

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT MIDDLEFIELD PARKWAY LTD. PARTNERSHIP, BY COUNTRY HERITAGE HOMES, INC., GENERAL PARTNER BY JOSEPH T. SVETE, ITS PRESIDENT AND GEORGE KNOX, GENERAL PARTNER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR PLAT OF WOODSONG P.U.D. PHASE 2 A SUBDIVISION OF SUBLOTS 13 THROUGH 42 INCLUSIVE AND SUBLOT 25A AND DOES ALSO HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH TIMBER RIDGE (60 FEET WIDE) AND ROYAL OAK DRIVE (60 FEET WIDE).

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, WATER, SEWER AND COMMUNICATION SYSTEM CABLES, DUCTS, CONDUITS, MANHOLES, PIPES, 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 RESTORABLE A CONDITION AS POSSIBLE TO THE CONDITION PRIOR TO AN OPERATION CONTEMPLATED BY THIS EASEMENT.

DETENTION EASEMENT 'A'

AND DOES ALSO HEREBY GRANT UNTO THE WOODSONG P.U.D. HOMEOWNER'S ASSOCIATION, INC., THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT EASEMENT (AS SHOWN) UNDER, OVER AND THROUGH ALL SUBLOTS SHOWN HEREON AND DELINEATED BY DASHED LINES AND LABELED "DETENTION EASEMENT", TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, AND RECONSTRUCT SUCH DETENTION FACILITIES AS NEEDED, AT ITS OPTION, THE VILLAGE OF MIDDLEFIELD, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN, REPAIR, RE-CONSTRUCT AND CONTROL SAID EASEMENT.

STORM SEWER EASEMENT 'B'

AND DOES ALSO HEREBY GRANT UNTO THE VILLAGE OF MIDDLEFIELD, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT EASEMENT (AS SHOWN) UNDER, OVER AND THROUGH ALL SUBLOTS SHOWN HEREON AND DELINEATED BY DASHED LINES AND LABELED "STORM SEWER EASEMENT", TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE STORM SEWER PIPE, SWALES AND/OR OTHER APPURTENANCES.

STORM SEWER EASEMENT 'C'

AND DOES ALSO HEREBY RESERVE FOR ITSELF (THE GRANTOR) A PERMANENT EASEMENT (AS SHOWN) UNDER, OVER AND THROUGH ALL SUBLOTS SHOWN HEREON AND DELINEATED BY DASHED LINES AND LABELED "STORM SEWER EASEMENT", TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE STORM SEWER PIPE, SWALES AND/OR OTHER APPURTENANCES.

IN WITNESS WHEREOF MIDDLEFIELD PARKWAY LTD. PARTNERSHIP, BY COUNTRY HERITAGE HOMES, INC., GENERAL PARTNER BY JOSEPH T. SVETE, ITS PRESIDENT AND GEORGE KNOX, GENERAL PARTNER, HAVE SUBSCRIBED THIS INSTRUMENT AT CHARDON OHIO, THIS 26th DAY OF JULY 1999.

BY: Joseph T. Svete By: George Knox
JOSEPH T. SVETE, PRESIDENT OF COUNTRY HERITAGE HOMES, INC. GEORGE KNOX, GENERAL PARTNER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Witnesses: Martha B. Matuska, Janis K. Keck, Janis K. Keck
MARTHA B. MATUSKA, JANIS K. KECK
PRINT NAME, PRINT NAME

STATE OF OHIO)
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 COUNTRY HERITAGE HOMES, INC., GENERAL PARTNER BY JOSEPH T. SVETE, ITS PRESIDENT 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 26th DAY OF July, 1999.

Notary Public: Janis K. Keck
My Commission Expires: Oct. 4, 2002 (Recorded in Lake County)

STATE OF OHIO)
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.

IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL AT Chardon OHIO, THIS 26th DAY OF July, 1999.

