

CERTIFICATE OF SURVEYOR

I hereby certify that I have prepared this survey and plat of Chardon Park Subdivision and that the same is correct and accurate.

Jan. 15, 2004
TIMOTHY J. FELLER REG. PRO. SURVEYOR # 7104



CHARDON PARK SUBDIVISION PLAT

Situated in the City of Chardon, County of Geauga, State of Ohio and known as being a part of Tract 3, and Original Lot 135 and containing 15,5060 acres of land conveyed to Marla Parkway, Ltd. in deed recorded in Volume 1281, Page 897 of Geauga County Deed Records.



LEGAL FORM CERTIFICATION

I hereby approve this plat of Chardon Park Subdivision as to legal form.

March 4, 2004
James M. Gillette, Municipal Law Director

DEDICATION

We, Marla Parkway, LTD., the undersigned owners of the property shown and described hereon, do hereby assent to and adopt this subdivision of the same and that it was made at our request, and do hereby dedicate to public use the roads and utility easements designated on this plat.

Principal (print name) JOHN DIFENI
Witness (print name) Louise Okicki
Witness (print name) Guy Thellian

NOTARY PUBLIC

STATE OF OHIO, COUNTY OF GEUGA. Before me, a Notary Public in and for said county and state personally appeared the above named Principals of Marla Parkway, LTD., who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed for the purposes therein expressed.

Notary Public (print name) Frank L. Pralator
My Commission Expires: May 12, 2008

APPROVAL BY PLANNING COMMISSION

This plat of Chardon Park Subdivision has been approved by the Planning Commission of the Municipality of Chardon, Ohio, by resolution adopted FEBRUARY 23, 2004.

Chairman KENNETH K. MILLER
Secretary RACHEL A. CHADWICK

CERTIFICATE OF THE APPROVAL OF REQUIRED IMPROVEMENTS

I hereby certify that the pavements, utilities and other required land improvements for the subdivision herein approved have been designed in accordance with the regulations and standards in effect, and that I have estimated the cost of the materials and construction and performance guarantees in the amount of...

MARCH 3, 2004

Municipal Engineer

CERTIFICATE OF THE APPROVAL OF REQUIRED IMPROVEMENTS

I hereby certify that the pavements, utilities and other required improvements for the Chardon Park Subdivision approved by the Planning Commission on FEBRUARY 23, 2004 have been designed in accordance with the regulations and standards in effect; that I have inspected the installation of the same and find all improvements have been installed in accordance with the drawing and specifications therefor; and that the utilities and pavement are in good repair.

MARCH 3, 2004

Municipal Engineer DOUGLAS COVATTA, P.E.

ACCEPTANCE OF PUBLIC LAND BY COUNCIL

The public street, easements, or other public areas as noted hereon in graphic symbols were accepted for dedication by the Council of the Municipality of Chardon, Ohio by Ordinance No. 2196

FEBRUARY 23, 2004

John P. Park, Mayor
Jeffery L. Smock, Clerk of Council

ACCEPTANCE OF STREET AND UTILITIES FOR PUBLIC USE

The public street accepted heretofore for dedication and the public utilities have been found to be constructed in accordance with the drawing, specifications, and design standards in effect and in good repair, are hereby accepted for public use and maintenance by the Council of the Municipality of Chardon, Ohio by Ordinance No. 2196

FEBRUARY 23, 2004

John P. Park, Mayor
Jeffery L. Smock, Clerk of Council

UTILITY EASEMENT

We, Marla Parkway, LTD., the undersigned owners of the within platted land, do hereby grant unto The Illuminating Company, Alltel Corporation, Dominion East Ohio Gas, and Adelphia Geauga County, all Ohio Corporations, their successors and assigns (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, reconstruct, or relocate such above ground and underground electric, gas, and communication 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 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.

