

CANDLEWOOD LAKE ASSOCIATION

UNIT 12, LOTS 1 THROUGH 17

PART OF
THE NW. 1/4 SEC. 8
T-18N, R-20W
TOWNSHIP OF CONGRESS
MORROW CO., OHIO

APPROVALS

MORROW COUNTY ZONING INSPECTOR

DATE _____ JOHN MILLINGTON

MORROW COUNTY HEALTH DEPARTMENT

DATE 1-17-07 [Signature]

THIS 25 DAY OF JANUARY, 2007 RIGHTS OF WAY FOR PUBLIC ROADS, C.R. 40 (0.495 ACRES), HEREIN DEDICATED TO PUBLIC USE IS HEREBY ACCEPTED FOR THE COUNTY OF MORROW, STATE OF OHIO.

^{2.295} VIVIANNE DRIVE AND FRANCESCA COURT (2.125 ACRES) ARE PRIVATE ROADS AND ARE NOT ACCEPTED FOR THE COUNTY OF MORROW, STATE OF OHIO AND SHALL REMAIN PRIVATE ROADS.

MORROW COUNTY ENGINEER

DATE 1/25/2007 [Signature]
L. RANDY BUSH, P.E., P.S.

MORROW COUNTY REGIONAL PLANNING COMMISSION

DATE 1-24-07 [Signature]

MORROW COUNTY COMMISSIONERS

DATE 1-25-07 [Signature]
OLEN JACKSON

DATE _____ RODNEY CLINGER

DATE Jan. 25, 2007 [Signature]

AUDITOR'S TRANSFER

I HEREBY CERTIFY THAT THESE PLATTED LANDS WERE TRANSFERRED ON THE _____ DAY OF _____, 20____.

DATE _____ MARY HOLTREY
MORROW COUNTY AUDITOR

COUNTY RECORDER

FILED FOR RECORD THIS _____ DAY OF _____, 20____
AT _____ (TIME). RECORDED THIS _____ DAY OF _____,
20____, IN PLAT VOLUME _____, PAGE _____.

DATE _____ DIXIE SHINABERRY
MORROW COUNTY RECORDER

MORROW COUNTY SOIL AND WATER CONSERVATION DISTRICT

DATE _____

LEGAL DESCRIPTION

SITUATED IN THE TOWNSHIP OF CONGRESS, COUNTY OF MORROW, STATE OF OHIO, BEING PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18N, RANGE 20W, BEING THE SAME TRACT AS CONVEYED TO CUTRUPI DEVELOPMENT COMPANY LLC AS DESCRIBED IN DEED BOOK 400, PAGE 15, AND THE TRACT OF LAND CONVEYED TO MARCELLO AND SUSAN CUTRUPI BY DEED VOLUME 400, PAGE 413 COUNTY RECORDER'S OFFICE, MT. GILEAD, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND IN THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID RAILROAD SPIKE ALSO BEING IN THE CENTERLINE OF COUNTY ROAD 40;

THENCE S 05° 32' 24" W, 1,320.52 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, ALSO BEING ALONG SAID CENTERLINE OF C.R. 40 TO A NAIL FOUND, SAID NAIL BEING THE TRUE PLACE OF BEGINNING;

THENCE S 84° 40' 22" E, 1,085.07 FEET TO AN IRON PIN FOUND;

THENCE S 52° 02' 45" W, 707.43 FEET TO A POINT, SAID POINT BEING REFERENCED BY AN IRON PIN SET N 71° 02' 12" W, 41.74 FEET FROM SAID POINT;

THENCE S 17° 50' 10" W, 260.00 FEET TO A POINT, SAID POINT BEING REFERENCED BY AN IRON PIN SET N 28° 32' 26" W, 66.57 FEET FROM SAID POINT;

THENCE S 15° 48' 14" W, 17.00 FEET TO A POINT, SAID POINT BEING REFERENCED BY AN IRON PIN SET N 19° 57' 23" W, 79.63 FEET FROM SAID POINT;

