

QUEENS INDUSTRIAL PARK

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT 1, SECTION 2, TRACT TWO AND CONTAINING 27.526 ACRES OF LAND, BEING ALL OF THE LAND CONVEYED TO THE QUEENS DEVELOPMENT CORP. RECORDED IN VOL. 1003, PAGE 1142 OF GEAGA COUNTY 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 GEAGA COUNTY ENGINEER.

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

BRAUN-PRNOSIL ASSOCIATES, INC.
Kevin S. Braun 2-2-97
 KEVIN S. BRAUN P.S. NO. 7082



SITE DATA:
 24.721 ACRES SUBDIVIDED INTO 13 INDUSTRIAL LOTS
 2.534 ACRES NEWLY DEDICATED ROADS
 0.271 ACRES IN EXISTING MUNN ROAD
 27.526 ACRES SUBDIVIDED HEREWITH
 1648.42 LINEAL FEET NEWLY DEDICATED ROADS

ACCEPTANCE AND DEDICATION:

THE UNDERSIGNED, THE QUEENS DEVELOPMENT CORP. AN OHIO CORPORATION, OWNER OF THE LAND SHOWN HEREIN, CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS ITS QUEENS INDUSTRIAL PARK CONTAINING SUBLOTS 1 THROUGH 13 BOTH INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS QUEENS WAY, INCLUDING THE SANITARY SEWER LINES AND APPURTENANCES CONSTRUCTED THEREIN. 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. THE QUEENS DEVELOPMENT CORP. DOES HEREBY DEDICATE, GIVE, GRANT, CONVEY, AND RELEASE TO THE GEAGA COUNTY BOARD OF COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS FOREVER, PERPETUAL EASEMENTS FOR CONSTRUCTING, RECONSTRUCTING, USING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RENEWING OF SANITARY SEWERS AND ALL APPURTENANCES WITHIN, OVER, THROUGH, UNDER, AND UPON THE LAND WITHIN SAID EASEMENTS INCLUDED IN THIS PLAT AND AS DESCRIBED HEREIN. SAID EASEMENTS SHALL REMAIN UNOBTSTRUCTED AND SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS AND/OR THE RIGHT TO PROHIBIT SUCH LANDSCAPING EXCEPT LAWNS FROM BEING INSTALLED.

IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HANDS THIS 4th DAY OF February, 1997.

THE QUEENS DEVELOPMENT CORP.

Dale L. Haberny DALE L. HABERNY PRESIDENT
Kirt S. Saurman KIRT S. SAURMAN V. PRES.
Walter G. Tallini WITNESS
Walter G. Tallini WITNESS
Walter G. Tallini WITNESS

STATE OF OHIO } BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE DALE L. HABERNY AND COUNTY OF Geauga } SS: KIRT S. SAURMAN WHO ACKNOWLEDGED THAT THEY 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 THEM PERSONALLY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Bainbridge TWP, OHIO, THIS 4th DAY OF February, 1997.

Kathy J. Sadows
 NOTARY PUBLIC

August 6, 1998
 MY COMMISSION EXPIRES (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 QUEENS WAY HEREBY RELEASES FROM LIEN OF OUR MORTGAGE AND WAIVE ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID ROAD. IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HANDS THIS 3rd DAY OF FEB, 1997.

NATIONAL CITY BANK
Greg Jelinek GREG JELINEK V.P.
Cheryl A. King WITNESS
Mala Kamm WITNESS
Cheryl A. King WITNESS
Mala Kamm WITNESS

STATE OF OHIO } BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE GREG JELINEK AND COUNTY OF CUYAHOGA } SS: WADE S. ALLIANCE 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 Cleveland, OHIO THIS 3rd DAY OF February, 1997.

Lois O. Pipp
 NOTARY PUBLIC

July 19, 1999
 MY COMMISSION EXPIRES (DATE)



APPROVALS:

THIS PLAT COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION REGARDING LOT SIZE, FRONTAGE AND WIDTH.

