

FINAL PLAT

ST. JAMES PLACE

SUBLOTS 1 THRU 5

UTILITY EASEMENT

Tara Century Inc., The Undersigned Owners Of The Platted Land, Do Hereby Grant Unto CEI Electric Co., Alltel Corp., Orwell Nat'l Gas, And Star Cable Company, All Ohio Corporations, Their Successors And Assign (Hereinafter 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, Or Relocate Such Above Ground And Underground Electric, Gas, And Communication Cables, 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 Thereof 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, 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 This Right-Of-Way And Easement Grant. In Witness Whereof The Undersigned Hereunto Set Their Hand This 5th Day Of AUGUST, 1997.

Tara Century Inc.
 OWNERS:
 By: Kevin J. Finnerty - President-Treas.
Nancy Kerr (NANCY KERR)
Andy Baize (ANDY BAISE)
 Witness
 Witness
 By: Mary James - Vice President-Sec.
Nancy Kerr
Andy Baize
 Witness
 Witness

State Of Ohio
 County Of Geauga
 Before Me, A Notary Public, In And For Said County And State, Personally Appeared The Above Named Kevin Finnerty And Mary James Who Acknowledged To Me That They Are The Owners, Respectively, Of Tara Century Inc., That They Did Sign The Foregoing Instrument And That The Same Is Of Their Free Act And Deed For The Purpose Therein Expressed. In Witness Whereof I Have Set My Hand And Affixed My Official Seal At Paris, Ohio This 5 Day Of Aug, 1997.

Notary Public
 My Commission Expires: ADELE E. SOHM
 NOTARY PUBLIC
 MY COMM. EXP. 6/2/2002

MORTGAGE RELEASE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE NAMED MARY C. JAMES WHO ACKNOWLEDGED TRUST SHE DID SIGN THE FOREGOING INSTRUMENT AND TRUST THE SAME IS HER FREE ACT & DEED. I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT: CLAYTON OHIO THIS 8th DAY OF AUGUST 1997.
 State Of Ohio, County Of Geauga

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 Public Use Of The Area Designated As St. James Place And Hereby Releases From Lien Of Our Mortgage And Waives Any Right Which We Might Otherwise Have In Said Road. This 8th Day Of AUGUST, 1997.

Mary C. James (Mary C. James)
Nancy Kerr (Nancy Kerr)
Andy Baize (Andy Baize)
 Witness
 Witness
 Witness

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING

<u>Jon Holley</u> 9/4/97 Alltel Corporation Western Reserve	<u>Jim Eaken</u> 8-15-97 Star Cable Company Jim EAKEN
<u>William E. Fuhrak</u> 9-4-97 CEI Electric Company William E. Fuhrak	<u>Steve Petersen</u> 9-9-97 Orwell Natural Gas Company STEVE PETERSEN

APPROVALS

This Plat Complies With The Applicable Regulations Regarding Lot Size, Frontage And Width Contained In The Auburn Township Zoning Resolution This 5th Day Of AUGUST, 1997.

Frank V. Kiteo Jr.
 Auburn Township Zoning Inspector
 FRANK V. KITEO JR.

The Covenants And Restrictions For ST James Place Subdivision Are Recorded In Volume 116 Page 515 Of The Geauga County Deed Records.

ACCEPTANCE CERTIFICATION

The Undersigned Owners, Tara Century Inc. Of The Land Shown Herein, Hereby Certify That This Plat Correctly Represents Our "St. James Place", Subdivision Containing Sublots No. 1 Thru 5 Both Inclusive, And Does Hereby Accept This Plat Of The Same And Dedicate To Public Use The Area Designated As "St. James Place". 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 Or Other Lawful Rules And Regulations For The Benefit Of Themselves And All Other Subsequent Owners Or Assigns Taken Title From, Under, Or Through The Undersigned.

Easements Are Reserved Where Indicated On The Plat For Public Utility Purposes Above And Below The Surface Of The Ground. In Witness Whereof The Undersigned Hereunto Set Their Hands This 5th Day Of AUG, 1997.

