

BIG CREEK RIDGE

SITUATED IN THE TOWNSHIP OF HAMB DEN,
 COUNTY OF GEAGA, STATE OF OHIO AND
 KNOWN AS BEING PART OF ORIGINAL LOT 30
 BOND TRACT AND LOT 29 BOND TRACT AND
 CONTAINING 82.493 ACRES BEING
 PART OF THE LAND AS CONVEYED TO
 BIG CREEK PROPERTIES AN OHIO L.L.C. IN THE DEED
 RECORDED IN VOLUME 1431, PAGES 19-23
 OF THE GEAGA COUNTY DEED RECORDS

23 LOTS

ROADS (INCLUDING AREA IN EXISTING ROAD R/W)	5.335 AC.
LOTS	77.158 AC.
TOTAL	82.493 AC.

ACREAGES SHOWN FOR INDIVIDUAL LOTS ROUNDED OFF TO THE CLOSEST 3 SIGNIFICANT DIGITS.

TOTAL LENGTH OF ROADS 3,370.274 L.F.

PREPARED BY:

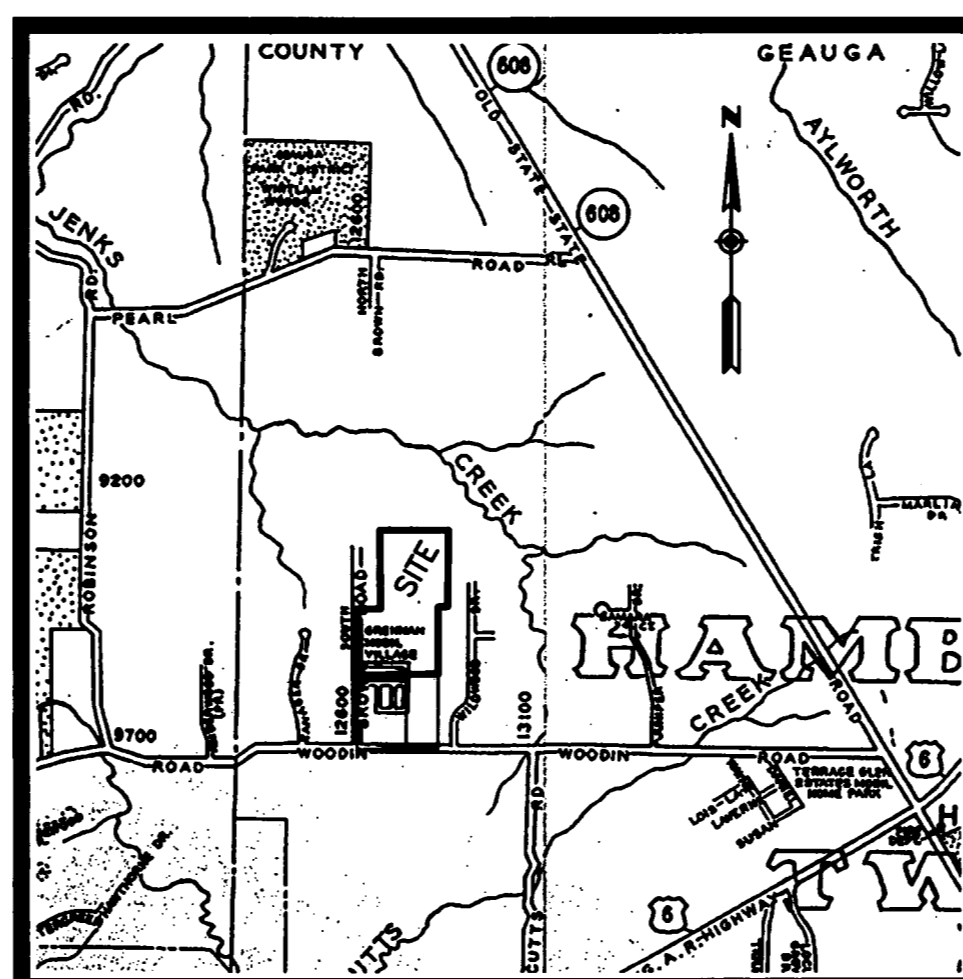
GBC DESIGN, INC.

