

ACCEPTANCE CERTIFICATION AND DEDICATION

Be it known that MGK Ltd., Owners of the land shown herein, hereby certifies this plat correctly represents our "SURREY HILLS SUBDIVISION, Phase 2" a subdivision containing sublots eight (8) through twenty-seven (27) both inclusive, and do hereby accept this plot of same and dedicate to public use the area designated as Amblaire Road (60' R/W) and a portion of Barnstable Road (60' R/W). The undersigned further agrees that any use or improvements made on this land shall be made in accordance with all existing zoning, platting, health and other lawful rules and regulations for the benefit of itself and all subsequent owners or assigns taking title from, under, or through he undersigned. Easements are reserved where indicated on the plat for public utility above and beneath the surface of the ground.

In witness whereof the undersigned hereunto set their hands this 25th day of July 2002. KUNTZ PROPERTIES INC. MEMBER
Joseph Kuntz, Member MGK, LTD
Witness: William W. Graff, ALLEN J. RAO

State of Ohio, County of Stark
Before me, a notary public in and for said county and state personally appeared the above named Mr. Joseph Kuntz who acknowledges that he did sign the foregoing instrument and that the same is his free act and deed personally and the free act and deed of MGK Ltd., for the purposes therein expressed. In witness whereof I have set my hand and official seal at Canton Ohio this 25th day of July 2002.
* MGK Ltd By KUNTZ PROPERTIES INC. MEMBER BY
Notary Public: Suzanne E. Gallegly
My Commission Expires June 28, 2005

UTILITY EASEMENT

The undersigned owner, MGK Ltd., of the within platted land does hereby grant unto The Cleveland Electric Illuminating Company, Alltel Corporation, Dominion East Ohio Gas Company and Classic Communications, all Ohio Corporations, their successors and assigns (hereinafter referred to as 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 and contiguous to all road lines to construct, place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, gas and communications cables, 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 of 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 communications facilities, the right to install, repair, augment and maintain service cables and pipe lines 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 their hands this 25th day of July 2002.

KUNTZ PROPERTIES INC. MEMBER
Joseph Kuntz, Member MGK, LTD
Witness: Suzanne Gallegly, A. Jeff Rowd

State of Ohio, County of Geauga Stark
Before me, a notary public in and for said county and state personally appeared the above named Joseph Kuntz who acknowledges that he did sign the foregoing instrument and that the same is his free act and deed personally and the free act and deed of MGK Ltd., for the purposes therein expressed. In witness whereof I have set my hand and official seal at Canton Ohio this 25th day of July 2002.
* MGK Ltd By KUNTZ PROPERTIES INC. MEMBER BY
Notary Public: Suzanne E. Gallegly
My Commission Expires June 28, 2005

THE UTILITY EASEMENT IS ACCEPTED BY THE FOLLOWING:

