

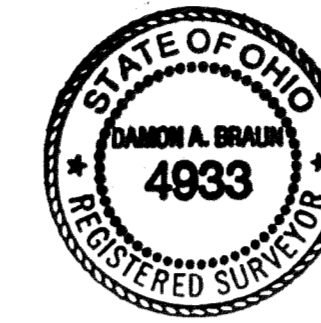
THE SANCTUARY SUBDIVISION

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT 15, TRACT THREE CONTAINING 41.022 ACRES OF LAND, BEING ALL OF THE LAND CONVEYED TO R.L.T. INVESTMENT CO. AS RECORDED IN VOLUME 932, PAGE 1231 OF GEauga COUNTY DEED RECORDS.

WE DO CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE LOTS AND ROADS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE FINAL IMPROVEMENTS BY THE GEauga COUNTY ENGINEER.

BRAUN-PRENOSIL ASSOCIATES INC.
ENGINEERS...SURVEYORS
 547 EAST WASHINGTON STREET
 CHAGRIN FALLS, OHIO 44022
 (216) 247-8670

BRAUN-PRENOSIL ASSOCIATES, INC.
Damon A. Braun 3/10/93
 DAMON A. BRAUN P.S. NO. 4933



SITE DATA:

24.319 ACRES SUBDIVIDED INTO 11 SINGLE FAMILY LOTS
 12.940 ACRES IN TOTAL OPEN SPACE
 3.276 ACRES NEWLY DEDICATED ROADS
 0.487 ACRES IN EXISTING CHILLICOTHE ROAD
 41.022 ACRES SUBDIVIDED HERewith
 2145.60 LINEAL FEET NEWLY DEDICATED ROADS

ACCEPTANCE AND DEDICATION:

THE UNDERSIGNED, R.L.T. INVESTMENT CO., A PARTNERSHIP, RECORDED IN VOL. 932, PAGE 1189 OF GEauga COUNTY RECORDS, OWNER OF THE LAND SHOWN HEREIN, CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR SANCTUARY SUBDIVISION CONTAINING SUBLOTS 1 THROUGH 11, BOTH INCLUSIVE AND COMMON LAND, OPEN SPACE, "A" AND "B", DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS TAMARACK TRAIL. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING AND OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF THEMSELVES AND ALL SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HANDS THIS 11th DAY OF MARCH, 1993.

Michael R. Vitale Partner
 MICHAEL R. VITALE PARTNER
Terry L. Musherush Partner
 TERRY L. MUSHRUSH PARTNER
Raymond SRP Partner
 RAYMOND SRP PARTNER

Debra Mack WITNESS
Debra Mack WITNESS
Debra Mack WITNESS

Elizabeth Lawrence WITNESS
Elizabeth Lawrence WITNESS
Elizabeth Lawrence WITNESS

STATE OF OHIO } BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE MICHAEL R. VITALE, COUNTY OF Geauga } SS: TERRY L. MUSHRUSH AND RAYMOND SRP WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THE FREE ACT AND DEED OF SAID PARTNERSHIP AND THE FREE ACT AND DEED OF THEM PERSONALLY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Chardon, OHIO, THIS DAY OF MARCH, 1993.

Debra Mack
 NOTARY PUBLIC
 Date - March 15, 1995
 MY COMMISSION EXPIRES (DATE)

UTILITY EASEMENT:

R.L.T. INVESTMENT CO., A PARTNERSHIP, THE UNDERSIGNED OWNER OF THE LAND DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, CABLEVISION OF GEauga COUNTY, AND THE EAST OHIO GAS COMPANY, 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 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 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 THEREFOR TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATION 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 GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE. IN WITNESS WHEREOF THE UNDERSIGNED SET THEIR HANDS THIS 11th DAY OF MARCH, 1993.

Michael R. Vitale Partner
 MICHAEL R. VITALE PARTNER
Terry L. Musherush Partner
 TERRY L. MUSHRUSH PARTNER
Raymond SRP Partner
 RAYMOND SRP PARTNER

Debra Mack WITNESS
Debra Mack WITNESS
Debra Mack WITNESS

Elizabeth Lawrence WITNESS
Elizabeth Lawrence WITNESS
Elizabeth Lawrence WITNESS

STATE OF OHIO } BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE MICHAEL R. VITALE, COUNTY OF Geauga } SS: TERRY L. MUSHRUSH AND RAYMOND SRP WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THE FREE ACT AND DEED OF SAID PARTNERSHIP AND THE FREE ACT AND DEED OF THEM PERSONALLY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Chardon, OHIO, THIS DAY OF MARCH, 1993.

