

FOX CROSSING SUBDIVISION

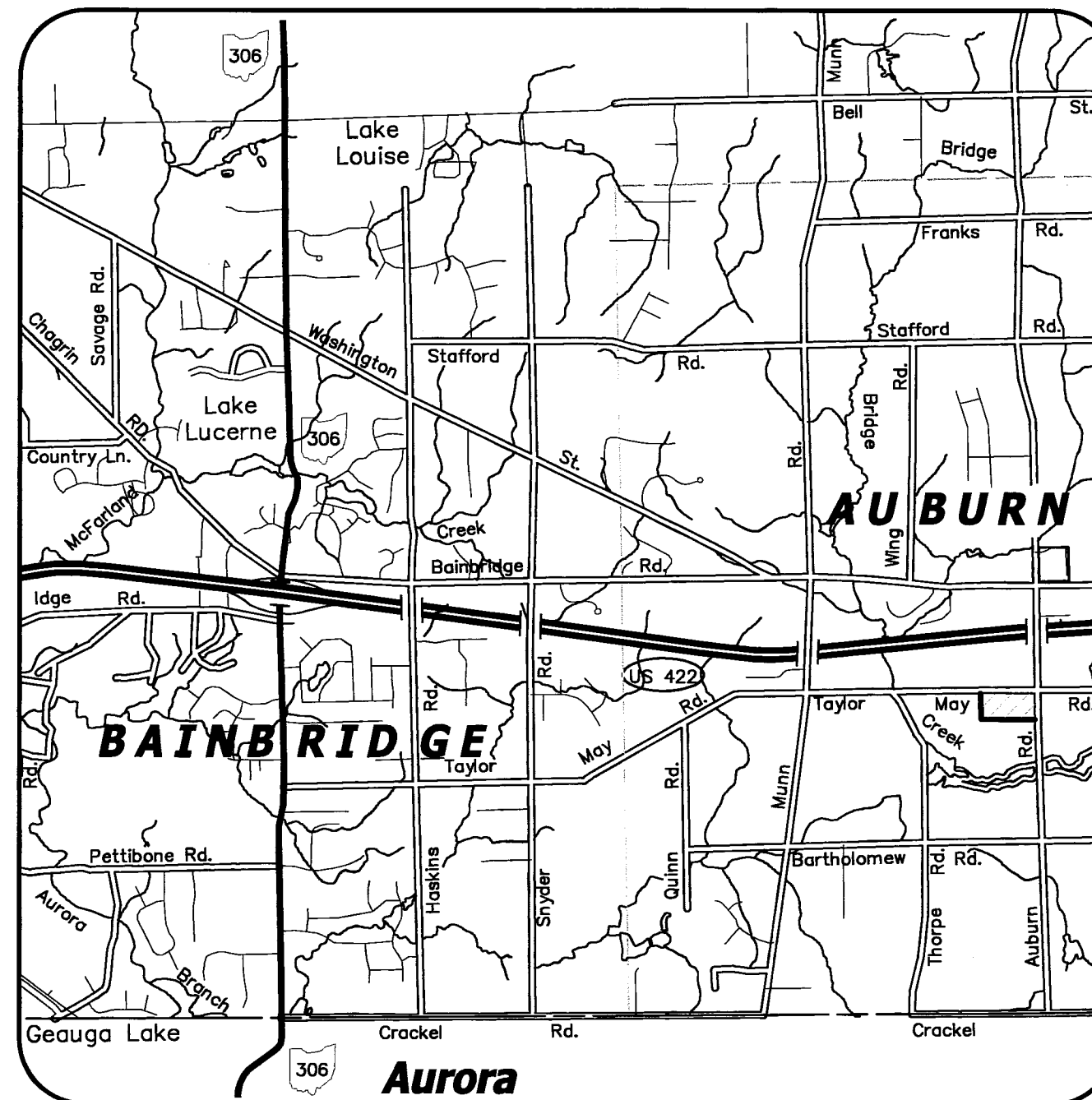
ACCEPTANCE CERTIFICATION AND DEDICATION

Taylor May Properties LLC, the undersigned owner of the land shown herein, hereby certifies that this plat correctly represents its "Fox Crossing" subdivision containing sublots one (1) through twenty-Two (22) both inclusive, and does hereby accept this plat of same and dedicate to public use the area designated as Alex Way and Stella Lane. 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 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 hereunto set their hands this 6th day of April, 2004.

