

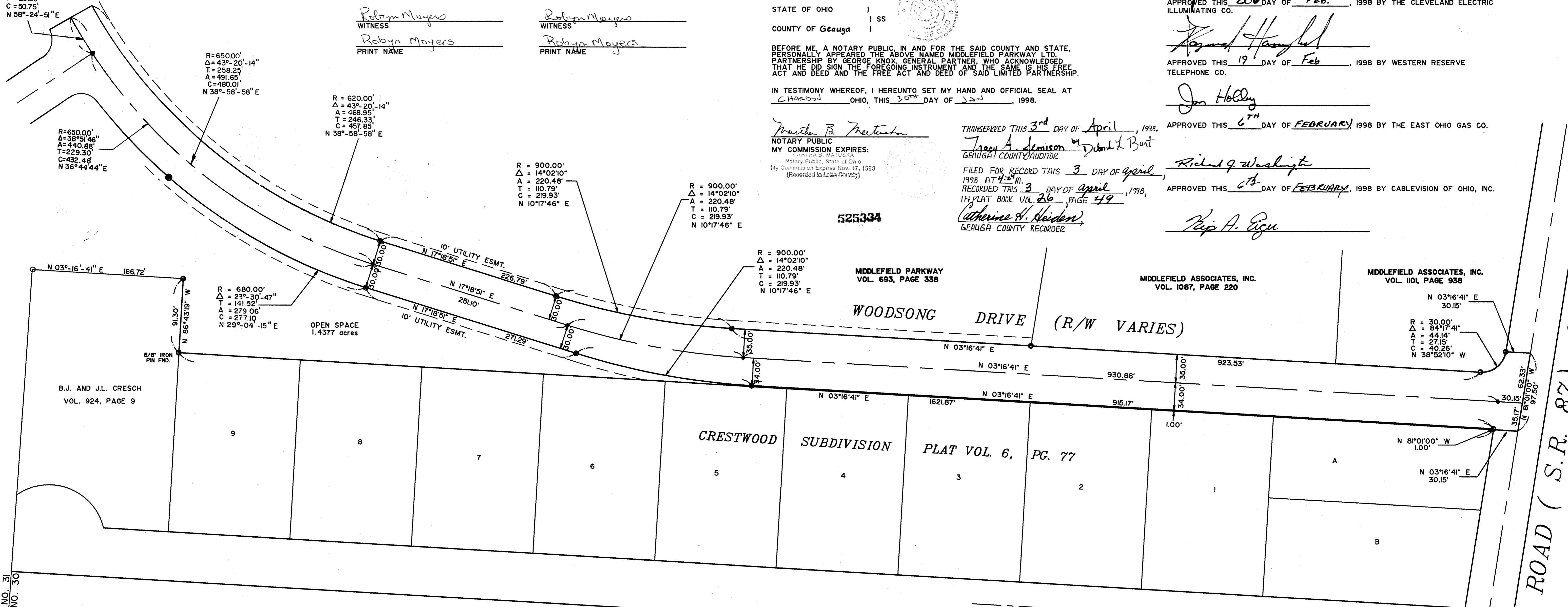
ACCEPTANCE AND DEDICATION

COUNTRY HERITAGE HOMES, INC., BY  
BE IT KNOWN THAT MIDDLEFIELD PARKWAY LTD. PARTNERSHIP, BY JOSEPH T. SVETE AND GEORGE KNOX, GENERAL PARTNERS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR PLAT OF WOODSONG P.U.D. PHASE 1 AND DOES ALSO HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH WOODSONG DRIVE (VARIES), KINSMAN ROAD (AKA S.R. 87) (30 FEET WIDE), AND TIMBER RIDGE (60 FEET WIDE) \* BY ITS PRESIDENT