Tara Century Inc.
 OWNERS:
 By: Kevin J. Finnerty - President-Treas.
Nancy Kerr (NANCY KERR)
Andy Baize (ANDY BAISE)
 Witness
 Witness
 By: Mary James - Vice President-Sec.
Nancy Kerr
Andy Baize
 Witness
 Witness

State Of Ohio
 County Of Geauga
 Before Me, A Notary Public, In And For Said County And State, Personally Appeared The Above Named Kevin Finnerty And Mary James Who Acknowledged To Me That They Are The Owners, Respectively, Of Tara Century Inc., That They Did Sign The Foregoing Instrument And That The Same Is Of Their Free Act And Deed For The Purpose Therein Expressed. In Witness Whereof I Have Set My Hand And Affixed My Official Seal At Paris, Ohio This 5 Day Of Aug, 1997.

Notary Public
 My Commission Expires: ADELE E. SOHM
 NOTARY PUBLIC
 MY COMM. EXP. 6/2/2002

APPROVALS

Approved As To Legal Form This 11th Day Of Dec, 1998.
Steve A. Soss
 Ass't. Geauga County Prosecutor LORRIE A. SASS

Approved This 12th Day Of AUGUST, 1997.
Cynthia C. Casto
 Chairman, Geauga County Planning Commission
 CYNTHIA C. CASTO

Pursant to Section 711.091 of the Ohio Revised Code, I have checked the construction of roadway improvements of the road dedicated to the 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.
 Approved This 18th Day Of December 1998.

Robert L. Phillips
 Geauga County Engineer

Approved This 2nd Day Of November 1999, Constituting An Acceptance Of The Dedication Of Any Road Right-Of-Way Shown Hereon For Public Use.

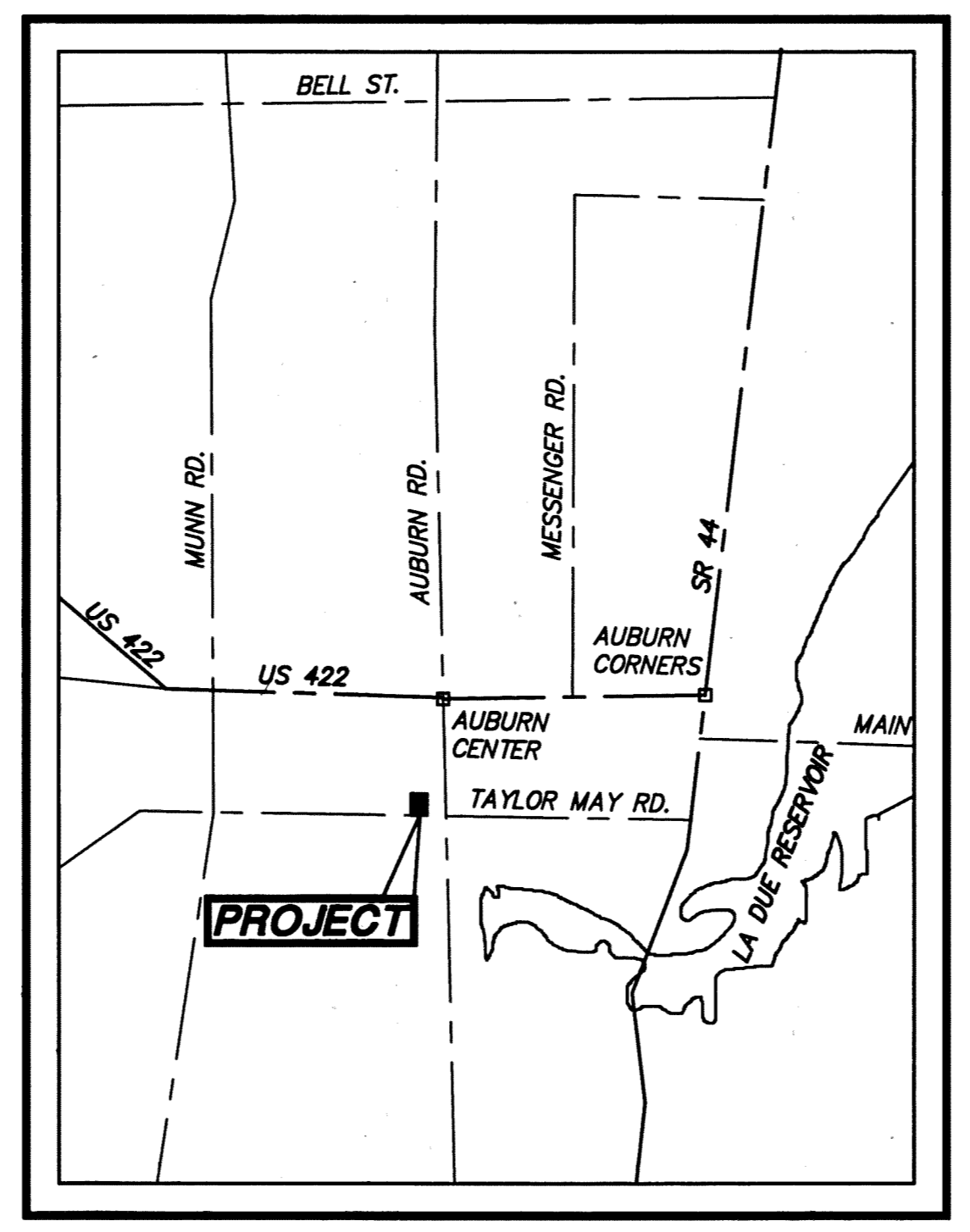
Sam Novak Geauga County Commissioner
William M. Reffes Geauga County Commissioner
Der C. Hopstetter Geauga County Commissioner

