

FINAL PLAT of COOPERS HAWK SUBDIVISION

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBERS 12 AND 13, TRACT NUMBER 2, ALSO KNOWN AS PARCEL NUMBER 4, AND ORIGINAL LOTS NUMBER 33 AND 34, TRACT NUMBER 3 AND ADDITIONALLY BEING KNOWN AS PART OF PARCEL 1 AND ALL OF PARCEL 3 OF LANDS CONVEYED TO ROMAH DEVELOPMENT, LTD. BY DEED RECORDED IN VOLUME 1599 PAGES 1001 & 1006 OF GEAUGA COUNTY DEED RECORDS.

ACCEPTANCE CERTIFICATION AND DEDICATION

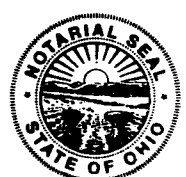
BE IT KNOWN THAT ROMAH DEVELOPMENT, LTD., OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFIES THIS PLAT CORRECTLY REPRESENTS OUR "COOPERS HAWK SUBDIVISION" A SUBDIVISION CONTAINING SUBLOTS ONE (1) THROUGH TEN (10) BOTH INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS EUGENE DRIVE (60'). 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 ITSELF AND ALL SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET THEIR HANDS THIS 27 DAY OF June 2003.

John Romah
John Romah, Managing Partner
WITNESS
Becky L. Noonan
Becky L. Noonan
WITNESS
George Hess II
George Hess II
PRINT NAME
Becky L. Noonan
Becky L. Noonan
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 JOHN ROMAH, MANAGING PARTNER WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY AND THE FREE ACT AND DEED OF ROMAH DEVELOPMENT, LTD., FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Geauga County, OHIO THIS 27 DAY OF June, 2003.

NOTARY PUBLIC Anne L. Hess
MY COMMISSION EXPIRES December 6, 2006
ANNE L. HESS
Notary Public, State of Ohio
My Commission Exp. Dec. 6, 2006



UTILITY EASEMENT

THE UNDERSIGNED OWNER, ROMAH DEVELOPMENT, LTD., OF THE WITHIN PLATTED LAND DOES HEREBY GRANT INTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, SBC CORPORATION, DOMINION EAST OHIO GAS COMPANY AND ADDELPHIA, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS 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 AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND ELECTRIC, GAS AND COMMUNICATIONS CABLES, 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 GRANTEE FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE 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 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 OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET THEIR HANDS THIS 27 DAY OF June, 2003.

John Romah
John Romah, Managing Partner
WITNESS
Becky L. Noonan
Becky L. Noonan
WITNESS
George Hess II
George Hess II
PRINT NAME
Becky L. Noonan
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PRINT NAME