Principal (print name) JOHN DIFENI
Witness (print name) LOUISE OKICKI
Witness (print name) GUY THELLIAN

NOTARY PUBLIC

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Notary Public (print name) Frank L. Pralator
My Commission Expires: May 12, 2008

UTILITY EASEMENT ACCEPTED BY:

DAVID D. CROFT 9-5-03
The Illuminating Company
JON HOBBY 9/5/03
Alltel Corporation
DAVID D. CROFT 9-5-03
Dominion East Ohio Gas
JON HOBBY
Adelphia

TEMPORARY TURNAROUND EASEMENT

We, Marla Parkway, LTD., the undersigned owners of the within platted land, do hereby grant to the City of Chardon an area outside of the dedicated 70 foot wide Fifth Avenue highway right-of-way, as shown hereon, as a Temporary Turnaround Easement for highway purposes.

The Temporary Turnaround Easement shall be vacated by the City of Chardon at such time that Fifth Avenue, as shown hereon, is extended in a westerly direction as a fully improved, continuous public street, connecting with an existing public street in a manner approved by the City of Chardon and accepted for public use.

The removal of excess street pavement and the restoration of landscaping in accordance with municipal standards shall be at the sole expense of the effected sublot owners. The sublot owners shall complete the removal of the excess pavement and shall restore landscaping within the effected area within 180 days of the City's vacation of the easement.

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Witness (print name) LOUISE OKICKI
Witness (print name) GUY THELLIAN

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Notary Public (print name) Frank L. Pralator
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STREAM PRESERVATION AREA

Subject to the Provisions stated below, the Stream Preservation Area shall remain predominantly in its present physical condition.

- (a) The Stream Preservation Area is private to the Owner of Sublot 2 and no person has a right to use the Stream Preservation Area other than the Owner.
(b) No culverts may be installed or the natural drainage way filled or diverted.
(c) Changes to the topography of the Stream Preservation Area can be made only if the changes are for the environmental preservation of the Stream Preservation Area.
(d) The Stream Preservation Area shall be maintained at the sole cost and expense of the Owner of Sublot 2, the sublot on which the Stream Preservation Area is located.
(e) No building, sheds or other structures (other than a wood bridge to cross any creek) shall be constructed or located within the Stream Preservation Area.
(f) No trees with a trunk diameter greater than 6" (measured at 24" above grade) shall be cut down or removed, unless such trees are dead.

The rights and easement of enjoyment created hereby shall be subject to the following:

- (1) The right of the Developer and the Lot Owner to mortgage land and/or Lots titled in their name.
(2) The right of the Lot Owner to the full use and enjoyment of his or her Lot, subject to the restrictions herein.

COUNTY RECORDS

Transferred this 5th day of March, 2004

Treas. A. Jensen
Gauga County Auditor

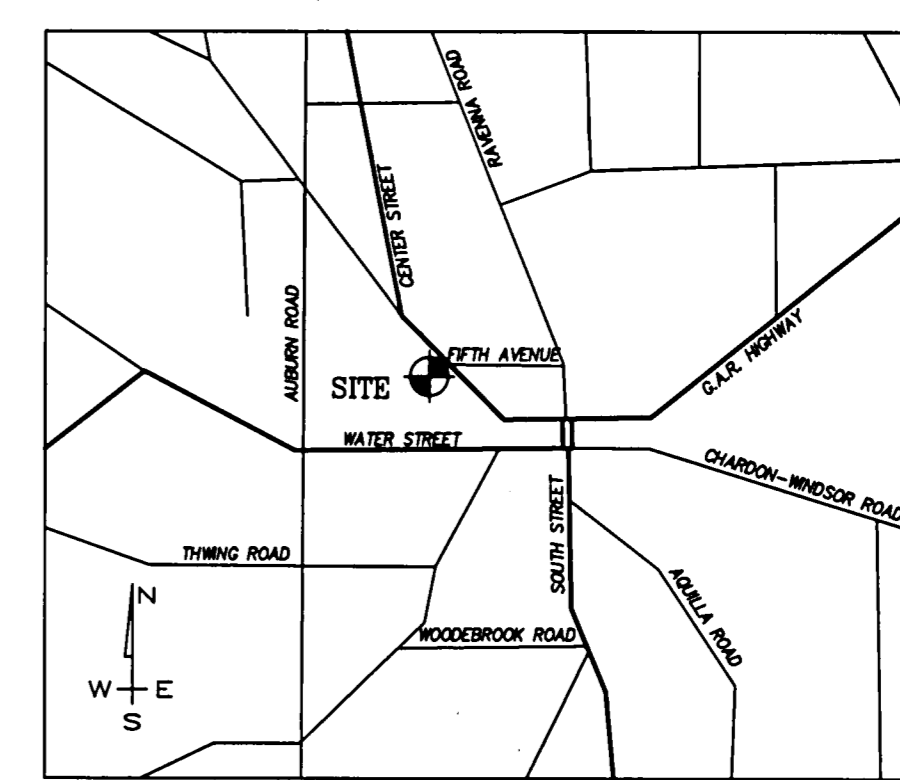
Recorded this 5th day of March, 2004 in plat book Volume 36, Page 103-104