[Signature]
Ryan Sommers, Member
Taylor May Properties, LLC

[Signature]
Witness
STEVEN N ROESSNER
Print Name
Chad Gruber
Witness
Chad Gruber
Print Name

Situated in the Township of Auburn, County of Geauga, State of Ohio in Section 3 of Township 6, Range VIII of the Connecticut Western Reserve and containing part of the land as conveyed to Taylor May Properties, LLC. in the deed recorded in Volume 1719, Page 1108 of the Geauga County Deeds and containing 59.8300 acres.

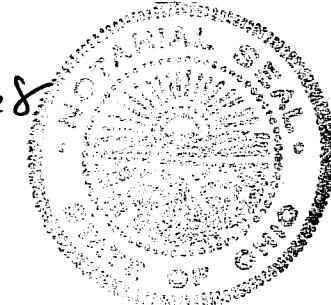


VICINITY MAP
NO SCALE

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named Ryan Sommers, Member who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed and the free act and deed of Taylor May Properties, LLC for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 6th day of April, 2004.

[Signature] 14 3568
Notary Public
My Commission Expires on 4/27/05



UTILITY EASEMENT

Taylor May Properties, LLC, the undersigned owner of the within platted land, do hereby grant unto The Illuminating Company, Alltel Corporation, Cbridge Connections, and the Orwell Natural Gas Company, 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 with and contiguous to all street lines to construct, place, operate, maintain, repair, reconstruct and relocate such underground electric and communications, cables, ducts, conduits, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantees for distributing and transmitting electricity and communication signals, for public and private use at such locations as the Grantees may determine, upon, within and across said easement premises. Said easement rights shall include the right, without liability therefore, to remove any and all facilities not contemplated in the rights conveyed to Grantees 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 and communication facilities, the right to install, repair, augment and maintain service cables 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 sublots and all lands shall be restricted to underground utility service. In witness whereof the undersigned hereunto set their hand this 6th day of April, 2004.

[Signature]
Ryan Sommers, Member
Taylor May Properties, LLC

[Signature]
Witness
STEVEN N ROESSNER
Print Name
Chad Gruber
Witness
Chad Gruber
Print Name

Mortgage Release

The undersigned mortgagee of the land included in this plat and subdivision does hereby join with the owner of this subdivision in the dedication to public use of the area designated as Alex Way and Stella Lane and hereby releases from him of our mortgage and waives any right which we might otherwise have in said Roads. This 6th day of April, 2004.

[Signature]
Brett P. Davis, MVP
5th 3rd Bank

[Signature]
Witness
Diane Russell
Print Name
[Signature]
Witness
[Signature]
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 BRETT R. DAVIS who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed for the and the free act and deed purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 6th day of April, 2004.

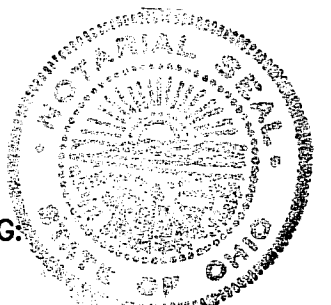
[Signature]
Notary Public
My Commission Expires on _____

DIANE J. RUSSELL
Notary Public, State of Ohio, Co. Geauga
My Commission Expires Jan. 6, 2005

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named Ryan Sommers, Member who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed and the free act and deed of Taylor May Properties, LLC for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 6th day of April, 2004.

[Signature] 14 3568
Notary Public
My Commission Expires on 4/27/05



UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

[Signature] 8/12/04
The Cleveland Electric Illuminating Company Date
Print Name RALPH N. DELUGATTI

[Signature] 9-7-04
Cbridge Connections Date
Print Name LARRY T. WATSH

[Signature] 8/13/04
Alltel Corporation Date
Print Name Jon Hobby

[Signature] 9-8-04
The Orwell Natural Gas Company Date
Print Name MARK W. BOGGESS

This plat complies with the applicable Auburn Township Zoning Resolution.

This 6th day of April, 2004
By: [Signature]
Auburn Township Zoning Inspector
Print Name FRANK V. KITKO, JR.

