

COTHELSTONE SUBDIVISION

ACCEPTANCE CERTIFICATION AND DEDICATION

Heidi* and Francis O'Neill, the undersigned owner of the land shown herein, hereby certifies that this plat correctly represents (its) "Cotelstone" subdivision containing sublots one (1) through nine (9) both inclusive, and does hereby accept this plat of same and dedicate to public use the area designated as Cotelstone 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. In witness whereof the undersigned herunto set their hands this 3rd day of October, 2002.

Heidi O'Neill
Heidi O'Neill

William E. Feurenbach
Witness
Print Name

Lora Novak
Witness
Print Name

Francis J. O'Neill
Francis J. O'Neill

William E. Feurenbach
Witness
Print Name

Lora Novak
Witness
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 Francis and Heidi O'Neill 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 herunto set my hand and affixed my official seal at Chardon, Ohio this 3rd day of October, 2002.

Karen Flies
Notary Public
My Commission Expires on _____

Karen Flies
Notary Public, State of Ohio
My Commission Expires July 23, 2006
Recorded in Geauga County

UTILITY EASEMENT

Heidi* and Francis O'Neill, the undersigned owner of the within platted land, does hereby grant unto The Cleveland Electric 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 herunto set her hand this 3rd day of October, 2002.

Heidi O'Neill
Heidi O'Neill

Lora Novak
Witness
Print Name

Sandra R. Espinosa
Witness
Print Name

Francis J. O'Neill
Francis J. O'Neill

Lora Novak
Witness
Print Name

Sandra R. Espinosa
Witness
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 Francis and Heidi O'Neill 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 herunto set my hand and affixed my official seal at Chardon, Ohio this 3rd day of October, 2002.

Karen Flies
Notary Public
My Commission Expires on _____

Karen Flies
Notary Public, State of Ohio
My Commission Expires July 23, 2006

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

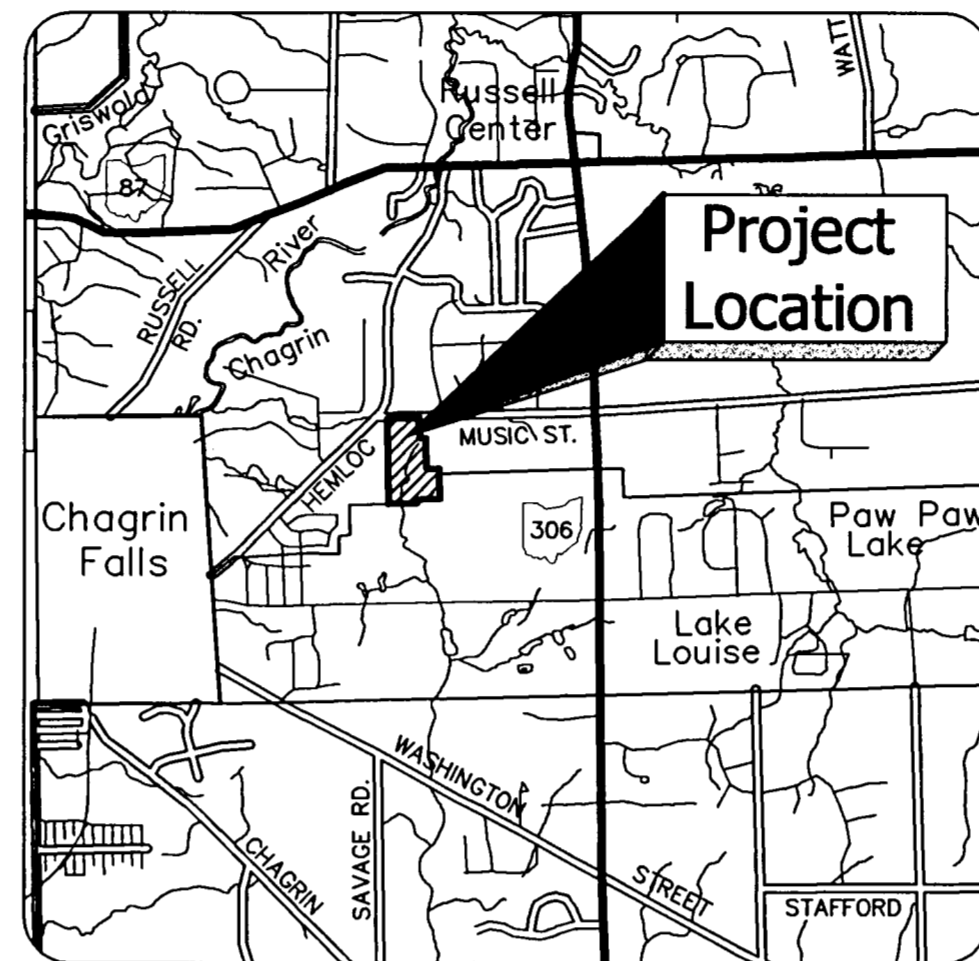
Ralph N. Delligatti
The Cleveland Electric Illuminating Company Date
Print Name

