

SHERMAN FOREST SUBDIVISION

ACCEPTANCE CERTIFICATION AND DEDICATION

Sherman Forest, Inc., an Ohio Corporation, the undersigned owner of the land shown herein, hereby certifies that this plot correctly represents (its) "Sherman Forest" subdivision containing sublots one (1) through fifteen (15) both inclusive, and does hereby accept this plot of same and dedicate to public use the area designated as Falcon Ridge Road. The undersigned further agrees that any use or improvements made on this land shall be made in accordance with all existing zoning, platting health and other lawful rules and regulations for the benefit of themselves and all other subsequent owners or assigns taking title from, under, or through the undersigned. Easements are reserved where indicated on the plot for public utility purposes above and beneath the surface of the ground. In witness whereof the undersigned hereunto set her hand this 6th day of April, 1999.

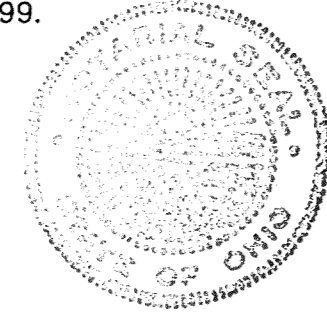
Mary Lambert
Mary Lambert, Secretary
Sherman Forest, Inc.

Chad Graber
Witness
Chad Graber
Steven N. Roessner
Witness
STEVEN N. ROESSNER

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named Mary Lambert who acknowledged that she did sign the foregoing instrument and that the same was her free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 6th day of April, 1999.

