

ORCHARD CREEK SUBDIVISION

ACCEPTANCE CERTIFICATION AND DEDICATION

Development,
Orchard Creek, LLC, the undersigned owner of the land shown herein, hereby certifies that this plat correctly represents (its "Orchard Creek" subdivision containing sublots one (1) through eleven (11) both inclusive, and does hereby accept this plat of same and dedicate to public use the areas designated as Headwater Lane and Boggy Creek 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. A temporary turnaround easement as shown hereon over a portion of subplot 3 is hereby dedicated to public use for road purposes. In witness whereof the undersigned hereunto set his hand this 16th day of July, 2002.

Ted A. Winters
Member

Chad Strahl
Witness
Chad Graber
Print Name

Robert J. Kuederlich
Witness
ROBERT J. KUEDERLICH JR
Print Name

R.P. Bliss
Member

Steven N. Roessner
Witness
STEVEN N. ROESSNER
Print Name

Robert J. Kuederlich
Witness
ROBERT J. KUEDERLICH JR
Print Name

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named Ted Winters and Roger Bliss who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed and the free act and corporate deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 16th day of July, 2002.

Kave B. Provost
Notary Public
My Commission Expires on 4/27/05

UTILITY EASEMENT

Orchard Creek Development, LLC, the undersigned
We, A owners of the within platted land, do hereby grant unto The Illuminating Company, Alltel, Adelphia Cable, and the Dominion East Ohio Gas Company, their successors and assigns, (hereinafter referred to as the 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 with and contiguous to all street lines to construct, place, operate, maintain, repair, reconstruct and relocate such underground electric and communications, cables, ducts, conduits, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantees for distributing and transmitting electricity and communication signals, for public and private use at such locations as the Grantees may determine, upon, within and across said easement premises. Said easement rights shall include the right, without liability therefore, to remove any and all facilities not contemplated in the rights conveyed to Grantees by this easement grant within said easement premises including, but not limited to, irrigation systems, electronic animal fencing, trees and landscaping including lawns, 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, 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. All sublots and all lands shall be restricted to underground utility service.

In witness whereof the undersigned hereunto set his hand this 16th day of JULY, 2002.

Ted A. Winters
Member

Chad Strahl
Witness
Chad Graber
Print Name

Robert J. Kuederlich
Witness
ROBERT J. KUEDERLICH JR
Print Name

R.P. Bliss
Member

Steven N. Roessner
Witness
STEVEN N. ROESSNER
Print Name

Robert J. Kuederlich
Witness
ROBERT J. KUEDERLICH JR
Print Name

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named Ted Winters and Roger P. Bliss who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed and the free act and corporate deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 16th day of June, 2005.