Jan Hobby 11/21/02
Alltel Corporation Date
Print Name

Guy Campbell 12-5-02
Adelphia Date
Print Name

Steven D. Baritzal 12/2/02
The East Ohio Gas Company Date
Print Name

Situated in the Township of Russell, County of Geauga, State of Ohio, and being in Lot 11 & 14, tract 3 of Township 7, Range IX of the Connecticut Western Reserve and containing part of the land as connected to Heidi* and Francis J. O'Neill in the deed recorded in Volume 1526, Page 382 of the Geauga County Deeds.



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 Cotelstone Lane and hereby releases from lien of our mortgage and waives any right which we might otherwise have in said Road. This 3RD day of October, 2002.

Robert J. PAPA Vice President
Parkview Savings & Loan

John MacFarlane
Witness
Print Name

Linda Myroniak
Witness
Print Name

State of Ohio, County of Cuyahoga

Before me, a Notary Public in and for said County and State personally appeared the above named Robert J. PAPA 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 herunto set my hand and affixed my official seal at Chardon, Solon, Ohio this 3RD day of October, 2002.

John MacFarlane
Notary Public
My Commission Expires on 9/9/06

This plat complies with the applicable Russel Township Zoning Resolution. This 4TH day of OCTOBER, 2002.

By: Tim Machinis
Russel Township Zoning Inspector
Print Name

Approved as to legal form this 5th day of December, 2002.

By: Rebecca F. Schlag
Gauga County Prosecutor
Print Name

Approved this 8th day of October, 2002.

By: Mary Samide
Chairperson, Gauga County Planning Commission
Print Name

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 3rd day of JANUARY, 2003.

By: Robert L. Philiyas
Gauga County Engineer
Print Name

Approved this 13th day of Jan, 2003 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use. PURSUANT TO THE AGREEMENT BETWEEN HEIDI O'NEILL, FRANCIS J. O'NEILL AND THE GAUGA COUNTY BOARD OF SUPERVISORS DATED 1-15-03

By: Wm. M. Rapke
Gauga County Commissioner
Print Name

By: William S. Young
Gauga County Commissioner
Print Name

By: Neila Habstator
Gauga County Commissioner
Print Name

Transferred this 14th day of JAN., 2003.

By: Tracy A. Jenison
Gauga County Auditor
Print Name

Filed for record this 14th day of January, 2003 at 3:22 P.M.
Recorded this 14th day of January, 2003 in plat book Volume 316 Page 45

200300648215
Filed for Record in
GAUGA COUNTY, OHIO
MARY MARGARET McBRIDE
01-14-2003 At 03:22 PM.
PLAT 40.00
OR Book 36 Page 4 - 5

By: Mary Margaret McBride
Gauga County Recorder
Print Name

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 are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

Steven M. Roessner 10/3/02
Steven M. Roessner Date
Ohio Professional Surveyor No. 7070



Total Number of Sublots: 9 Sublots
Total Length of New Road: 1,186.71 feet
Total Area in Sublots 1 - 9 Inclusive: 51.5276 acres
Area Exist/Proposed R/W: 1.9431 acres
Total Area of Subdivision: 53.5208 acres

The declaration of covenants and restrictions for Cotelstone Subdivision is recorded in volume 1526, page 382 of the Geauga County Deed Records.