Frank V. Killeen Jr. 2/3/97
 AUBURN TOWNSHIP ZONING INSPECTOR DATE

APPROVED AS TO LEGAL FORM THIS 9th DAY OF Sept, 1997.
David A. Jones ASST. GEAGA COUNTY PROSECUTOR

APPROVED THIS 8th DAY OF APRIL, 1997.
Cynthia C. Coates CHAIRMAN, GEAGA COUNTY PLANNING COMMISSION

PURSUANT TO SECTION 711.091 OF THE OHIO REVISED CODE, I HAVE CHECKED THE CONSTRUCTION OF ROADWAY IMPROVEMENTS WITHIN THE ROAD DEDICATED TO PUBLIC USE HEREIN, AND DO HEREBY FIND THAT THE SAME HAVE BEEN CONSTRUCTED; ARE IN ACCORDANCE WITH THE APPROVED PLAT, SPECIFICATIONS, AND CONSTRUCTION DRAWINGS; AND ARE IN GOOD REPAIR. THIS PLAT HAS BEEN REVIEWED AND MEETS MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THIS 10th DAY OF September, 1997.

David A. Pletz
 GEAGA COUNTY ENGINEER

I HAVE EXAMINED THE PLANS AND SPECIFICATIONS FOR THE SANITARY SEWER FACILITIES AND APPURTENANCES FOR CONFORMITY TO THE RULES ADOPTED BY THE GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 6117.01, R.C. 6103.02 AND R.C. 711.101 AND HEREBY CERTIFY THAT ALL SANITARY SEWER FACILITIES AND APPURTENANCES SHOWN ON THIS PLAT HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, ARE IN GOOD REPAIR, ARE IN CONFORMITY WITH SAID RULES, AND HAVE MET ALL BONDING REQUIREMENTS FOR MAINTENANCE. THIS 10th DAY OF SEPTEMBER, 1997.

Charles W. Dorn
 GEAGA COUNTY SANITARY ENGINEER

UPON THE RECOMMENDATION OF THE GEAGA COUNTY SANITARY ENGINEER, THE GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY APPROVES THE SANITARY SEWER FACILITIES AND ALL APPURTENANCES THERETO AS CONSTRUCTED AND AS SHOWN ON THIS PLAT AND THE PLANS AND SPECIFICATIONS FOR SUCH IMPROVEMENTS, IN CONFORMITY WITH THE RULES ADOPTED BY THE GEAGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 6117.01, R.C. 6103.02, AND R.C. 711.101. THIS PLAT IS HEREBY APPROVED THIS 11th DAY OF SEPTEMBER, 1997, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF THE EASEMENTS FOR SANITARY SEWER LINES AND APPURTENANCES AS SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN SAID EASEMENTS. SAID APPROVAL AND ACCEPTANCE SHALL INCLUDE ALL SANITARY SEWER LINES AND APPURTENANCES CONTAINED WITHIN THE ROAD RIGHT-OF-WAY AS SHOWN HEREON AND INCLUDE THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE ROAD RIGHT-OF-WAY. APPROVED THIS 11th DAY OF SEPTEMBER, 1997, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE AND BENEFIT. *SHALL

Jan Sussak GEAGA COUNTY COMMISSIONER
Made H. Hatfield GEAGA COUNTY COMMISSIONER
Tracy A. Jemison GEAGA COUNTY COMMISSIONER

TRANSFERRED THIS 11th DAY OF SEPT., 1997.

FILED FOR RECORD THIS 11th DAY OF Sept., 1997 AT 3:53 P.M.
 513201

RECORDED THIS 11th DAY OF Sept., 1997 IN PLAT BOOK VOL. 25 PAGE 97
Catherine A. Hinder GEAGA COUNTY RECORDER

UTILITY EASEMENT:

THE QUEENS DEVELOPMENT CORP. THE UNDERSIGNED OWNER OF THE LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, STAR CABLE, AND THE EAST OHIO NATURAL 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 4th DAY OF February, 1997.

