

WHITE OAK ESTATES SUBDIVISION - PHASE IV

ACCEPTANCE CERTIFICATION AND DEDICATION

We, the undersigned owners, White Oak Partners, an Ohio General Partnership comprised of Auburn Highlands, Inc., and Grace Homes, Inc., of the land shown herein, hereby certify that this plat correctly represents our "White Oak Estates Phase IV", a subdivision containing sublots thirty nine (39) through fifty nine (59) inclusive, and do hereby accept this plat of same and dedicate to public use the areas designated as Ashburdale Drive and Eastwood Drive. The undersigned further agrees that any use or improvements made on this land shall be made in accordance with all existing zoning, platting, health and other lawful rules and regulations for the benefit of themselves 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 Auburn Highlands, Inc., has caused this instrument to be subscribed in its name by Alvin Rock, Vice-President and William E. George, President at Chardon, Ohio, this 9th day of August, 1993.

The White Oak Partners is recorded in Volume 909, Page 55 of the Geauga County Records.

Alvin Rock
Alvin Rock, Vice-President of Auburn Highlands, Inc.
William E. George
William E. George, President of Auburn Highlands, Inc.

Debra Mack
Witness
John M. Sofka
Witness
Debra Mack
Witness
John M. Sofka
Witness

STATE OF OHIO
COUNTY OF Geauga

Before me, a Notary Public in and for said County and State personally appeared the above-named Alvin Rock and William E. George who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed for the purposes herein expressed. In witness whereof, I have hereunto set my hand and affixed my official seal at Chardon, Ohio, this 9th day of August, 1993.

Debra Mack
NOTARY PUBLIC
MY COMMISSION EXPIRES 1/15/95

In witness whereof Grace Homes, Inc. has caused this instrument to be subscribed in its name by John Shiplito, President at Chardon, Ohio, this 9th day of August, 1993.

The White Oak Partners is recorded in Volume 909, Page 55 of the Geauga County Records.
John Shiplito
John Shiplito, President of Grace Homes, Inc.

John M. Sofka
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 John Shiplito who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed for the purposes herein expressed. In witness whereof, I have hereunto set my hand and affixed my official seal at Chardon, Ohio, this 9th day of August, 1993.

Debra Mack
NOTARY PUBLIC
MY COMMISSION EXPIRES 1/15/95

UTILITY EASEMENT

We, the undersigned White Oak Partners, an Ohio General Partnership comprised of Auburn Highlands, Inc., and Grace Homes, Inc., owners of the within platted land, do hereby grant unto the Illuminating Company, Alltel Corporation, Orwell Natural Gas Company and Star Cable, all Ohio corporations, their successors and assigns (hereinafter referred to as grantees) 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, 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 for public and private use at such locations as the grantees may determine upon, within, and across the easement premises. Such 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 communication facilities, the right to install, repair, augment, and maintain service cables and pipe lines outside the above described easement premises and within 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 Auburn Highlands, Inc. has caused this instrument to be subscribed in its name by Alvin Rock, Vice-President and William E. George, President at Chardon, Ohio, this 9th day of August, 1993.

The White Oak Partners is recorded in Volume 909, Page 55 of the Geauga County Records.
Alvin Rock
Alvin Rock, Vice-President of Auburn Highlands, Inc.

