

FINAL PLAT

PHEASANT RIDGE

SUBDIVISION - Phase 3A

BEING PART OF ORIGINAL HAMB DEN TOWNSHIP LOT NOS. 21 AND 16 IN THE BOND TRACT, CONTAINING 3.709 ACRES, BEING PART OF THE LAND AS CONVEYED TO TIMBERWOOD FARMS LTD., AN OHIO LIMITED LIABILITY COMPANY, BY DEEDS RECORDED IN VOLUME 1115, PAGE 1057 AND VOLUME 1198, PAGE 1048 OF THE GEAUGA COUNTY RECORDS. NOW IN.....

HAMB DEN TOWNSHIP
COUNTY OF GEAUGA, STATE OF OHIO
SCALE: 1"=100' AUGUST 2002

LESSMAN, BENDER & ASSOCIATES Engineers - Surveyors - Planners

Village Station, Building 2-A 401 South Street Chardon, Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3535

This is to certify that, at the request of the owner, I have surveyed the premises shown hereon, and have prepared PHEASANT RIDGE SUBDIVISION, PHASE 3A plat as shown hereon in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Monuments were found or set as indicated hereon. Dimensions are expressed in U.S. Survey feet and decimal parts thereof. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines. All of which I certify to be correct to the best of my knowledge and belief. Iron monuments, as shown here on, shall be set in place at all lot corners and angle points before the final inspection and acceptance by the Geauga County Engineer.

[Signature]
STEVEN J. LESSMAN, Ohio Professional Surveyor No. 7078



Date: 9/19/02

ACCEPTANCE & DEDICATION

THE TIMBERWOOD FARMS LTD., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS OUR PHEASANT RIDGE SUBDIVISION, PHASE 3A, CONTAINING SUBLT. 47, AND DO HEREBY ACCEPT THIS PLAT OF SAID. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF LAWFUL IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, ORDINANCES AND REGULATIONS FOR THE BENEFIT OF ITSELF AND ALL SUBSEQUENT OWNERS AND ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF THE UNDERSIGNED HERELIANTO SET THEIR HANDS THIS 5th DAY OF September, 2002

TIMBERWOOD FARMS LTD.
PETERSEN DEVELOPMENT, LTD., MEMBER
[Signature]
JERRY PETERSEN, MANAGING GENERAL PARTNER

[Signature]
WITNESS
PRINT NAME: Linda L. Butth

TIMBERWOOD FARMS LTD.
RIVER OAKS INVESTMENT COMPANY, MEMBER
[Signature]
DENNIS J. BOLD, MANAGING GENERAL PARTNER

[Signature]
WITNESS
PRINT NAME: Linda L. Butth

STATE OF OHIO
COUNTY OF GEAUGA 55
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED TIMBERWOOD FARMS LTD. BY PETERSEN DEVELOPMENT, LTD., JERRY PETERSEN, MANAGING GENERAL PARTNER AND BY RIVER OAKS INVESTMENT COMPANY, DENNIS J. BOLD, MANAGING GENERAL PARTNER, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED PERSONALLY, AND THE FREE ACT AND CORPORATE DEED OF SAID TIMBERWOOD FARMS LTD. FOR THE PURPOSES THEREIN EXPRESSED.

LINDA L. BUTTH
Notary Public - State of Ohio
My Commission Expires October 26, 2006
Recorded in Geauga County

[Signature]
NOTARY PUBLIC
PRINT NAME: Linda L. Butth



UTILITY EASEMENT

WE, TIMBERWOOD FARMS LTD., AN OHIO LIMITED LIABILITY COMPANY, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT INTO THE ILLUMINATING COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, DOMINION EAST OHIO GAS COMPANY, AND THE COUNTY OF GEAUGA, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE(S)) 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 THE STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, GAS, WATER, SEWER, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND RESISTORS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE(S) FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATIONS SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE(S) MAY DETERMINE, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE(S) BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING SYSTEMS AND LANDSCAPING INCLUDING FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES. THE RIGHT TO INSTALL, REPAIR, MAINTAIN AND HANG SERVICEABLES 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. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