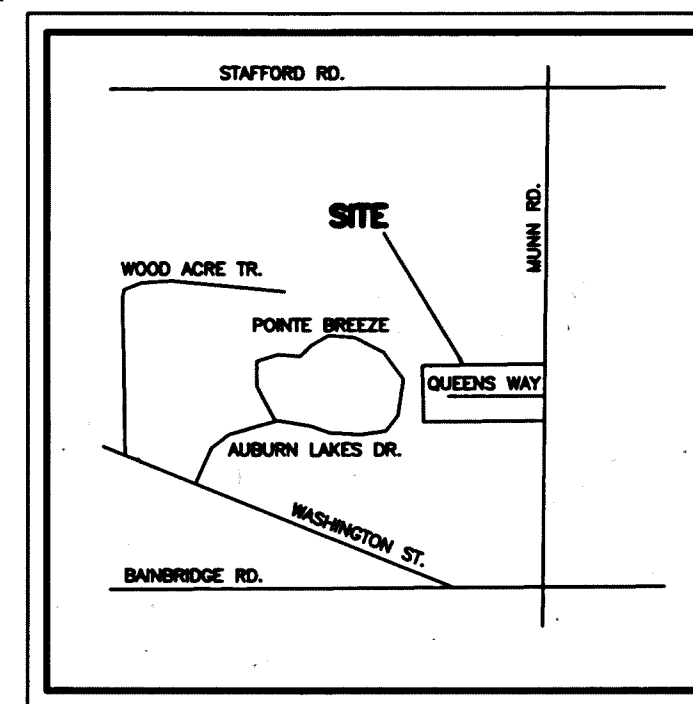
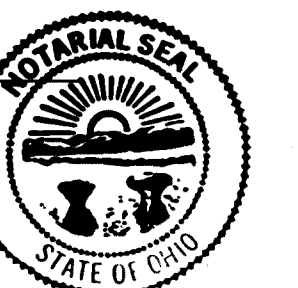
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Kathy J. Sadows
 NOTARY PUBLIC

August 6, 1998
 MY COMMISSION EXPIRES (DATE)



VICINITY MAP

UTILITY EASEMENT ACCEPTED BY:

William E. Kubal 6-6-97 CLEVELAND ELECTRIC ILLUMINATING COMPANY DATE
Jan Holly 6/5/97 WESTERN RESERVE TELEPHONE COMPANY DATE
Samuel R. Sussak 6/6/97 EAST OHIO GAS COMPANY DATE
Jim Etkens 8-15-97 STAR CABLE DATE

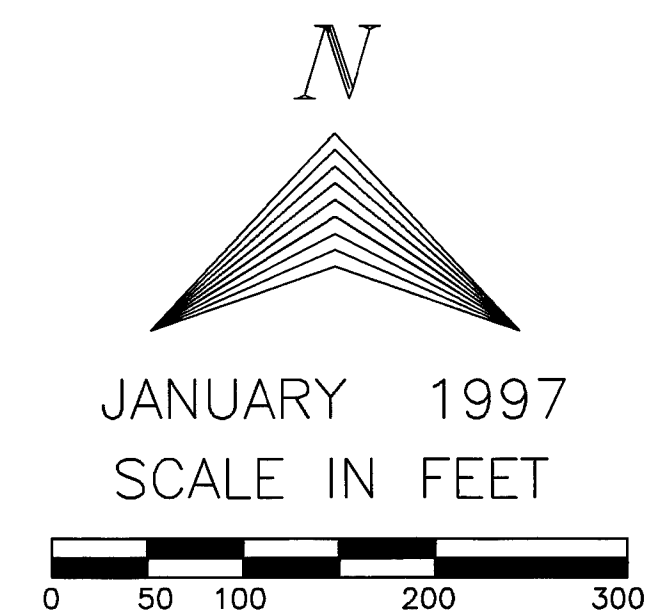
THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR QUEENS INDUSTRIAL PARK IS RECORDED IN VOLUME 1079 PAGE 945 OF GEAGA COUNTY RECORDS.

