

ACCEPTANCE AND DEDICATION

THE UNDERSIGNED, THE BURLINGTON GROUP, INC., OWNER OF THE LAND SHOWN HEREIN CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR WOODIEBROOK SUBDIVISION CONTAINING LOTS 1 THROUGH 23 BOTH INCLUSIVE, BLOCK A, BLOCK B AND RESERVING A WALKWAY AND BRIDLEPATH EASEMENT ALONG THE SOUTHERLY LINES OF LOTS 14 THROUGH 23 BOTH INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS PINEHURST DRIVE. THE UNDERSIGNED ALSO AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH AND LAWFUL RULES AND REGULATIONS FOR MY BENEFIT AND OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THIS PLAT FOR PUBLIC ACCESS OR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACES OF THE GROUND. IN WITNESS WHEREOF WE HAVE SET OUR HAND THIS 6th DAY OF September 1990.

Carl Titgemeier
CARL TITGEMEIER, PRESIDENT

Leo Petronzio
LEO PETRONZIO, VICE-PRESIDENT

Roger M. Hall
WITNESS

Robert Petronzio
WITNESS

STATE OF OHIO, COUNTY OF GEAGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED CARL TITGEMEIER, PRESIDENT, AND LEO PETRONZIO, VICE-PRESIDENT, OF THE BURLINGTON GROUP, INC., WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CHATELAIN OHIO THIS 6th DAY OF September 1990.

Carl Miller
NOTARY PUBLIC

Carl J. Miller, Notary Public
State of Ohio, Geauga County
My Commission Expires Oct. 18, 1991

MY COMMISSION EXPIRES

UTILITY EASEMENT

WE, THE BURLINGTON GROUP, INC., CARL TITGEMEIER, PRESIDENT AND LEO PETRONZIO, VICE-PRESIDENT, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, ALLTELL CORPORATION, THE EAST OHIO GAS COMPANY AND CABLEVISION OF OHIO, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND ELECTRIC, GAS, AND COMMUNICATION CABLES DUCTS, PIPES, GAS PIPE LINES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, 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 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. IN WITNESS WHEREOF, THE UNDERSIGNED HEREUNTO SETS THEIR HAND THIS 6th DAY OF September 1990.

Carl Titgemeier
CARL TITGEMEIER, PRESIDENT

Leo Petronzio
LEO PETRONZIO, VICE-PRESIDENT

Roger M. Hall
WITNESS

Robert Petronzio
WITNESS

STATE OF OHIO, COUNTY OF GEAGA

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED CARL TITGEMEIER, PRESIDENT, AND LEO PETRONZIO, VICE-PRESIDENT, OF THE BURLINGTON GROUP, INC., WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CHATELAIN, OHIO THIS 6th DAY OF September 1990.

Carl Miller
NOTARY PUBLIC

Carl J. Miller, Notary Public
State of Ohio, Geauga County
My Commission Expires Oct. 18, 1991

