

TAX MAP DEPARTMENT

HIDDEN RIDGE SUBDIVISION

SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL NORTHFIELD TOWNSHIP LOT NOS. 72 AND 62

ACCEPTANCE, DEDICATION AND GRANT OF EASEMENTS

I, PAUL KARNOW, MEMBER OF DUNHAM LAND PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND EMBRACED WITHIN THIS PLAT, DO HEREBY ACCEPT THIS PLAT TO BE THE FREE ACT AND DEED OF SAID DUNHAM LAND PROPERTIES LLC, AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THAT PORTION OF LAND OWNED BY IT, INCLUDED IN HIDDEN RIDGE DRIVE AND DUNHAM ROAD AND THE EASEMENTS AND PARKS AS SHOWN HEREON. I HEREBY ALSO GRANT UNTO THE SUMMIT COUNTY DEPARTMENT OF SANITARY SEWER SERVICES THE SANITARY SEWER EASEMENTS (INCLUDING THE RIGHT TO ACCESS AND INGRESS AND EGRESS TO AND FROM THE SAME) OF THE WIDHS AND LOCATIONS SHOWN, UNDER AND THROUGH THE SUBLOTS AND ALL ITS LAND SHOWN HEREON FOR THE MAINTENANCE, REPAIR AND OPERATION OF THE SANITARY SEWERS AND RELATED FACILITIES LOCATED THEREON.

I DO ALSO HEREBY GRANT UNTO THE COUNTY OF SUMMIT THE STORM SEWER EASEMENTS AND STORMWATER MANAGEMENT EASEMENT AS SHOWN HEREON AND SO LABELED ON THE PLAT WITHIN THIS SUBDIVISION ALONG WITH RIGHTS AND RESPONSIBILITIES TO ACCESS, LAY, MAINTAIN, AUGMENT, REPLACE OR REMOVE, PIPE, MANHOLES, DITCHES, SWALES, AND/OR APPURTENANCES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID PIPE, MANHOLES, DITCHES, SWALES, AND/OR APPURTENANCES.

I DO ALSO HEREBY GRANT UNTO THE "HIDDEN RIDGE SUBDIVISION OWNERS' ASSOCIATION," AS REFERENCED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS HIDDEN RIDGE SUBDIVISION, SAGAMORE TOWNSHIP, SUMMIT COUNTY, OHIO, THE RIGHTS AND RESPONSIBILITIES TO MAINTAIN THE LAND AND FACILITIES WITHIN THE STORM SEWER EASEMENT AND STORMWATER MANAGEMENT EASEMENT IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN SUMMIT COUNTY DOCUMENT NO. _____.

PAUL KARNOW, MEMBER

STATE OF _____ }
COUNTY OF _____ } SS:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED DUNHAM LAND PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY BY PAUL KARNOW, ITS MEMBER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME WAS HIS FREE ACT AND DEED INDIVIDUALLY AND IN SUCH CAPACITY, AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ THIS _____ DAY OF _____ 20__.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____
PRINT NAME: _____

COVENANTS AND RESTRICTIONS

ALL FEE HOLDERS AND ALL RECEIVING TITLE TO THE FEE THROUGH THEM ARE SUBJECT TO PAYMENT OF DRAINAGE MAINTENANCE FEES ASSESSED OR TO BE ASSESSED BY THE COUNTY PURSUANT TO O.R.C. CHAPTER 6137.

OWNER(S) OF RECORD WILL PROVIDE PURCHASER WITH OPTION TO HAVE SOIL TEST PERFORMED AT TIME OF PURCHASE.

FLOOD ZONE

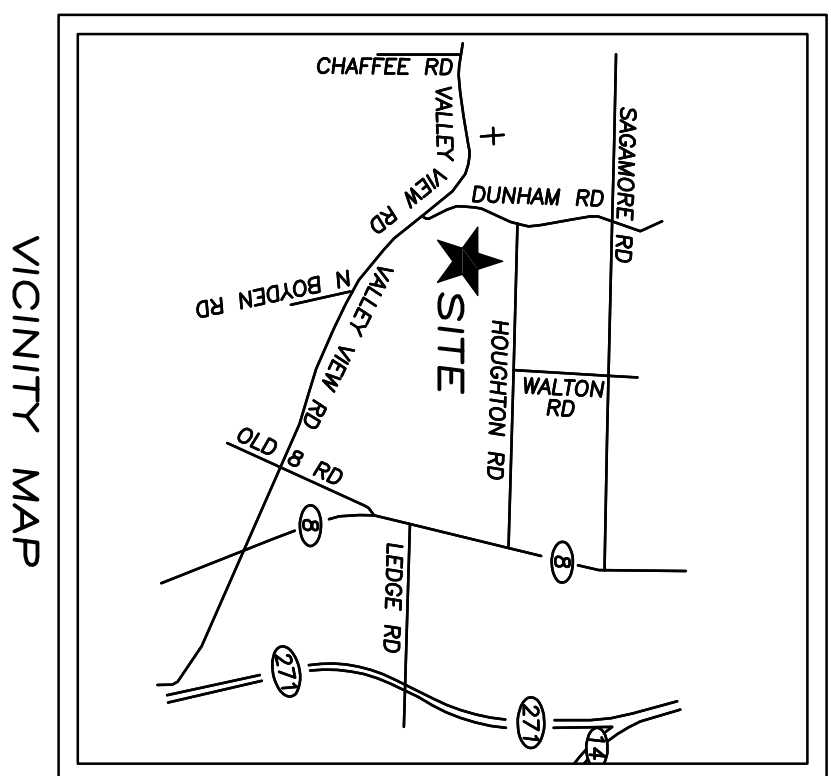
SUBJECT PREMISES IS LOCATED IN ZONE X PER FEMA FLOOD INSURANCE RATE MAP NO. 39153C0033E, EFFECTIVE DATE JULY 20, 2009.

