

UTILITY EASEMENT

PHASE 4B

Laurel Springs at Bainbrook

LAUREL SPRINGS DEVELOPMENT, AN OHIO JOINT VENTURE, THE UNDERSIGNED OWNER OF THE WITH-IN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING CO., THE WESTERN RESERVE TELEPHONE CO., THE EAST OHIO GAS CO., V. CABLE, INC. AND THE BAINBROOK HOMEOWNERS CLUB, 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 UNDERGROUND AND UNDERGROUND ELECTRIC, GAS, WATER AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, WATER MAINS AND APPURTENANCES, SURFACE OR BELOW SURFACE MOUNTED TRANSPORTATION AND PESTICIDES, CONCRETE PAVES AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, WATER, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITH-IN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWN WITH-IN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SAID ELECTRIC, GAS, WATER, AND COMMUNICATIONS FACILITIES, THE RIGHT TO INSTALL, REPAIR, ALIGNMENT AND MAINTAIN SERVICE CABLES AND PIPES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITH-IN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT.

IN WITNESS WHEREOF THE UNDERSIGNED HERELINTO SET ITS HAND THIS 6 DAY OF MAY, 1996. LAUREL SPRINGS DEVELOPMENT, AN OHIO JOINT VENTURE BY LAUREL SPRINGS DEVELOPMENT COMPANY, MANAGING VENTURER

Lawrence E. Blond, President; Tracy L. Viji, Witness

Judith A. Manning, Witness

STATE OF OHIO COUNTY OF Cuyahoga

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED LAUREL SPRINGS DEVELOPMENT COMPANY BY LAWRENCE BLOND, ITS PRESIDENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY, AND THE FREE ACT AND CORPORATE DEED OF SAID LAUREL SPRINGS DEVELOPMENT COMPANY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERELINTO SET MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO THIS 5th DAY OF MAY, 1996.

Tracy L. Viji, Notary Public

MY COMMISSION EXPIRES: TRACY L. VAJI, Notary Public, State of Ohio, My Commission expires March 12, 1997 (Recorded in Lake County)

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

- Within E. K. Walsh, THE CLEVELAND ELECTRIC ILLUMINATING CO., 5/7/96
Bernard G. Rowland, THE WESTERN RESERVE TELEPHONE CO., 5-14-96
Morton J. Flynn, THE EAST OHIO GAS COMPANY, 5/6/96
Kris Eggin, V. CABLE, INC., 5/6/96
Steven J. Chudloff, THE BAINBROOK HOMEOWNERS CLUB, 5/5/96

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 AREAS DESIGNATED AS STONEY BROOK DRIVE AND CARRINGTON PLACE, AND HEREBY RELEASES FROM LIEN OF OUR MORTGAGE AND WAIVES ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID ROADS.

Born R. Ruedts, SOCIETY BANK; Daniel M. Luedd, Witness

STATE OF OHIO COUNTY OF Cuyahoga

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED SOCIETY BANK, 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 SOCIETY BANK FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERELINTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL AT CLEVELAND, OHIO THIS 6 DAY OF MAY, 1996.

Tracy L. Viji, Notary Public; My Commission Expires: 11-28-96

Table with 2 columns: Description and Value. Includes TOTAL NUMBER OF SUBLOTS (15), TOTAL AREA IN SUBLOTS (8,736 AC.), TOTAL AREA IN OPEN SPACE (3,048 AC.), TOTAL AREA IN NEW STREETS (2,073 AC.), TOTAL AREA IN PHASE 4B (13,796 AC.), TOTAL LENGTH OF NEW STREETS (1,061.32 LF.).

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEALGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 17, TRACT NO. THREE, CONTAINING 13.796 ACRES, BEING PART OF THE LAND AS CONVEYED TO LAUREL SPRINGS DEVELOPMENT AN OHIO JOINT VENTURER BY DEED RECORDED IN VOL. 920, PG. 977 OF GEALGA COUNTY DEED RECORDS.

S.J. LESSMAN LAND SURVEYING & PLANNING RESIDENTIAL - COMMERCIAL - INDUSTRIAL 9044 CHURCH STREET • TWINSBURG • OHIO • 44087 PHONE (26) 425-7833

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED THE PARCEL OF LAND SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4703-37 OF THE OHIO ADMINISTRATIVE CODE (MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO). DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHALL BE TO AN ASSUMED MERIDIAN AND ARE INTENDED FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUES BETWEEN LINES. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON PIN MONUMENTS AS INDICATED ON THE PLAT ARE TO BE PLACED IN ACCORDANCE WITH THE PROVISIONS OF THE IMPROVEMENTS BY THE GEALGA COUNTY ENGINEER.

STEVEN J. LESSMAN, OHIO PROFESSIONAL SURVEYOR NO 7078 DATE: 5/17/96



IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE AT ALL LOT CORNERS AND ANGLE POINTS BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEALGA COUNTY ENGINEER

- IRON PIN SET
MONUMENT BOX SET
IRON PIN SET IN CONCRETE

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN VOL. 931, PG. 362 OF THE GEALGA COUNTY RECORDS.