Approved as to legal form this 10th day of September, 2004
By: [Signature]
Gauga County Prosecutor
Print Name Rebecca F. Schlag, APA

Approved this 11th day of MAY, 2004
By: [Signature]
Chairperson, Gauga County Planning Commission
Print Name MARGARET MUEHLING

Pursuant to Section 711.091 of the Ohio Revised Code, I have checked the construction of roadway improvements of the roads 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.

This 24th day of September, 2004.

By: [Signature]
Gauga County Engineer
Print Name Robert L. Phillips

Approved this 30th day of September, 2004 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use.

By: [Signature]
Gauga County Commissioner
Print Name William S. Youngs

By: [Signature]
Gauga County Commissioner
Print Name MARY E. SAMIDE

By: _____
Gauga County Commissioner
Print Name _____

Transferred this 30th day of SEPT., 2004.

By: [Signature] AK
Gauga County Auditor
Print Name TRACY A. JEMISON

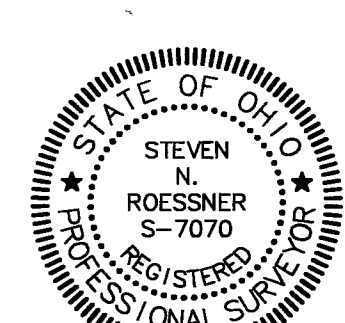
Filed for record this 30th day of September, 2004
at 3:22 P.M.
Recorded this 30th day of September, 2004 in
plat book Volume 37 Pages 67-68
By: [Signature]
Gauga County Recorder
Print Name Mary Margaret McBride

20040704168
Filed for Record in
GAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
09-30-2004 At 03:22 P.M.
PLAT 80.00
OR Book 37 Page 67-68

We do hereby certify that we 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 roads are in feet and decimal parts thereof, all of which are correct to the best of our 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 Gauga County Engineer.

The bearings as used herein are based on Grid North from GPS observations on the Gauga County GPS observation on the Gauga County GPS Horizontal Control Monuments.

[Signature] 4/6/04
Steven N. Roessner Date
Ohio Professional Surveyor No. 7070



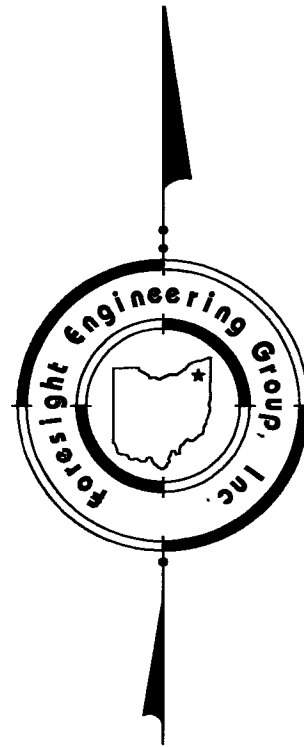
Total Number of Sublots: 22 Sublots
Total Length of New Road: 1,880.11 feet
Total Area in Sublots: 56.6036 acres
1 - 22 Inclusive: 3.2264 acres
Area in Proposed R/W: 59.8300 acres
Total Area of Subdivision: 59.8300 acres

The declaration of covenants and restrictions for Fox Crossing Subdivision is recorded in volume 1719, page 1902-1912 of the Gauga County Deed Records.

Foresight Engineering Group
Engineers & Surveyors
440 286-1010
440 286-1034 fax
320 Center Street, Unit F
Chardon, Ohio 44024

