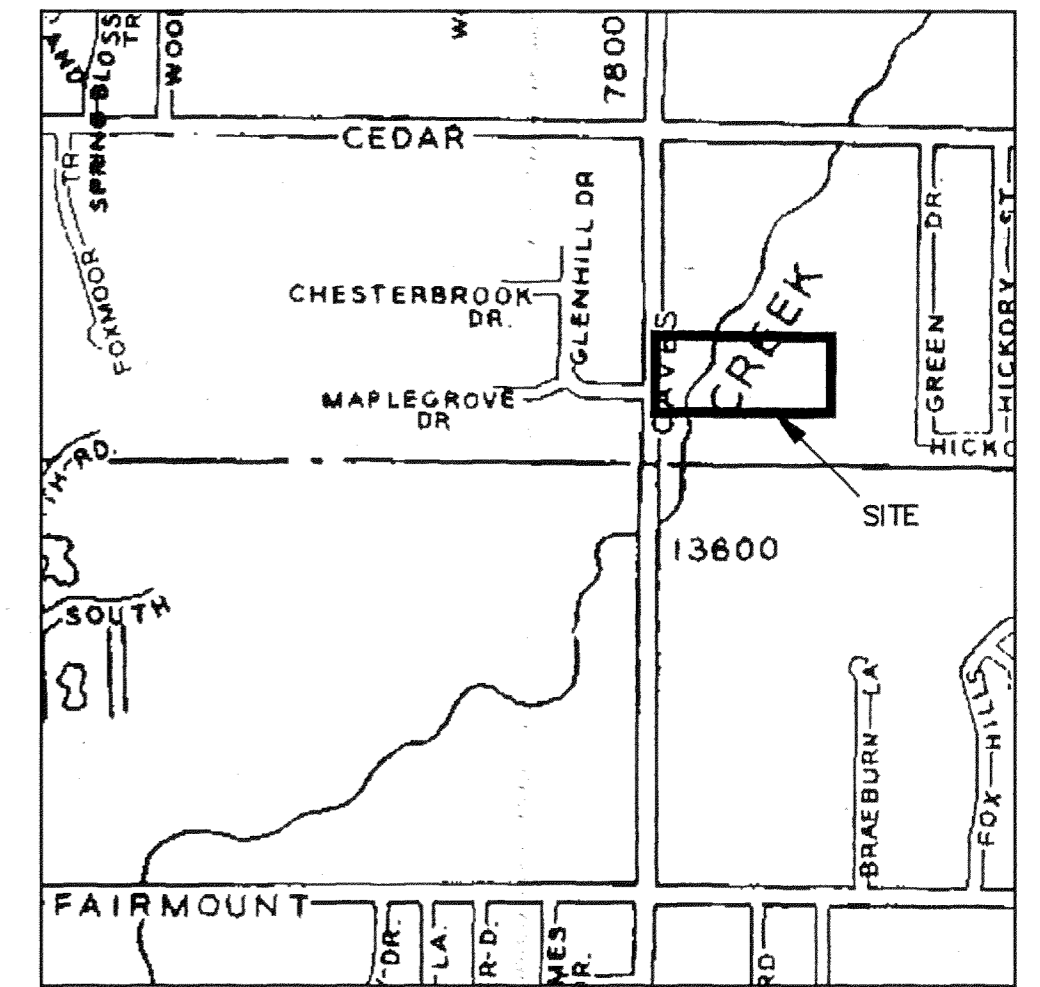


ARLINGTON SUBDIVISION

PART OF ORIGINAL LOT No.4 IN TRACT No.3,
CHESTER TOWNSHIP - GEauga COUNTY - OHIO

AND CONTAINING 20.7475 ACRES, BEING ALL OF THE LAND AS CONVEYED TO
GEAUGA DEVELOPMENT LTD. IN THE DEED RECORDED IN VOLUME 1174, PAGE 44
OF THE GEAGA COUNTY DEED RECORDS.



VICINITY MAP

ACCEPTANCE CERTIFICATION AND DEDICATION

Be it known that Geauga Development Ltd., an Ohio limited liability company by Armand DiNardo, member Owner of the land shown herein, hereby certifies this plat correctly represents its "ARLINGTON SUBDIVISION", a subdivision containing sublots one (1) through eight (8) both inclusive, and does hereby accept this plat of same and dedicate to public use the area designated as Arlington Drive.

