

CINNAMON WOODS SUBDIVISION

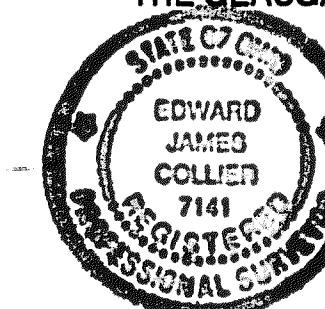
ACCEPTANCE CERTIFICATION AND DEDICATION

I, THE UNDERSIGNED OWNER ANTHONY G. CAMPANE OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS MY "CINNAMON WOODS" SUBDIVISION CONTAINING SUBLOTS 1 THROUGH 28 BOTH INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS CINNAMON TRAIL, SPICEBERRY CIRCLE, AND CINNABAR 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, HEALTH AND OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF HIMSELF AND ALL OTHER 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 HEREBY SET HIS HAND THIS 6 DAY OF June, 1993.

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga, STATE OF OHIO AND KNOWN AS BEING A PART OF TRACT 2 AND ORIGINAL LOT 9, SECTION 3, AND CONTAINING 69.047 ACRES BEING PART OF THE LAND AS CONVEYED TO ANTHONY G. CAMPANE IN THE DEED RECORDED IN VOLUME 469, PAGE 615 OF THE GEAGA COUNTY DEED RECORDS.

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISION OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE LOTS AND ROAD 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 INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEAGA COUNTY ENGINEER.



Edward J. Collier No. 7141
REGISTERED SURVEYOR
DATE 7-9-93

Anthony G. Campane
ANTHONY G. CAMPANE
WITNESS

Debra Mack
WITNESS

STATE OF OHIO
COUNTY OF Geauga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED ANTHONY G. CAMPANE WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED FOR THE PURPOSE THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon OHIO THIS 6 DAY OF June, 1993.

James M. Sijka
NOTARY PUBLIC

MY COMMISSION EXPIRES August 31, 1993

UTILITY EASEMENT

I, ANTHONY G. CAMPANE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, WESTERN RESERVE TELEPHONE COMPANY, ORWELL NATURAL GAS COMPANY, AND STAR CABLE, 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, 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 AND WITHOUT 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. IN WITNESS WHEREOF THE UNDERSIGNED HEREBY SET HIS HAND THIS 6 DAY OF June, 1993.

