

ASCOT PARK SUBDIVISION

ACCEPTANCE CERTIFICATION AND DEDICATION

Ascot Park Partners, LTD, an Ohio Corporation, the undersigned owner of the land shown herein, hereby certifies that this plat correctly represents (its) "Ascot Park" subdivision containing sublots one (1) through forty seven (47) both inclusive, and does hereby accept this plat of same and dedicate to public use the area designated as Ascot Lane and Belmont Lane. 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. A temporary cul-de-sac easement as shown hereon over a portion of sublots 35 and 36 is hereby dedicated to public use for road purposes. In witness whereof the undersigned hereunto set her hand this 31st day of August, 2002.

Mary Lambert
Mary Lambert, Secretary OF SHERMAN FOREST INC. AN OHIO CORPORATION, MEMBER

Herbert Luxenberg
Witness Herbert Luxenberg
Richard Lambert
Witness Richard Lambert

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, secretary, 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 31st day of August, 2002.

Jessie A. Medved
Notary Public
My Commission Expires on 3-05-06

UTILITY EASEMENT

Ascot Park Partners, LTD, an Ohio Corporation, the undersigned owner of the within platted land, does hereby grant unto The Cleveland Electric Illuminating Company, Alltel Corporation, Classic Communications 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 twelve feet (12') 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 thirty first day of August, 2002.

Mary Lambert
Mary Lambert, Secretary OF SHERMAN FOREST INC, AN OHIO CORPORATION MEMBER

Herbert Luxenberg
Witness Herbert Luxenberg
Richard Lambert
Witness Richard Lambert

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, secretary, 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 31st day of August, 2002.

Jessie A. Medved
Notary Public
My Commission Expires on 3-05-06

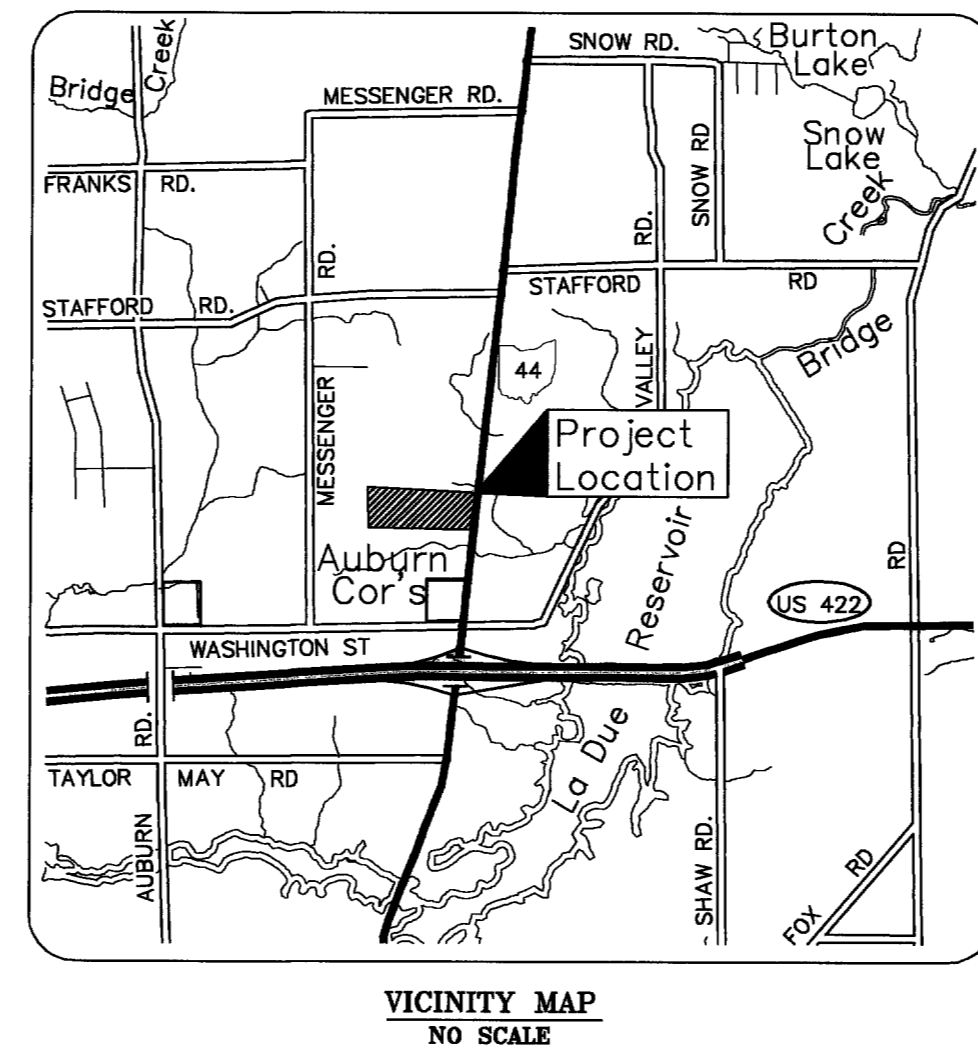
UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

