

ACCEPTANCE CERTIFICATION AND DEDICATION

Be it known that Huntsburg Investments, LLC, Owners of the land shown herein, hereby certifies this plat correctly represents our "EASTPOINT SUBDIVISION PHASE 1" a subdivision containing sublots one (1) through twenty (20) both inclusive, and do hereby accept this plat of some and dedicate to public use the area designated as EASTPOINT DRIVE, (60 feet wide) and HAMMOCK LAKE DRIVE (60 feet wide). 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 itself and all subsequent owners or assigns taking title from, under, or through the undersigned. Easements are reserved where indicated on the plat for public utility above and beneath the surface of the ground.

In witness whereof the undersigned hereunto set his (their) hand(s) this 10th day of September, 1999.

David Leichtman
David Leichtman President
Huntsburg Investments, LLC.

Lynn B. Schwartz
Lynn B. Schwartz
Witness

Rudy C. Schwartz
Rudy C. Schwartz
Witness

State of Ohio, County of Geauga

Before me, a notary public in and for said county and state personally appeared the above named David Leichtman who acknowledge that he did sign the foregoing instrument and that the same is his free act and deed for the purposes therein expressed. In witness whereof I have set my hand and official seal at Newbury Ohio this 10th day of Sept., 1999.

Lynn B. Schwartz
Lynn B. Schwartz
Notary Public

My Commission Expires No Expiration Date - Attorney At Law
ORC 147.03

UTILITY EASEMENT

The undersigned owner, Huntsburg Investment, LLC, within the platted land shown herein, does hereby grant unto The Cleveland Electric Illuminating Company, Alltel Corporation, East Ohio Gas Company and Classic Communications all Ohio Corporations, their successors and assigns (hereinafter referred to as grantees) a permanent right-of-way and easement **TWELVE** (12) 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, reconstruct or relocate such above ground and underground electric, gas and communications 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 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 their hands this 10th day of September, 1999.

David Leichtman
David Leichtman President
Huntsburg Investments, LLC.

Lynn B. Schwartz
Lynn B. Schwartz
Witness

Rudy C. Schwartz
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State of Ohio, County of Geauga

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My Commission Expires No Expiration Date - Attorney At Law
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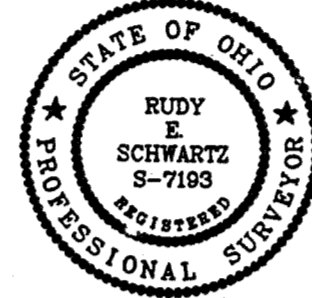
FINAL PLAT FOR EASTPOINT SUBDIVISION PHASE 1

BY:
HUNTSBURG INVESTMENTS, LLC
P.O. BOX 308
CHESTERLAND, OHIO 44026
(440) 729-4220

SITUATED IN THE TOWNSHIP OF HUNTSBURG, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NOS. 49 & 32 AND FURTHER BEING KNOWN AS PART OF A PARCEL OF LAND CONVEYED TO HUNTSBURG INVESTMENTS, LLC BY DEED RECORDED IN VOLUME 1152, PAGE 3 OF GEAUGA COUNTY DEED RECORDS. AND CONTAINING **84.8901 ACRES.**

SUBDIVISION TABULATION PHASE 1

20 NEW SUBLOTS
79.0790 ACRES IN LOTS
5.8111 ACRES IN NEW ROAD
84.8901 ACRES TOTAL SUBDIVISION
3755.85 LIN. FT. NEW ROAD



SURVEYOR 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 GEAUGA COUNTY ENGINEER.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.