IN WITNESS WHEREOF THE UNDERSIGNED HERELIANTO SET THEIR HANDS THIS 5th DAY OF September, 2002

TIMBERWOOD FARMS LTD.
PETERSEN DEVELOPMENT, LTD., MEMBER
[Signature]
WITNESS
PRINT NAME: Jerry Petersen

[Signature]
WITNESS
PRINT NAME: Linda L. Butth

TIMBERWOOD FARMS LTD.
RIVER OAKS INVESTMENT COMPANY, MEMBER
[Signature]
WITNESS
PRINT NAME: Dennis J. Bold

[Signature]
WITNESS
PRINT NAME: Linda L. Butth

STATE OF OHIO
COUNTY OF GEAUGA 55
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED TIMBERWOOD FARMS LTD. BY PETERSEN DEVELOPMENT, LTD., JERRY PETERSEN, MANAGING GENERAL PARTNER AND BY RIVER OAKS INVESTMENT COMPANY, DENNIS J. BOLD, MANAGING GENERAL PARTNER, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED PERSONALLY, AND THE FREE ACT AND CORPORATE DEED OF SAID TIMBERWOOD FARMS LTD. FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HERELIANTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO THIS 5th DAY OF September, 2002.
[Signature]
LINDA L. BUTTH
Notary Public - State of Ohio
My Commission Expires October 26, 2006
Recorded in Geauga County



UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

- [Signature]* September 16, 2002
THE ILLUMINATING COMPANY
PRINT NAME: LAUGH W. DELLAGATTI
- [Signature]* 9-17-02
THE WESTERN RESERVE TELEPHONE COMPANY
PRINT NAME: Jon Hebbly
- [Signature]* 9-16-02
DOMINION EAST OHIO GAS COMPANY
PRINT NAME: Anthony M. CARUSO
- [Signature]* 9-18-02
PDRS, INC.
PRINT NAME: BERT McDANIELS