AND DOES ALSO HEREBY GRANT UNTO THE VILLAGE OF MIDDLEFIELD, CLEVELAND ELECTRIC ILLUMINATING COMPANY, WESTERN RESERVE TELEPHONE CO., THE EAST OHIO GAS COMPANY, AND CABLEVISION OF OHIO, INC., THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) AND ANY OTHER COMMUNICATION ENTITIES FRANCHISED TO SERVE THE COMMUNITY, A PERMANENT RIGHT-OF-WAY EASEMENT (10 FEET IN WIDTH), UNDER, OVER AND THROUGH ALL SUBLOTS SHOWN HEREON AND DELINEATED BY DASHED LINES AND LABELED "UTILITY EASEMENT", TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC, GAS, AND COMMUNICATION SYSTEM CABLES, DUCTS, CONDUITS, SURFACE OR BELOW AND ABOVE GROUND INSTALLED TRANSFORMERS, PEDESTAL CONCRETE PADS, REGULATING AND METERING EQUIPMENT, SURFACE MARKERS OR OTHER BELOW AND ABOVE GROUND FACILITIES, FIXTURES AND APPURTENANCES AS ARE NECESSARY OR CONVENIENT BY THE GRANTEE, FOR DISTRIBUTING, COMMUNICATION SYSTEMS AND SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS, AS THE GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT AREA AND PREMISES.

THE GRANTEE SHALL BE RESPONSIBLE TO RESTORE LAWNS, WALKS AND DRIVES WITHIN THE EASEMENT AREA TO AS REASONABLE A CONDITION AS POSSIBLE TO THE CONDITION PRIOR TO AN OPERATION CONTEMPLATED BY THIS EASEMENT.

R = 650.00'  
A = 42° 28' 28"  
T = 25.39'  
C = 50.75'  
N 58° 24' 51" E



# WOODSONG P.U.D. PHASE 1

## VILLAGE OF MIDDLEFIELD, GAUGA COUNTY, OHIO

BEING PART OF ORIGINAL MIDDLEFIELD TOWNSHIP LOT NOS 30 & 31

IN WITNESS WHEREOF MIDDLEFIELD PARKWAY LTD. PARTNERSHIP, BY JOSEPH T. SVETE AND GEORGE KNOX, GENERAL PARTNERS, HAS SUBSCRIBED THIS INSTRUMENT AT Chardon, Ohio THIS 30th DAY OF January, 1998.

BY: Joseph T. Svete BY: George Knox  
JOSEPH T. SVETE GENERAL PARTNER PRESIDENT GEORGE KNOX GENERAL PARTNER  
OF COUNTRY HERITAGE HOMES, INC. GENERAL PARTNER  
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Martha B. Matuska Martha B. Matuska  
WITNESS WITNESS  
MARTHA B. MATUSKA MARTHA B. MATUSKA  
PRINT NAME PRINT NAME

Robyn Moyers Robyn Moyers  
WITNESS WITNESS  
Robyn Moyers Robyn Moyers  
PRINT NAME PRINT NAME

STATE OF OHIO )  
 ) SS  
COUNTY OF Geauga )

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED MIDDLEFIELD PARKWAY LTD. PARTNERSHIP, BY JOSEPH T. SVETE, GENERAL PARTNER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL AT Chardon OHIO, THIS 30th DAY OF Jan, 1998.

Martha B. Matuska  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

STATE OF OHIO )  
 ) SS  
COUNTY OF Geauga )

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED MIDDLEFIELD PARKWAY LTD. PARTNERSHIP BY GEORGE KNOX, GENERAL PARTNER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

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Martha B. Matuska  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

STATE OF OHIO )  
 ) SS  
COUNTY OF Geauga )

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED MIDDLEFIELD PARKWAY LTD. PARTNERSHIP BY TRACY A. JENKINSON, GENERAL PARTNER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL AT Chardon OHIO, THIS 3rd DAY OF April, 1998.

Tracy A. Jenkinson  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

STATE OF OHIO )  
 ) SS  
COUNTY OF Geauga )

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED MIDDLEFIELD PARKWAY LTD. PARTNERSHIP BY TRACY A. JENKINSON, GENERAL PARTNER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

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IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL AT Chardon OHIO, THIS 3rd DAY OF April, 1998.

Joseph Gutoskey  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

APPROVALS:

APPROVED THIS 2ND DAY OF APRIL, 1998 BY THE VILLAGE OF MIDDLEFIELD, CLERK OF COUNCIL BY ORDINANCE NO. 98-113

Donald J. Huffman  
APPROVED THIS 2ND DAY OF April, 1998 BY THE VILLAGE OF MIDDLEFIELD ENGINEER

David R. Hoopes  
APPROVED THIS 26 DAY OF March, 1998 BY THE VILLAGE OF MIDDLEFIELD PLANNING COMMISSION

David C. Diti  
APPROVED THIS 2nd DAY OF April, 1998 BY THE VILLAGE OF MIDDLEFIELD SOLICITOR

J.P. Egan  
APPROVED THIS 20 DAY OF FEB., 1998 BY THE CLEVELAND ELECTRIC ILLUMINATING CO.