Anthony G. Campane
ANTHONY G. CAMPANE
WITNESS

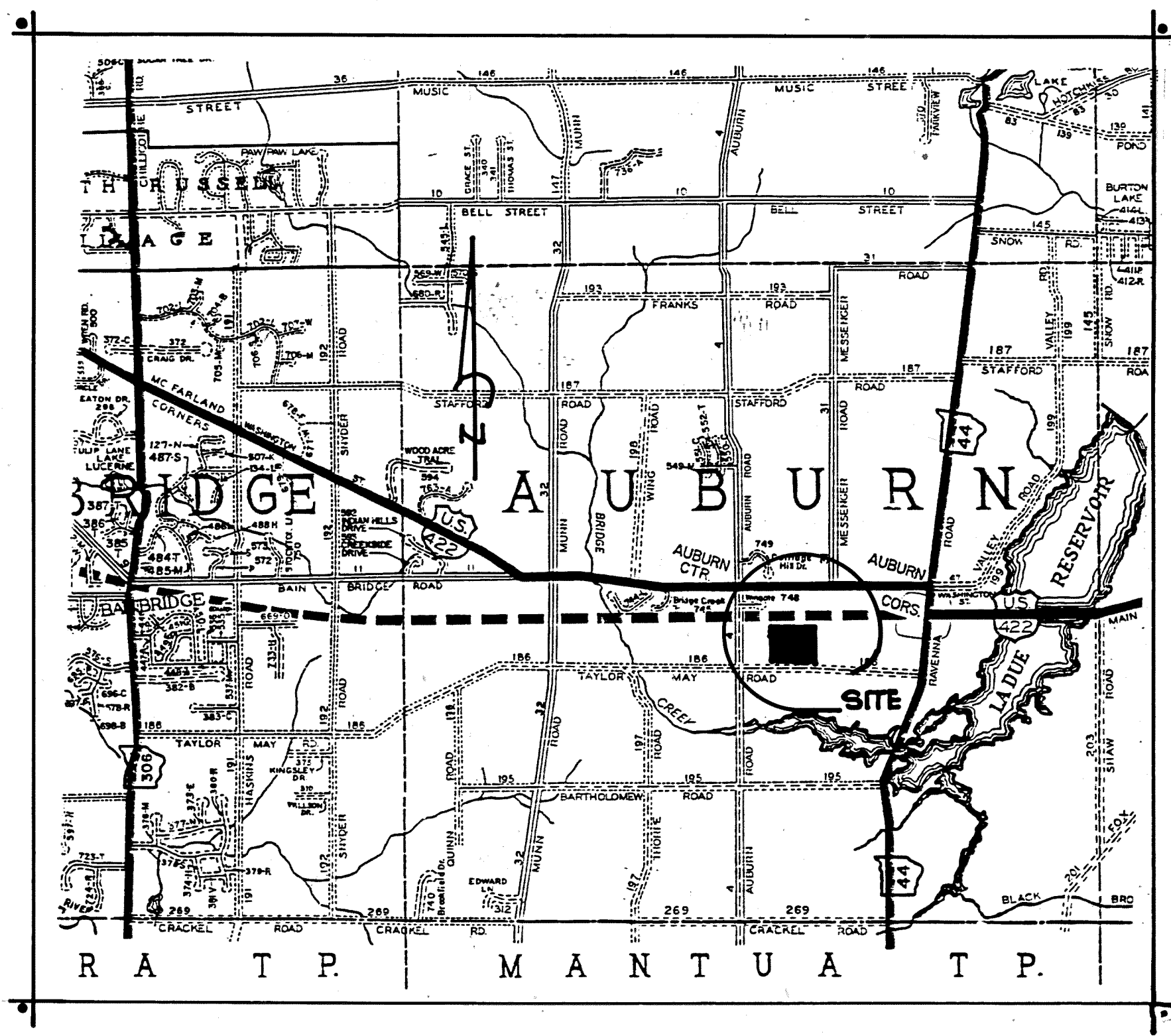
Debra Mack
WITNESS

STATE OF OHIO
COUNTY OF Geauga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED ANTHONY G. CAMPANE WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED FOR THE PURPOSE THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon OHIO THIS 6 DAY OF June, 1993.

James M. Sijka
NOTARY PUBLIC

MY COMMISSION EXPIRES August 31, 1993



VICINITY MAP
NTS

AREA IN SUBLOTS :	<u>63.423</u>	ACRES
AREA IN ROAD RIGHT OF WAYS :	<u>6.364</u>	ACRES
TOTAL AREA IN SUBDIVISION :	<u>69.047</u>	ACRES
TOTAL LENGTH OF ROADS :	<u>2,699.71</u>	LINEAL FEET
TOTAL NUMBER OF SUBLOTS :	<u>28</u>	

OIL/GAS: EASEMENT RELEASE:

By signing this record plat, Atwood Resources, Inc. releases its blanket easements as recorded in Vol. 716 Pg. 860, of the Geauga County Records and any and all other easements affecting Cinnamon Woods Subdivision. Owners of said development hereby grant to Atwood Resources, Inc. a defined easement as designated on this record plat and further agree to replace and relocate, at owners' cost, any Atwood Resources, Inc. oil and gas lines that are required to be relocated due to the pipelines shall be in accordance with standards and specifications in the gas transmission industry. Said oil and gas lines are designated by the easement areas on the record plat. No party can interfere with production of any well on or off the premises if serviced by pipelines on the premises. In no event should any existing gas pipeline be moved or interfered with in any way without Atwood Resources, Inc.'s consent. All service roads shall be installed by developer to allow access during and after development and shall not be interfered with without Atwood Resources, Inc.'s consent.

William M. Jeff
Atwood Resources, Inc.
Date: 2-4-93
Witness: Debra Mack

Before me, a Notary Public in and for said county and state personally appeared William M. Jeff for Atwood Resources, Inc. who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed for the purpose therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 4th day of February, 1993.
My commission expires: August 30, 1996

ACCEPTANCE OF EASEMENT RELEASE

I, the undersigned, Anthony G. Campane, do hereby accept the Oil/Gas Easement Release as stated hereon. In witness whereof I set my hand this 3 day of March, 1993.