ACCEPTANCE & DEDICATION

LAUREL SPRINGS DEVELOPMENT, AN OHIO JOINT VENTURE, OWNER OF THE LAND SHOWN HEREON HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS OLD LAUREL SPRINGS AT BAINBROOK SUBDIVISION, PHASE 4B CONTAINING SUBLOTS 96 THROUGH 100, INCLUSIVE, AND BLOCK 4, AND HEREBY ACCEPTS THIS PLAT OF SAID LAND AND DEDICATES TO PUBLIC USE THE AREAS DESIGNATED AS STONEY BROOK DRIVE AND CARRINGTON PLACE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF LAWFUL IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF ITSELF AND ALL SUBSEQUENT OWNERS AND ASSIGNS TAKING TITLE FROM UNDER, OR THROUGH THE UNDERSIGNED.

THE UNDERSIGNED ALSO HEREBY GIVES, GRANTS, CONVEYS THE STORM DRAINAGE EASEMENTS SHOWN HEREON TO THE BAINBROOK HOMEOWNERS CLUB, A NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOREVER.

Block 4 is hereby granted to the BAINBROOK HOMEOWNERS CLUB, A NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOREVER, AS OPEN SPACE, SUBJECT TO ANY NECESSARY STORM DRAINAGE AND UTILITY EASEMENTS AND TO THE CONSTRUCTION OF FUTURE ROADWAYS ADJACENT TO THE PARCELS, AND SUBJECT TO THE RIGHT AND EASEMENT, RESERVED HEREIN TO LAUREL SPRINGS DEVELOPMENT, ITS SUCCESSORS AND ASSIGNS AND ANY FUTURE DEVELOPER OF THE BAINBROOK PUD, CONSISTING OF APPROXIMATELY TWO HUNDRED SIXTY EIGHT (268) ACRES, MORE OR LESS, TO BE IN, EXTEND, CONNECT, EXPAND, BRANCH, CONSTRUCT, REPAIR, MAINTAIN, ALIGNMENT, AND IMPROVE THE EXISTING AND FUTURE WATER SYSTEM AND ITS PLANTS, MAINS, WELLS, LINES, BUILDINGS, AND APPURTENANCES THEREON WHICH ARE LOCATED ABOVE, ON, IN, OR BELOW THE OPEN SPACES IN BLOCKS H AND I AS DESIGNATED HEREIN AND ANY OTHER OPEN SPACES, STREETS, UTILITY EASEMENTS, AND RIGHTS-OF-WAY NOW OR IN THE FUTURE LOCATED IN THE BAINBROOK PUD, AND SAID RIGHTS AND RESERVATIONS SHALL BE FREE FROM ANY CLAIM OF THE BAINBROOK HOMEOWNERS CLUB TO CHARGE, TO THE BAINBROOK PUD, DEVELOPMENT, ITS SUCCESSORS AND ASSIGNS, AND ANY FUTURE DEDICATOR OF THE BAINBROOK PUD, ANY ASSESSMENT, TAP-IN FEE, OR OTHER CHARGE, FEE OR COST FOR THE RIGHT TO CONNECT ANY SUBLOT OR RESIDENCE THEREON TO THE CLUBS WATER SYSTEM WHICH WILL SERVICE THE TWO HUNDRED SIXTY EIGHT (268) ACRES OF LAND, MORE OR LESS, REMAINING IN THE BAINBROOK PUD. THE DEDICATOR SHALL PAY ALL COSTS ASSOCIATED WITH EXTENDING THE WATER MAINS TO EACH SUBLOT, AND ANY EXPANSION AND UPGRADING OF THE WATER PLANT REQUIRED SOLELY BY REASON OF THE DEVELOPMENT OF ADDITIONAL SUBLOTS IN THE BAINBROOK PUD. THE UNDERSIGNED DOES FURTHER GIVE, GRANT, AND CONVEY TO THE BAINBROOK HOMEOWNERS CLUB, ITS SUCCESSORS AND ASSIGNS, FOREVER, THE WATERLINE AND UTILITY EASEMENTS SHOWN HEREON. NO IMPROVEMENTS SHALL BE CONSTRUCTED, NOR ANY FILLING OR DREDGING BE PERFORMED WITH-IN, UPON, OVER, OR IN ANY SCENIC EASEMENT WITHOUT THE CONSENT OF THE BAINBROOK HOMEOWNERS CLUB, AND ONLY AFTER COMPLIANCE WITH ANY LAWS, RULES OR REGULATIONS RELATING TO WETLANDS. NO UTILITY IMPROVEMENTS SHALL BE LOCATED WITH-IN ANY EASEMENT WHICH WILL BE EXTINGUISHED UPON DEDICATION TO THE COUNTY OF GEALGA, WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEDICATOR AS TO THE LOCATION OF SUCH UTILITY IMPROVEMENTS.

THE UNDERSIGNED HEREBY DEDICATE, GIVE, GRANT, CONVEY, AND RELEASE TO THE GEALGA COUNTY BOARD OF COMMISSIONERS ITS SUCCESSORS AND ASSIGNS FOREVER THE SANITARY SEWER LINES AND ALL APPURTENANCES WITH-IN, OVER, THROUGH, UNDER, AND UPON THE LAND INCLUDED WITHIN THE ROAD RIGHT-OF-WAYS SHOWN HEREON AND INCLUDED IN THIS PLAT AND AS DESCRIBED HEREIN FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, USING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RENEWING OF SAID LINES AND APPURTENANCES.

