

ACCEPTANCE CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED OWNERS, THE QUEENS DEVELOPMENT CORPORATION, AN OHIO CORPORATION, OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THIS PLAT CORRECTLY REPRESENTS OUR RE-SUBDIVISION OF SUBLLOT 15 IN THE RE-SUBDIVISION OF SUBLLOT 13 OF THE QUEENS INDUSTRIAL PARK, A SUBDIVISION CONTAINING SUBLOTS 15A AND 15B 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 AND OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF THEMSELVES 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 PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET THEIR HANDS THIS 8 DAY OF July, 2004.

THE QUEENS DEVELOPMENT CORPORATION

Dale L. Haberny
Dale L. Haberny (President)

Kirt S. Saurman
Kirt S. Saurman (Vice-President)

WITNESSES:

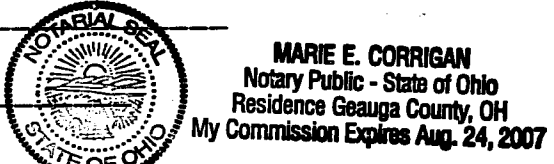
Edward A. Klempay
Print Name:

Jeffrey M. Stenger
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 DALE L. HABERNY, PRESIDENT, AND KIRT S. SAURMAN, VICE-PRESIDENT ACKNOWLEDGES THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED PERSONALLY AND THE FREE ACT AND DEED OF SAID PARTNERSHIP AND THE QUEENS DEVELOPMENT CORPORATION, FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT RAINBOW BRIDGE TWP OHIO THIS 8 DAY OF JULY, 2004.

NOTARY PUBLIC Marie E. Corrigan



MY COMMISSION EXPIRES _____

UTILITY EASEMENT

WE, THE QUEENS DEVELOPMENT CORPORATION, AN OHIO CORPORATION, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, ALL TEL CORPORATION, DOMINION EAST OHIO GAS COMPANY AND CEBRIDGE CONN., ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH AS DELINEATED HEREON, UNDER, OVER AND THROUGH ALL BLOCKS 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 AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES 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, ELECTRONIC 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 LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE. IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET THEIR HANDS THIS 8 DAY OF July, 2004.

THE QUEENS DEVELOPMENT CORPORATION

Dale L. Haberny
Dale L. Haberny (President)

Kirt S. Saurman
Kirt S. Saurman (Vice-President)

WITNESSES:

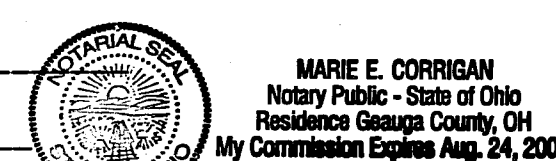
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NOTARY PUBLIC Marie E. Corrigan



MY COMMISSION EXPIRES _____

THE UTILITY EASEMENT IS ACCEPTED BY THE FOLLOWING:

Randy DeLuca RANDY N. DELUGATTI 8/16/04
Cleveland Electric Illuminating Company Print Name

Steven D. Bartra STEVEN D. BARTRA 8/20/04
Dominion East Ohio Gas Company Print Name

Jon Hobby 8/17/04 Jon Hobby
Alltel Corporation Print Name

Jerry T. Walsh 9-7-04 JERRY T. WALSH
CEBRIDGE CONNECTIONS Print Name

RE-SUBDIVISION OF SUBLLOT No. 15 in the RE-SUBDIVISION OF SUBLLOT No. 13 of the QUEENS INDUSTRIAL PARK

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 1, SECTION 2, TRACT 2 AND KNOWN AS BEING ALL OF SUBLLOT No. 15 OF THE RE-SUBDIVISION OF SUBLLOT No. 13 OF THE QUEENS INDUSTRIAL PARK AS SHOWN BY RECORDED PLAT IN VOLUME 27 PAGE 90 OF GEAUGA COUNTY PLAT RECORDS AND CONTAINING 4.3975 ACRES AND BEING PART OF THE LAND CONVEYED TO THE QUEENS DEVELOPMENT CORPORATION IN DEED RECORDED IN VOLUME 1206 PAGE 1015 OF THE GEAUGA COUNTY DEED OF RECORDS.

Prepared For:
QUEENS DEVELOPMENT CORPORATION
P.O. Box 23276
CHAGRIN FALLS, OHIO 44023

APPROVALS

THIS PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. APPROVED AS TO LEGAL FORM THIS 8 DAY OF Sept, 2004.

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

ZONING STATEMENT
THIS PLAT COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTIONS. THIS 8 DAY OF July, 2004.

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

APPROVED AS TO LEGAL FORM THIS 14 DAY OF Sept, 2004.

Laura LaCarpente
Laura LaCarpente Geauga County Prosecutor

APPROVED THIS 13 DAY OF July, 2004.

Margaret Muehling
Margaret Muehling (Chairman) Geauga County Planning Commission

APPROVED THIS 14 DAY OF September, 2004.