MY COMMISSION EXPIRES

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

Richard Patterson 9-20-90
ELECTRIC COMPANY DATE

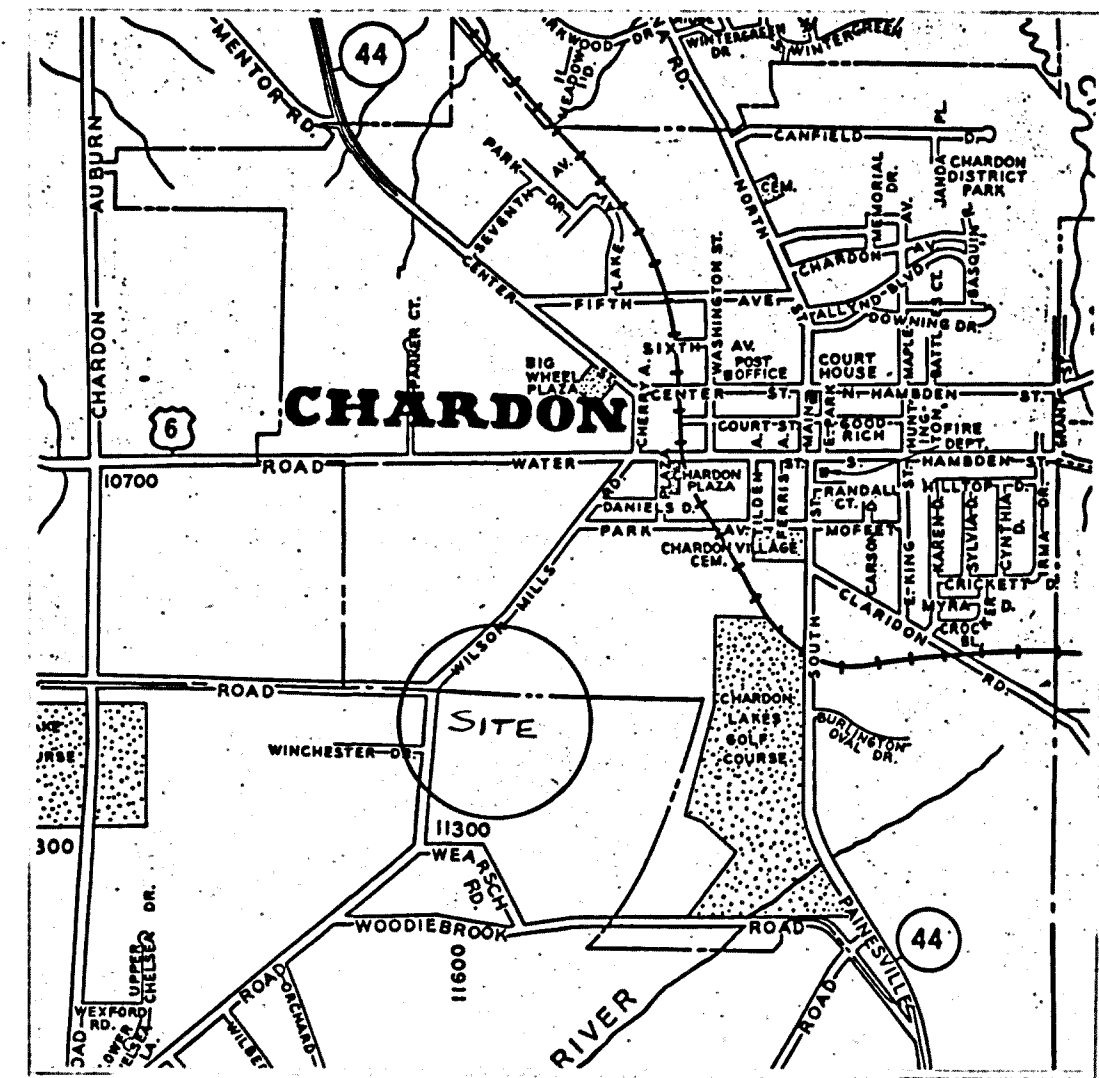
Charles L. Barnett 10/2/90
GAS COMPANY DATE

Mat Whiting 10-1-90
TELEPHONE COMPANY DATE

M.R. 9-25-90
CABLE TELEVISION COMPANY DATE

WOODIEBROOK SUBDIVISION

SITUATED IN THE TOWNSHIP OF MUNSON, COUNTY OF GEAGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF THE EAST DIVISION OF SECTION 1, TRACT 1 AND CONTAINING 69.275 ACRES OF LAND AS CONVEYED TO BURLINGTON GROUP, INC. IN THE DEED RECORDED IN VOLUME 795, PAGE 557 OF THE GEAGA COUNTY DEED RECORDS.

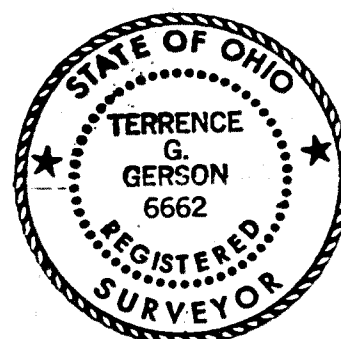


VICINITY MAP
NO SCALE

WRG WILLIAM R. GRAY ASSOCIATES, INC.
MENTOR, OHIO 44060 946-1616

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THE DIMENSIONS OF THE LOTS AND ROADS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS REQUIRED SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEAGA COUNTY ENGINEER.



