

Willow Bend Reserve

UNDERGROUND UTILITY EASEMENT

WILLOW BEND RESERVE, INC., AN OHIO CORPORATION, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE AMERICA TELEPHONE COMPANY, THE EAST OHIO GAS COMPANY, AND CARL J. CARDELLA, INC., ALL OHIO CORPORATIONS THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) 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 WITH AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, ALIGNMENT, REPAIR, RECONSTRUCT, OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND ELECTRIC, GAS, AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES AND APPURTENANCES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE 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 LAWN 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, ALIGNMENT, AND MAINTAIN SERVICE CABLES AND PIPELINES 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 SHALL BE RESTRICTED TO UNDERGROUND SERVICE.

N IN WITNESS WHEREOF THE UNDERSIGNED HERELIANTO SET ITS HAND THIS 20TH DAY OF SEPTEMBER, 1993.

WILLOW BEND RESERVE, INC., AN OHIO CORPORATION

Carl J. Cardella
CARL J. CARDELLA, PRESIDENT

WITNESS STEVEN J. LESSMAN

Steven J. Lessman
WITNESS

STATE OF OHIO
COUNTY OF Summit

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED WILLOW BEND RESERVE, INC. BY CARL J. CARDELLA ITS PRESIDENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND CORPORATE DEED OF SAID WILLOW BEND RESERVE, INC. FOR THE PURPOSES THEREIN EXPRESSED.

N IN WITNESS WHEREOF I HAVE HERELIANTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL AT Twinsburg, OHIO THIS 30th DAY OF September, 1993.

Theri Bradford
NOTARY PUBLIC

MY COMMISSION EXPIRES June 12, 1993

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

William E. Kishel
THE CLEVELAND ELECTRIC ILLUMINATING COMPANY

DATE 11-1-93

P. Kovan
THE AMERICA TELEPHONE COMPANY

DATE 10-4-94

Charles Bennett
THE EAST OHIO GAS COMPANY

DATE 10/9/93

Leonard B. Leonard
CABLE

DATE 12-6-94

TOTAL NUMBER OF SUBLOTS 11 SINGLE FAMILY

TOTAL AREA IN SUBDIVISION 65.5579 ACRES
TOTAL AREA IN SUBLOTS 55.3142 ACRES
TOTAL AREA IN BLOCK "A" 5.0001 ACRES
TOTAL AREA IN ROADS 5.2436 ACRES

TOTAL LENGTH OF NEW ROADS 3,321.12 LIN. FT.

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL CHESTER TOWNSHIP LOT NOS. 9 AND 10, TRACT NO. 3, CONTAINING 65.5579 AC. BEING PART OF DEED Vol. 954, Pg. 664 AND ALL OF DEED Vol. 954, Pg. 669 & Vol. 972, Pg. 1056 AS CONVEYED TO WILLOW BEND RESERVE, INC. AND RECORDED IN THE GEauga COUNTY DEED RECORDS.

S.J. LESSMAN
LAND SURVEYING & PLANNING
RESIDENTIAL - COMMERCIAL - INDUSTRIAL
9044 CHURCH STREET • TWINSBURG • OHIO • 44087
PHONE (216) 425-7833

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED THE PREMISES SHOWN ON THE ATTACHED PLAT IN CONFORMANCE WITH THE PROVISIONS OF CHAPTER 473-37 OF THE OHIO ADMINISTRATIVE CODE, AND THAT I HAVE PREPARED THE SUBDIVISION PLAT THEREOF CONTAINING 65.5579 ACRES OF LAND. DIMENSIONS OF THE SUBLOTS AND ROADS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUES BETWEEN LINES. ALL OF WHICH I CERTIFY TO BE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS, AS INDICATED HEREON, SHALL BE SET IN PLACE BEFORE THE SURVEYING AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEauga COUNTY ENGINEER.