Sheet No. 1/2
Fox Crossing
Final Plat

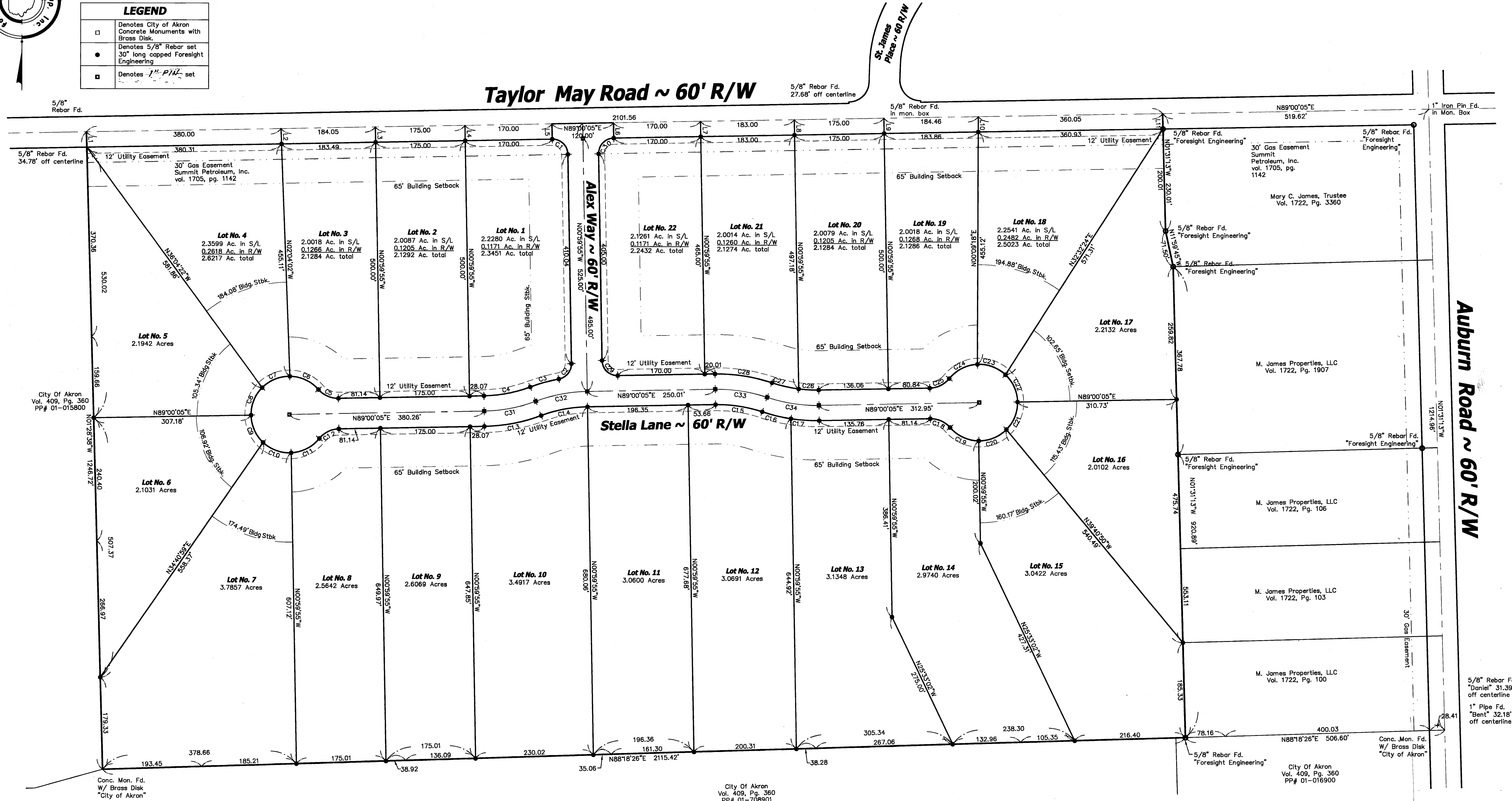
V37.P67



LEGEND

□	Denotes City of Akron Concrete Monuments with Brass Disk
●	Denotes 5/8" Rebar set 30" long capped Foresight Engineering
■	Denotes 1" Pipe set

FOX CROSSING SUBDIVISION
 Situated in the Township of Auburn, County of Geauga, State of Ohio in Section 3 of Township 6, Range VIII of the Connecticut Western Reserve