THE UNDERSIGNED HEREBY DEDICATE, GIVE, GRANT, CONVEY, AND RELEASE TO THE GEALGA COUNTY BOARD OF COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS FOREVER, A PERPETUAL EASEMENT FOR CONSTRUCTING, RECONSTRUCTING, USING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RENEWING OF SANITARY SEWERS AND ALL APPURTENANCES WITH-IN, OVER, THROUGH, UNDER, AND UPON THE LAND WITH-IN SAID EASEMENT INCLUDED IN THIS PLAT AND AS DESCRIBED HEREIN. SAID EASEMENT SHALL REMAIN UNOBSTRUCTED AND SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS.

THE UNDERSIGNED HEREBY AGREES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, THAT ALL ITS PROPERTY WHICH ABUTS SAID SANITARY SEWERS MAY BE ASSESSED FOR TRUNK LINE AND WASTEWATER TREATMENT PLANT BENEFITS IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE GEALGA COUNTY SANITARY ENGINEERING DEPARTMENT AND AS PROVIDED IN R.C. 617.03. SHOULD A PERMANENT FACILITY BE INSTALLED TO SERVICE THE AREA COVERED BY THE PLAT, ASSESSMENT CAN BE MADE AGAINST THE PROPERTY COVERED BY THE PLAT.

IN WITNESS WHEREOF THE UNDERSIGNED HERELINTO SET ITS HAND THIS 5 DAY OF MAY, 1996.

LAUREL SPRINGS DEVELOPMENT, AN OHIO JOINT VENTURE RECORDED AT VOLUME 900, PAGE 589 BY LAUREL SPRINGS DEVELOPMENT CO. MANAGING VENTURER

Lawrence E. Blond, President; Witness signatures

STATE OF OHIO COUNTY OF Cuyahoga

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED LAUREL SPRINGS DEVELOPMENT COMPANY BY LAWRENCE BLOND, 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 LAUREL SPRINGS DEVELOPMENT COMPANY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERELINTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL AT CLEVELAND, OHIO THIS 6 DAY OF MAY, 1996.

Tracy L. Viji, Notary Public; My Commission Expires: (Recorded in Lake County)

ACCEPTANCE BY BAINBROOK HOMEOWNER'S CLUB

THE BAINBROOK HOMEOWNERS CLUB DOES HEREBY ACCEPT THE OPEN SPACE, WATER SYSTEM, STORM DRAINAGE AND WATER LINE EASEMENTS GRANTED HEREIN, WHICH MAY BE LOCATED IN BLOCKS H AND I, INCLUSIVE, IN THE BAINBROOK PUD, SUBJECT TO THE RIGHTS, EASEMENTS, RESERVATIONS AND CONDITIONS CONTAINED IN THIS PLAT AND DOES HEREBY AGREE THAT NO ASSESSMENT, TAP-IN FEE OR OTHER CHARGE, FEE OR COST SHALL BE CHARGED FOR THE RIGHT TO CONNECT ANY SUBLOT OR RESIDENCE THEREON TO THE CLUBS WATER SYSTEM WITHOUT CHARGE TO THE CLUB, BY OWNER. THE BAINBROOK HOMEOWNERS CLUB FURTHER ACCEPTS THE UTILITY EASEMENTS AS INDICATED ON THIS PLAT OF SUBDIVISION, TOGETHER WITH THE MAINTENANCE OF THE WATER SYSTEM FACILITIES CONTAINED THEREIN.

IN WITNESS WHEREOF THE UNDERSIGNED HERELINTO SET ITS HAND THIS 6 DAY OF MAY, 1996.

Signature of Steven J. Chudloff, President; Signature of Daniel M. Luedd, Treasurer; Witness signatures

STATE OF OHIO COUNTY OF Cuyahoga

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED STEVEN CHUDLOFF, JR. WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED, AND THE FREE ACT AND DEED OF SAID NON-PROFIT CORPORATION FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERELINTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL AT CLEVELAND, OHIO THIS 6 DAY OF MAY, 1996.

Tracy L. Viji, Notary Public; My Commission Expires: (Recorded in Lake County)

APPROVALS

BAINBRIDGE TOWNSHIP THIS PLAT COMPLIES WITH THE APPLICABLE REGULATIONS REGARDING LOT SIZE, FRONTAGE AND WIDTH CONTAINED IN THE BAINBRIDGE TOWNSHIP ZONING REGULATIONS.

THIS 6th DAY OF June, 1996. Signed by BAINBRIDGE TOWNSHIP ZONING INSPECTOR

COUNTY PLANNING COMMISSION APPROVED THIS 11th DAY OF June, 1996

Signature of Chairman, GEALGA COUNTY PLANNING COMMISSION

COUNTY ENGINEER

PURSUANT TO O.R.C. SECTION 71.09 I HAVE CHECKED THE SPECIFICATIONS, CONSTRUCTION AND CONDITION OF THE ROADS DEDICATED TO PUBLIC USE HEREIN AND HAVE CHECKED THE PLACEMENT OF IRON PIPES OR PINS AND MONUMENTS AND BENCHMARK 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 BONDING REQUIREMENTS. THIS PLAT COMPLIES WITH CHAPTER 4703-37 OF THE OHIO ADMINISTRATIVE CODE.