STEVEN J. LESSMAN, OHIO PROFESSIONAL SURVEYOR NO. 7078

DATE Aug. 22, 1993

IRON PIN SET MONUMENT BOX SET IRON PIN SET IN CONCRETE

ACCEPTANCE & DEDICATION

WILLOW BEND RESERVE, INC., AN OHIO CORPORATION, OWNER OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS OUR "WILLOW BEND RESERVE" SUBDIVISION, A SUBDIVISION CONTAINING SUBLOTS 1 THROUGH 11 INCLUSIVE AND BLOCK "A", AN OPEN SPACE AREA WHICH SHALL NOT BE UTILIZED FOR A BUILDING SITE, AND DO HEREBY ACCEPT THIS PLAT OF SAID AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS "MARSH HAVIK RUN". THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR LAWFUL IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFULL RULES AND REGULATIONS FOR THE BENEFIT OF ITSELF AND ALL SUBSEQUENT OWNERS AND ASSIGNS TAKING TIME FROM UNDER OR THROUGH THE UNDERSIGNED, THE LANDSCAPE EASEMENTS AS SHOWN HERELIANTO ARE HEREBY RESERVED TO THE USE OF WILLOW BEND RESERVE, INC.

N IN WITNESS WHEREOF THE UNDERSIGNED HERELIANTO SET ITS HAND THIS 30th DAY OF SEPTEMBER, 1993.

WILLOW BEND RESERVE, INC., AN OHIO CORPORATION

Carl J. Cardella
CARL J. CARDELLA, PRESIDENT

WITNESS

Steven J. Lessman
WITNESS

STATE OF OHIO
COUNTY OF Summit

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED WILLOW BEND RESERVE, INC. BY CARL J. CARDELLA ITS PRESIDENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND CORPORATE DEED OF SAID WILLOW BEND RESERVE, INC. FOR THE PURPOSES THEREIN EXPRESSED.

N IN WITNESS WHEREOF I HAVE HERELIANTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL AT Twinsburg, OHIO THIS 30th DAY OF September, 1993.

Theri Bradford
NOTARY PUBLIC

MY COMMISSION EXPIRES June 12, 1993

DECLARATION OF COVENANTS AND RESTRICTIONS
RECORDED IN VOLUME 1003, PAGE 379
OF GEauga COUNTY RECORDS

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 MARSH HAVIK RUN AND HEREBY RELEASES FROM LIEN OF OUR MORTGAGE AND WAIVES ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID ROAD.

John R. Male 11/28/94
PARK VIEW FEDERAL SAVINGS AND LOANS

Heraldine E. Durant
WITNESS

STATE OF OHIO Cuyahoga
COUNTY OF Cuyahoga

John R. Male
WITNESS

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED JOHN R. MALE, PRESIDENT OF PARK VIEW FEDERAL SAVINGS AND LOANS, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE CORPORATE ACT AND DEED OF PARK VIEW FEDERAL SAVINGS AND LOANS FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERELIANTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL AT Bedford Heights, OHIO THIS 28th DAY OF November, 1994.

Heraldine E. Durant
NOTARY PUBLIC

APPROVALS

CHESTER TOWNSHIP

THIS PLAT COMPLES WITH THE APPLICABLE REGULATIONS REGARDING LOT SIZE, FRONTAGE AND WIDTH CONTAINED IN THE CHESTER TOWNSHIP ZONING REGULATIONS THIS 23 DAY OF August, 1993.

George Haberman
CHESTER TOWNSHIP ZONING INSPECTOR

COUNTY PLANNING COMMISSION

APPROVED THIS 12th DAY OF OCTOBER, 1993

Jana P. Schuler
CHAIRMAN OF THE GEauga COUNTY PLANNING COMMISSION

COUNTY ENGINEER

PURSUANT TO O.R.C. SECTION 711.09, I HAVE CHECKED THE SPECIFICATIONS, CONSTRUCTION AND CONDITION OF THE ROAD DEDICATED TO PUBLIC USE HEREIN AND HAVE CHECKED THE PLACEMENT OF IRON PIPES OR PINS AND MONUMENTS AND BENCH-MARK IN THE SUBDIVISION AND DO HEREBY CERTIFY THAT ALL OF THE IMPROVEMENTS AND FACILITIES HAVE BEEN CONSTRUCTED, ARE IN GOOD REPAIR, AND HAVE MET ALL REQUIRED REQUIREMENTS.

THIS 16th DAY OF December, 1994

Robert J. Phlips
GEauga COUNTY ENGINEER

COUNTY PROSECUTOR

APPROVED AS TO LEGAL FORM THIS 14th DAY OF December, 1994

Marie M. Ross
Asst. GEauga COUNTY PROSECUTOR

COUNTY COMMISSIONERS

APPROVED THIS 20 DAY OF December, 1994
CONSTITUTING ACCEPTANCE OF THE DEDICATION OF ANY RIGHTS-OF-WAY SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHTS-OF-WAY.

