

FINAL PLAT

CHESTNUT HILL

SUBLOTS 1 THRU 4

REVISIONS	
6-4-07	
7-13-2000	
5-13-2003	
6-02-2003	

DESIGNED BY: G.T.L.
 DRAWN BY: G.T.L.
 CHECKED BY: J.D.V.
 DATE: 6-16-97
 FIELD BOOK: 426

ACCEPTANCE CERTIFICATION

The Undersigned Owner, Tara Century, Inc. Of The Land Shown Herein, Herby Certify That This Plat Correctly Represents The "Chestnut Hill", Subdivision Containing Sublots No. 1 Thru 4 All Inclusive, And Does Herby Accept This Plat Of The Same And Dedicate To Public Use The Area Designated As "LaLand Trail". 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 Or Other Lawful Rules And Regulations For The Benefit Of Themselves And All Other Subsequent Owners Or Assigns Taken Title From, Under, Or Through The Undersigned.

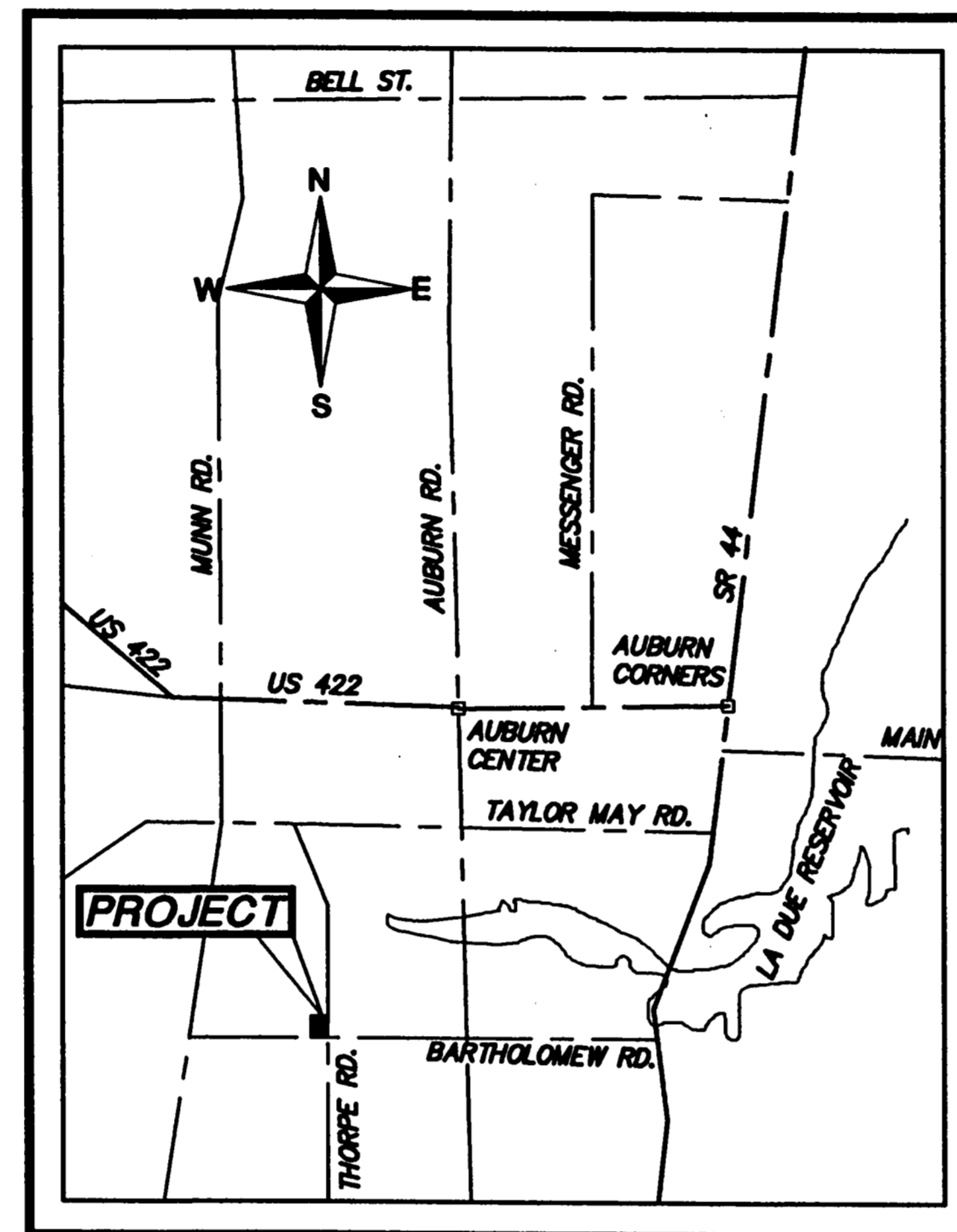
Easements Are Reserved Where Indicated On The Plat For Public Utility Purposes Above And Below The Surface Of The Ground. In Witness Whereof The Undersigned Hereunto Set His Hand This 4 Day Of JUNE, 2003.