THIS 1st DAY OF October, 1996

Signature of Geauga County Engineer

COUNTY SANITARY ENGINEER

I HAVE EXAMINED THE PLANS AND SPECIFICATIONS FOR THE SANITARY SEWER FACILITIES AND APPURTENANCES FOR CONFORMITY TO THE RULES ADOPTED BY THE GEALGA COUNTY BOARD OF COMMISSIONERS PURSUANT TO R.C. 617.01, R.C. 603.02, AND R.C. 71.01 AND HEREBY CERTIFY THAT ALL SANITARY SEWER FACILITIES AND APPURTENANCES SHOWN ON THIS PLAT HAVE BEEN CONSTRUCTED, ARE IN GOOD REPAIR, AND IN CONFORMITY WITH SAID RULES, AND HAVE MET ALL BONDING REQUIREMENTS FOR MAINTENANCE.

THIS 26th DAY OF SEPTEMBER, 1997

Signature of Geauga County Sanitary Engineer

COUNTY PROSECUTOR

APPROVED AS TO LEGAL FORM THIS 19th DAY OF September, 1997

Signature of Asst. Geauga County Prosecutor

COUNTY COMMISSIONERS

APPROVED THIS 27th DAY OF October, 1997 CONSTITUTING ACCEPTANCE OF THE DEDICATION OF ANY RIGHT-OF-WAY AND SANITARY SEWER EASEMENTS SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHT-OF-WAY.

UPON RECOMMENDATION OF THE GEALGA COUNTY SANITARY ENGINEER, THE GEALGA COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY APPROVES THE SANITARY SEWER FACILITIES AND ALL APPURTENANCES HERETO AS CONSTRUCTED AND AS SHOWN ON THIS PLAT, AND THE PLANS AND SPECIFICATIONS FOR SUCH IMPROVEMENTS, IN CONFORMITY WITH THE RULES ADOPTED BY THE GEALGA COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. 617.01, R.C. 603.02 AND R.C. 71.01.

APPROVED THIS 27th DAY OF October, 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-WAYS AS SHOWN HEREON AND SHALL INCLUDE THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHT-OF-WAYS.

Signatures of Geauga County Commissioners

COUNTY AUDITOR

TRANSFERRED THIS 22nd DAY OF October, 1997

Signature of Geauga County Auditor

514683

COUNTY RECORDER

FILED FOR RECORD THIS 8th DAY OF October, 1997 AT 9:01 A.M.

RECORDED THIS 8th DAY OF October, 1997 IN PLAT BOOK VOLUME 925 PAGE 1310

Signature of Geauga County Recorder, Cathy Smith, Deputy

CURVE DATA											
① R = 252.94 Δ = 36-35-00 A = 165.0 T = 53.6 C = 58.77 N 24-42-30 E	② R = 252.94 Δ = 19-30-56 A = 96.38 T = 43.66 C = 83.97 N 39-14-32 E	③ R = 252.94 Δ = 17-04-04 A = 84.28 T = 42.46 C = 83.97 N 14-57-02 E	④ R = 252.94 Δ = 36-35-00 A = 80.66 T = 93.55 C = 55.37 N 24-42-30 E	⑤ R = 40.00 Δ = 90-00-00 A = 62.83 T = 40.00 C = 56.57 N 59-25-00 E	⑥ R = 40.00 Δ = 87-35-58 A = 616 T = 38.36 C = 55.37 N 39-47-01 W	⑦ R = 160.25 Δ = 07-15-53 A = 203.02 T = 12.65 C = 202.89 N 02-47-03.5 E	⑧ R = 163.25 Δ = 04-21-51 A = 198.48 T = 69.38 C = 198.44 N 01-35-02.5 E	⑨ R = 163.25 Δ = 07-15-53 A = 206.83 T = 12.65 C = 206.69 N 02-47-03.5 E	⑩ R = 1790.00 Δ = 05-04-42 A = 89.46 T = 84.79 C = 89.41 N 88-59-56.5 W	⑪ R = 1790.00 Δ = 18-59-42 A = 639.85 T = 322.89 C = 636.92 N 79-39-46 E	⑫ R = 40.00 Δ = 87-39-39 A = 64.5 T = 38.62 C = 55.57 N 43-08-57 E