Kave B. Provost
Notary Public
My Commission Expires on 4/27/05

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

Ralph N. Delligatti 7/16/02
First Energy Corp. Date

Print Name RAULPH N. DELIGATTI

Aunt M'Daniel 9-12-02
Adelphia Company Date

Print Name BERT M'DANIELS

Jon Holly 9-17-02
Alltel Corporation Date

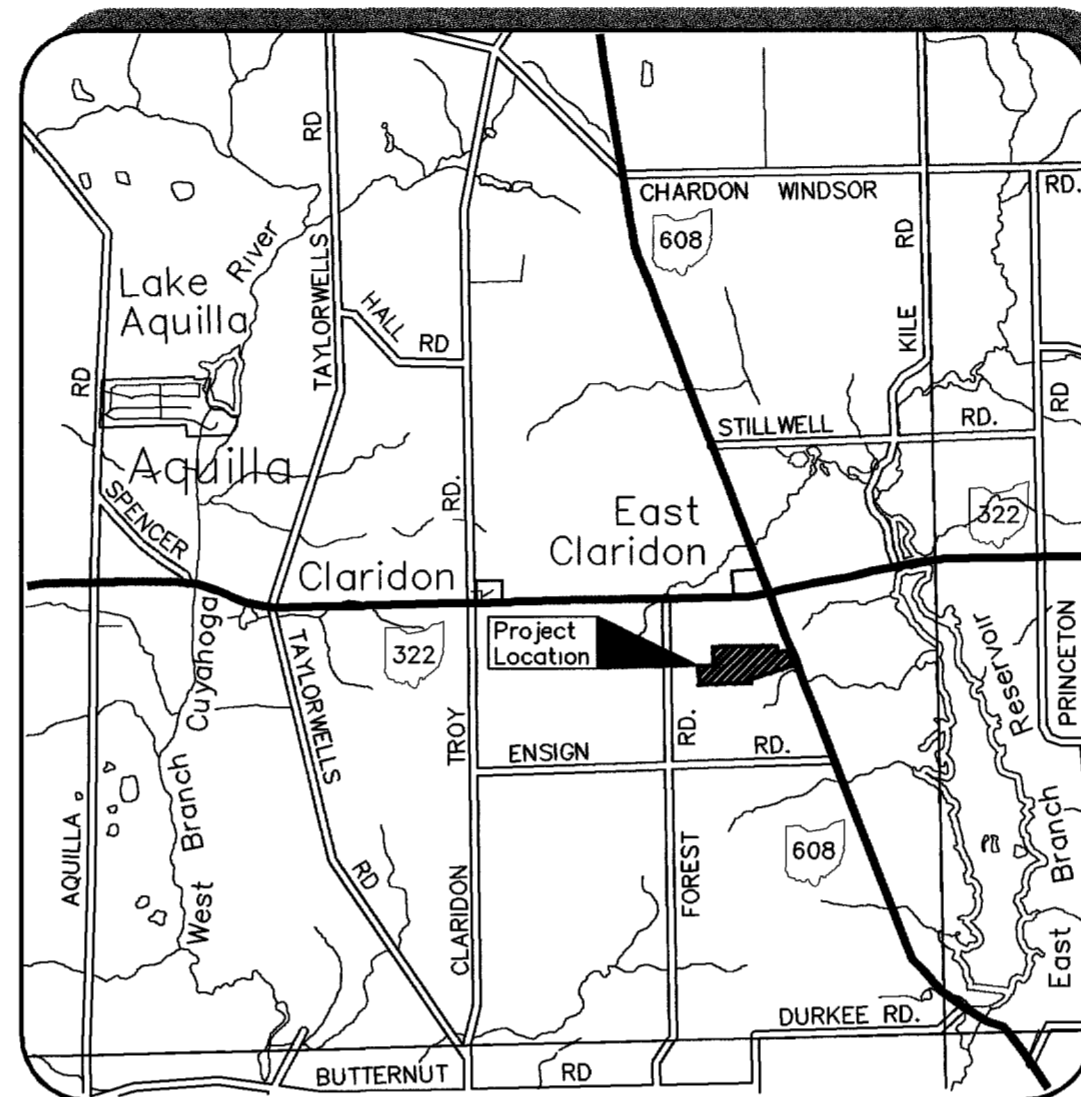
Print Name Jon Holly

Anthony M. Canuso 9-16-02
The Dominion East Ohio Gas Company Date

Print Name ANTHONY M. CANUSO

Situated in the Township of Claridon, County of Geauga, State of Ohio and known as being a part of Lot 1, Section 10 and 11 of the East Survey in Township 8, Range VII of the Connecticut Western Reserve and being all of the land conveyed to Orchard Creek LLC in the deed recorded in Volume 1501, Page 494 of the Geauga County Deed Records and containing 38.615 acres

*** DEVELOPMENT**



VICINITY MAP
NO SCALE

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 Headwater Lane and Boggy Creek Drive, and hereby releases from lien of our mortgage and waives any right which we might otherwise have in said Road. This 25th day of July, 2002.

Jeffrey J. Calabrese Sr. Vice Pres.
Bank, Savings & Loan Official
Jeffrey J. Calabrese
Print Name

Amy Marie Dosen
Witness
Amy Marie Dosen
Print Name
Carrie Phelps
Witness
Carrie Phelps
Print Name

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named Jeff Calabrese who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed and the free act and corporate deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 25th day of July, 2002.

Amy Marie Dosen
Notary Public
My Commission Expires on



AMY MARIE DOSEN
NOTARY PUBLIC
STATE OF OHIO
Recorded in City City
My Comm. Exp. 9/24/03

This plat complies with the applicable Claridon Township Zoning Resolution.

This 3 day of July, 2002.
By: Martin Pesek
Claridon Township Zoning Inspector
Martin Pesek

Approved as to legal form this 21st day of November, 2002.
By: Roberta F. Schlag
Gauga County Prosecutor
Roberta F. Schlag, APA

Approved this 29th day of August, 2002.
By: Mary Samide
Acting Chairperson, Geauga County Planning Commission
MARY SAMIDE

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, 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 9th day of December, 2002.

By: Robert L. Phillips
Gauga County Engineer
Robert L. Phillips, P.E., P.S.

Approved this 12th day of Dec, 2002 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use including the temporary turnaround easement as shown hereon over a portion of subplot 3.

