

UTILITY EASEMENT

TIMBERWOOD FARMS LTD., AN OHIO LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, THE EAST OHIO GAS COMPANY, AND CABLEVISION OF GEALUCA COUNTY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE(S)) A PERMANENT RIGHT-OF-WAY AND UNDERGROUND ELECTRIC, GAS, AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES AND APPURTENANCES ABOVE AND UNDERGROUND AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY FOR THE PROPER OPERATION AND MAINTENANCE OF SUCH PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE(S) MAY DETERMINE UPON WITHIN AND ACROSS THE EASEMENT PREMISES, SAID 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 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 WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT.

IN WITNESS WHEREOF THE UNDERSIGNED HERELIANTO SET THEIR HANDS THIS 9th DAY OF MAY, 1997

TIMBERWOOD FARMS LTD.
PETERSEN DEVELOPMENT LTD.

Jerry Petersen
JERRY PETERSEN, MEMBER

Linda L. Butch
WITNESS LINDA L. BUTCH

Jennifer M. Stonebrook
WITNESS JENNIFER M. STONEBROOK

TIMBERWOOD FARMS LTD.
RIVER OAKS INVESTMENT COMPANY, MEMBER

Dennis J. Bold
DENNIS J. BOLD, MANAGING GENERAL PARTNER

Linda L. Butch
WITNESS LINDA L. BUTCH

Jennifer M. Stonebrook
WITNESS JENNIFER M. STONEBROOK

STATE OF OHIO
COUNTY OF Geauga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED TIMBERWOOD FARMS, LTD. BY PETERSEN DEVELOPMENT LTD., JERRY PETERSEN, MEMBER AND BY RIVER OAKS INVESTMENT COMPANY, DENNIS J. BOLD, MANAGING GENERAL PARTNER, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED PERSONALLY, AND THE FREE ACT AND CORPORATE DEED OF SAID TIMBERWOOD FARMS LTD. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERELIANTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CHARDON, OHIO THIS 9th DAY OF MAY, 1997

Linda L. Butch
NOTARY PUBLIC LINDA L. BUTCH

Linda L. Butch
Notary Public - State of Ohio
My Commission Expires October 24, 2000
Recorded in Geauga County

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

William E. Kubrak
CLEVELAND ELECTRIC ILLUMINATING COMPANY
DATE 6-6-97

Jon Holly
THE WESTERN RESERVE TELEPHONE COMPANY
DATE 6/5/97

Richard Leusch
THE EAST OHIO GAS COMPANY
DATE 6/6/97

Dennis Thomson
CABLEVISION OF GEALUCA COUNTY
DATE 6/6/97

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 THE PUBLIC USE OF THE AREA DESIGNATED AS "FLAT ROCK DRIVE", AND HEREBY RELEASES FROM LIEN OF OUR MORTGAGE AND WAIVES ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID ROAD. THIS 9th DAY OF MAY, 1997.

Craig L. Johnson
REPUBLIC SAVINGS BANK

Lorraine Maden
Maria A. Hydell
LOUAYNE MADEAU
MARIA A. HYDELL

STATE OF OHIO
COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED CRAIG L. JOHNSON OF REPUBLIC SAVINGS BANK, 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 REPUBLIC SAVINGS BANK FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERELIANTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT PEPPER VILLE, OHIO THIS 9th DAY OF MAY, 1997

Maria A. Hydell
NOTARY PUBLIC MARIA A. HYDELL
My Commission Expires Oct 2, 1999

MY COMMISSION EXPIRES 10/2/99

TOTAL NUMBER OF LOTS: 9
TOTAL AREA IN SUBDIVISION: 51,530 AC.
TOTAL AREA IN SUBLOTS: 48,612 AC.
TOTAL AREA IN ROAD RIGHT-OF-WAY: 2,918 AC.
TOTAL LENGTH OF NEW STREETS: 1,835.00 LF.