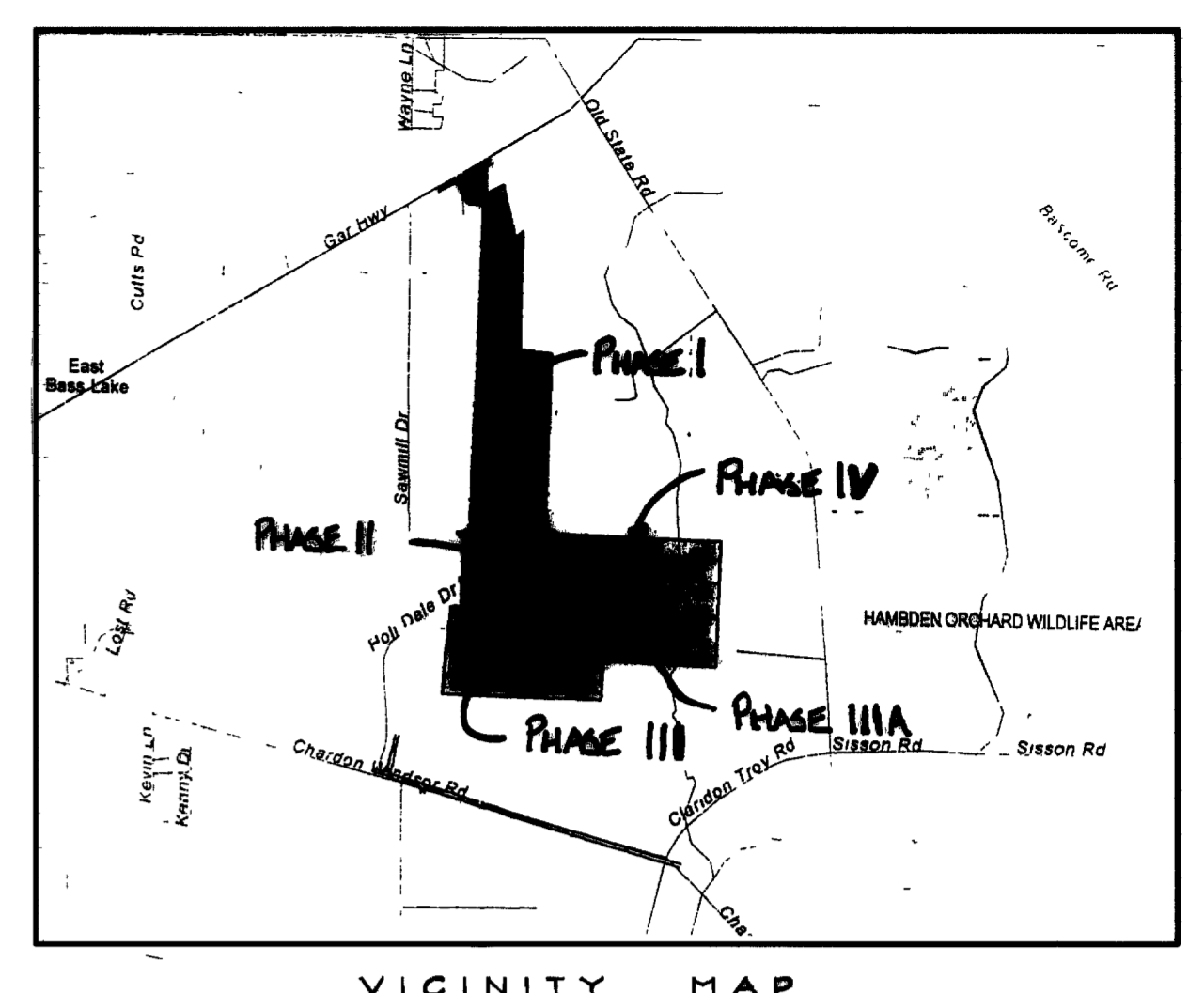
DECLARATION OF COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR PHEASANT RIDGE SUBDIVISION PHASE 3A IS RECORDED IN VOLUME 1152 - 1290, RE-RECORDED IN VOLUME 1164, PAGE 788 OF THE GEAUGA COUNTY DEED RECORDS, FIRST AMENDMENT VOLUME 1171, PAGE 798. SECOND AMENDMENT IN VOLUME 1223, PAGE 847.

SITE DATA BY PHASE

PHASE 3A	
Total Number of Sublots:	1 (47)
Total Area in Subdivision:	3.709 Ac.
Total Area in Sublots:	3.709 Ac.
Total Area in Road RAW:	0.000 Ac.
Total Length of New Roads:	00.00 LF.

V35-P86 *[Signature]*



APPROVALS

HAMB DEN TOWNSHIP
THIS PLAT COMPLIES WITH THE APPLICABLE HAMB DEN TOWNSHIP ZONING RESOLUTION
THIS 3rd DAY OF SEPTEMBER, 2002

[Signature]
HAMB DEN TOWNSHIP ZONING INSPECTOR
RALPH CLEVELAND

COUNTY PLANNING COMMISSION
APPROVED THIS 10th DAY OF SEPTEMBER, 2002

[Signature]
ACTING CHAIRMAN, THE GEAUGA COUNTY PLANNING COMMISSION
MARY SMITH

COUNTY ENGINEER
THIS PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.
THIS 20th DAY OF September, 2002

[Signature]
GEAUGA COUNTY ENGINEER
ROBERT L. PHILLIPS, P.E., O.S.