RUDY E. SCHWARTZ P.S. 7193 DATE: SEPT. 10, 1999

THE UTILITY EASEMENT IS ACCEPTED BY THE FOLLOWING:

Raymond Hanzlick 5-24-00
Raymond Hanzlick
Cleveland Electric Illuminating Company

Thomas E. Szepietki 5-12-00
Thomas E. Szepietki
East Ohio Gas Company

Bob Dewey 5/16/00
Bob Dewey
Alltel Corporation

James E. Eakin 5-23-00
James E. Eakin
CLASSIC COMMUNICATIONS

MORTGAGE RELEASE

The undersigned mortgagee of the land included in this plat and subdivision does hereby join with the owners of this subdivision in the dedication to public use of the area designated as Eastpoint Drive and Hammock Lake Drive and hereby releases from lien of our mortgage and waives any right which might have otherwise have in said roads. This 10th day of September, 1999.

PARK VIEW FEDERAL Savings Bank

By: Robert J. Papa
Robert J. Papa
Bank, Savings & Loan Official
VICE PRESIDENT

Lynn B. Schwartz
Lynn B. Schwartz
Witness

Anna Marie Rinaldi
Anna Marie Rinaldi
Witness

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED ROBERT J. PAPA OF PARKVIEW FEDERAL SAVINGS BANK, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE COOPERATE ACT AND DEED OF PARK VIEW FEDERAL SAVINGS BANK FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Bedford Heights OHIO THIS 10th DAY OF September, 1999.

Lynn B. Schwartz
Lynn B. Schwartz
NOTARY PUBLIC

MY COMMISSION EXPIRES No Expiration Date - Atty. At Law
ORC 147.03

APPROVALS

Approved as to legal form this 31st day of October, 2000

Rebecca Schrag
Rebecca Schrag
Geauga County Prosecutor

Approved this 8th day of FEBRUARY, 2000

Cynthia C. Casto
Cynthia C. Casto
Chairman, Geauga County Planning Commission

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 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 25th day of MAY, 2001

Robert L. Phillips
Robert L. Phillips
Geauga County Engineer

ZONING STATEMENT

THIS PLAT COMPLIES WITH THE APPLICABLE HUNTSBURG TOWNSHIP ZONING RESOLUTION. THIS 10th DAY OF September, 1999.

Robert J. Phillips
Robert J. Phillips
HUNTSBURG TOWNSHIP ZONING INSPECTOR

Approved this 24th day of July, 2001, constituting an acceptance of the dedication of any road right-of-way shown hereon for public use.

William Repke
William Repke
Geauga County Commissioner

Neil Hofstetter
Neil Hofstetter
Geauga County Commissioner

Jan Novak
Jan Novak
Geauga County Commissioner

Transferred this 26th day of JULY, 2001

Tracy A. Jemison
Tracy Jemison
Geauga County Auditor

200100604914
Filed for Record in
GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
07-26-2001 At 01:24 PM.
PLAT 60.00
OR Book 32 Page 95 - 97

Filed for record this 26th day of July, 2001 at 1:24 pm.

Recorded this 26th day of July, 2001 in Plat Book Volume 32 Page 95-97

Mary Margaret McBride
Mary Margaret McBride
Geauga County Recorder

COVENANTS & RESTRICTIONS

THE DECLARATIONS OF COVENANTS AND RESTRICTIONS FOR EASTPOINT PHASE 1 IS RECORDED IN VOLUME 1283 PAGE 175 OF GEAUGA COUNTY RECORDS.

SCHWARTZ LAND SURVEYING

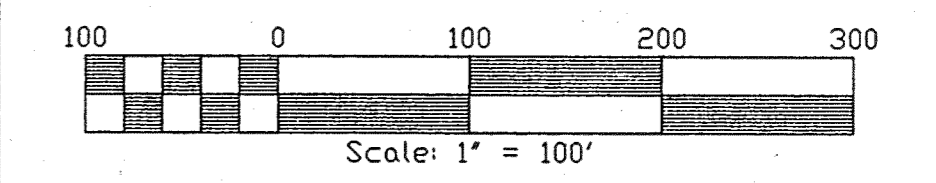
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
15750 ALBURN ROAD
NEWBURY, OHIO 44065
1-440-564-7528 FAX: 1-440-564-5675