James Hall
COUNTY COMMISSIONER

Marie J. Joplin
COUNTY COMMISSIONER

Wynn Peple
COUNTY COMMISSIONER

COUNTY AUDITOR

TRANSFERRED THIS 20th DAY OF DEC., 1994

Ronald J. Mahanki
GEauga COUNTY AUDITOR

COUNTY RECORDER

FILED FOR RECORD THIS 20 DAY OF December, 1994

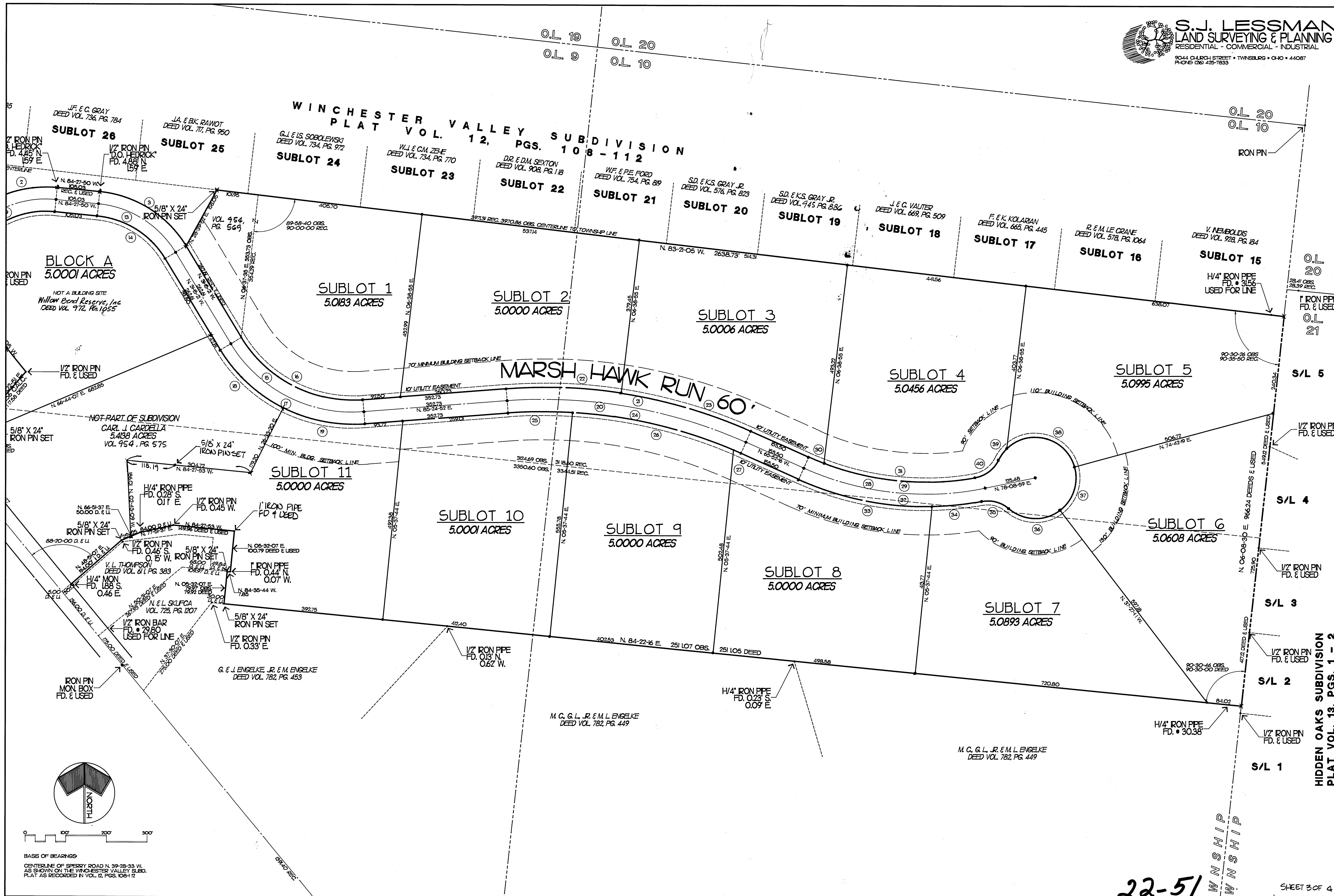
AT 3:00 P.M.

