

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT MIDDLEFIELD PARKWAY LTD. PARTNERSHIP, BY COUNTRY HERITAGE HOMES, INC., GENERAL PARTNER BY JOSEPH T. SVETE, ITS PRESIDENT AND BY GEORGE KNOX, GENERAL PARTNER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR PLAT OF WOODSONG P.U.D. PHASE 3 B SUBDIVISION AND DEDICATE TO PUBLIC USE, AS SUCH WOODSONG DRIVE (60 FEET WIDE), AND SUBLOTS 51-63 & 87-94 INCLUSIVE.

UTILITY EASEMENT

BE IT KNOWN THAT MIDDLEFIELD PARKWAY LTD. PARTNERSHIP, BY COUNTRY HERITAGE HOMES, INC., GENERAL PARTNER BY JOSEPH T. SVETE, ITS PRESIDENT AND BY GEORGE KNOX, GENERAL PARTNER, DO HEREBY GRANT UNTO THE FIRST ENERGY CORPORATION, WESTERN RESERVE, TELEPHONE COMPANY, THE DOMINION EAST OHIO GAS COMPANY AND ADELPHI COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) AND ANY OTHER COMMUNICATION ENTITIES FRANCHISED TO SERVE THE COMMUNITY A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH AS DELINEATED HEREON BY DASHED LINES AND LABELED "UTILITY EASEMENT" 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 UNDERGROUND ELECTRIC, GAS, WATER, SEWER AND COMMUNICATION CABLES, DUCTS, CONDUITS, MANHOLES, PIPES, GAS PIPE LINES, SURFACE OR BELOW AND ABOVE GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS, REGULATING AND METERING EQUIPMENT, SURFACE MARKERS OR OTHER ABOVE OR BELOW GROUND FACILITIES, FIXTURES AND APPURTENANCES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO THE GRANTEEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES, INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING 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. ALL BLOCKS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

THE GRANTEEES SHALL BE RESPONSIBLE TO RESTORE LAWNS, WALKS AND DRIVES WITHIN THE EASEMENT AREA TO AS REASONABLE A CONDITION AS POSSIBLE TO THE CONDITION PRIOR TO AN OPERATION CONTEMPLATED BY THIS EASEMENT.

IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HANDS THIS 6 DAY OF MAY, 2004.

STORM SEWER EASEMENT 'C'

AND DOES ALSO HEREBY GRANT UNTO THE VILLAGE OF MIDDLEFIELD, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT EASEMENT (AS SHOWN) UNDER, OVER AND THROUGH ALL SUBLOTS SHOWN HEREON AND DELINEATED BY DASHED LINES AND LABELED "STORM SEWER EASEMENT C", TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE STORM SEWER PIPE, SWALES AND/OR OTHER APPURTENANCES.

CONSERVATION EASEMENT:

AND DOES HEREBY GRANT UNTO WOODSONG MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS (HEREAFTER REFERRED TO GRANTEEES) A PERMANENT EASEMENT FOR CONSERVATION PURPOSES AS OPEN SPACE. NO CONSTRUCTION OF ANY STRUCTURES OF ANY KIND ON THE OPEN SPACE SHALL BE PERMITTED. THE OPEN SPACE SHALL BE KEPT IN ITS NATURAL STATE. NO TREES, GROUND COVER OR OTHER VEGETATION SHALL BE REMOVED EXCEPT FOR HEALTH OR SAFETY REASONS. THE PLANTING OF TREES, SHRUBBERY AND OTHER NATURAL VEGETATION AND THE MAINTENANCE OF SAME IS PERMITTED. NO MOTORIZED VEHICLES OF ANY TYPE, OTHER THAN FOR MAINTENANCE PURPOSES, SHALL BE PERMITTED IN THE OPEN SPACE.

TEMPORARY CUL-DE-SAC AND TEMPORARY STORM SEWER EASEMENT:

AND DOES HEREBY GRANT UNTO THE VILLAGE OF MIDDLEFIELD, ITS SUCCESSORS AND ASSIGNS (HEREAFTER REFERRED TO AS GRANTEEES) A TEMPORARY EASEMENT OF THE CUL-DE-SAC AND STORM SEWER EXTENDING FROM SAID CUL-DE-SAC WHICH EASEMENT SHALL BE VACATED UPON CONSTRUCTION AND DEDICATION OF THE EXTENSION OF WOODSONG DRIVE.

IN WITNESS WHEREOF MIDDLEFIELD PARKWAY LTD. PARTNERSHIP, BY COUNTRY HERITAGE HOMES, INC., GENERAL PARTNER BY JOSEPH T. SVETE, ITS PRESIDENT AND GEORGE KNOX, GENERAL PARTNER, HAVE SUBSCRIBED THIS INSTRUMENT AT MIDDLEFIELD, OHIO THIS 6 DAY OF MAY, 2004.

BY: Joseph T. Svete, President of Country Heritage Homes, Inc. and George Knox, General Partner.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS: Daniel A. Weir, Notary Public, State of Ohio.