Tara Century, Inc.
 OWNER:
 By: [Signature]
 Kevin J. Finnerty - President
 Witness: [Signature]
 Angela Kite
 Print Name: Angela Kite
 Witness: [Signature]
 Diane Demeter
 Print Name: DIANE DEMETER

State Of Ohio
 County Of Geauga

Before Me, A Notary Public, In And For Said County And State, Personally Appeared The Above Named Kevin J. Finnerty Who Acknowledged To Me That He Is The Owner, Respectively, Of Tara Century Inc., That He Did Sign The Foregoing Instrument And That The Same Is Of His Free Act And Deed For The Purpose Therein Expressed. In Witness Whereof I Have Set My Hand And Affixed My Official Seal At Wesley Ohio This 4 Day Of June, 2003.

Notary Public
 My Commission Expires: June 16, 2003



LOCATION MAP
 N.T.S.

UTILITY EASEMENT

Tara Century, Inc., The Undersigned Owner Of The Platted Land, Does Herby Grant Unto CEI Electric Co., Alltel Corp., Orwell Nat'l Gas, & Classic Communications, All Ohio Corporations, Their Successors And Assign (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 And Contiguous To All Road Lines To Construct, Place, Operate, Maintain, Repair, Or Relocate Such Above Ground And Underground Electric, Gas, And Communication Cables, 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 Thereof 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 This Right-Of-Way And Easement Grant. In Witness Whereof The Undersigned Hereunto Set His Hand This 4 Day Of JUNE, 2003.

By: [Signature]
 Kevin J. Finnerty - President
 Witness: [Signature]
 Angela Kite
 Print Name: Angela Kite
 Witness: [Signature]
 Diane Demeter
 Print Name: DIANE DEMETER

State Of Ohio
 County Of Geauga

Before Me, A Notary Public, In And For Said County And State, Personally Appeared The Above Named Kevin J. Finnerty Who Acknowledged To Me That He Is The Owner, Respectively, Of Tara Century Inc., That He Did Sign The Foregoing Instrument And That The Same Is Of His Free Act And Deed For The Purpose Therein Expressed. In Witness Whereof I Have Set My Hand And Affixed My Official Seal At Wesley Ohio This 4 Day Of June, 2003.

Notary Public
 My Commission Expires: June 16, 2003

APPROVALS

Approved As To Legal Form This 11th Day Of June, 2003.
[Signature]
 Geauga County Prosecutor
 Print Name: Rebecca F. Schlag

Approved This 10th Day Of June, 2003
[Signature]
 Chairman, Geauga County Planning Commission
 Print Name: EUGENE T. McLEWIS JR.

Pursant to Section 711.091 of the Ohio Revised Code, I have checked the construction of roadway improvements of the road dedicated to the 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.
 Approved This 13th Day Of August, 2003.

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

Approved This 17th Day Of Aug, 2003, Constituting An Acceptance Of The Dedication Of Any Road Right-Of-Way Shown Hereon For Public Use.

[Signature] Geauga County Commissioner
 Print Name: Wm M. Rapke
[Signature] Geauga County Commissioner
 Print Name: William S. Vance
[Signature] Geauga County Commissioner
 Print Name: _____

Transferred This 19th Day Of Aug, 2003.