J & M ENGLISH
DEED VOL. 243, PG. 13

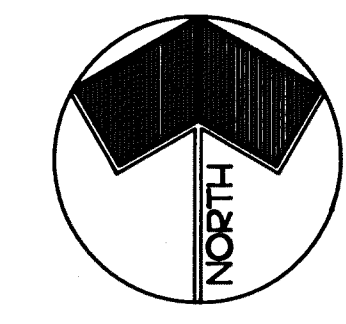
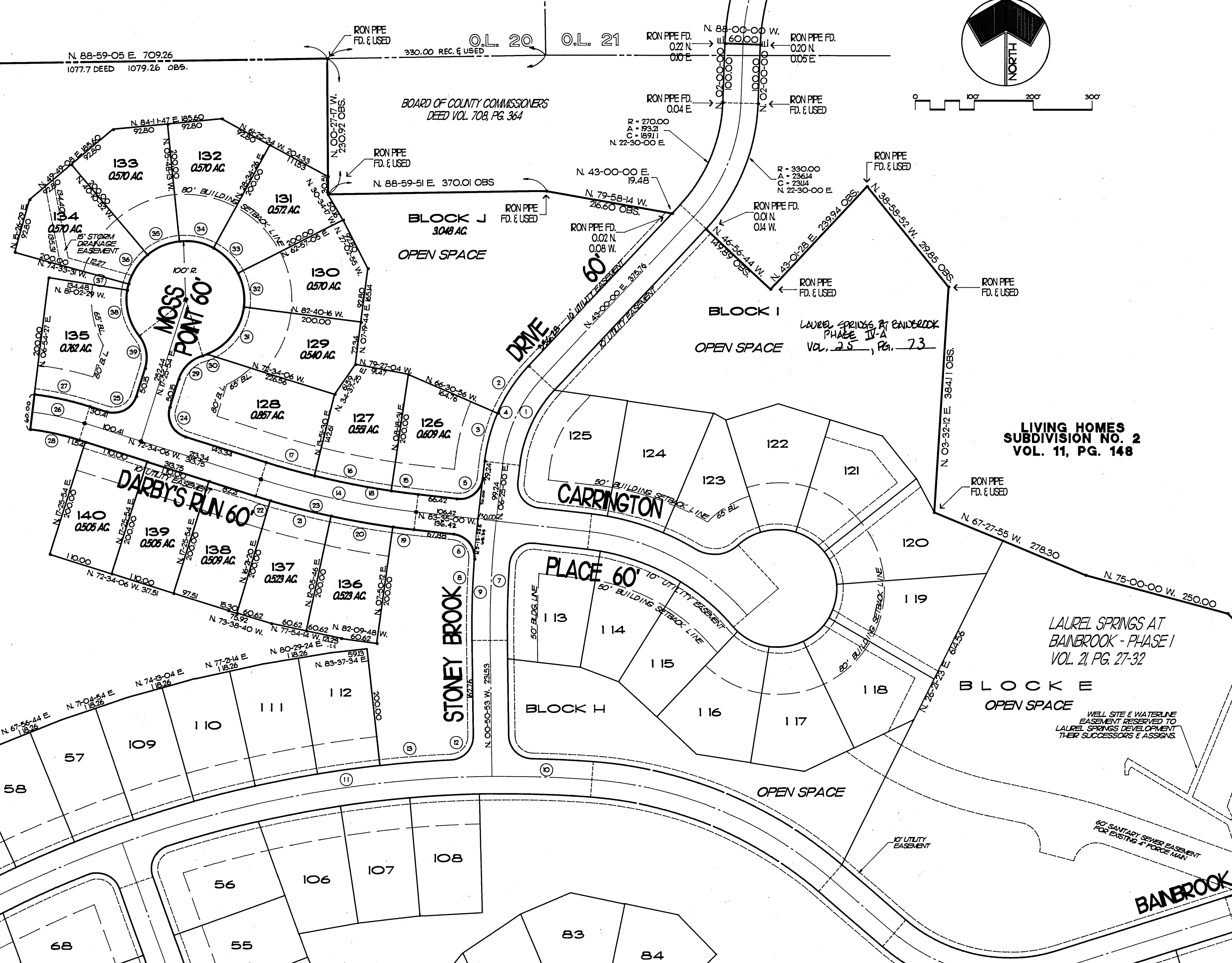
N 88-31-24 E, 1797.37

TRACT TWO

O.L. 24 O.L. 17

TRACT THREE

LAUREL SPRINGS DEVELOPMENT CO.
DEED VOL. 900, PG. 591
97.81 AC.
NOT PART OF SUBDIVISION

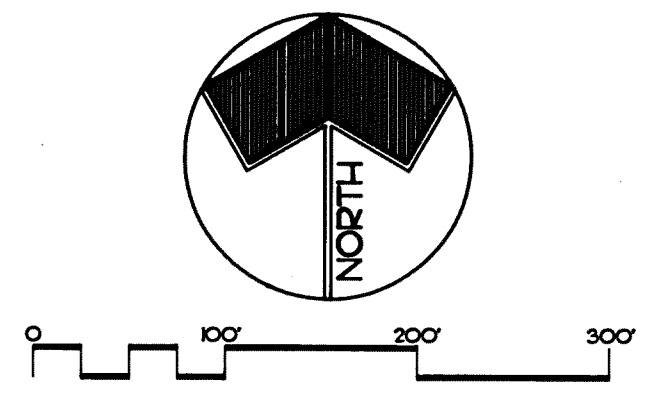


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LIVING HOMES
SUBDIVISION NO. 2
VOL. 11, PG. 148

LAUREL SPRINGS AT
BANBROOK - PHASE I
VOL. 21, PG. 27-32

WELL SITE & WATERLINE
EASEMENT RESERVED TO
LAUREL SPRINGS DEVELOPMENT
THEIR SUCCESSORS & ASSIGNS.