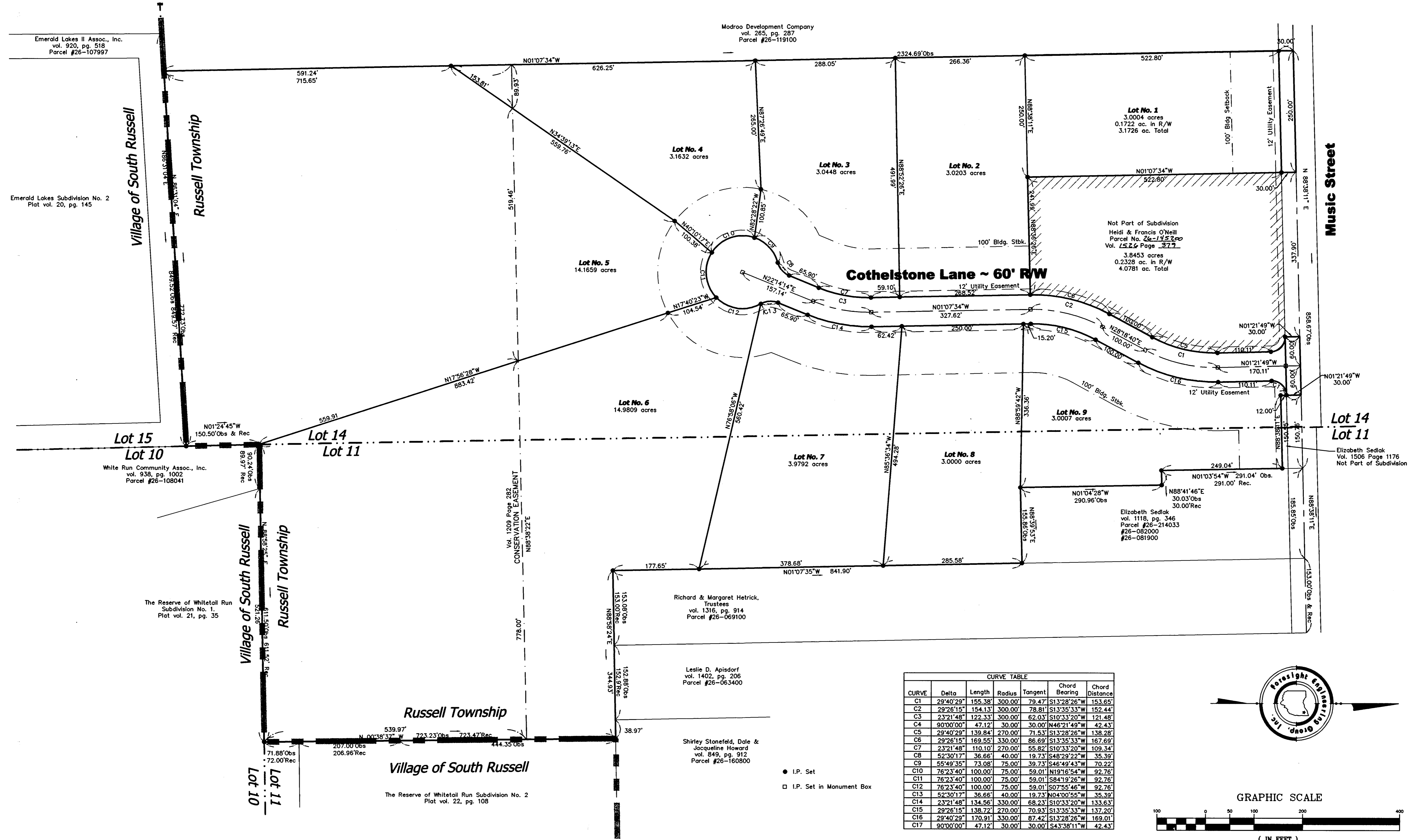
Foresight Engineering Group
Engineers & Surveyors
440 286-1010
440 286-1034 fax
320 Center Street, Unit F
Chardon, Ohio 44024