THENCE N 74° 11' 46" W, 150.00 FEET TO A POINT, SAID POINT BEING REFERENCED BY AN IRON PIN SET N 32° 18' 24" E, 41.86 FEET FROM SAID POINT;

THENCE N 69° 36' 28" W, 72.01 FEET TO AN IRON PIN FOUND;

THENCE N 86° 33' 44" W, 296.45 FEET TO A POINT BEING IN SAID WEST LINE OF SAID NORTHWEST QUARTER ALSO BEING IN SAID CENTERLINE OF C.R. 40 AND PASSING THROUGH AN IRON PIN FOUND AT 236.45 FEET;

THENCE N 05° 32' 24" E, 719.34 FEET ALONG SAID WEST LINE OF SAID NORTHWEST QUARTER ALSO BEING ALONG SAID CENTERLINE OF C.R. 40 TO THE TRUE PLACE OF BEGINNING AND CONTAINING 12.210 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORDS.

ACCORDING TO A SURVEY IN JANUARY 2006 BY ROGER L. STEVENS, OHIO SURVEYOR #7052.

BASIS OF BEARINGS: ENGINEERING PLAT VOLUME 28, PAGE 283.

ALL IRON PINS SET ARE 5/8" DIAMETER ROD WITH PLASTIC CAP STAMPED "S.J.L., INC."

SURVEYED AND PLATTED BY ROGER L. STEVENS

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ABOVE PLAT AND THAT SAID PLAT IS CORRECT; THAT ALL REQUIRED SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON; THAT THOSE WHICH ARE NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE ON THE SITE AND THAT ANY REMAINING SURVEY MONUMENTS WILL BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION. THE ERROR OF CLOSURE IS WITHIN THE LIMITS OF ONE IN TEN THOUSAND.

DATE 1-15-07

[Signature]
ROGER L. STEVENS, P.S.
SURVEYOR NO. 7052



OWNER'S ACCEPTANCE AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS CANDLEWOOD LAKE ASSOCIATION, UNIT 12, LOTS 1 THROUGH 17 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT AND DO VOLUNTARILY DEDICATE 0.495 ACRE FOR PUBLIC ROAD RIGHT OF WAY AS SHOWN HEREON AND NOT HERETOFORE DEDICATED. IN WITNESS THERETO, HAVE HEREUNTO SET THEIR HANDS THIS 15 DAY OF January, 2007.

CUTRUPI DEVELOPMENT COMPANY LLC

WITNESSES

[Signature]
SUSAN CUTRUPI

MARCELLO AND SUSAN CUTRUPI

WITNESSES

[Signature]
SUSAN CUTRUPI

[Signature]
MARCELLO CUTRUPI

STATE OF OHIO, COUNTY OF MORROW: SS

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE OWNER(S) WHO THEN AND THERE ACKNOWLEDGED THE MAKING AND SIGNING OF THE WITHIN PLAT TO BE THEIR FREE ACT AND DEED AND FOR THE USES AND PURPOSES SHOWN THEREON IN TESTIMONY, WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 16 DAY OF January, 2007.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/2010

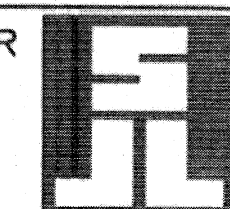
STEPHANIE L. SORRENSEN
NOTARY PUBLIC - STATE OF OHIO
Recorded in Crawford County
My commission expires Sept. 29, 2010

CANDLEWOOD LAKE SUBDIVISION ACKNOWLEDGEMENT

ON BEHALF OF CANDLEWOOD LAKE ASSOCIATION, INC. AND PURSUANT TO BOTH CORPORATE RESOLUTION AND BY PROPERTY OWNER VOTE THE BELOW LISTED OFFICER OF CANDLEWOOD LAKE ASSOCIATION, INC. ACKNOWLEDGES AND APPROVES THE HERWITH PLAT ADDING UNIT 12 LOTS 1 THROUGH 17 TO THE CANDLEWOOD LAKE SUBDIVISION AND THE BELOW OFFICER SIGNS AS HIS VOLUNTARY ACT AND DEED.