CURVE DATA																																							
1 R = 252.94 Δ = 36-35-00 A = 185.0 T = 83.4 C = 58.77 N 24-42-30 E	2 R = 282.94 Δ = 19-30-56 A = 96.38 T = 48.66 C = 95.9 N 33-14-32 E	3 R = 282.94 Δ = 17-04-04 A = 84.28 T = 42.46 C = 83.97 N 14-57-02 E	4 R = 282.94 Δ = 38-35-00 A = 180.66 T = 93.53 C = 177.60 N 24-42-30 E	5 R = 40.00 Δ = 90-00-00 A = 62.83 T = 40.00 C = 56.57 N 8-25-00 E	6 R = 40.00 Δ = 87-30-58 A = 616 T = 58.56 C = 55.37 N 39-47-01 W	7 R = 160.25 Δ = 07-50-53 A = 203.02 T = 102.65 C = 202.89 N 02-47-03.5 E	8 R = 163.25 Δ = 04-59-51 A = 188.48 T = 69.28 C = 188.44 N 01-35-02.5 E	9 R = 163.25 Δ = 30-25-42 A = 206.83 T = 103.55 C = 204.69 N 02-47-03.5 E	10 R = 1930.00 Δ = 05-04-51 A = 189.46 T = 84.79 C = 189.4 N 88-19-56.5 W	11 R = 1930.00 Δ = 18-59-42 A = 639.85 T = 322.89 C = 636.92 N 79-39-16 E	12 R = 40.00 Δ = 87-59-39 A = 64.3 T = 38.62 C = 55.57 N 43-08-57 E	13 R = 1860.00 Δ = 09-34-14 A = 170.44 T = 84.99 C = 170.42 N 85-23-09 E	14 R = 1400.00 Δ = 11-00-54 A = 269.14 T = 134.99 C = 268.73 N 78-04-33 W	15 R = 1370.00 Δ = 08-53-31 A = 452.4 T = 226.2 C = 452.4 N 82-38-14.5 W	16 R = 1370.00 Δ = 05-33-59 A = 327.0 T = 164.0 C = 322.65 N 78-54-59.5 W	17 R = 1370.00 Δ = 03-34-23 A = 85.44 T = 42.73 C = 85.42 N 74-2-48.5 W	18 R = 1370.00 Δ = 11-00-54 A = 263.38 T = 132.0 C = 263.97 N 78-04-33 W	19 R = 1430.00 Δ = 30-25-42 A = 36.44 T = 17.2 C = 36.44 N 82-52-24 W	20 R = 1430.00 Δ = 05-04-51 A = 106.31 T = 53.8 C = 106.29 N 80-02-01 W	21 R = 1430.00 Δ = 04-5-34 A = 106.3 T = 53.8 C = 106.28 N 75-46-27 W	22 R = 1430.00 Δ = 01-04-34 A = 26.85 T = 13.43 C = 26.85 N 73-06-23 W	23 R = 1430.00 Δ = 11-00-54 A = 274.9 T = 137.98 C = 274.49 N 78-04-33 W	24 R = 40.00 Δ = 90-00-00 A = 62.83 T = 40.00 C = 56.57 N 7-34-06 W	25 R = 40.00 Δ = 90-00-00 A = 62.83 T = 40.00 C = 56.57 N 62-25-54 E	26 R = 490.00 Δ = 10-31-26 A = 90.00 T = 45.3 C = 89.88 N 77-49-50 W	27 R = 520.00 Δ = 10-31-26 A = 95.5 T = 47.89 C = 95.38 N 77-49-50 W	28 R = 460.00 Δ = 10-31-26 A = 84.49 T = 42.56 C = 84.37 N 77-49-50 W	29 R = 60.00 Δ = 58-40-16 A = 58.40 T = 30.75 C = 56.2 N 45-19-02 E	30 R = 100.00 Δ = 09-30-24 A = 8.77 T = 4.39 C = 8.76 N 70-4-27 E	31 R = 100.00 Δ = 60-31-01 A = 106.30 T = 53.8 C = 106.28 N 37-45-4.5 E	32 R = 100.00 Δ = 34-22-39 A = 60.00 T = 30.93 C = 59.0 N 09-59-35.5 W	33 R = 100.00 Δ = 34-22-39 A = 60.00 T = 30.93 C = 59.0 N 44-14-4.5 W	34 R = 100.00 Δ = 34-22-39 A = 60.00 T = 30.93 C = 59.0 N 78-36-53.5 W	35 R = 100.00 Δ = 34-22-39 A = 60.00 T = 30.93 C = 59.0 N 67-00-27.5 E	36 R = 100.00 Δ = 34-22-39 A = 60.00 T = 30.93 C = 59.0 N 32-57-48.5 E	37 R = 100.00 Δ = 06-28-58 A = 113 T = 5.66 C = 113 N 12-20-00 E	38 R = 100.00 Δ = 47-47-54 A = 82.55 T = 43.99 C = 80.23 N 14-4-26 W	39 R = 60.00 Δ = 58-40-16 A = 58.40 T = 30.75 C = 56.2 N 10-27-5 W	40 R = 100.00 Δ = 09-30-24 A = 8.77 T = 4.39 C = 8.76 N 02-37-51 E