Transferred This 3rd Day Of November 1999.

Troy A. Jenison
 Geauga County Auditor

Filed For Record This 3rd Day Of Nov, 1999 At 9⁴⁵ A.M.
 Recorded This 3rd Day Of Nov, 1999 In Plat Book Volume 29 Page 23.

Catherine H. Heidson
 Geauga County Recorder



LOCATION MAP

REVISIONS
8-4-97

DESIGNED BY: G.T.L.
 DRAWN BY: G.T.L.
 CHECKED BY: J.D.V.
 DATE: 6-16-97
 FIELD BOOK: 426

ST. JAMES PLACE APPROVALS

Howells & Baird, Inc.
 CIVIL ENGINEERS & SURVEYORS
 SALEM, OHIO
 PH. (330) 332-4854
 FAX. (330) 332-4058

HB

SCALE
SHEET
1 OF 2

FINAL PLAT ST. JAMES PLACE

LOT 8, SEC. 3, TRACT 2 AUBURN TWP. GEAUGA COUNTY, STATE OF OHIO SUBLOTS 1 THRU 5

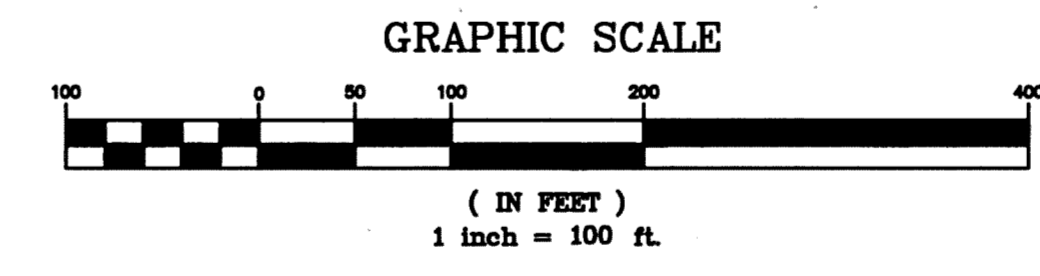
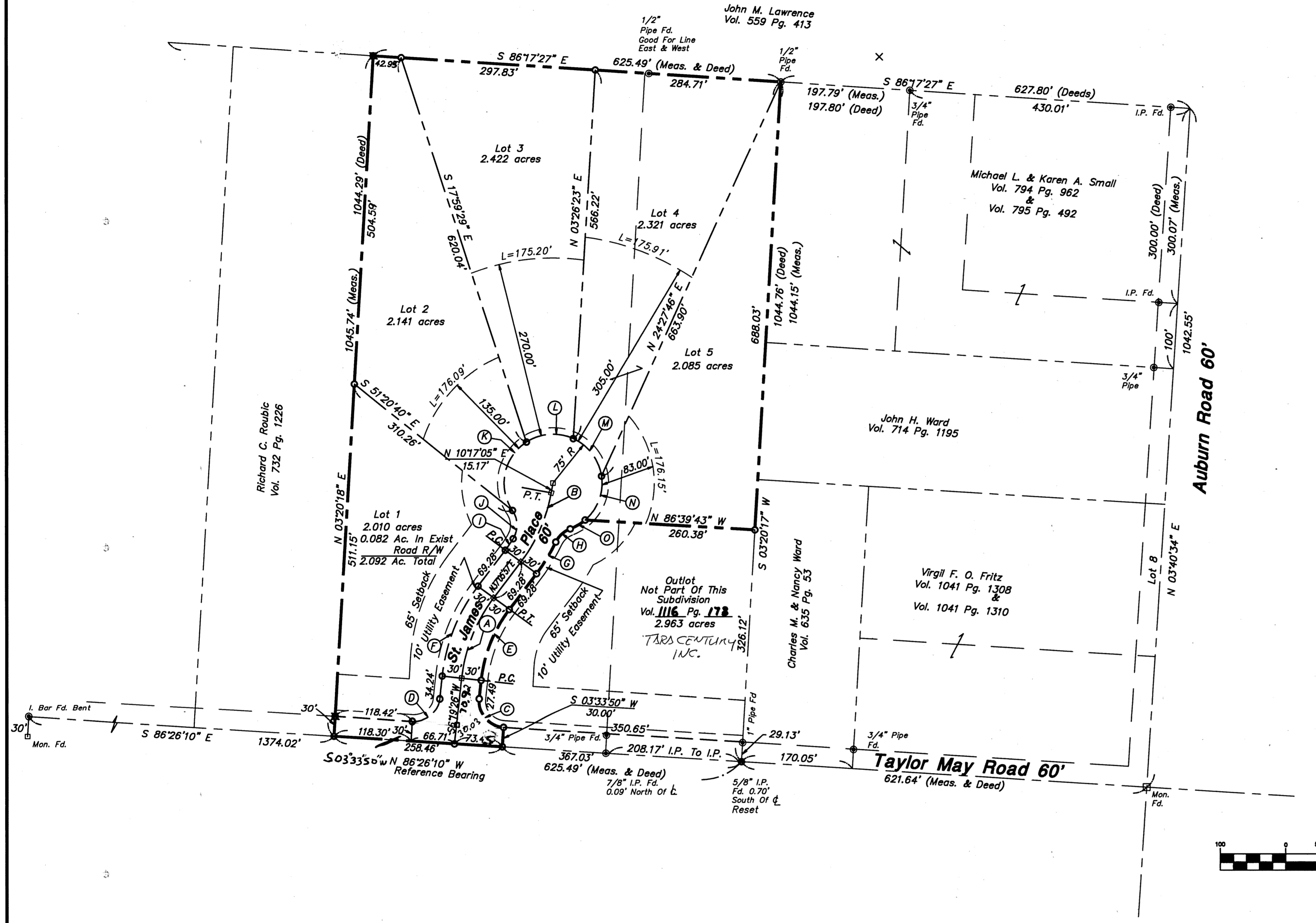
Containing 12.042 Acres Of Land. Being Part Of The
Lands Conveyed To Tara Century Inc. In The Deed
Recorded In Vol. 1115 Pg. 1265 Of The Geauga
County Records.

SITE DATA

Total Length Of Proposed Road.....	436.68 L.F.
Area Of Proposed Lots.....	11.061 Acres
Area In Proposed Road.....	0.981 Acres
Total Area.....	12.042 Acres
Total Number Of Lots.....	5
Zoning District.....	R-2
Minimum Lot Area.....	2 Acres
Minimum Lot Width.....	175 Feet At Frontage
Minimum Front Yard.....	65 Feet
Minimum Side Yard.....	30 Feet
Minimum Rear Yard.....	50 Feet
Minimum Lot Frontage.....	60 Feet At Cul-De-Sac Lots
Minimum Sight Distance.....	450'

Legend

- Monuments Found
- Iron Pins Fd.
- 5/8" Iron Pins Set
- Monuments Set
- 5/8" Iron Pins Set In Concrete At Subdivision Corners