Kenneth H. Henshaw  
APPROVED THIS 19 DAY OF Feb, 1998 BY WESTERN RESERVE TELEPHONE CO.

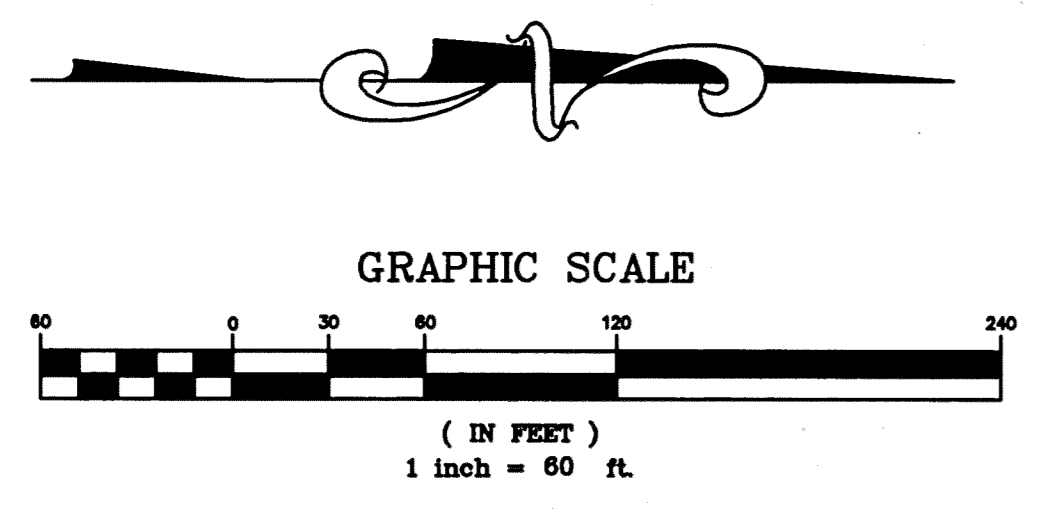
Jim Holley  
APPROVED THIS 6th DAY OF FEBRUARY, 1998 BY THE EAST OHIO GAS CO.

Richard J. Washington  
APPROVED THIS 6th DAY OF FEBRUARY, 1998 BY CABLEVISION OF OHIO, INC.

Rep. A. Egan

ORIGINAL LOT NO. 31  
ORIGINAL LOT NO. 30

LEGEND:  
● = 5/8" PIN FND. I.D. KOSIE  
● = 5/8" PIN SET  
● = MON. BOX ASSY.

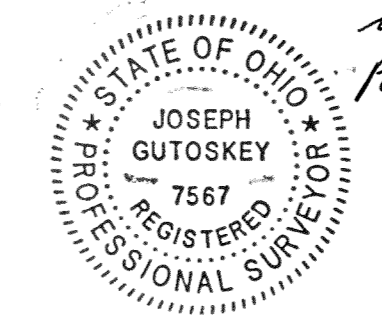


ACREAGE:	
SUBLOTS	2.8577 Acres
RIGHTS-OF-WAY	3.4400 Acres
OPEN SPACE:	1.4377 Acres
TOTAL:	7.7354 Acres

NOTE:  
- CEI WILL FURNISH ORNAMENTAL LIGHTS ON ALL STREETS FOR WOODSONG P.U.D.

DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE. BASED ON A PERIMETER BOUNDARY SURVEY PERFORMED BY DELMAR B. KOSIE, P.S. 5276, IN AUGUST, 1993, AND RECORDED IN VOL. 25 PG. 99.

Joseph Gutoskey  
JOSEPH GUTOSKEY, P.S. 7567



NO TRANSFER NECESSARY, 5-26-98  
529287  
Recorded for record this 26 day of May, 1998 at 1:17 P.M. in Geauga Co. Plat Volume 26, Page 61. Catherine H. Heiden, Recorder.

