

Rory Glen Subdivision

Rory Glen 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 15th day of November, 1996.

A. Sterling McMillan III
S. Sterling McMillan, III, Trustee, Member

Paul E. Kiebler III
Paul E. Kiebler, III, Member

Barbara L. Kiebler
Barbara L. Kiebler, Member

Patricia Mellman
Witness

Kerry Hammond
Witness

Patricia Mellman
Witness

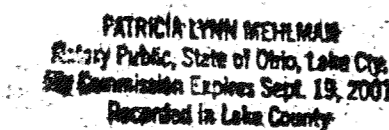
Kerry Hammond
Witness

Rosemarie A. Stephan
Witness

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State, personally appeared the above named S. Sterling McMillan, III & Paul E. Kiebler, III & Barbara L. Kiebler 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 15th day of November, 1996.

Patricia Lynn Mellman
Notary Public
My Commission Expires on 9/19/01



Utility Easement Accepted by:

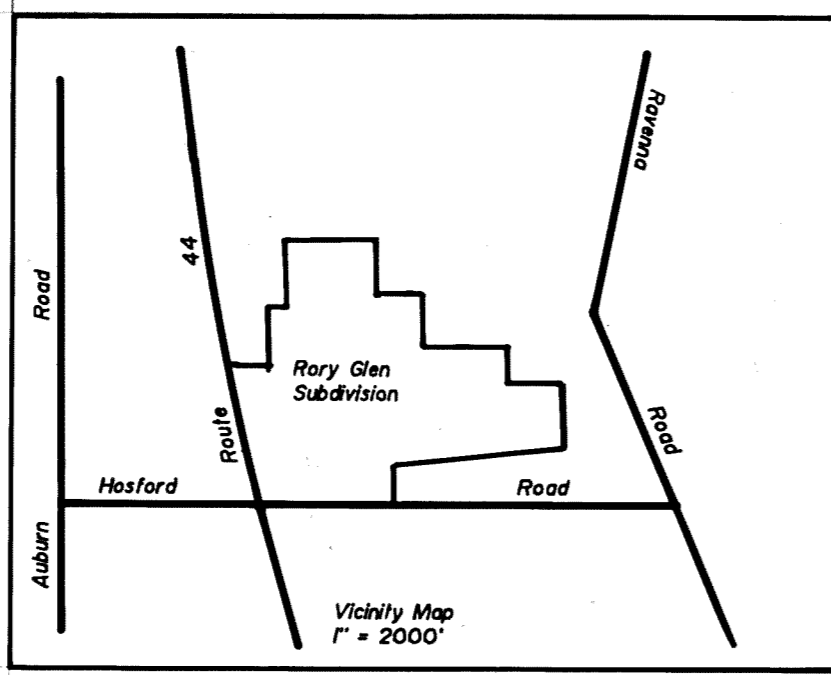
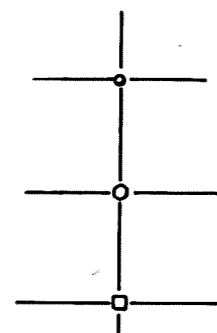
<u>William E. Kiebler</u>	<u>9-4-97</u>
Cleveland Electric Illuminating Company	Date
<u>Don Holley</u>	<u>9/4/97</u>
Alltel Corporation	Date
<u>Dennis Johnson</u>	<u>9/3/97</u>
Cablevision of Geauga County	Date
<u>Richard R. Reynolds</u>	<u>Nov 23, 1997</u>
The East Ohio Gas Company	Date

The declaration of covenants and restrictions for Rory Glen Subdivision is recorded in volume 1083, page 956, of the Geauga County Deed Records.

