

THE RESERVE OF WHITETAIL RUN SUBDIVISION No. 1

PART OF ORIGINAL LOT Nos. 10 & 11 - TRACT No. 3
VILLAGE OF SOUTH RUSSELL - GAUGA COUNTY - OHIO

AND CONTAINING 39.5604 ACRES, BEING PART OF THE LAND CONVEYED TO THE RESERVE OF WHITETAIL RUN LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP IN THE DEED RECORDED IN VOLUME 233, PG. 886 OF THE GAUGA COUNTY DEED RECORDS.

ACCEPTANCE CERTIFICATION AND DEDICATION

We, the undersigned owners of the lands embraced within this subdivision, The Reserve of Whitetail Run Limited Partnership, an Ohio Limited Partnership and Whitetail Run Community Association, Inc. an Ohio non-profit corporation, hereby certify that this plot correctly represents "The Reserve Of Whitetail Run Subdivision No. 1, a subdivision of sublots one (1) through twenty-nine (29) inclusive, and hereby declare this plot to be their free act and deed and do hereby offer this plot and dedicate to public use forever the streets designated as Manor Brook Drive (60' wide), Reserve Trail (60' wide) Woodland Court (60' wide) and Fawn Court (60' wide), and not heretofore dedicated. The undersigned further agree and represent that any use or improvements made on this land be made in accordance with all existing valid zoning, platting, health and other lawful rules and regulations for the benefit of themselves and all other subsequent owners and assigns taking title from, under, or through the undersigned. Easements are reserved where indicated on the plot for public utility, governmental and association purposes above, on and beneath the surface of the ground.

In witness whereof the undersigned have caused this instrument to be subscribed at Willoughby Hills, Ohio, this 2nd day of FEBRUARY, 1993.

The Reserve Of Whitetail Run Limited Partnership is recorded at volume 893, page 833, of the Gauga County Records.

THE RESERVE OF WHITETAIL RUN LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP BY: SNAVELY DEVELOPMENT COMPANY AN OHIO CORPORATION, GENERAL PARTNER

[Signature]
WITNESS SIGNATURE
KAREN T. MANVIEW
WITNESS NAME

[Signature]
WITNESS SIGNATURE
AMY J SEESE
WITNESS NAME

[Signature]
WITNESS SIGNATURE
KAREN T. MANVIEW
WITNESS NAME

[Signature]
WITNESS SIGNATURE
AMY J SEESE
WITNESS NAME

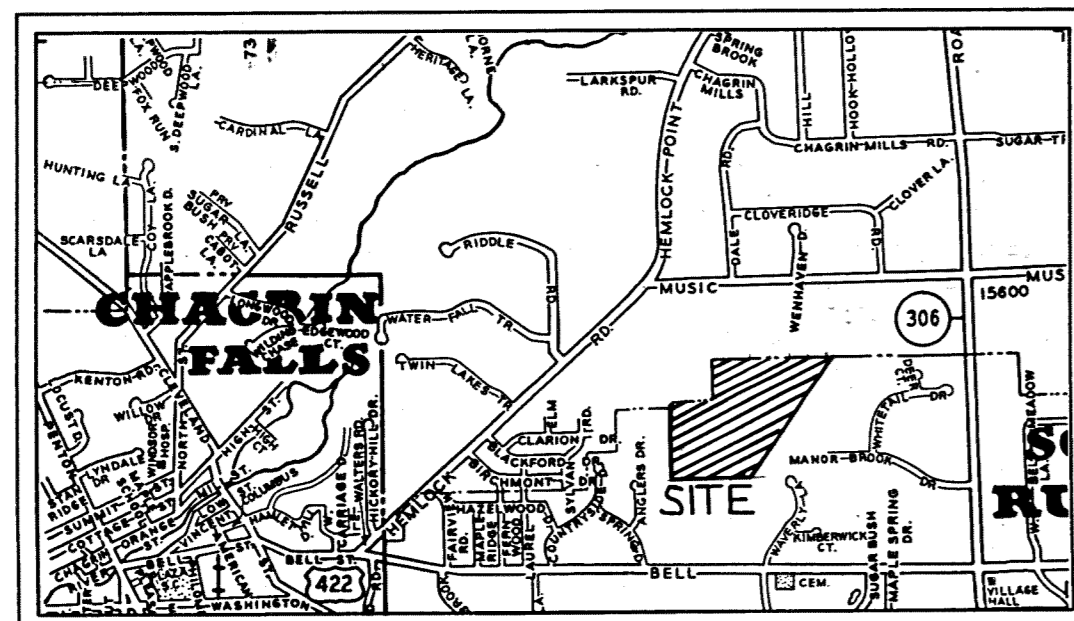
[Signature]
WITNESS SIGNATURE
KAREN T. MANVIEW
WITNESS NAME