TRACT TWO

TRACT THREE

J & M ENGLISH
DEED VOL. 243, PG. 13

1955.85 DEED 1939.49 OBS.
N. 88-31-24 E. 1797.37

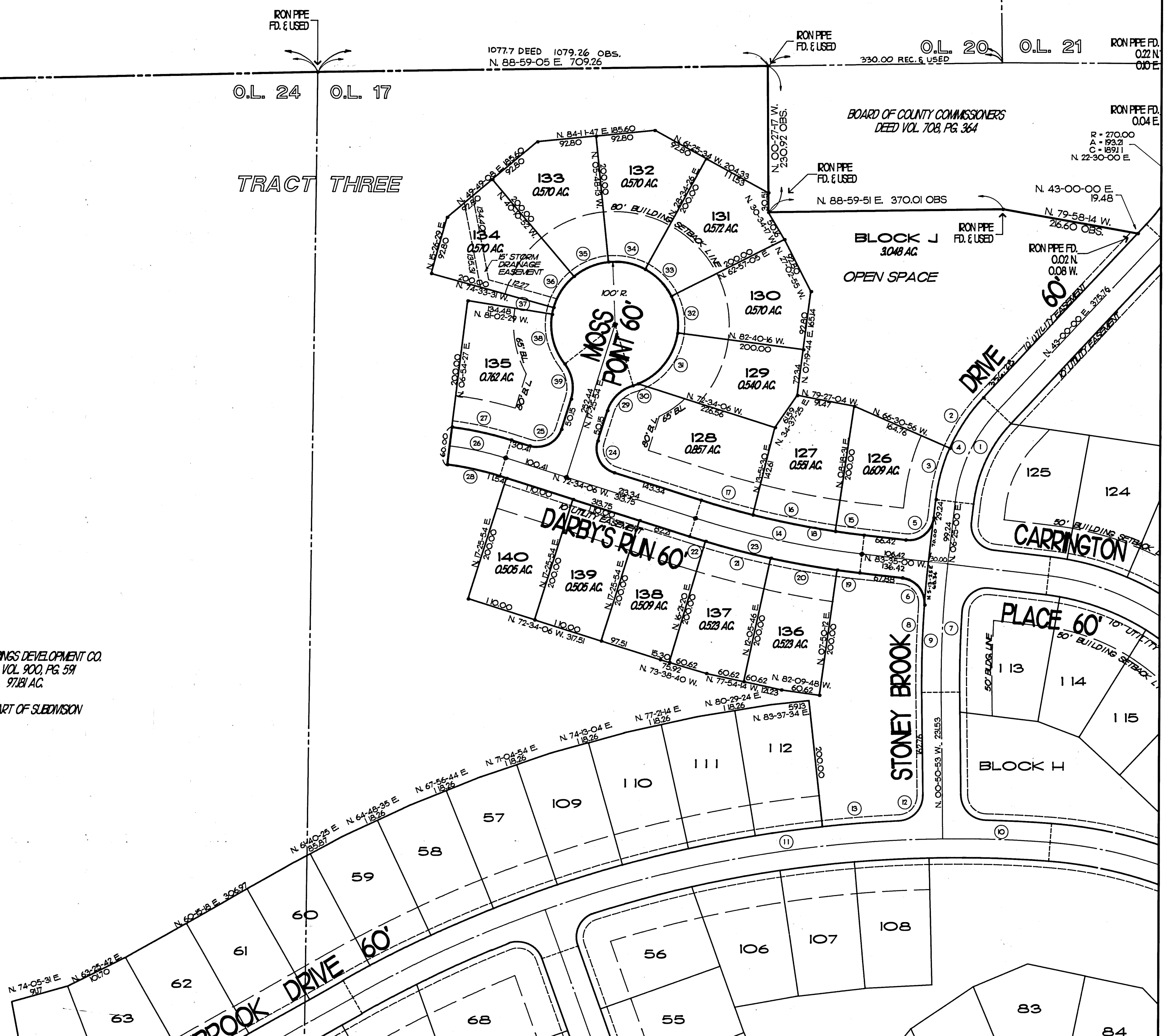
1077.7 DEED 1079.26 OBS.
N. 88-59-05 E. 709.26

