

FINAL PLAT REGENT'S GREENE SUBDIVISION PHASE TWO

SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF
GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF
HAMB DEN TOWNSHIP LOT 3 BOND TRACT

AND CONTAINING 38.099 ACRES BEING PART OF THE LAND AS CONVEYED TO
REGENT'S GREENE LLC, AN OHIO LIMITED LIABILITY COMPANY IN THE
DEED RECORDED IN VOLUME 1256 PAGE 890 OF THE GEAUGA COUNTY DEED RECORDS

ACCEPTANCE CERTIFICATION AND DEDICATION:

THE UNDERSIGNED OWNER REGENT'S GREENE LLC AN OHIO LIMITED LIABILITY COMPANY OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS REGENT'S GREENE SUBDIVISION, PHASE TWO CONTAINING SUBLOTS 17 THROUGH 27 BOTH INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS TUDOR 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 AND OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF HIMSELF 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 HEREUNTO SET HIS HAND THIS 22 DAY OF September, 1999.

Andrew Brickman
ANDREW BRICKMAN, PRINCIPAL/PARTNER

George J. Klesky Jr.
WITNESS
PRINT NAME

STATE OF OHIO
COUNTY OF

Joshua Simon
WITNESS
PRINT NAME

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED REGENT'S GREENE LLC, AN OHIO LIMITED LIABILITY COMPANY BY ANDREW BRICKMAN, PRINCIPAL/PARTNER WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY AND THE FREE ACT AND CORPORATE DEED OF SAID REGENT'S GREENE LLC, AN OHIO LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Columbus, OHIO THIS 22 DAY OF September, 1999.

CHARLES R. SULLIVAN
Notary Public for the State of Ohio
My Commission Expires 7/15/2009

Charles R. Sullivan
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

UTILITY EASEMENT:

REGENT'S GREENE LLC, A LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING CO., THE EAST OHIO GAS CO., WESTERN RESERVE TELEPHONE CO. AND STAR CABLE COMPANY ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET (10') 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 GRANTEE FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE 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 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 OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET HIS HAND THIS 22 DAY OF September, 1999.

Andrew Brickman
ANDREW BRICKMAN, PRINCIPAL/PARTNER

George J. Klesky Jr.
WITNESS
PRINT NAME

STATE OF OHIO
COUNTY OF

Joshua Simon
WITNESS
PRINT NAME

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED REGENT'S GREENE LLC AN OHIO LIMITED LIABILITY COMPANY BY ANDREW BRICKMAN, PRINCIPAL/PARTNER WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY AND THE FREE ACT AND CORPORATE DEED OF SAID REGENT'S GREENE LLC, AN OHIO LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Columbus, OHIO THIS 22 DAY OF September, 1999.

CHARLES R. SULLIVAN
Notary Public for the State of Ohio
My Commission Expires 7/15/2009

