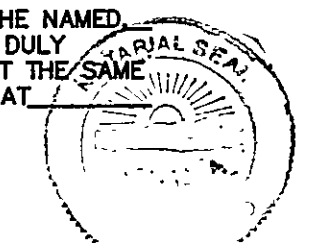
IN WITNESS WHEREOF, First Mass Bank P.A. HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY *Maynard Hays* THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT WILLOUGHBY, OHIO, THIS 1st DAY OF July 2005.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
James M. Maga **JAMES M. MAGA**
WITNESS
Jeffrey A. Skonieczny **Jeffrey A. Skonieczny, Sr. Vice President**
Jeffrey A. Skonieczny **Jeffrey A. Skonieczny vice president**
WITNESS

STATE OF OHIO
COUNTY OF }
Cuyahoga }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ABOVE THE NAMED, LORETO VENTURE GROUP II, AN OHIO LIMITED LIABILITY COMPANY BY LORETO IAFELICE, MEMBER, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT WILLOUGHBY, OHIO THIS 1st DAY OF July 2005.

James M. Maga
JAMES M. MAGA
NOTARY PUBLIC



Plat Approved
For Recording
Lake County Engineer
By *[Signature]* Date 8/3/05