James B. Probst
Notary Public
My Commission Expires on April 15, 2000

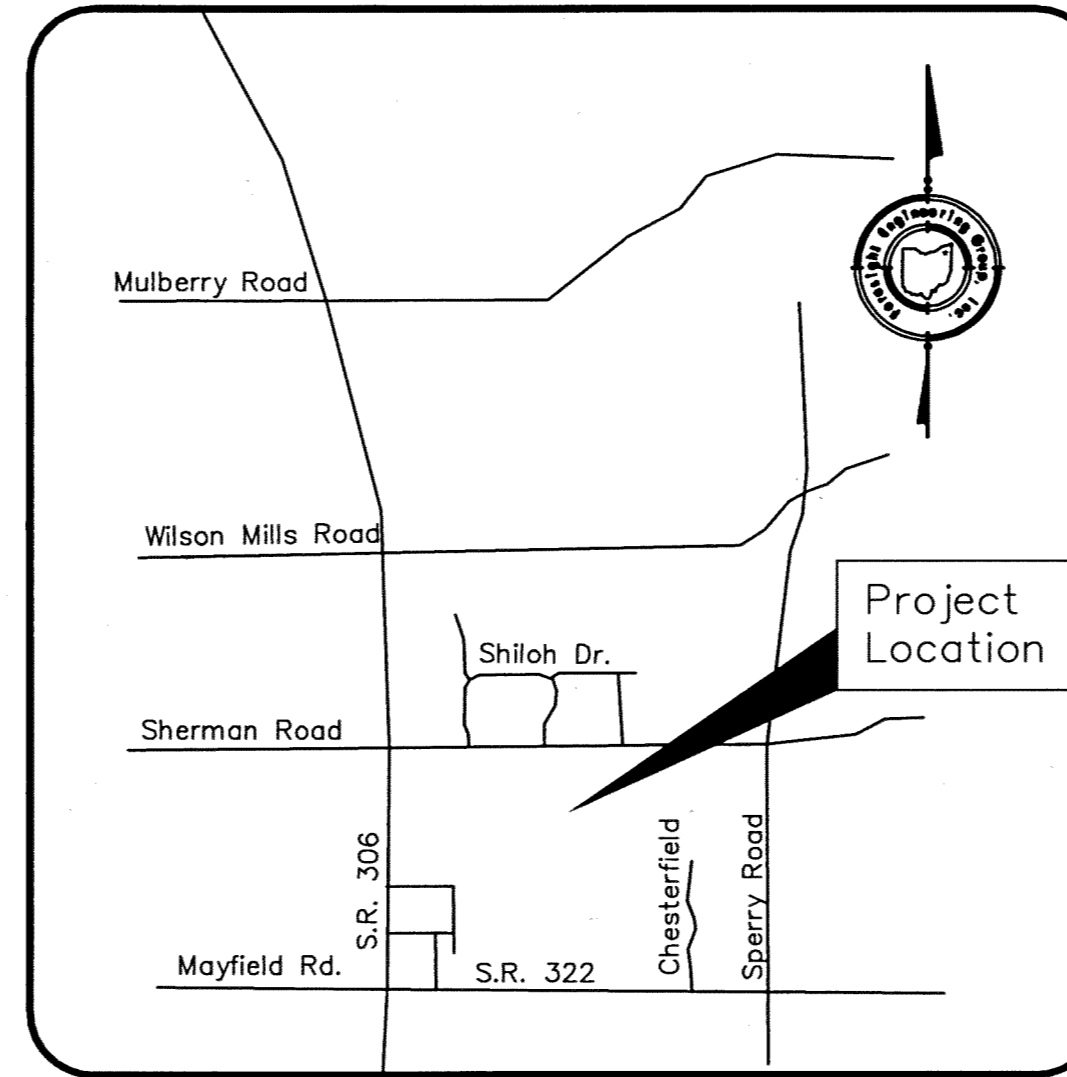


SHERMAN FOREST, INC., BY ITS SECRETARY,

individually and as such officer and the free act and deed of such Corporation

Situated in the Township of Chester, County of Geauga, State of Ohio, and being known as part of Original Lot Number 13, 16 and 33 and containing 55.7542 acres, being part of land conveyed to Sherman Forest, Inc., in the deed recorded in Volume 1227, Page 505 of the Geauga County Deed Records.

X-TRACT 2
X-TRACT 3



VICINITY MAP
NO SCALE

This plot complies with the applicable Chester Township Zoning Resolution. This 6th day of APRIL, 1999.
By: Michael Joyce
Michael Joyce, Chester Township Zoning Inspector

Approved as to legal form this 2nd day of December, 1999.
By: Lorrie A. SASS
Asst. Geauga County Prosecutor LORRIE A. SASS

Approved this 13th day of APRIL, 1999.
By: Cynthia C. Casto
Chairperson, Geauga County Planning Commission
CYNTHIA C. 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 herein, and do hereby find that the same have been constructed, are in accordance with the approved plot, specifications, and construction drawings, and are in good repair. This plot has been reviewed and meets the minimum standards for boundary surveys codified in Chapter 4733-37 of the Ohio Administrative Code.

This 26th day of JANUARY, 2000.
By: Robert J. Phillips
Gauga County Engineer

Approved this 31st day of JANUARY, 2000, constituting an acceptance of the dedication of any road right-of-way shown hereon for public use. PURSUANT TO THE AGREEMENT BETWEEN SHERMAN FOREST INC. AND THE GAUGA COUNTY BOARD OF COMMISSIONERS, DATED JANUARY 21, 2000.
By: William M. Retke
Gauga County Commissioner WILLIAM M. RETKE

By: Neil C. Hofstetter
Gauga County Commissioner NEIL C. HOFSTETTER

By: Jan Nowak
Gauga County Commissioner JAN NOWAK

572598

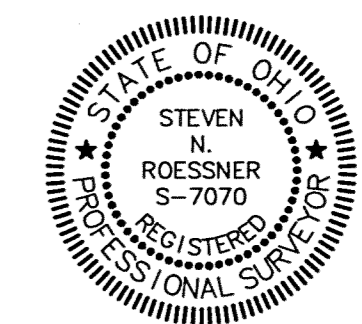
Transferred this 3rd day of FEBRUARY, 1999.
By: Tracy A. Demko
Gauga County Auditor

Filed for record this 3rd day of February, 1999.
at 1:48 P. M.
Recorded this 3rd day of February, 1999 in
plat book Volume 39 Page 106
By: Catherine H. Heiden
Gauga County Recorder

We do hereby certify that we 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 roads are in feet and decimal parts thereof, all of which are correct to the best of our 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.

