

FINAL PLAT FROSTWOOD FARMS SUBDIVISION PHASE 2A

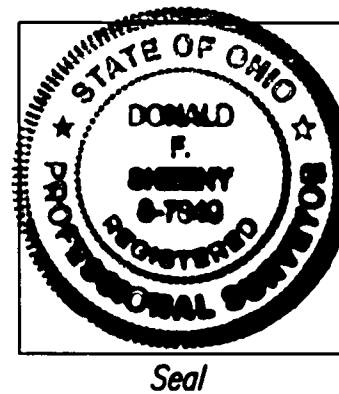
Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Lot 43, Tract 3 and containing 7.0516 acres of land, being part of the land as conveyed to Frostwood Farms, LLC in the deed recorded in Volume 1665, Page 649 of the Geauga County Map Records.

Prepared for: Frostwood Farms, LLC
204 Sandalwood Dr., Box 188
Blowing Rock, NC 28605-0188

Contact: Mr. H. David Howe, Jr.
Phone: (216) 292-5897

SURVEYOR'S CERTIFICATION

I do hereby certify that I have surveyed the premises and prepared the attached plat in accordance with the provisions of Chapter 4733-37 of 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 Geauga County Engineer.



Donald F. Sheehy
Donald F. Sheehy, Professional Surveyor #7849
Date: Oct 14, 2003

UTILITY EASEMENT:

The undersigned owner, Frostwood Farms, LLC, the owner of the within platted land do hereby grant unto Ohio Edison, Orwell Natural Gas Company, Alltel Corporation and Classic Communications, all Ohio corporations, their successors and assigns (herein 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, reconstruct or relocate such above ground and underground electric, gas and communication cables, ducts, conduits, pipes, gas pipelines, 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 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 15th day of OCTOBER, 2003. (Note: This language may be subject to modification if additional easements are provided along or between subplot lines)

FROSTWOOD FARMS, LLC
H. David Howe, Jr.
H. David Howe, Jr., Co-General Manager
Jeffrey D. Howe
Jeffrey D. Howe, Witness
Nancy H. Donnelly
Nancy H. Donnelly, Witness

STATE OF OHIO } S.S.
COUNTY OF Cuyahoga

Before me, a notary public in and for said county and state, personally appeared the above named H. David Howe, Jr., Co-General Manager, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of Frostwood Farms, LLC for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at CLEVELAND HTS., OHIO this 15th day of OCTOBER, 2003.

NOTARY PUBLIC: Michael P. Donnelly MY COMMISSION EXPIRES: _____
(print name) MICHAEL P. DONNELLY

UTILITY EASEMENT ACCEPTED BY:

Ohio Edison REPRESENTATIVE: Stephen C. Vanchoff 11/17/03
(print name) STEPHEN C. VANCHOFF

Alltel Corporation REPRESENTATIVE: Jan Hobby 11/17/03
(print name) Jan Hobby

Orwell Natural Gas Company REPRESENTATIVE: Gregory J. Osborn 11/17/03
(print name) Gregory J. Osborn

Classic Communications - Cesa, Inc. REPRESENTATIVE: Jim Eakin 11-18-03
(print name) Jim Eakin

ACCEPTANCE AND DEDICATION:

The undersigned owner, Frostwood Farms, LLC, of the land shown herein, hereby certify that this plat correctly represents "Frostwood Farms Subdivision Phase 2A", a subdivision containing Sublots 7 through 8 both inclusive, and do hereby accept this plat of same. 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 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 15th day of OCTOBER, 2003.

FROSTWOOD FARMS, LLC
H. David Howe, Jr.
H. David Howe, Jr., Co-General Manager
Jeffrey D. Howe
Jeffrey D. Howe, Witness
Nancy H. Donnelly
Nancy H. Donnelly, Witness