RECORDED THIS 20 DAY OF December, 1994

IN PLAT BOOK VOLUME 22, PAGE 49

Catherine F. Heiden
GEauga COUNTY RECORDER

461770

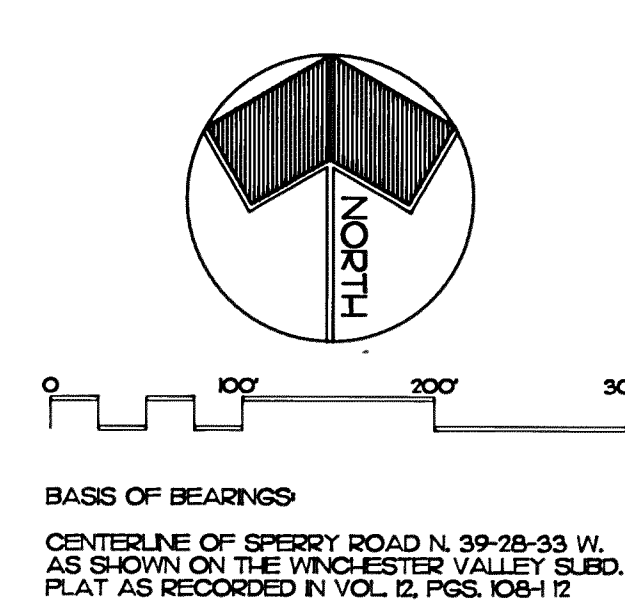


WINCHESTER VALLEY SUBDIVISION
PLAT VOL. 12, PGS. 108-112

MARSH HAWK RUN 60'

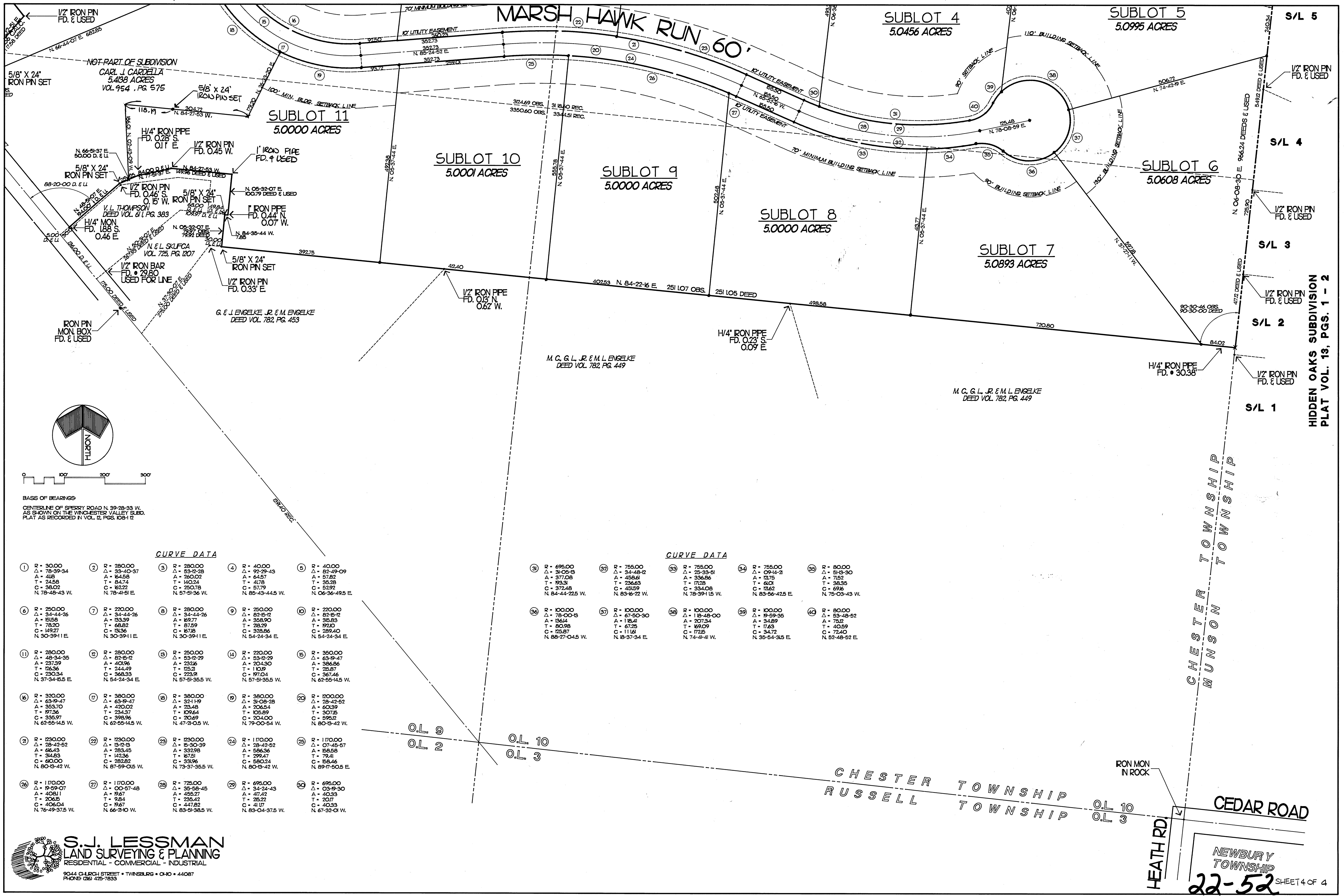
HIDDEN OAKS SUBDIVISION
PLAT VOL. 13, PGS. 1-2