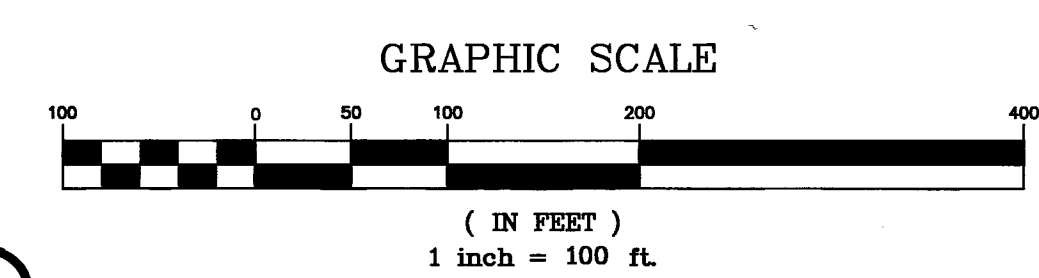


CURVE TABLE

CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	90°00'00"	47.12	30.00	30.00	N45°59'55"W	42.43
C2	80°24'21"	42.10	30.00	25.35	N39°12'15"E	39.23
C3	10°04'21"	58.01	330.00	29.08	N74°22'18"E	57.94
C4	19°40'00"	92.68	270.00	46.80	N79°10'05"E	92.22
C5	50°12'29"	43.81	50.00	23.43	N65°53'40"W	42.43
C6	48°32'06"	63.53	75.00	33.81	N65°03'29"W	61.65
C7	45°50'12"	60.00	75.00	31.71	N67°45'23"E	58.41
C8	45°50'12"	60.00	75.00	31.71	N21°55'11"E	58.41
C9	45°50'12"	60.00	75.00	31.71	N43°55'01"W	58.41
C10	45°50'12"	60.00	75.00	31.71	N69°45'13"W	58.41
C11	48°32'06"	63.53	75.00	33.81	N63°03'38"E	61.65
C12	50°12'29"	43.81	50.00	23.43	N63°53'50"E	42.43
C13	19°40'00"	113.27	330.00	57.20	N79°10'05"E	112.72
C14	19°40'00"	92.68	270.00	46.80	N79°10'05"E	92.22
C15	19°40'00"	92.68	270.00	46.80	N81°09'55"W	92.22
C16	10°01'17"	57.72	330.00	29.93	N76°20'34"W	57.65
C17	9°38'43"	55.55	330.00	27.84	N86°10'34"W	55.49
C18	50°12'29"	43.81	50.00	23.43	N65°53'40"W	42.43
C19	48°32'06"	63.53	75.00	33.81	N65°03'29"W	61.65
C20	45°50'12"	60.00	75.00	31.71	N67°45'23"E	58.41
C21	45°50'12"	60.00	75.00	31.71	N21°55'11"E	58.41
C22	45°50'12"	60.00	75.00	31.71	N43°55'01"W	58.41
C23	45°50'12"	60.00	75.00	31.71	N69°45'13"W	58.41
C24	48°32'06"	63.53	75.00	33.81	N63°03'38"E	61.65
C25	50°12'29"	43.81	50.00	23.43	N63°53'50"E	42.43
C26	8°17'50"	39.07	270.00	19.57	N86°51'10"W	39.04
C27	11°22'30"	63.80	270.00	26.89	N70°11'10"W	63.52
C28	19°40'00"	113.27	330.00	57.20	N81°09'55"W	112.72
C29	90°00'00"	47.12	30.00	30.00	N45°59'55"W	42.43
C30	90°00'00"	47.12	30.00	30.00	N44°00'05"E	42.43
C31	19°40'00"	102.97	300.00	52.00	N79°10'05"E	102.47
C32	19°40'00"	102.97	300.00	52.00	N79°10'05"E	102.47
C33	19°40'00"	102.97	300.00	52.00	N81°09'55"W	102.47
C34	19°40'00"	102.97	300.00	52.00	N81°09'55"W	102.47

LINE TABLE

LINE	LENGTH	BEARING
L1	30.00	N01°28'38"W
L2	30.00	N02°04'02"W
L3	30.00	N00°59'55"W
L4	30.00	N00°59'55"W
L5	30.00	N00°59'55"W
L6	30.00	N00°59'55"W
L7	30.00	N00°59'55"W
L8	30.00	N00°59'55"W
L9	30.00	N00°59'55"W
L10	30.00	N00°09'18"E
L11	30.00	N01°31'13"W



V37.P68

Foresight Engineering Group
 Engineers & Surveyors
 440 286-1010 fax
 440 286-1034
 330 Center Street, Unit F
 Chardon, Ohio 44024

SCALE: Horiz. 1" = 100'
 Vert. 1" = 100'

FILE NAME: i:\Som10304\Final Plat
 DATE: February 20, 2004

TAYLOR MAY PROPERTIES, LLC.
 FOX CROSSING SUBDIVISION
 Auburn Township - Geauga County - Ohio
 Final Plat