[Signature]
WITNESS SIGNATURE
AMY J SEESE
WITNESS NAME

STATE OF OHIO
COUNTY OF LAKE
Before me, a notary public in and for said county and state personally appeared the above named The Reserve Of Whitetail Run Limited Partnership an Ohio limited partnership, by Snavely Development Company, its General Partner by Peter L. Snavely its Vice President and Whitetail Run Community Association, Inc., an Ohio non-profit corporation by JOHN E. WITHROW its TRUSTEE and by PETER L. SNAVELY its TRUSTEE who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said partnership and corporation, and their free act and deed personally and as such officers.
In witness whereof, I have hereunto set my hand and official seal at Willoughby Hills Ohio, this 2nd day of FEBRUARY, 1993.

[Signature]
NOTARY PUBLIC
My commission expires 3-17-93

ELAINE T. CERNY
Notary Public, STATE OF OHIO
My commission expires March 17, 1993
Recorded in Gauga County



VICINITY MAP

UNDERGROUND UTILITY, SEWER, AND DRAINAGE EASEMENTS

We the undersigned owners, The Reserve Of Whitetail Run Limited Partnership, an Ohio Limited Partnership and Whitetail Run Community Association Inc., an Ohio non-profit corporation of the within plotted land, do hereby grant unto the Cleveland Electric Illuminating Company, The Western Reserve Telephone Company, East Ohio Gas Company and Coblesvision of Gauga County, a joint venture, and to the providers of similar utility type services, their successors and assigns (herein after referred to as the grantees), a permanent right-of-way and easement ten (10) in width, under, over, and through all sublots and all land shown hereon and parallel and contiguous to all street lines, to construct, operate, maintain, repair, reconstruct and relocate such underground electric, gas and communication cables, ducts, conduits, 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 grantees for distributing, transporting, and transmitting electricity, gas and communication signals and similar utility type services in the future for public and private use at such locations as the grantees 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, reconstruction, relocation, or operation of said electric, gas or communications facilities and similar utility type services in the future, and with the right of access provided that any landscaped areas disturbed by said work are substantially restored to their original condition if such restoration is financially feasible and physically possible. The above easement rights include 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.

And does also grant to the Village Of South Russell and to the Whitetail Run Community Association Inc. for storm drainage, easements as shown, designated "Drainage Easements" on this plot over or under certain lands in this subdivision, to make, maintain, operate, remove or replace, reconstruct and relocate and repair culverts, drainage, swales, storm sewers and/or any other necessary appurtenances above or below ground.
And does also grant to the Village Of South Russell and to the Whitetail Run Community Association, Inc. for storm drainage, an easement designated as "Stream Easement" being defined as an easement forty (40) feet wide, the center of which will be the thread of the stream as it exists, at any given time, over or under certain lands in this subdivision, to operate and maintain the stream and any other "necessary appurtenances" above or below ground.

In witness whereof the undersigned have caused this instrument to be subscribed at Willoughby Hills, Ohio, this 2nd day of FEBRUARY, 1993.