By: William M. Repke
Gauga County Commissioner
William M. Repke

By: Janet Novak
Gauga County Commissioner
Janet Novak

By: Neil Hofstetter
Gauga County Commissioner
Neil Hofstetter

Transferred this 12 day of DECEMBER, 2002.
By: Tracy Jernison
Gauga County Auditor
Tracy Jernison

200200645524
Filed for Record in
GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
12-12-2002 At 02:47 PM.
PLAT 40.00
OR Book 35 Page 115 - 120

Filed for record this 10th day of December, 2002
at 2:47 P.M.
Recorded this 12th day of December, 2002 in
plat book Volume 35 Page 119-120
By: Mary Margaret McBride
Gauga County Recorder
Mary Margaret McBride

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.

All bearings are based upon Grid North as observed from Geauga County Geodetic Monument No. 1508.

Steven N. Roessner 4/20/02
Date
Ohio Professional Surveyor No. 7070



Total Number of Sublots: 11 Sublots
Total Length of New Road: 1987.37 feet
Total Area in Sublots: 35.519 acres
Area Exist/Proposed R/W: 3.096 acres
Total Area of Subdivision: 38.615 acres

The declaration of covenants and restrictions for Orchard Creek Subdivision is recorded in volume 1550 pages 105 of the Geauga County Deed Records

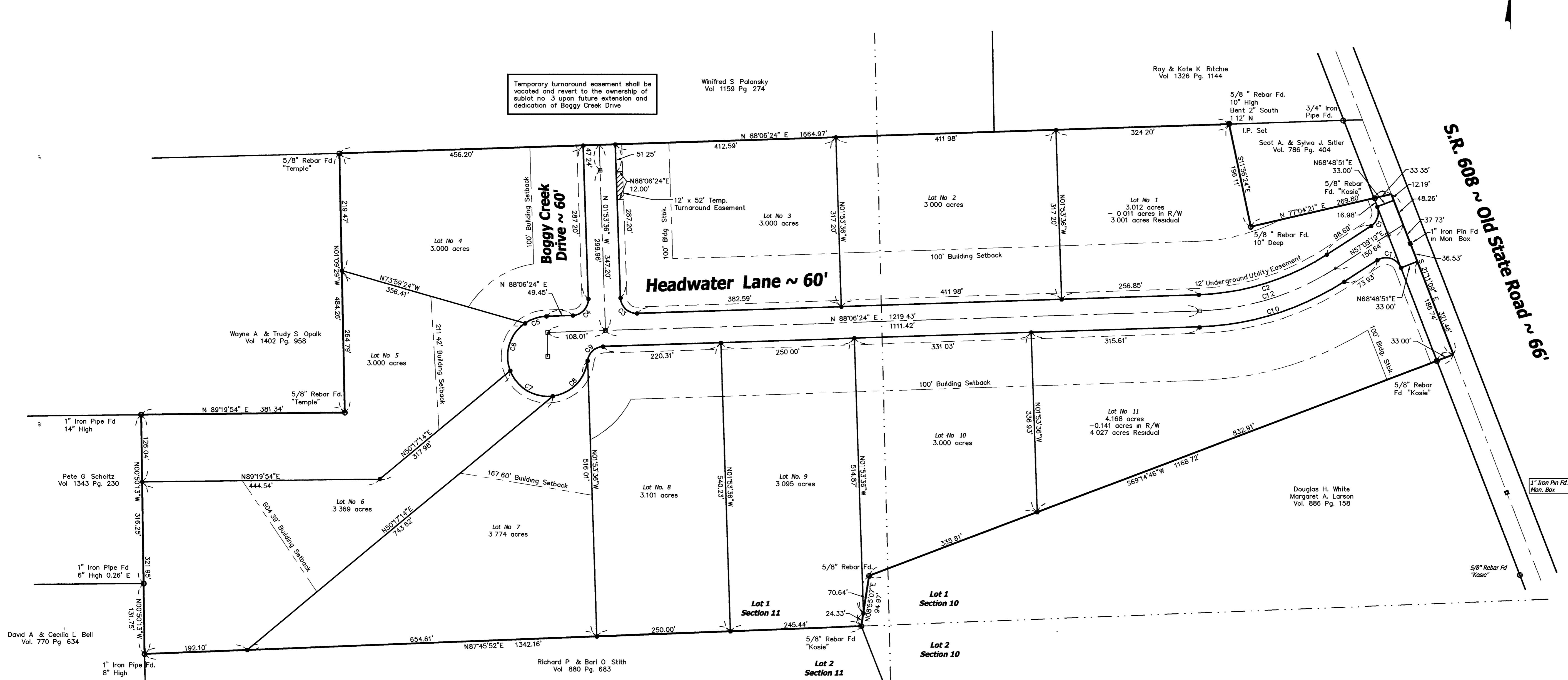
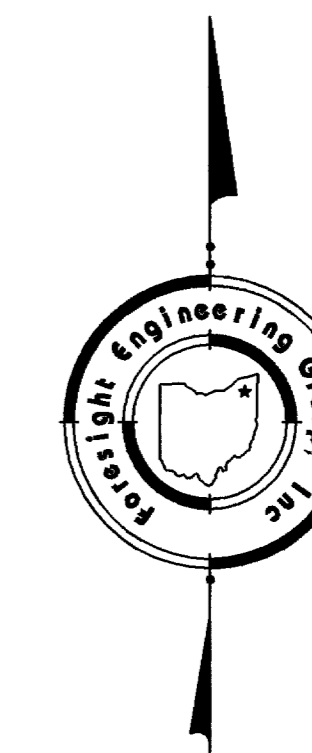
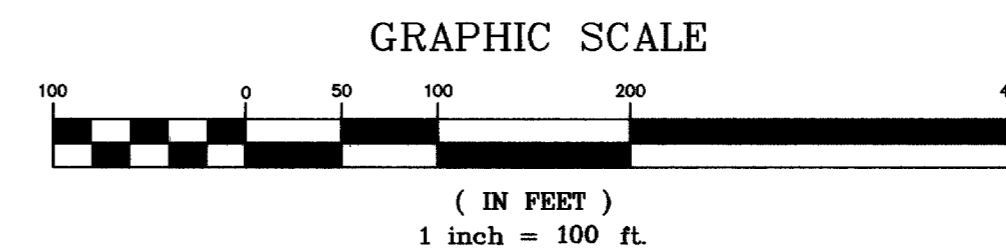
Foresight Engineering Group
Engineers & Surveyors
440 286-1010
440 286-1034 fax
320 Center Street, Unit F
Chardon, Ohio 44024