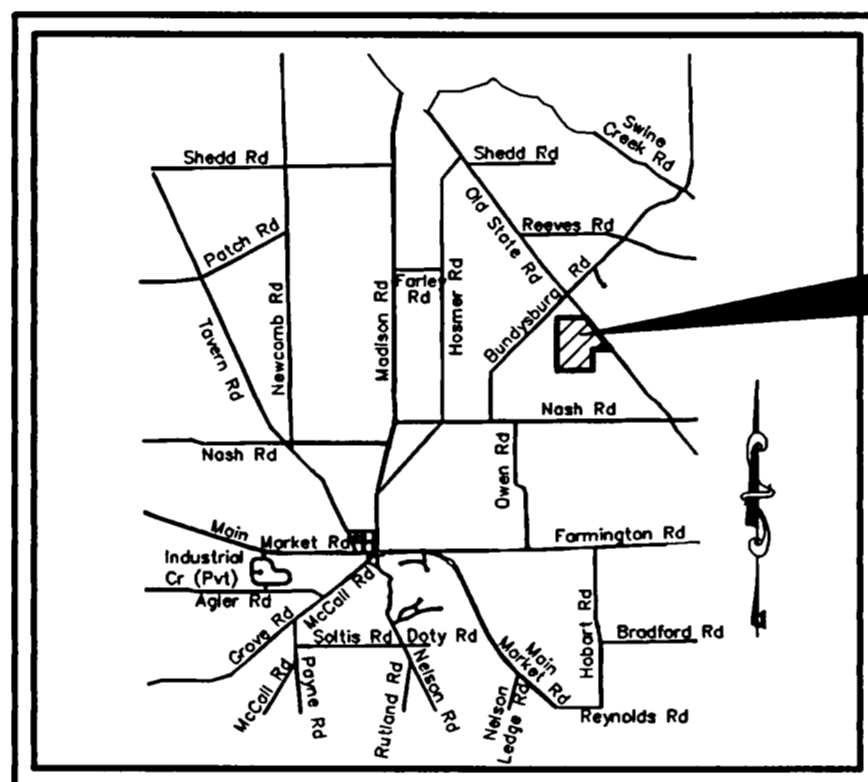
Cleveland Electric Illuminating Company, Dominion East Ohio Gas Company, Alltel Corporation, Classic Communications

FINAL PLAT of SURREY HILLS SUBDIVISION PHASE 2

SITUATED IN THE TOWNSHIP OF PARKMAN, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 4 IN SECTION 6, AND PART OF LOT 3 IN SECTION 7. BEING PART OF THE LANDS DEEDED TO MGK LTD., AN OHIO LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 1024, PAGE 947, IN THE GEAUGA COUNTY RECORDER'S OFFICE, PERMANENT PARCEL NUMBER 25-065300. (CONTAINING 70.686 ACRES (PHASE 2))

Prepared For: MGK Ltd., 4779 Higbee Avenue NW Canton, Ohio 44718 Telephone #(330)493-0212 Contact: Mr. Joseph Kuntz

Prepared By: SCHWARTZ LAND SURVEYING Rudy E. Schwartz 15750 Auburn Road Newbury, Ohio 44065 Phone (440) 564-7528 Fax (440) 564-5675



VICINITY MAP Not To Scale

Project Location

SCHEDULE "D" (Fidelity National Insurance Company)

- 1. Open and Mortgage from MGK, Ltd., on Ohio Limited Liability Co., to The Huntington Bank in the sum of \$300,000.00, dated April 9, 1998...
2. Open and Mortgage from MGK, Ltd., on Ohio Limited Liability Co., to The Huntington Bank in the sum of \$200,000.00, dated same date...
3. Taxes from MGK, Ltd., on Ohio Limited Liability Co., to The Huntington National Bank in the sum of \$150,000.00, dated February 1, 2002...

Mortgage Release

The undersigned mortgagee of the land included in this plat and subdivision does hereby join with the owners of this subdivision in the dedication to public use of the area designated as Amblaire Road and a portion of Barnstable Road and hereby releases from lien of our mortgage and waives any right which we may have in or to the land.

David Beatty, Sara K. Balch, Kirin S. Peri, David Beatty, Sara K. Balch

State of Ohio, County of Geauga

Before me, a notary public in and for said county and state personally appeared the above named David Beatty who acknowledges that he/she/they did sign the foregoing instrument and that the same is his/her/their free act and deed and the free corporate act and deed of Huntington Bank for the purposes therein expressed. In witness whereof I have set my hand and official seal at Cleveland Ohio, this 25th day of August 2002.

David B. Beatty, Notary Public, My Commission Expires August 22, 2005

APPROVALS

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

Rebecca F. Schlag, Ass't Prosecuting Attorney

Approved this 13th day of August 2002.

Mary Samide, Acting Chairman, Geauga County Planning Commission

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 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.

Approved this 9th day of December 2002.

Robert L. Phillips, Geauga County Engineer

ZONING STATEMENT

This plat complies with the applicable Parkman Township Zoning Resolutions. This 7th day of August 2002.