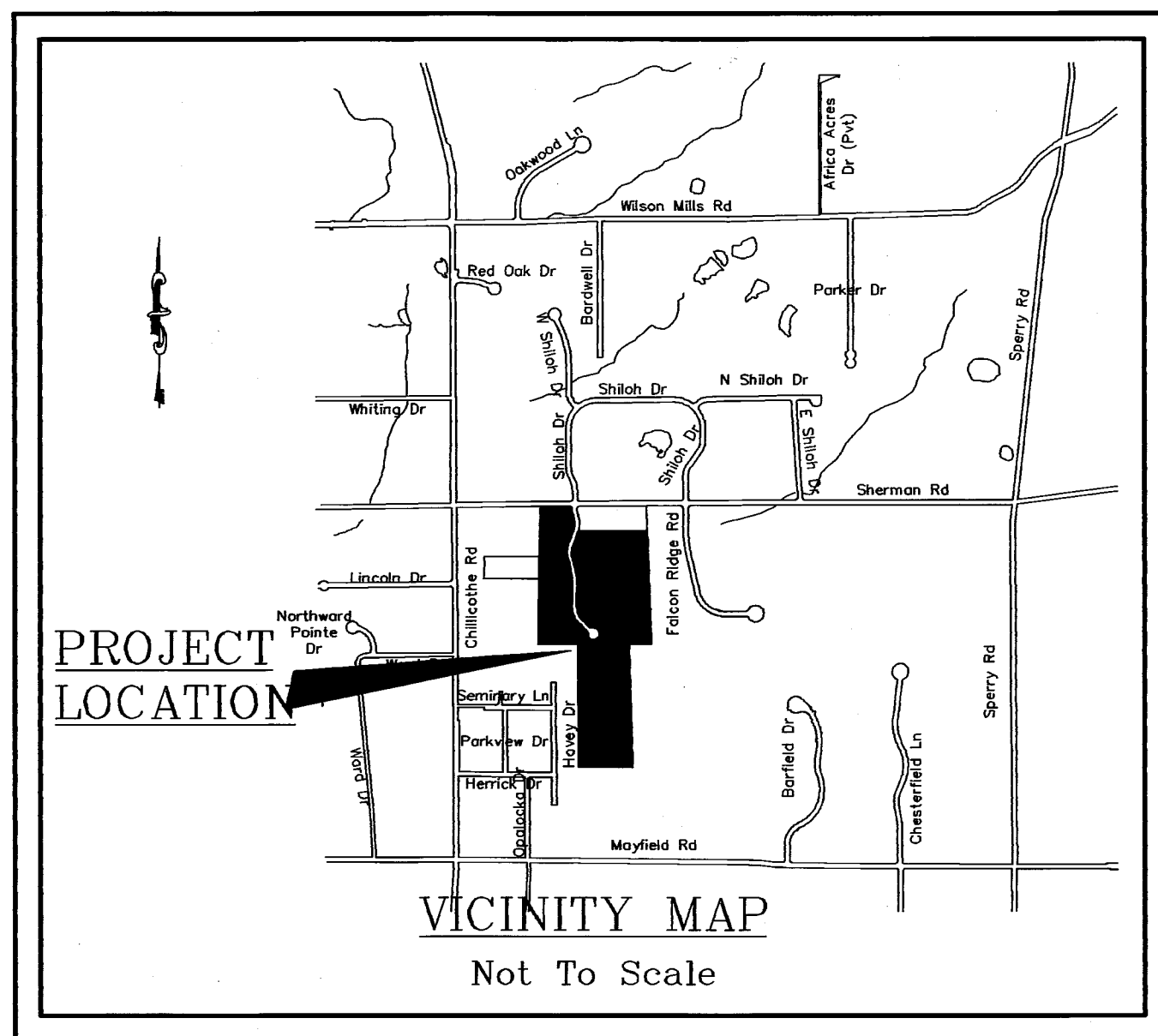
STATE OF OHIO, COUNTY OF Geauga
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED JOHN ROMAH, MANAGING PARTNER WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY AND THE FREE ACT AND DEED OF ROMAH DEVELOPMENT, LTD., FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Geauga County, OHIO THIS 27 DAY OF June, 2003.

NOTARY PUBLIC Anne L. Hess
MY COMMISSION EXPIRES December 6, 2006
ANNE L. HESS
Notary Public, State of Ohio
My Commission Exp. Dec. 6, 2006



PREPARED FOR:

ROMAH DEVELOPMENT, LTD.
11215 Sperry Road
Chesterland, Ohio 44062
Telephone #(216)348-0404
Fax # (216)348-1965
Contact: Mr. JOHN ROMAH



SUBDIVISION TABULATION

TOTAL AREA: 68.468 ACRES
(AREA IN SHERMAN ROAD RW= 0.330 ACRES)
PROPOSED LOTS : 10
AREA IN LOTS : 65.714 ACRES
(Incl. 0.247 Acres in Sherman Rd RW)
AREA IN EUGENE DRIVE & SHERMAN ROAD RW = 2.754 ACRES
EUGENE DRIVE LENGTH= ±1721.5 LF
ON-SITE SEWAGE DISPOSAL
DEEP WELL WATER SUPPLY
12' UTILITY EASEMENT
70' FRONT BUILDING SETBACK

Sublot 6 & 7
Lot 13 Tr. 2
Lot 34 Tr. 3 vacated
3-19-04
Mary Margaret McBride
THE UTILITY EASEMENT IS ACCEPTED BY THE FOLLOWING:

Ralph N. Delligatti 7/16/03 RALPH N. DELLAGATTI
Cleveland Electric Illuminating Company
Steven D. Bartol 9/12/03 STEVEN D. BARTOL
Dominion East Ohio Gas Company
Chuck Sucki CHUCK SUCKI 9/30/03
Adelphia
Laura Gaus LAURA GAUS 9/26/03
SBC

APPROVALS

TRANSFERRED THIS 21st DAY OF JAN., 2004
Tracy A. Jemison
Tracy A. Jemison Geauga County Auditor

FILED FOR RECORD THIS 21st DAY OF January, 2004 AT 11:03 A.M.
RECORDED THIS 21st DAY OF January, 2004 IN PLAT BOOK VOLUME 36 PAGE 98-99
Mary Margaret McBride
Mary Margaret McBride Geauga County Recorder

APPROVALS

APPROVED AS TO LEGAL FORM THIS 19th DAY OF November, 2003.
Rebecca F. Schleg
Rebecca F. Schleg Geauga County Prosecutor

APPROVED THIS 18th DAY OF August, 2003.
Eugene T. McCune, Jr.
Eugene T. McCune, Jr. (Chairman) Geauga County Planning Commission

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.
APPROVED THIS 15th DAY OF January, 2004
Robert L. Phillips, PE, PS
Robert L. Phillips, PE, PS Geauga County Engineer

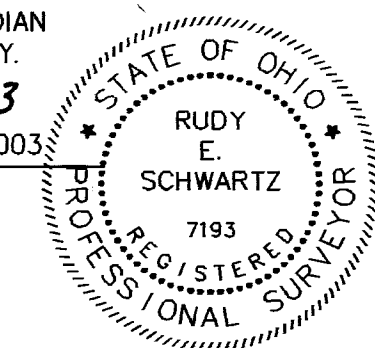
ZONING STATEMENT
THIS PLAT COMPLIES WITH THE APPLICABLE CHESTER TOWNSHIP ZONING RESOLUTIONS THIS 23rd DAY OF JULY, 2003.
Michael J. Joyce
Michael J. Joyce Chester Township Zoning Inspector

APPROVED THIS 20th DAY OF July, 2004
CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE.
Neil C. Hofstetter
Neil C. Hofstetter Geauga County Commissioner
William M. Repke
William M. Repke Geauga County Commissioner
William S. Young
William S. Young Geauga County Commissioner

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR COOPERS HAWK SUBDIVISION IS RECORDED IN VOLUME 1711, PAGE 1302 OF THE GEAUGA COUNTY DEED RECORDS.

SURVEYOR CERTIFICATION
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 SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEAUGA COUNTY ENGINEER.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.
Rudy E. Schwartz 6/30/03
RUDY E. SCHWARTZ P.S. 7193 June 17, 2003 DATE



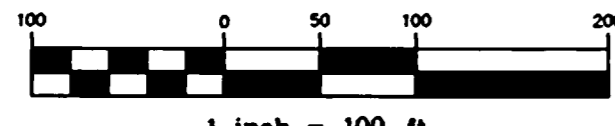
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Filed for Record in
GEAUGA COUNTY, OHIO
PLAT BOOK VOLUME 36
PAGE 98-99

SCHWARTZ LAND SURVEYING, INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
(440) 564-8174 Fax (440) 564-8285

V36 P98

COOPERS HAWK SUBDIVISION

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBERS 12 AND 13, TRACT NUMBER 2, ALSO KNOWN AS PARCEL NUMBER 4, AND ORIGINAL LOTS NUMBER 33 AND 34, TRACT NUMBER 3 AND ADDITIONALLY BEING KNOWN AS PART OF PARCEL 1 AND ALL OF PARCEL 3 OF LANDS CONVEYED TO ROMAH DEVELOPMENT, LTD. BY DEED RECORDED IN VOLUME 1599 PAGES 1001 & 1006 OF GEauga COUNTY DEED RECORDS.



