

BATES CREEK SUBDIVISION PHASE I

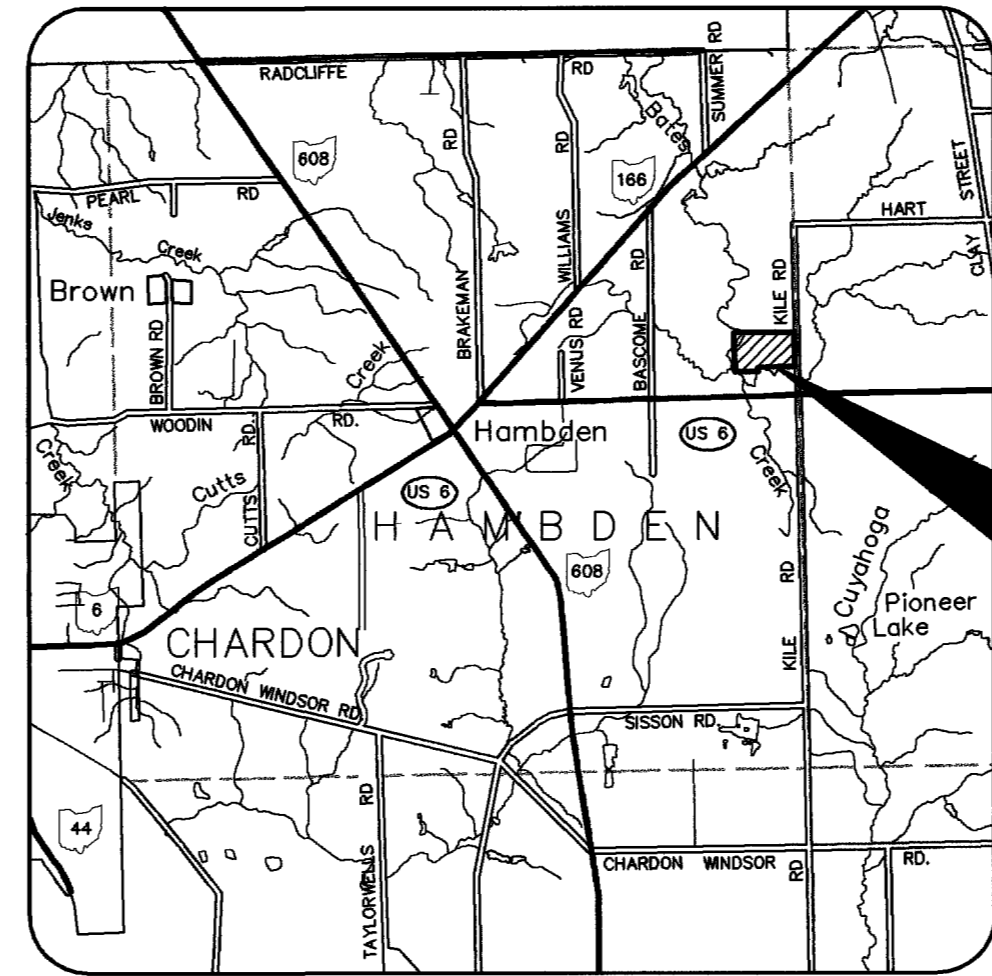
ACCEPTANCE CERTIFICATION AND DEDICATION

Kile Road Properties LLC, the undersigned owner of the land shown herein, hereby certifies that this plat correctly represents (its) "Bates Creek" subdivision Phase 1 containing sublots one (1) through six (6) both inclusive, and does hereby accept this plat of same. 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 their hands this 5th day of November, 2002.

[Signature]
Ryan Sommers, Member

[Signature]
Witness
RICHARD A. SOMMERS
Print Name
Carla A. Patterson
Witness
Carla A. Patterson
Print Name

Situated in the Township of Hambden, County of Geauga, State of Ohio, and being in Lot 4, bond tract of Township 9, Range VII of the Connecticut Western Reserve and containing all of the land as conveyed to Kile Road Properties, LLC. in the deed recorded in Volume 1530, Page 257 and Volume 1530, Page 261 of the Geauga County Deeds.



Project Location

This plat complies with the applicable Hambden Township Zoning Resolution.