Notary Public: Janis K. Keck
My Commission Expires: Oct. 4, 2002 (Recorded in Lake County)

DEDICATION PLAT
WOODSONG P.U.D. PHASE 2
VILLAGE OF MIDDLEFIELD, GEAGA COUNTY, OHIO

BEING PART OF ORIGINAL MIDDLEFIELD TOWNSHIP LOT No. 31

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. #567



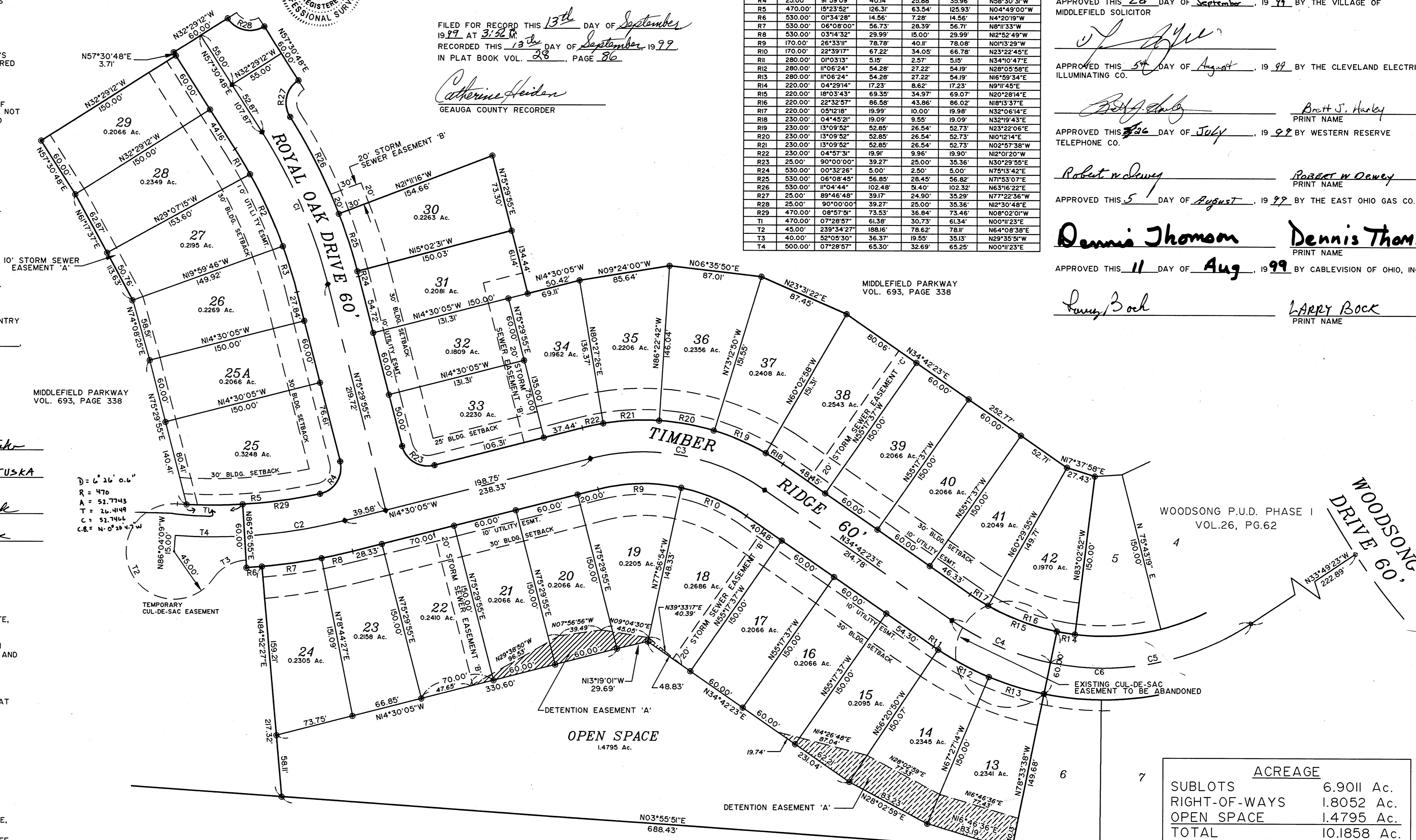
TRANSFERRED THIS 13th DAY OF September, 1999.

