

UTILITY EASEMENT

We, The Queens Development Corporation, the undersigned owners of the within platted land, do hereby grant unto The Cleveland Electric Illuminating Company, The Alltel Telephone Company, The East Ohio Gas Company and Star Cable Company, All Ohio Corporations, their successors and assigns (hereinafter referred to as grantees) a permanent right-of-way and easement ten (10) feet in width under, over and through all sublots and lands shown hereon and parallel and contiguous to all road lines to construct, place, operate, maintain, repair, reconstruct or relocate such above ground and 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 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 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 purpose of this right-of-way and easement grant, in witness whereof the undersigned hereunto set their hands this 3rd day of January, 1999.

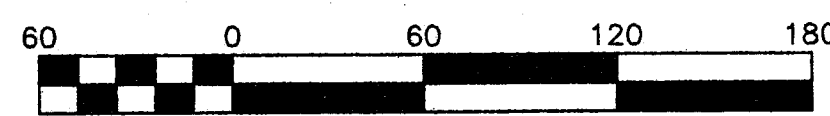
The Queens Development Corporation
 Dale L. Haberny, President
 Kirt S. Saurman, Vice-President

Witness: Yvonne Dunbar
 Witness: Samuel J. Durfee
 Witness: Dan I. Powell
 Witness: Rudy E. Schwartz

State of Ohio, County of Geauga
 Before me, a notary public in and for said county and state personally appeared the above named Dale L. Haberny and Kirt S. Saurman of Queens Development Corporation 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 set my hand and affixed my official seal at Bainbridge Twp, Ohio this 3 day of January, 1999.
 Kathy J. Gaddis, Notary Public, State of Ohio #98 NT 235, Commission Expires Aug. 7, 2003

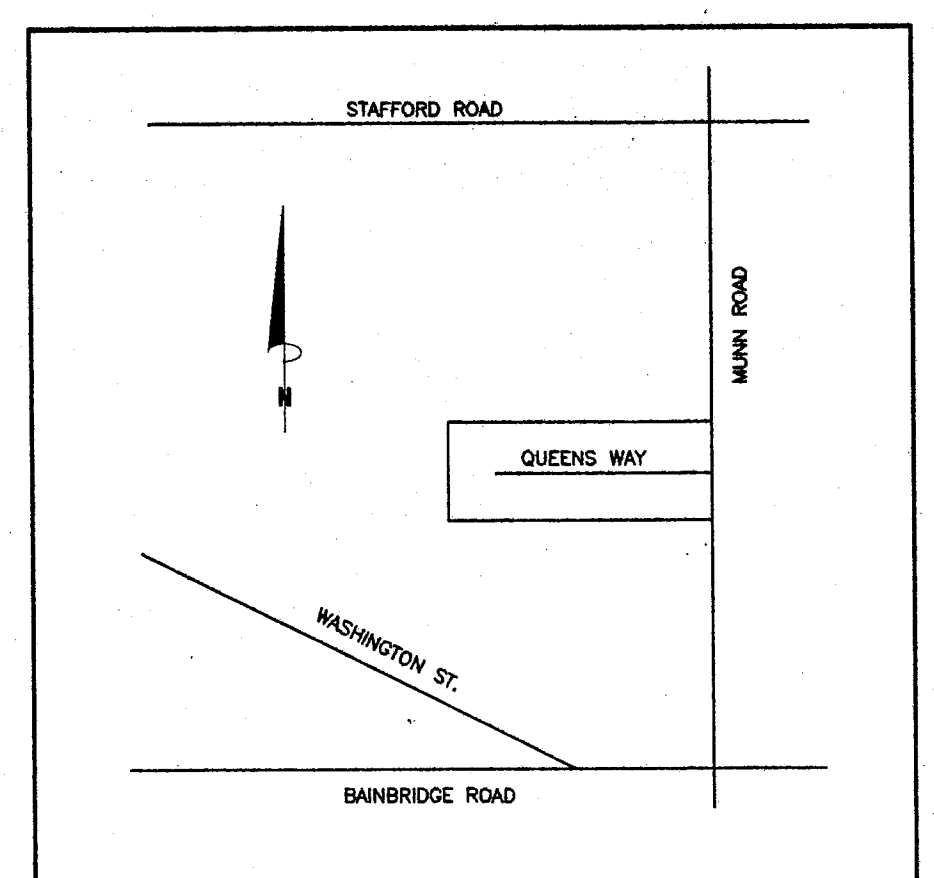
UTILITY EASEMENT ACCEPTED BY THE FOLLOWING