Denotes 3/4" iron pipe set:

Denotes 3/4" iron pipe set in concrete unless otherwise indicated:

Denotes 1" iron pin set in monument box:



Situated in the Township of Chardon, County of Geauga, State of Ohio and known as being part of Lot No. 17 and 18 in Tract No. 1 within said Township, and containing 111.635 acres being part of land conveyed to Rory Glen Limited, an Ohio Limited Liability Company, by deed recorded in volume 1083, page 381, volume 1083, page 388, volume 1083, page 395 and part of land conveyed to said Rory Glen, Limited by volume 1083, page 399 of the Geauga County Deed Records.

Rory Glen Limited, an Ohio Limited Liability Company, owners of the land shown hereon, hereby certify that this plat correctly represents its "Rory Glen Subdivision", a subdivision containing sublots 1 through 31 both inclusive and do hereby accept this plat of same and dedicate to public use the area designated as "Roryanna Drive" and "Glenmora Drive". 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 or other lawful rules and regulations for the benefit of themselves and all subsequent owners and 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 hereunto set their hands this 15th day of November 1996.

Barbara L. Kiebler
Barbara L. Kiebler, Member

A. Sterling McMillan III
S. Sterling McMillan, III, Trustee, Member

Paul E. Kiebler III
Paul E. Kiebler, III, Member

Rosemarie A. Stephan
Witness

Patricia Mellman
Witness

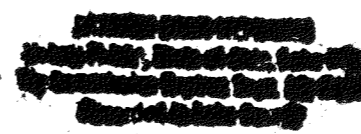
Kerry Hammond
Witness

Patricia Mellman
Witness

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named S. Sterling McMillan, III & Paul E. Kiebler, III & Barbara L. Kiebler 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 15th day of November, 1996.

Patricia Lynn Mellman
Notary Public
My Commission Expires on 9/19/01



Approved this 1st day of Oct, 1997 constituting an acceptance of the dedication of any right-of-way shown hereon for public use.

Jan Savelle
Gauga County Commissioner

Mark A. Sipe
Gauga County Commissioner

Gauga County Commissioner

I certify to Rory Glen 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.

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
April 16, 1997
Ohio Professional Surveyor No. 5807



This plat complies with the applicable Chardon Township Zoning Resolution regarding lot size, frontage and width. This 17th day of May, 1997.

By: Frank Holley
Chardon Township Zoning Inspector

Approved as to legal form this 8th day of September, 1997.

By: Donna A. Saco
Asst. Geauga County Prosecutor

Approved this 12th day of August, 1997.

By: Cynthia C. Castro
Chairperson, Geauga County Planning Commission

Pursuant to Ohio Revised Code Section 711.091, I have checked the construction of roadway improvements of the roads 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 the minimum standards for boundary surveys codified in Section 4733-37 of the Ohio Administrative Code.

This 1st day of October, 1997.

By: Robert Phillips
Gauga County Engineer

Transferred this 7th day of October, 1997.

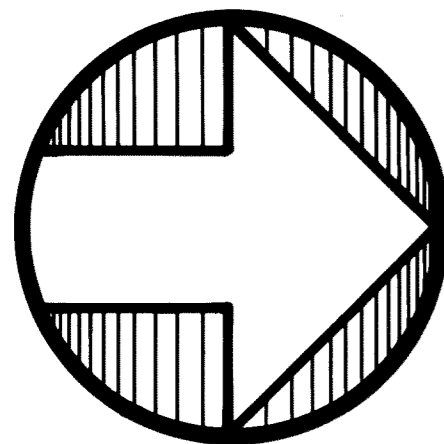
By: Tracy A. Jensen, Sr.
Gauga County Auditor

514652

Filed for record this 7th day of October, 1997 at 2:23 P. M.
Recorded this 7th day of October, 1997 in plat book Volume 25 Page 118.

By: Catherine H. Heiden
Gauga County Recorder
Cathy Smith
Deputy

Total Number of Sublots:	31 sublots
Total Area in Subdivision:	111.635 acres
Total Area in Sublots:	105.423 acres
Total Area in Road R/W:	6.212 acres
Total Length of New Road:	3958.69 feet



Note: Center Line Location Plat recorded in Volume 8, Page 79 of the Geauga County Plat Records.
See Geauga County Court of Common Pleas Case No. 15825 Journal Entry Settlement.