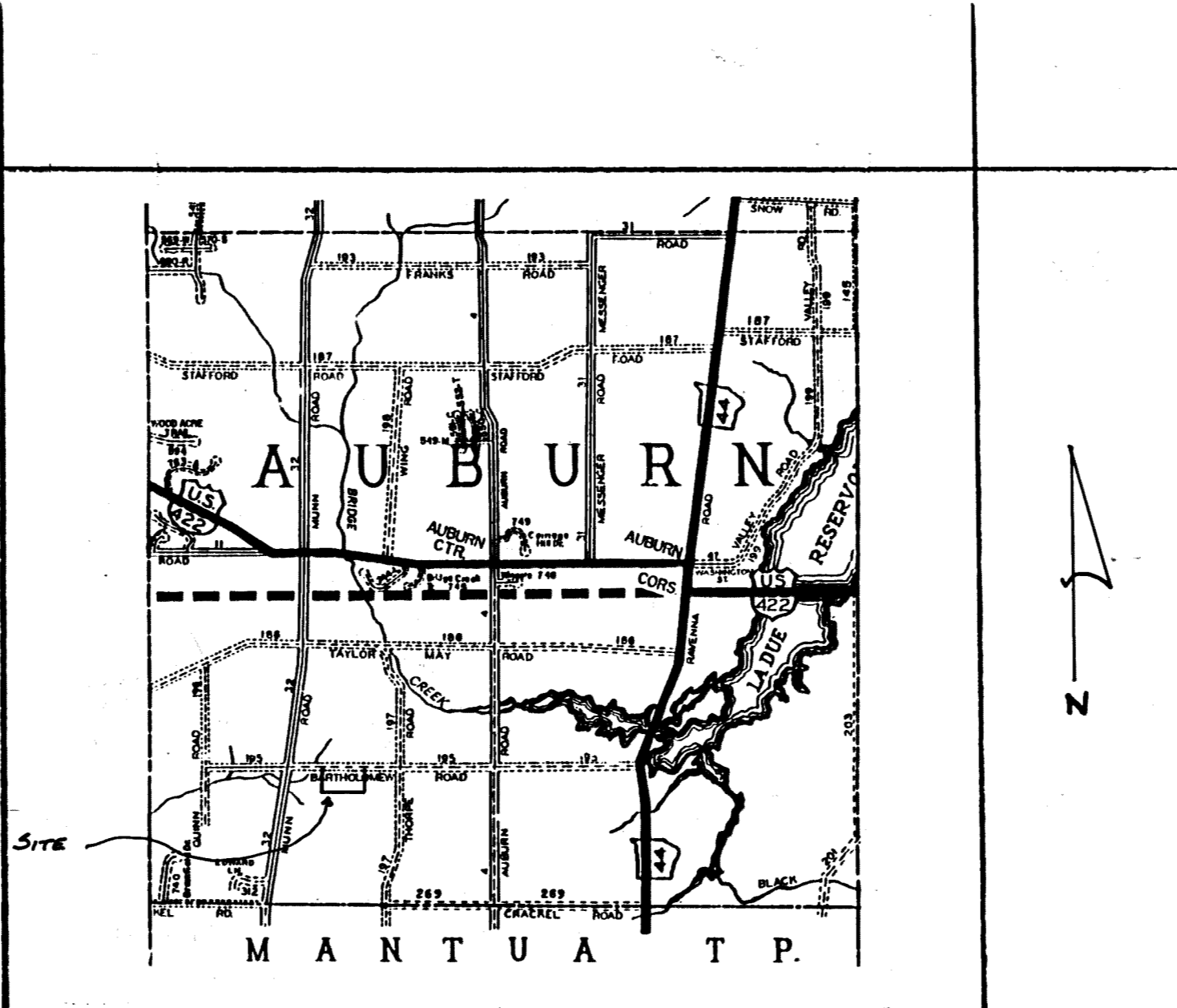
John M. Sofka
Witness
Debra Mack
Witness
John M. Sofka
Witness
Debra Mack
Witness

STATE OF OHIO
COUNTY OF Geauga

Before me, a Notary Public in and for said County and State personally appeared the above-named John Shiplito who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed for the purposes herein expressed. In witness whereof, I have hereunto set my hand and affixed my official seal at Chardon, Ohio, this 9th day of August, 1993.

Debra Mack
NOTARY PUBLIC
MY COMMISSION EXPIRES 1/15/95

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga, STATE OF OHIO AND KNOWN AS BEING A PART OF TRACT 3, ORIGINAL LOTS 18 & 19 AND CONTAINING 69.200 ACRES, BEING PART OF THE LAND AS CONVEYED TO WHITE OAK PARTNERS IN THE DEED RECORDED IN VOLUME 909, PAGE 55 OF THE GEAGA COUNTY RECORDS



VICINITY MAP

NTS

AREA IN SUBLOTS:	63,147 A±
AREA IN ROAD RIGHT-OF-WAYS	6,033 A±
TOTAL AREA IN SUBDIVISION	69,200 A±
TOTAL LENGTH OF ROADS	3545.70 Ft
TOTAL NUMBER OF SUBLOTS	21 Lots