CURVE DATA

A $\Delta = 30'46'31''$ $R = 250.00'$ $T = 68.80'$ $L = 134.28'$ Ch. Brg.=N 21'42'42" E Ch.=132.67'	B $\Delta = 26'48'52''$ $R = 250.00'$ $T = 59.59'$ $L = 117.00'$ Ch. Brg.=N 23'41'31" E Ch.=115.94'	C $\Delta = 92'45'36''$ $R = 40.00'$ $T = 41.97'$ $L = 64.76'$ Ch. Brg.=S 40'03'22" E Ch.=57.91'	D $\Delta = 87'14'24''$ $R = 40.00'$ $T = 38.12'$ $L = 60.90'$ Ch. Brg.=N 49'56'38" E Ch.=55.19'	E $\Delta = 30'46'31''$ $R = 220.00'$ $T = 60.55'$ $L = 118.17'$ Ch. Brg.=S 21'42'42" W Ch.=116.75'	F $\Delta = 30'46'31''$ $R = 280.00'$ $T = 77.06'$ $L = 150.40'$ Ch. Brg.=N 21'42'42" E Ch.=148.60'	G $\Delta = 11'40'08''$ $R = 280.00'$ $T = 28.61'$ $L = 57.03'$ Ch. Brg.=N 31'15'53" E Ch.=56.93'	H $\Delta = 44'03'16''$ $R = 40.00'$ $T = 16.18'$ $L = 30.76'$ Ch. Brg.=S 47'27'27" W Ch.=30.00'
I $\Delta = 05'34'16''$ $R = 220.00'$ $T = 10.70'$ $L = 21.39'$ Ch. Brg.=S 34'18'49" W Ch.=21.39'	J $\Delta = 65'35'45''$ $R = 40.00'$ $T = 25.78'$ $L = 45.79'$ Ch. Brg.=S 01'16'12" E Ch.=43.33'	K $\Delta = 91'14'04''$ $R = 75.00'$ $T = 76.63'$ $L = 119.43'$ Ch. Brg.=N 11'32'58" E Ch.=107.20'	L $\Delta = 57'17'45''$ $R = 75.00'$ $T = 40.97'$ $L = 75.00'$ Ch. Brg.=N 85'48'53" E Ch.=71.91'	M $\Delta = 57'17'45''$ $R = 75.00'$ $T = 40.97'$ $L = 75.00'$ Ch. Brg.=S 36'53'23" E Ch.=71.91'	N $\Delta = 57'17'45''$ $R = 75.00'$ $T = 40.97'$ $L = 75.00'$ Ch. Brg.=S 20'24'22" W Ch.=71.91'	O $\Delta = 20'25'50''$ $R = 75.00'$ $T = 13.52'$ $L = 26.74'$ Ch. Brg.=N 59'16'10" E Ch.=26.60'	

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 placed before final inspection and acceptance of the improvements by The Geauga County Engineer.

Jon D. Vollnogle Registered Surveyor #7308
 Howells and Baird, Inc.
 417 East State Street
 Salem, Ohio 44460
 Ph.(216) 332-4834

8/4/97
(Date)

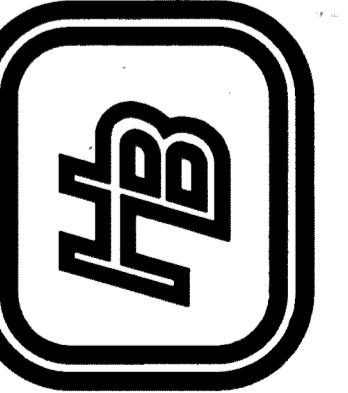


REVISIONS
7-18-97
8-4-97

DESIGNED BY: G.T.L.
DRAWN BY: G.T.L.
CHECKED BY: J.D.V.
DATE: 6-16-97
FIELD BOOK: 426

FINAL PLAT
ST. JAMES PLACE
LOT 8, SEC. 3, TRACT 2 AUBURN TWP.
GEAUGA COUNTY, STATE OF OHIO

Howells & Baird, Inc.
 CIVIL ENGINEERS & SURVEYORS
 SALEM, OHIO
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SCALE
SHEET 2 OF 2

29-24