

Somerset Woods Subdivision

Somerset Development, Limited, an Ohio Limited Liability Company, the undersigned owners of the within platted land do hereby grant unto The Cleveland Electric Illuminating Company, Alltel Corporation, Cablevision of Geauga County and The East Ohio Gas Company, all Ohio Corporations their successors and assigns (hereinafter referred to as the Grantees) a permanent right-of-way 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, communication cables, gas 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. 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 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 hereunto set their hands this 17th day of July, 1995.

Situated in the Township of Hambden, County of Geauga, State of Ohio and known as being part of Lot No. 26 in the Bond Tract within said Township, and containing 56.424 acres, being part of land conveyed to Somerset Development, Limited, an Ohio Limited Liability Company, by deed recorded in 1020, page 692 of the Geauga County Deed Records.

This plat complies with the applicable Hambden Township Zoning Resolution regarding lot size, frontage and width. This 5th day of June, 1995.

By: James F. Ramsey
Hambden Township Zoning Inspector

Approved as to legal form this 1st day of July, 1996.

By: Marie A. Sore
Asst. Geauga County Prosecutor

Approved this 11th day of July, 1995.

By: Mark J. Hauff
Chairperson, Geauga County Planning Commission

Richard A. Sommers
Richard A. Sommers, MEMBER

Sharon L. Sommers
Sharon L. Sommers, MEMBER

Judith B. Nisch
Witness

Suzanne L. Dorsek
Witness

Judith B. Nisch
Witness

Suzanne L. Dorsek
Witness

Richard A. Sommers
Richard A. Sommers, MEMBER

Sharon L. Sommers
Sharon L. Sommers, MEMBER

Judith B. Nisch
Witness

Suzanne L. Dorsek
Witness

Judith B. Nisch
Witness

Suzanne L. Dorsek
Witness

Pursuant to Ohio Revised Code Section 711.091, I have checked the specifications, construction and the condition of the road dedicated to public use hereon, 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 3rd day of July, 1996.

By: Robert L. Phillips
Gauga County Engineer

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State, personally appeared the above named Richard A. Sommers and Sharon L. Sommers 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 Chardon, Ohio this 17th day of July, 1995.

Suzanne L. Dorsek
Notary Public
My Commission Expires on 10-8-97
Suzanne L. Dorsek
Notary Public - State of Ohio
My Commission Expires 10-8-97
Recorded in Geauga County

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named Richard A. Sommers and Sharon L. Sommers 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 Chardon, Ohio this 17th day of July, 1995.

Suzanne L. Dorsek
Notary Public
My Commission Expires on 10-8-97
Suzanne L. Dorsek
Notary Public - State of Ohio
My Commission Expires 10-8-97
Recorded in Geauga County

Transferred this 9th day of July, 1996.

By: Tracy A. Jensen
Gauga County Auditor

No Transfer Necessary 7-10-96 John Burt
488848

Filed for record this 9 day of July, 1996 at 2:26 P.M.

Recorded this 9th day of July, 1996 in plat book Volume 23 page 98.

By: Catherine H. Heiden
Gauga County Recorder

Utility Easement Accepted by:

<u>Richard A. Sommers</u> Cleveland Electric Illuminating Company	<u>Sept 14, 1995</u> Date
<u>Sharon L. Sommers</u> Alltel Corporation	<u>SEP 14 1995</u> Date
<u>Dennis Johnson</u> Cablevision of Geauga County	<u>Sept 15, 1995</u> Date
<u>Richard A. Sommers</u> The East Ohio Gas Company	<u>SEP 18, 1995</u> Date

Approved this 9th day of July, 1996 constituting an acceptance of the dedication of any right-of-way shown hereon for public use and benefit and the acceptance for maintenance of such improvements contained within the right-of-way.

Philip J. Hopton
Gauga County Commissioner

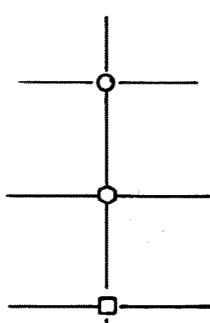
William J. Hopton
Gauga County Commissioner

Gauga County Commissioner

Recorded 488929
Filed for record this 10th day of July 1996. Received for record this 10th day of July 1996 at 12:04 P.M. in plat volume 23 page 108.
Catherine H. Heiden
County Recorder

The declaration of covenants and restrictions for Somerset Woods Subdivision is recorded in volume 1020, page 806 of the Geauga County Deed Records.