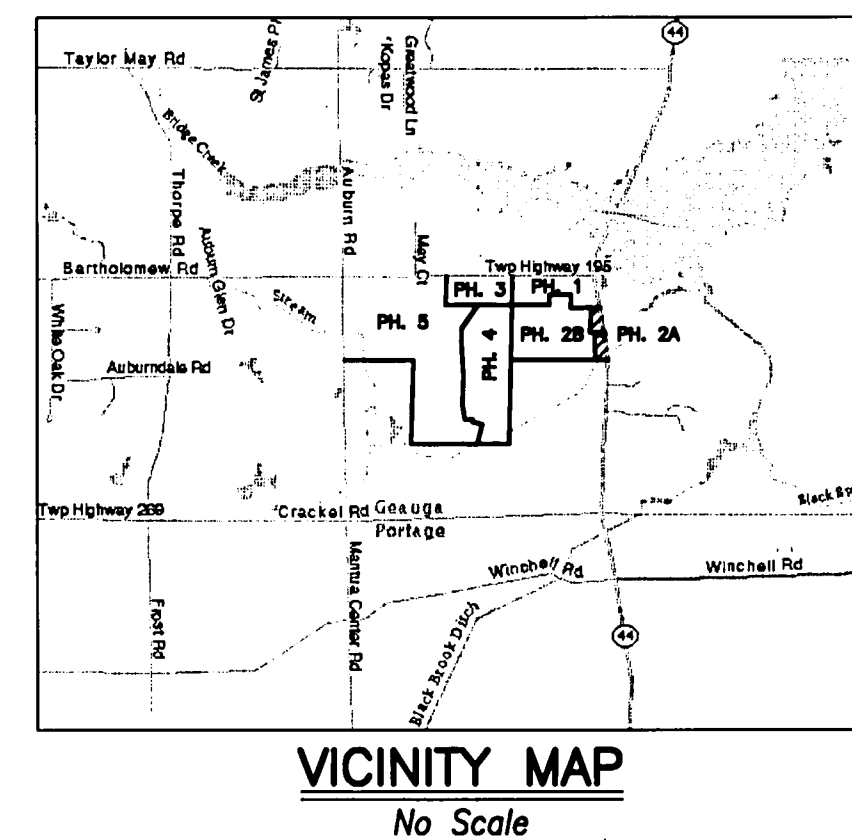
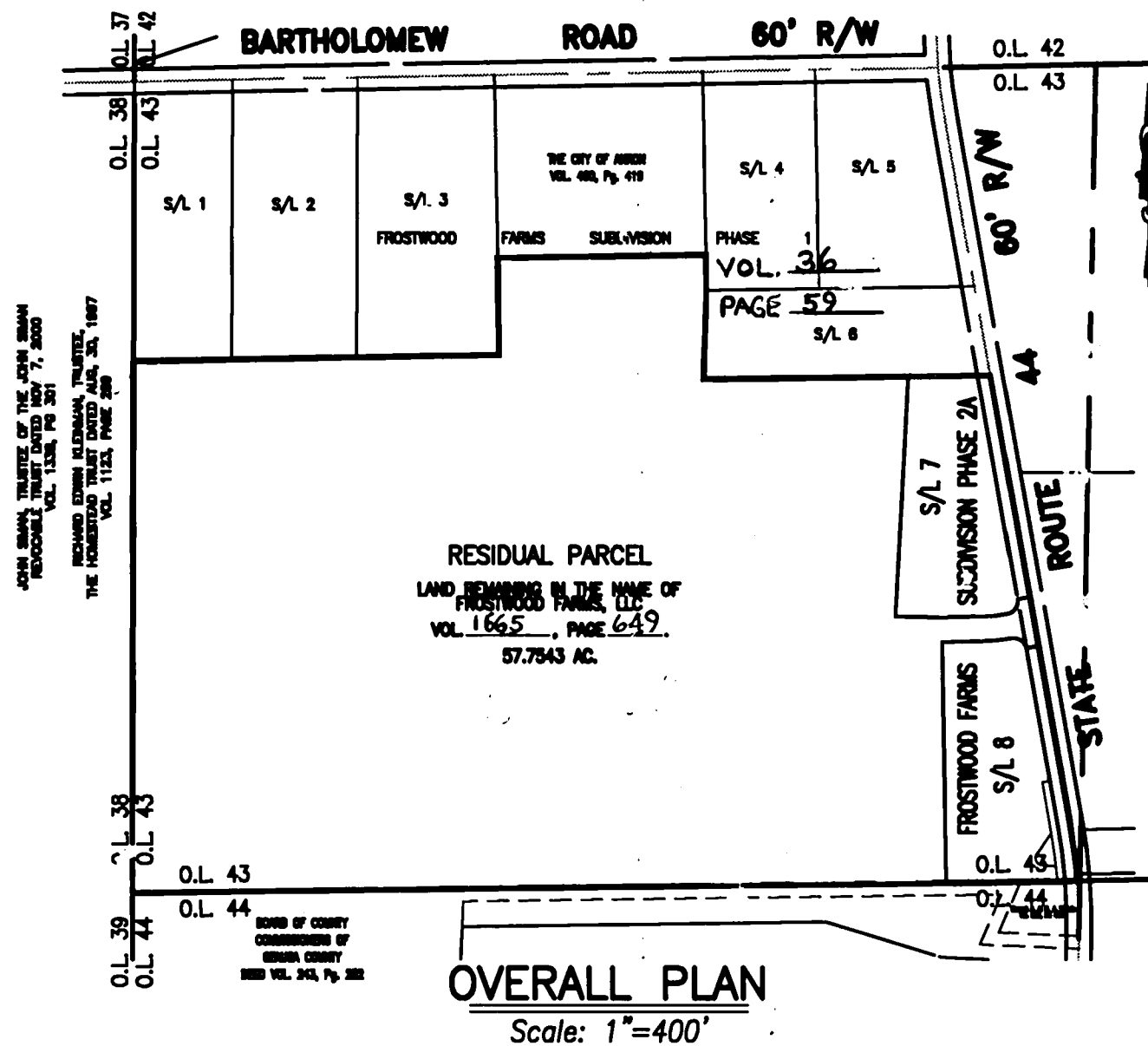
STATE OF OHIO } S.S.
COUNTY OF Cuyahoga