CEI 7/25/02
The Cleveland Electric Illuminating Company Date
Print Name RALPH N. DELLIGATTI
James E. Ekan 8-1-02
Classic Communications Company Date
Print Name JAMES E. EKAN

Jon Hobby 7/29/02
Alltel Corporation Date
Print Name Jon Hobby
Anthony M. Caruso 10-17-01
The East Ohio Gas Company Date
Print Name ANTHONY M. CARUSO

OHIO
* Limited Liability Company
** Ascot Park Partners, an Ohio Limited Liability Company, By
*** and the free act and deed of Ascot Park Partners, LTD
an Ohio Limited Liability Company
**** OF SHERMAN FOREST INC, AN OHIO CORPORATION MEMBER

Situated in Auburn Township, County of Geauga, State of Ohio, and known as being part of Tract No. 2, Section 4, Township 6, Range VII of the Connecticut Western Reserve, and containing 115.7726 acres, being (all or part) of land conveyed to Ascot Park Partners, LTD in the deeds recorded in Volume 1389, Page 769, Volume 1397, Page 428, Volume 1389, Page 776 of the Geauga County Deed Records.



This plat complies with the applicable Auburn Township Zoning Resolution. This 30th day of August, 2001.
By: Randy Lesrock
Auburn Township Zoning Inspector RANDY LESROCK

Approved as to legal form this 19th day of November, 2002.
By: Rebecca F. Schlag
Geauga County Prosecutor Rebecca F. Schlag

Approved this 9th day of October, 2001.
By: Paul Komlosi
Chairperson, Geauga County Planning Commission

Pursuant to Section 711.091 of the Ohio Revised Code, I have checked the construction of roadway improvements of the roads 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 20th day of NOVEMBER, 2002.

By: Robert J. Payne
Geauga County Engineer

Approved this 26th day of Nov., 2002 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use, including the temporary cul-de-sac easement as shown herein over a portion of sublots 35 and 36. Furthermore, the temporary cul-de-sac easement shown on the plat of Derbyshire Subdivision Phase 1 recorded in Plat Book Volume 21, Page 56 of the Geauga County Records of Plats is hereby vacated, rescinded, canceled and terminated in its entirety and the area therein shall revert to the adjoining owners of sublots 11 and 12 in said subdivision.

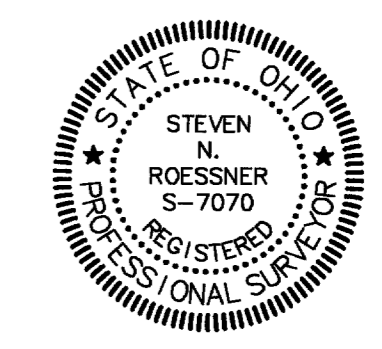
By: Jan Witek
Geauga County Commissioner
By: Mark Holstetter
Geauga County Commissioner
By: W. H. Hinkle
Geauga County Commissioner

Transferred this 26th day of NOVEMBER, 2002.
By: Tracy A. Demain
Geauga County Auditor

Filed for record this 26th day of November, 2002 at 11:33 A.M.
Recorded this 26th day of November, 2002 in 11-26-2002 at 11:33 AM.
PLAT 55 Page 114 of 116
By: Mary Margaret McBride
Geauga 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 8/30/01
Steven N. Roessner Date
Ohio Professional Surveyor No. 7070