John W. Hasman, Parkman Township Zoning Inspector

SUBDIVISION TABULATION

- TOTAL BOUNDARY AREA: 129,212 Acres
PHASE 1 (18,790 ACRES)
PHASE 2 (70.686 ACRES)
Proposed Lots: 20
Area in Lots: 6654.7 Acres
Area in Farm Road Right of Way: 4.119 Acres
Area in Amblaire Right of Way: 1.076 Acres
Length of Amblaire Road = 1249.0 LF
Area in Barnstable Right of Way: 0.43 Acres
Length of Barnstable Road = 165 LF

- ON-SITE SEWAGE DISPOSAL
-DEEP WELL WATER SUPPLY
-12' UTILITY EASEMENT
-75' FRONT SETBACK

Approved this 13th day of Jan 2003, constituting an acceptance of the dedication of any road right-of-way shown hereon for public use.

William Repke, Geauga County Commissioner
Neil Hofstetter, Geauga County Commissioner
William E. Schuman, Geauga County Commissioner

Transferred this 16th day of JAN. 2003

Tracy A. Jemison, Geauga County Auditor

200300548353 Filed for Record in GEauga County, Ohio MARY MARGARET MCBRIDE 01-16-2003 At 11:25 am. PLAT 60.00 OR Book 36 Page 6 - 8

Filed for record this 16th day of January 2003 at 11:26 am. Recorded this 16th day of January 2003 in Plat Book Volume 36, Page 6-8

Mary Margaret McBride, Recorder

DECLARATION and COVENANTS

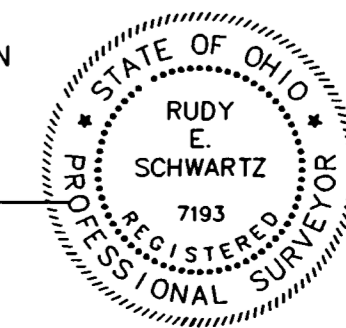
THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR SURREY HILLS SUBDIVISION PHASE 2 IS RECORDED IN VOLUME 1027 PAGE 828 OF GEAUGA COUNTY DEED RECORDS.

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT I 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 ROAD ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY 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 BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.

RUDY E. SCHWARTZ, P.S. 7193 DATE: 7-23-02



V36.P6

ROCKY B. &
CHRISTINA M. TRENDLE
Vol. 1234 P. 377

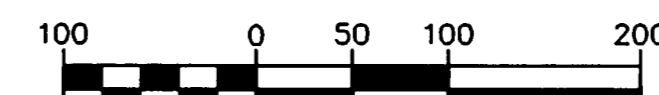
RICKY E. TRENDLE
Vol. 1234 P. 379

FINAL PLAT of SURREY HILLS SUBDIVISION PHASE 2

Prepared For:
MGK Limited
4779 Higbee Avenue NW
Canton, Ohio 44718
Telephone # (330) 493-0212
Contact: Mr. Joseph Kuntz

Prepared By:
SCHWARTZ LAND SURVEYING
Rudy E. Schwartz
15750 Auburn Road
Newbury, Ohio 44085
Phone (440) 564-7528
Fax (440) 564-5675