Bearings are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

Steven N. Roessner 4/6/99
Steven N. Roessner Date
Ohio Professional Surveyor No. 7070



Total Number of Sublots: 15 Sublots
Total Length of New Road: 1943.34 feet
Total Area in Sublots: 52.4126 acres
1 - 15 Inclusive: 3.346 acres
Falcon Ridge Road R/W
Total Area of Subdivision: 55.7542 acres

The declaration of covenants and restrictions for Sherman Forest Subdivision is recorded in volume 1263 page 627 of the Geauga County Deed Records.

Foresight Engineering Group
Engineers & Surveyors
440 286-1010
440 286-1034 fax
320 Center Street, Unit F
Chardon, Ohio 44024

Sheet No. 1 / 2
Sherman Forest Subdivision
Final Plat

29-106

UTILITY EASEMENT

Sherman Forest, Inc., an Ohio Corporation, the undersigned owner of the within platted land, does hereby grant unto The Cleveland Electric Illuminating Company, Ameritech Corporation, Adelpia Cable Company and The East Ohio Gas Company, all Ohio Corporations, their successors and assigns (hereinafter referred to as the Grantees) a permanent right-of-way easement ten feet (10') 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 underground electric, communication cables, gas 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 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 her hand this 6th day of April, 1999.

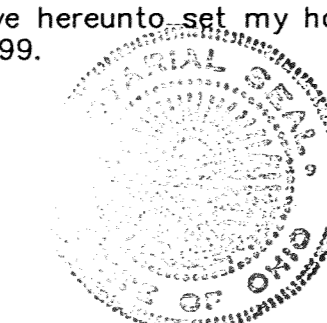
Mary Lambert
Mary Lambert, Secretary
Sherman Forest, Inc.

Chad Graber
Witness
Chad Graber
Steven N. Roessner
Witness
STEVEN N. ROESSNER

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named Mary Lambert who acknowledged that she did sign the foregoing instrument and that the same was her free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 6th day of April, 1999.

James B. Probst
Notary Public
My Commission Expires on April 15, 2000



SHERMAN FOREST, INC., BY ITS SECRETARY,

individually and as such officer and the free act and deed of said Corporation

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 public use of the area designated as Falcon Ridge Road and hereby releases from him of our mortgage an waives any right which we might otherwise have in said Road. This 7th day of April, 1999.

William R. Hoag
Bank, Savings & Loan Officer
William R. Hoag, Senior Vice President
The Huntington National Bank

Lois S. Danku
Witness
LOIS S. DANKU

Norma J. Balas
Witness
NORMA J. BALAS

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named William R. Hoag, Senior Vice President, who acknowledged that he did sign the foregoing instrument and that the same was 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 Chardon, Ohio this 7th day of April, 1999.

Lois S. Danku
Notary Public
My Commission Expires on 2/12/2001



UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

Raymond Hanzlick 8-6-99
The Cleveland Electric Illuminating Company Date

Print Name Raymond Hanzlick

Michael F. Drugwisch 8-16-99
Adelpia Cable Company Date

Print Name Michael F. Drugwisch

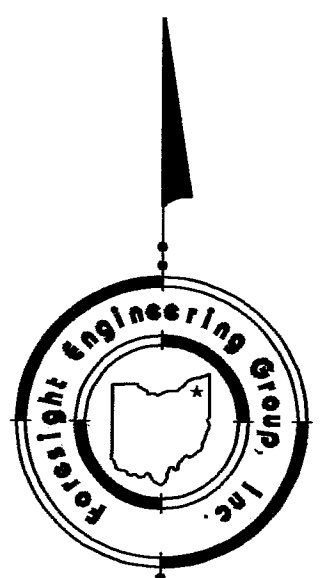
Michael Williams 8/16/99
Ameritech Corporation Date