Total Number of Sublots: 47 Sublots
Total Length of New Road: 5,701.44 feet
Total Area in Sublots: 107,9002 acres
Area Exist/Proposed R/W: 7,8724 acres
Total Area of Subdivision: 115.7726 acres

The declaration of covenants and restrictions for Ascot Park Subdivision is recorded in volume 1541, page 1016 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 / 3
Ascot Park Subdivision
Final Plat

V35 P114

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 Ascot Lane and Belmont Lane and hereby releases from join of our mortgage and waives any right which we might otherwise have in said Road. This fourth day of September, 2001.
William A. Wagenlander
Bank Savings & Loan Official
William A. Wagenlander

Richard Lambert
Witness RICHARD LAMBERT
Mary Lambert
Witness Mary Lambert

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named William A. Wagenlander 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 fourth day of September, 2001.

Mary D. Lambert
Notary Public
My Commission Expires on March 2, 2003

ASCOT PARK SUBDIVISION

SITUATED IN AUBURN TOWNSHIP, COUNTY OF GEauga, STATE OF OHIO AND KNOWN AS BEING PART OF TRACT No. 2, SECTION 4, TOWNSHIP 6, RANGE VIII OF THE CONNECTICUT WESTERN RESERVE AND CONTAINING 115.7726 ACRES OF LAND

Foresight Engineering Group
Engineers & Surveyors
440 288-1010
440 288-1034 fax
3500 N. Chardon Rd., Unit F
Chardon, Ohio 44024