Charles R. Sullivan
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

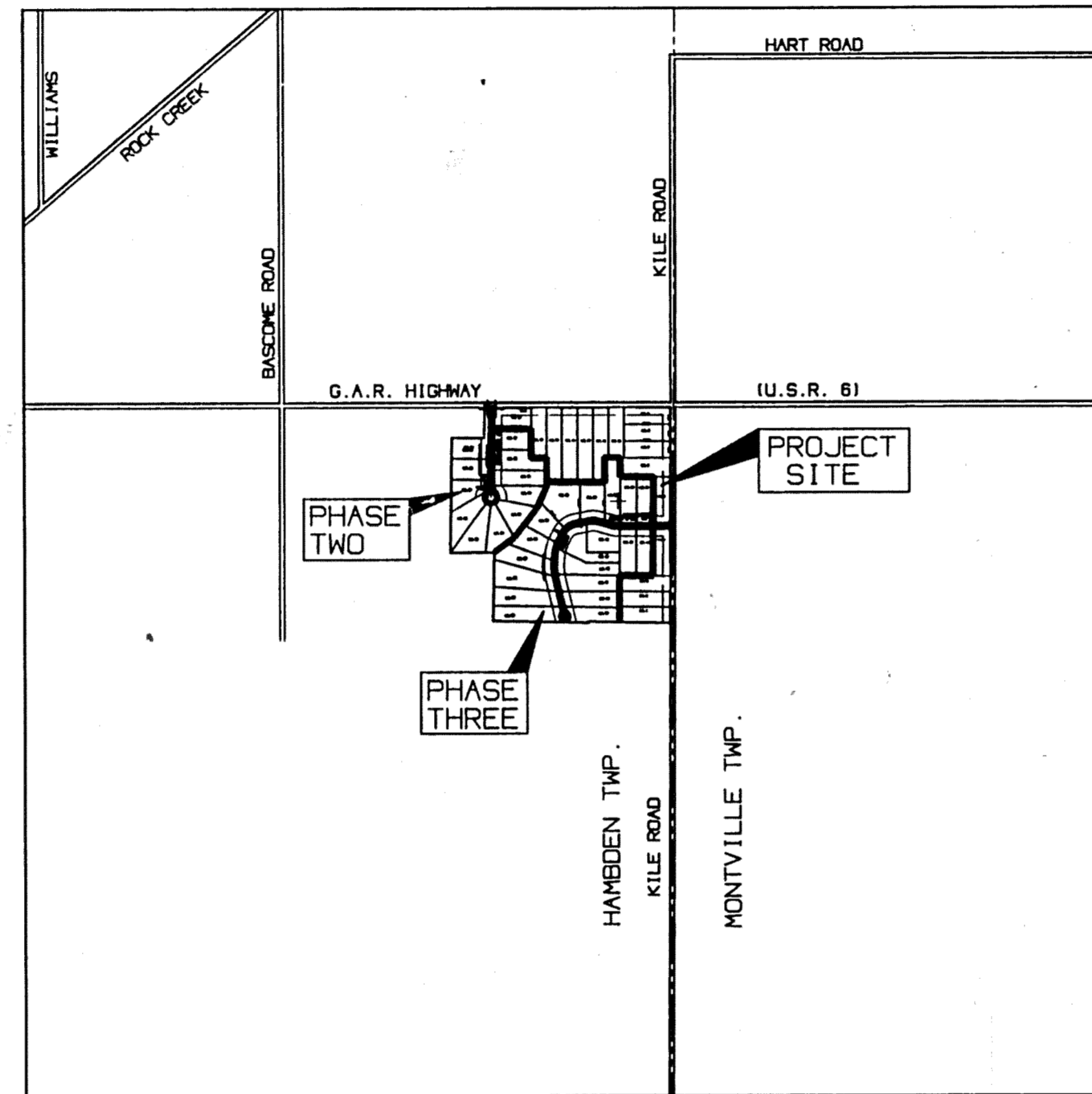
UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

Raymond Hanzel 8-6-99
CLEVELAND ELECTRIC ILLUMINATING COMPANY
PRINT NAME DATE

Jon Hobloy 11/5/99
WESTERN RESERVE TELEPHONE COMPANY
PRINT NAME DATE

Richard L. Larson 8-16-99
EAST OHIO GAS COMPANY
PRINT NAME DATE

Jim Eakon
STAR CABLE COMPANY
PRINT NAME DATE



LOCATION MAP
SCALE: 1" = 2000'

SUBDIVISION TABULATION:

PHASE TWO:
TOTAL NUMBER OF SUBLOTS: 11 (LOTS 17-27 INCLUSIVE)
TOTAL AREA IN PHASE TWO: 38.099 Ac.
TOTAL AREA IN SUBLOTS: 35.822 Ac.
TOTAL AREA IN ROADS: 2.277 Ac.
NET LENGTH OF NEW STREETS: 1189.00 L.F.

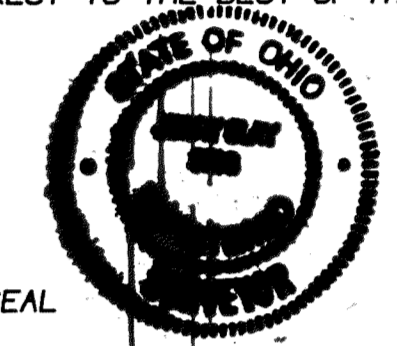
PHASE THREE:
TOTAL NUMBER OF SUBLOTS: 19 (LOTS 28-46 INCLUSIVE)
TOTAL AREA IN PHASE THREE: 72.904 Ac.
TOTAL AREA IN SUBLOTS: 69.172 Ac.
TOTAL AREA IN ROADS: 3.732 Ac.
NET LENGTH OF NEW STREETS: 2667.17 L.F.

TOTAL AREA IN SUBDIVISION: 168.979 Ac.
TOTAL AREA IN PHASE ONE: 57.976 Ac.
TOTAL AREA IN PHASE TWO: 38.099 Ac.
TOTAL AREA IN PHASE THREE: 72.904 Ac.