Denotes iron pipe set:
Denotes iron pipe set in concrete: (Unless otherwise indicated)
Denotes iron pin set in monument box:

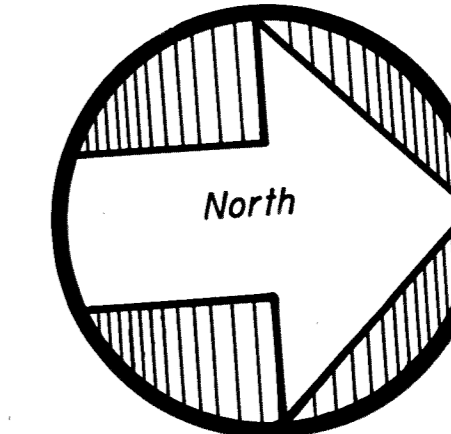


I certify to Somerset Development, Limited that I have prepared this plat and that it is based on a survey made by me in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code governing land surveys in the State of Ohio, and that the information contained hereon is correct 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. Distances are expressed in feet and decimal parts thereof. Bearings are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

Lawrence Gordon Wilson
Lawrence Gordon Wilson
Ohio Professional Surveyor No. 5807
May 30, 1995



Total Number of Sublots:	14 sublots
Total Area in Subdivision:	56.424 acres
Total Area in Sublots:	53.690 acres
Total Area in Road R/W:	2.734 acres
Total Length of New Road:	1709.28'



Robin A. Drycz
Vol. 1007 Pg. 1138

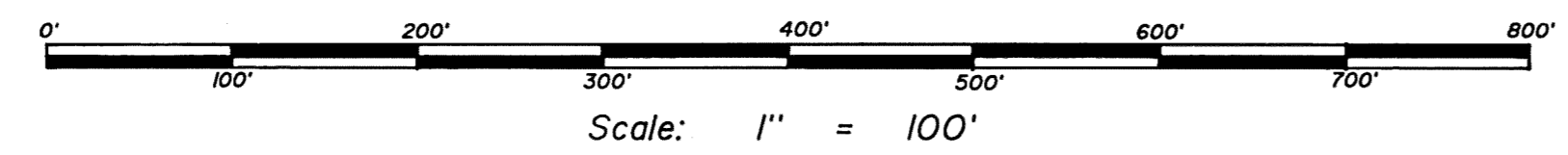
Bert Barnum
Vol. 986 Pg. 183

Bert Barnum
Vol. 986 Pg. 183

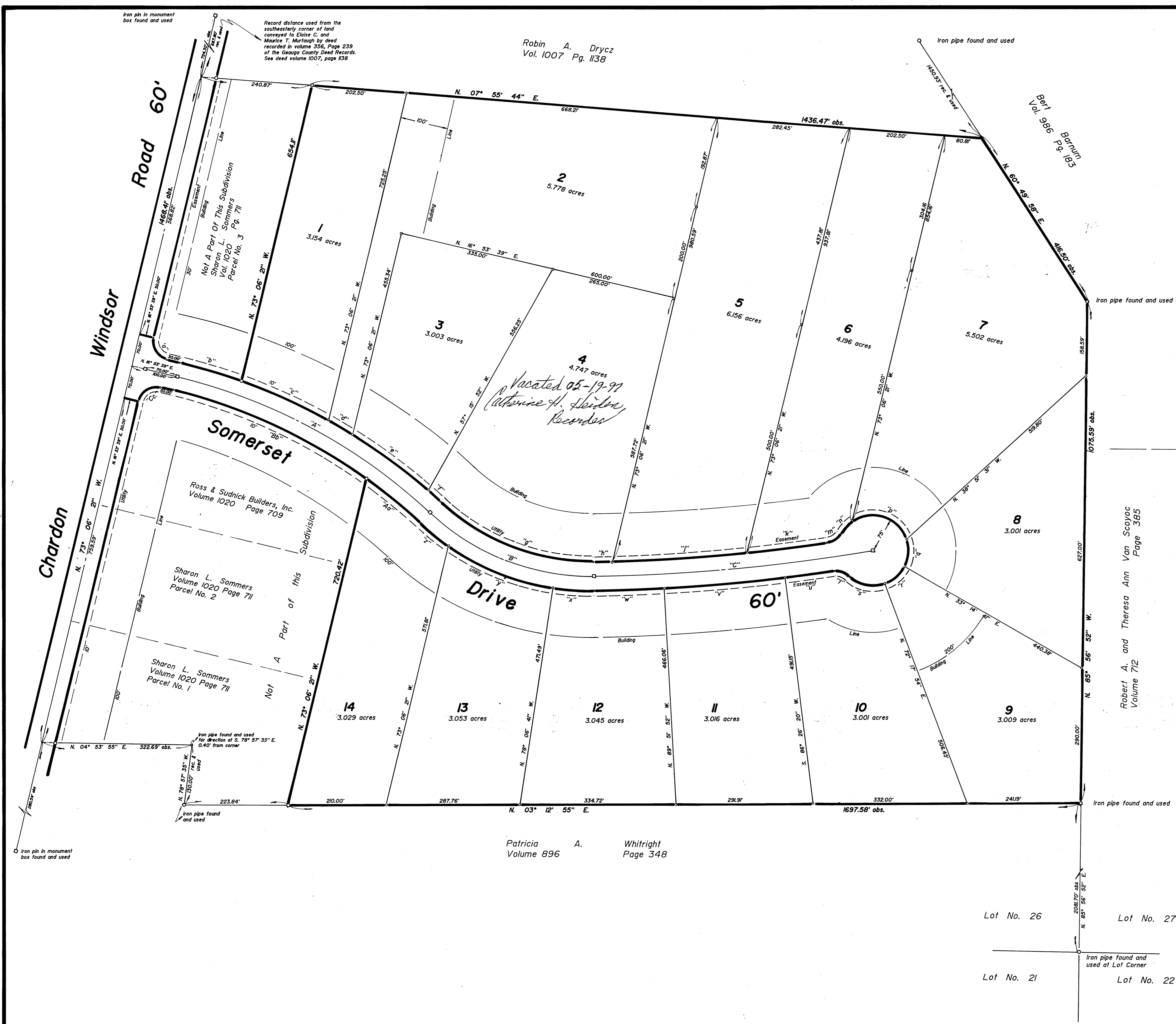
Robert A. and Theresa Ann Scovoc
Volume 712 Page 365