No. 44

Access

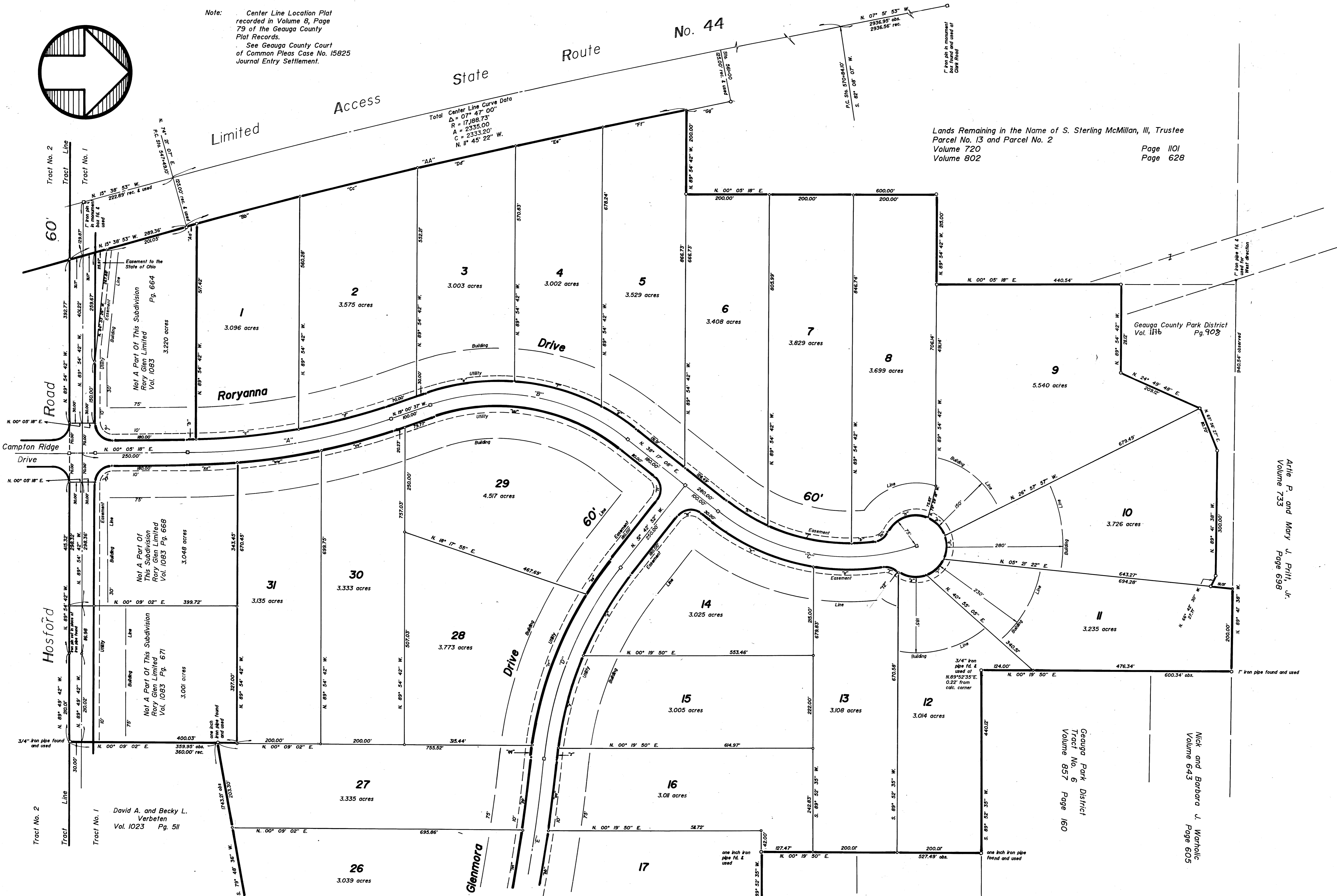
State Route

Limited

Total Center Line Curve Data
 $\Delta = 07^\circ 47' 00''$
 $R = 17188.73'$
 $A = 2335.00'$
 $C = 2333.20'$
 $M = 45^\circ 22' W.$