SURVEYOR'S CERTIFICATION:

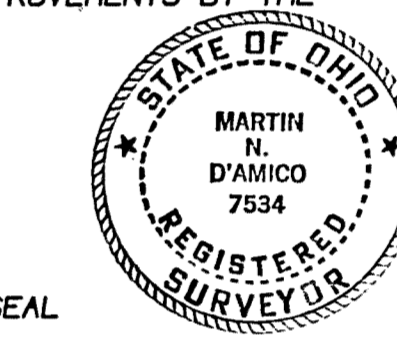
I, JERRY SLAY, HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE SUBDIVISION BOUNDARY ARE IN FEET AND DECIMAL PARTS THEREOF. COURSES ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. ALL OF WHICH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jerry Slay 8-19-99
DATE
JERRY SLAY, P.S.
PROFESSIONAL SURVEYOR NO. 5298
335 CENTER STREET
BOX 1252
ASHTABULA, OHIO 44004



I, MARTIN N. D'AMICO, HEREBY CERTIFY THAT I HAVE 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 ROADS ARE IN FEET AND DECIMAL PARTS THEREOF. COURSES ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. ALL OF WHICH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET BY A PROFESSIONAL SURVEYOR IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEAUGA COUNTY ENGINEER.

Martin N. D'Amico 7-28-99
DATE
MARTIN N. D'AMICO, P.S.
PROFESSIONAL SURVEYOR NO. 7534
WESTERN RESERVE CONSULTANTS, INC.
33445 BAINBRIDGE RD.
SOLON, OHIO 44139



THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR REGENT'S GREENE SUBDIVISION IS RECORDED IN VOLUME 1254 PAGE 411 OF THE GEAUGA DEED RECORDS.

APPROVALS:

APPROVED AS TO LEGAL FORM THIS 10th DAY OF November, 1999.

Lorrie A. Soss
ASST. GEAUGA COUNTY PROSECUTOR

APPROVED THIS 14th DAY OF SEPTEMBER, 1999.

Cynthia Casto
CHAIRMAN, GEAUGA COUNTY PLANNING COMMISSION; CYNTHIA CASTO

PURSUANT TO SECTION 711.091 OF THE OHIO REVISED CODE, I HAVE CHECKED THE CONSTRUCTION OF ROADWAY IMPROVEMENTS OF THE ROAD DEDICATED TO PUBLIC USE HEREBY, 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 2nd DAY OF DECEMBER, 1999.

Robert L. Phillips
GEAUGA COUNTY ENGINEER; ROBERT L. PHILLIPS, P.E.

APPROVED THIS 7th DAY OF Dec, 1999, CONSTITUTING AND ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE PURSUANT TO THE AGREEMENT BETWEEN REGENT'S GREENE LLC AND THE GEAUGA COUNTY BOARD OF COMMISSIONERS DATED DECEMBER 7, 1999.

William Repke GEAUGA COUNTY COMMISSIONER
Jan Novak GEAUGA COUNTY COMMISSIONER
Neil Hofstetter GEAUGA COUNTY COMMISSIONER

TRANSFERRED THIS 8th DAY OF December, 1999.

Tracy Jemison
GEAUGA COUNTY AUDITOR; TRACY JEMISON

FILED FOR RECORD THIS 8th DAY OF December, 1999 AT 11:36 A.M.
RECORDED THIS 8th DAY OF December, 1999 IN PLAT BOOK VOLUME 29 PAGE 61.