Before me, a notary public in and for said county and state, personally appeared the above named H. David Howe, Jr., Co-General Manager, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of Frostwood Farms, LLC for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at CLEVELAND HTS., OHIO

this 15th day of OCTOBER, 2003.

NOTARY PUBLIC: Michael P. Donnelly MY COMMISSION EXPIRES: _____
(print name) MICHAEL P. DONNELLY

MICHAEL P. DONNELLY, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 O.R.C.



APPROVALS

Approved as to legal form this 19th day of November, 2003.

Rebecca A. Schlegel
Rebecca A. Schlegel, Geauga County Prosecutor
REBECCA SCHLEGEL

Approved this 18th day of NOVEMBER, 2003.

Eugene T. McCune, Jr.
Eugene T. McCune, Jr., Chairman, Geauga County Planning Commission

This plat has been reviewed and meets the minimum standards for boundary surveys codified in Chapter 4733-37 of the Ohio Administrative Code.

This 19th day of NOVEMBER, 2003.

Robert L. Phillips
Robert L. Phillips, Geauga County Engineer

Approved this 25th day of Nov., 2003.

William Repkg.
William Repkg, Geauga County Commissioner

William Young
William Young, Geauga County Commissioner

Neil Hofstetter
Neil Hofstetter, Geauga County Commissioner

Transferred this 26th day of NOVEMBER, 2003.

Tracy A. Jimison
Tracy Jimison, Geauga County Auditor

Filed for record this 26th day of November, 2003 at 11:05 A.M.

Recorded this 26th day of November, 2003 in plat book

volume 36, page 83-84

Mary Margaret McBride
Mary Margaret McBride, Geauga County Recorder

200300482006
Filed for Record in
GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
11-26-2003 at 11:05 am.
PLAT NO. 80,003
OR Book 36 Page 83 - 84

ZONING STATEMENT

This plat complies with the applicable Auburn Township Zoning Resolution.

This 17th day of OCTOBER, 2003.

Frank V. Kitko, Jr.
Frank Kitko, Auburn Township Zoning Inspector

COVENANTS & RESTRICTIONS

The Declarations of Covenants and Restrictions for Frostwood Farms

Subdivision Phase 2A is recorded in Volume 1695, Page 646 of Geauga County Records. AMENDMENTS RECORDED IN VOLUME 1709, PAGE 386 OF GEAGA COUNTY RECORDS.

CHAGRIN VALLEY ENGINEERING, LTD.
22999 FORBES ROAD, SUITE B PHN: (440) 439-1999
CLEVELAND, OHIO 44148 FAX: (440) 439-1989
October 10, 2003 CVE Project No. 02259

V36 P83

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

PREPARED BY
CHAGRIN VALLEY ENGINEERING, LTD.

22999 FORBES ROAD, SUITE B PHN: (440) 439-1999
CLEVELAND, OHIO 44146 FAX: (440) 439-1969
November 5, 2003 CVE Project No. 02259

FINAL PLAT OF FROSTWOOD FARMS SUBDIVISION PHASE 2A

LOCATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga, AND STATE OF OHIO AND BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT NO. 43, TRACT 3.