22-51



BASIS OF BEARINGS
 CENTERLINE OF SPERRY ROAD N. 39-28-33 W.
 AS SHOWN ON THE WINCHESTER VALLEY SUBD.
 PLAT AS RECORDED IN VOL. 12, PGS. 108-112

PLANNED DEVELOPMENT CORPORATION • PINNACLES CALIFORNIA
 REGISTERED BY HANDBOOK 02584
 REGISTERED BY HANDBOOK 02584
 REGISTERED BY HANDBOOK 02584



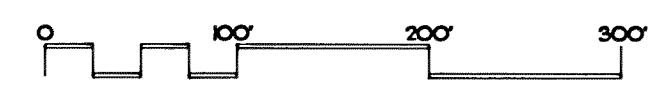
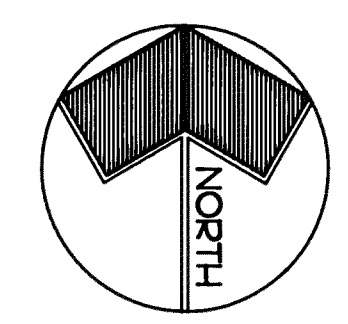
HIDDEN OAKS SUBDIVISION
PLAT VOL. 13, PGS. 1 - 2

CHESTER TOWNSHIP
MUNSON TOWNSHIP

CHESTER TOWNSHIP
RUSSELL TOWNSHIP
CEDAR ROAD

HEATH RD

NEWBURY TOWNSHIP
22-52 SHEET 4 OF 4



BASS OF BEARINGS
CENTERLINE OF SPERRY ROAD N. 39-28-33 W.
AS SHOWN ON THE WINCHESTER VALLEY SUBD.
PLAT AS RECORDED IN VOL. 12, PGS. 109-112