Anthony G. Campane
Anthony G. Campane
Witness: James M. Sijka

State of Ohio Geauga
County of Geauga

Before me, a Notary Public in and for said county and state personally appeared the above named Anthony G. Campane who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed for the purpose therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 3 day of March, 1993.

My commission expires March 3, 1998

NALL & ASSOCIATES
11993 RAVENNA ROAD
CHARDON, OHIO 44024
216-286-3207

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

Debra Mack 9/21/94 James M. Sijka 9/23/94
ILLUMINATING COMPANY WESTERN RESERVE PHONE
DATE DATE
Star Cable 9/23/94
ORWELL NATURAL GAS CO. STAR CABLE DATE

THIS PLAT COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION. REGARDING LOT SIZE, FRONTAGE, AND WIDTH. THIS 6th DAY OF September, 1993.

Frank Willey
AUBURN ZONING INSPECTOR

APPROVED THIS 13th DAY OF SEPTEMBER, 1994.

Mark E. Hanes
CHAIRMAN, GEAGA COUNTY PLANNING COMMISSION

APPROVED AS TO LEGAL FORM THIS 15th DAY OF September, 1994.

James A. Sisco
Asst. GEAGA COUNTY PROSECUTOR

PURSUANT TO OHIO REVISED CODE SECTION 711.091, I HAVE CHECKED THE SPECIFICATIONS, CONSTRUCTION AND THE CONDITION OF THE ROAD(S) DEDICATED TO PUBLIC USE HEREIN, AND I HAVE CHECKED THE PRESENCE, IN PLACE AS REQUIRED, OF ALL IRON PINS, 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 BONDING REQUIREMENTS.

THIS 15th DAY OF September, 1994.

Robert L. Rulien
GEAGA COUNTY ENGINEER

APPROVED THIS 30th DAY OF September, 1994. CONSTITUTING THE ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAY(S) SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHT-OF-WAY(S).

James M. Sijka James M. Sijka James M. Sijka
COMMISSIONER COMMISSIONER COMMISSIONER

TRANSFERRED THIS 29 DAY OF September, 1994.