GEAUGA COUNTY PROSECUTOR
APPROVED AS TO LEGAL FORM THIS 18th DAY OF SEPTEMBER, 2002

[Signature]
GEAUGA COUNTY PROSECUTOR
JOHN P. TREMSYN

GEAUGA COUNTY COMMISSIONERS
APPROVED THIS 1st DAY OF OCTOBER, 2002

GEAUGA COUNTY COMMISSIONER
WILLIAM M. REPE

[Signature]
GEAUGA COUNTY COMMISSIONER
JANET NOVAK

[Signature]
GEAUGA COUNTY COMMISSIONER
NEIL HOFSTETTER

GEAUGA COUNTY AUDITOR
TRANSFERRED THIS 3rd DAY OF OCT., 2002

[Signature] RK
GEAUGA COUNTY AUDITOR
TRACY JEMISON

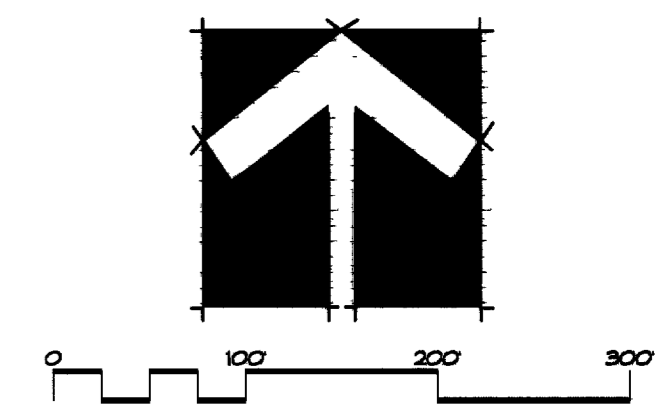
GEAUGA COUNTY RECORDER
FILED FOR RECORD THIS 3rd DAY OF October, 2002
AT 1:39 A.M.
RECORDED THIS 3rd DAY OF October, 2002. IN PLAT BOOK VOLUME 35, PAGE 86-90

[Signature]
GEAUGA COUNTY RECORDER

20020639296
Filed for Record in
GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
10-03-2002 at 09:35 AM
PLAT 100.00
OR Book 35 Page 86 - 90

