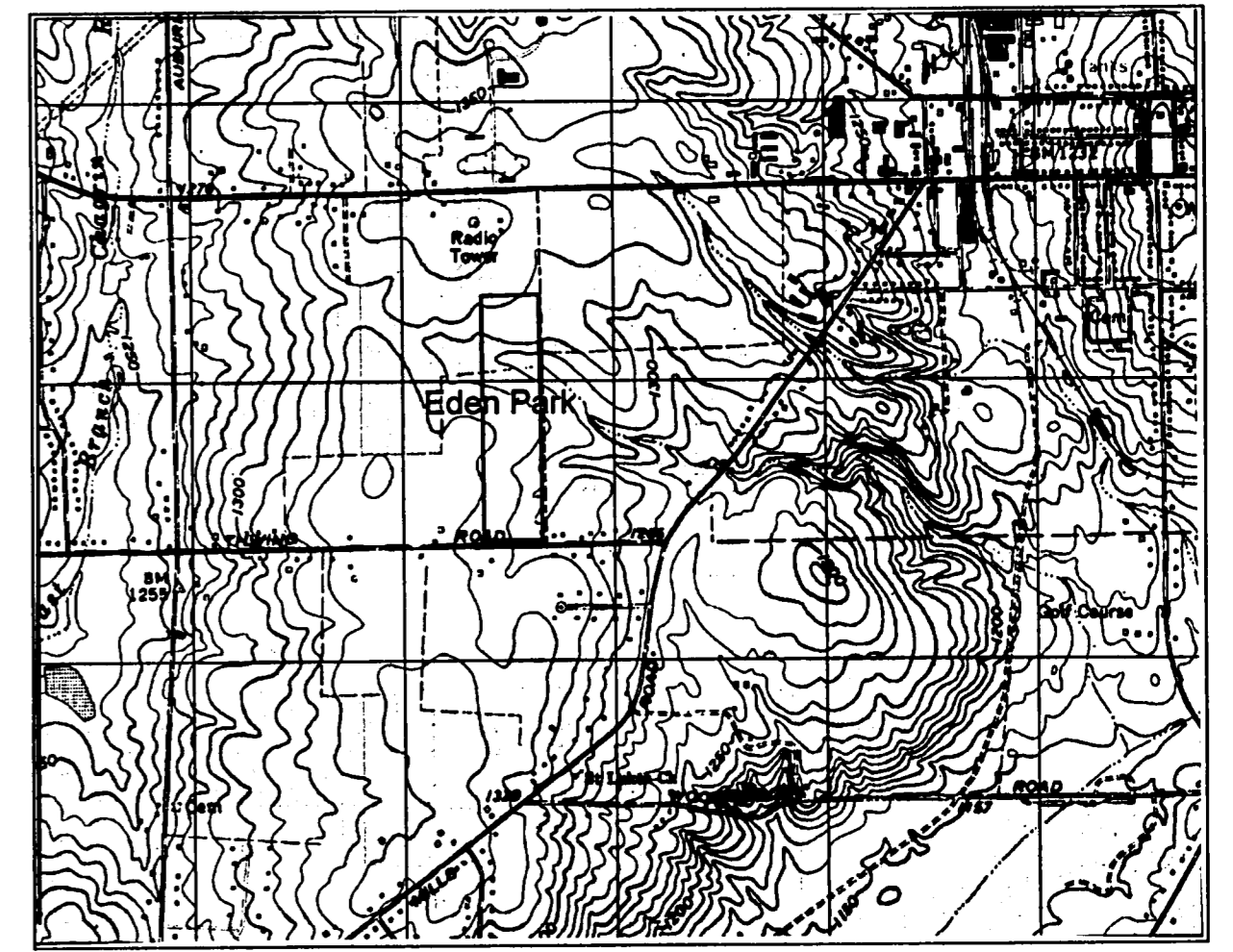


EDEN PARK SUBDIVISION



Situated in the Township of Chardon, County of Geauga and the State of Ohio, and known as part of Lot No. 159 in Tract No. 3 within said Township containing 37.397 acres and being part of the lands conveyed to River Oaks Investment Company by deed recorded in Volume 1413, Page 93 of the Geauga County Deed Records.