Lands Remaining in the Name of S. Sterling McMillan, III, Trustee
 Parcel No. 13 and Parcel No. 2
 Volume 720
 Volume 802

Page 1101
 Page 628



Not A Part Of This Subdivision
 Rory Glen Limited
 Vol. 1083 Pg. 664

Not A Part Of This Subdivision
 Rory Glen Limited
 Vol. 1083 Pg. 668

Not A Part Of This Subdivision
 Rory Glen Limited
 Vol. 1083 Pg. 671

David A. and Becky L. Verbeten
 Vol. 1023 Pg. 511

Geauga County Park District
 Vol. 1116 Pg. 908

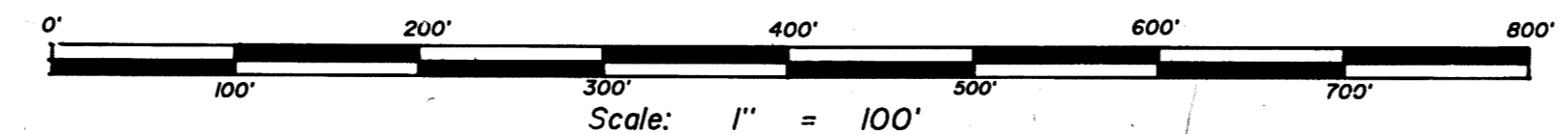
Geauga Park District
 Tract No. 6
 Volume 857 Page 160