25-97 1/2

QUEENS INDUSTRIAL PARK

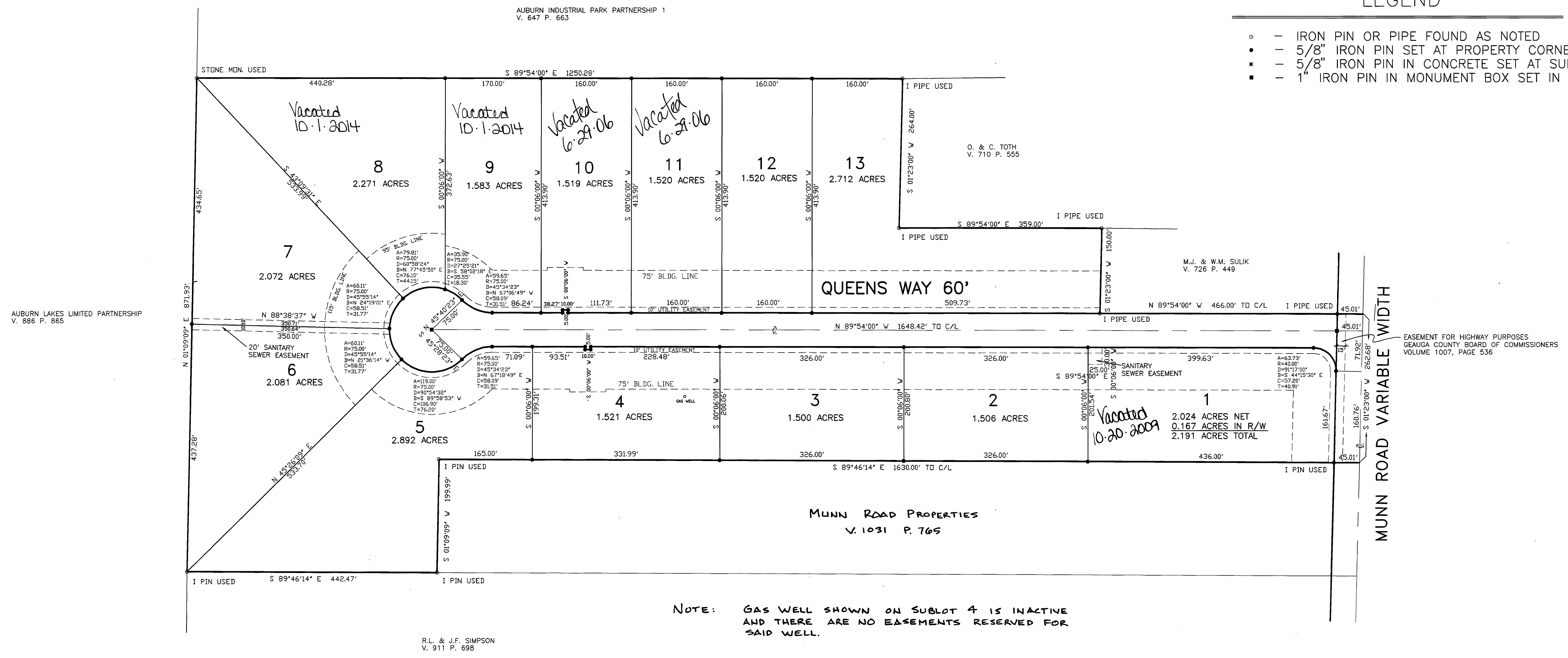
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LEGEND

- - IRON PIN OR PIPE FOUND AS NOTED
- - 5/8" IRON PIN SET AT PROPERTY CORNERS
- - 5/8" IRON PIN IN CONCRETE SET AT SUBDIVISION CORNERS
- - 1" IRON PIN IN MONUMENT BOX SET IN PAVEMENT



25-98

2/2