Sheet No. 1 / 2
Orchard Creek Subdivision
Final Plat

V35. P119

ORCHARD CREEK SUBDIVISION

Situated in the Township of Claridon, County of Geauga, State of Ohio and known as being a part of Lot 1, Section 10 and 11 of the East Survey in Township 8, Range VII of the Connecticut Western Reserve



Temporary turnaround easement shall be vacated and revert to the ownership of sublot no 3 upon future extension and dedication of Boggy Creek Drive

Winifred S. Palansky
Vol 1159 Pg 274

Roy & Kate K. Ritchie
Vol 1326 Pg. 1144

Wayne A. & Trudy S. Opalk
Vol 1402 Pg. 958

Pete G. Scholtz
Vol 1343 Pg. 230

David A. & Cecilia L. Bell
Vol. 770 Pg 634

Richard P. & Barj O. Slith
Vol 880 Pg. 683

Lot No. 8
3.101 acres

Lot No. 9
3.095 acres

Lot No. 10
3.000 acres

Lot No. 11
4.168 acres
-0.141 acres in R/W
4.027 acres Residual

Lot 1 Section 11

Lot 1 Section 10

Lot 2 Section 10

Lot 2 Section 11

CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	78°28'00"	41.03'	29.97'	24.46'	N17°59'05"E	37.90'
C2	30°57'06"	253.90'	470.00'	130.13'	N72°37'51"E	250.82'
C3	90°00'00"	47.12'	30.00'	30.00'	N46°53'36"W	42.43'
C4	90°00'00"	47.12'	30.00'	30.00'	N43°06'24"E	42.43'
C5	32°36'13"	42.68'	75.00'	21.93'	N71°48'18"E	42.10'
C6	76°23'40"	100.00'	75.00'	59.01'	N17°18'21"E	92.76'
C7	76°23'40"	100.00'	75.00'	59.01'	N69°05'19"W	92.76'
C8	76°23'40"	100.00'	75.00'	59.01'	N44°31'02"E	92.76'
C9	81°47'12"	42.82'	30.00'	25.98'	N47°12'48"E	39.28'
C10	30°57'06"	286.31'	530.00'	146.74'	N72°37'51"E	282.84'
C11	101°39'32"	53.23'	30.00'	36.82'	N72°00'55"W	46.52'
C12	30°57'06"	270.10'	500.00'	138.43'	N72°37'51"E	266.83'

LEGEND	
□	Monument Box
○	Iron Pin Found
●	Iron Pin Set
□	Boxless Roadway Monument

Note
 All Iron Pins Set are 5/8" Rebar 30"
 Long Capped Foresight Engineering

SCALE: Horiz 1" = 100'
 Vert. None

FILE NAME	DATE
O:\c10101\Plot\FinalPlot	June 28, 2002

REVISIONS:

ORCHARD CREEK SUBDIVISION
 Development by Orchard Creek, LLC
 Claridon Township - Geauga County - Ohio
 Final Plat

SHEET NO.

2/2

V35.P120