This 5th day of NOVEMBER, 2002
By: [Signature]
Hambden Township Zoning Inspector
Print Name KALPA L. CLEVELAND

Approved as to legal form this 5th day of December, 2002.
By: [Signature]
Gauga County Prosecutor
Print Name Rebecca F. Schlag, APA

Approved this 12th day of NOVEMBER, 2002.
By: [Signature]
Chairperson, Gauga County Planning Commission
Print Name MARK J. HASSETT

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: [Signature]
Gauga County Engineer
Print Name Robert L. Phillips

Approved this 12th day of Dec., 2002

By: [Signature]
Gauga County Commissioner
Print Name W.H. M. Repke

By: [Signature]
Gauga County Commissioner
Print Name Neil C. Hofstetter

By: _____
Gauga County Commissioner
Print Name _____

Transferred this 16th day of December, 2002.

By: [Signature]
Gauga County Auditor
Print Name TRACY A. JEMISON

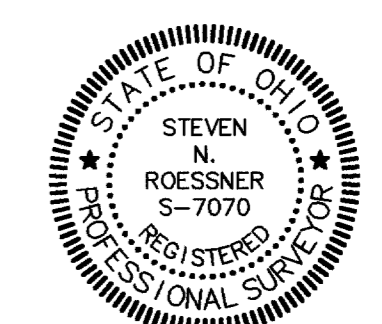
Filed for record this 16th day of December, 2002
at 11:29 M
Recorded this 16th day of December, 2002 in
plat book Volume 35 Page 121-122
By: [Signature]
Gauga County Recorder
Print Name Mary Margaret McBride

200200645651
Filed for Record in
GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
12-16-2002 At 11:29 AM.
PLAT 40.00
OR Book 35 Page 121 - 122

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 Gauga County Engineer.

Bearings Grid North and based on State Plane Nad 1983 Ohio North Zone as established from the Gauga County Horizontal Control Station 1500.

[Signature] 10/6/02
Steven N. Roessner Date
Ohio Professional Surveyor No. 7070

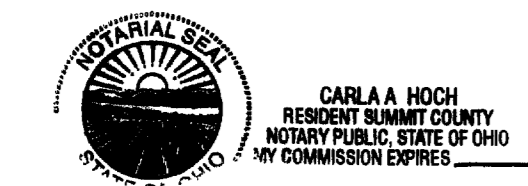


Total Number of Sublots: 6 Sublots
Total Length of New Road: 0 feet
Total Area in Sublots: 18.8907 acres
1 - 6 Inclusive:

The declaration of covenants and restrictions for Bates Creek Subdivision Phase I is recorded in volume 1530, page 430, of the Gauga 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
Bates Creek
Final Plat Phase I



State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named RYAN SOMMERS 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 5th day of NOVEMBER, 2002.

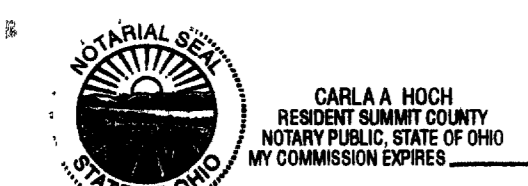
[Signature]
Notary Public
My Commission Expires on July 25th 2007

UTILITY EASEMENT

Kile Road Properties LLC, the undersigned owner of the within platted land, does hereby grant unto The Illuminating Company, Alltel Corporation, Adelphia 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 November, 2002 day of

[Signature]
Ryan Sommers, Member

[Signature]
Witness
RICHARD A. SOMMERS
Print Name
Carla A. Patterson
Witness
Carla A. Patterson
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 RYAN SOMMERS 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 5th day of NOVEMBER, 2002.

[Signature]
Notary Public
My Commission Expires on July 25th 2007

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

[Signature] 11/22/02
The Cleveland Electric Illuminating Company Date
Print Name RALPH N. DELLIGATTI

[Signature] 11/21/02
Alltel Corporation Date
Print Name JON HOBBS

[Signature] 12-5-02
Adelphia Date
Print Name GUY CAMPBELL

[Signature] 12/2/02
The East Ohio Gas Company Date
Print Name STEVEN D. BARTON

V35 P121

BATES CREEK SUBDIVISION PHASE I

Situated in the Township of Hambden, County of Geauga, State of Ohio and being
in Lot 4, Bond Tract of Township 9, Range VII of the Connecticut Western Reserve