CURVE DATA

1) R - 30.00 Δ - 78-39-34 A - 418 T - 24.56 C - 35.02 N. 78-48-43 W.	2) R - 280.00 Δ - 33-40-37 A - 64.58 T - 84.74 C - 162.22 N. 78-41-51 E.	3) R - 280.00 Δ - 53-12-28 A - 164.58 T - 140.24 C - 250.78 N. 57-51-36 W.	4) R - 40.00 Δ - 92-29-43 A - 64.57 T - 41.78 C - 51.79 N. 85-43-44.5 W.	5) R - 40.00 Δ - 87-49-09 A - 57.82 T - 36.28 C - 52.92 N. 06-36-49.5 E.
6) R - 250.00 Δ - 34-44-26 A - 158.8 T - 78.10 C - 149.27 N. 30-39-11 E.	7) R - 220.00 Δ - 34-44-26 A - 133.39 T - 68.62 C - 136.36 N. 30-39-11 E.	8) R - 280.00 Δ - 34-44-26 A - 169.77 T - 68.62 C - 167.8 N. 30-39-11 E.	9) R - 250.00 Δ - 82-45-12 A - 358.90 T - 28.29 C - 328.86 N. 54-24-34 E.	10) R - 220.00 Δ - 82-45-12 A - 365.83 T - 19.20 C - 289.40 N. 54-24-34 E.
11) R - 280.00 Δ - 48-34-35 A - 237.39 T - 126.36 C - 230.34 N. 37-34-65 E.	12) R - 280.00 Δ - 82-45-12 A - 409.6 T - 244.49 C - 368.33 N. 54-24-34 E.	13) R - 250.00 Δ - 53-12-29 A - 232.6 T - 125.2 C - 223.91 N. 57-51-36.5 W.	14) R - 220.00 Δ - 53-12-29 A - 204.30 T - 110.9 C - 197.04 N. 57-51-36.5 W.	15) R - 350.00 Δ - 63-19-47 A - 366.56 T - 25.87 C - 367.46 N. 62-55-14.5 W.
16) R - 320.00 Δ - 63-19-47 A - 353.70 T - 197.36 C - 335.97 N. 62-55-14.5 W.	17) R - 380.00 Δ - 63-19-47 A - 420.02 T - 234.37 C - 398.96 N. 62-55-14.5 W.	18) R - 380.00 Δ - 32-11-19 A - 23.48 T - 109.64 C - 20.69 N. 47-2-05 W.	19) R - 380.00 Δ - 31-08-28 A - 206.54 T - 106.89 C - 204.00 N. 79-00-54 W.	20) R - 1200.00 Δ - 28-42-52 A - 603.9 T - 307.85 C - 592.2 N. 80-19-42 W.
21) R - 1230.00 Δ - 28-42-52 A - 66.43 T - 314.83 C - 60.00 N. 80-19-42 W.	22) R - 1230.00 Δ - 13-12-13 A - 283.45 T - 142.26 C - 33.96 N. 87-59-04.5 W.	23) R - 1230.00 Δ - 13-12-13 A - 332.98 T - 157.51 C - 33.96 N. 73-37-35.5 W.	24) R - 1170.00 Δ - 13-12-13 A - 586.36 T - 299.47 C - 580.24 N. 80-19-42 W.	25) R - 1170.00 Δ - 07-45-57 A - 158.58 T - 79.41 C - 158.46 N. 89-17-50.5 E.
26) R - 1170.00 Δ - 19-59-07 A - 408.11 T - 206.15 C - 406.04 N. 76-49-37.5 W.	27) R - 1170.00 Δ - 00-57-48 A - 19.67 T - 9.84 C - 19.67 N. 66-2-10 W.	28) R - 725.00 Δ - 35-58-45 A - 455.27 T - 235.42 C - 447.82 N. 83-51-38.5 W.	29) R - 695.00 Δ - 34-24-43 A - 417.42 T - 207 C - 417 N. 83-04-37.5 W.	30) R - 695.00 Δ - 03-19-30 A - 403.93 T - 207 C - 403.93 N. 67-32-01 W.

CURVE DATA

31) R - 695.00 Δ - 31-05-18 A - 377.08 T - 193.31 C - 372.48 N. 84-44-22.5 W.	32) R - 755.00 Δ - 34-48-12 A - 458.61 T - 236.63 C - 451.59 N. 83-16-22 W.	33) R - 755.00 Δ - 25-33-51 A - 336.86 T - 172.8 C - 334.08 N. 78-39-11.5 W.	34) R - 755.00 Δ - 09-14-21 A - 127.5 T - 4.01 C - 126.2 N. 83-56-42.5 E.	35) R - 80.00 Δ - 81-19-30 A - 75.2 T - 38.35 C - 69.6 N. 75-09-43 W.
36) R - 100.00 Δ - 78-00-18 A - 156.14 T - 80.98 C - 125.87 N. 88-27-04.5 W.	37) R - 100.00 Δ - 67-50-30 A - 118.41 T - 67.25 C - 111.61 N. 18-37-34 E.	38) R - 100.00 Δ - 118-48-00 A - 207.34 T - 69.09 C - 172.5 N. 74-41-41 W.	39) R - 100.00 Δ - 19-59-35 A - 34.89 T - 17.63 C - 34.72 N. 35-54-31.5 E.	40) R - 80.00 Δ - 83-48-52 A - 75.2 T - 40.59 C - 72.40 N. 52-48-52 E.

O.L. 9
O.L. 2
O.L. 10
O.L. 3