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	47.12	30.00	30.00	42.43	N75°19'29"W	90°00'00"
C10	111.97	430.00	56.30	111.66	S03°54'11"E	14°55'11"
C11	112.86	220.00	57.70	111.62	N11°08'20"W	28°23'30"
C12	15.51	220.00	7.76	15.51	N27°31'17"W	4°02'24"
C13	41.89	40.00	33.09	40.00	N50°52'29"W	60°00'00"
C14	161.98	100.00	105.02	144.84	S43°28'17"E	92°48'24"
C15	63.04	100.00	32.61	62.00	S20°59'28"W	36°07'06"
C16	63.04	100.00	32.61	62.00	S57°06'35"W	36°07'06"
C17	63.04	100.00	32.61	62.00	N86°46'19"W	36°07'06"
C18	71.83	100.00	37.54	70.30	N48°08'03"W	41°09'24"
C19	100.67	100.00	55.07	98.47	N01°17'05"E	57°40'52"
C2	106.92	280.00	54.12	106.27	N70°36'52"E	21°52'42"
C20	41.89	40.00	23.09	40.00	S00°07'31"W	60°00'00"
C21	88.47	280.00	44.60	88.10	N20°49'24"W	18°06'10"
C22	74.91	280.00	37.68	74.69	N04°06'27"W	15°19'44"
C23	162.22	370.00	82.44	160.93	S09°00'13"E	25°07'15"
C24	608.11	370.00	397.94	541.94	S68°38'32"E	94°10'04"
C25	29.66	370.00	14.84	29.65	N01°58'10"E	4°35'35"
C26	106.92	280.00	54.12	106.27	S70°36'52"W	21°52'42"
C27	84.01	220.00	42.52	83.50	N70°36'52"E	21°52'42"
C28	47.12	30.00	30.00	42.43	N14°40'31"E	90°00'00"
C3	84.01	220.00	42.52	83.50	S70°36'52"W	21°52'42"
C4	23.67	430.00	11.84	23.67	N81°15'08"E	3°09'14"
C5	227.19	430.00	116.31	224.55	N77°57'54"E	39°16'19"
C6	43.08	30.00	26.21	39.48	S51°57'34"W	82°17'01"
C7	43.32	30.00	26.41	39.65	N30°32'45"W	82°43'36"
C8	252.55	430.00	130.03	248.93	S55°05'02"E	33°39'03"
C9	201.85	430.00	102.82	200.00	S24°48'38"E	26°53'44"



SCALE: 1" = 100'
DATE: June 5, 2002

SUBDIVISION TABULATION

TOTAL BOUNDARY AREA: 129.212 Acres

PHASE 1 (18.790 ACRES)

PHASE 2 (70.888 ACRES)

Proposed Lots: 20
Area in Lots: 66.567 Acres
Area in Ambaire Road Right of Way: 4.067 Acres
Length of Ambaire Road = ±2490 LF
Area in Barnstable Road Right of Way: 0.043 Acres
Length of Barnstable Road = ±65 LF
Area in Exist. RW (Old State Rd) = 0.001 Ac.

- ON-SITE SEWAGE DISPOSAL
- DEEP WELL WATER SUPPLY
- 12' UTILITY EASEMENT
- 75' FRONT SETBACK

LEGEND

- Monument Box (STD MC-1) (TO BE SET)
- 5/8" Iron Pin (To Be Set)
- Iron Pipe Set
- Iron Pin Fnd
- Iron Pipe Fnd
- Monument Fnd
- Found
- Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L./L Centerline

990.91' Obs.
(990.81' Deed)
681.38' Obs.
Mon. Box
W/ 1" I.Pin
Fnd. & U.

3/8" I.Pin
Fnd Online
ID Schwartz

3/8" I.Pin
Fnd Online
ID Schwartz

Mon. Box
W/ 1" I.Pin
Fnd. & U.
N 82°32'10"W
802.42' Obs.
(802.39' Deed)

Mon. Box
W/ 1" I.Pin
Fnd. & U.

3/8" I.Pin
Fnd Online
ID Schwartz

MOSE J. & ANNA MARIE
TROYER TRUSTEES
Vol. 1007 P. 851

REMAINING LANDS IN
THE NAME OF
MGK LIMITED, an Ohio
Ltd. Liability Company
Vol. 1024 P. 947

39.823 Acres
(Future Development)

SEE SHEET 3 of 3

DONAL W. BRYSON,
MERLE J. BRYSON &
MARIE LOUISE BRYSON
Vol. 1083 P. 329

V36 P7

NORMAN R. &
CHRISTINE MILLER
Vol. 1403 P. 283