ACCEPTANCE OF OIL & GAS EASEMENT RELEASE
We the undersigned owners WHITE OAK PARTNERS do hereby accept the Oil & Gas Easement Release. In witness whereof we set our hand this 10th day of August, 1993.
John Shiplito
John Shiplito, President of Grace Homes, Inc.
William E. George
William E. George, President of Auburn Highlands, Inc.
Debra Mack
Debra Mack, Notary Public
My Commission Expires 1/15/95

OIL AND GAS EASEMENTS RELEASE
By signing this record plat, Atwood Energy, Inc. releases its blanket easements as recorded in Vol. 198, P. 1044 of the Geauga County Records and any and all other easements affecting White Oak Estates - Phase III. Owners of said development hereby grant to Atwood Energy Inc. a defined easement as designated on this plat and further agree to replace and relocate, at owner's expense, any Atwood Energy, Inc. oil and gas lines that are required to be relocated due to the owner's development of the site, prior or subsequent to development. Said relocations of 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 Energy, Inc.'s consent. All service roads shall be installed by the developer to allow access during and after development and shall not be interfered with, without Atwood Energy, Inc.'s consent. All service roads shall be designated on the plat.
In witness whereof Atwood Energy, Inc. has caused this instrument to be subscribed in its name by John Fleming at Mantua, Ohio, this 10th day of August, 1993.
John Fleming
John Fleming, Notary Public
My Commission Expires 1/15/95

STATE OF OHIO COUNTY OF PORTAGE
Before me, a Notary Public in and for said County and State personally appeared the above named John Fleming who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed for the purposes herein expressed. In witness whereof, I have hereunto set my hand and affixed my official seal at Mantua, Ohio, this 10th day of August, 1993.
John Fleming
John Fleming, Notary Public
My Commission Expires 1/15/95

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

LAND DESIGN consultants
Civil Engineers and Surveyors
1095 EAST AVENUE MENTOR, OHIO 44060
TELEPHONE 255-8463 354-6930 951-LAND

APPROVALS

This plat complies with the applicable Auburn Township Zoning Resolution regarding lot size, frontage, and width. Approved this 9th day of August, 1993.

Frank Kello, Jr.
Auburn Township Zoning Inspector

Approved this 10th day of August, 1993.

Mark J. Hayett
Acting Chairman, Geauga County Planning Commission

Approved as to legal form this 5th day of September, 1994.

Blair A. Suss
Assistant Geauga County Prosecutor

Pursuant to Ohio Revised Code Section 711.091, 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 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. Approved this 7th day of December, 1994.

Robert A. Phlips
Gauga County Engineer

Approved this 8th day of December, 1994 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use and benefit and the acceptance for maintenance of such improvements contained within the right-of-ways.

Debra Mack
Gauga County Commissioner
Mark J. Hayett
Gauga County Commissioner
Blair A. Suss
Gauga County Commissioner

Transferred the 30th day of December, 1994
Richard J. Mahon
Gauga County Auditor

461334

Filed for record this 9th day of December, 1994 at 4:02 P.M. Recorded this 9th day of Dec., 1994 in plat book Volume 23, Page 47.

462125
Recorded this 30th day of December 1994 at 8:50 AM. Recorded this 30th day of December 1994 in Plat Volume 22, Page 57.
SURVEYOR'S CERTIFICATION
Catherine A. Hedden
Gauga County Recorder

I do hereby certify that I 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 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 Geauga County Engineer.

John Fleming
REGISTERED SURVEYOR
9/21/93
DATE

MORTGAGE RELEASE

The mortgagee of the land included in this plat and subdivision does hereby join with the owners of this subdivision in the dedication to public use of the area designated as Ashburdale & Eastwood Drives and hereby releases from lien of our mortgage and waives right which might otherwise have in said plat and this 10th day of August, 1993.
Debra Mack
Debra Mack, Notary Public
My Commission Expires 1/15/95

STATE OF OHIO
COUNTY OF Geauga

Before me, a notary public in and for said County and State personally appeared the above named Debra Mack who acknowledged that they did sign the foregoing instrument and that 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 Mantua, Ohio, this 10th day of August, 1993.