Raymond Hanelik 1-27-99
 CLEVELAND ELECTRIC ILLUMINATING COMPANY
Raymond Hanelik
Jan Helly 1/25/99
 ALLTEL CORPORATION
 WESTERN RESERVE
Jon Hobby
Thomas L. Leamon 1/26/99
 EAST OHIO GAS COMPANY
Tom Beat
 STAR CABLE COMPANY
Tom Beat



Scale 1" = 60'
 Plot date: 12/19/98 at 13:18
 File name: C:\98212\DWGS\PLAT2
 Revised: 01/04/99

LOCATION MAP (NO SCALE)



LEGEND

■	Monument Box
●	Iron Pin Set 5/8" W/Cap
○	Iron Pin Fnd.
I.Pin	Iron Pin
I.Pipe	Iron Pipe
Mon	Monument
Fnd.	Found.
D.	Deed
R/Rec	Record
M/Med	Measured
O/Obs	Observed
C/Cals	Calculated
U.	Used
D.R.	Deed Record
O.R.	Official Record
C.L.	Centerline

SITE DATA

Total Number of Sublots	3
Total Acres of Sublots	7.7108
Total Acres of Subdivision in R/W	0.2727
Total Acres of Subdivision outside R/W	7.4381

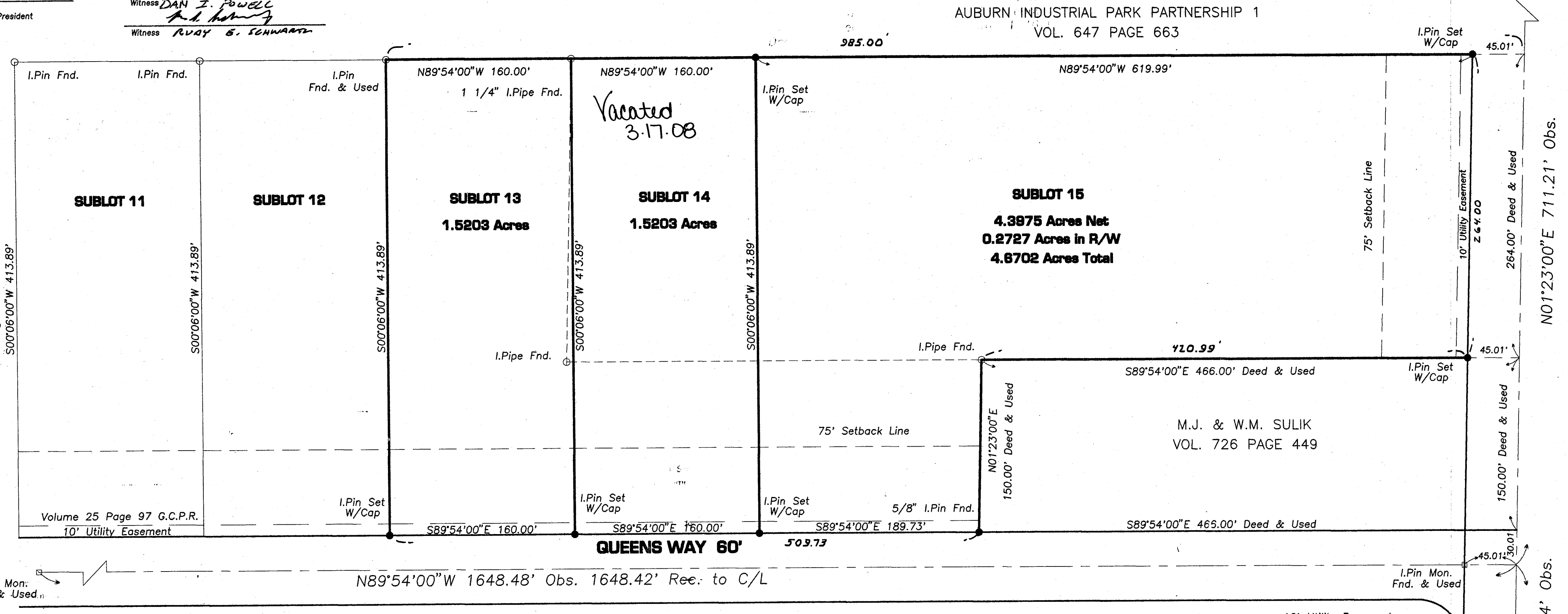
PLAT SURVEYOR'S CERTIFICATION

I 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 GEUGA COUNTY ENGINEER.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.
Rudy E. Schwartz
 RUDY E. SCHWARTZ P.S. 7193 DATE: 1-5-99

The Declaration of Covenants and Restrictions for Queens Industrial Park is recorded in Volume 1093 Page 1091 and Volume 1079 Page 945 of Geauga County Records.
 * AND VOLUME 1214, PAGE 1152

SCHWARTZ LAND SURVEYING
 RUDY E. SCHWARTZ
 PROFESSIONAL SURVEYOR
 15750 AUBURN ROAD
 NEWBURY, OHIO 44065
 1-440-564-7523 FAX: 1-440-564-5675



ACCEPTANCE CERTIFICATION

We, the undersigned owners, The Queens Development Corporation, an Ohio Corporation, of the land shown herein, hereby certify this plat correctly represents our Re-Subdivision of Sublot No.13 of The Queens Industrial Park, a subdivision containing Sublots 13, 14 and 15 inclusive, and do hereby accept this plat of same. 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 themselves and all subsequent owners or assigns taking title from, under or through the undersigned. In witness whereof the undersigned hereunto set their hands this 3rd day of JANUARY, 1999.