Mary Margaret McBride
Gauga County Recorder

200400688642
Filed for Record in
GEUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
03-05-2004 at 01:15 PM
PLAT 80.00
OR Book 36 Page 103 - 104

LANDSCAPE BUFFER

Developer will install approved landscaping within designed buffer area and will continue to maintain until lots are transferred to individual owners who shall then maintain said landscaping.



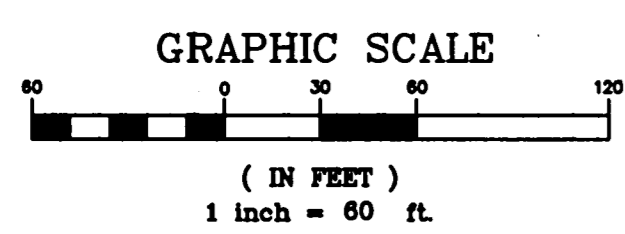
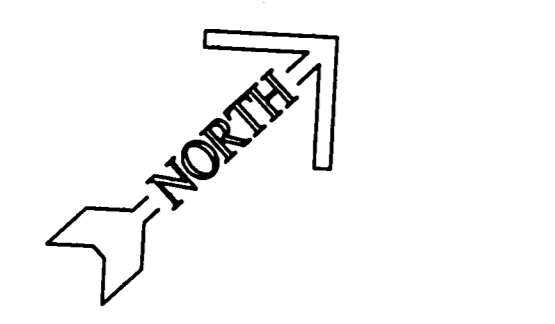
VICINITY MAP NO SCALE

V36.P103

Prepared By:
McSTEEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
26451 CURTISS WRIGHT PARKWAY
RICHMOND HEIGHTS, OHIO 44143
(216) 797-9800

CHARDON PARK SUBDIVISION PLAT

Situated in the City of Chardon, County of Geauga, State of Ohio and known as being a part of Tract 3, and Original Lot 135 and containing 15.5060 acres of land conveyed to Maria Parkway, Ltd. in deed recorded in Volume 1281, Page 897 of Geauga County Deed Records.