Terrence G. Gerson 21 Aug 90
TERRENCE G. GERSON, DATE
REGISTERED SURVEYOR NO. 6662

APPROVALS

APPROVED AS TO LEGAL FORM THIS 29th DAY OF July, 1991.

David Dubesky
ASSISTANT GEAGA COUNTY PROSECUTOR

APPROVED THIS 11th DAY OF SEPTEMBER, 1990.

William Hertz
ACTING CHAIRMAN, GEAGA COUNTY PLANNING COMMISSION

APPROVED THIS 29th DAY OF July, 1991.
CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF THE RIGHT-OF-WAY, SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHT-OF-WAY.

Edna L. Davis GEAGA COUNTY COMMISSIONER
Tommy Seid GEAGA COUNTY COMMISSIONER
James Guller GEAGA COUNTY COMMISSIONER

TRANSFERRED THIS 30th DAY OF July, 1991.

Richard J. Mahruski
GEAGA COUNTY AUDITOR

401129

FILED FOR RECORD THIS 30 DAY OF July, 1991 AT 11:38 A.M.

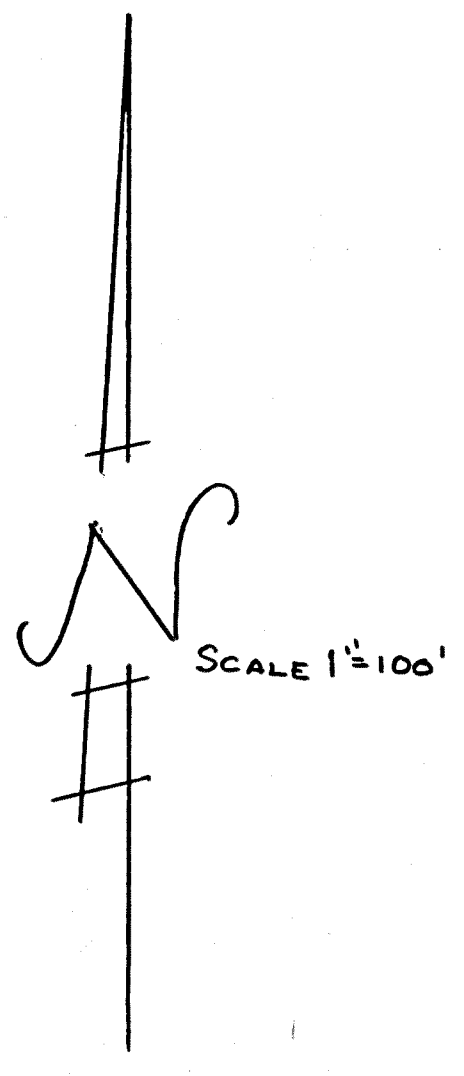
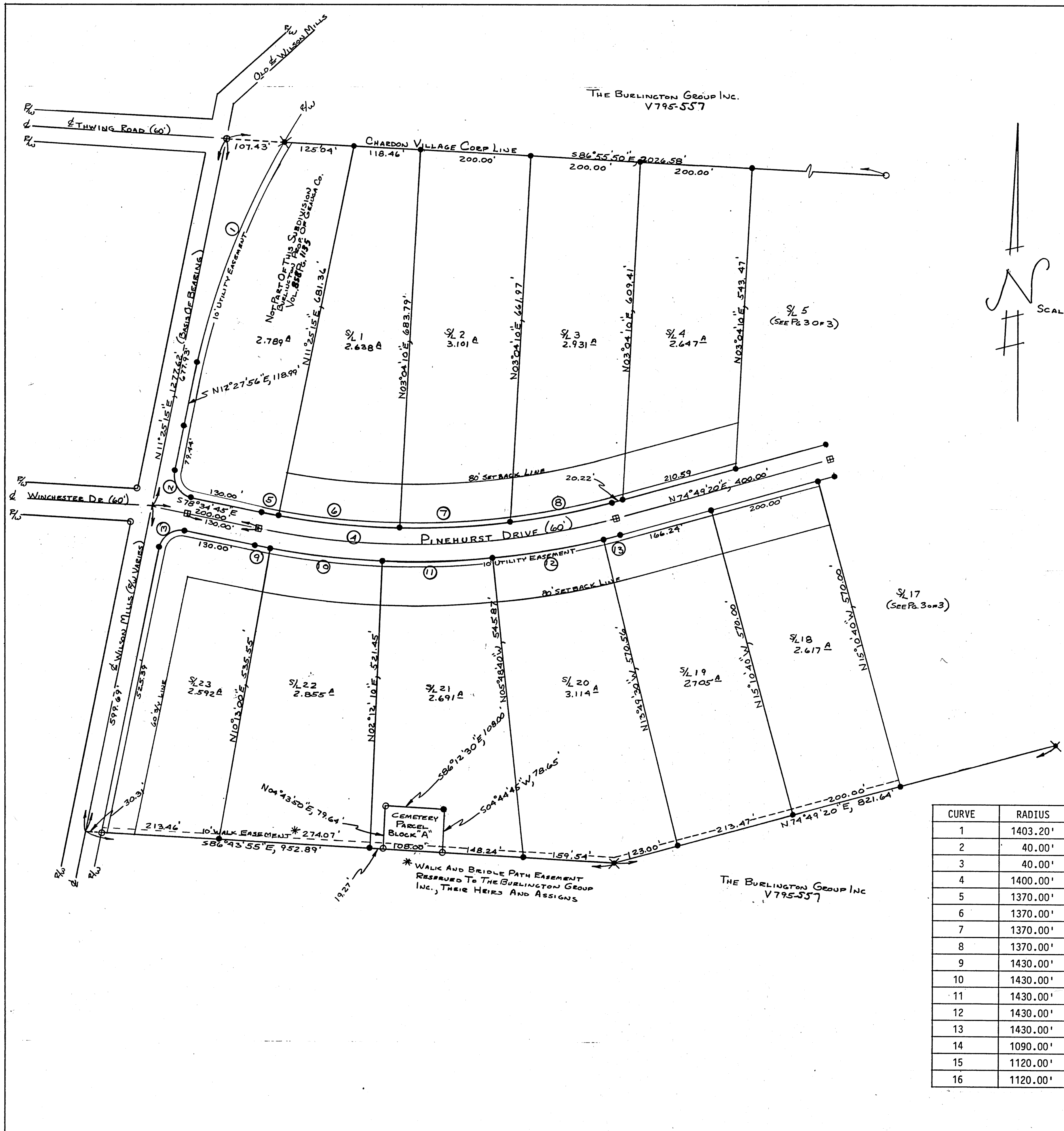
RECORDED THIS 30 DAY OF July, 1991 IN PLAT BOOK VOLUME 20 PAGE 40.

