

DAWSON HIGHLANDS

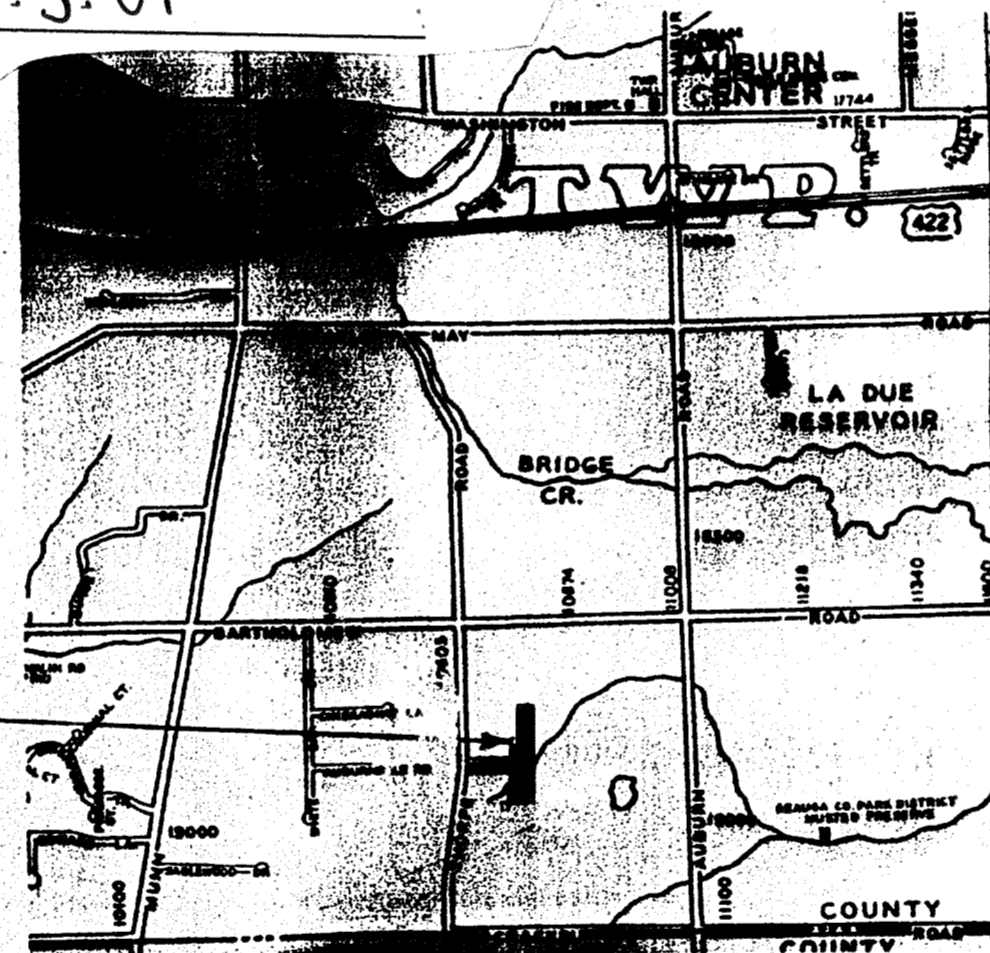
Situated in the Township of Auburn,
County of Geauga, State of Ohio and
known as being a part of Tract 3 and
Original Lot 24 and containing
28.1138 Acres of land being all the
land conveyed to Luxland, Inc., an
Ohio Corporation, by deed recorded in
Volume 1218, Page 522 of Geauga
County Records

SURVEYORS CERTIFICATION

I do 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 roads 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.

Rudy E. Schwartz
Rudy E. Schwartz P.S. Number 7193

7-3-01
Date



VICINITY MAP
NTS

The declaration of covenants and restrictions for Dawson Highlands Subdivision is recorded in Volume 1381 Page 92 of Geauga County Deed Records.