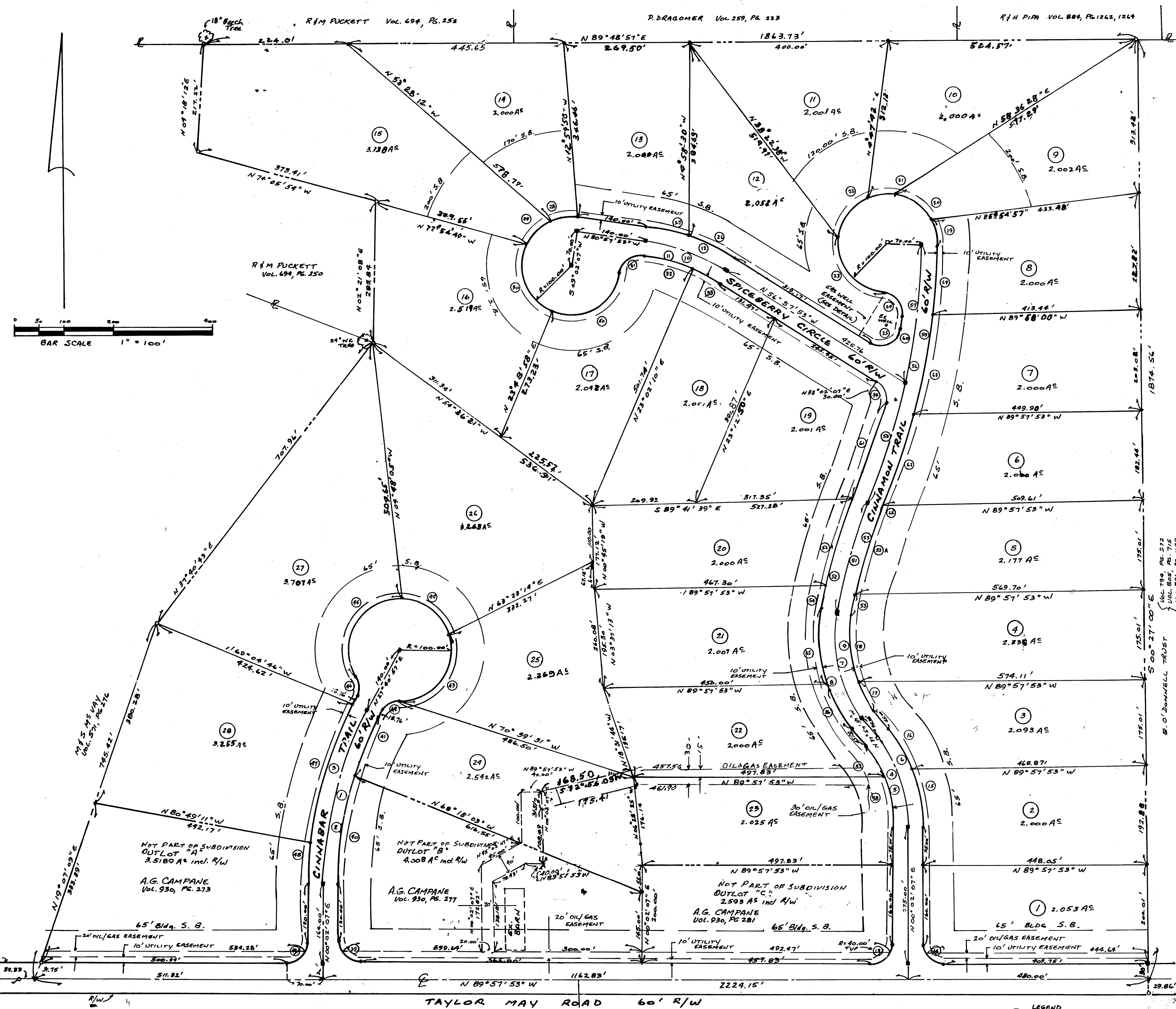
Richard O. Makowski
GEAGA COUNTY AUDITOR

FILED FOR RECORD THIS 29 DAY OF September, 1994. AT 2:30 P.M.