Robert & Carol Kortansky
vol. 574, pg. 1331
parcel#15-046200

James F. & Jacqueline Buckmaster
vol. 930, pg. 1151
parcel#15-086050

Timber Ridge Estates Subdivision
Plat vol. 11, pg. 99 S/L 12 Parcel#15-063309

S/L 27
parcel#15-102327

Sunrise Meadow
Subdivision Phase 2
Plat vol. 33, pg. 56

S/L 28
parcel#15-102328

S/L 30
parcel#15-102330

S/L 31
parcel#15-102331

John J. & Holly S. McCreery
vol. 1235, pg. 1049
parcel#15-101739

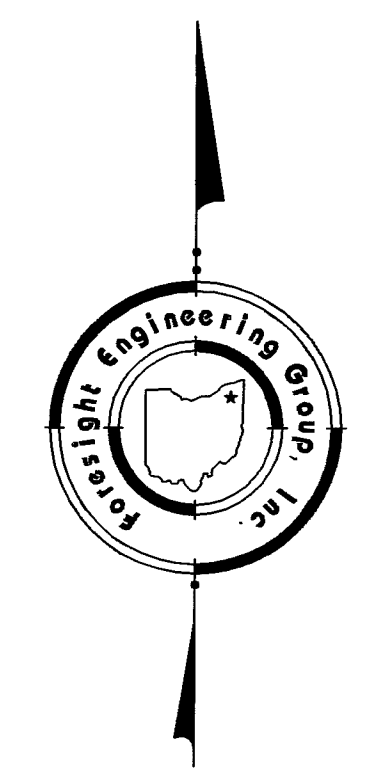
Margret M. Hoy & Gary Allen
Osborne
vol. 948, pg. 614
parcel#15-081560

Karen M. Davis
vol. 1076, pg. 22
parcel#15-009950

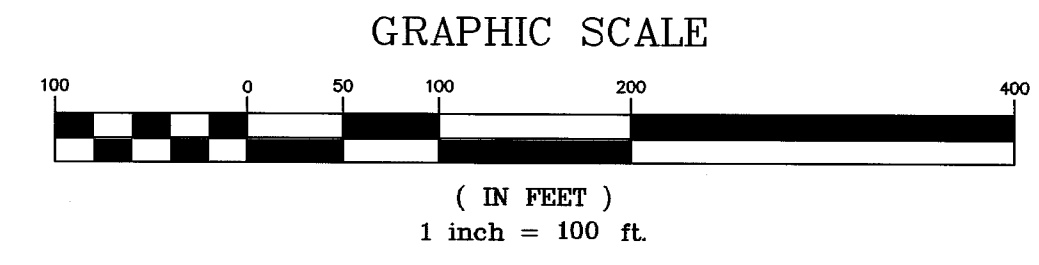
Ferdinand D. & Portia A. Wolf
vol. 571, pg. 440
parcel#15-099200

Larry Lee Judd
vol. 665, pg. 894
parcel#15-043450

Jerome W. & Patricia Anne Flick
vol. 587, pg. 1131
parcel#15-027650



CURVE TABLE						
CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	90°10'27"	47.22'	30.00'	30.09'	N43°39'33"E	42.49'
C2	52°30'17"	36.66'	40.00'	19.73'	S65°00'05"E	35.39'
C3	50°49'53"	66.54'	75.00'	35.64'	N64°09'53"W	64.38'
C4	45°50'12"	60.00'	75.00'	31.71'	S67°30'04"W	58.41'
C5	45°50'12"	60.00'	75.00'	31.71'	S21°39'53"W	58.41'
C6	45°50'12"	60.00'	75.00'	31.71'	S24°10'19"E	58.41'
C7	45°50'12"	60.00'	75.00'	31.71'	S70°00'31"E	58.41'
C8	50°49'53"	66.54'	75.00'	35.64'	N61°39'26"E	64.38'
C9	52°30'17"	36.66'	40.00'	19.73'	S62°29'38"W	35.39'
C10	89°49'33"	47.03'	30.00'	29.91'	N46°20'27"W	42.36'



- 5/8" Rebar 30" Long Set in Monument Box and Capped "Foresight Engineering"
- 5/8" Rebar Set and Capped "Foresight Engineering"

V35 P122

KILE ROAD ~ 60' RW

Kile Road Properties, LLC.
Bates Creek Subdivision
Hambden Township - Geauga County - Ohio
Final Plat Phase I

Foresight Engineering Group
Engineers & Surveyors

SCALE: Horiz. 1" = 100'
Vert. None
FILE NAME:
I:\Som10201\F-Plat-P11
DATE: November 8, 2002

SHEET NO.

2/2

5/8" iron pin found in mon. box

G.A.R. Highway (U.S. Rt. 6)