PHEASANT RIDGE

SUBDIVISION - Phase 3A
SHEET 2 OF 5



Fox Glen Subdivision
Plat Vol. 14, Pgs. 10 - 13

Weslaco Sportman's Club
Deed Vol. 291, Pg. 387
Deed Vol. 469, Pg. 410

Pheasant Ridge Subdivision Phase 1

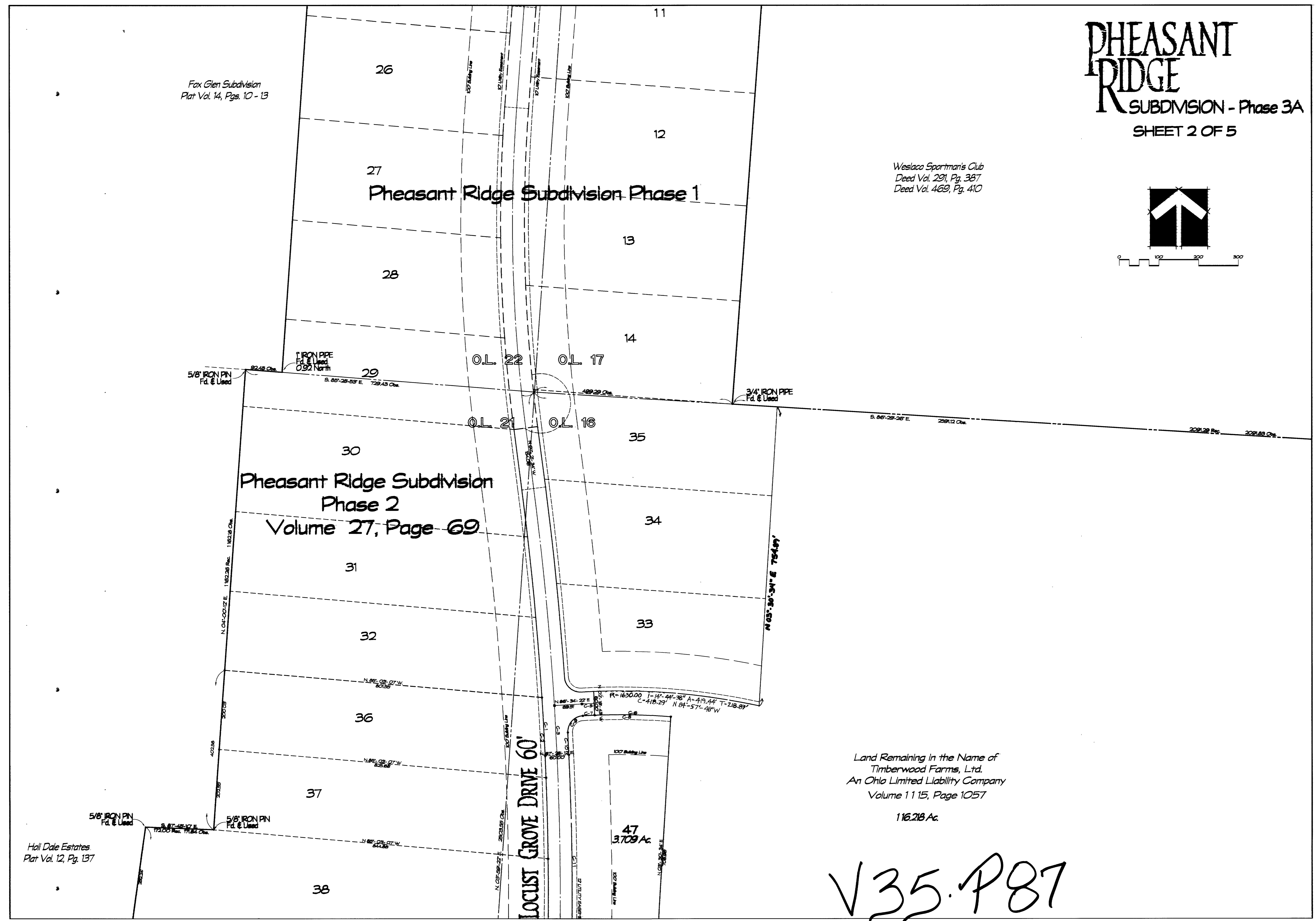
Pheasant Ridge Subdivision Phase 2 Volume 27, Page 69

Land Remaining in the Name of
Timberwood Farms, Ltd.
An Ohio Limited Liability Company
Volume 1115, Page 1057