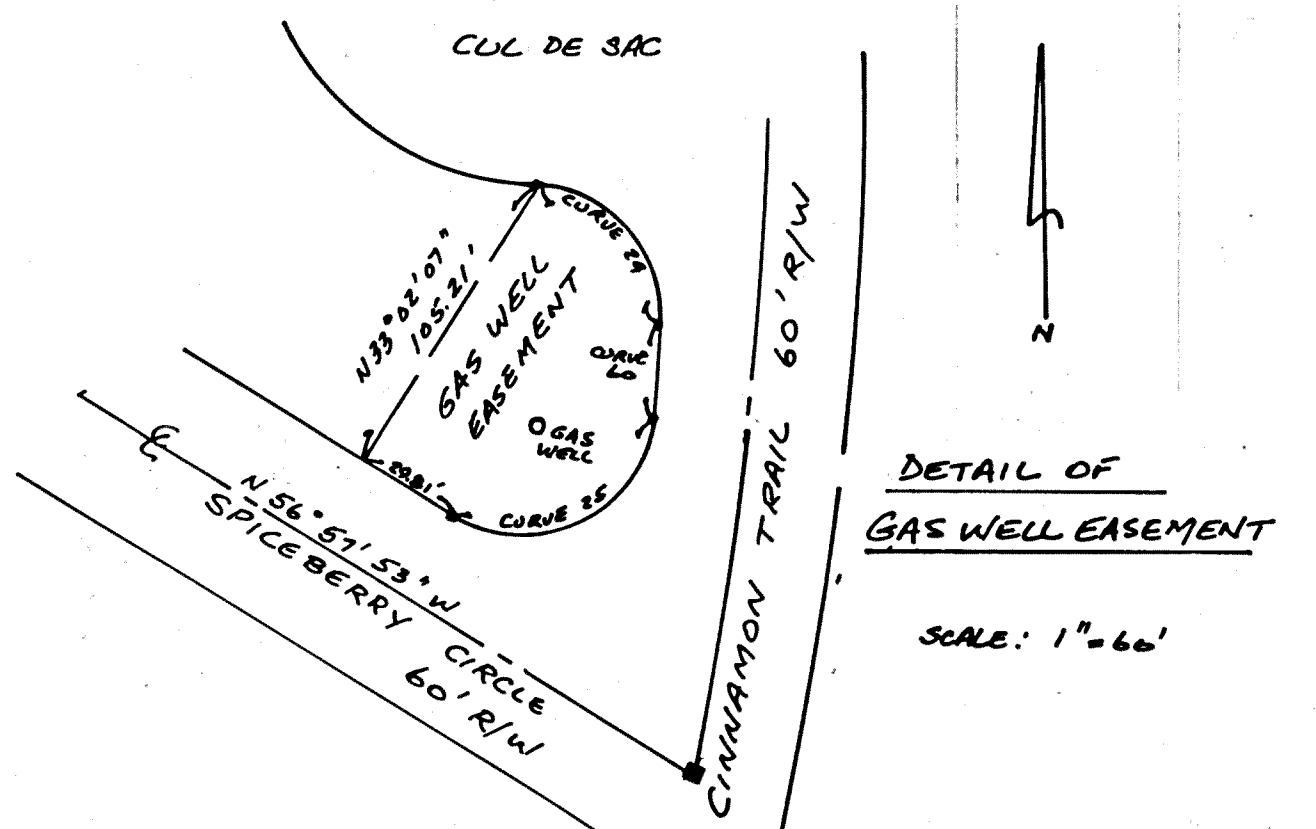
RECORDED THIS 29 DAY OF September, 1994. IN PLAT BOOK VOLUME 28, PAGE 31 & 32