SURVEY LEGEND

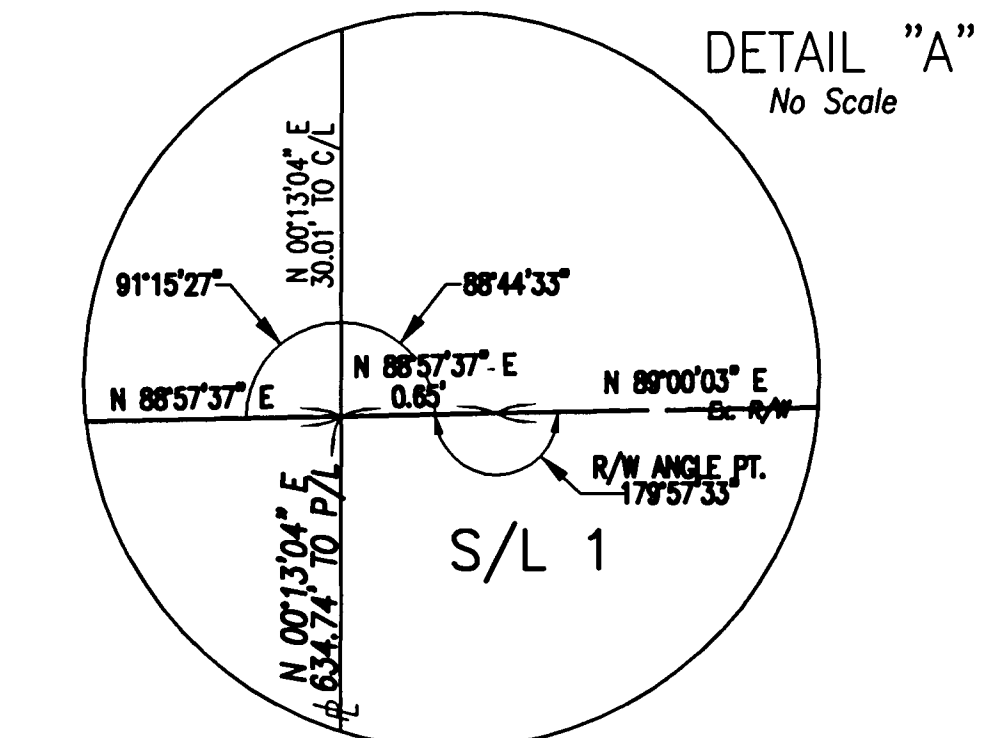
- IRON PIN FOUND
- MON. BOX FOUND
- 5/8" IRON PIN SET