CERTIFICATION

I certify to River Oaks Investment Company that I have prepared this plat and that it is based on a survey made by me in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code governing land surveys in the State of Ohio, and that the information contained hereon is 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 by the Geauga County Engineer. Distances are expressed in U. S. Survey Feet and decimal parts thereof. Bearings shown on the plat are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

Lawrence Gordon Wilson
Lawrence Gordon Wilson
Ohio Professional Surveyor No. 5807
May 18, 2003



DEDICATION

RIVER OAKS INVESTMENT COMPANY, AN OHIO GENERAL PARTNERSHIP, BY DENNIS J. BOLD, ATTORNEY IN FACT FOR RIVER OAKS INVESTMENT COMPANY BY POWER OF ATTORNEY RECORDED IN VOLUME 750, PAGE 776 OF THE GEAUGA COUNTY RECORDERS OFFICE, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS ITS EDEN PARK SUBDIVISION, CONTAINING SUBLOTS 1 THROUGH 11, BOTH INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS EDEN PARK DRIVE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING ZONING PLATTING, HEALTH OR OTHER LAWS, RULES AND REGULATIONS FOR THE BENEFIT OF ITSELF 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 HERELUNTO SET HIS HAND THIS 3RD DAY OF JUNE 2003.

Dennis J. Bold
DENNIS J. BOLD, Attorney in Fact for
RIVER OAKS INVESTMENT COMPANY
VOLUME 750, PAGE 776

Linda L. Buth
WITNESS Linda L. Buth
Marlene C. Papp
WITNESS MARLENE C. PAPP

STATE OF OHIO
COUNTY OF GEAUGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED RIVER OAKS INVESTMENT COMPANY, AN OHIO GENERAL PARTNERSHIP, BY DENNIS J. BOLD, ATTORNEY IN FACT, 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 RIVER OAKS INVESTMENT COMPANY, AND OHIO GENERAL PARTNERSHIP FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERELUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CHARDON, OHIO THIS DAY OF JUNE 2003.

Linda L. Buth
NOTARY PUBLIC Linda L. Buth

LINDA L. BUTH
Notary Public - State of Ohio
My Commission Expires October 28, 2008
Recorded in Geauga County



SITE DATA

Total Number of Sublots:	11
Total Area in Subdivision:	37.397 ACRES
Total Area in Sublots:	34.260 ACRES
Total Area in New Roads:	3.137 ACRES
Total Length of New Roads:	2,013.84 FEET

UTILITY EASEMENT

RIVER OAKS INVESTMENT COMPANY, AN OHIO GENERAL PARTNERSHIP, BY DENNIS J. BOLD, ATTORNEY IN FACT FOR RIVER OAKS INVESTMENT COMPANY BY POWER OF ATTORNEY RECORDED IN VOLUME 750, PAGE 776 OF THE GEAUGA COUNTY RECORDERS OFFICE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, THE EAST COAST CABLE AND ADELPHI CABLE, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE(S)) 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 ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, ALIGNMENT, REPAIR, RECONSTRUCT OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES AND APPURTENANCES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE(S) FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE(S) 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, ALIGNMENT 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 HERELUNTO SET HIS HAND THIS 3RD DAY OF JUNE 2003.

Dennis J. Bold
DENNIS J. BOLD, Attorney in Fact for
RIVER OAKS INVESTMENT COMPANY
VOLUME 750, PAGE 776

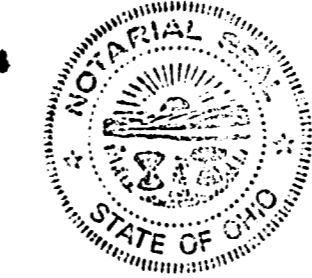
Linda L. Buth
WITNESS Linda L. Buth
Marlene C. Papp
WITNESS MARLENE C. PAPP

STATE OF OHIO
COUNTY OF GEAUGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED RIVER OAKS INVESTMENT COMPANY, AN OHIO GENERAL PARTNERSHIP, BY DENNIS J. BOLD, ATTORNEY IN FACT, 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 RIVER OAKS INVESTMENT COMPANY, AND OHIO GENERAL PARTNERSHIP FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERELUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CHARDON, OHIO THIS DAY OF JUNE 2003.