The Queens Development Corporation
Dale L. Haberny, President
Kirt S. Saurman, Vice-President
 Witness: Yvonne Dunbar
 Witness: Samuel J. Durfee
 Witness: Dan I. Powell
 Witness: Rudy E. Schwartz

APPROVALS

This plat complies with the applicable Auburn Township Zoning Resolution.
Frank Kitko Jr. 1/27/99
 Auburn Township Zoning Inspector
 Approved as to legal form this 27th day of JANUARY, 1999.
Lorrie A. Soss
 Asst. Geauga County Prosecutor
 David P. Joyce

Approved this 12th day of JANUARY, 1999.
Cynthia C. Costo
 Chairman, Geauga County Planning Commission
 Cynthia C. Costo

This plat has been reviewed and meets the Minimum Standards for a Boundary Survey codified in Chapter 4733-37 of the Ohio Administrative Code.
 Approved this 29th day of JANUARY, 1999.
Robert L. Phillips
 Geauga County Engineer
 Robert L. Phillips

Approved this 2 day of February, 1999.
William Repke
 Geauga County Commissioner
Neil Hofstetter
 Geauga County Commissioner
Jan Novak
 Geauga County Commissioner

RE-SUBDIVISION OF SUBLLOT NO.13 OF THE QUEENS INDUSTRIAL PARK

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Lot No. 1, Section 2, Tract 2 and known as being all of Sublot No.13 of the Queens Industrial Park as shown by the recorded plat in Volume 25 Page 97 of Geauga County Plat Records and part of the land conveyed to Queens Development Corporation by deed recorded in Volume 1003 Page 1142 of the Geauga County Deed Records and all of the land conveyed to Queens Development Corporation in the deed recorded in Volume 1206 Page 1015 of Geauga County Deed Records.

Transferred this 2nd day of FEB., 1999.
Tracy A. Jemison
 Tracy Jemison
 Geauga County Auditor

Filed for record this 2nd day of February, 1999 at 3:16 P.M.
 Recorded this 2nd day of February, 1999 in Plat Book Volume 27 Page 90.
Catherine Heiden
 Catherine Heiden
 Geauga County Recorder

27-90