Patricia A. Whitright
Volume 896 Page 348

Curve	Bearing	Chord	Arc	Tan	Radius	Delta
"A"	N. 31° 45' 05" E.	615.38'	622.34'	318.33'	1200.00'	29° 42' 52"
"B"	N. 24° 26' 18" E.	377.36'	386.94'	203.74'	500.00'	44° 20' 25"
"C"	N. 02° 04' 45" W.	599.44'	600.00'	300.56'	4000.00'	08° 35' 40"
"d"	N. 61° 53' 39" E.	56.57'	62.83'	40.00'	40.00'	90° 00' 00"
"e"	N. 20° 06' 48" E.	136.15'	138.22'	69.18'	1230.00'	06° 26' 18"
"f"	N. 28° 05' 14" E.	203.90'	204.14'	102.30'	1230.00'	09° 30' 32"
"g"	N. 34° 18' 27" E.	62.93'	62.94'	31.47'	1230.00'	02° 55' 54"
"h"	N. 40° 25' 53" E.	189.78'	200.00'	100.22'	1230.00'	09° 18' 59"
"i"	N. 45° 50' 57" E.	32.60'	32.60'	16.30'	1230.00'	01° 37' 08"
"j"	N. 24° 26' 18" E.	354.72'	363.73'	191.52'	470.00'	44° 20' 25"
"k"	N. 01° 59' 40" E.	37.94'	37.94'	18.97'	3970.00'	00° 32' 58"
"l"	N. 00° 23' 18" W.	292.19'	292.26'	146.19'	3970.00'	04° 13' 04"
"m"	N. 03° 45' 09" W.	173.93'	173.94'	86.98'	3970.00'	02° 30' 37"
"n"	N. 31° 35' 28" W.	35.80'	37.12'	20.02'	40.00'	53° 10' 00"
"o"	N. 46° 37' 53" W.	30.27'	30.48'	15.45'	75.00'	23° 17' 10"
"p"	N. 19° 57' 29" E.	122.64'	143.59'	106.50'	75.00'	109° 41' 34"
"q"	N. 82° 16' 38" W.	58.41'	60.00'	31.71'	75.00'	45° 50' 12"
"r"	N. 36° 26' 26" W.	58.41'	60.00'	31.71'	75.00'	45° 50' 12"
"s"	N. 16° 39' 12" E.	75.40'	79.00'	43.61'	75.00'	60° 27' 06"
"t"	N. 20° 53' 58" E.	34.98'	36.20'	18.45'	40.00'	51° 57' 35"
"u"	N. 04° 17' 45" W.	103.36'	103.37'	51.69'	4030.00'	01° 28' 10"
"v"	N. 01° 42' 46" W.	259.95'	260.00'	130.05'	4030.00'	03° 41' 47"
"w"	N. 01° 12' 07" E.	149.99'	150.00'	75.00'	4030.00'	02° 07' 57"
"x"	N. 07° 04' 42" E.	88.89'	88.89'	44.60'	530.00'	09° 37' 14"
"y"	N. 25° 01' 24" E.	240.88'	243.00'	123.67'	530.00'	26° 16' 10"
"z"	N. 42° 23' 00" E.	78.10'	78.17'	39.15'	530.00'	08° 27' 01"
"aa"	N. 42° 57' 56" E.	148.68'	148.78'	74.49'	170.00'	07° 17' 09"
"bb"	N. 28° 06' 30" E.	455.08'	458.00'	231.97'	170.00'	22° 25' 43"
"cc"	N. 28° 06' 21" W.	56.57'	62.83'	40.00'	40.00'	90° 00' 00"



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Somerset Woods Subdivision
Final Plat
23-109 23-99



PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA
 RECORDED BY NUMBER 0714
 POSITION: 100' BY 100' IN THE N.E. CORNER
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