[Signature]
 Geauga County Auditor
 Print Name: Tracy A. Johnson

Filed For Record This 18th Day Of August, 2003 At 3:00 PM.
 Recorded This 18th Day Of August, 2003 In Plat Book Volume 36 Page 51-50
[Signature]
 Geauga County Recorder
 Print Name: Mary Margaret McBride

20030671621
 Filed for Record in
 GEauga COUNTY, OHIO
 MARY MARGARET MCBRIDE
 08-19-2003 AT 03:10 PM.
 PLAT
 OR Book 36 Page 57 - 58

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING

[Signature] 7/22/03
 Alltel Corporation
 Western Reserve
 Print Name: _____ Date: _____

[Signature]
 Classic Communications
 Print Name: JAMES EAKEN 8-12-03 Date: _____

[Signature] 7/21/03
 CEI Electric Company
 Print Name: RALPH N. DELLIGATTI Date: _____

[Signature] 07/25/03
 Orwell Natural Gas Company
 Print Name: Gregory J. Osborne Date: _____

APPROVALS

This Plat Complies With The Applicable Regulations In The Auburn Township Zoning Resolution This 3RD Day Of JUNE, 2003.

[Signature]
 Auburn Township Zoning Inspector
 Print Name: FRANK KIKKO JR.
 944 624
 1309 44

The Covenants And Restrictions For Chestnut Hill Subdivision Are Recorded In Volume 1632 Page 1077 Of The Geauga County Deed Records.

V36-P57

CHESTNUT HILL APPROVALS

Howells & Baird, Inc.
 CIVIL ENGINEERS & SURVEYORS
 SALEM, OHIO
 PH. (330) 332-4834
 FAX. (330) 332-4058



SCALE
 SHEET
 1 OF 2

FINAL PLAT CHESTNUT HILL LOT 22, AUBURN TOWNSHIP GEAUGA COUNTY, STATE OF OHIO SUBLOTS 1 THRU 4

Containing 23.4614 Acres Of Land. Being Part Of The
Lands Conveyed To Tara Century, Inc. In The Deed
Recorded In Vol. 1632 Pg. 1085 Of The Geauga
County Records.

REVISIONS	
8-8-99	
7-13-2000	
5-13-2003	
6-02-2003	

DESIGNED BY: G.L.L.
DRAWN BY: G.L.L.
CHECKED BY: J.D.V.
DATE: 7-14-99
FIELD BOOK: 445

FINAL PLAT
CHESTNUT HILL
LOT 22, AUBURN TOWNSHIP
GEAUGA COUNTY, STATE OF OHIO

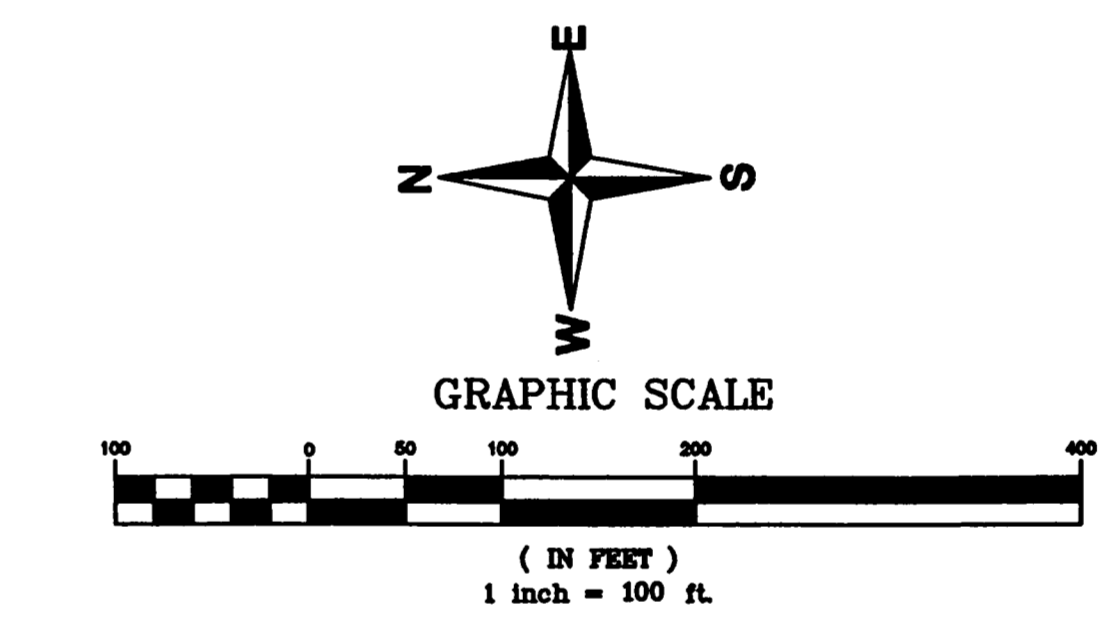
Howells & Baird, Inc.
CIVIL ENGINEERS & SURVEYORS
SALEM, OHIO
PH. (330) 332-4834
FAX. (330) 332-4058