Catherine H. Heidner
GEAGA COUNTY RECORDER
Cathy Smith Deputy

CINNAMON WOODS SUBDIVISION



Curve No.	Delta	Radius	Tangent	Arc	Chord	Ch. Bearing
1	27°38'50"	752.28'	185.11'	363.00'	359.49'	N13°51'32"E
2	27°38'50"	722.28'	177.72'	348.53'	345.15'	N13°51'32"E
3	27°38'50"	782.28'	192.45'	377.48'	373.33'	N13°51'32"E
4	38°00'00"	280.42'	100.00'	100.00'	189.10'	N18°57'53"W
5	38°00'00"	280.42'	89.67'	172.72'	169.57'	N18°57'53"W
6	38°00'00"	320.42'	110.33'	212.51'	208.64'	N18°57'53"W
7	50°30'00"	254.44'	120.00'	224.26'	217.07'	N12°42'53"W
8	50°30'00"	284.44'	105.85'	197.82'	191.46'	N12°42'53"W
9	50°30'00"	284.44'	134.15'	250.70'	242.47'	N12°42'53"W
10	24°00'00"	421.53'	89.60'	176.57'	175.28'	N68°57'53"W
11	24°00'00"	391.53'	83.22'	164.08'	162.81'	N68°57'53"W
12	24°00'00"	451.53'	95.98'	189.14'	187.76'	N68°57'53"W
13	80°00'00"	40.00'	40.00'	62.83'	56.57'	N45°02'07"E
14	80°00'00"	40.00'	40.00'	62.83'	56.57'	N45°02'07"E
15	21°35'00"	320.42'	61.08'	120.70'	119.95'	N10°45'23"W
16	18°25'34"	320.42'	46.22'	91.81'	91.95'	N29°46'23"W
17	17°37'52"	224.44'	34.81'	69.07'	68.70'	N29°46'23"W
18	32°52'08"	224.44'	68.20'	128.75'	127.00'	N03°53'57"W
19	34°36'00"	100.00'	31.08'	60.21'	59.31'	N17°16'53"W
20	50°00'00"	100.00'	46.63'	87.21'	84.82'	N59°31'53"W
21	34°22'40"	100.00'	30.93'	60.00'	59.10'	S70°16'45"W
22	67°00'00"	100.00'	66.19'	116.94'	110.39'	E21°52'25"W
23	81°06'12"	100.00'	85.56'	141.55'	130.08'	S44°27'41"E
24	93°01'00"	40.00'	42.16'	64.94'	68.04'	N40°30'43"W
25	115°40'45"	40.00'	63.62'	80.78'	67.21'	N65°11'44"E
26	12°36'31"	451.53'	49.88'	99.36'	99.16'	N63°11'40"W
27	11°23'29"	451.53'	46.03'	89.77'	89.62'	N75°16'08"W
28	34°22'39"	100.00'	30.93'	60.00'	59.10'	S81°14'47"W
29	34°22'39"	100.00'	30.93'	60.00'	59.10'	S47°28'08"W
30	100°43'54"	100.00'	120.73'	175.81'	154.03'	S20°05'03"E
31	80°00'00"	40.00'	40.00'	62.83'	56.57'	S54°02'07"W
32	14°23'03"	391.53'	49.41'	98.29'	98.04'	N7°48'29"W
33	08°36'57"	391.53'	32.93'	65.71'	65.63'	N6°14'42"W
34	70°50'54"	40.00'	28.45'	49.46'	49.37'	N21°32'26"W
35	30°04'37"	284.44'	78.42'	149.31'	147.61'	N02°30'11"W
36	20°25'23"	284.44'	51.24'	101.39'	100.85'	N27°45'12"W
37	15°25'04"	260.43'	35.25'	70.88'	69.87'	N30°15'21"W
38	22°34'56"	260.43'	52.00'	102.64'	101.98'	N11°15'21"W
39	80°00'00"	40.00'	40.00'	62.83'	56.57'	N44°57'53"W
40	17°07'07.5"	722.28'	108.71'	215.80'	215.00'	N08°35'41"E
41	10°31'42.5"	722.28'	66.55'	132.72'	132.53'	N22°25'08"E
42	80°00'00"	40.00'	23.09'	41.89'	40.00'	N57°40'57"E
43	111°10'37"	100.00'	145.98'	194.04'	165.00'	N32°05'38.5"E
44	74°14'43"	100.00'	75.89'	129.58'	120.71'	N80°37'02"W
45	114°34'40"	100.00'	155.70'	199.98'	168.28'	N24°58'17"E
46	80°00'00"	40.00'	23.09'	41.89'	40.00'	N02°19'03"W
47	21°25'27"	782.28'	147.98'	292.51'	290.81'	N16°58'13"E
48	08°18'23"	782.28'	42.52'	84.97'	84.92'	N03°08'48"E
49	90°00'00"	40.00'	40.00'	62.83'	56.57'	N45°02'07"E
50	100°30'48"	100.00'	120.27'	175.43'	153.78'	S58°17'31"W
51	08°28'58"	1376.45'	114.17'	227.81'	227.55'	N17°16'36"E
52	09°28'58"	1406.45'	118.65'	232.78'	232.51'	N17°16'36"E
53	07°29'42"	1406.45'	92.12'	183.98'	183.85'	N18°16'14"E
54	09°28'58"	1346.45'	111.68'	222.85'	222.58'	N17°16'36"E
55	07°22'03"	1346.45'	88.89'	178.15'	178.02'	N18°20'03"E
56	01°59'16"	1406.45'	24.40'	48.79'	48.79'	N13°31'45"E
57	02°06'53"	1346.45'	24.85'	49.70'	49.63'	N13°35'33"E
58	22°03'00"	1400.00'	272.77'	538.78'	525.46'	N10°51'55"E
59	10°51'53"	1400.00'	145.46'	289.91'	289.33'	N5°56'01"E
60	10°11'07"	1400.00'	124.77'	248.87'	248.55'	N16°55'31"E
61	22°03'00"	1430.00'	278.61'	550.33'	546.94'	N10°53'35"E
62	01°21'13"	1370.00'	16.18'	32.31'	32.31'	S54°42'57"E
63	08°08'04"	1370.00'	37.41'	194.50'	194.34'	S17°57'03"W
64	07°40'40"	1430.00'	95.96'	191.62'	191.48'	N17°42'58"E
65	08°15'33"	1430.00'	103.25'	206.13'	205.98'	N08°44'31"E
66	05°39'00"	1430.00'	70.36'	141.01'	140.96'	N02°47'35"E
67	00°27'47"	1430.00'	5.78'	11.56'	11.56'	N21°47'11"E



- LEGEND
- IRON PIPE SET
 - IRON PIPE FOUND
 - R.R. SPINE SET
 - MOUNTAIN SET
 - I.P. SET IN CONCRETE