

FROSTWOOD FARMS SUBDIVISION PHASE 2B

FINAL PLAT

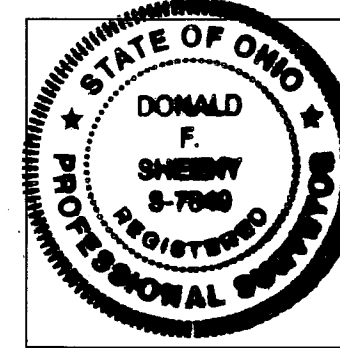
Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Lot 43, Tract 3 and containing 57.7543 acres of land, being part of the land as conveyed to Frostwood Farms, LLC in the deed recorded in Volume 1665, Page 649 of the Geauga County Map Records.

Prepared for: Frostwood Farms, LLC
204 Sandalwood Dr., Box 188
Blowing Rock, NC 28605-0188

Contact: Mr. H. David Howe, Jr.
Phone: (216) 292-5897

SURVEYOR'S CERTIFICATION

I do hereby certify that I have surveyed the premises and prepared the attached plat in accordance with the provisions of Chapter 4733-37 of 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 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.



Donald F. Sheehy
Donald F. Sheehy, Professional Surveyor #7849
Date: Oct 14, 2003

UTILITY EASEMENT:

The undersigned owner, Frostwood Farms, LLC, the owner of the within platted land do hereby grant unto Ohio Edison, Orwell Natural Gas Company, Alltel Corporation and Classic Communications, all Ohio corporations, their successors and assigns (herein 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, repair, reconstruct or relocate such above ground and underground electric, gas and communication cables, ducts, conduits, pipes, gas pipelines, surface or below surface mounted transformers and pedestals, concrete pads, and other facilities as are deemed necessary or convenient for 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. 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 communication 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 his hand: this 15th day of OCTOBER, 2003.

FROSTWOOD FARMS, LLC
H. David Howe, Jr.
H. David Howe, Jr., Co-General Manager

Jeffrey D. Howe
Jeffrey D. Howe, Witness
Nancy H. Donnelly
Nancy H. Donnelly, Witness

STATE OF OHIO } S.S.
COUNTY OF Cuyahoga

Before me, a notary public in and for said county and state, personally appeared the above named H. David Howe, Jr., Co-General Manager, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of Frostwood Farms, LLC for the purposes therein expressed. In witness whereof I have

hereunto set my hand and affixed my official seal at CLEVELAND OHIO, OHIO
this 15 day of OCTOBER, 2003.

NOTARY PUBLIC: Michael P. Donnelly MY COMMISSION EXPIRES:
(print name) MICHAEL P. DONNELLY

UTILITY EASEMENT ACCEPTED BY:

Ohio Edison REPRESENTATIVE: <u>Stephen G. Vanchoff</u> 11-17-03 (print name) <u>STEPHEN G. VANCHOFF</u>	Alltel Corporation REPRESENTATIVE: <u>Jon Hobby</u> 11/17/03 (print name) <u>ION Hobby</u>
Orwell Natural Gas Company REPRESENTATIVE: <u>Gregory J. Osborne</u> 11/17/03 (print name) <u>Gregory J. Osborne</u>	Classic Communications REPRESENTATIVE: <u>Jerry Walsh</u> 9-7-04 (print name) <u>JERRY WALSH</u>

ACCEPTANCE AND DEDICATION:

The undersigned owner, Frostwood Farms, LLC, of the land shown herein, hereby certify that this plat correctly represents "Frostwood Farms Subdivision Phase 2B", a subdivision containing Sublots 9 through 22 both inclusive, and do hereby accept this plat of same and dedicate to public use the area designated as Frostwood Drive and the temporary cul-de-sac easement shown hereon. 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 or 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 his hand

this 15th day of OCTOBER, 2003.