330.00 REC. & USED
O.L. 20 O.L. 21

CONC. POST
FD. & USED
FOR LINE
142.12
OBS.
IRON PIPE
FD. & USED

T & C FIELDS TRACT CO.
DEED VOL. 459, PG. 836
N. 00-33-07 W. 2457.75

LAUREL SPRINGS DEVELOPMENT CO.
DEED VOL. 900, PG. 59
9781 AC.
NOT PART OF SLEDMONSON

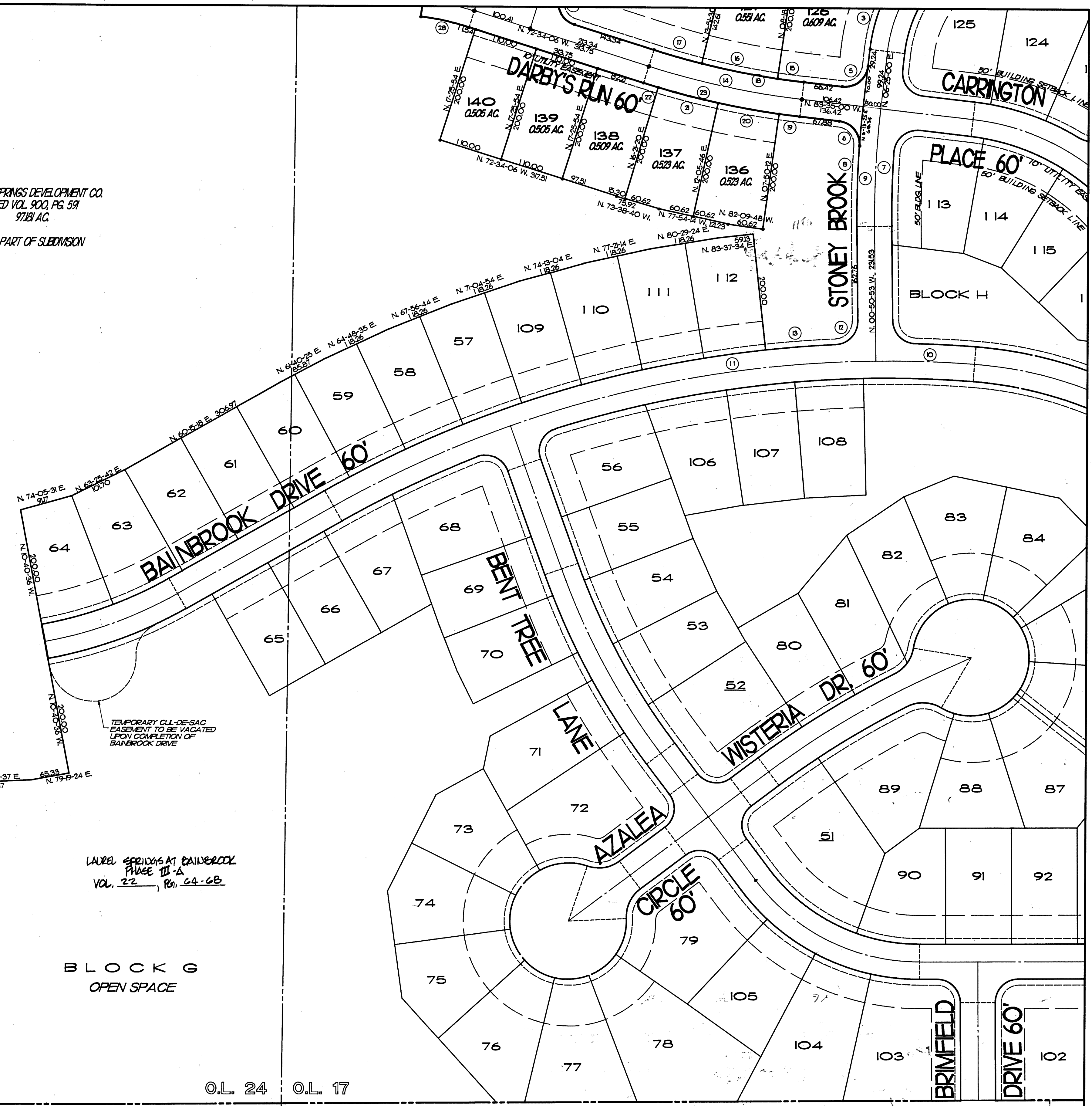


25-124

LAUREL SPRINGS DEVELOPMENT CO.
DEED VOL. 900, PG. 59
97.81 AC.
NOT PART OF SUBMISSION

THE CLEVELAND TRUST CO.
DEED VOL. 469, PG. 636

N. 00-33-07 W. 2,457.75



TEMPORARY CUL-DE-SAC
EASEMENT TO BE VACATED
UPON COMPLETION OF
BAINBROOK DRIVE

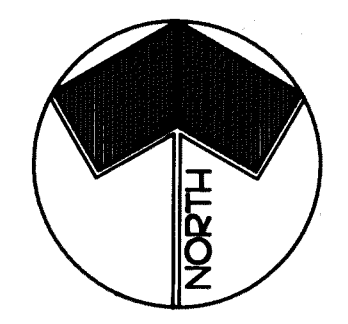
LAUREL SPRINGS AT BAINBROOK
PHASE III - A
VOL. 22, Pgs. 64-68

BLOCK G
OPEN SPACE

O.L. 24 O.L. 17
O.L. 23 O.L. 18

N. 89-30-20 E. 63

IRON ROD
FD. & USED



THE CLEVELAND TRUST CO.
DEED VOL. 307, PG. 37

T. E. M. CLASSEN
DEED VOL. 463, PG. 125

PLAN HOLD CORPORATION - IRVINE, CALIFORNIA
REGISTERED BY NUMBER 0284
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