THE RESERVE OF WHITETAIL RUN LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP BY: SNAVELY DEVELOPMENT COMPANY AN OHIO CORPORATION, GENERAL PARTNER

[Signature]
WITNESS SIGNATURE
KAREN T. MANVIEW
WITNESS NAME

[Signature]
WITNESS SIGNATURE
AMY J SEESE
WITNESS NAME

[Signature]
WITNESS SIGNATURE
KAREN T. MANVIEW
WITNESS NAME

[Signature]
WITNESS SIGNATURE
AMY J SEESE
WITNESS NAME

[Signature]
WITNESS SIGNATURE
KAREN T. MANVIEW
WITNESS NAME

[Signature]
WITNESS SIGNATURE
AMY J SEESE
WITNESS NAME

[Signature]
WITNESS SIGNATURE
KAREN T. MANVIEW
WITNESS NAME

STATE OF OHIO
COUNTY OF LAKE
Before me, a notary public in and for said county and state personally appeared the above named The Reserve Of Whitetail Run Limited Partnership an Ohio limited partnership, by Snavely Development Company, its General Partner by Peter L. Snavely its Vice President and Whitetail Run Community Association, Inc., an Ohio non-profit corporation by JOHN E. WITHROW its TRUSTEE and by PETER L. SNAVELY its TRUSTEE who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said partnership and corporation, and their free act and deed personally and as such officers.
In witness whereof, I have hereunto set my hand and official seal at Willoughby Hills Ohio, this 2nd day of FEBRUARY, 1993.

[Signature]
NOTARY PUBLIC
My commission expires 3-17-93

ELAINE T. CERNY
Notary Public, STATE OF OHIO
My commission expires March 17, 1993
Recorded in Gauga County

UTILITY EASEMENT APPROVAL

[Signature] Date 2-9 1993
The Cleveland Electric Illuminating Company

[Signature] Date 2-2 1993
The East Ohio Gas Company

[Signature] Date 2-4 1993
The Western Reserve Telephone Company

[Signature] Date 2-9 1993
Coblesvision Of Gauga County

MORTGAGE RELEASE

The mortgagee of the land included in this plot and subdivision does hereby join with the owners of this subdivision in the dedication to public use of the streets designated as Manor Brook Drive (60' wide), Reserve Trail (60' wide), Woodland Court (60' wide), and Fawn Court (60' wide), and the common areas shown hereon, and hereby releases from the lien of our mortgage and waives any right which we might otherwise have in said streets and common areas this 3rd day of MAY, 1993.

[Signature] STAR BANK N.A.
WITNESS SIGNATURE

[Signature] BY CARLOS A. MOLINA, VICE PRESIDENT
WITNESS NAME

[Signature]
WITNESS SIGNATURE
D. GELER
WITNESS NAME

STATE OF OHIO
COUNTY OF CUYAHOGA
Before me, a notary public in and for said county and state personally appeared the above named STAR BANK N.A. its VICE PRESIDENT

who acknowledged that he did sign the his free act and deed personally and as such officer.
In witness whereof, I have hereunto set my hand and official seal at CLEVELAND Ohio this 2nd day of MAY, 1993.

NOTARY PUBLIC
My commission expires 2-28-93

APPROVALS

This plot has been approved by the Planning Commission of the Village of South Russell Ohio for record purposes only on MARCH 22, 1993.
Such approval does not constitute acceptance of the dedication of the right-of-ways or easements shown hereon for public use nor does such approval constitute acceptance for maintenance of the improvements contained in those right-of-ways and easements by the Village Of South Russell. Acceptance for dedication and maintenance will occur upon subsequent adoption of an ordinance by the Council Of The Village Of South Russell upon fulfillment by the subdivider of the requirements of the subdivision rules and improvement standards of The Village Of South Russell.

[Signature] CHAIRMAN
[Signature] SECRETARY

Approved by the South Russell Village Engineer Tom Veldman P.E.

Approved by the South Russell Village Solicitor Dale Mackowitz s/10/93

Transferred this 11 day of May, 1993.
[Signature] 429852
GAUGA COUNTY AUDITOR

Filed for record this 11 day of May, 1993 at 3:27 P.M.
Recorded this 11 day of May, 1993 in plot book volume 21
page 36

[Signature]
GAUGA COUNTY RECORDER

SURVEYOR'S CERTIFICATION

I do hereby certify that I have prepared the attached plat, based upon a boundary survey prepared by C-T Consultants, Inc. in accordance with the provisions of chapter 4733-37 of the Ohio Administrative code and that the dimensions of the lots and roads are in feet and decimal parts thereof, all of which I certify to be correct to the best of my knowledge and belief. Iron monuments or pins as indicated hereon shall be set in place before final inspection and acceptance of the improvements by the South Russell Village Engineer.

