

BATES CREEK SUBDIVISION PHASE II

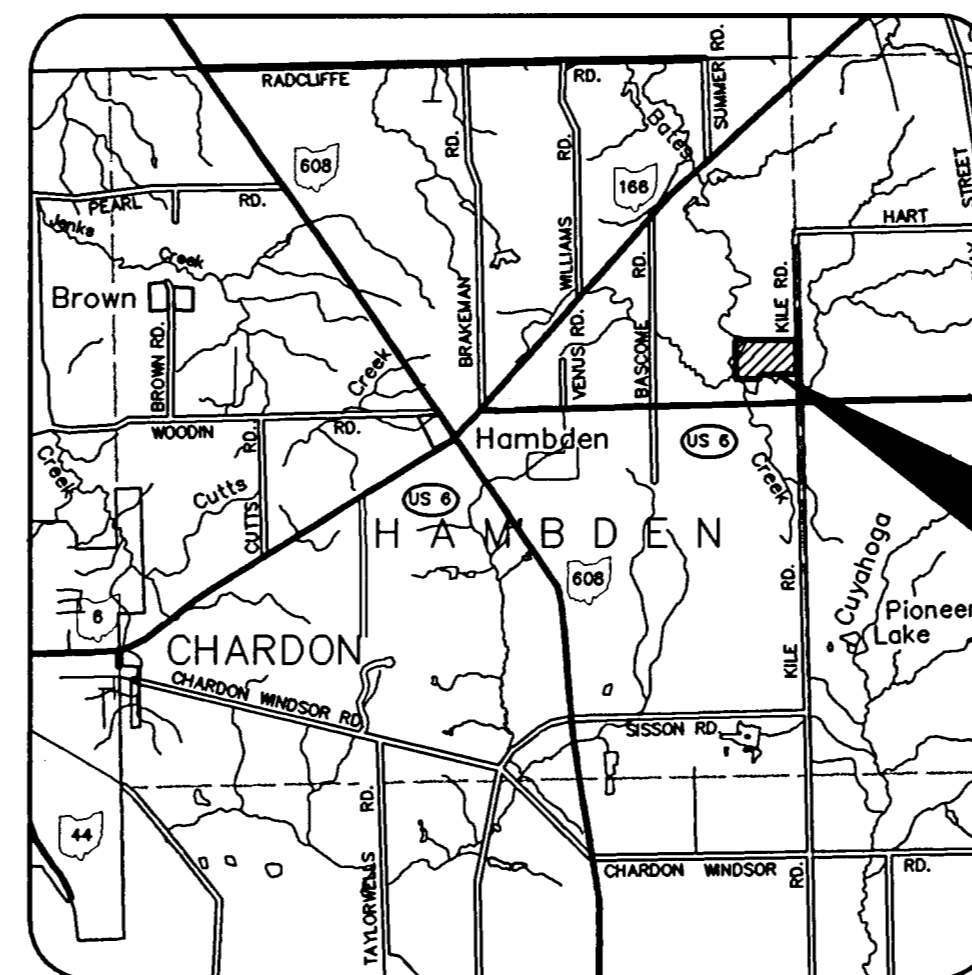
ACCEPTANCE CERTIFICATION AND DEDICATION

Kile Road Properties LLC, the undersigned owner of the land shown herein, hereby certifies that this plot correctly represents (its) "Bates Creek" subdivision Phase 2 containing sublots one (7) through six (18) both inclusive, and does hereby accept this plot of same and dedicate to public use the area designated as Bates 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. In witness whereof the undersigned hereunto set their hands this 19th day of December, 2002.

[Signature]
Ryan Sommers, Member

Deborah M. Geiss
Witness
Deborah M. Geiss
Print Name
Sharon J. Cotman
Witness
Sharon J. Cotman
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 1518, Page 1113 of the Geauga County Deeds.



VICINITY MAP
NO SCALE

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, Member 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 19th day of December, 2002.

Sharon J. Cotman
Notary Public
My Commission Expires on 11-27-06

SHARON J. COTMAN
Notary Public-State of Ohio
My Commission Expires 11-27-2006
Recorded in Lake County

UTILITY EASEMENT

Kile Road Properties LLC, the undersigned owner of the within platted land, does hereby grant unto The Illuminating Company, Alltel Corporation, ~~Classic~~ 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 their hand this 19th day of December, 2002.

[Signature]
Ryan Sommers, Member

Deborah M. Geiss
Witness
Deborah M. Geiss
Print Name
Sharon J. Cotman
Witness
Sharon J. Cotman
Print Name

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 Bates Creek Drive and hereby releases from lien of our mortgage and waives any right which we might otherwise have in said Road. This 19th day of December, 2002.

Brent R. Davis
Brent Davis 5th/3rd Bank

Kelly L. Johnson
Witness
Kelly L. Johnson
Print Name
Diane Russell
Witness
Diane Russell
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 Brent Davis 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 19th day of December, 2002.