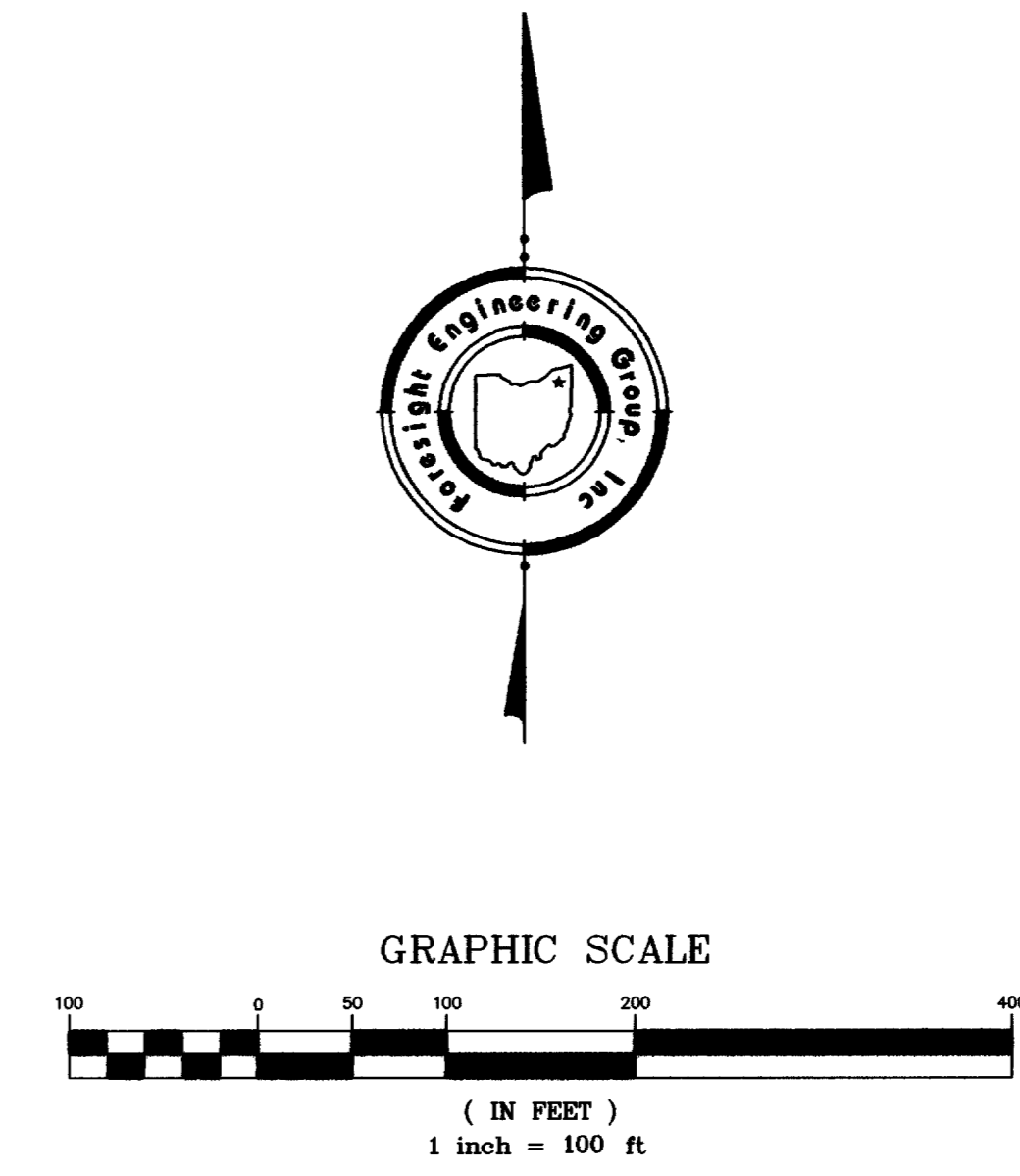
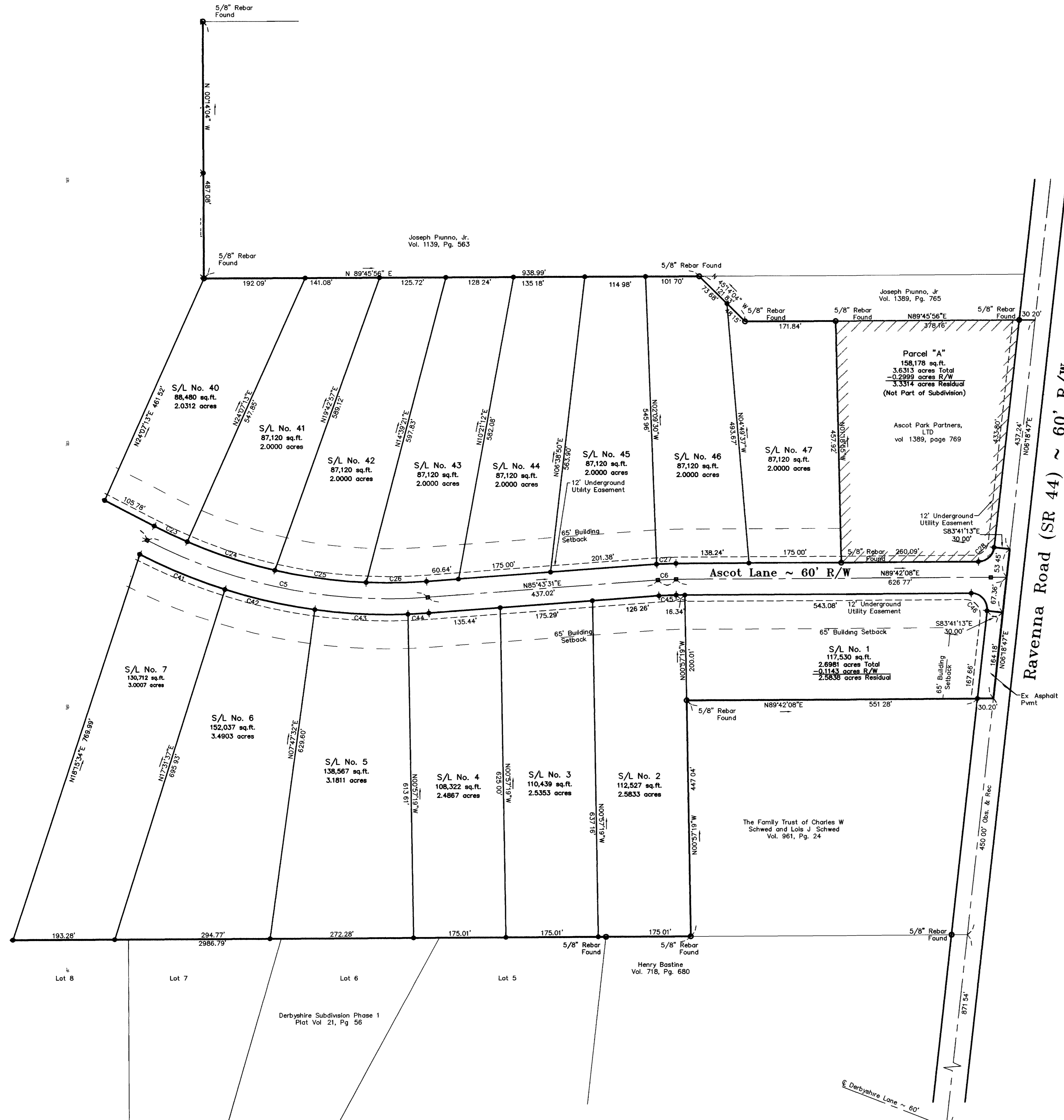
SCALE: Horiz. 1" = 100'
Vert. None
FILE NAME: Lx11 Final Plat
DATE: October 1, 2001