Neil C. Johnson
Neil C. Johnson Geauga County Commissioner

Mary Samida
Mary Samida Geauga County Commissioner

Warren S. Young
Warren S. Young Geauga County Commissioner

TRANSFERRED THIS 16 DAY OF SEPT, 2004.

Tracy A. Jemison
Tracy A. Jemison Geauga County Auditor

FILED FOR RECORD THIS 16 DAY OF September, 2004 AT 11:26 AM.

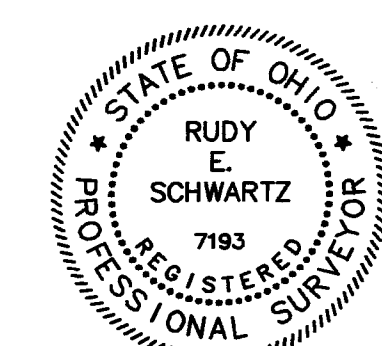
RECORDED THIS 16 DAY OF September, 2004 IN PLAT BOOK VOL. 31 PAGE 55

Mary Margaret McBride
Mary Margaret McBride Geauga County Recorder

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 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.

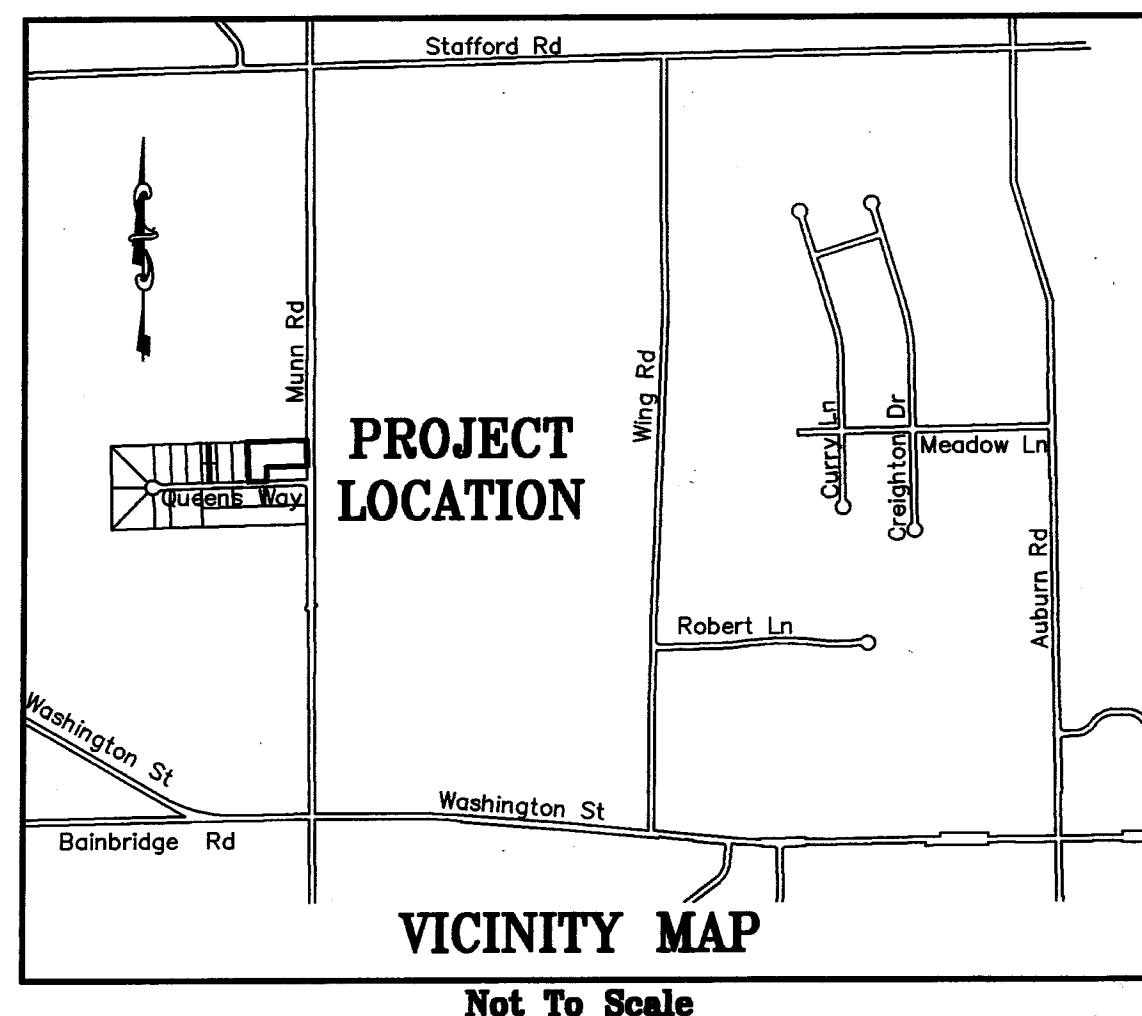
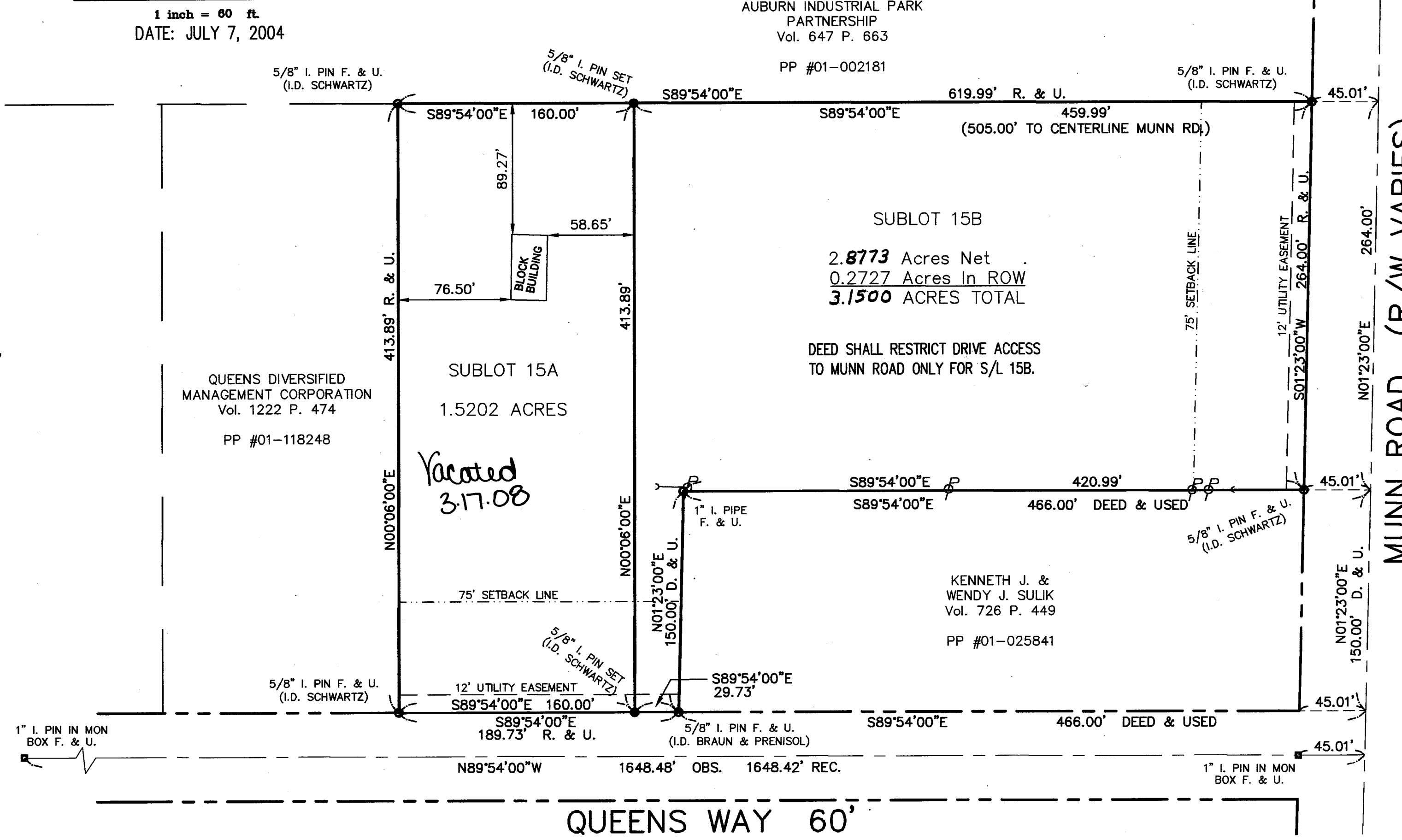
BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.