116.218 Ac.

V35.P87

Holl Dale Estates
Plat Vol. 12, Pg. 137



SHARCO PRODUCTS • NEW HART, MINNESOTA
 REPORT BY PART NUMBER 652
 PREPARED BY: JAMES W. HARRIS, L.S.
 DATE: 08/11/03

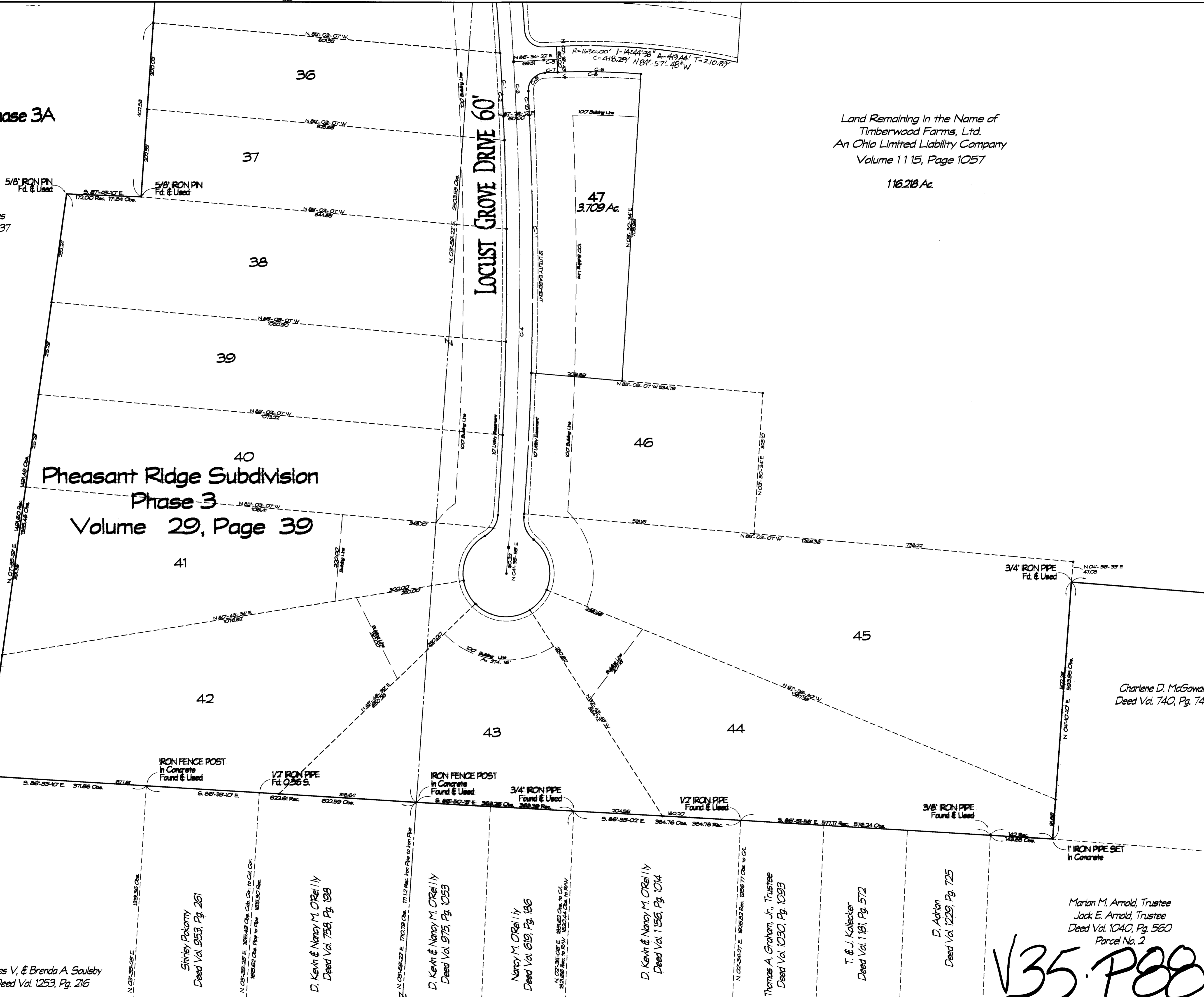
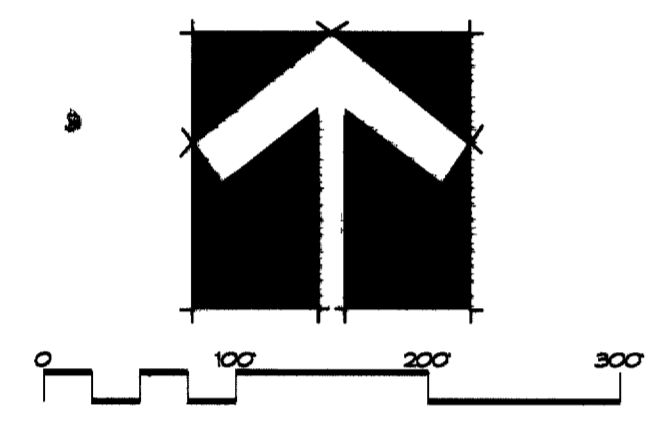
PHEASANT RIDGE

SUBDIVISION - Phase 3A
SHEET 3 OF 5

Land Remaining in the Name of
Timberwood Farms, Ltd.
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116.218 Ac.