V. 32 . P. 95

FINAL PLAT
FOR
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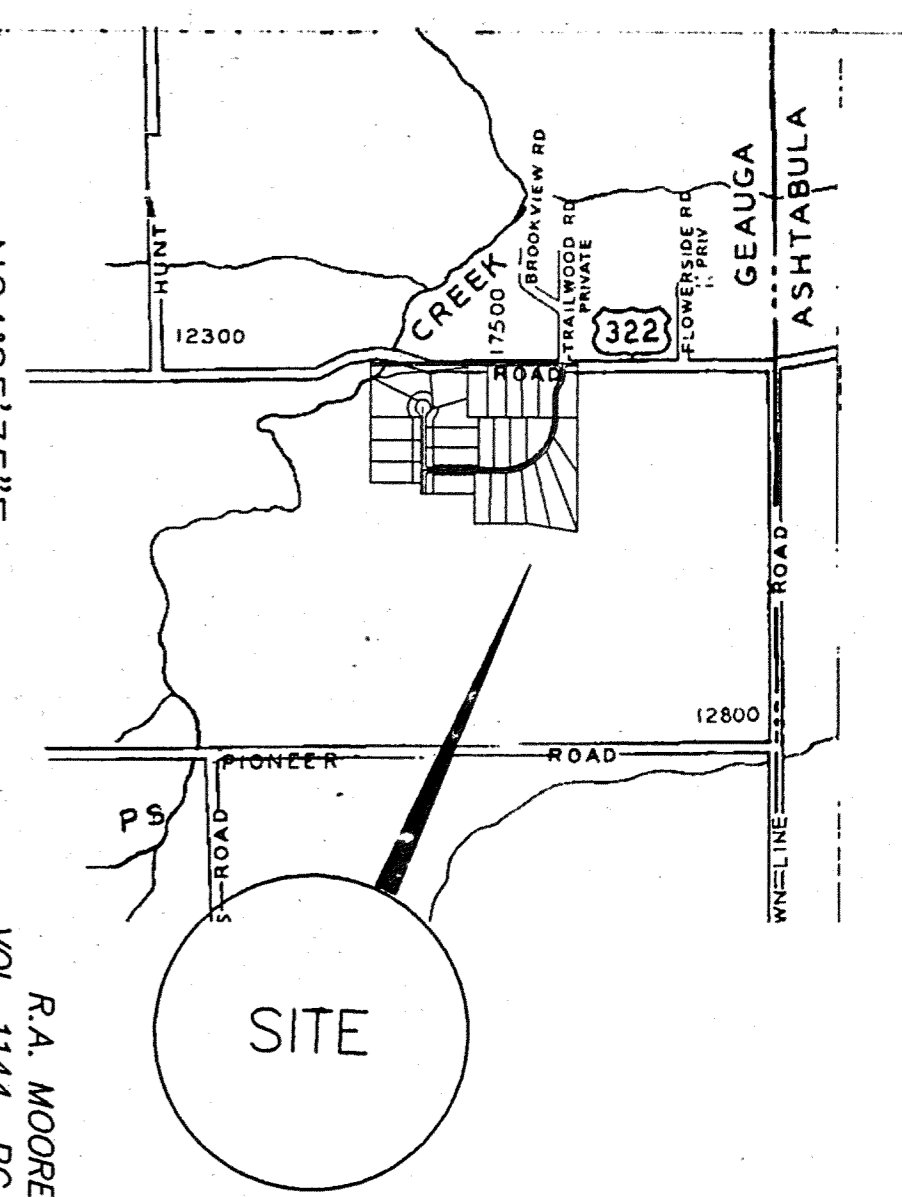
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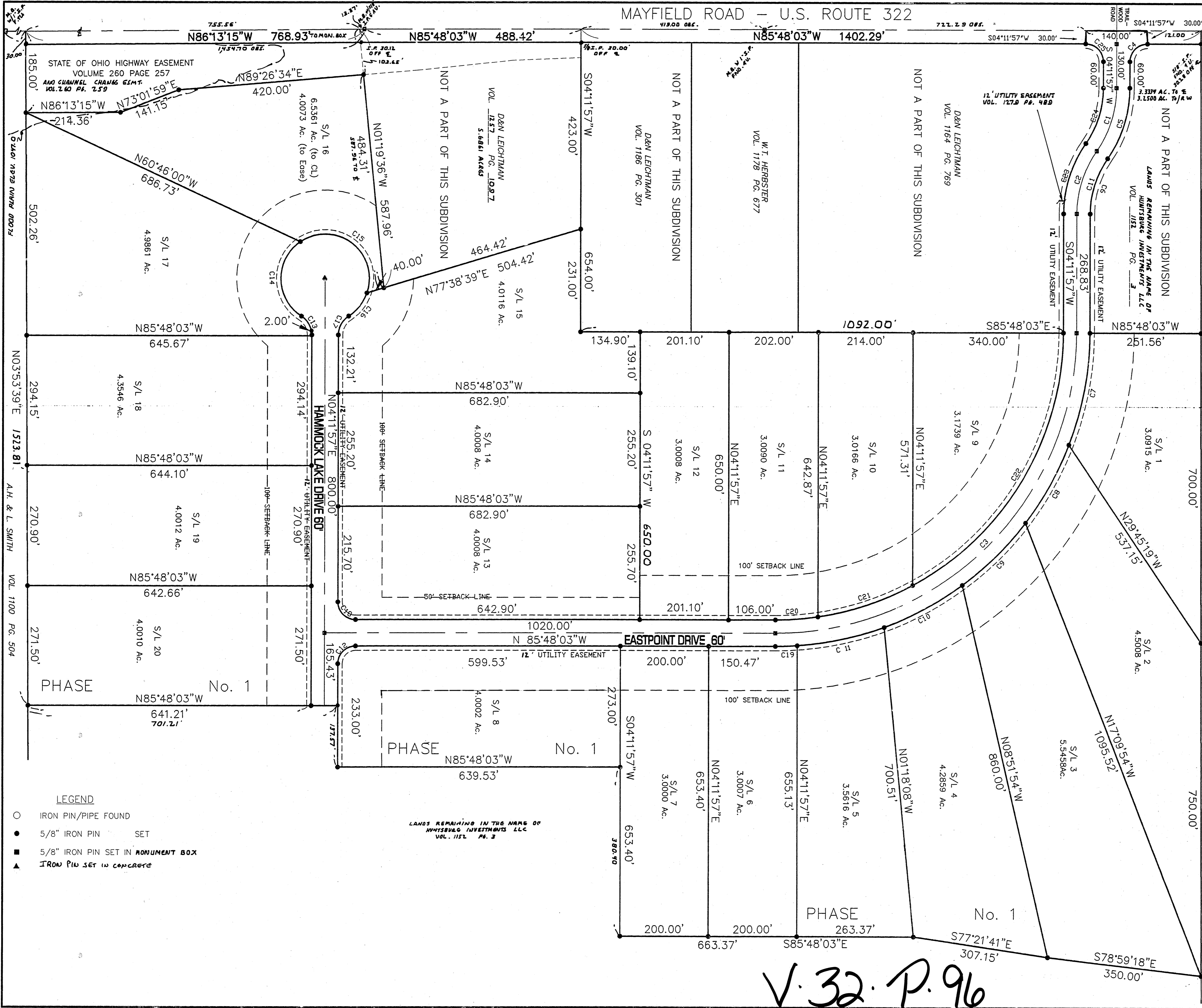
VICINITY MAP
NTS