REVISIONS:

Ascot Park Subdivision
Development by Sherman Forest, Inc.
Auburn Township, Geauga County, Ohio
Final Plat

SHEET NO.

2/3



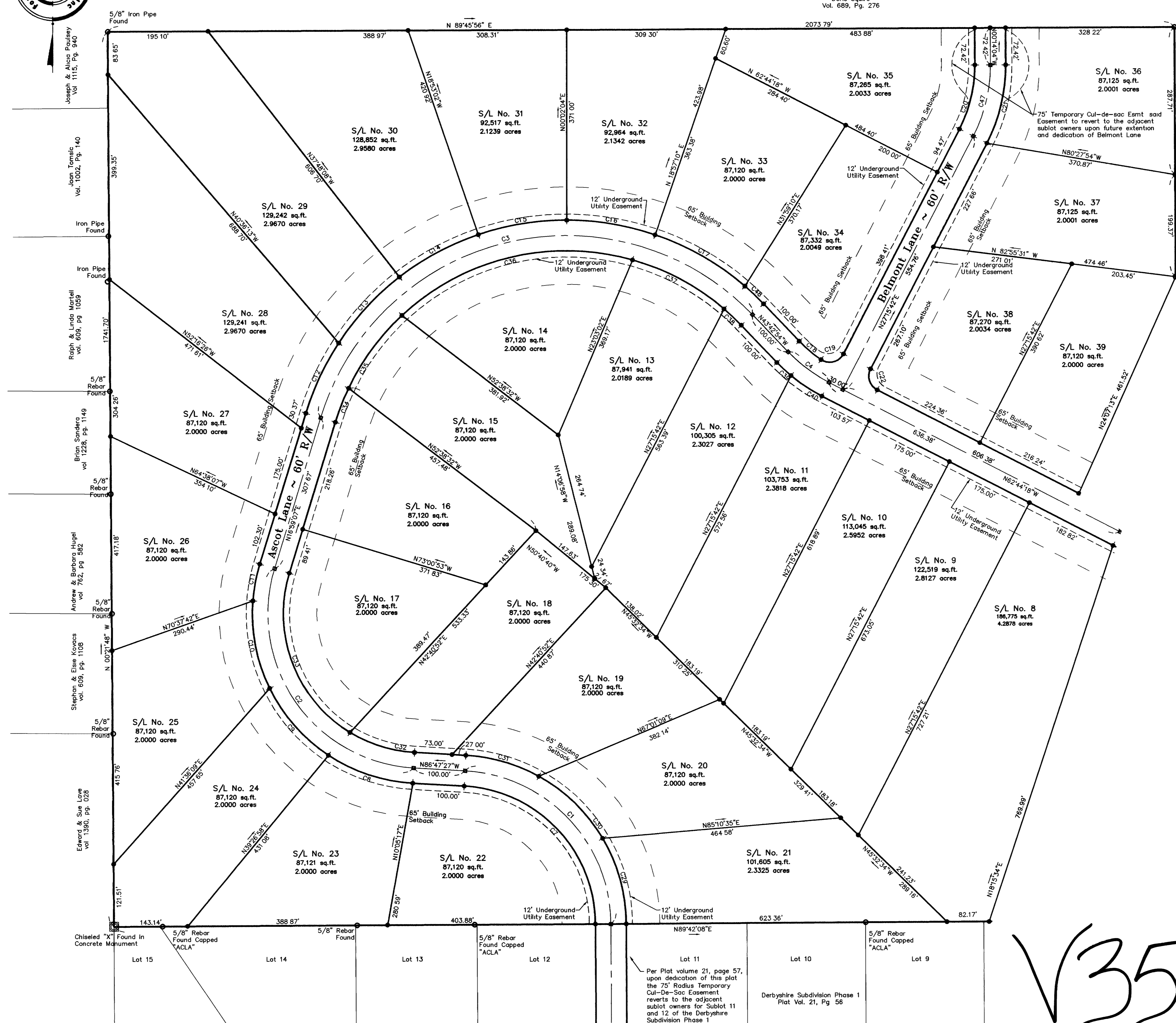
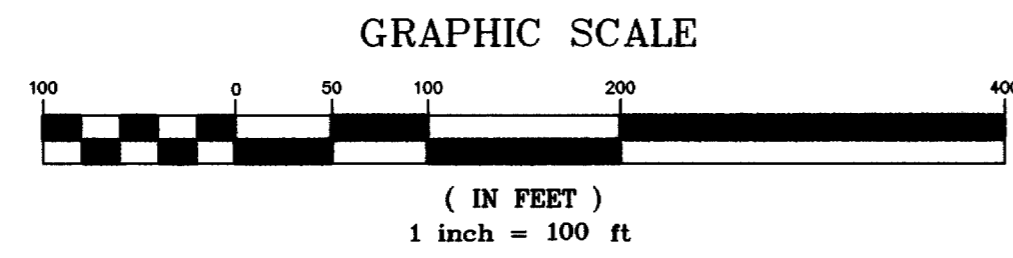
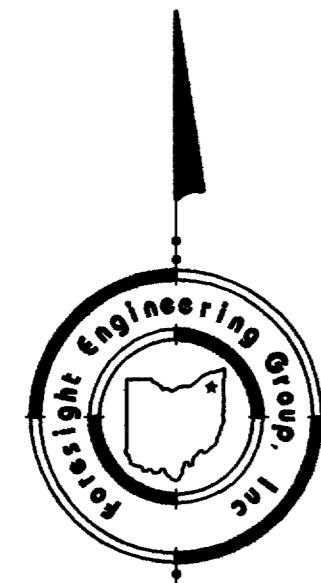
CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	86°34'00"	453.26'	300.00'	282.44'	N43°30'27"W	411.36'
C2	103°46'34"	543.37'	300.00'	382.44'	S34°54'10"E	472.08'
C3	119°17'59"	1041.09'	500.00'	853.93'	S76°38'07"W	862.95'
C4	192°01'29"	99.61'	300.00'	50.27'	S83°13'36"E	99.15'
C5	31°32'11"	550.41'	1000.00'	282.37'	S78°30'24"E	543.49'
C6	3°58'38"	34.71'	500.00'	17.36'	S87°42'50"W	34.70'
C7	86°34'30"	407.97'	270.00'	254.32'	N43°30'12"W	370.26'
C8	30°23'03"	175.00'	330.00'	89.61'	S71°35'56"E	172.96'
C9	30°23'03"	175.00'	330.00'	89.61'	S41°12'53"E	172.96'