3378 W. Market St. Akron, OH 44333-3386
 Phone 330-836-0228 Fax 330-836-5782

PREPARED FOR:

BIG CREEK PROPERTIES, LLC.
 P.O. BOX 1102
 CHARDON, OH 44024
 PHONE: 440-286-6194

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR BIG CREEK RIDGE SUBDIVISION IS RECORDED IN DEED VOLUME 1431 PAGE 18 OF THE GEAGA COUNTY DEED RECORDS.



LOCATION MAP

SCALE: 1" = 3000'

I, RICHARD SOMMERS, MEMBER, THE UNDERSIGNED OWNER OF BIG CREEK PROPERTIES AN OHIO L.L.C. OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS MY BIG CREEK RIDGE SUBDIVISION CONTAINING OF SAME SUBLOTS 1 THROUGH 23 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS BIG CREEK RIDGE DRIVE AND HINSDALE DRIVE. THE UNDERSIGNED FURTHER AGREE(S) THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING AND VALID ZONING, PLATTING, HEALTH AND OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF HIMSELF 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 HIS HAND THIS 20th DAY OF April, 2003.

Richard Sommers
 RICHARD SOMMERS, MEMBER
 BIG CREEK PROPERTIES, AN OHIO LLC

Daniel J. Russell
 WITNESS
 PRINT NAME: Daniel J. Russell

Daniel S. Mullinger
 WITNESS
 PRINT NAME: Daniel S. Mullinger

STATE OF OHIO, COUNTY OF GEAGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Richard Sommers WHO ACKNOWLEDGED THAT HE DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF BIG CREEK PROPERTIES, AN OHIO LLC FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Cleveland, OHIO THIS 20th DAY OF April, 2003.

Daniel J. Russell
 NOTARY PUBLIC

Daniel J. Russell
 My Commission Expires Jan. 6, 2005

THE UNDERSIGNED MORTGAGEE OF 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 BIG CREEK RIDGE DRIVE AND HINSDALE DRIVE AND HEREBY RELEASES FROM LIEN OF OUR MORTGAGE AND WAIVES ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE TO SAID ROADS, THIS 20th DAY OF April, 2003.

Scott R. Davis
 PRINT NAME: Scott R. Davis
 TITLE: Owner
 BANK NAME: First Trust

Daniel J. Russell
 WITNESS
 PRINT NAME: Daniel J. Russell

Daniel S. Mullinger
 WITNESS
 PRINT NAME: Daniel S. Mullinger

STATE OF OHIO, COUNTY OF GEAGA

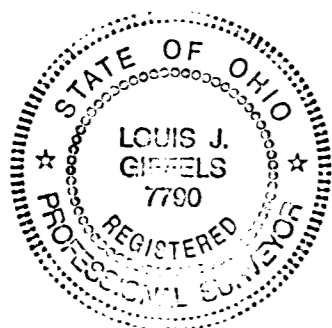
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Scott R. Davis WHO ACKNOWLEDGED THAT HE DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF First Trust Bank (LENDING INSTITUTION) FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Cleveland, OHIO THIS 20th DAY OF April, 2003.

Daniel J. Russell
 NOTARY PUBLIC

Daniel J. Russell
 My Commission Expires Jan. 6, 2005

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 ROADS 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 GEAGA COUNTY ENGINEER.

Louis J. Giffels
 LOUIS J. GIFFELS, P.S. 7790
 DATE: 3/31/2003



APPROVED AS TO LEGAL FORM THIS 28th DAY OF September, 2003
Robert F. Schlag APA
 GEAGA COUNTY PROSECUTOR
REBECCA F. SCHLAG, A.P.A.

UTILITY EASEMENT
 I, RICHARD SOMMERS [MEMBER], THE OWNER, BIG CREEK PROPERTIES, AN OHIO L.L.C., OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, ALTEL, ADELPHIA CABLE, ORWELL NATURAL GAS AND THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE) 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 WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWN, FLOWERS OR SHRUBBERY AND LANDSCAPED LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC 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. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET HIS HAND THIS 20th DAY OF April, 2003.

Richard Sommers
 RICHARD SOMMERS, MEMBER
 BIG CREEK PROPERTIES, AN OHIO LLC

Daniel J. Russell
 WITNESS
 PRINT NAME: Daniel J. Russell

Daniel S. Mullinger
 WITNESS
 PRINT NAME: Daniel S. Mullinger

STATE OF OHIO, COUNTY OF GEAGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Richard Sommers WHO ACKNOWLEDGED THAT HE DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF BIG CREEK PROPERTIES AN OHIO LLC FOR THE PURPOSES THEREIN EXPRESSED IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Cleveland, OHIO THIS 20th DAY OF April, 2003.