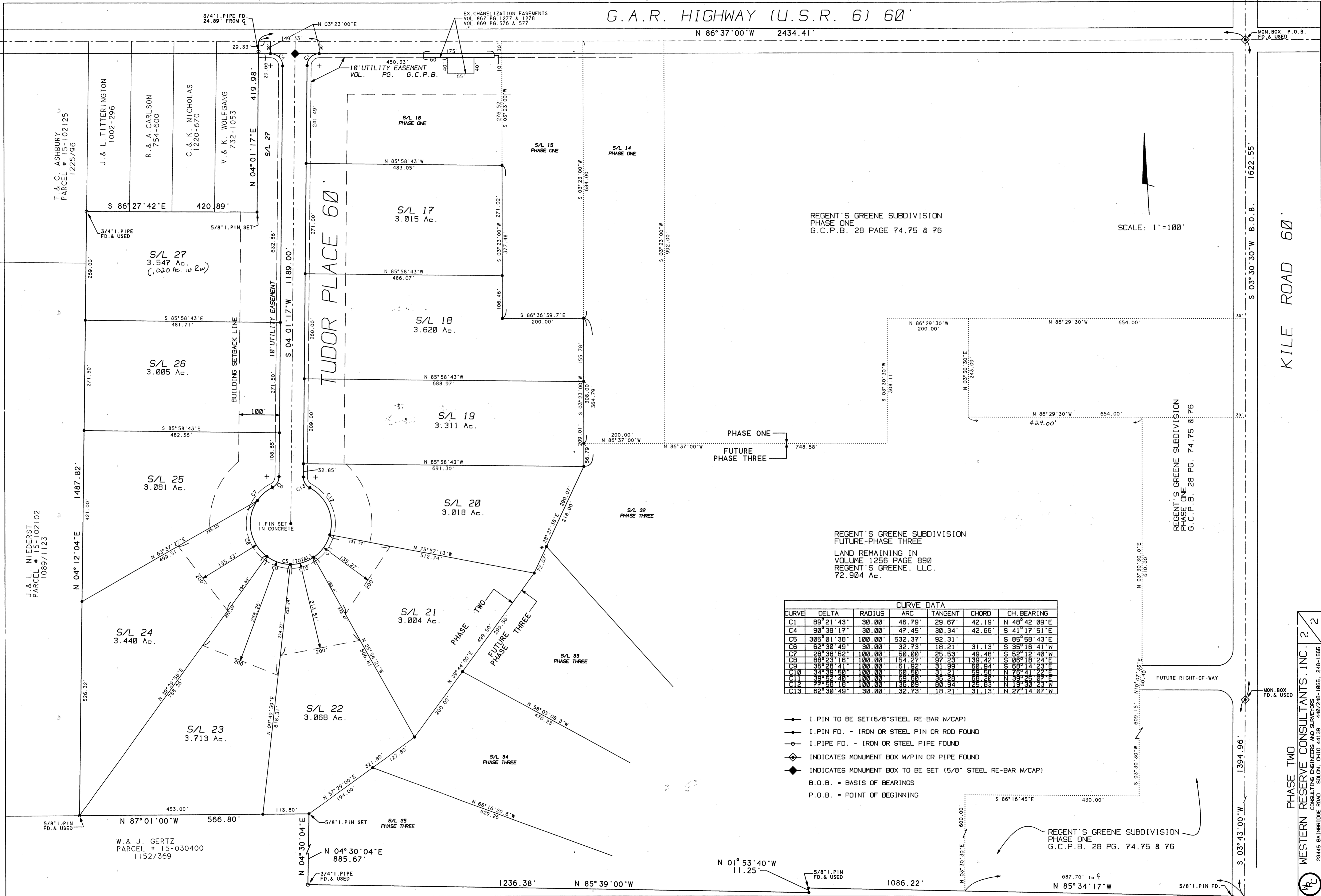
Catherine Heiden
GEAUGA COUNTY RECORDER; CATHERINE HEIDEN 569692

THIS PLAT COMPLIES WITH THE APPLICABLE HAMB DEN TOWNSHIP ZONING RESOLUTION.
THIS 3 DAY OF Aug, 1999.

Jim Barnes
HAMB DEN TOWNSHIP, ZONING INSPECTOR; JIM BARNES

29-61

G.A.R. HIGHWAY (U.S.R. 6) 60'



REGENT'S GREENE SUBDIVISION
PHASE ONE
G.C.P.B. 28 PAGE 74.75 & 76

REGENT'S GREENE SUBDIVISION
FUTURE-PHASE THREE
LAND REMAINING IN
VOLUME 1256 PAGE 890
REGENT'S GREENE, LLC.
72.904 Ac.

CURVE DATA						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	89° 21' 43"	30.00'	46.79'	29.67'	42.19'	N 48° 42' 09" E
C4	90° 38' 17"	30.00'	47.45'	30.34'	42.66'	S 41° 17' 51" E
C5	305° 01' 38"	100.00'	532.37'	92.31'		S 85° 58' 43" E
C6	62° 30' 49"	30.00'	32.73'	18.21'	31.13'	S 35° 16' 41" W
C7	28° 38' 52"	100.00'	50.00'	25.53'	49.46'	S 52° 12' 40" W
C8	88° 23' 16"	100.00'	154.27'	97.23'	139.42'	S 06° 18' 24" E
C9	35° 28' 41"	100.00'	61.92'	31.99'	60.94'	S 68° 14' 23" E
C10	37° 39' 50"	100.00'	60.50'	31.21'	59.59'	N 78° 41' 22" E
C11	39° 52' 40"	100.00'	69.60'	35.28'	68.20'	N 39° 25' 07" E
C12	77° 58' 18"	100.00'	136.09'	60.94'	125.83'	N 19° 30' 23" W
C13	62° 30' 49"	30.00'	32.73'	18.21'	31.13'	N 27° 14' 07" W

- I.PIN TO BE SET (5/8" STEEL RE-BAR W/CAP)
 - I.PIN FD. - IRON OR STEEL PIN OR ROD FOUND
 - I.PIPE FD. - IRON OR STEEL PIPE FOUND
 - INDICATES MONUMENT BOX W/PIN OR PIPE FOUND
 - INDICATES MONUMENT BOX TO BE SET (5/8" STEEL RE-BAR W/CAP)
- B.O.B. = BASIS OF BEARINGS
P.O.B. = POINT OF BEGINNING

29-62

WESTERN RESERVE CONSULTANTS, INC. 2
33445 BALTIMORE ROAD SOLON, OHIO 44139 440/248-1885 248-1555