[Signature]

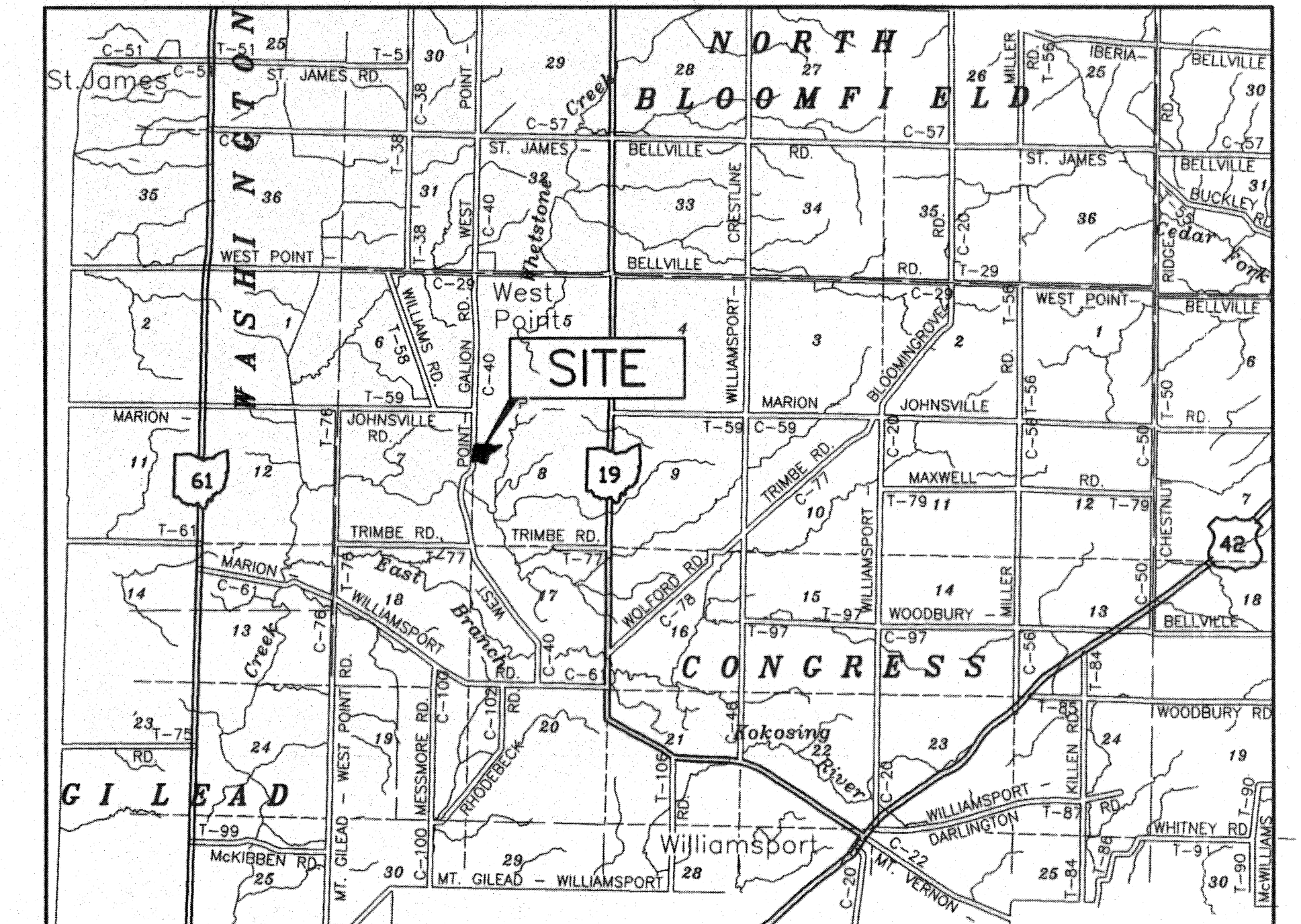
BY: Don Davis, ITS: PRESIDENT



CANDLEWOOD LAKE ASSOCIATION

UNIT 12, LOTS 1 THROUGH 17

PART OF
THE NW. 1/4 SEC. 8
T-18N, R-20W
TOWNSHIP OF CONGRESS
MORROW CO., OHIO



LOCATION MAP

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	37.62'	65.00'	33°09'24"	37.09'	S 25°37'12" W
C2	203.07'	485.00'	23°59'24"	201.59'	N 30°12'12" E
C3	227.80'	485.00'	26°54'42"	225.72'	N 04°45'08" E
C4	58.96'	485.00'	06°57'55"	58.92'	N 38°42'57" E
C5	95.01'	485.00'	11°13'27"	94.86'	N 29°37'16" E
C6	88.92'	485.00'	10°30'16"	88.79'	N 18°45'24" E
C7	91.20'	485.00'	10°46'26"	91.06'	N 08°07'04" E
C8	102.89'	485.00'	12°09'16"	102.69'	N 03°20'47" W
C9	31.34'	20.00'	89°47'13"	28.23'	N 50°26'02" E
C10	88.57'	40.00'	126°52'16"	71.55'	S 21°14'14" E
C11	215.02'	515.00'	23°55'17"	213.46'	N 30°14'16" E
C12	93.79'	515.00'	10°26'05"	93.66'	N 08°46'00" E
C13	100.93'	515.00'	11°13'42"	100.76'	N 02°03'54" W
C14	111.64'	50.00'	127°55'51"	89.85'	N 71°38'40" W
C15	96.06'	50.00'	110°04'51"	81.96'	S 10°39'01" E