SCALE SHEET
2 OF 2

SITE DATA

Total Length Of Proposed Road.....	541.14 L.F.
Area Of Proposed Lots.....	22.3664 Acres
Area In Proposed Road.....	1.0950 Acres
Total Area.....	23.4614 Acres
Total Number Of Lots.....	4
Zoning District.....	R-1
Minimum Lot Area.....	3 Acres
Minimum Lot Width.....	200' At Building Line
Minimum Front Yard.....	65 Feet
Minimum Side Yard.....	30 Feet
Minimum Rear Yard.....	50 Feet
Minimum Lot Frontage.....	60 Feet At Cul-De-Sac Lots
Minimum Sight Distance.....	625'



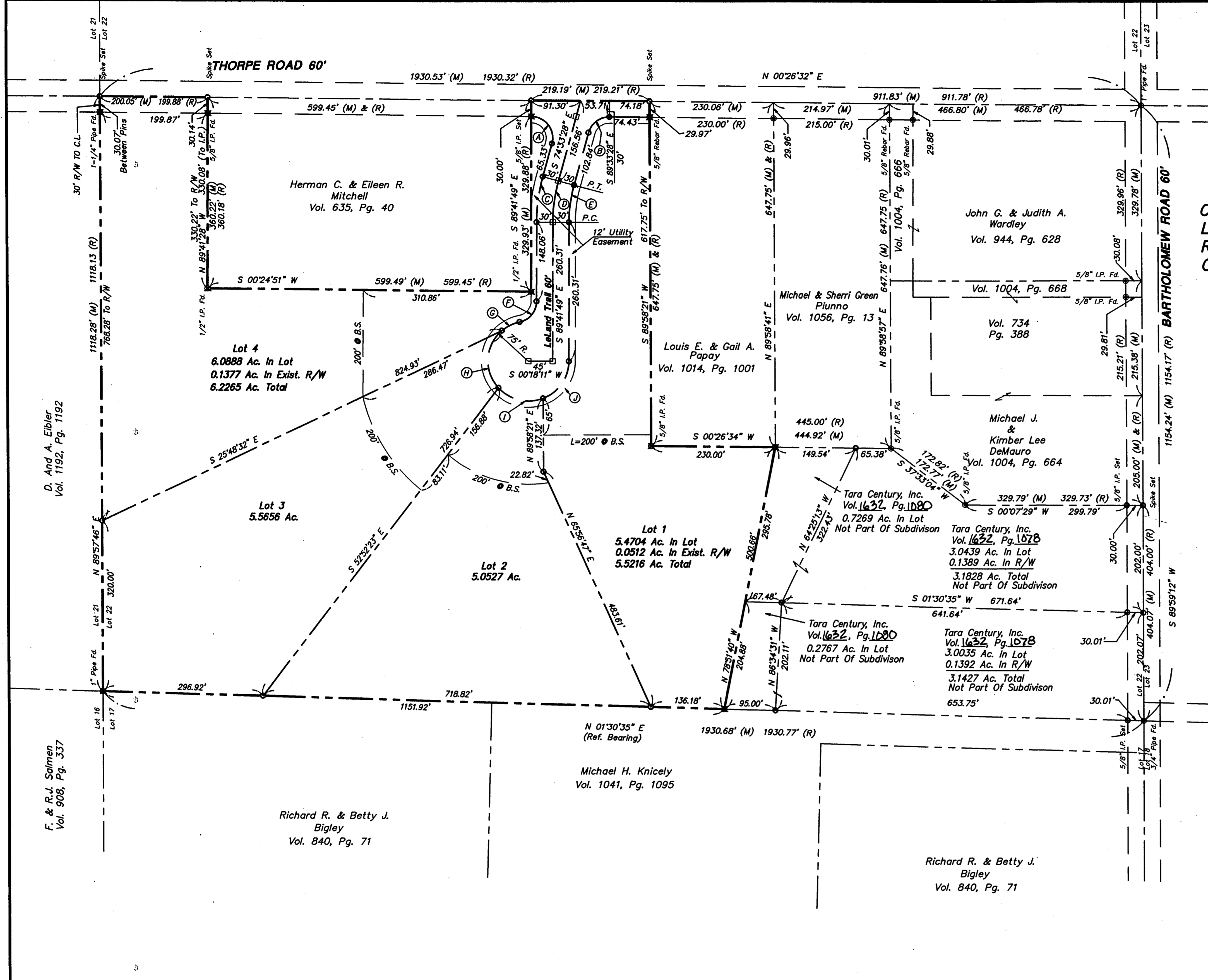
- LEGEND**
- Iron Pins Fd.
 - 5/8" Iron Pins Set
 - Monuments Set
 - 5/8" Iron Pins Set In Concrete At Subdivision Corners