Daniel J. Russell
 NOTARY PUBLIC

Daniel J. Russell
 My Commission Expires Jan. 6, 2005

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

Elah N. Delligatti 7/2/03
 ELECTRIC COMPANY
 PRINT NAME: ELAH N. DELLIGATTI DATE
Gregory J. Osborne J.P. 07/26/03
 GAS COMPANY
 PRINT NAME: GREGORY J. OSBORNE DATE

Jon Hobby 7/22/03
 TELEPHONE COMPANY
 PRINT NAME: Jon Hobby DATE
Charles E. Smith 7/26/03
 CABLE TELEVISION COMPANY
 PRINT NAME: Charles E. Smith DATE

APPROVED THIS 8th DAY OF April, 2003

Eugene T. McQuinn
 CHAIRMAN, GEAGA COUNTY PLANNING COMMISSION
 PRINT NAME:

PURSUANT TO SECTION 711.091 OF THE OHIO REVISED CODE, I HAVE CHECKED THE CONSTRUCTION OF ROADWAY IMPROVEMENTS CONTAINED WITHIN THE ROAD RIGHT-OF-WAYS 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 24th DAY OF September, 2003

Robert L. Phillips
 GEAGA COUNTY ENGINEER
 ROBERT L. PHILLIPS

APPROVED THIS 30th DAY OF September, 2003, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAYS SHOWN HEREON FOR PUBLIC USE.

Neil C. Hofstetter 12/4/03
 GEAGA COUNTY COMMISSIONER
 NEIL C. HOFSTETTER
William M. Repke
 GEAGA COUNTY COMMISSIONER
 WILLIAM M. REPKE
William J. Young
 GEAGA COUNTY COMMISSIONER
 WILLIAM J. YOUNG

TRANSFERRED THIS 1st DAY OF October, 2003

Tracy A. Jemison
 GEAGA COUNTY AUDITOR
 TRACY A. JEMISON

FILED FOR RECORD THIS 1st DAY OF October, 2003 AT 2:52 P.M.
 RECORD THIS 1st DAY OF October, 2003 IN PLAT BOOK VOLUME 36 PAGE 67-69

Mary Margaret McBride
 GEAGA COUNTY RECORDER
 MARY MARGARET MCBRIDE

200300676351
 Filed for Record in
 GEAGA COUNTY, OHIO
 MARY MARGARET MCBRIDE
 10-01-2003 at 02:52 PM.
 PLAT 120.00
 UR Book 36 Page 67 - 69

THIS PLAT COMPLIES WITH THE APPLICABLE HAMB DEN TOWNSHIP ZONING RESOLUTION. THIS 3rd DAY OF April, 2003.

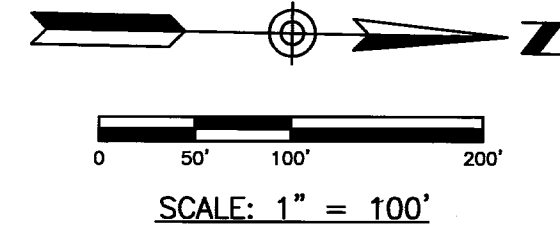
Ralph Cleveland
 HAMB DEN TOWNSHIP ZONING INSPECTOR
 RALPH CLEVELAND