Riverstone Woods Subdivision

SITUATED IN THE TOWNSHIP OF MUNSON, COUNTY OF GEALUCA, AND STATE OF OHIO AND KNOWN AS PART OF LOT NOS. 2 AND 3 IN THE WEST DIVISION OF TRACT NO. 1 WITHIN SAID TOWNSHIP, AND CONTAINING 51,530 ACRES, BEING ALL OF THE LAND AS CONVEYED TO TIMBERWOOD FARMS, LTD., AN OHIO LIMITED LIABILITY COMPANY BY DEED RECORDED IN VOLUME 1085, PAGE 1279 OF GEALUCA COUNTY DEED RECORDS.

WILSON, LESSMAN, & COX
LAND SURVEYING & PLANNING
9044 CHURCH STREET SUITE 103 TWINSBURG, OHIO 44087 PHONE: (266) 425-7833
VILLAGE STATION 401 SOUTH STREET CHARDON, OHIO 44024 PHONE: (266) 286-7204 FAX: (266) 487-5307

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 4733-37 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 SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON PIN MONUMENTS, AS INDICATED HEREON, SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEALUCA COUNTY ENGINEER.

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 GEALUCA COUNTY ENGINEER.

- 3/4" IRON PIPE SET
- MONUMENT BOX SET
- ✕ 1" IRON PIPE SET IN CONCRETE

Lawrence G. Wilson
LAWRENCE G. WILSON, OHIO PROFESSIONAL SURVEYOR NO. 5807
DATE 4-21-1997



ACCEPTANCE & DEDICATION

THE TIMBERWOOD FARMS LTD., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS RIVERSTONE WOODS SUBDIVISION, CONTAINING SUBLOTS 1 THROUGH 9, INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREAS DESIGNATED AS "FLAT ROCK DRIVE". THE UNDERSIGNED FURTHER AGREE THAT ANY USE OF LAWFUL 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 ITSELF AND ALL SUBSEQUENT OWNERS AND ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF THE UNDERSIGNED HERELIANTO SET THEIR HANDS THIS 9th DAY OF MAY, 1997

TIMBERWOOD FARMS LTD.
PETERSEN DEVELOPMENT LTD.

Jerry Petersen
JERRY PETERSEN, MEMBER

Linda L. Butch
WITNESS LINDA L. BUTCH

Jennifer M. Stonebrook
WITNESS JENNIFER M. STONEBROOK

TIMBERWOOD FARMS LTD.
RIVER OAKS INVESTMENT COMPANY, MEMBER

Dennis J. Bold
DENNIS J. BOLD, MANAGING GENERAL PARTNER

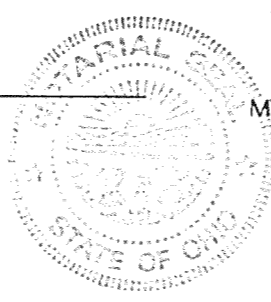
Linda L. Butch
WITNESS LINDA L. BUTCH

Jennifer M. Stonebrook
WITNESS JENNIFER M. STONEBROOK

STATE OF OHIO
COUNTY OF Geauga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED TIMBERWOOD FARMS, LTD. BY PETERSEN DEVELOPMENT LTD., JERRY PETERSEN, MEMBER AND BY RIVER OAKS INVESTMENT COMPANY, DENNIS J. BOLD, MANAGING GENERAL PARTNER, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED PERSONALLY, AND THE FREE ACT AND CORPORATE DEED OF SAID TIMBERWOOD FARMS, LTD. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERELIANTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CHARDON, OHIO THIS 9th DAY OF MAY, 1997

Linda L. Butch
NOTARY PUBLIC LINDA L. BUTCH



Linda L. Butch
Notary Public - State of Ohio
My Commission Expires October 24, 2000
Recorded in Geauga County

APPROVALS

MUNSON TOWNSHIP

THIS PLAT COMPLIES WITH THE APPLICABLE REGULATIONS REGARDING LOT SIZE, FRONTAGE AND WIDTH CONTAINED IN THE MUNSON TOWNSHIP ZONING RESOLUTION. THIS 2 DAY OF MAY, 1997