And does hereby grant unto Arlington of Geauga Homeowners Association, Inc., a "Conservation Easement" as shown hereon and as more fully described in the Declaration of Covenants and Restrictions for Arlington Subdivision.

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 and other lawful rules and regulations for the benefit of itself and all other 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.

In witness whereof the undersigned have set their hand

this 6th day of AUGUST, 1998.

GEAUGA DEVELOPMENT LTD.

Armand DiNardo
(Member)

Witness Theresa Ault

Print Name Theresa Ault

Witness Tracy Miller-Rudloff

Print Name Tracy Miller-Rudloff

STATE OF OHIO
COUNTY OF GEAUGA

GEAUGA DEVELOPMENT LTD.

Before me, a notary public in and for said county and state personally appeared the above named Armand DiNardo, member who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at CHESTER TOWNSHIP Ohio this 6th day of AUGUST, 1998.

Frank J. Chorba
Notary Public, STATE OF OHIO
My Commission Expires 10-01-01
Recorded in Geauga County

UTILITY EASEMENT

The undersigned owner, Geauga Development Ltd. by Armand DiNardo, member owner of the within platted land, does hereby grant unto the Illuminating Company, Ameritech Corporation, East Ohio Gas Company, and TCI Cablevision, all Ohio Corporations, their successors and assigns (herein after referred to as the grantees) 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 above ground and 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 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 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 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.

In witness whereof the undersigned have set their hand

this 6th day of AUGUST, 1998.

GEAUGA DEVELOPMENT LTD.

Armand DiNardo
(Member)

Witness Theresa Ault

Print Name Theresa Ault

Witness Tracy Miller-Rudloff

Print Name Tracy Miller-Rudloff

STATE OF OHIO
COUNTY OF GEAUGA

GEAUGA DEVELOPMENT LTD.

Before me, a notary public in and for said county and state personally appeared the above named Armand DiNardo, member who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at CHESTER TOWNSHIP Ohio this 6th day of AUGUST, 1998.

Frank J. Chorba
Notary Public, STATE OF OHIO
My Commission Expires 10-01-01
Recorded in Geauga County

AREA TABULATION

Area in Lots	18,7985 Ac.
Area in R/W	1,9490 Ac.
Total Area	20.7475 Acres
# of Sublots	8
Total Length of Road R/W	1135.87 Feet

THE 10' UTILITY EASEMENT GRANTED HEREIN IS ACCEPTED BY THE FOLLOWING:

Richard D. Kerney 11/12/98 RICHARD D. KERNEY
The Illuminating Company Date Print Name

Thomas D. Boyd 9-9-98 THOMAS D. BOYD
Ameritech Date Print Name

Robert E. Williams 8/11/98 ROBERT E. WILLIAMS
TCI Cablevision Date Print Name

APPROVALS

This plat complies with the applicable Chester Township Zoning Resolution.

This 11th day of AUGUST, 1998.

By: George A. Sarban Chester Township Zoning Inspector

PRINT NAME GEORGE A. SARBAN

Approved this 11th day of AUGUST, 1998.

Cynthia C. Castro
Chairman, Geauga County
Planning Commission CYNTHIA C. CASTO

Approved as to legal form this 11th day of December, 1998.

Lorrie A. Sass
Asst. Geauga County Prosecutor
LORRIE A. SASS

HOMEOWNERS ASSOCIATION ACCEPTANCE

Arlington of Geauga Homeowners Association, Inc. does hereby accept the "Conservation Easement" as shown hereon subject to the rights, reservations, and conditions contained in this plat, and as described in the Declaration of Covenants and Restrictions for Arlington Subdivision RECORDED IN VOLUME 1174, PAGE 44 OF THE GEAGA COUNTY DEED RECORDS. In witness whereof, the undersigned has hereunto set its hand this 6th day of AUGUST, 1998.

ARLINGTON OF GEAUGA HOMEOWNERS ASSOCIATION, INC.

Armand DiNardo
Armand DiNardo, President

Witness Theresa Ault

Print Name Theresa Ault

Witness Tracy Miller-Rudloff

Print Name Tracy Miller-Rudloff

STATE OF OHIO
COUNTY OF GEAUGA

Before me, a notary public in and for said county and state personally appeared the above named Armand DiNardo, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at CHESTER TOWNSHIP Ohio this 6th day of AUGUST, 1998.