NALL CO'SULTANTS
9954 HIGH COUNTRY DRIVE
CHARLTON OHIO 44024
440-286-1288
440-286-5186 Fax

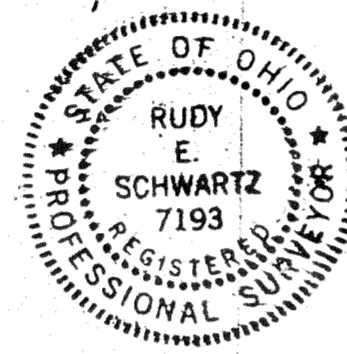
ACCEPTANCE CERTIFICATION AND DEDICATION

The undersigned owner, Jaye Luxenberg, President, Luxland, Inc., an Ohio Corporation, of the land shown herein hereby certify that this plat correctly represents our DAWSON HIGHLANDS SUBDIVISION containing sublots 1 through 10 both inclusive, and do hereby accept this plat of same and dedicate to public use the area designated as DAWSON DRIVE. 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 themselves 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 3 day of July 2001.

Jaye Luxenberg
Jaye Luxenberg president
Luxland, Inc.

Roger M. Nall
witness ROGER M. NALL

Jurate Ubronavicus
witness JURATE UBRONAVICUS



STATE OF OHIO, COUNTY OF Cuyahoga
Before me a Notary Public in and for said county and state personally appeared the above named JAYE LUXENBERG who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed personally and the corporate act and deed of Luxland, Inc. for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Cleveland Ohio this 3 day of July 2001.

Jurate Ubronavicus
Notary Public

My Commission expires 4-20-2002



UTILITY EASEMENT

The undersigned owner Jaye Luxenberg, president Luxland, Inc. an Ohio Corporation of the within platted land does hereby grant unto The Illuminating Co., Ohio Edison, Alltel, Orwell Natural Gas Co. Classic Communications all Ohio Corporations, their successors and assigns (hereinafter referred to as the grantees) a permanent easement and right of way twelve (12) feet in width under over and through all sublots and all lands shown hereon and parallel and contiguous to all road lines, including also the thirty (30) feet wide easement and right of way shown on sublot eight (8) 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 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 and pipe lines outside the above described easement premises and 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 set his hand this 3 day July 2001.

Jaye Luxenberg
Jaye Luxenberg
PRESIDENT
LUXLAND, INC.

Roger M. Nall
Witness ROGER M. NALL

Jurate Ubronavicus
Witness JURATE UBRONAVICUS



STATE OF OHIO, COUNTY OF Cuyahoga
Before me a Notary Public in and for said county and state personally appeared the above named JAYE LUXENBERG who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed personally and the corporate act and deed of Luxland, Inc. for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Cleveland Ohio this 3 day of July 2001.

Jurate Ubronavicus
Notary Public

My Commission expires 4-20-2002

UTILITY EASEMENT ACCEPTED

Thomas W. Bar 7-19-01
The Illuminating Co.
Date

James H. Brown 7-19-01
Ohio Edison
Date

Don Hill 7-18-01
Alltel
Date

Jon Hobdy 7-18-01
Orwell Natural Gas Co.
Date

James Ekin 7-17-01
Classic Communications
Date

James Galen
Date

APPROVALS

Approved as to legal form this 19th day of July 2001
Robert F. Schlegel
ASST. (Print Name) Geauga County Prosecutor Robert F. Schlegel

Approved this 10th day of July 2001
Mark J. Hamst
(Print Name) 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(s) dedicated to 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.

This 23rd day of JULY 2001
Robert L. Phillips
(Print Name) Geauga County Engineer
Robert L. Phillips

Approved this 26th day of JULY 2001 constituting an acceptance of the dedication of any road (right-of-way) shown hereon for public use.
William M. Repke (Print Name) Geauga County Commissioner
Janet Novak (Print Name) Geauga County Commissioner
Nell Hofstetter (Print Name) Geauga County Commissioner

Transferred this 27th day of July 2001
Tracy A. Demison
(Print Name) Geauga County Auditor
Tracy Demison

Filed for record this 27th day of July 2001 at 2:25 P.M.
Recorded this 27th day of July 2001 in plat book volume 32 page 98-99
Mary Margaret McBride
(Print Name) Geauga County Recorder
Mary Margaret McBride

This plat complies with the applicable AUBURN Township Zoning Resolution. This 3rd day of July 2001.
By: *Bandy Hestock* (Print Name) July 3, 2001
Bandy Hestock Township Zoning Inspector.