Print Name Michael Williams

James L. Lawson 7/15/99
The East Ohio Gas Company Date

Print Name James L. Lawson

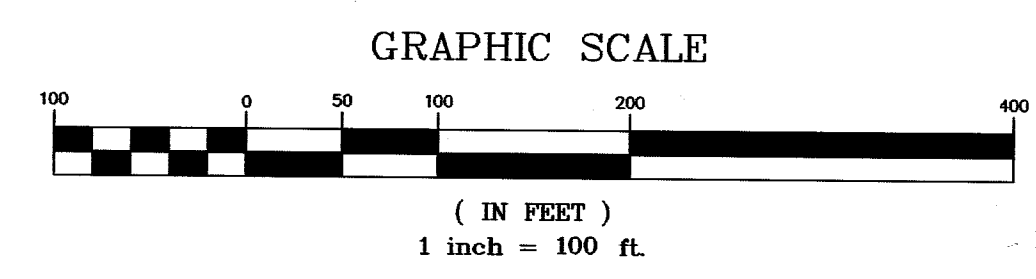
Sublot 7 Lot 13 Tr. 2
Vacated 2-3-03
at 4:32 pm
Mary Margaret McBride
Gauga County Recorder



CURVE TABLE						
CURVE	LENGTH	RADIUS	Delta	Tangent	Chord Bearing	Chord Distance
C1	320.47	1500.00	121°4'28"	160.85	S07°37'34"E	319.86
C2	474.80	350.00	77°43'31"	282.04	S52°36'33"E	439.22
C3	62.83	40.00	90°0'0"	40.00	N46°30'20"W	56.57
C4	62.83	40.00	90°0'0"	40.00	S43°29'40"W	56.57
C5	326.88	1530.00	121°4'28"	164.06	S07°37'34"E	326.26
C6	200.00	380.00	30°9'20"	102.37	S28°49'28"E	197.70
C7	127.11	380.00	19°9'54"	64.15	S53°29'05"E	126.52
C7A	61.11	380.00	9°2'51"	30.62	S69°27'03"E	61.04
C8	115.49	380.00	12°4'50"	58.20	S82°45'54"E	115.05
C9	41.89	40.00	80°0'0"	23.09	N61°28'18"W	40.00
C10	118.42	100.00	67°50'55"	67.26	S65°23'46"E	111.62
C11	100.00	100.00	57°17'45"	54.63	N52°01'54"E	95.89
C12	100.00	100.00	57°17'45"	54.63	N05°15'54"E	95.89
C13	100.00	100.00	57°17'45"	54.63	N62°33'36"W	95.89
C14	105.18	100.00	60°15'50"	58.04	S58°39'37"W	100.40
C15	41.89	40.00	80°0'0"	23.09	N58°31'42"E	40.00
C16	164.17	320.00	29°23'38"	83.93	S76°46'29"E	162.37
C17	269.93	320.00	48°19'52"	143.98	S37°54'44"E	262.00
C18	115.46	1470.00	4°30'2"	57.76	S11°29'47"E	115.44
C19	198.59	1470.00	7°44'26"	99.45	S05°22'33"E	198.41

E & J Wiley
Vol. 697, Pg. 135

SYMBOL LEGEND	
	Iron Pipe or Pin Fd.
	5/8" Rebar set capped Foresight Engineering
	5/8" Rebar set in Monument Box Capped Foresight Engineering



Foresight Engineering Group
Engineers & Surveyors
440 286-1010
440 286-1034 fax
320 Center Street, Unit F
Chardon, Ohio 44024

Sheet No. 2 / 2
Sherman Forest Subdivision
Final Plat

29-107

