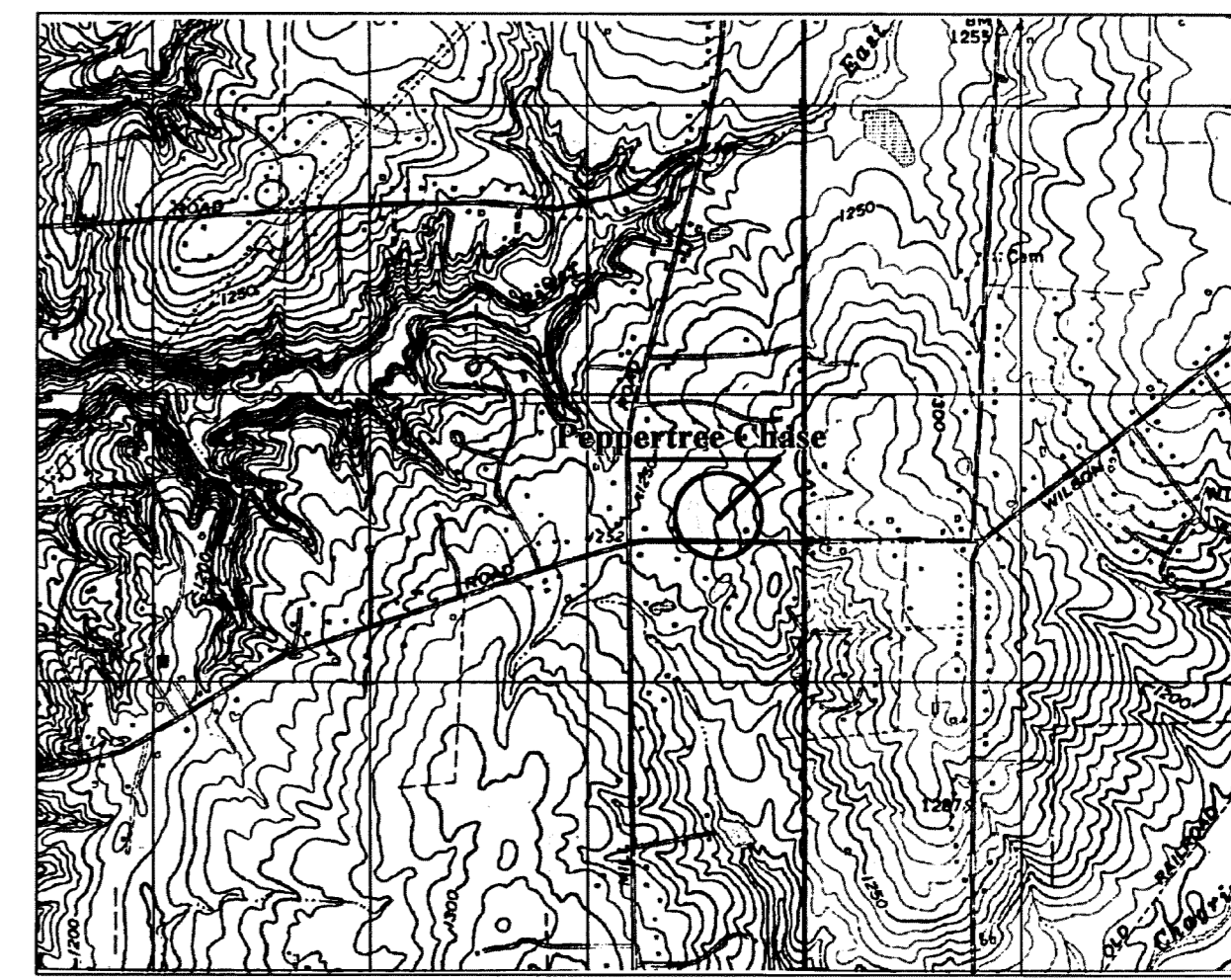


PEPPERTREE CHASE SUBDIVISION



VICINITY MAP

Situated in the Township of Munson, County of Geauga and the State of Ohio, and known as part of Lot No. 5, Phelps Tract, Tract No. 1 within said Township containing 16.262 acres and being part of lands conveyed to Homestead Land Company, LLC by deed recorded in Volume 1334, Page 191 of the Geauga County Deed Records.