Frank J. Chorba
Notary Public, STATE OF OHIO
My Commission Expires 10-01-01
Recorded in Geauga County

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

This 18th day of December, 1998.

Robert L. Phillips
Robert L. Phillips, P.E., P.S., Geauga County Engineer

Approved this 21st day of DECEMBER, 1998, constituting an acceptance of the dedication of any road right-of-way shown hereon for public use.

Naile Hoffstetter Janet Novak William Repko
Gauga County Commissioner Gauga County Commissioner Gauga County Commissioner

Transferred this 22nd day of DECEMBER, 1998.

Tracy A. Jemison
Tracy A. Jemison, Geauga County Auditor

Filed for record this 22 day of December, 1998 at 12:06 P.M.

Recorded this 22 day of December, 1998 in plat book Volume 27.

Page 18
Catherine H. Heiden
Catherine H. Heiden, Geauga County Recorder

PLAT SURVEYOR'S CERTIFICATION

I do hereby certify that I 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 road are in feet and decimal parts thereof, all of which are correct to the best of my knowledge and belief. Iron monuments or pins as indicated hereon shall be set in place before final inspection and acceptance of the improvements by the Geauga County Engineer.

Richard A. Thompson Jr.
Richard A. Thompson, Jr., P.S. No. 7388

Date 8-7-98



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 Arlington Drive and hereby releases from lien of our mortgage and waives any right which we might otherwise have in said Road and easements herein granted and reserved this 6th day of August, 1998.

Lloyd V. Clemmer Jr.
Gaugu Savings Bank Official

Print Name Lloyd V. Clemmer Jr.

Witness Patricia A. Leeb

Print Name PATRICIA A. LEEB

Witness Shirley Anderson

Print Name SHIRLEY ANDERSON

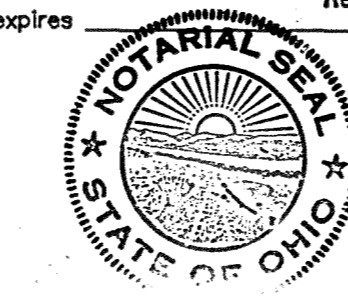
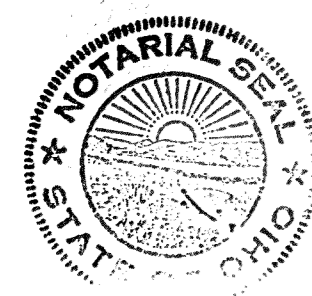
STATE OF OHIO
COUNTY OF GEAUGA

Before me, a notary public in and for said county and state personally appeared the above named Lloyd V. Clemmer Jr. who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chester Township Ohio this 6th day of August, 1998.

Audra M. Stolpa
Audra M. Stolpa
Notary Public

My commission expires 10/23/2000

Audra M. Stolpa
Audra M. Stolpa
Notary Public, STATE OF OHIO
Recorded in Lake County
My Commission Expires Oct. 23, 2000



LAND DESIGN consultants
Civil Engineers and Surveyors
8585 EAST AVENUE MENTOR, OHIO 44060
TELEPHONE 255-8463 334-8938 951-LAND

27-78

ARLINGTON SUBDIVISION

NOTE:
100 YEAR FLOOD ELEVATIONS RANGE FROM
1055 AT THE SOUTH SUBDIVISION LINE TO
1062 AT THE NORTH SUBDIVISION LINE, AS
CALCULATED BY L.D.C., INC. IN MARCH, 1998