Holl Dale Estates
Plat Vol. 12, Pg. 137



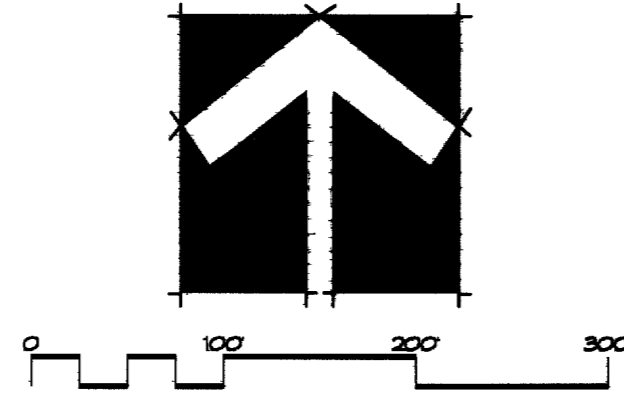
V35-P88

PHEASANT RIDGE

SUBDIVISION - Phase 3A

SHEET 5 OF 5

Weslaco Sportman's Club
Deed Vol. 291, Pg. 387
Deed Vol. 469, Pg. 410



PHASE 3A CURVE DATA						
NUMBER	RADIUS	CENTRAL ANGLE	ARC	TAN	CHORD	CHORD BEARING
C-1	7970.00	07°-03'-27"	146.86	73.44	146.87	N 09°-03'-29" W
C-2	7970.00	07°-27'-05"	201.88	100.94	201.87	N 02°-51'-37" W
C-3	8000.00	07°-53'-45"	125.25	62.63	125.23	N 02°-58'-43" W
C-4	8000.00	07°-07'-45"	985.35	492.68	984.71	N 01°-02'-03" E
C-5	1800.00	07°-02'-31"	30.49	15.25	30.49	N 87°-07'-31" E
C-6	1570.00	07°-02'-30"	19.95	9.98	19.94	N 89°-45'-38" W
C-7	1570.00	07°-02'-28"	29.80	14.90	29.80	N 87°-07'-32" E
C-8	1570.00	08°-05'-48"	221.86	111.2	221.86	N 89°-22'-18" W
C-9	40.00	88°-30'-37"	62.49	31.25	62.49	N 41°-48'-30" E
C-10	8030.00	02°-24'-00"	56.07	28.03	56.07	N 02°-45'-48" W
C-11	8030.00	04°-38'-23"	650.24	325.12	650.06	N 00°-38'-37" W

Ralph G. & Sallie M. Balsiger
Deed Vol. 1054, Pg. 483

O.L. 17 O.L. 12
O.L. 16 O.L. 11

1" IRON PIPE
Fd. & Used
at Lot Corner

3/4" IRON
PIPE SET

3/4" IRON
PIPE SET

3/4" IRON PIPE
Fd. & Used

Rober T. & Evelyn M. Horacek
Deed Vol. 1029, Pg. 1190

The East Ohio Gas Company

Deed Vol. 689, Pg. 325
Deed Vol. 1160, Pg. 490

Michael J. & Rose M. Romans
Deed Vol. 811, Pg. 1111
Deed Vol. 811, Pg. 1113
Deed Vol. 812, Pg. 1001
Deed Vol. 1160, Pg. 490

Land Remaining in the Name of
Timberwood Farms, Ltd.
An Ohio Limited Liability Company
Volume 1115, Page 1057

116.218 Ac.

V35-P90

SARGO PRODUCTS • NEW HAVEN, MINNESOTA
 REPRODUCED BY PART NUMBER 8358
 PARTIAL SCALE OF 1" = 100' SEE SHEET 4