[Signature] DATE FEB. 4 1993
REGISTERED SURVEYOR

AREA TABULATION

AREA IN LOTS	31.4182 ACRES
AREA IN R/W	4.2282 ACRES
AREA IN BLOCK "A"	1.3145 ACRES
AREA IN BLOCK "B"	2.7284 ACRES
TOTAL AREA	39.6893 ACRES
# OF S/L'S	29

MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED AT VOLUME 799, PAGE 773 OF THE GAUGA COUNTY RECORDS, AND AS THEREAFTER AMENDED.



LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	A	240.00	66.32	33.37	66.11	N 09°27'30" E	15°50'00"
2	A	240.00	97.74	49.56	97.06	N 29°02'30" E	23°20'00"
3	A	240.00	117.74	60.08	116.56	N 54°45'45" E	28°06'30"
4	A	240.00	28.17	14.10	28.15	N 72°10'45" E	06°43'30"
5	A	410.00	128.20	64.63	127.68	N 66°35'00" E	17°54'55"
5	B	30.00	51.88	35.18	45.65	N 08°05'02" E	09°05'05"
5	C	520.00	135.30	68.04	134.90	N 34°00'15" W	14°54'30"
6	A	520.00	49.24	24.64	49.22	N 23°50'15" W	05°25'30"
6	B	30.00	25.23	13.42	24.49	N 45°13'11" W	08°11'23"
6	C	60.00	69.23	39.04	65.45	N 36°15'41" W	06°06'23"
7	A	60.00	41.59	21.67	40.76	N 16°39'00" E	03°43'00"
8	A	60.00	57.21	30.99	55.07	N 63°49'30" E	04°38'00"
9	A	60.00	50.58	26.90	49.10	N 64°42'30" W	08°18'00"
10	A	60.00	70.81	40.18	68.78	N 06°44'49" W	07°37'23"
10	B	30.00	25.23	13.42	24.49	N 02°58'11" E	03°11'23"
10	C	460.00	112.40	56.48	112.12	N 28°07'30" W	14°00'00"
11	A	460.00	50.85	25.45	50.82	N 38°17'30" W	06°20'00"
11	B	30.00	51.88	35.18	45.65	N 88°59'58" E	09°05'05"
11	C	410.00	85.26	42.79	85.11	N 33°29'58" E	11°54'55"
11	D	365.00	125.29	62.77	124.67	N 37°22'30" E	19°40'00"
12	A	365.00	165.18	84.03	163.78	N 60°10'23" E	25°55'47"
13	A	365.00	39.28	19.66	39.27	N 76°13'17" E	06°10'00"
13	B	30.00	42.55	25.74	39.07	N 38°40'23" E	08°15'47"
14	A	410.00	87.18	43.76	87.02	N 04°08'00" E	12°11'00"
14	B	30.00	42.55	25.74	39.07	N 42°35'23" W	08°15'47"
14	C	365.00	132.27	66.87	131.55	N 72°50'23" W	20°45'47"
18	A	305.00	90.88	45.88	90.53	N 78°26'49" E	17°24'00"
18	B	305.00	247.88	124.79	247.30	N 77°16'30" E	46°22'00"
20	A	305.00	141.24	71.91	139.98	N 40°48'30" E	26°32'00"
21	A	410.00	115.23	58.16	113.44	N 34°35'44" E	14°06'28"
21	B	30.00	43.52	26.59	39.80	N 00°05'44" E	03°06'28"
21	C	225.00	145.30	75.28	142.79	N 59°57'30" W	37°00'00"
21	D	30.00	25.23	13.42	24.49	N 77°26'49" E	08°11'23"
21	E	60.00	67.22	37.63	63.78	N 85°28'43" E	04°11'23"
22	A	60.00	44.24	23.18	43.25	N 41°20'00" W	04°15'00"
23	A	60.00	38.62	20.01	37.96	N 31°46'00" W	06°53'00"
24	A	60.00	51.45	27.43	49.89	N 41°43'30" E	09°08'00"
25	A	60.00	87.88	53.95	80.24	N 72°13'49" W	03°55'30"
25	B	30.00	25.23	13.42	24.49	N 54°21'49" W	08°11'23"
25	C	285.00	19.32	9.66	19.31	N 76°31'00" W	03°53'00"
26	A	285.00	101.97	51.54	101.43	N 64°19'30" W	20°30'00"
27	A	470.00	164.95	83.33	164.10	N 65°29'16" E	20°06'28"
27	B	30.00	43.52	26.59	39.80	N 83°00'44" W	03°06'28"
27	C	285.00	62.76	31.51	62.63	N 47°46'00" W	12°37'00"
29	A	180.00	232.48	135.64	232.48	N 38°32'30" E	74°00'00"