Debra Mack
NOTARY PUBLIC
MY COMMISSION EXPIRES 1/15/95

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

William E. George 8-20-93
Illuminating Company Date
John Shiplito 9/16/93
The Orwell Natural Gas Company Date
John Healy 08/19/93
Star Cable Company Date

22-47 SHEET 1/2
22-57

WHITE OAK FARMS, INC.
VOL. 980 - PG. 319
WHITE OAK ESTATES SUBDIV. - PHASE II
VOL. 21 PG. 101

S & J WASCO
VOL. 732 - PG. 430

WHITE OAK PARTNERS
VOL. 909 - PG. 59

WHITE OAK ESTATES SUBDIV. - PHASE I
VOL. 21 PG. 62

JANOSIK
VOL. 914 - PG. 553

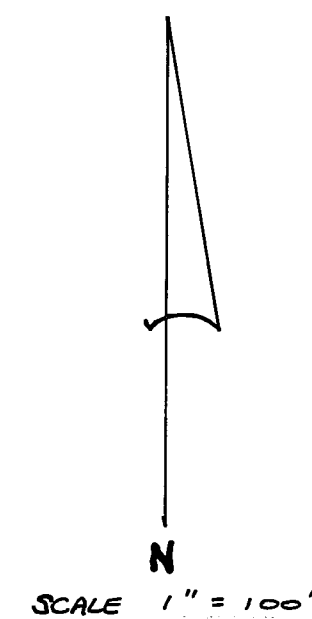
A & N HEISLBAUER
VOL. 945 - PG. 949

WHITE OAK PARTNERS
VOL. 909 - PG. 452

WHITE OAK ESTATES SUBDIV. - PHASE III
VOL. 21 PG. 107

KEY

- IRON PIN SET IN CONC.
- IRON PIN SET
- ⊙ IRON PIN FOUND
- MONUMENT BOX
- EX. MONUMENT



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	970.00'	103.30'	51.70'	103.25'	N86°48'30"E 06°06'06"	
C-2	1000.00'	106.49'	53.30'	106.44'	N86°48'30"E 06°06'06"	
C-3	1030.00'	109.69'	54.90'	109.64'	N86°48'30"E 06°06'06"	
C-4	40.00'	62.83'	40.00'	56.57'	N51°14'33"E 90°00'00"	
C-5	40.00'	62.83'	40.00'	56.57'	N38°45'27"E 90°00'00"	
C-6	1030.00'	91.51'	45.81'	91.53'	N86°18'15"E 05°05'36"	
C-7	1000.00'	88.89'	44.48'	88.87'	N86°18'15"E 05°05'36"	
C-8	970.00'	86.23'	43.14'	86.20'	N86°18'15"E 05°05'36"	
C-9	40.00'	62.04'	39.22'	56.01'	N44°24'25"E 88°52'17"	
C-10	1970.00'	12.62'	6.31'	12.62'	N00°12'14"W 00°22'01"	
C-11	40.00'	63.89'	41.07'	57.31'	N45°23'23"W 91°31'08"	
C-12	430.00'	80.38'	40.31'	80.26'	N00°53'15"W 10°42'35"	
C-14	370.00'	179.56'	91.58'	177.80'	N07°39'36"E 27°48'17"	
C-15	400.00'	194.11'	99.01'	192.22'	N07°39'36"E 27°48'17"	
C-16	430.00'	128.30'	64.63'	127.82'	N13°00'52"E 17°05'42"	
C-17	40.00'	62.83'	40.00'	56.57'	N28°21'15"W 90°00'00"	
C-18	100.00'	133.44'	78.77'	123.76'	N35°12'36"W 76°27'20"	
C-19	100.00'	63.48'	32.85'	62.42'	N26°12'14"E 36°21'20"	
C-20	100.00'	88.69'	47.50'	85.81'	N69°47'49"E 50°48'51"	
C-21	100.00'	63.75'	33.00'	62.48'	N66°31'55"W 36°31'40"	
C-22	100.00'	60.94'	31.45'	60.00'	N30°48'38"W 34°54'55"	
C-23	100.00'	60.94'	31.45'	60.00'	N04°06'17"E 34°54'55"	

THERE IS NO C-13

**WHITE OAK ESTATES - PHASE III
FINAL PLAT**

E & K GEIS
VOL. 777 - PG. 414

NALL & ASSOCIATES
CIVIL ENGINEERING
11995 RAVENNA ROAD
CHARDON OHIO 44024
314.281.3207

LAND DESIGN CONSULTANTS
8585 EAST AVENUE - MENTOR, OHIO 44060
216.255.8463 254.1936

REV. 8/4/93

22-48
22-58