GUTOSKEY & ASSOCIATES INC.  
Civil Engineers and Surveyors  
8227 E. WASHINGTON ST. TEL (440) 543-6900  
CHAGRIN FALLS, OHIO 44023 FAX (440) 543-7176

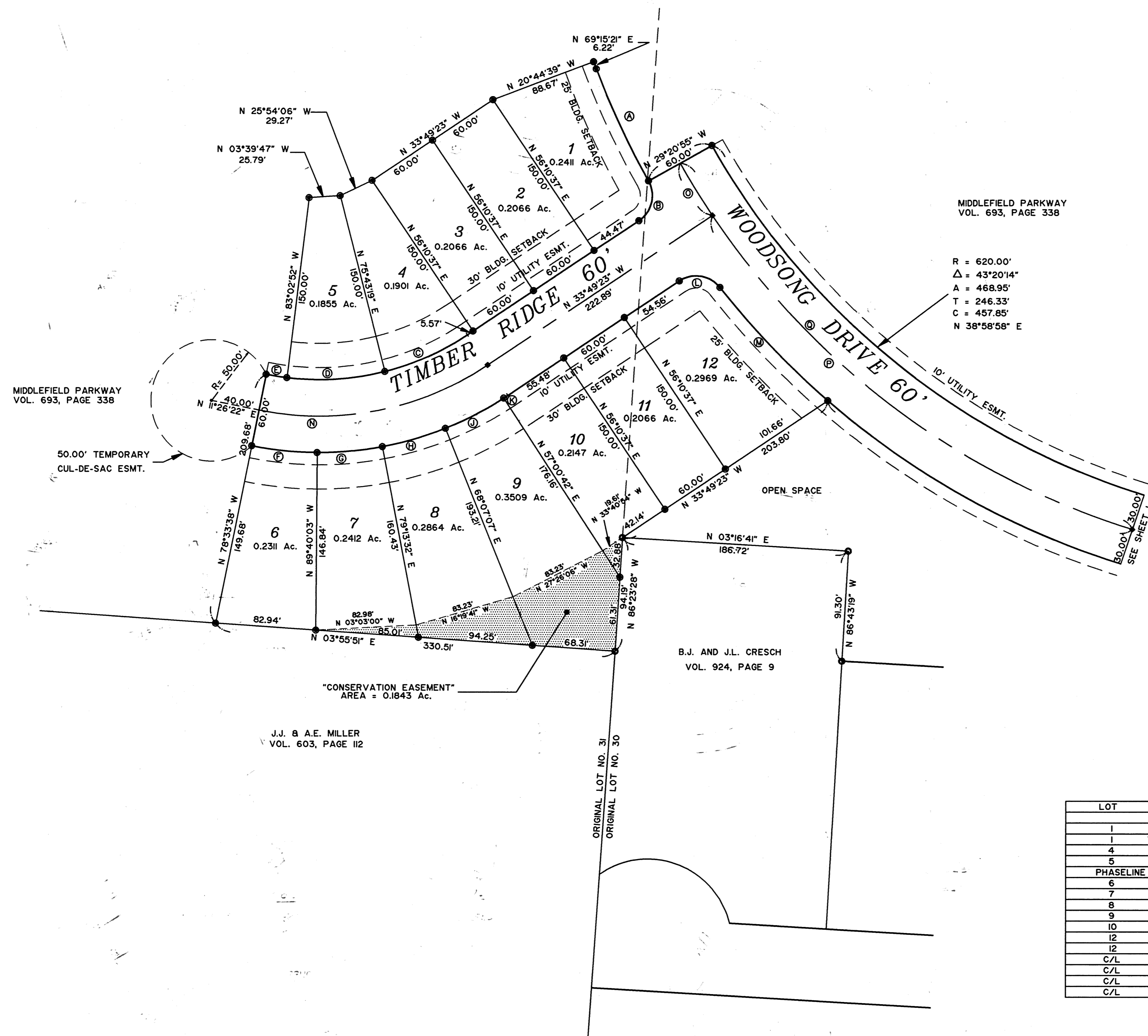
26-49-26-61  
SHEET 1 OF 2

CONTRACT NO. 97-153

# WOODSONG P.U.D. PHASE 1

VILLAGE OF MIDDLEFIELD, GEauga COUNTY, OHIO

BEING PART OF ORIGINAL MIDDLEFIELD TOWNSHIP LOT NOS. 30 & 31



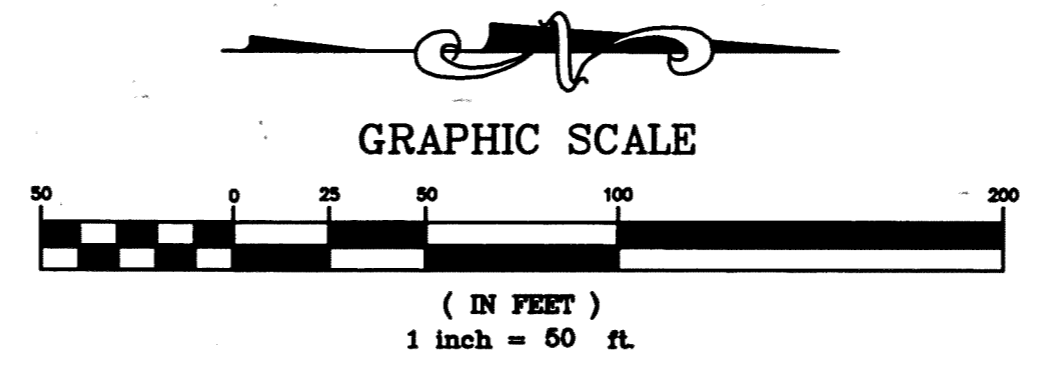
R = 620.00'  
 Δ = 43°20'14"  
 A = 468.95'  
 T = 246.33'  
 C = 457.85'  
 N 38°58'58" E

MINIMUM LOT WIDTH -- 60'  
 FRONT YARD SETBACK -- 30'  
 REAR YARD SETBACK -- 30'  
 MINIMUM LOT WIDTH -- 60'  
 SIDE YARD SETBACK -- 10'  
 SIDE YARD SETBACK -- 25' (CORNER LOTS)

NOTE:  
 - CEI WILL FURNISH ORNAMENTAL LIGHTS ON ALL STREETS FOR WOODSONG P.U.D. AND PHASE I

LEGEND:  
 ○ = 5/8" PIN FND. I.D. KOSIE  
 ● = 5/8" PIN TO BE SET UPON COMPLETION OF CONSTRUCTION  
 ◆ = MON. BOX ASSY.

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	A	680.00'	102.12'	51.6'	102.02'	N 64°57'13" E	08°36'16"