C16	29.02'	25.00'	66°31'07"	27.42'	N 32°25'53" W
C17	7.73'	455.00'	00°58'23"	7.73'	N 01°18'52" E
C18	88.63'	455.00'	11°09'37"	88.49'	N 07°22'53" E
C19	86.36'	455.00'	10°52'28"	86.23'	N 18°23'55" E
C20	90.81'	455.00'	11°26'08"	90.66'	N 29°33'14" E
C21	55.01'	455.00'	06°55'36"	54.97'	N 38°44'06" E
C22	31.41'	95.00'	18°56'36"	31.27'	S 32°43'36" W
C23	35.48'	40.00'	50°49'33"	34.33'	N 48°40'04" E
C24	14.83'	40.00'	21°14'47"	14.75'	S 84°42'14" W
C25	38.59'	515.00'	04°17'35"	38.58'	N 16°07'50" E
C26	50.32'	40.00'	72°04'21"	47.06'	N 59°17'28" E
C27	233.31'	515.00'	25°57'22"	231.32'	N 05°17'56" E
C28	207.70'	50.00'	238°00'41"	87.46'	S 53°18'54" W
C29	49.10'	485.00'	05°48'03"	49.08'	N 21°06'31" E

CANDLEWOOD LAKE

D.V.-255 P.-167
NORMAL POOL ELEVATION = 1205.00
EMERGENCY SPILLWAY ELEVATION = 1209.00
100 YEAR FLOOD ELEVATION = 1210.0

- LEGEND
- ⊙ FIRE HYDRANT
 - RAIL ROAD SPIKE FOUND
 - △ NAIL FOUND
 - I.P.F. IRON PIN FOUND
 - IRON PIN SET, 5/8" DIA. REINFORCING ROD WITH PLASTIC CAP STAMPED "S.J.L,INC."