Tracey A. Junion
GEAGA COUNTY AUDITOR 564559

FILED FOR RECORD THIS 13th DAY OF September, 1999 AT 3:26 P.M.
RECORDED THIS 13th DAY OF September, 1999 IN PLAT BOOK VOL. 28, PAGE 86

Catherine Heiden
GEAGA COUNTY RECORDER

CURVE TABLE with columns: CURVE, RADIUS, DELTA, LENGTH, TANGENT, CHORD, CHORD BEARING. Rows C1 through T4.

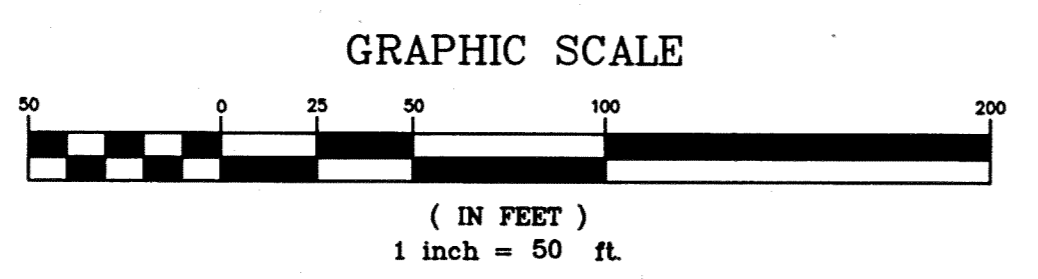


APPROVALS:
APPROVED THIS 2 DAY OF September 19 99 BY THE VILLAGE OF MIDDLEFIELD, CLERK OF COUNCIL BY ORDINANCE NO. 99-119
Carol Pasquard Clerk
APPROVED THIS 4 DAY OF August, 19 99 BY THE VILLAGE OF MIDDLEFIELD ENGINEER
APPROVED THIS 16th DAY OF AUGUST, 19 99 BY THE VILLAGE OF MIDDLEFIELD PLANNING COMMISSION
Daniel C. Dittel Chairman
APPROVED THIS 2d DAY OF September, 19 99 BY THE VILLAGE OF MIDDLEFIELD SOLICITOR
APPROVED THIS 5th DAY OF August, 19 99 BY THE CLEVELAND ELECTRIC ILLUMINATING CO.
APPROVED THIS 30th DAY OF July, 19 99 BY WESTERN RESERVE TELEPHONE CO.
APPROVED THIS 5 DAY OF August, 19 99 BY THE EAST OHIO GAS CO.
APPROVED THIS 11 DAY OF Aug, 19 99 BY CABLEVISION OF OHIO, INC.

ACREAGE table: SUBLOTS 6.9011 Ac., RIGHT-OF-WAYS 1.8052 Ac., OPEN SPACE 1.4795 Ac., TOTAL 10.1858 Ac.

FRONT YARD SETBACK -- 30'
REAR YARD SETBACK -- 30'
MINIMUM LOT WIDTH -- 60' AT BUILDING SETBACK LINE
SIDE YARD SETBACK -- 0' & 15', 10' IF APPROVED BY VILLAGE ENGINEER
SIDE YARD SETBACK -- 25' (CORNER LOTS)
NOTE: - CEI WILL FURNISH ORNAMENTAL LIGHTS ON ALL STREETS FOR WOODSONG P.U.D. PHASE 2

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



GUTOSKEY & ASSOCIATES INC.
Civil Engineers and Surveyors
10205 QUEENS WAY #8
CHAGRIN FALLS, OHIO 44028
Tel (440) 543-8900
Fax (440) 543-7176

28-86
CONTRACT NO. 98-172