BIG CREEK RIDGE
 SHEET 1 OF 3

V36 P72
~~V36 P17~~
~~V36 P167~~

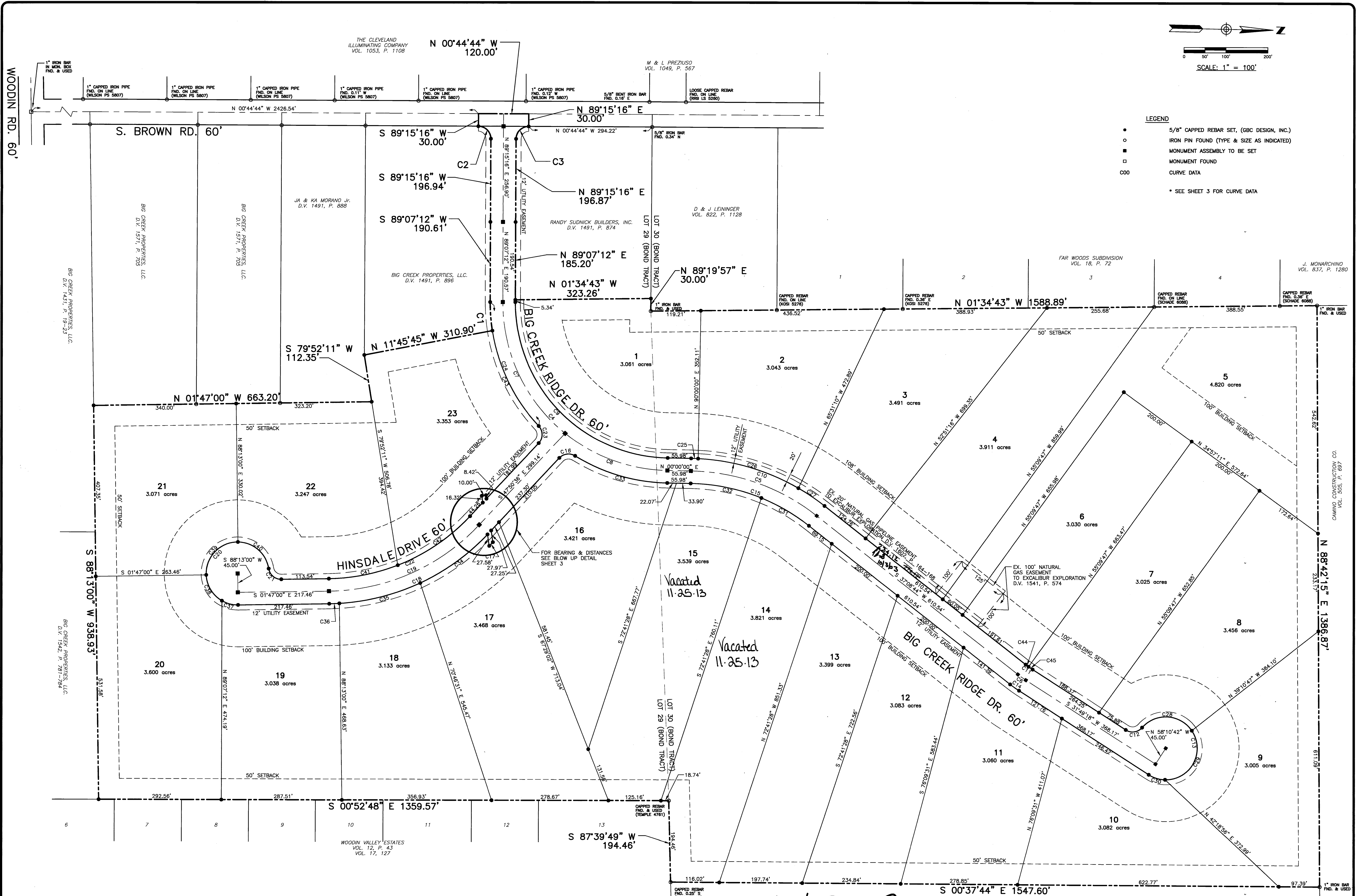
Re Recorded this 3rd day of Oct 2003 @ 12:41pm
 to change calculation error on
 pg 2 of this plat volume 36
 page 72-74 per 2nd proceedings
 of Mary Margaret McBride
 MCBride, Recorder

200300676538
 Filed for Record in
 GEAGA COUNTY, OHIO
 MARY MARGARET MCBRIDE
 10-03-2003 at 12:44 PM.
 COUNTY PLAT
 UR Book 36 Page 72 - 74



LEGEND

- 5/8" CAPPED REBAR SET, (GBC DESIGN, INC.)
 - IRON PIN FOUND (TYPE & SIZE AS INDICATED)
 - MONUMENT ASSEMBLY TO BE SET
 - MONUMENT FOUND
 - COO CURVE DATA
- * SEE SHEET 3 FOR CURVE DATA