Debra Mack
 NOTARY PUBLIC
 Date - March 15, 1995
 MY COMMISSION EXPIRES (DATE)

UTILITY EASEMENT ACCEPTED BY:

William C. Kibler Aug 20 1993
 CLEVELAND ELECTRIC ILLUMINATING COMPANY DATE

Jon Holley 08/19/93
 WESTERN RESERVE TELEPHONE COMPANY DATE

Charles S. Barrett Aug 18, 1993
 EAST OHIO GAS COMPANY DATE

[Signature] 8-30-93
 CABLEVISION OF GEauga COUNTY DATE

MORTGAGE RELEASE:

THE UNDERSIGNED MORTGAGEE OF THE LAND INCLUDED IN THIS PLAT AND SUBDIVISION DOES HEREBY JOIN WITH THE OWNER OF THIS SUBDIVISION IN THE DEDICATION TO PUBLIC USE OF THE AREA DESIGNATED AS TAMARACK TRAIL AND HEREBY RELEASES FROM LIEN OF OUR MORTGAGE AND WAIVE ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID ROADS. IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HANDS THIS 15th DAY OF MARCH, 1993.

Raymond Wantz President
 RAYMOND WANTZ, PRESIDENT
Donna J. Polo Secretary
 DONNA J. POLO, SECRETARY

Debra Mack WITNESS
Debra Mack WITNESS

Elizabeth Lawrence WITNESS
Elizabeth Lawrence WITNESS

STATE OF OHIO } BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE RAYMOND WANTZ, COUNTY OF Geauga } SS: PRESIDENT AND DONNA J. POLO, SECRETARY, OF H & R INVESTMENT CO., WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THE SAME IS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO, THIS DAY OF MARCH 15, 1993.

Debra Mack
 NOTARY PUBLIC
 Date - March 15, 1995
 MY COMMISSION EXPIRES (DATE)

EASEMENT RELEASE:

BY SIGNING THIS RECORD PLAT, ATWOOD RESOURCES INC. RELEASES ITS BLANKET EASEMENTS AND/OR ITS RIGHT OF WAY AGREEMENTS RECORDED IN VOL. 698, PAGE 1151 OF THE GEauga COUNTY RECORDS AND ANY AND ALL OTHER EASEMENTS EFFECTING THE SANCTUARY SUBDIVISION. OWNER(S) OF SAID SUBDIVISION HEREBY GRANT TO ATWOOD RESOURCES INC. A DEFINED EASEMENT AS DESIGNATED ON THIS RECORD PLAT, AND ATWOOD RESOURCES INC. HEREBY ACCEPTS SAID EASEMENT. THE DEFINED EASEMENT DESIGNATED HEREIN IS FOR THE PURPOSE OF GAS LINE INSTALLATION AND MAINTENANCE.

William M. Kurtz Appalachian Land Man Agent
 WILLIAM M. KURTZ APPALACHIAN LAND MAN AGENT
Kim Saylor Witness
Kim Saylor Witness

STATE OF OHIO } BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE WILLIAM M. KURTZ, COUNTY OF Tuscarawas } SS: APPALACHIAN LAND MAN AGENT WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THE FREE ACT AND DEED OF SAID CORPORATION AND THE FREE ACT AND DEED OF HIM PERSONALLY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Port Washington, OHIO, THIS DAY OF MARCH 17, 1993.

Kim Saylor
 NOTARY PUBLIC
 Date - May 28, 1997
 MY COMMISSION EXPIRES (DATE)

R.L.T. INVESTMENT CO.
Michael R. Vitale Partner
 MICHAEL R. VITALE PARTNER
Terry L. Musherush Partner
 TERRY L. MUSHRUSH PARTNER
Raymond SRP Partner
 RAYMOND SRP PARTNER

Kim Saylor WITNESS
Kim Saylor WITNESS
Kim Saylor WITNESS

Kim Saylor WITNESS
Kim Saylor WITNESS
Kim Saylor WITNESS

STATE OF OHIO } BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE MICHAEL R. VITALE, COUNTY OF Geauga } SS: TERRY L. MUSHRUSH AND RAYMOND SRP WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THE FREE ACT AND DEED OF SAID PARTNERSHIP AND THE FREE ACT AND DEED OF THEM PERSONALLY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Port Washington, OHIO, THIS DAY OF MARCH 17, 1993.