NUMBER	DELTA	ANGLE	CHORD	DIRECTION	RADIUS	ARC LENGTH	CHORD	TANGENT
C1	34°46'26"	N21°35'10"E	250.00	151.73	149.41	78.28'		
C2	34°46'26"	S21°35'10"W	250.00	151.73	149.41	78.28'		
C3	90°00'00"	N49°11'57"E	680.00	1068.14	961.66	680.00'		
C4	90°00'00"	S49°11'57"W	40.00	62.83	56.57	40.00'		
C5	34°46'26"	N21°35'10"E	220.00	133.52	131.48	68.89'		
C6	34°46'26"	S21°35'10"W	220.00	133.52	131.48	68.89'		
C7	21°00'00"	N14°41'57"E	710.00	260.23	258.77	131.59'		
C8	16°15'00"	N33°19'27"E	710.00	201.37	200.69	101.36'		
C9	16°15'00"	N49°24'27"E	710.00	201.37	200.69	101.36'		
C10	16°15'00"	N65°49'27"E	710.00	201.37	200.69	101.36'		
C11	16°15'00"	N82°04'27"E	710.00	201.37	200.69	101.36'		
C12	90°00'00"	S49°11'57"W	40.00	62.83	56.57	40.00'		
C13	57°46'09"	N24°41'07"W	50.00	50.41	48.30	27.58'		
C14	113°37'47"	S23°14'42"W	280.00	158.32	167.38	152.90'		
C15	143°14'30"	N48°19'10"W	100.00	250.00	189.80	300.98'		
C16	38°40'00"	N42°38'05"E	100.00	67.49	66.21	35.08'		
C17	57°46'09"	S33°05'01"W	50.00	50.41	48.30	27.58'		
C18	90°00'00"	S40°48'03"W	40.00	62.83	56.57	40.00'		
C19	04°00'00"	S87°48'03"E	710.00	49.57	49.56	24.79'		
C20	08°23'35"	N89°57'05"E	650.00	96.35	96.26	48.26'		
C21	19°59'29"	N75°42'37"E	650.00	226.80	225.65	114.56'		
C22	61°30'55"	N34°57'25"E	650.00	697.87	664.83	396.82'		
C23	34°46'26"	S21°35'10"W	280.00	163.34	167.34	87.68'		
C24	34°46'26"	N21°35'10"E	220.00	133.52	131.48	68.89'		
C25	90°00'00"	N40°48'03"W	40.00	62.83	56.57	40.00'		