Linda L. Buth
NOTARY PUBLIC Linda L. Buth

LINDA L. BUTH
Notary Public - State of Ohio
My Commission Expires October 28, 2008
Recorded in Geauga County

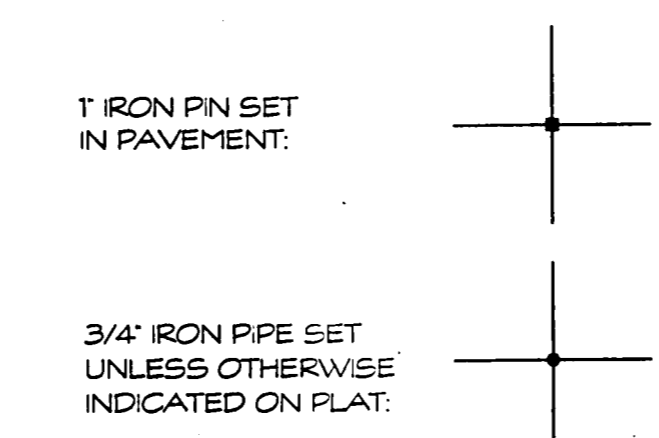


UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

- Ralph H. Delligatti* 7/21/03
CLEVELAND ELECTRIC ILLUMINATING COMPANY DATE
- Jan Hobby* 7/22/03
THE WESTERN RESERVE TELEPHONE COMPANY DATE
- Gregory J. Osborne* 9/24/03
ORWELL NATURAL GAS COMPANY DATE
- Charles Secin* 9.3.03
ADELPHI CABLE DATE

DECLARATION OF COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR EDEN PARK SUBDIVISION IS RECORDED IN BOOK 1568, PAGE 340 OF THE GEAUGA COUNTY DEED RECORDS.



V36 P85

APPROVALS

CHARDON TOWNSHIP
THIS PLAT COMPLES WITH THE APPLICABLE CHARDON TOWNSHIP ZONING RESOLUTION
THIS 5TH DAY OF JUNE 2003

Frank Holy
CHARDON TOWNSHIP ZONING INSPECTOR
FRANK HOLY

GEAUGA COUNTY PLANNING COMMISSION
APPROVED THIS 10TH DAY OF JUNE 2003

Eugene J. McCune, Jr.
CHAIRMAN THE GEAUGA COUNTY PLANNING COMMISSION
EUGENE MCCUNE, JR.

COUNTY ENGINEER

PURSUANT TO SECTION 71.091 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. THE PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS COOEFED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

THIS 28TH DAY OF October 2003

Robert L. Phillips, P.E.
GEAUGA COUNTY ENGINEER
ROBERT L. PHILLIPS, P.E., P.S.

GEAUGA COUNTY PROSECUTOR

APPROVED AS TO LEGAL FORM THIS 22ND DAY OF October 2003

Rebecca F. Schlag, MA
GEAUGA COUNTY PROSECUTOR
REBECCA F. SCHLAG, MA

ACCEPTANCE

GEAUGA COUNTY COMMISSIONERS
APPROVED THIS 23RD DAY OF Nov. 2003
CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE.