FROSTWOOD FARMS, LLC
H. David Howe, Jr.
H. David Howe, Jr., Co-General Manager
Jeffrey D. Howe
Jeffrey D. Howe, Witness

Nancy H. Donnelly
Nancy H. Donnelly, Witness

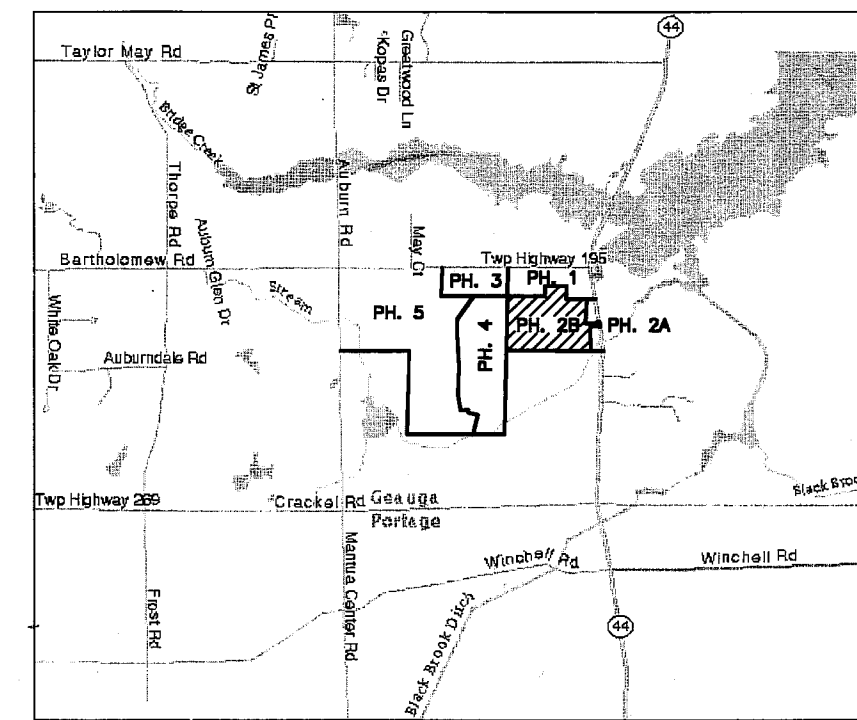
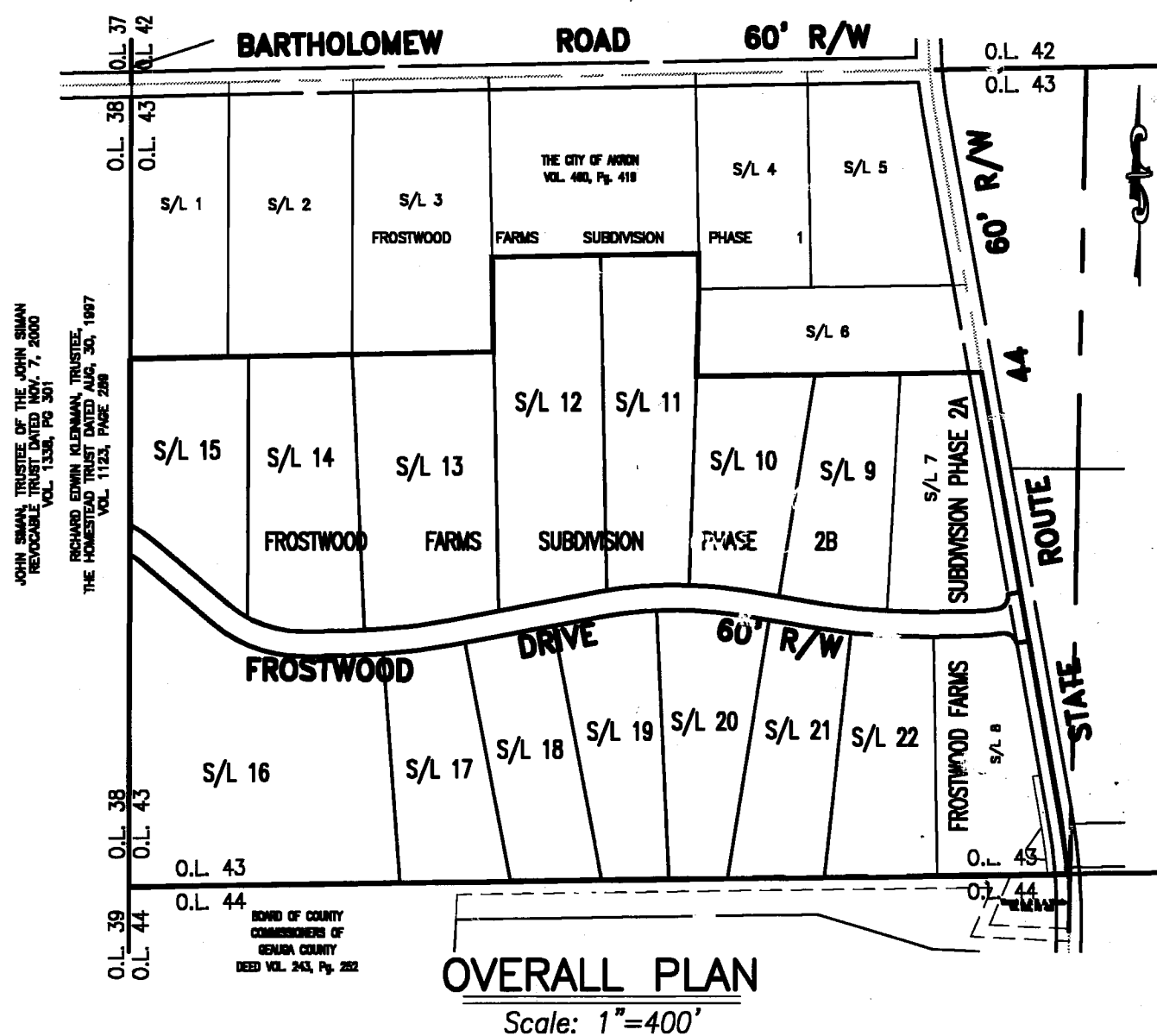
STATE OF OHIO } S.S.
COUNTY OF Cuyahoga