STATE OF OHIO } SS
COUNTY OF GEauga }

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED MIDDLEFIELD PARKWAY LTD. PARTNERSHIP BY COUNTRY HERITAGE HOMES, INC., GENERAL PARTNER BY JOSEPH T. SVETE, ITS PRESIDENT WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL AT MIDDLEFIELD, OHIO, THIS 6 DAY OF MAY, 2004.

NOTARY PUBLIC
MY COMMISSION EXPIRES: Life Commission

STATE OF OHIO } SS
COUNTY OF GEauga }

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED MIDDLEFIELD PARKWAY LTD. PARTNERSHIP BY GEORGE KNOX, GENERAL PARTNER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL AT MIDDLEFIELD, OHIO, THIS 6 DAY OF MAY, 2004.

NOTARY PUBLIC
MY COMMISSION EXPIRES: Life Commission

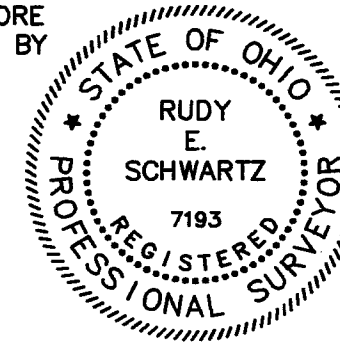
DEDICATION PLAT
WOODSONG P.U.D. PHASE III-B
VILLAGE OF MIDDLEFIELD, GEauga COUNTY, OHIO

BEING PART OF ORIGINAL MIDDLEFIELD TOWNSHIP LOT No. 31

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 MIDDLEFIELD VILLAGE ENGINEER.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.

RUDY E. SCHWARTZ P.S. 7193 Date: 4-12-04



APPROVALS:

APPROVED THIS 6 DAY OF MAY, 2004, BY THE VILLAGE OF MIDDLEFIELD, CLERK OF COUNCIL BY ORDINANCE NO. 04-119

Signature: Carol Dalzina

APPROVED THIS 6 DAY OF May, 2004, BY THE VILLAGE OF MIDDLEFIELD ENGINEER

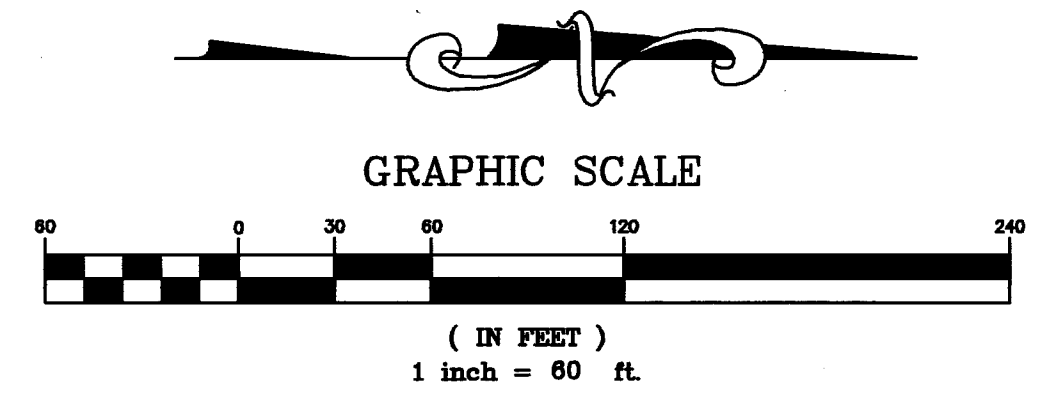
Signature: Robert P. ...

APPROVED THIS 6 DAY OF May, 2004, BY THE VILLAGE OF MIDDLEFIELD PLANNING COMMISSION

Signature: ...

APPROVED THIS 20th DAY OF May, 2004, BY THE VILLAGE OF MIDDLEFIELD SOUVICOR

Signature: ...



TRANSFERRED THIS 21 DAY OF May, 2004.

Tracy A. Jensen Bmc
GEauga COUNTY AUDITOR

FILED FOR RECORD THIS 21st DAY OF May, 2004 AT 3:12 PM.