SCALE: 1" = 100'
DATE: JUNE 17, 2003

Rev.: June 25, 2003 (As Per G.C.P.C. Comments 06-25-03)

LEGEND

- Monument Box Set (Boxless Pavement Mon)
- IPS 5/8" Iron Pin Set (id Schwartz)
- i.Pin Iron Pin Fnd
- i.Pipe Iron Pipe Fnd
- Mon. Monument Fnd
- Fnd. Found
- D. Dead
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used

Curve	Radius	Tangent	Length	Chord	Chord Direction	Delta
C1	250.00	27.78	55.29	55.18	S07°50'31"E	12°40'17"
C2	250.00	78.68	148.81	146.82	N02°52'30"E	34°36'18"
C3	250.00	75.90	147.38	144.25	S03°36'30"E	33°46'30"
C4	250.00	31.22	62.12	61.96	N06°43'52"W	14°14'11"

Curve	Radius	Tangent	Length	Chord	Chord Direction	Delta
C5	30.00	30.00	47.12	42.43	N46°30'22"W	90°00'00"
C6	280.00	31.09	61.92	61.80	S07°50'31"E	12°40'17"
C7	220.00	67.48	130.95	129.03	N02°52'30"E	34°36'18"
C8	280.00	49.53	98.04	97.54	S09°51'48"W	20°03'42"
C9	280.00	33.67	67.02	66.86	S08°29'30"E	17°42'54"
C10	220.00	27.47	54.66	54.52	N08°43'52"W	14°14'11"
C11	40.00	16.63	31.52	30.71	S18°25'07"E	45°09'10"
C12	75.00	92.69	133.57	116.61	S46°51'50"E	102°02'35"
C13	75.00	67.08	109.46	100.00	N40°18'15"E	83°37'14"
C14	75.00	88.35	130.04	114.35	N51°10'44"W	99°20'45"
C15	40.00	19.73	36.55	35.39	S74°35'58"E	52°40'17"
C16	220.00	4.64	9.28	9.28	S47°38'24"E	22°50'00"
C17	220.00	37.77	74.82	74.46	S30°51'01"E	19°29'09"
C18	220.00	40.56	80.23	79.78	S10°03'37"E	20°53'40"
C19	280.00	34.97	69.97	69.39	N06°43'52"W	14°14'11"
C20	220.00	27.19	54.10	53.96	S06°48'17"E	14°05'22"
C21	220.00	38.17	75.99	75.22	S10°05'02"W	19°41'15"
C22	280.00	11.35	22.68	22.68	N17°38'24"E	43°38'00"
C23	280.00	73.62	143.99	142.40	N00°33'15"E	29°27'49"
C24	220.00	24.43	48.65	48.56	S07°50'31"E	12°40'17"
C25	30.00	30.00	47.12	42.43	S43°29'38"W	80°00'00"
C26	280.00	7.67	15.35	15.35	S00°09'36"E	01°05'40"
C27	280.00	120.51	227.60	221.38	S23°59'57"E	46°54'21"
C28	40.00	2.57	5.13	5.13	N44°40'16"W	07°21'07"

Line	Chord Direction	Length
L1	N89°36'47"W	12.00
L2	S00°23'13"W	20.00
L3	S89°36'47"E	12.00
L4	N89°36'47"W	12.00
L5	S00°23'13"W	20.00
L6	N89°36'47"W	12.00
L7	S18°24'43"W	16.65
L8	N40°48'18"W	23.28
L9	N18°24'43"E	15.66
L10	S18°24'43"W	15.29
L11	S48°20'50"E	21.77
L12	N18°24'43"E	15.24

SUBDIVISION TABULATION

TOTAL AREA: 68.469 ACRES
(AREA IN SHERMAN ROAD RW= 0.330 ACRES)

PROPOSED LOTS : 10
AREA IN LOTS : 65.713 ACRES
(Incl. 0.247 Acres in Sherman Rd RW)