Rudy E. Schwartz 7.8.04
RUDY E. SCHWARTZ P.S. 7193 DATE:



SCHWARTZ LAND SURVEYING, INC.

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



SUBDIVISION TABULATION

TOTAL NUMBER OF SUBLOTS = 2

AREA IN SUBLOTS = 4.3975 ACRES
AREA IN MUNN RD. R.O.W. = 0.2727 ACRES
TOTAL AREA IN SUBDIVISION = 4.6702 ACRES

FLOOD DATA: NOT IN A FLOOD PLAIN PER COMMUNITY PANEL #390190 108B Effective Date: 11-04-1988

75' FRONT SETBACK
12' UTILITY EASEMENT

LEGEND

- IPS IRON PIN SET
- I.P.in IRON PIN
- I.Pipe IRON PIPE
- MON. MONUMENT BOX
- Fnd. FOUND
- D. DEED
- R/Rec RECORD
- M/MSd MEASURED
- O/Obs OBSERVED
- C/Calc CALCULATED
- U. USED
- D.R. DEED RECORD
- O.R. OFFICIAL RECORD

V31.P55

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR QUEENS INDUSTRIAL PARK ARE RECORDED IN VOLUME 1093, PAGE 1091, VOLUME 1079, PAGE 945 AND VOLUME 1391, PAGE 478 OF GEAUGA COUNTY RECORDS.