Nick and Barbara J. Worthic
 Volume 643 Page 605

Artie P. and Mary J. Prill, Jr.
 Volume 733 Page 698

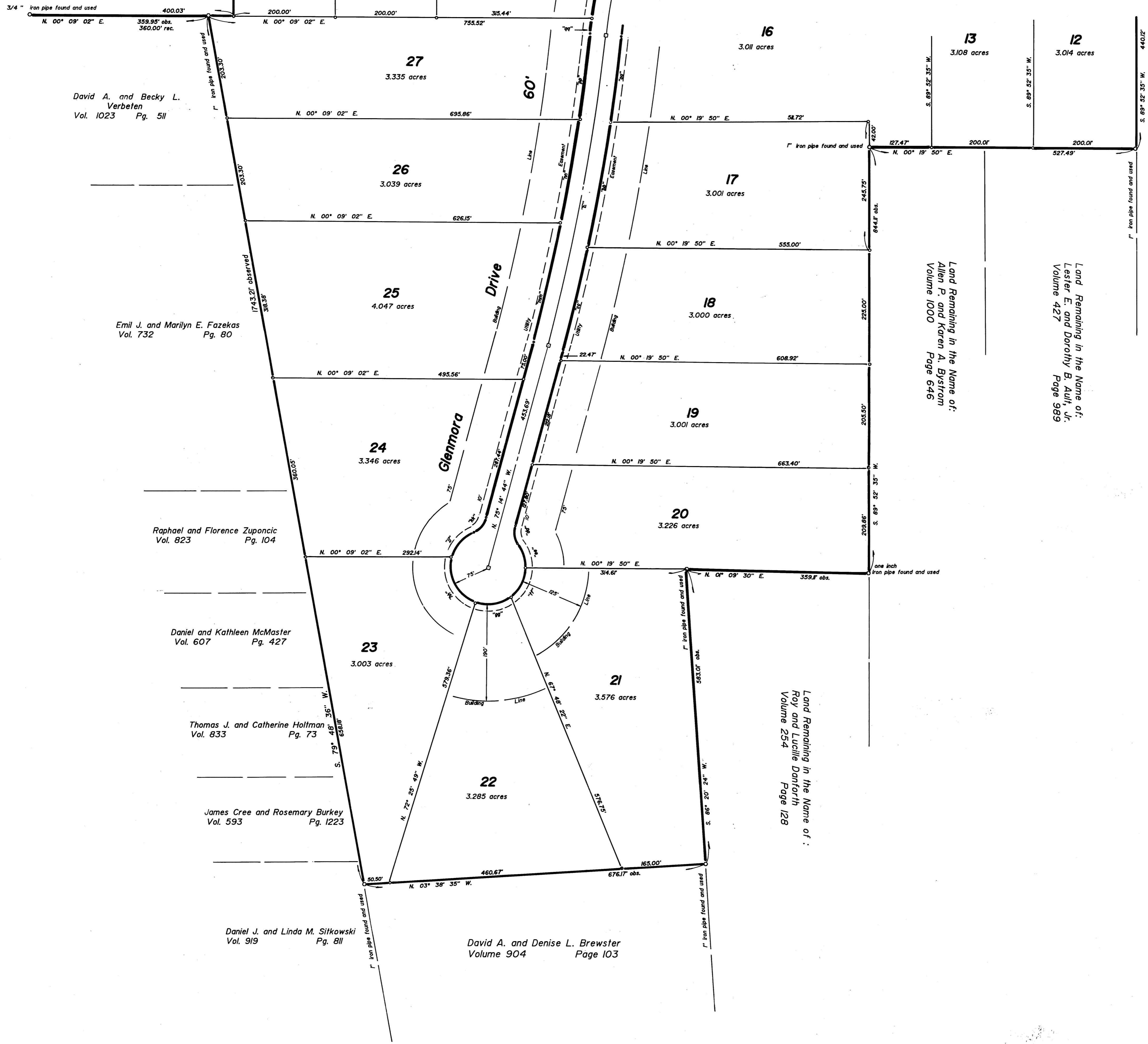
See Sheet 3 of 4

See Sheet 3 of 4

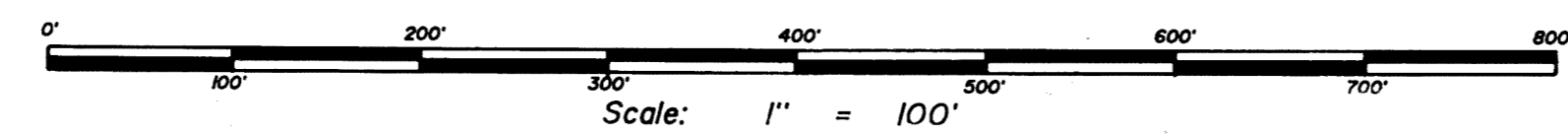
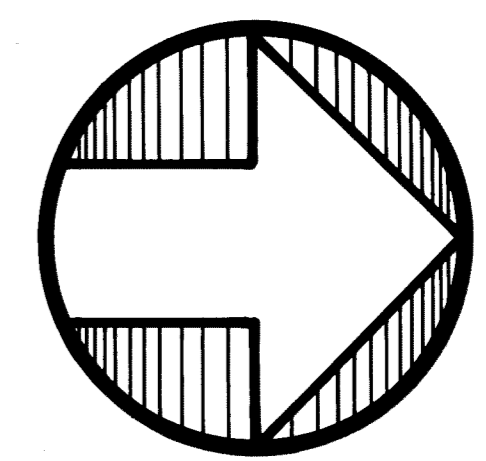


25-119

PLANNED CORPORATION - IRVINE, CALIFORNIA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 10000
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 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 10000