AREA IN EUGENE DRIVE & SHERMAN ROAD RW = 2.756 ACRES

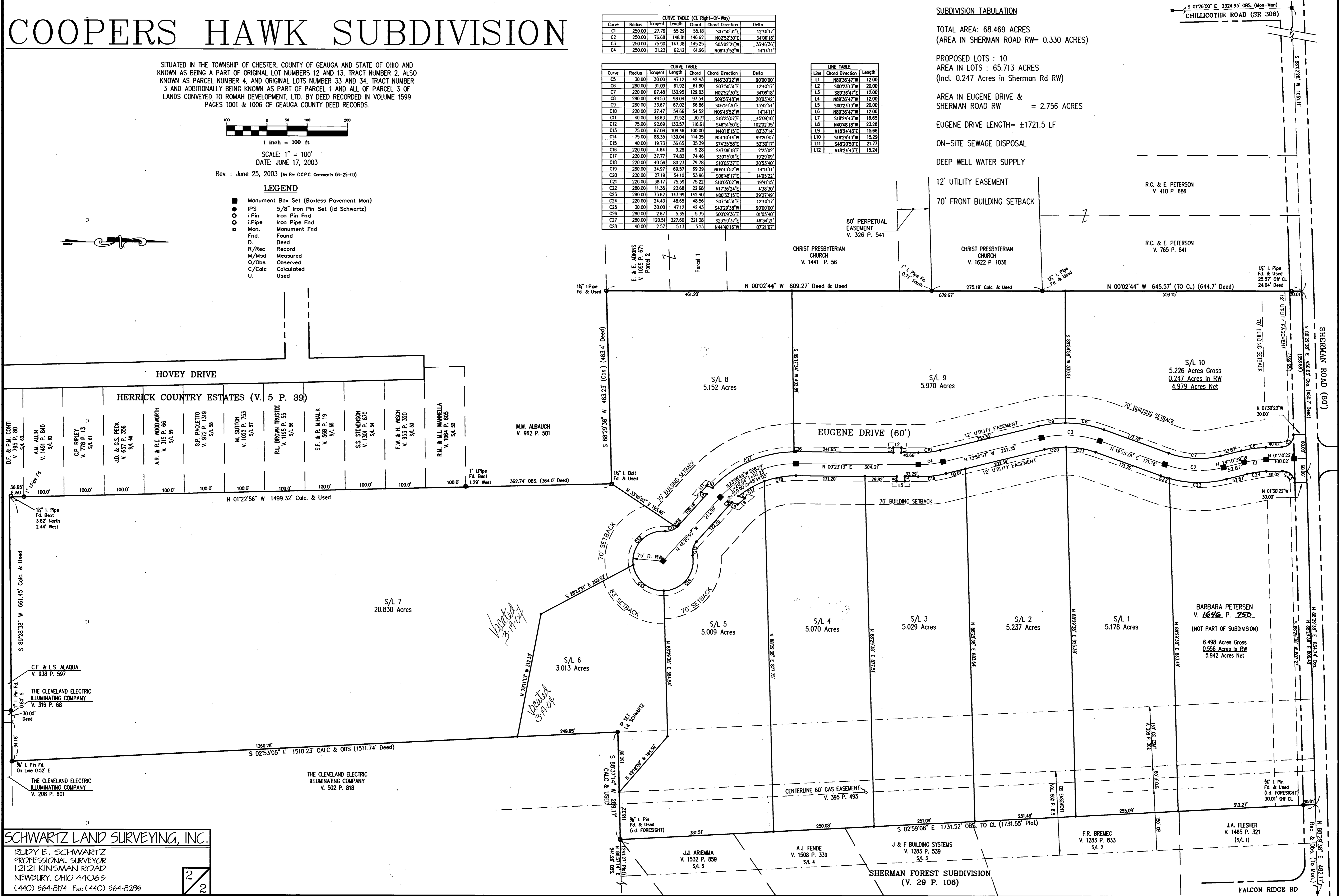
EUGENE DRIVE LENGTH= ±1721.5 LF

ON-SITE SEWAGE DISPOSAL

DEEP WELL WATER SUPPLY

12' UTILITY EASEMENT

70' FRONT BUILDING SETBACK



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