Donna T. Zimony
MUNSON TOWNSHIP ZONING INSPECTOR

COUNTY PLANNING COMMISSION

APPROVED THIS 13th DAY OF MAY, 1997

Cynthia C. Casto
CHAIRMAN, GEALUCA COUNTY PLANNING COMMISSION
CYNTHIA C. CASTO

COUNTY ENGINEER

PURSUANT TO SECTION 711.0 91 OF THE OHIO REVISED CODE, I HAVE CHECKED THE CONSTRUCTION OF ROADWAY IMPROVEMENTS OF 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 THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS COOPIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

THIS 27th DAY OF October, 1997

Robert L. Phillips
GEALUCA COUNTY ENGINEER ROBERT L. PHILLIPS

GEALUCA COUNTY PROSECUTOR

APPROVED AS TO LEGAL FORM THIS 16th DAY OF October, 1997

Lorrie A. Sims
ASST. GEALUCA COUNTY PROSECUTOR
LORRIE A. SIMS

GEALUCA COUNTY COMMISSIONERS

APPROVED THIS 4th DAY OF NOVEMBER, 1997
CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE.

Jan Ndvak
GEALUCA COUNTY COMMISSIONER
JAN NDVAK

Neil Hoffmeister
GEALUCA COUNTY COMMISSIONER
NEIL HOFFMEISTER

William Repke
GEALUCA COUNTY COMMISSIONER
WILLIAM REPKA

GEALUCA COUNTY AUDITOR

TRANSFERRED THIS 6th DAY OF November, 1997

Tracy A. Jensen
GEALUCA COUNTY AUDITOR

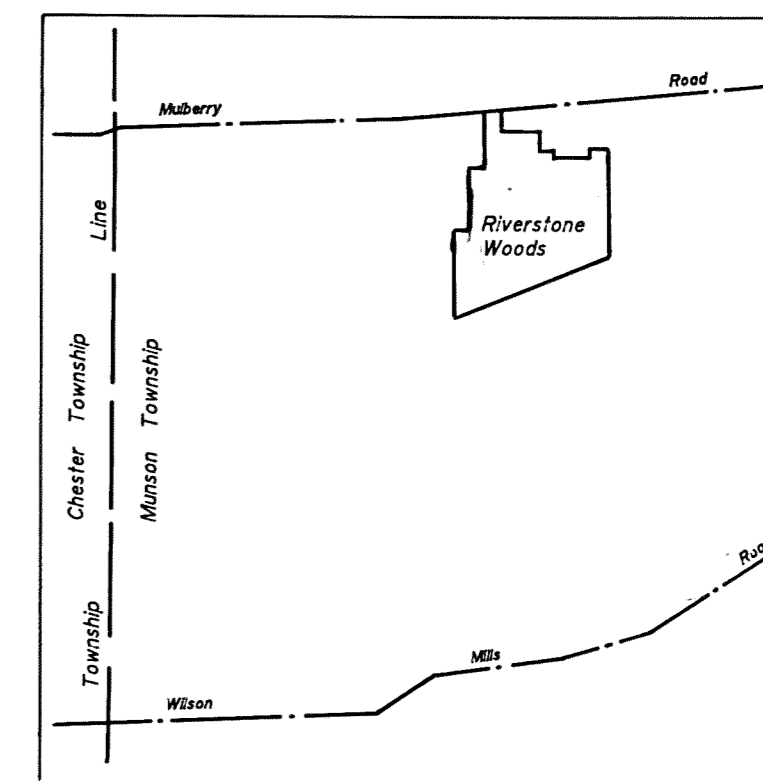
516283

GEALUCA COUNTY RECORDER

FILED FOR RECORD THIS 6 DAY OF November, 1997
AT 10:43 A.M.