EXISTING CENTERLINE CURVE DATA TABLE

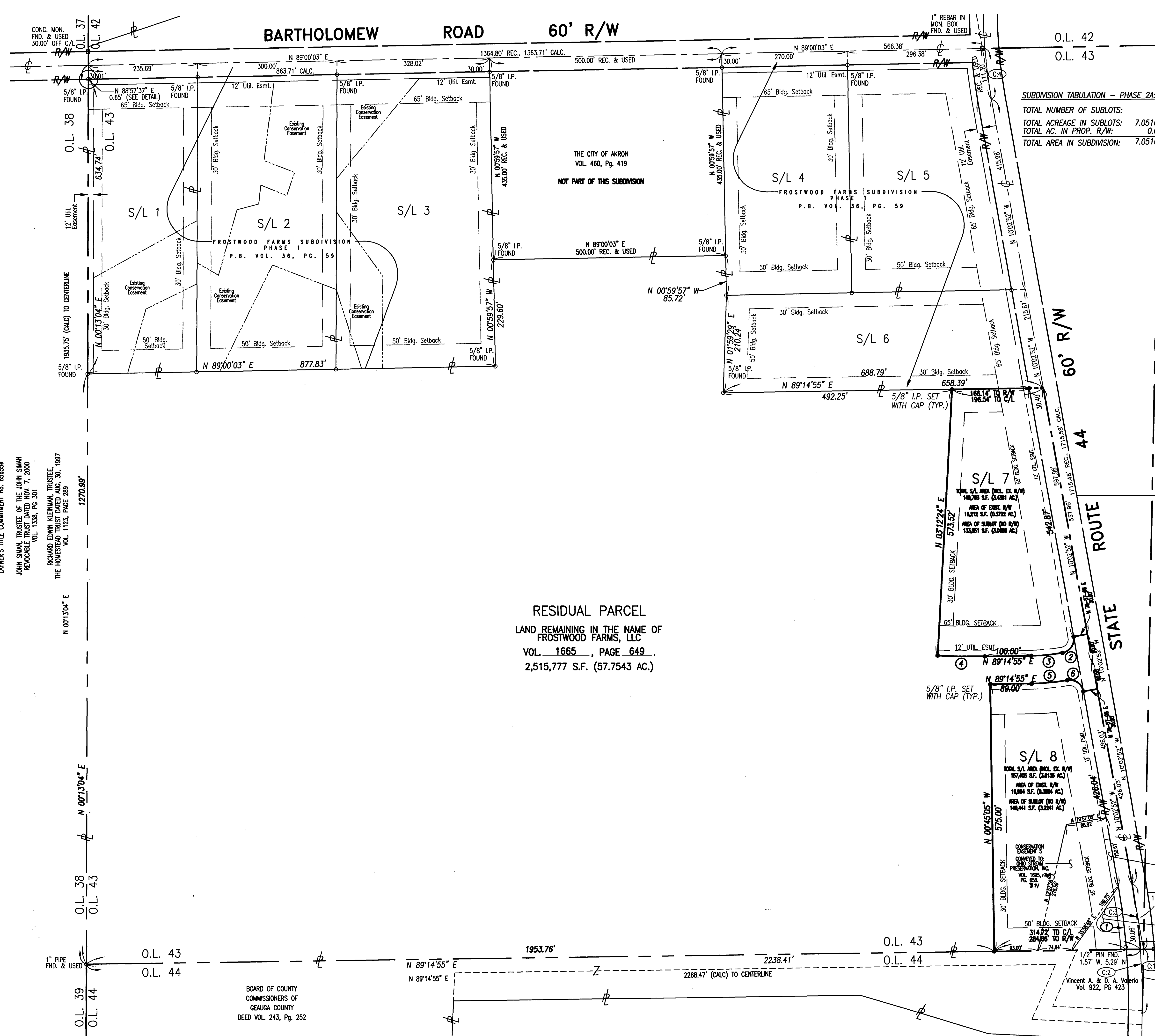
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C:1	1431.24'	11° 14' 33"	280.84'	140.87'	280.39'	N 04°25'35" W
C:2	1431.24'	5° 33' 50"	138.98'	69.55'	138.93'	N 01°35'13" W
C:3	1431.24'	5° 40' 44"	141.86'	70.99'	141.80'	N 07°12'29" W
C:4	1145.92'	5° 31' 52"	110.62'	55.35'	110.58'	N 07°16'56" W

CURVE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	1401.24	5°36'04"	136.98	68.55	136.93	N 07°14'49" W
2	30.00	90°00'00"	47.12	30.00	42.43	N 34°57'08" E
3	415.99	9°17'47"	67.49	33.82	67.42	N 84°36'02" E
4	1470.00	3°57'29"	101.55	50.79	101.53	N 88°46'21" W
5	475.99	9°17'47"	77.23	38.70	77.15	N 84°36'02" E
6	30.00	90°00'00"	47.12	30.00	42.43	N 55°02'52" W



SUBDIVISION TABULATION - PHASE 2A:
TOTAL NUMBER OF SUBLOTS: 2
TOTAL ACREAGE IN SUBLOTS: 7.0516 AC.
TOTAL AC. IN PROP. R/W: 0.0 AC.
TOTAL AREA IN SUBDIVISION: 7.0516 AC.



RESIDUAL PARCEL
LAND REMAINING IN THE NAME OF
FROSTWOOD FARMS, LLC
VOL. 1665, PAGE 649
2,515,777 S.F. (57.7543 AC.)

OHIO DEPT. OF TRANSPORTATION
PERPETUAL EASEMENT FOR
HIGHWAY PURPOSES
VOL. 749, PG. 813 G.C.D.R.

OHIO DEPT. OF TRANSPORTATION
CHANNEL CONSTRUCTION &
MAINTENANCE EASEMENT
VOL. 950, PG. 418 G.C.D.R.

LAWYER'S TITLE COMMITMENT No. 856566
JOHN SIMAN, TRUSTEE OF THE JOHN SIMAN
REVOCABLE TRUST DATED NOV. 7, 2000
VOL. 1338, PG. 301
RICHARD EDWIN KLEINMAN, TRUSTEE
THE HOMESTEAD TRUST DATED AUG. 30, 1997
VOL. 1123, PAGE 289

BOARD OF COUNTY
COMMISSIONERS OF
GEAUGA COUNTY
DEED VOL. 243, PG. 252

V36-P84
SHEET 2 OF 2