Kim Saylor
 NOTARY PUBLIC
 Date - May 28, 1997
 MY COMMISSION EXPIRES (DATE)

APPROVALS:

THIS PLAT COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION REGARDING LOT SIZE, FRONTAGE AND WIDTH.
 BAINBRIDGE TOWNSHIP ZONING INSPECTOR Richard J. H. [Signature] DATE 5/21/93

APPROVED AS TO LEGAL FORM THIS 1st DAY OF Oct, 1993.
 GEauga COUNTY PROSECUTOR [Signature]

APPROVED THIS 8th DAY OF June, 1993.
 CHAIRMAN, GEauga COUNTY PLANNING COMMISSION [Signature]

PURSUANT TO SECTION 711.091 OF THE OHIO REVISED CODE, I HAVE CHECKED THE SPECIFICATIONS, CONSTRUCTION AND THE CONDITION OF THE ROAD 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 ALL BONDING REQUIREMENTS HAVE BEEN MET, THIS 29th DAY OF Oct, 1993.

Robert S. [Signature]
 GEauga COUNTY ENGINEER

APPROVED THIS 5th DAY OF Oct, 1993 CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHT-OF-WAY AND EASEMENTS.

[Signature] GEauga COUNTY COMMISSIONER
[Signature] GEauga COUNTY COMMISSIONER
[Signature] GEauga COUNTY COMMISSIONER

TRANSFERRED THIS 7th DAY OF October, 1993
 438062
 RICHARD G. MAJORSKI
 GEauga COUNTY AUDITOR

FILED FOR RECORD THIS 7 DAY OF October, 1993 AT 11:29 A.M.
 RECORDED THIS 7 DAY OF October, 1993, IN PLAT BOOK VOL. 21 PAGE 69
 GEauga COUNTY RECORDER Catherine H. Helden

THE SANCTUARY SUBDIVISION

BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 15, TRACT THREE, GEauga COUNTY COUNTY, OHIO

RIGHT-OF-WAY CURVE DATA						
CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	40.00'	67.84'	60.00'	N 41°34'12" W	97°10'51"	45.36'
C2	330.00'	165.00'	163.29'	S 75°50'11" E	28°38'52"	84.26'
C3	470.00'	153.98'	153.23'	S 69°10'01" E	15°18'33"	63.17'
C4	470.00'	144.56'	144.00'	S 85°38'00" E	17°37'24"	72.86'
C5	1388.63'	62.80'	62.80'	N 86°51'23" W	02°36'09"	31.41'
C6	1388.63'	294.26'	293.71'	S 85°44'42" E	12°11'39"	147.69'
C7	1388.63'	68.85'	68.84'	S 78°13'17" E	02°51'11"	34.43'
C8	75.00'	48.61'	47.76'	S 89°13'40" E	37°08'04"	25.19'
C9	75.00'	88.10'	83.12'	S 06°00'35" E	67°18'05"	49.93'
C10	75.00'	78.18'	74.69'	S 57°30'14" E	59°43'34"	43.06'
C11	75.00'	103.69'	95.62'	S 33°01'39" E	79°15'40"	62.06'
C12	75.00'	91.03'	85.55'	S 48°11'36" E	69°35'35"	52.07'
C13	1328.63'	84.51'	84.50'	N 84°47'44" E	03°39'40"	42.27'
C14	1328.63'	180.49'	180.35'	N 89°27'52" E	07°49'08"	80.28'
C15	530.00'	264.62'	261.68'	N 80°08'29" W	28°56'26"	135.15'
C16	530.00'	40.00'	40.00'	N 63°49'30" W	4°19'31"	20.01'
C17	270.00'	135.00'	133.60'	S 75°50'11" E	28°38'52"	68.94'
C18	40.00'	54.11'	50.08'	N 51°05'18" E	77°30'09"	32.10'