Catherine H. Heiden
GEAGA COUNTY RECORDER

PURSUANT TO OHIO REVISED CODE SECTION 711.091 I HAVE CHECKED THE SPECIFICATIONS, CONSTRUCTION AND THE CONDITION OF THE ROADS DEDICATED TO PUBLIC USE HEREIN, AND I HAVE CHECKED THE PRESENCE, IN PLACE AS REQUIRED, OF ALL IRON PROPERTY MONUMENTS, AND BENCH MARKS AND DO HEREBY CERTIFY THAT ALL OF THE IMPROVEMENTS AND FACILITIES HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE APPROVED PLAT AND PLANS, ARE IN GOOD REPAIR, AND HAVE MET ALL PONDING REQUIREMENTS.

THIS 29th DAY OF July, 1991.

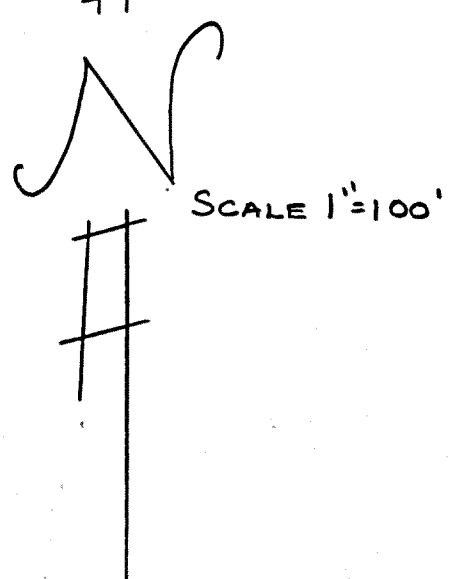
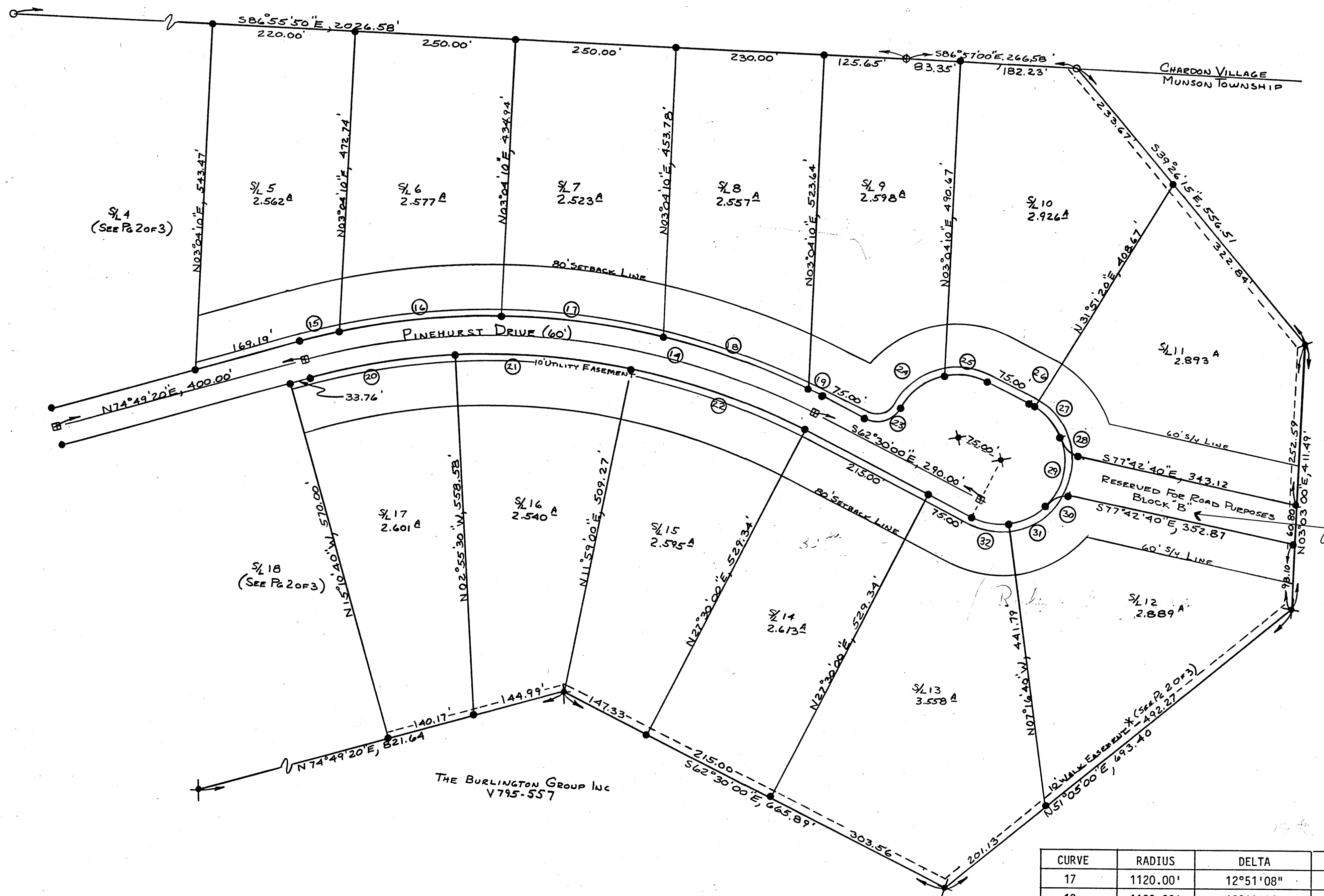
Robert J. Phillips
GEAGA COUNTY ENGINEER