Geauga Park District
Tract No. 6
Vol. 857
Pg. 160



PLANNED DEVELOPMENT • IRVINE, CALIFORNIA
 REPORT NUMBER 0348
 PREPARED BY: [unreadable]
 DATE: [unreadable]

PLANNED DEVELOPMENT • IRVINE, CALIFORNIA
 REPORT NUMBER 0348
 PREPARED BY: [unreadable]
 DATE: [unreadable]

PLANNED DEVELOPMENT • IRVINE, CALIFORNIA
 REPORT NUMBER 0348
 PREPARED BY: [unreadable]
 DATE: [unreadable]

Curve

Data

Chart

Curve	Bearing	Chord	Arc	Tan	Radius	Delta
"A"	N. 09° 27' 39" W.	497.69'	500.00'	252.34'	1500.00'	19° 05' 55"
"B"	N. 09° 38' 16" E.	479.43'	500.00'	273.15'	500.00'	57° 17' 45"
"C"	N. 09° 38' 16" E.	479.43'	500.00'	273.15'	500.00'	57° 17' 45"
"D"	N. 68° 05' 22" W.	493.22'	500.00'	257.04'	874.75'	32° 44' 59"
"E"	N. 79° 51' 18" W.	624.33'	625.00'	313.18'	3884.46'	09° 13' 08"
"AA"	N. 13° 34' 45" W.	1232.07'	1232.34'	616.44'	17063.73'	04° 08' 16"
"a"	N. 45° 05' 18" E.	56.57'	62.83'	40.00'	40.00'	90° 00' 00"
"b"	N. 00° 19' 15" W.	21.00'	21.00'	10.50'	1470.00'	00° 49' 07"
"c"	N. 05° 36' 08" W.	249.70'	250.00'	125.30'	1470.00'	09° 44' 39"
"d"	N. 14° 44' 32" W.	288.80'	290.00'	139.70'	1470.00'	08° 32' 09"
"e"	N. 07° 34' 41" W.	280.00'	28.50'	107.88'	530.00'	22° 52' 51"
"f"	N. 15° 50' 54" E.	220.28'	221.90'	112.60'	530.00'	23° 59' 18"
"g"	N. 33° 03' 50" E.	96.47'	96.60'	48.44'	530.00'	10° 26' 36"
"h"	N. 31° 13' 00" E.	153.68'	153.97'	76.88'	470.00'	14° 08' 17"
"i"	N. 1° 36' 24" E.	204.8'	205.78'	104.55'	470.00'	25° 04' 56"
"j"	N. 04° 19' 34" W.	53.67'	55.64'	27.83'	470.00'	06° 46' 59"
"k"	N. 38° 53' 58" W.	38.07'	40.75'	22.34'	40.00'	58° 21' 51"
"l"	N. 21° 18' 03" W.	105.66'	117.24'	74.43'	75.00'	89° 33' 41"
"m"	N. 46° 23' 54" E.	58.47'	60.00'	31.77'	75.00'	45° 30' 12"
"n"	N. 87° 45' 54" W.	58.47'	60.00'	31.77'	75.00'	45° 30' 12"
"o"	N. 41° 53' 43" W.	58.47'	60.00'	31.77'	75.00'	45° 30' 12"
"p"	N. 07° 52' 44" E.	67.84'	70.40'	38.03'	75.00'	53° 46' 41"
"q"	N. 36° 39' 46" E.	4.96'	4.96'	2.48'	75.00'	03° 47' 22"
"r"	N. 14° 40' 33" E.	32.39'	33.34'	17.77'	40.00'	47° 45' 47"
"s"	N. 00° 15' 58" W.	164.72'	165.39'	83.37'	530.00'	17° 52' 46"
"t"	N. 23° 28' 47" E.	270.88'	273.92'	140.09'	530.00'	29° 36' 43"
"u"	N. 06° 42' 52" W.	56.57'	62.83'	40.00'	40.00'	90° 00' 00"