REFERENCE MATERIALS

1. PLAT BOOK 12, PG. 176
2. ENG. P.B. 28, PG. 283
3. ENG. P.B. 28, PG. 289
4. DEED VOL. 400, PG. 15
5. DEED VOL. 400, PG. 413

BASIS OF BEARINGS: ENGINEERING PLAT VOLUME 28, PAGE 283.

12.210 AC. TOTAL
17 LOTS (0.61265 AC. AVERAGE)
2.295 ACRES HIGHWAY EASEMENT (PRIVATE ROADS)
0.495 ACRE DEDICATED ROADS
1.300 ACRES COMMON AREAS
ZONING: RESIDENTIAL
WATER SUPPLY: CANDLEWOOD LAKE ASSOCIATION
SEWAGE DISPOSAL: CANDLEWOOD LAKE ASSOCIATION
PRIVATE STREETS
BUILDING SET BACK = 50' FRONT (FROM PROPERTY LINE)
= 10' SIDE
= 20' REAR OR 100 YEAR FLOOD LINE

NAME OF OWNER & SUBDIVIDER:
CUTRUPI DEVELOPMENT GROUP LLC.
MARCELLO & SUSAN CUTRUPI
102 1/2 EAST CHURCH STREET
GALION, OHIO 44833
(419) 468-3219

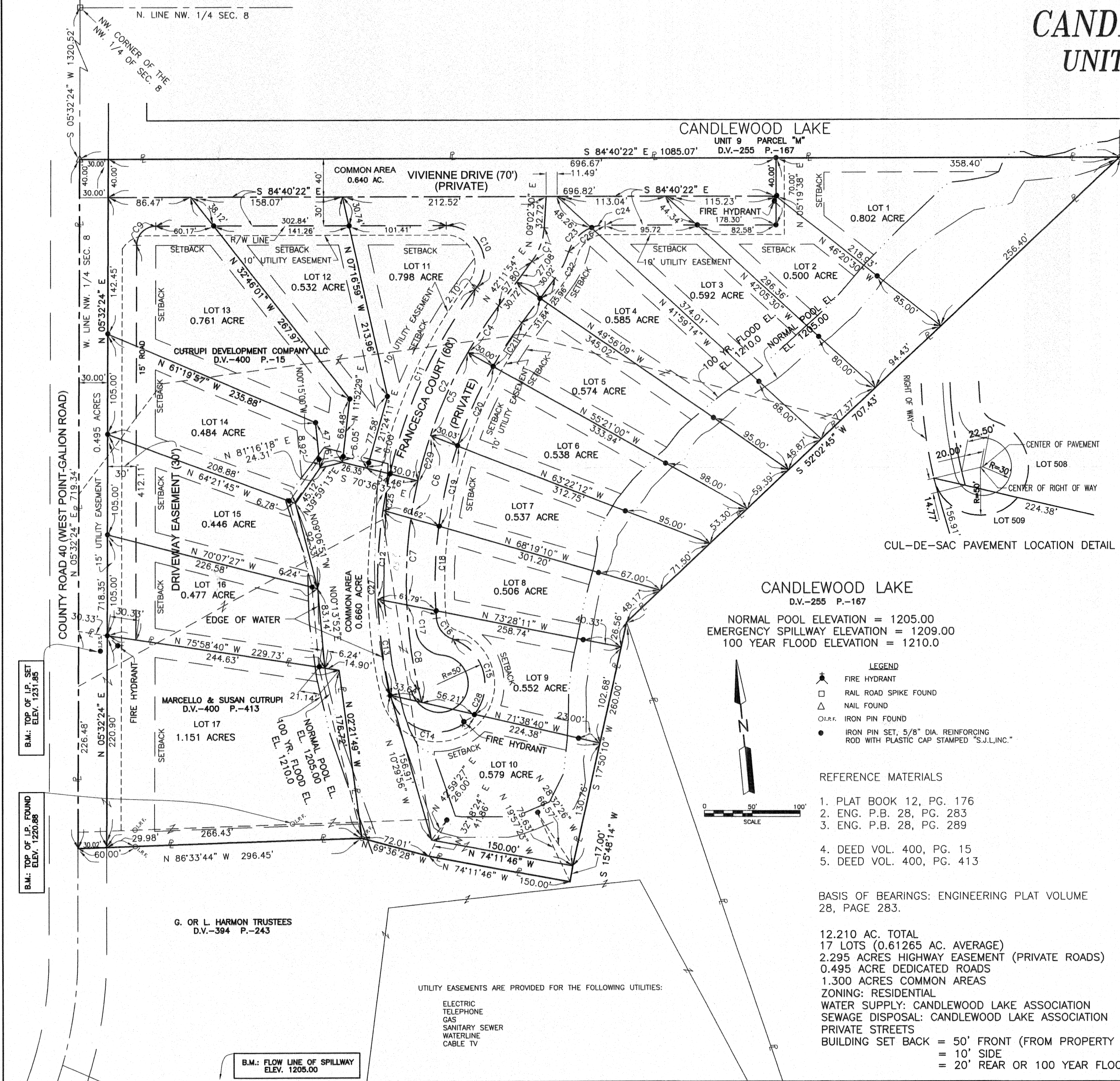
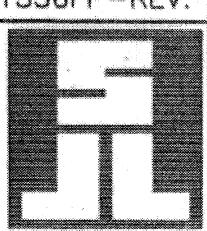
NAME OF ENGINEER:
SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
909 SOUTH MAIN STREET
P.O. BOX 3598
MANSFIELD, OHIO 44907
(419) 756-7302