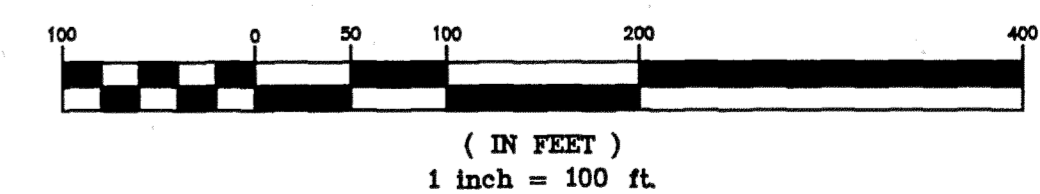
LEGEND

- IRON PIN/PIPE FOUND
- 5/8" IRON PIN SET
- ◆ 5/8" IRON PIN SET IN MONUMENT BOX

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL-1	250.00	104.72	53.14	103.96	N 73°05'14" W	24°00'00"
CL-2	250.00	104.72	53.14	103.96	N 73°05'14" W	24°00'00"
SL-1	40.00	62.83	40.00	56.57	N 40°05'14" W	80°00'00"
SL-2A	280.00	117.29	59.52	116.43	N 73°05'14" W	24°00'00"
SL-2B	220.00	61.17	30.79	60.88	N 89°03'11" W	15°58'54"
SL-3A	220.00	30.98	15.52	30.98	N 81°03'11" W	08°04'06"
SL-3B	75.00	59.65	31.51	58.09	N 72°07'39" E	43°34'23"
SL-3C	75.00	105.01	63.18	96.64	N 86°27'00" E	80°13'14"
SL-4	75.00	108.26	64.28	97.60	N 09°51'01" W	81°10'44"
SL-5	75.00	143.66	106.61	122.68	N 85°36'45" E	109°44'47"
SL-6A	75.00	59.65	31.51	58.09	N 62°18'03" W	43°34'23"
SL-6B	280.00	117.29	59.52	116.43	N 73°05'14" W	24°00'00"
SL-7	220.00	92.15	46.76	91.48	N 73°05'14" W	24°00'00"
SL-8	40.00	62.83	40.00	56.57	N 49°54'46" E	90°00'00"

LINE	DIRECTION	DISTANCE
A-0	N 85°06'28" W	434.28
A-1	N 04°54'46" E	163.58
A-2	N 88°21'54" E	18.42
A-3	N 14°12'10" E	21.28
A-4	N 50°47'01" E	58.51
A-5	N 78°55'36" W	23.46
A-6	N 55°38'33" W	16.39
A-7	N 76°32'45" W	34.65
A-8	N 72°31'54" W	31.60
A-9	N 26°05'10" W	60.99
A-10	N 01°43'12" E	23.72
A-11	N 52°30'49" W	89.10
A-12	N 16°54'53" E	65.35
A-13	N 35°53'12" E	24.29
A-14	N 87°46'14" W	18.29
A-15	N 19°10'42" E	70.80
A-16	N 07°32'44" W	26.40
A-17	N 33°51'46" W	21.69
A-18	N 04°09'47" W	26.15
A-19	N 24°25'45" E	33.86
A-20	N 15°36'43" W	24.72
A-21	N 85°05'14" W	268.65
A-22	N 26°57'53" W	21.05
A-23	N 68°18'41" W	43.27
A-24	N 47°32'18" W	17.37
A-25	N 89°38'37" E	35.60
A-26	N 73°06'55" E	56.43
A-27	N 28°43'35" E	62.35
A-28	N 42°50'48" E	90.69
A-29	N 143°31'56" W	31.27
A-30	N 54°30'56" E	28.81
A-31	N 69°21'00" E	32.11
A-32	N 41°30'11" W	24.26
A-33	N 48°26'16" W	26.59
A-34	N 45°21'06" E	16.34
A-35	N 53°09'13" W	13.83
A-36	N 66°03'22" W	22.06
A-37	N 53°43'09" E	24.03
A-38	N 77°53'41" E	23.82
A-39	N 11°46'39" E	14.23
A-40	N 86°51'58" W	23.88
A-41	N 01°52'09" W	59.57
A-42	N 45°47'18" W	34.34
A-43	N 86°52'49" E	17.84
A-44	N 30°00'09" W	34.25
B-1	N 17°30'23" E	8.89
B-2	N 46°04'29" E	75.80
B-3	N 71°54'47" W	18.64
B-4	N 65°08'51" E	36.34
B-5	N 00°00'00" W	17.24
B-6	N 78°15'51" E	45.05
B-7	N 25°59'10" W	37.38
B-8	N 42°10'47" E	49.76
B-9	N 28°29'16" E	36.84
B-10	N 84°56'17" W	170.73
B-11	N 46°40'31" E	60.74
B-12	N 10°33'59" E	69.76
B-13	N 06°14'37" W	68.82
B-14	N 39°59'33" W	8.82
B-15	N 85°05'14" W	225.39

GRAPHIC SCALE



27-79

DRAWN BY:	HEM	DATE:	8-7-98
SCALE:	1" = 100'	DRAWING NO.:	PLAT-2
PROJECT:	DINAAI-9701	SHEET:	2 OF 2