1	B	25.00'	37.32'	23.12'	33.95'	N 76°35'09" W	85°31'32"
4	C	220.00'	75.05'	37.89'	74.68'	N 24°03'02" W	19°32'42"
5	D	220.00'	81.52'	41.23'	81.05'	N 03°39'47" W	2°13'49"
PHASELINE	E	220.00'	17.23'	8.62'	17.23'	N 09°11'45" E	04°29'14"
6	F	280.00'	54.28'	27.22'	54.19'	N 05°53'10" E	11°06'25"
7	G	280.00'	54.28'	27.22'	54.19'	N 05°13'16" W	11°06'25"
8	H	280.00'	54.28'	27.22'	54.19'	N 16°19'41" W	11°06'25"
9	J	280.00'	54.28'	27.22'	54.19'	N 27°26'06" W	11°06'25"
10	K	280.00'	4.08'	2.04'	4.08'	N 33°24'21" W	00°50'05"
12	L	25.00'	37.32'	23.12'	33.95'	N 08°56'23" E	85°31'32"
12	M	680.00'	129.07'	64.73'	128.88'	N 46°15'54" E	10°52'31"
C/L	N	250.00'	197.49'	104.23'	192.40'	N 11°11'31" W	45°15'45"
C/L	O	650.00'	50.76'	25.39'	50.75'	N 58°24'51" E	04°28'28"
C/L	P	650.00'	440.88'	229.30'	432.48'	N 36°44'44" E	38°51'46"
C/L	Q	650.00'	491.65'	258.25'	480.01'	N 38°58'58" E	43°20'14"



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26-50-26-62  
 SHEET 2 OF 2

CONTRACT NO.  
 97-153