SHEET 1 OF 2

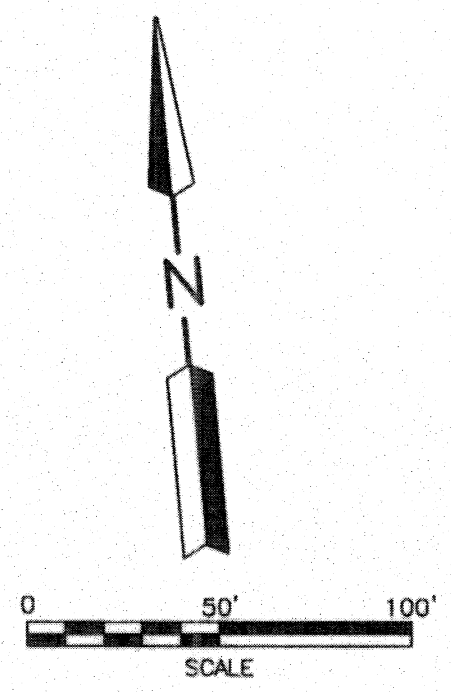
EM-1556FP-REV.

SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.

CONSULTING ENGINEERS - SURVEYORS
MANSFIELD OHIO WOOSTER



CUL-DE-SAC PAVEMENT LOCATION DETAIL



UTILITY EASEMENTS ARE PROVIDED FOR THE FOLLOWING UTILITIES:
ELECTRIC
TELEPHONE
GAS
SANITARY SEWER
WATERLINE
CABLE TV

B.M.: FLOW LINE OF SPILLWAY
ELEV. 1205.00

B.M.: TOP OF I.P. SET
ELEV. 1231.85

B.M.: TOP OF I.P. FOUND
ELEV. 1220.86

G. OR L. HARMON TRUSTEES
D.V.-394 P.-243

COUNTY ROAD 40 (WEST POINT-GALION ROAD)
N 05°32'24" E, P. 719.34'
N 05°32'24" E, P. 105.00'
N 05°32'24" E, P. 105.00'
N 05°32'24" E, P. 105.00'

W. LINE NW. 1/4 SEC. 8
N 05°32'24" E
N 05°32'24" E
N 05°32'24" E

N. LINE NW. 1/4 SEC. 8
S 05°32'24" W 1320.52'