Sheet No. 1/2
Cotelstone Subdivision
Final Plat

V36.P4

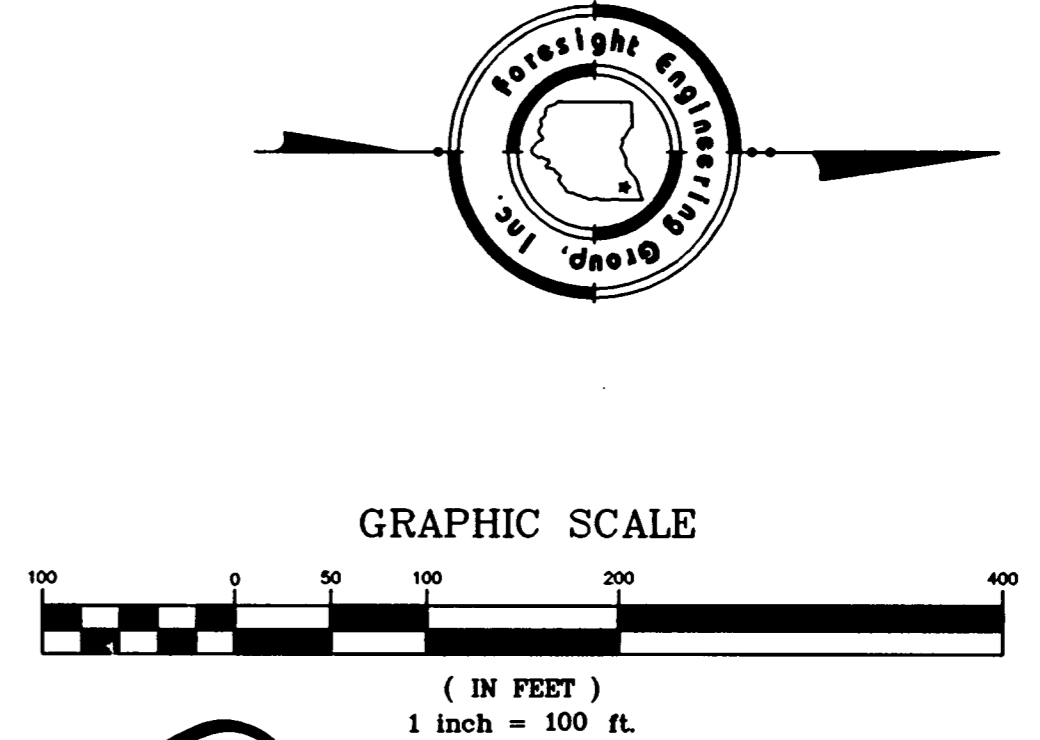
COTHELSTONE SUBDIVISION

Situated in the Township of Russell, County of Geauga, State of Ohio and being in Lot 11 & 14, tract 3 of Township 7, Range IX of the Connecticut Western Reserve



CURVE TABLE

CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	29°40'29"	155.38'	300.00'	79.47'	S13°28'26"W	153.65'
C2	29°26'15"	154.13'	300.00'	78.81'	S13°35'33"W	152.44'
C3	23°21'48"	122.33'	300.00'	62.03'	S10°33'20"W	121.48'
C4	90°00'00"	47.12'	30.00'	30.00'	N46°21'49"W	42.43'
C5	29°40'29"	139.84'	270.00'	71.53'	S13°28'26"W	138.28'
C6	29°26'15"	169.55'	330.00'	86.69'	S13°35'33"W	167.69'
C7	23°21'48"	110.10'	270.00'	55.92'	S10°33'20"W	109.34'
C8	52°30'17"	36.66'	40.00'	19.73'	N04°00'55"W	35.39'
C9	55°49'35"	73.08'	75.00'	39.73'	S46°49'43"W	70.22'
C10	76°23'40"	100.00'	75.00'	59.01'	N19°16'54"W	92.76'
C11	76°23'40"	100.00'	75.00'	59.01'	S84°19'26"W	92.76'
C12	76°23'40"	100.00'	75.00'	59.01'	S07°55'46"W	92.76'
C13	52°30'17"	36.66'	40.00'	19.73'	N04°00'55"W	35.39'
C14	23°21'48"	134.56'	330.00'	68.23'	S10°33'20"W	133.63'
C15	29°26'15"	138.72'	270.00'	70.93'	S13°35'33"W	137.20'
C16	29°40'29"	170.91'	330.00'	87.42'	S13°28'26"W	169.01'
C17	90°00'00"	47.12'	30.00'	30.00'	S43°38'11"W	42.43'



- I.P. Set
- I.P. Set in Monument Box

Foresight Engineering Group
Engineers & Surveyors
440 286-1010
440 286-1034
220 Centre Street, Unit F
Sharon, Ohio 44484

SCALE: Horiz. 1" = 100'
Vert. None
FILE NAME:
I:\One10201\Final-Plat
DATE: October 2, 2002

REVISIONS:

Cothelstone Subdivision
Cothelstone Lane
Russell Township - Geauga County - Ohio
Final Plat

V36 P5