WETLANDS

TOTAL WETLANDS ON SITE: 0.60 ACRES
WETLANDS TO BE FILLED: 0.35 ACRES
WETLANDS TO REMAIN: 0.25 ACRES

WETLANDS CONSULTANT:
ERIK FLICKINGER
FLICKINGER WETLAND COMPANY, LLC

DEPT. OF THE ARMY PERMIT NO. 2015-01091



SUBDIVISION AREA TABULATION

NUMBER OF SUBLOTS	22
AREA OF BLOCK A	9,297.6 AC.
AREA OF BLOCK B	9,661.5 AC.
AREA OF BLOCK C	0,537.4 AC.
AREA OF BLOCK D	0,252.4 AC.
AREA OF HIDDEN RIDGE DRIVE	0,529.1 AC.
TOTAL AREA OF SUBDIVISION	22,104.7 AC.

AREA OF DUNHAM ROAD DEDICATED BY THIS PLAT----- 0.2227 AC.
AREA OF STORMWATER MANAGEMENT EASEMENT----- 2.0853 AC.

TITLE	INDEX OF SHEETS	SHEET NO.
TITLE SHEET		1
PLAT DRAWING		2

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83 (1986) DATUM.

STATE PLANE COORDINATES

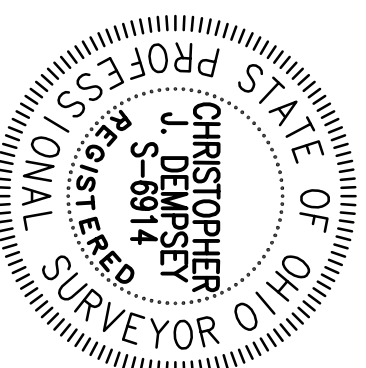
STATE PLANE COORDINATES WERE ESTABLISHED USING THE FOLLOWING SUMMIT COUNTY CONTROL POINTS:

- SUMMIT COUNTY GIS POINT OM X-92
N=610,668.215, E=2,225,817.946 (U.S. SURVEY FEET)
- GRID FACTOR (COMBINED SCALE FACTOR) = 0.99991053

SURVEYOR CERTIFICATION:

I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

Christopher J. Dempsey
CHRISTOPHER J. DEMPSEY
PROFESSIONAL SURVEYOR NO. 6914
DATE OF SURVEY: MAY 26, 2016



APPROVALS
THIS PLAT OF HIDDEN RIDGE SUBDIVISION, THE GRANTING OF EASEMENTS FOR PUBLIC FACILITIES AND APPURTENANCES, AND THE DEDICATION OF PUBLIC STREETS HAS BEEN APPROVED BY:

SUMMIT COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20__.

CHAIRMAN _____
PRINT NAME: _____

SECRETARY _____
PRINT NAME: _____

SUMMIT COUNTY ENGINEER THIS _____ DAY OF _____, 201__.

1.) IMPROVEMENT PLANS HAVE BEEN SIGNED AND THE REQUIRED IMPROVEMENTS HAVE BEEN SATISFACTORILY INSTALLED _____
2.) ADEQUATE FINANCIAL GUARANTEES HAVE BEEN PROVIDED _____

SUMMIT COUNTY ENGINEER _____
PRINT NAME: _____

TOWNSHIP ZONING INSPECTOR THIS _____ DAY OF _____, 201__.

TOWNSHIP ZONING INSPECTOR _____
PRINT NAME: _____

SUMMIT COUNTY COUNCIL _____
ORDINANCE _____ THIS _____ DAY OF _____, 201__.

PRESIDENT OF COUNCIL _____
PRINT NAME: _____

CLERK OF COUNCIL _____
PRINT NAME: _____

SUMMIT COUNTY EXECUTIVE THIS _____ DAY OF _____, 201__.

SUMMIT COUNTY EXECUTIVE _____
PRINT NAME: _____

UNDERGROUND UTILITY EASEMENT:
THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE EAST OHIO GAS COMPANY d/b/a DOMINION EAST OHIO, WINDSTREAM WESTERN RESERVE TELEPHONE OHIO EDISON COMPANY, THE WARNER CABLE, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS AND THE COUNTY OF SUMMIT (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, CONSTRUCT, PLACE, ERECT, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE UNDER, OVER AND UNDER, AND AS NECESSARY, ALL UNDERGROUND UTILITY LINES, INCLUDING BUT NOT LIMITED TO, GAS, WATER, SEWER, ELECTRIC, TELEPHONE, CABLE, FIBER OPTIC, AND OTHER FACILITIES AS ARE DERIVED, NECESSARY OR CONVENIENT BY THE GRANTEE'S TRANSMISSIONS AND PEDESTAL CONDENSER PADS AND OTHER FACILITIES AS ARE DERIVED, NECESSARY OR CONVENIENT BY THE GRANTEE'S FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS.

THE GRANTEE'S MAY DETERMINE UPON, WITHIN AND AROSS SAID EASEMENT PREMISES, SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE 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 SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

DUNHAM LAND PROPERTIES LLC

BY: _____
PAUL KARNOW, MEMBER

TIME WARNER CABLE _____ PRINT NAME _____ DATE _____
WINDSTREAM WESTERN RESERVE _____ PRINT NAME _____ DATE _____
DOMINION EAST OHIO GAS _____ PRINT NAME _____ DATE _____
OHIO EDISON CO. _____ PRINT NAME _____ DATE _____

AUDITOR'S STAMP

RECORDER'S STAMP