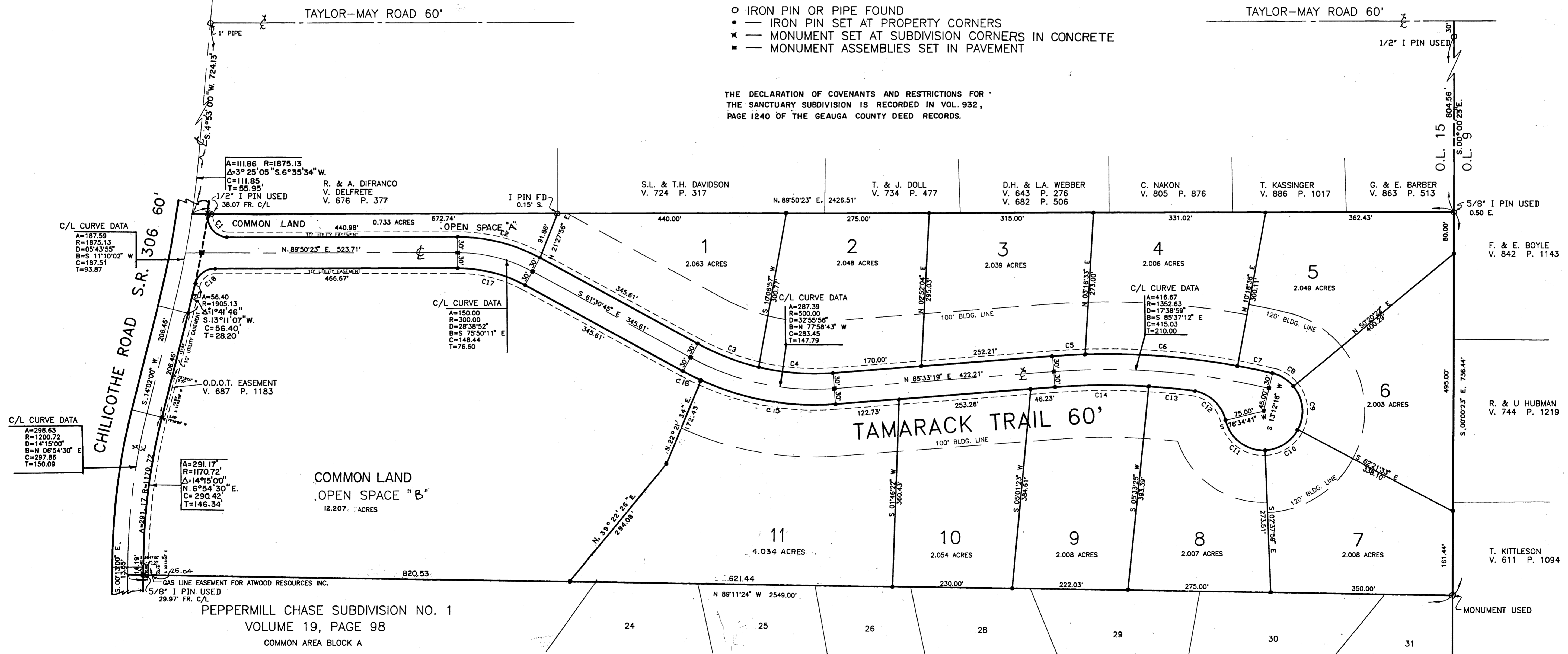


BRAUN-PRENOSIL ASSOCIATES INC.
ENGINEERS-SURVEYORS
 547 EAST WASHINGTON STREET
 CHAGRIN FALLS, OHIO 44022
 (216) 247-8670

LEGEND

- IRON PIN OR PIPE FOUND
- IRON PIN SET AT PROPERTY CORNERS
- ✕ MONUMENT SET AT SUBDIVISION CORNERS IN CONCRETE
- MONUMENT ASSEMBLIES SET IN PAVEMENT

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE SANCTUARY SUBDIVISION IS RECORDED IN VOL. 932, PAGE 1240 OF THE GEAGA COUNTY DEED RECORDS.



PEPPERMILL CHASE SUBDIVISION NO. 1
 VOLUME 19, PAGE 98
 COMMON AREA BLOCK A

PEPPERMILL CHASE SUBDIVISION NO. 2 VOLUME 20, PAGE 69

2/2

21-70