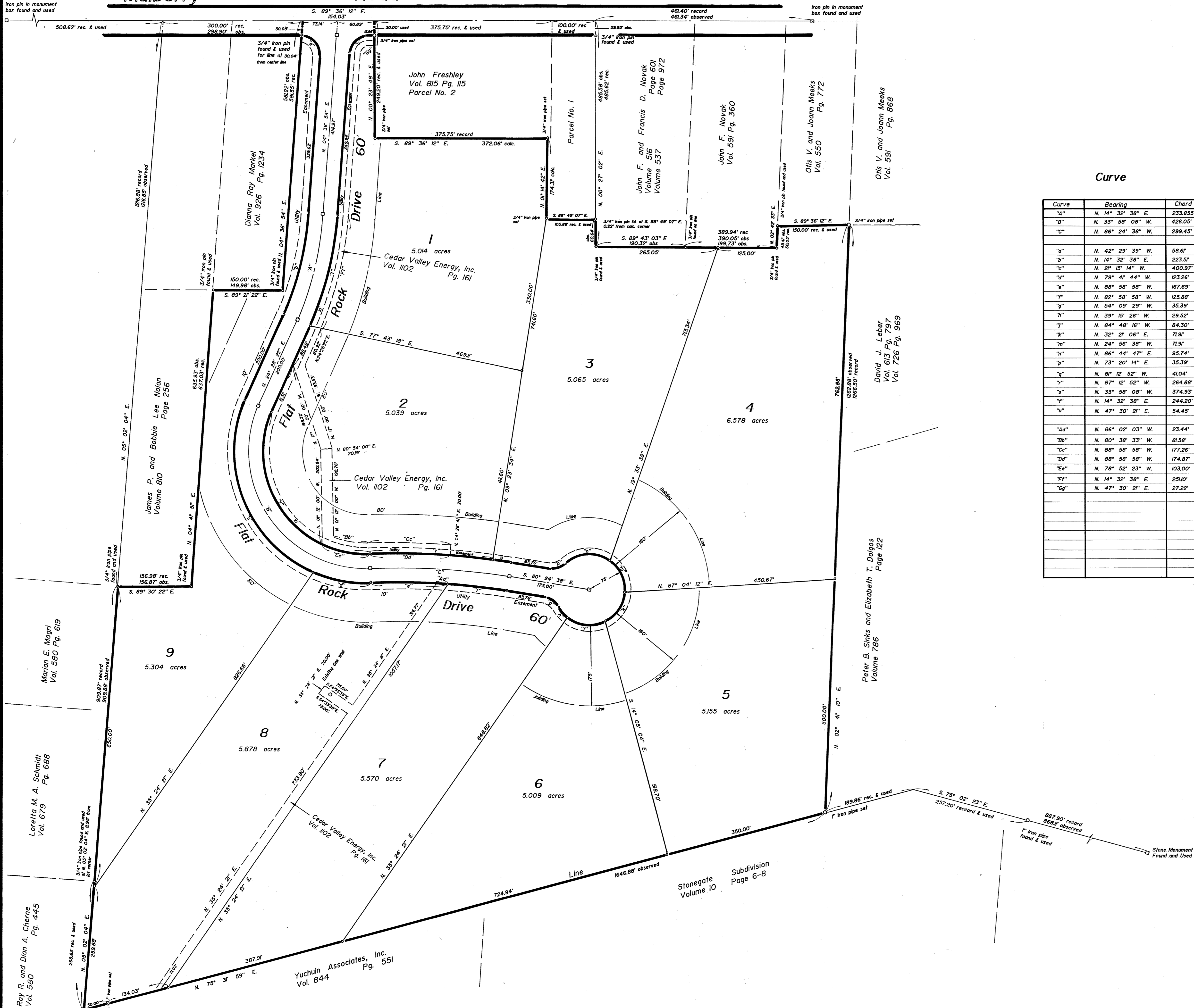
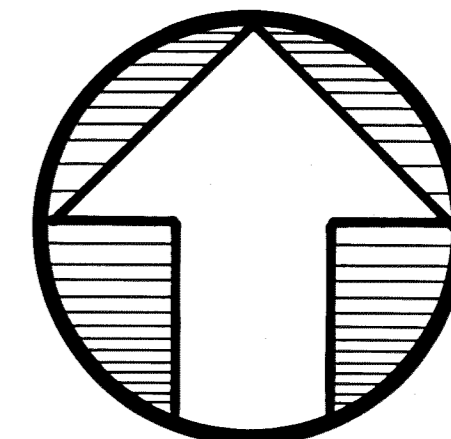
RECORDED THIS 6 DAY OF November, 1997 IN PLAT BOOK VOLUME 26, PAGE 97