RECORDED THIS 21st DAY OF May, 2004

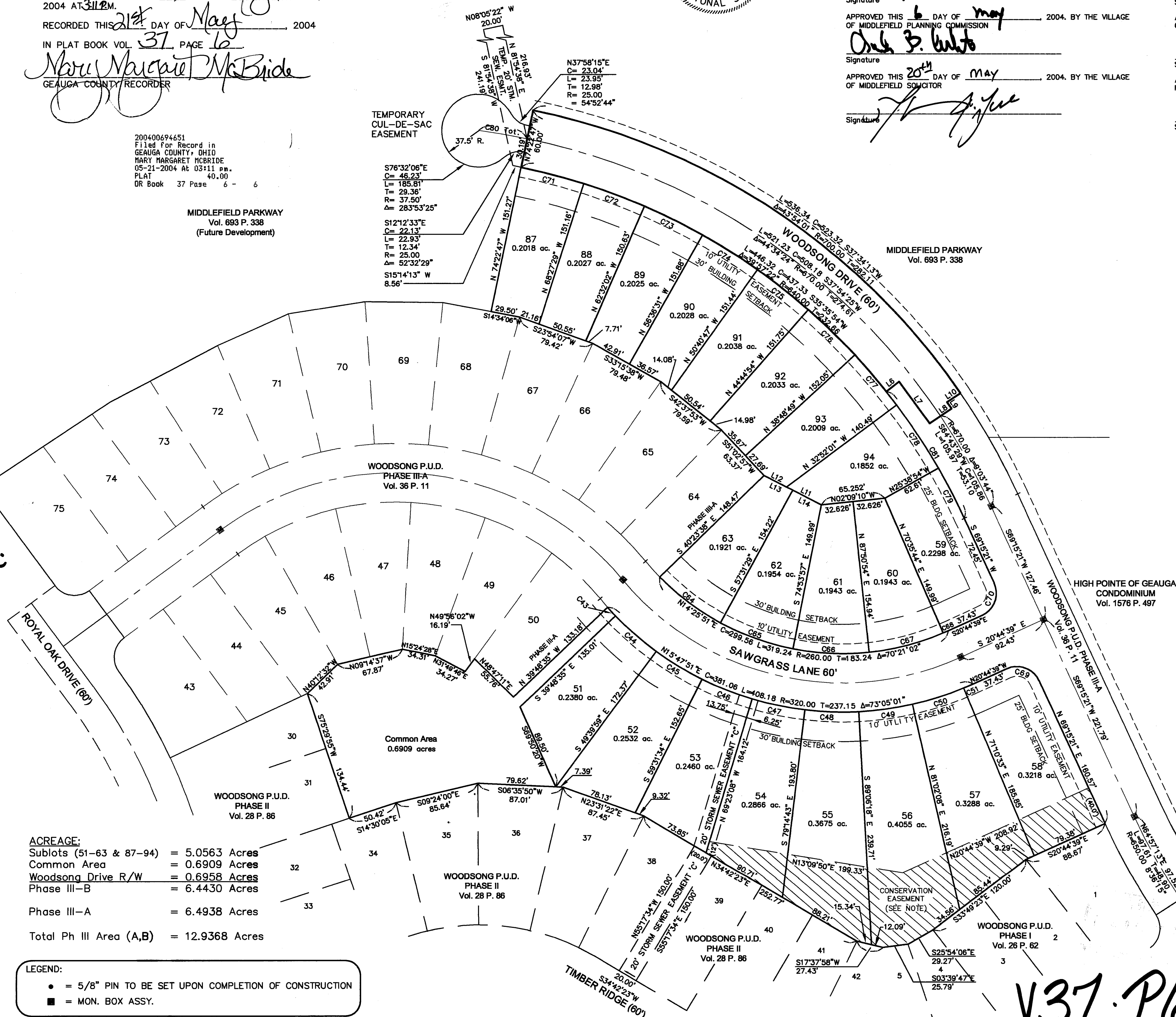
IN PLAT BOOK VOL. 37, PAGE 16

Mary Margaret McBride
GEauga COUNTY RECORDER

200400694651
Filed For Record in
GEauga COUNTY, OHIO
MARY MARGARET MCBRIDE
05-21-2004 At 03:11 p.m.
PLAT 40.00
OR Book 37 Page 6 - 6

MIDDLEFIELD PARKWAY
Vol. 693 P. 338
(Future Development)

MIDDLEFIELD PARKWAY
Vol. 693 P. 338



FRONT YARD SETBACK - 30'
REAR YARD SETBACK - 30'
MINIMUM LOT WIDTH - 60' AT BUILDING SETBACK LINE
SIDE YARD SETBACK - 1' & 14'
SIDE YARD SETBACK - 25' (CORNER LOTS)
NOTE: FIRST ENERGY CORP. WILL FURNISH ORNAMENTAL LIGHTS ON ALL STREETS FOR WOODSONG P.U.D. PHASE III-A

Table with 5 columns: CURVE, TANGENT, LENGTH, CHORD, BEARING, RADIUS, DELTA. Lists curve data for various points C43 through C81.

Table with 3 columns: LINE, LENGTH, BEARING. Lists line data for lines L6 through L14.

ACREAGE:
Sublots (51-63 & 87-94) = 5.0563 Acres
Common Area = 0.6909 Acres
Woodsong Drive R/W = 0.6958 Acres
Phase III-B = 6.4430 Acres
Phase III-A = 6.4938 Acres
Total Ph III Area (A,B) = 12.9368 Acres

LEGEND:
• = 5/8" PIN TO BE SET UPON COMPLETION OF CONSTRUCTION
■ = MON. BOX ASSY.

DECLARATIONS and COVENANTS
MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED IN V. 1157 P. 491; DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED FOR RECORD WITH THE GEauga COUNTY RECORDER'S OFFICE ON JULY 10, 1998 RECORDED IN V. 1171 P. 937, RE-RECORDED ON JULY 29, 1998 IN V. 1176 P. 624, AND AMENDED DECLARATION OF RESTRICTIONS DATED SEPTEMBER 24, 1998, AND ANY SUBSEQUENT AMENDMENTS THERETO.

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

V37-P16