C10	30°23'03"	175.00'	330.00'	89.61'	S104°49'50"E	172.96'
C11	12°47'26"	72.71'	330.00'	36.50'	S104°02'24"W	72.56'
C12	16°17'38"	150.72'	530.00'	75.87'	S25°07'56"W	150.22'
C13	18°55'06"	175.00'	530.00'	88.30'	S42°44'18"W	174.21'
C14	18°55'06"	175.00'	530.00'	88.30'	S61°39'25"W	174.21'
C15	18°55'06"	175.00'	530.00'	88.30'	S80°34'31"W	174.21'
C16	18°55'06"	175.00'	530.00'	88.30'	N80°30'23"W	174.21'
C17	21°55'47"	202.85'	530.00'	102.68'	N60°04'56"W	201.62'
C18	11°50'34"	55.81'	270.00'	28.00'	S49°38'11"E	55.71'
C19	97°10'51"	50.88'	30.00'	34.02'	N75°10'07"E	45.00'
C20	27°29'45"	129.57'	270.00'	66.06'	N13°30'49"E	128.33'
C21	27°29'45"	158.37'	330.00'	80.74'	N13°30'49"E	156.85'
C22	90°00'00"	47.12'	30.00'	30.00'	S17°44'18"E	42.43'
C23	4°05'58"	69.40'	970.00'	34.72'	S64°47'18"E	69.39'

CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C24	10°20'13"	175.00'	970.00'	87.74'	S72°00'23"E	174.76'
C25	10°20'13"	175.00'	970.00'	87.74'	S82°20'36"E	174.76'
C26	6°45'47"	114.50'	970.00'	57.31'	N89°06'24"E	114.43'
C27	3°58'38"	36.78'	530.00'	18.40'	S87°42'50"W	36.78'
C28	83°23'21"	43.66'	30.00'	26.72'	N48°00'28"E	39.91'
C29	30°23'39"	174.96'	330.00'	89.59'	N15°25'10"W	172.92'
C30	30°23'03"	175.00'	330.00'	89.61'	N45°48'01"W	172.96'
C31	25°47'55"	148.59'	330.00'	75.58'	N73°53'30"W	147.34'
C32	28°09'13"	132.67'	270.00'	67.70'	S72°42'51"E	131.34'
C33	7°57'21"	356.36'	270.00'	209.22'	S20°49'34"E	351.05'
C34	8°38'57"	70.90'	470.00'	35.52'	S21°18'26"W	70.84'
C35	21°27'43"	176.05'	470.00'	89.07'	S36°27'19"W	175.03'
C36	58°43'44"	481.76'	470.00'	264.45'	S76°27'19"W	460.94'
C37	24°50'09"	203.73'	470.00'	103.49'	N61°45'44"W	202.14'
C38	5°37'46"	46.18'	470.00'	23.11'	N46°31'47"W	46.16'
C39	6°31'22"	37.57'	330.00'	18.80'	S46°58'35"E	37.55'
C40	12°30'02"	72.00'	330.00'	36.14'	S56°22'17"E	71.86'
C41	9°44'05"	175.00'	1030.00'	87.71'	S67°36'21"E	174.79'
C42	9°44'05"	175.00'	1030.00'	87.71'	S77°20'26"E	174.79'
C43	9°51'10"	177.12'	1030.00'	88.78'	S87°08'03"E	176.91'
C44	21°25'54"	39.82'	1030.00'	19.91'	N86°49'54"E	39.82'
C45	3°58'38"	32.62'	470.00'	16.32'	S87°42'50"W	32.62'
C46	96°36'39"	50.59'	50.00'	33.68'	N41°59'32"W	44.80'
C47	27°29'45"	143.97'	300.00'	73.40'	N13°30'49"E	142.58'
C48	5°24'09"	49.97'	530.00'	25.01'	N46°24'58"W	49.96'

V35. P115

ASCOT PARK SUBDIVISION

SITUATED IN AUBURN TOWNSHIP, COUNTY OF GEAGA, STATE OF OHIO AND KNOWN AS BEING PART OF TRACT No. 2, SECTION 4, TOWNSHIP 6, RANGE VIII OF THE CONNECTICUT WESTERN RESERVE AND CONTAINING 115.7726 ACRES OF LAND



Foresight Engineering Group
Engineers & Surveyors

SCALE: Horiz. 1" = 100'
 Vert. None
 FILE NAME: Lux1\Final Plat
 DATE: October 1, 2001

Ascot Park Subdivision
 Development by Sherman Forest, Inc.
 Auburn Township, Geauga County, Ohio
 Final Plat

SHEET NO.
 3/3

V35.P116