Diane Russell
Notary Public
My Commission Expires on Jan. 6, 2005

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, Member 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 19th day of December, 2002.

Sharon J. Cotman
Notary Public
My Commission Expires on 11-27-06

SHARON J. COTMAN
Notary Public-State of Ohio
My Commission Expires 11-27-2006
Recorded in Lake County

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

[Signature] 7/6/03
The Cleveland Electric Illuminating Company Date
Print Name RALPH N. DELLIGATTI

[Signature] 7/22/03
Alltel Corporation Date
Print Name JON HOBBS

[Signature]
CLASSIC COMMUNICATIONS Date
Print Name JAMES EAKEN 8-12-03

[Signature] 7/18/03
The East Ohio Gas Company Date
Print Name STEVEN O. BARTIZAL

This plat complies with the applicable Hambden Township Zoning Resolution.

This 3rd day of December, 2002
By: [Signature]
Hambden Township Zoning Inspector
Print Name KALPH L. CLEVELAND

Approved as to legal form this 11th day of August, 2003
By: [Signature]
Gauga County Prosecutor
Print Name Rebecca F. Schlag

Approved this 14th day of JANUARY, 2003
By: [Signature]
Chairperson, Gauga County Planning Commission
Print Name EUGENE MCCONE SR

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 13th day of August, 2003

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

Approved this 19th day of August, 2003 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use.

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

By: [Signature]
Gauga County Commissioner
Print Name William S. Young

By: _____
Gauga County Commissioner
Print Name _____

Transferred this 19th day of August, 2003

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

Filed for record this 19th day of August, 2003
at 11:00 A.M.
Recorded this 19th day of August, 2003 in
plat book Volume 136 Page 55-56

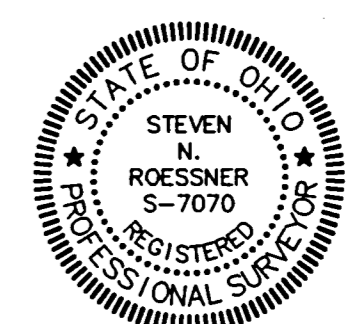
By: [Signature]
Gauga County Recorder
Print Name Mary Margaret McBride

200300671535
Filed for Record in
GAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
08-19-2003 At 11:05 am.
PLAT 80.00
OR Book 36 Page 55 - 56

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] 12/6/02
Steven N. Roessner Date
Ohio Professional Surveyor No. 7070



Total Number of Sublots: 12 Sublots
Total Length of New Road: 1,433.37 feet
Total Area in Sublots: 69.2444 acres
7 - 18 Inclusive: 2.3330 acres
Area in Existing/Proposed R/W: 71.5774 acres

The declaration of covenants and restrictions for Bates Creek Subdivision Phase II is recorded in volume 1556 page 539 of the Gauga County Deed Records.