William M. Repke
GEAUGA COUNTY COMMISSIONER
WILLIAM M. REPKE

William Young
GEAUGA COUNTY COMMISSIONER
WILLIAM YOUNG

Nel Hofstetter
GEAUGA COUNTY COMMISSIONER
NEL HOFSTETTER

GEAUGA COUNTY AUDITOR

TRANSFERRED THIS 22ND DAY OF Dec. 03

Tracy Jemison
GEAUGA COUNTY AUDITOR
TRACY JEMISON

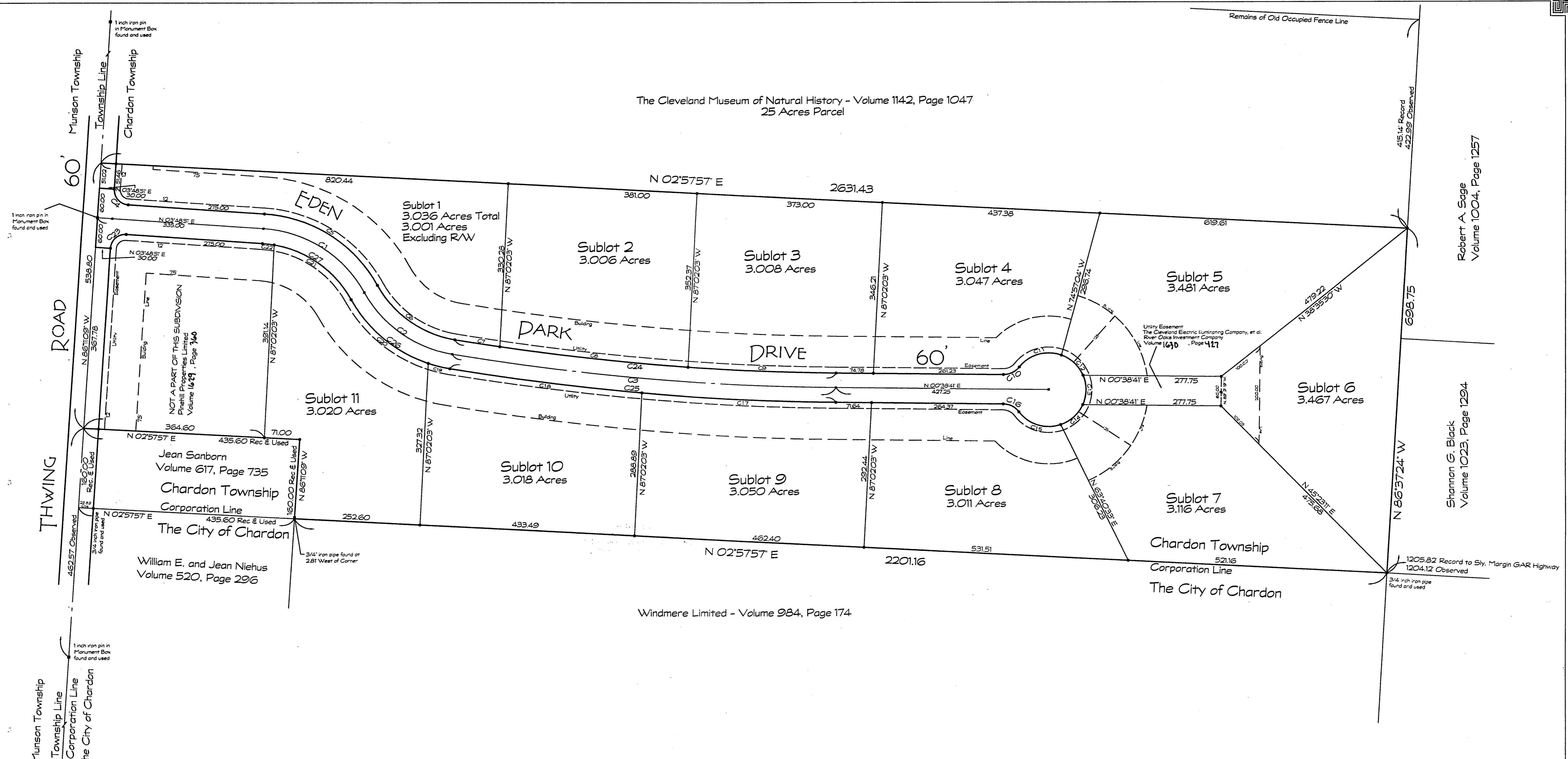
GEAUGA COUNTY RECORDER

FILED FOR RECORD THIS 02ND DAY OF December 2003
AT 11:52 A.M.
RECORDED THIS 21ST DAY OF December 2003 IN PLAT
BOOK VOLUME 310 PAGE 85-86

Mary Margaret McBride
GEAUGA COUNTY RECORDER
MARY MARGARET MCBRIDE

200300682354
Filed for Record in
GEAUGA COUNTY OHIO
MARY MARGARET MCBRIDE
12-02-2003 At 11:52 a.m.
PLAT 85-86
OR Book 36 Page 85 - 86