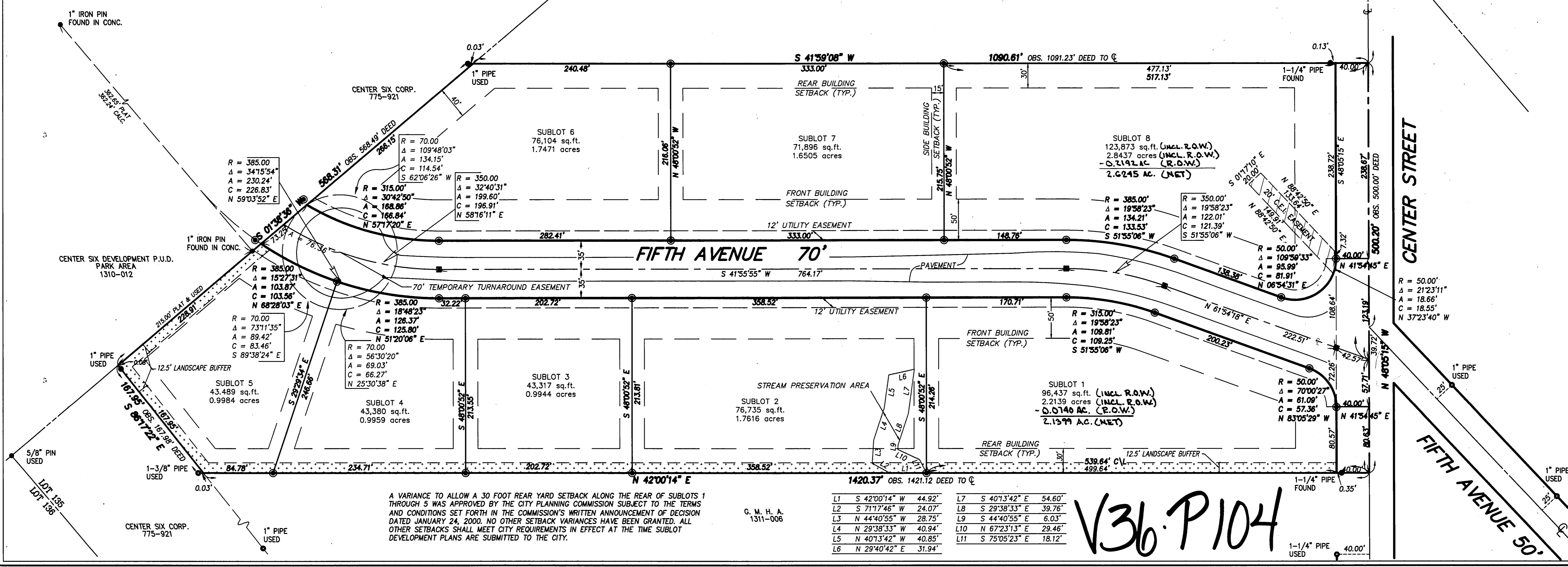
LEGEND:

- IRON PIPE FOUND
- ⊙ IRON PIN SET
- IRON PIN MON. BOX

AREA TABLE

FIFTH AVE. RIGHT OF WAY = 2.3005 ACRES
 SUBLOTS 1 THROUGH 8 = 13.2055 ACRES
 TOTAL AREA = 15.5060 ACRES

THE SANBORN PLASTIC CORP.
409-104



A VARIANCE TO ALLOW A 30 FOOT REAR YARD SETBACK ALONG THE REAR OF SUBLOTS 1 THROUGH 5 WAS APPROVED BY THE CITY PLANNING COMMISSION SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE COMMISSION'S WRITTEN ANNOUNCEMENT OF DECISION DATED JANUARY 24, 2000. NO OTHER SETBACK VARIANCES HAVE BEEN GRANTED. ALL OTHER SETBACKS SHALL MEET CITY REQUIREMENTS IN EFFECT AT THE TIME SUBLOT DEVELOPMENT PLANS ARE SUBMITTED TO THE CITY.

G. M. H. A.
1311-005

L1	S 42°00'14" W	44.92'	L7	S 40°13'42" E	54.60'
L2	S 71°17'46" W	24.07'	L8	S 29°38'33" E	39.76'
L3	N 44°40'55" W	28.75'	L9	S 44°40'55" E	6.03'
L4	N 29°38'33" W	40.94'	L10	N 67°23'13" E	29.46'
L5	N 40°13'42" W	40.85'	L11	S 75°05'23" E	18.12'
L6	N 29°40'42" E	31.94'			

V36.P104

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