Catherine A. Heiden
GEALUCA COUNTY RECORDER



VICINITY MAP

Mulberry Road 60'



Curve Data Chart

Curve	Bearing	Chord	Tan	Arc	Radius	Delta
"A"	N. 14° 32' 38" E.	233.855'	18.77'	235.03'	678.13'	19° 57' 28"
"B"	N. 33° 58' 08" W.	426.05'	407.03'	510.00'	250.00'	16° 53' 00"
"C"	N. 86° 24' 38" W.	299.45'	150.55'	300.00'	1432.395'	12° 00' 00"
"d"	N. 42° 29' 39" W.	58.61'	43.06'	65.78'	40.00'	94° 13' 06"
"e"	N. 14° 32' 38" E.	223.51'	13.45'	224.63'	648.13'	19° 57' 28"
"f"	N. 21° 15' 14" W.	400.97'	287.19'	446.93'	280.00'	9° 27' 12"
"g"	N. 79° 41' 44" W.	123.26'	63.18'	124.27'	280.00'	25° 25' 48"
"h"	N. 68° 58' 58" W.	167.69'	84.00'	167.79'	1402.395'	06° 51' 19"
"i"	N. 82° 58' 58" W.	125.88'	63.00'	125.92'	1402.395'	05° 08' 41"
"j"	N. 54° 09' 29" W.	35.39'	19.73'	36.66'	40.00'	52° 30' 17"
"k"	N. 39° 15' 26" W.	29.52'	15.06'	29.72'	75.00'	22° 42' 10"
"l"	N. 84° 48' 16" W.	84.30'	50.96'	89.52'	75.00'	68° 23' 31"
"m"	N. 32° 21' 06" E.	71.91'	40.97'	75.00'	75.00'	57° 17' 45"
"n"	N. 24° 56' 38" W.	71.91'	40.97'	75.00'	75.00'	57° 17' 45"
"o"	N. 86° 44' 47" E.	95.74'	62.18'	103.83'	75.00'	79° 19' 24"
"p"	N. 73° 20' 14" E.	35.39'	19.73'	36.66'	40.00'	52° 30' 17"
"q"	N. 81° 12' 52" W.	41.04'	20.52'	41.04'	1462.395'	01° 36' 29"
"r"	N. 87° 12' 52" W.	264.88'	132.99'	265.24'	1462.395'	10° 23' 31"
"s"	N. 33° 58' 08" W.	374.93'	358.19'	448.80'	220.00'	16° 53' 00"
"t"	N. 14° 32' 38" E.	244.20'	123.96'	245.43'	708.13'	19° 57' 28"
"u"	N. 47° 30' 21" E.	54.45'	37.16'	59.89'	40.00'	85° 46' 54"
"v"	N. 86° 02' 03" W.	23.44'	11.72'	23.44'	1402.395'	00° 57' 28"
"w"	N. 80° 38' 33" W.	81.58'	41.67'	82.16'	200.00'	23° 32' 10"
"x"	N. 88° 58' 58" W.	177.26'	88.79'	177.36'	1462.395'	06° 51' 19"
"y"	N. 88° 58' 58" W.	174.87'	87.59'	174.97'	1462.395'	06° 51' 19"
"z"	N. 78° 52' 23" W.	103.00'	52.97'	103.96'	220.00'	27° 04' 30"
"aa"	N. 14° 32' 38" E.	251.10'	127.46'	252.36'	728.13'	19° 57' 28"
"ab"	N. 47° 30' 21" E.	27.22'	18.58'	29.94'	20.00'	85° 46' 54"