UTILITY EASEMENT

HOMESTEAD LAND COMPANY, LTD, AN OHIO LIMITED LIABILITY COMPANY, BY JOSEPH T. SVETE, MEMBER AND L. JOSEPH SPEAR, MEMBER, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, THE EAST OHIO GAS COMPANY AND ADELPHIA, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) 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 WITH AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, AUGMENT, REPAIR, RECONSTRUCT OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES AND APPURTENANCES, 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 LAWN 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 HERETO SET THEIR HANDS THIS 3rd DAY OF JULY, 2001

HOMESTEAD LAND COMPANY, LTD
Joseph T. Svete
JOSEPH T. SVETE, MEMBER
HOMESTEAD LAND COMPANY, LTD

Martha B. Matuska
WITNESS MARTHA B. MATUSKA
Paula Tintor
WITNESS PAULA TINTOR

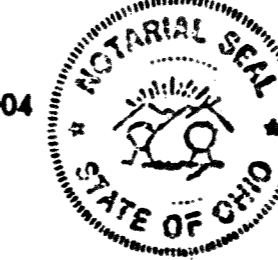
Martha B. Matuska
WITNESS MARTHA B. MATUSKA
Paula Tintor
WITNESS PAULA TINTOR

STATE OF OHIO
COUNTY OF GEAUGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED HOMESTEAD LAND COMPANY, LTD, AN OHIO LIMITED LIABILITY COMPANY, BY JOSEPH T. SVETE, MEMBER AND L. JOSEPH SPEAR, MEMBER WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF HOMESTEAD LAND COMPANY, LTD, AN OHIO LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CHARDON, OHIO THIS 3rd DAY OF JULY, 2001.

Martha B. Matuska
NOTARY PUBLIC

MARTHA B. MATUSKA
Notary Public, State of Ohio
My Commission Expires Nov. 9, 2004
(Recorded in Lake County)

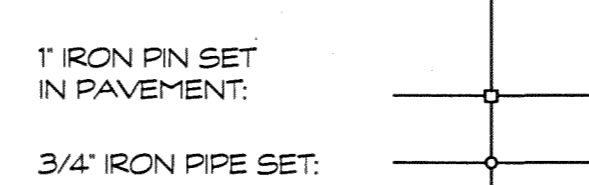


UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

- Thomas W. Biew* 7-19-01
CLEVELAND ELECTRIC ILLUMINATING COMPANY
THOMAS W. BIEW DATE
- Jon Hobby* 7/18/01
THE WESTERN RESERVE TELEPHONE COMPANY
Jon Hobby DATE
- Anthony M. Caruso* 10-17-01
THE EAST OHIO GAS COMPANY
ANTHONY M. CARUSO DATE
- Dennis Thomson* 10-24-01
ADELPHIA DENNIS THOMSON DATE

DECLARATION OF COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR PEPPERTREE CHASE SUBDIVISION IS RECORDED IN VOLUME 1350, PAGE 119 OF THE GEAUGA COUNTY DEED RECORDS.



V34 P21

I certify to Homestead Land Company, LTD that I have prepared this plat and that it is based on a survey made by me in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code governing land surveys in the State of Ohio, and that the information contained herein is correct to the best of my knowledge and belief. Iron monuments or pins as indicated herein shall be set in place before final inspection and acceptance by the Geauga County Engineer. Distances are expressed in U. S. Survey Feet and decimal parts thereof. Bearings shown on the plat are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

Lawrence Gordon Wilson
Lawrence Gordon Wilson
Ohio Professional Surveyor No. 5807
MAY 30, 2001



ACCEPTANCE, CERTIFICATION AND DEDICATION

HOMESTEAD LAND COMPANY, LTD, AN OHIO LIMITED LIABILITY COMPANY, BY JOSEPH T. SVETE, MEMBER AND L. JOSEPH SPEAR, MEMBER OF HOMESTEAD LAND COMPANY, LTD, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS 'PEPPERTREE CHASE' SUBDIVISION, CONTAINING SUBLOTS 1 THROUGH 6, BOTH INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS STEPHENS WAY. THE UNDERSIGNED FURTHER AGREE 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 ITSELF 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 HERETO SET THEIR HAND THIS 3rd DAY OF JULY, 2001