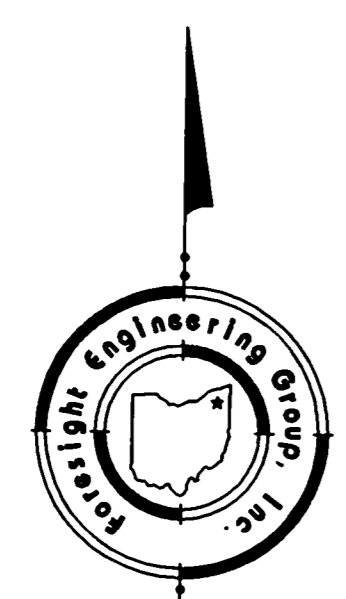
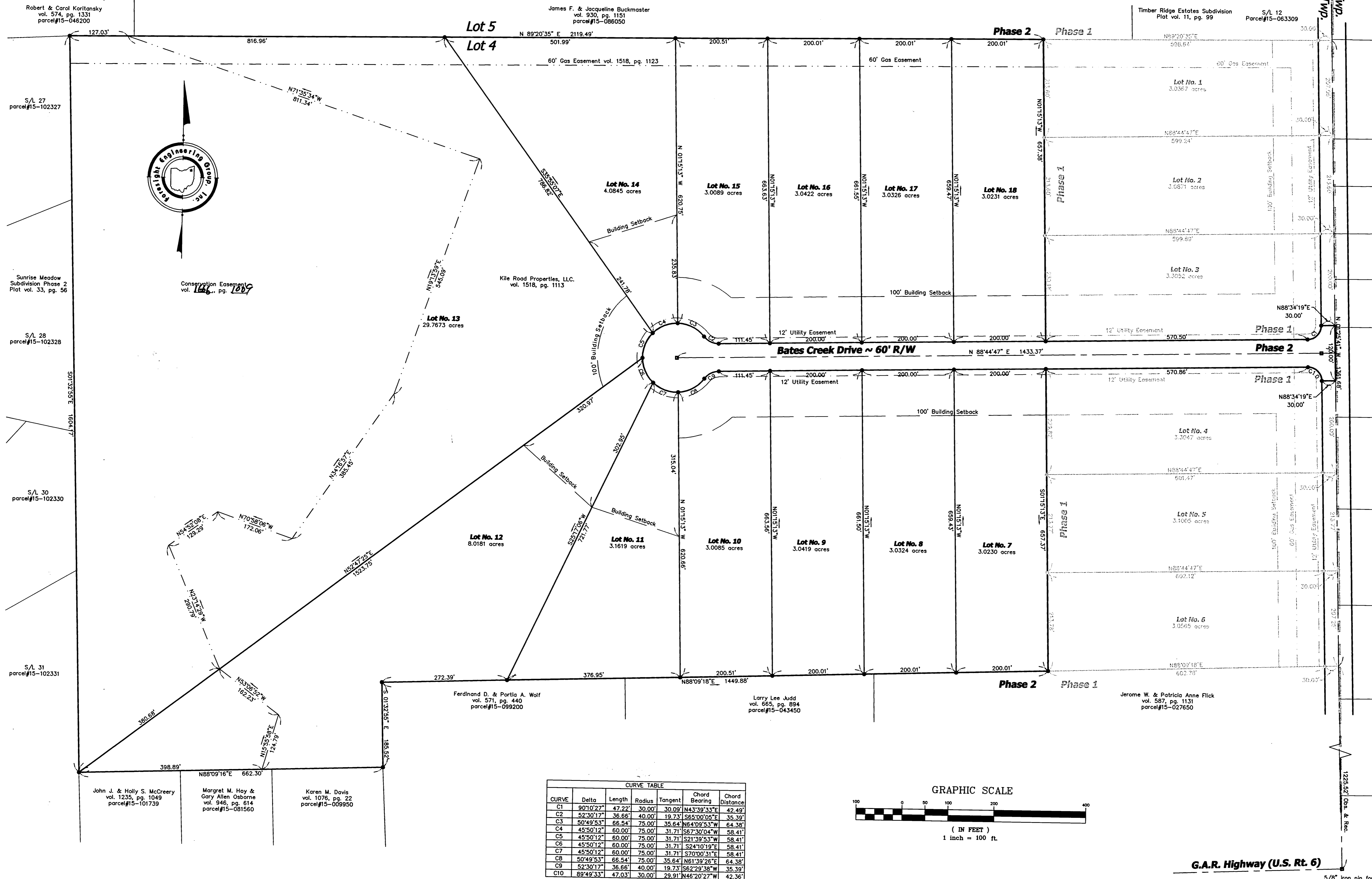
Foresight Engineering Group
Engineers & Surveyors
440 286-1010
440 286-1034 fax
320 Center Street, Unit F
Chardon, Ohio 44024

Sheet No. 1/2
Bates Creek
Final Plat Phase II

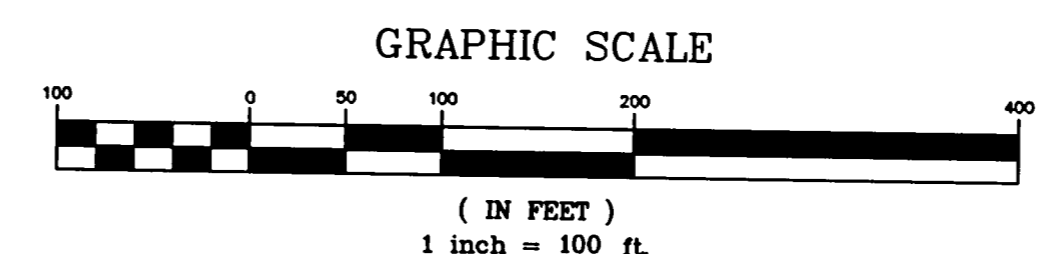
V36.P55

BATES CREEK SUBDIVISION PHASE II

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



CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	90°10'27"	47.22'	30.00'	30.00'	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 Set in Monument Box and Capped "Foresight Engineering"
- 5/8" Rebar Set and Capped "Foresight Engineering"

V 36 P 56

KILE ROAD ~ 60' RW

Foresight Engineering Group
Engineers & Surveyors
440 288-1030
440 288-1034
320 Center Street, Unit F
Chardon, Ohio 44024

SCALE : Horz. 1" = 100'
Vert. None
FILE NAME:
I:\Som10201\F-Plat-Ph2
DATE :
December 2, 2002

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

I:\sdr\proj\Som10201\Final\Plat-Ph2.dwg, 01/09/03 08:50:03 AM, Copyright Foresight Engineering Group, Inc.

SAFCO PRODUCTS • NEW HAVEN, CONNECTICUT
REPORTED BY HAMBDEN GISD
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