MORTGAGE RELEASE

The undersigned mortgagee, Metropolitan Bank and Trust, located at 2290 Millcreek Blvd., Highland Hills Ohio, 44122, 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 Dawson Drive and hereby releases from lien of our mortgage and waives any right which we might otherwise have in said Dawson Drive. This 3 day July of 2001.

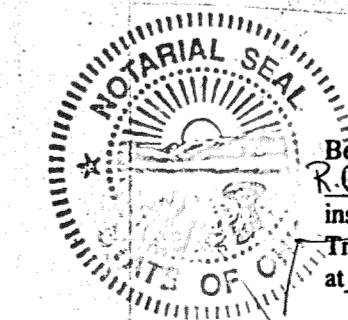
James J. Masterson
Bank Official
James J. Masterson
Vice-President

Roger M. Nall
Witness ROGER M. NALL

Jurate Ubronavicus
Witness

R. Bruce Wenmoth
Bank Official
R. Bruce Wenmoth
SVP

Jurate Ubronavicus
Witness

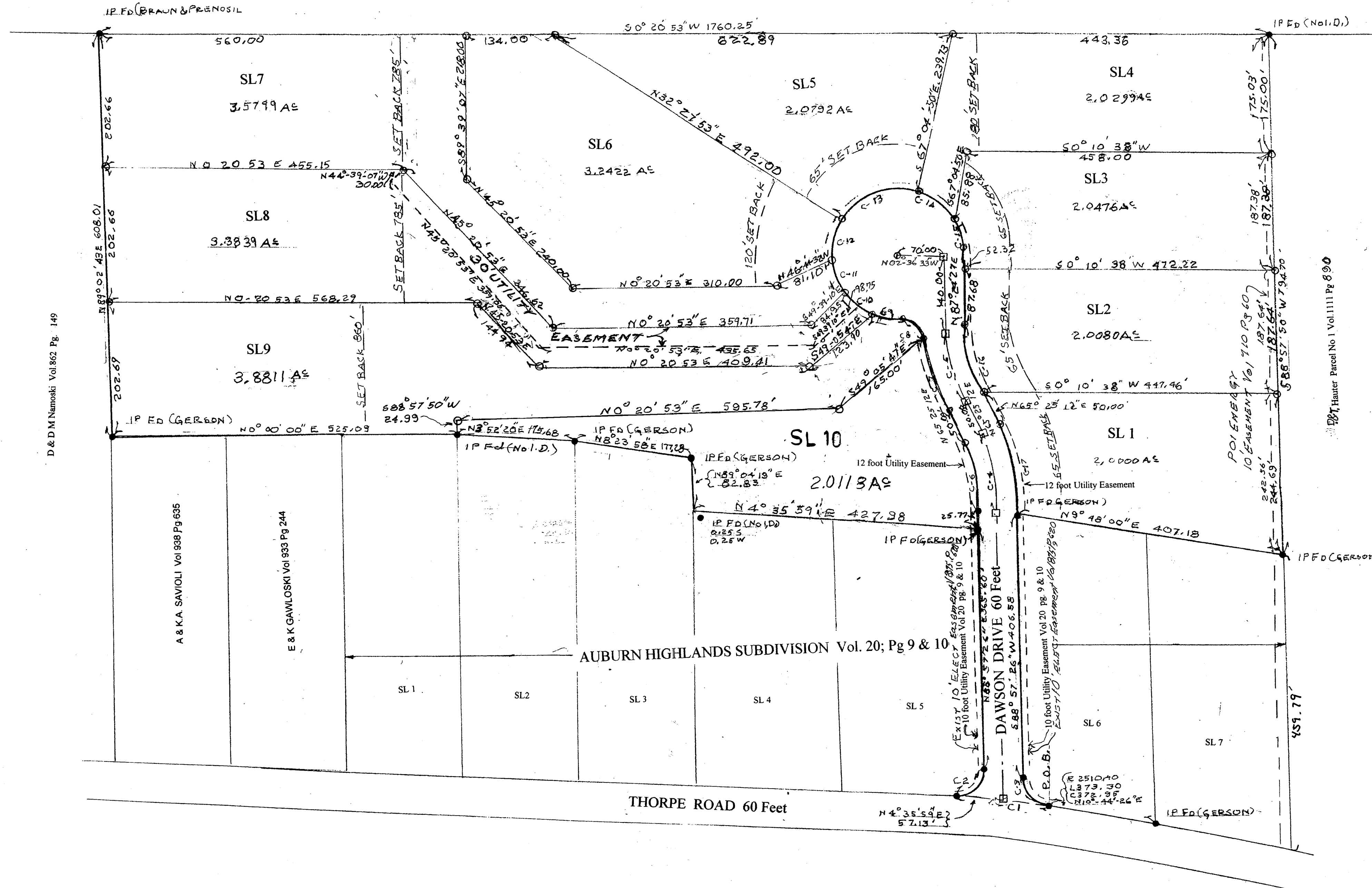


STATE OF OHIO, COUNTY OF Cuyahoga
Before me, a notary public in and for said county and state personally appeared the above named JAMES J. MASTERSON, Vice President of Metropolitan Bank and Trust who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed and the free corporate act and deed of Metropolitan Bank and Trust for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Cleveland Ohio this 3 day of July 2001.

Jurate Ubronavicus
Notary Public

My commission expires 4-20-02

V. 32 P. 98



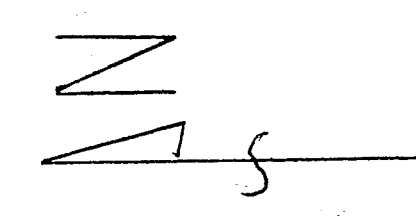