SCHWARTZ LAND SURVEYING

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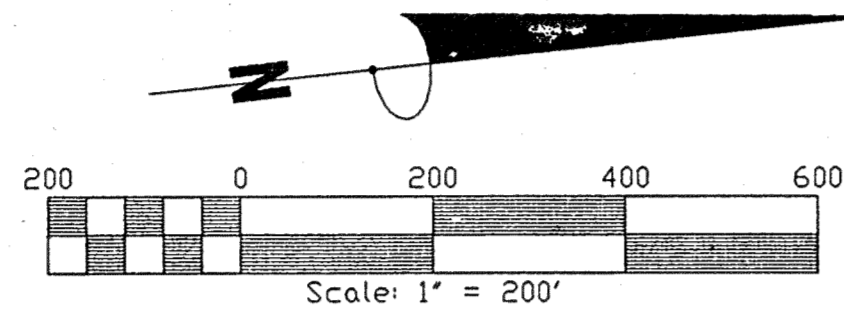
- LEGEND**
- IRON PIN/PIPE FOUND
 - 5/8" IRON PIN SET
 - 5/8" IRON PIN SET IN MONUMENT BOX
 - ▲ IRON PIN SET IN CONCRETE

V. 32. P. 96

FINAL PLAT
FOR
EASTPOINT SUBDIVISION PHASE 1 (REMAINDER)