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CURVE 1	A	335.00	526.22	335.00	473.76	N 72°32'30" E	90°00'30"
CURVE 1	B	335.00	353.73	195.37	337.53	N 57°47'30" E	60°30'00"
CURVE 1	C	335.00	172.48	88.20	170.52	N 77°17'30" W	29°30'00"
CURVE 2	A	440.00	368.61	195.90	357.93	N 51°32'30" E	48°00'00"
CURVE 2	B	440.00	161.27	81.55	160.37	N 38°02'30" E	21°30'00"
CURVE 2	C	440.00	207.55	105.63	205.43	N 62°02'30" E	27°00'00"
CURVE 3	A	210.00	271.22	158.25	252.76	N 38°32'30" E	74°00'00"
CURVE 4	A	490.00	173.89	87.87	172.98	N 31°17'30" W	20°20'00"
CURVE 5	A	255.00	164.67	85.32	161.83	N 59°57'30" W	37°00'00"
CURVE 6	A	440.00	93.56	48.95	93.39	N 04°08'00" E	12°11'00"
OFFSITE CENTERLINE	A	515.00	135.69	68.24	135.30	N 54°54'37" W	15°05'46"
OFFSITE CENTERLINE	B	450.00	141.80	72.22	143.18	N 54°54'37" W	15°05'46"
OFFSITE CENTERLINE	C	450.00	292.31	151.52	287.20	N 76°35'11" W	37°13'06"
OFFSITE R/W	A	545.00	143.59	72.22	143.18	N 54°54'37" W	15°05'46"
OFFSITE R/W	B	420.00	77.81	39.05	77.70	N 52°40'11" W	10°36'54"
OFFSITE R/W	C	480.00	88.93	44.59	88.80	N 52°40'11" W	10°36'54"
OFFSITE R/W	D	485.00	127.79	64.27	127.42	N 54°54'37" W	15°05'47"
BOUNDARY	A	470.00	99.94	50.16	99.75	N 04°08'00" E	12°11'00"