D & D M Namowski Vol 862 Pg. 149

D & D M Namowski Parcel No 1 Vol 1111 Pg 690

CURVE TABLE

Curve No.	Delta	Radius	Arc	Tangent	Chord	Bearing
1	01-52-49	2510.40	82.37	41.20	82.39	N05-32-14E
2	05-38-23	40.00	06.77	44.50	59.28	S43-13-17E
3	02-29-38	40.00	57.58	35.08	52.73	S47-43-07W
4	23-32-12	300.00	123.24	62.50	122.38	S77-11-18W
5	21-59-15	300.00	115.15	58.28	114.42	S76-24-49W
6	23-32-12	270.00	110.91	56.25	110.14	S77-11-18W
7	21-59-15	330.00	126.64	64.11	125.96	S76-24-49W
8	00-00-00	40.00	62.83	40.00	56.57	S42-24-27W
9	16-59-55	100.00	29.64	14.93	29.53	S05-53-54W
10	34-36-24	100.00	60.40	31.15	59.49	S31-41-34W
11	34-36-24	100.00	60.40	31.15	59.49	S66-17-58W
12	40-06-18	100.00	70.00	36.5	68.58	N76-20-41W
13	74-29-00	100.00	130.00	76.02	121.04	N19-03-02W
14	34-36-32	100.00	60.40	31.16	59.49	N35-29-44E
15	34-36-27	100.00	60.40	31.15	59.49	N70-06-14E
16	21-59-15	270.00	103.61	52.45	102.38	N76-24-49E
17	23-32-12	330.00	135.56	68.75	134.61	N77-11-18E

AREA IN LOTS 26.2636 ACRES
 AREA IN RIGHT OF WAY 1.8502 ACRES
 TOTAL AREA 28.1138 ACRES
 LENGTH OF ROAD 867.6 Feet



SCALE 1" = 100'

- KEY
- IP.FD. ID SCHWARTZ
 - IP.SET.
 - MONUMENT

V. 32. P. 99