The Cleveland Museum of Natural History - Volume 1142, Page 1047
25 Acres Parcel

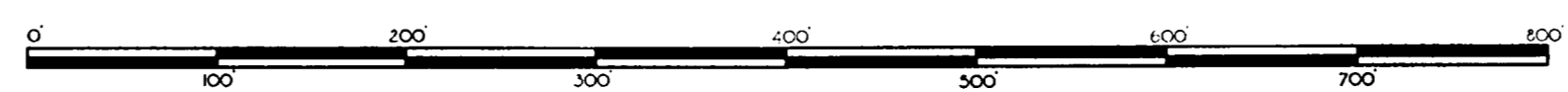


CURVE DATA CHART

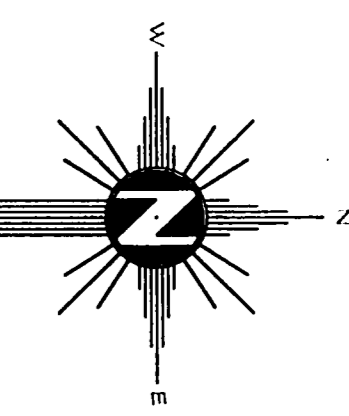
NUMBER	Delta	Chord Bearing	Ten'	Radius'	Arc'	Chord'
C1	57°17'45"	N 32°27'44" E	136.58	250.00	250.00	239.71
C2	51°33'58"	N 35°19'37" E	120.76	250.00	225.00	217.48
C3	08°53'57"	N 05°05'39" E	389.08	5000.00	776.59	775.81
C4	90°00'00"	N 48°48'51" E	30.00	30.00	47.12	42.43
C5	57°17'45"	N 32°27'44" E	152.96	280.00	280.00	268.48
C6	51°33'58"	N 35°19'37" E	106.27	220.00	198.00	191.38
C7	01°03'32"	N 09°00'52" E	45.93	4970.00	91.85	91.85
C8	04°24'03"	N 06°17'04" E	190.96	4970.00	381.73	381.64
C9	03°26'22"	N 02°21'52" E	149.22	4970.00	298.35	298.30
C10	52°30'17"	N 25°36'27" W	19.73	40.00	36.66	35.39
C11	71°46'13"	N 15°53'30" W	54.26	75.00	93.95	87.92
C12	47°09'23"	N 43°29'18" E	32.73	75.00	61.73	60.00
C13	47°09'23"	N 89°21'19" W	32.73	75.00	61.73	60.00
C14	47°09'23"	N 42°11'56" W	32.73	75.00	61.73	60.00
C15	71°46'13"	N 17°15'52" E	54.26	75.00	93.95	87.92
C16	52°30'17"	N 28°53'50" E	19.73	40.00	36.66	35.39
C17	04°27'10"	N 02°52'16" E	195.55	5030.00	390.91	390.81
C18	04°26'47"	N 07°19'14" E	195.27	5030.00	390.34	390.24
C19	09°16'04"	N 14°04'04" E	22.70	280.00	45.29	45.24
C20	42°17'54"	N 39°57'39" E	108.32	280.00	206.71	202.05
C21	51°05'36"	N 35°33'48" E	105.15	220.00	196.18	189.75
C22	06°12'09"	N 06°54'56" E	11.92	220.00	23.82	23.80
C23	90°00'00"	N 41°10'09" W	30.00	30.00	47.12	42.43
C24	08°53'57"	N 05°05'39" E	386.74	4970.00	771.93	771.15
C25	08°53'57"	N 05°05'39" E	391.41	5030.00	781.25	780.46
C26	51°33'58"	N 35°19'37" E	135.26	280.00	252.00	243.58
C27	57°17'45"	N 32°27'44" E	120.19	220.00	220.00	210.95

FINAL PLAT

E DEN PARK SUBDIVISION



SCALE: 1" = 100'



V36-P86

NEW HIRE, MINNESOTA
RECORDED BY PART NUMBER 6582

SARCO PRODUCTS • NEW HIRE, MINNESOTA
RECORDED BY PART NUMBER 6582

SARCO PRODUCTS • NEW HIRE, MINNESOTA
RECORDED BY PART NUMBER 6582