- LEGEND
- IRON PIN FOUND
 - IRON PIN SET
 - ⊕ MONUMENT SET
 - ⊗ IRON PIN SET IN CONCRETE
 - ⊙ CURVE NUMBER SEE CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	ARC	CHORD	CHORD BEARING
1	1403.20'	17°41'27"	218.37'	433.26'	431.54'	N 21°18'40" E
2	40.00'	90°00'00"	40.00'	62.83'	56.57'	N 33°34'45" W
3	40.00'	90°00'00"	40.00'	62.83'	56.57'	N 56°25'15" E
4	1400.00'	26°35'55"	330.93'	649.93'	644.11'	N 88°07'18" E
5	1370.00'	1°15'17"	15.00'	30.00'	30.00'	N 79°12'24" W
6	1370.00'	9°06'43"	109.17'	217.88'	217.64'	N 84°23'23" W
7	1370.00'	8°25'17"	100.86'	201.36'	201.18'	S 86°50'37" W
8	1370.00'	7°48'38"	93.52'	186.61'	186.61'	S 78°43'39" W
9	1430.00'	1°12'15"	15.03'	30.05'	30.05'	S 79°10'55" E
10	1430.00'	8°00'50"	100.17'	200.01'	199.85'	S 83°47'25" E
11	1430.00'	8°00'50"	100.17'	200.01'	199.85'	N 88°11'45" E
12	1430.00'	8°00'50"	100.17'	200.01'	199.85'	N 80°10'55" E
13	1430.00'	1°21'10"	16.88'	33.76'	33.76'	N 75°29'55" E
14	1090.00'	42°40'40"	425.83'	811.91'	793.27'	S 83°50'20" E
15	1120.00'	3°10'05"	30.97'	61.93'	61.92'	S 76°24'22" W
16	1120.00'	12°57'44"	127.23'	253.38'	252.84'	S 84°28'17" W

THE BURLINGTON GROUP INC
V795-557



Recorded 8-4-92
Catherine H. Helden, Recorder

Site Data:

23 Lots Each 2.5+ Acres	63.322 Acres
2351.84 L.F. Roadway	5.242 Acres
Cemetery Parcel Block "A"	0.196 Acres
Reserve Parcel Block "B"	0.515 Acres
TOTAL	69.275 Acres

CURVE	RADIUS	DELTA	TANGENT	ARC	CHORD	CHORD BEARING
17	1120.00'	12°51'08"	126.15'	251.23'	250.71'	N 83°37'17" W
18	1120.00'	12°19'14"	120.89'	240.84'	240.38'	N 70°02'06" W
19	1120.00'	1°22'29"	13.44'	26.87'	26.87'	N 63°11'14" W
20	1060.00'	12°15'10"	113.78'	226.28'	226.25'	N 80°56'55" E
21	1060.00'	14°54'30"	138.69'	275.81'	275.03'	S 85°28'15" E
22	1060.00'	15°31'00"	144.42'	287.07'	286.19'	S 70°15'30" E
23	40.00'	90°00'00"	40.00'	62.83'	56.57'	S 72°30'00" W
24	100.00'	49°58'25"	46.60'	87.22'	84.48'	S 52°29'13" W
25	100.00'	40°01'35"	36.42'	69.86'	68.45'	N 82°30'47" W
26	100.00'	4°21'20"	3.80'	7.60'	7.60'	N 60°19'20" W
27	100.00'	40°26'00"	36.83'	70.57'	69.11'	N 47°42'40" W
28	40.00'	60°00'00"	23.09'	41.89'	40.00'	N 37°55'40" W
29	100.00'	60°00'00"	57.74'	104.72'	100.00'	N 12°17'20" E
30	40.00'	60°00'00"	23.09'	41.89'	40.00'	N 72°17'20" E
31	100.00'	40°26'00"	36.83'	70.57'	69.11'	N 62°30'20" E
32	100.00'	34°46'40"	31.32'	60.70'	59.77'	S 79°53'20" E