"v"	N. 59° 15' 00" W.	221.57'	222.27'	111.75'	844.75'	15° 04' 17"
"w"	N. 74° 36' 23" W.	228.89'	230.67'	115.03'	844.75'	15° 38' 28"
"x"	N. 83° 26' 44" W.	30.04'	30.04'	15.02'	844.75'	02° 02' 14"
"aa"	N. 83° 12' 18" W.	172.06'	172.07'	86.03'	384.46'	02° 31' 07"
"ab"	N. 80° 07' 18" W.	249.29'	249.24'	124.66'	384.46'	03° 38' 53"
"ac"	N. 76° 46' 18" W.	208.30'	208.52'	104.26'	384.46'	03° 03' 08"
"ad"	N. 78° 30' 08" E.	33.39'	36.66'	18.73'	40.00'	52° 30' 17"
"ae"	N. 71° 17' 24" E.	48.94'	49.85'	25.88'	75.00'	38° 04' 50"
"af"	N. 62° 55' 54" W.	67.49'	70.00'	37.78'	75.00'	53° 28' 34"
"ag"	N. 09° 17' 20" W.	67.88'	70.44'	38.06'	75.00'	53° 48' 34"
"ah"	N. 61° 32' 33" E.	104.06'	105.00'	72.24'	75.00'	87° 51' 13"
"ai"	N. 48° 38' 08" W.	65.57'	67.79'	36.41'	75.00'	51° 47' 24"
"aj"	N. 48° 59' 35" W.	33.39'	36.66'	18.73'	40.00'	52° 30' 17"
"ak"	N. 77° 04' 47" W.	246.73'	246.78'	123.43'	3854.46'	03° 40' 06"
"al"	N. 80° 25' 15" W.	202.74'	202.78'	101.40'	3854.46'	03° 00' 50"
"am"	N. 83° 14' 46" W.	170.62'	170.63'	85.33'	3854.46'	02° 32' 11"
"an"	N. 83° 29' 30" W.	30.72'	30.72'	15.36'	904.75'	01° 56' 43"
"ao"	N. 70° 16' 59" W.	383.50'	386.43'	196.21'	904.75'	24° 28' 18"
"ap"	N. 54° 52' 51" W.	98.95'	100.00'	50.05'	904.75'	06° 19' 58"
"aq"	N. 83° 17' 08" E.	56.57'	62.83'	40.00'	40.00'	90° 00' 00"
"ar"	N. 09° 38' 16" E.	450.66'	470.00'	256.76'	470.00'	57° 17' 45"
"as"	N. 15° 29' 31" W.	187.79'	187.90'	94.07'	1530.00'	07° 02' 12"
"at"	N. 08° 11' 12" W.	202.20'	202.25'	101.27'	1530.00'	07° 34' 26"

Curve	Bearing	Chord	Arc	Tan	Radius	Delta
"aa"	N. 02° 09' 20" W.	19.88'	19.85'	9.95'	1530.00'	04° 29' 17"
"ay"	N. 44° 54' 42" W.	56.57'	62.83'	40.00'	40.00'	90° 00' 00"
"ba"	N. 15° 36' 31" W.	23.36'	23.36'	11.68'	17063.73'	00° 04' 42"
"bb"	N. 15° 08' 14" W.	257.57'	257.57'	128.78'	17063.73'	00° 51' 53"
"bc"	N. 14° 13' 26" W.	286.55'	286.55'	143.28'	17063.73'	00° 57' 44"
"bd"	N. 13° 20' 04" W.	243.27'	243.27'	121.64'	17063.73'	00° 49' 00"
"be"	N. 12° 33' 40" W.	217.27'	217.27'	108.64'	17063.73'	00° 43' 46"
"bf"	N. 11° 51' 12" W.	204.42'	204.42'	102.21'	17063.73'	00° 41' 11"
"bg"	N. 11° 19' 29" W.	108.74'	108.74'	54.37'	17063.73'	00° 21' 54"

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