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 placed before final inspection and acceptance of the improvements by The Geauga County Engineer.

Jon D. Vollnagle
Jon D. Vollnagle Registered Surveyor #7308
6-2-03 Date

Howells and Baird, Inc.
417 East State Street
Salem, Ohio 44460
Ph. (216) 332-4834

V36-P58



CURVE DATA

<p>(A) Δ = 105°00'02" R = 40.00' T = 52.13' L = 73.30' Ch. Brng.=S 52°56'31" W Ch. Length=63.47'</p>	<p>(B) Δ = 75°00'00" R = 40.00' T = 30.69' L = 52.36' Ch. Brng.=S 37°03'28" E Ch. Length=48.70'</p>	<p>(C) Δ = 15°08'21" R = 330.00' T = 43.85' L = 87.20' Ch. Brng.=S 82°07'38" E Ch. Length=86.94'</p>	<p>(D) Δ = 15°08'21" R = 300.00' T = 39.87' L = 79.27' Ch. Brng.=S 82°07'38" E Ch. Length=79.04'</p>	<p>(E) Δ = 15°08'21" R = 270.00' T = 35.88' L = 71.34' Ch. Brng.=S 82°07'38" E Ch. Length=71.13'</p>
<p>(F) Δ = 77°26'39" R = 40.00' T = 32.07' L = 54.07' Ch. Brng.=N 50°58'29" W Ch. Length=50.04'</p>	<p>(G) Δ = 28°15'40" R = 75.00' T = 18.88' L = 36.99' Ch. Brng.=N 26°23'00" W Ch. Length=36.62'</p>	<p>(H) Δ = 91°40'24" R = 75.00' T = 77.22' L = 120.00' Ch. Brng.=S 86°21'02" E Ch. Length=107.60'</p>	<p>(I) Δ = 68°57'07" R = 75.00' T = 51.50' L = 90.26' Ch. Brng.=N 13°20'13" E Ch. Length=84.91'</p>	<p>(J) Δ = 68°33'29" R = 75.00' T = 51.12' L = 89.74' Ch. Brng.=N 55°25'04" W Ch. Length=84.48'</p>

SURVEY REFERENCE DATA

Surveys:
Reference Bearing S89°59'12"W Along Centerline Of Bartholomew Rd. Taken From A Survey For Wayne Leach Made By Braun-Prenosil Associates Inc. In May, 1995.

Deeds:
Wayne A. Leach Vol. 1301, Pg. 0933
Herman C. & Eileen R. Mitchell Vol. 635, Pg. 40
Louis E. & Gail A. Papay Vol. 1014, Pg. 1001
Michael & Sherri Green Plunno Vol. 1056, Pg. 13
John G. & Judith A. Wardley Vol. 944, Pg. 628
Vol. 1004, Pg. 666
Michael J. & Kimber Lee DeMauro Vol. 734, Pg. 388
Vol. 1004, Pg. 664
Vol. 1004, Pg. 668

SA-1824-B