CAROLYN P. ELLISON
VOL. 810, PG. 239

THE RESERVE OF WHITETAIL RUN
LIMITED PARTNERSHIP
VOL. 893, PG. 886

LEGEND

- MONUMENT BOX
- I.P. - IRON PIN SET (TO BE SET)
- I.P. - IRON PIN FOUND

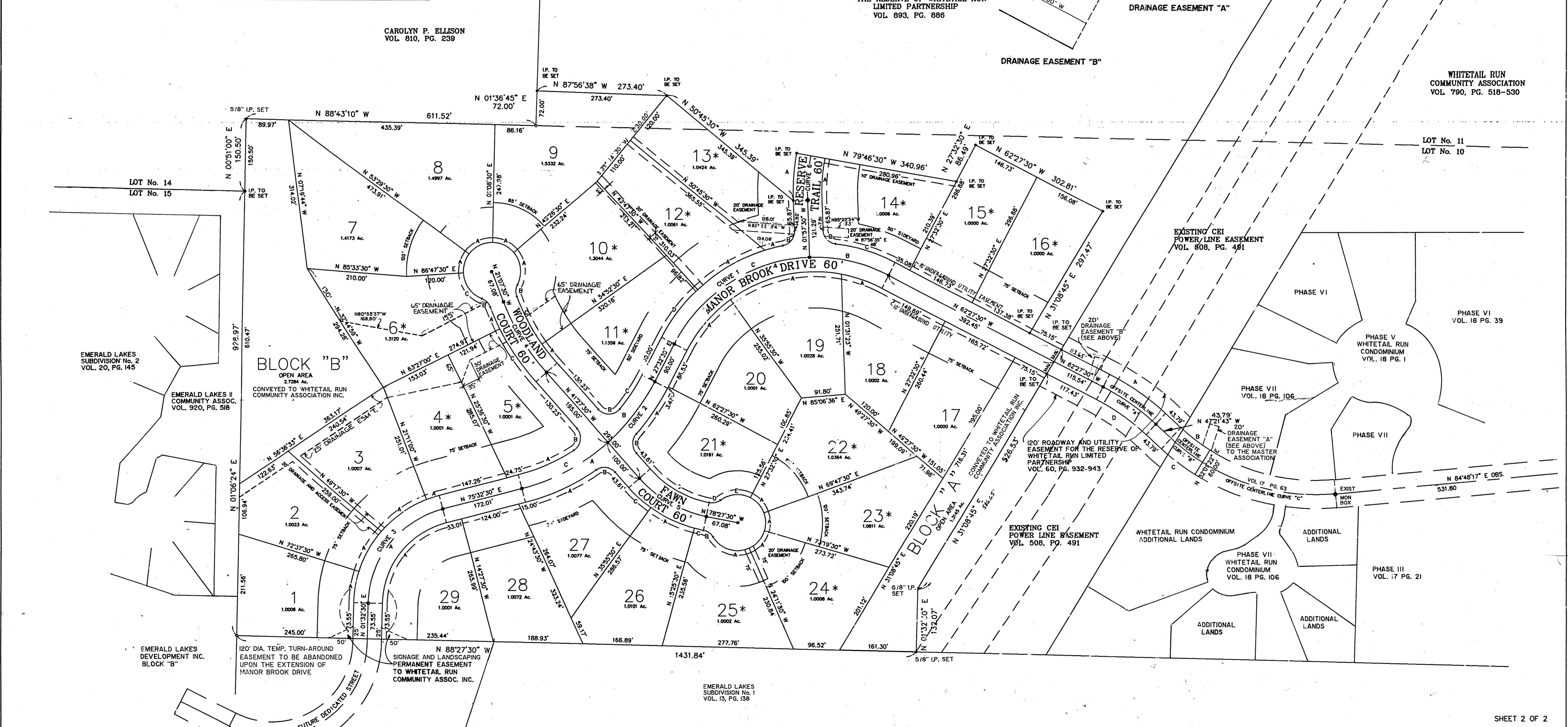
NOTE: IRON PINS FOUND ACCORDING TO A SURVEY MADE IN JAN. 1987 BY RICHARD J. BILSKI P.S. No. 5244 OF COLTPEZZER-THOMAS, INC.

* - DENOTES SUBLOTS SUBJECT TO 40' STREAM EASEMENT AND RESTRICTIONS SET FORTH IN PARAGRAPH 30(M) OF THE SUBSEQUENT AMENDMENT No. 1 TO MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF WHITETAIL RUN SOUTH RUSSELL, OHIO DESIGNATING THE RESERVE OF WHITETAIL RUN SUBDIVISION No. 1 AS A "PARCEL" AND IMPOSING RESTRICTIONS.

SUBLOTS SHALL HAVE 75' SETBACKS UNLESS OTHERWISE NOTED.

SUBLOTS SHALL HAVE 50' SIDEYARDS (WHERE APPLICABLE) FROM DEDICATED ROADWAY.

GRAPHIC SCALE
1 inch = 100 ft



EMERALD LAKES
SUBDIVISION No. 1
VOL. 13, PG. 158

21-36
CHECKED BY TJS-FILED BY S.A.S.