V36.P73 V36.P68

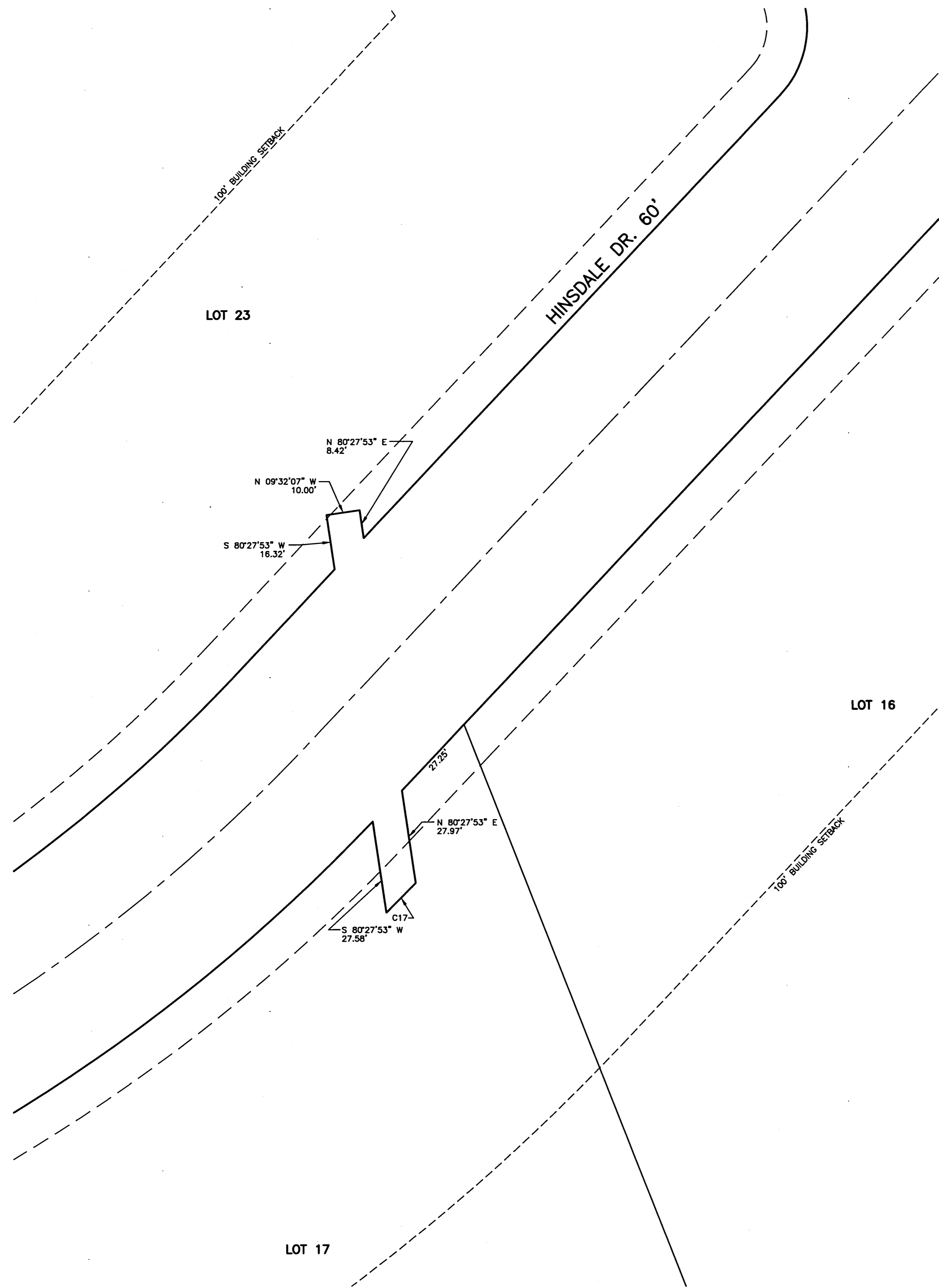
C.A. BELLAMY, TR.
VOL. 1284, P. 533



SCALE: 1" = 20'

LEGEND

- 5/8" CAPPED REBAR SET, (GBC DESIGN, INC.)
- ◻ IRON PIN FOUND (TYPE & SIZE AS INDICATED)
- MONUMENT ASSEMBLY TO BE SET
- ◻ MONUMENT FOUND
- COO CURVE DATA



NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHD LENGTH
C1	9°07'07"	S 84°33'39" W	430.00'	68.43'	34.29'	68.36'
C2	90°00'00"	S 44°15'18" W	30.00'	47.12'	30.00'	42.43'
C3	90°00'00"	S 45°44'44" E	30.00'	47.12'	30.00'	42.43'
C4	89°07'12"	N 44°33'36" E	400.00'	622.18'	393.90'	561.32'
C5	37°08'44"	N 18°34'22" E	500.00'	324.16'	168.00'	318.51'
C6	5°19'26"	N 34°29'01" E	250.00'	23.23'	11.62'	23.22'
C7	51°15'52"	N 63°29'16" E	400.00'	357.89'	191.93'	346.07'
C8	37°51'20"	N 18°55'40" E	400.00'	264.28'	137.17'	259.50'
C9	89°07'12"	N 44°33'36" E	370.00'	575.51'	364.36'	519.23'
C10	37°08'44"	N 18°34'22" E	530.00'	343.81'	178.08'	337.62'
C11	5°19'26"	N 34°29'01" E	220.00'	20.44'	10.23'	20.43'
C12	81°47'12"	N 09°04'18" W	30.00'	42.82'	25.98'	39.28'
C13	261°47'12"	N 80°55'42" E	75.00'	342.68'	113.39'	113.39'
C14	5°19'26"	S 34°29'01" W	280.00'	26.02'	13.02'	26.01'
C15	37°08'44"	S 18°34'22" W	470.00'	304.71'	157.82'	299.40'
C16	78°43'02"	S 08°29'05" E	30.00'	41.22'	24.61'	36.05'
C17	1°17'50"	S 46°23'32" E	552.00'	12.50'	6.25'	12.50'
C18	45°43'18"	S 24°38'39" E	530.00'	422.94'	223.45'	411.80'
C19	46°03'36"	S 24°48'48" E	500.00'	401.85'	212.55'	391.21'
C20	261°47'12"	N 50°53'24" W	75.00'	342.68'	113.39'	113.39'
C21	81°47'12"	N 39°06'36" E	30.00'	42.82'	25.98'	39.28'
C22	46°03'36"	N 24°48'48" W	470.00'	377.83'	199.79'	367.74'
C23	88°15'58"	S 89°01'35" W	30.00'	45.17'	28.10'	41.02'
C24	43°13'28"	S 67°30'29" W	430.00'	324.39'	170.35'	316.75'
C25	1°47'59"	S 00°54'00" W	530.00'	16.65'	8.33'	16.65'
C26	27°12'43"	S 15°24'21" W	530.00'	251.72'	128.28'	249.36'
C27	8°08'01"	S 33°04'43" W	530.00'	75.24'	37.88'	75.18'
C28	104°45'24"	N 02°24'48" E	75.00'	137.13'	97.31'	118.81'
C29	125°28'24"	S 62°28'18" E	75.00'	164.24'	145.54'	133.34'
C30	31°33'24"	N 16°02'36" E	75.00'	41.31'	21.19'	40.79'
C31	16°03'30"	S 29°06'59" W	470.00'	131.73'	66.30'	131.50'
C32	21°05'14"	S 10°32'37" W	470.00'	172.98'	87.48'	172.01'
C33	30°52'28"	S 15°28'13" W	430.00'	231.71'	118.74'	228.91'
C34	21°29'35"	N 36°45'31" W	530.00'	186.82'	100.59'	187.65'
C35	21°37'16"	N 15°12'05" W	530.00'	200.00'	101.20'	198.82'
C36	2°38'27"	N 03°05'14" W	530.00'	24.12'	12.06'	24.12'
C37	30°49'07"	N 13°37'33" E	75.00'	40.34'	20.67'	39.86'
C38	57°23'18"	N 57°43'46" E	75.00'	75.12'	41.05'	72.02'
C39	92°59'50"	S 47°04'40" E	75.00'	121.73'	79.03'	108.80'
C40	80°34'58"	S 39°42'44" W	75.00'	105.48'	63.59'	97.00'
C41	20°29'48"	N 12°01'54" W	470.00'	188.14'	84.98'	187.24'
C42	25°33'47"	N 35°03'42" W	470.00'	209.70'	106.62'	207.98'
C43	34°08'20"	N 62°58'56" E	430.00'	255.96'	131.90'	252.20'
C44	2°13'54"	N 36°01'57" E	220.00'	8.55'	4.27'	8.55'
C45	3°05'52"	N 33°22'14" E	220.00'	11.89'	5.95'	11.89'

V36.P14
~~V36.P19~~
~~V36.P10~~