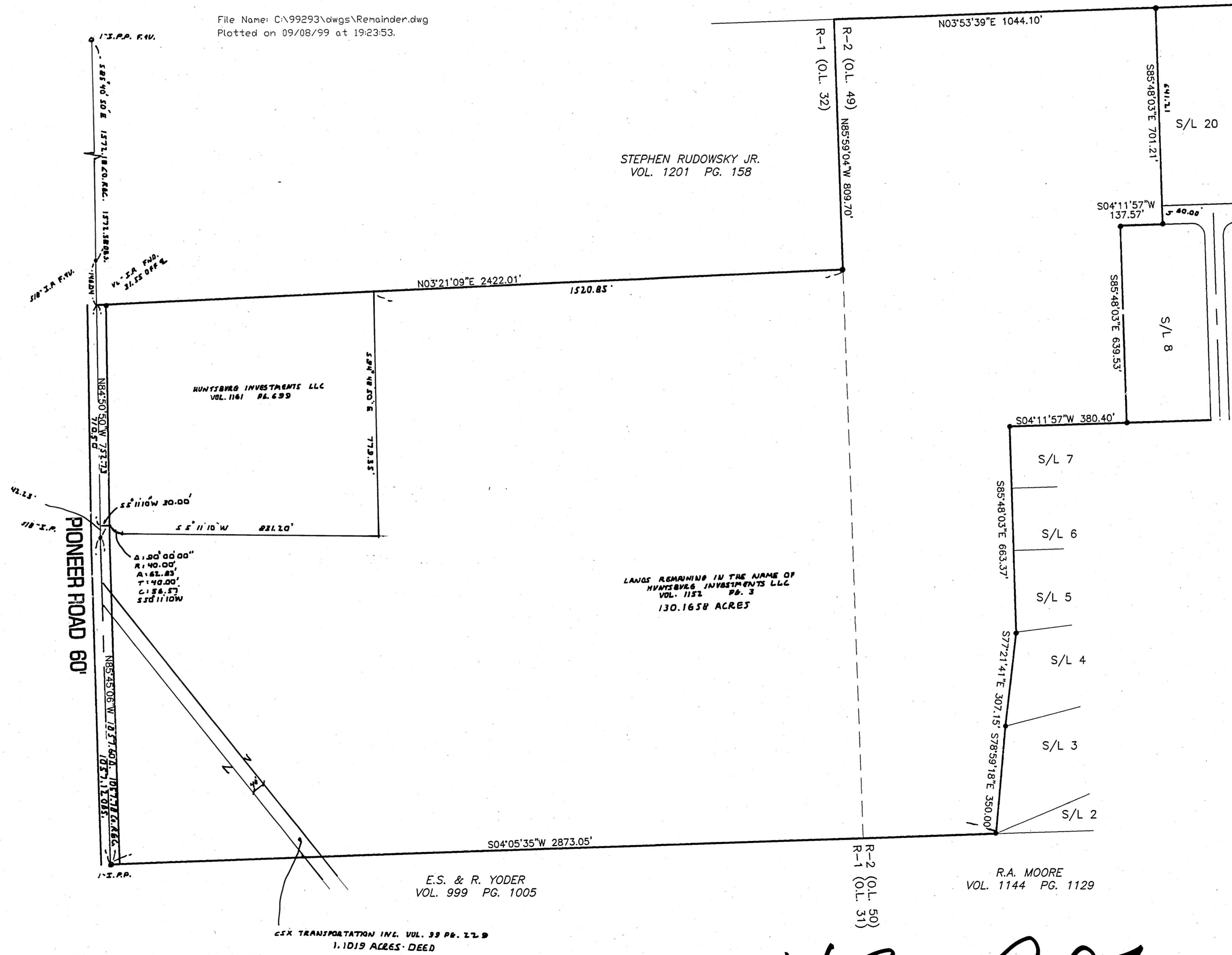
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BY DEED RECORDED IN VOLUME 1152, PAGE 3 OF GAUGA COUNTY DEED RECORDS.



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J.J. & E.B. MAST
VOL. 599 PG. 505



CIX TRANSPORTATION INC. VOL. 99 PG. 22-D
1.1019 ACRES-DEED

V. 32. P. 97

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