HOMESTEAD LAND COMPANY, LTD

Joseph T. Svete
JOSEPH T. SVETE, MEMBER
HOMESTEAD LAND COMPANY, LTD

Martha B. Matuska
WITNESS MARTHA B. MATUSKA
Paula Tintor
WITNESS PAULA TINTOR

L. Joseph Spear
L. JOSEPH SPEAR, MEMBER
HOMESTEAD LAND COMPANY, LTD

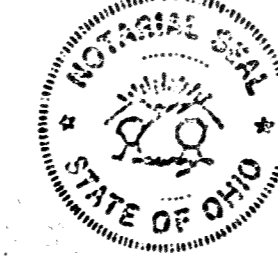
Martha B. Matuska
WITNESS MARTHA B. MATUSKA
Paula Tintor
WITNESS PAULA TINTOR

STATE OF OHIO
COUNTY OF GEAUGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED HOMESTEAD LAND COMPANY, LTD, AN OHIO LIMITED LIABILITY COMPANY, BY JOSEPH T. SVETE, MEMBER AND L. JOSEPH SPEAR, MEMBER WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF HOMESTEAD LAND COMPANY, LTD, AN OHIO LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CHARDON, OHIO THIS 3rd DAY OF JULY, 2001.

Martha B. Matuska
NOTARY PUBLIC

MARTHA B. MATUSKA
Notary Public, State of Ohio
My Commission Expires Nov. 9, 2004
(Recorded in Lake County)



SITE DATA

- Total Number of Sublots: 6
- Total Area in Subdivision: 16.262 ACRES
- Total Area in Sublots: 15.153 ACRES
- Total Area in New Roads: 1.109 ACRES
- Total Length of New Roads: 529.02 FEET

APPROVALS

MUNSON TOWNSHIP

THIS PLAT COMPLIES WITH THE APPLICABLE MUNSON TOWNSHIP ZONING RESOLUTION
THIS 6 DAY OF JULY, 2001

Donald Zambory
MUNSON TOWNSHIP ZONING INSPECTOR
DONALD ZAMBORY

COUNTY PLANNING COMMISSION

APPROVED THIS 10th DAY OF JULY, 2001

Mark Hassett
ACTING CHAIRPERSON, THE GEAUGA COUNTY PLANNING COMMISSION
MARK HASSETT

COUNTY ENGINEER

PURSUANT TO SECTION 71.021 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 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 16th DAY OF NOVEMBER, 2001

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

GEAUGA COUNTY PROSECUTOR

APPROVED AS TO LEGAL FORM THIS 14th DAY OF November, 2001

Regbecca Schrag
GEAUGA COUNTY PROSECUTOR
REGBECCA SCHRAG

GEAUGA COUNTY COMMISSIONERS

APPROVED THIS 27th DAY OF Nov., 2001
CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE.

William M. Repke
GEAUGA COUNTY COMMISSIONER
WILLIAM M. REPKE

Janet Novak
GEAUGA COUNTY COMMISSIONER
JANET NOVAK

Nell Hofstetter
GEAUGA COUNTY COMMISSIONER
NELL HOFSTETTER

GEAUGA COUNTY AUDITOR

TRANSFERRED THIS 28th DAY OF November, 2001

Tracy Jemison
GEAUGA COUNTY AUDITOR
TRACY JEMISON

GEAUGA COUNTY RECORDER

FILED FOR RECORD THIS 28th DAY OF November, 2001
AT 3:19 P.M.
RECORDED THIS 28th DAY OF November, 2001 IN PLAT
BOOK VOLUME 34, PAGE 21-22

Mary Margaret McBride
GEAUGA COUNTY RECORDER
MARY MARGARET MCBRIDE

200100614214
Filed for Record in
GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
11-28-2001 At 03:19 pm.
PLAT 40.00
OR Book 34 Page 21 - 22