Before me, a notary public in and for said county and state, personally appeared the above named H. David Howe, Jr., Co-General Manager, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of Frostwood Farms, LLC for the purposes therein expressed. In witness whereof I have

hereunto set my hand and affixed my official seal at CLEVELAND OHIO, OHIO

this 15th day of OCTOBER, 2003.

NOTARY PUBLIC: Michael P. Donnelly MY COMMISSION EXPIRES:
(print name) MICHAEL P. DONNELLY



200400704863
Filed for Record in
GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
10-12-2004 AT 04:20 PM.
PLAT 80.00
OR Book 37 Page 79 - 80

APPROVALS

Approved as to legal form this 24th day of September, 2004.
Rebecca F. Schleg A.P.A. REBECCA SCHLEG
David P. Joyce, Geauga County Prosecutor

Approved this 18th day of NOVEMBER, 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 contained within the road right-of-way 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 28th day of September, 2004.
Robert L. Phillips
Robert L. Phillips, Geauga County Engineer

Approved this 7th day of October, 2004, constituting an acceptance of the dedication of any road right-of-way shown hereon for public use and the temporary cul-de-sac easement shown hereon.

Mary Samard
Mary Samard, Geauga County Commissioner

William Young
William Young, Geauga County Commissioner

Neil Hofstetter
Neil Hofstetter, Geauga County Commissioner

Transferred this 12 day of OCTOBER, 2004.

Tracy A. Jamison by S. Kotajich
Tracy Jamison, Geauga County Auditor

Filed for record this 12th day of October, 2004 at 4:20 P.M.

Recorded this 12th day of October, 2004 in plat book

volume 37, pages 79-80

Mary Margaret McBride
Mary Margaret McBride, Geauga County Recorder

ZONING STATEMENT

This plat complies with the applicable Auburn Township Zoning Resolution.

This 17th day of OCTOBER, 2003.

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

COVENANTS & RESTRICTIONS

The Declarations of Covenants and Restrictions for Frostwood Farms

Subdivision Phase 2B is recorded in Volume 1695, Page 646 of Geauga County Records. AMENDMENTS RECORDED IN VOLUME 1709, PAGE 346 OF GEAUGA COUNTY RECORDS.

V37.P79

CHAGRIN VALLEY ENGINEERING, LTD.
22999 FORBES ROAD, SUITE B PH: (440) 439-1999
CLEVELAND, OHIO 44146 FAX: (440) 439-1989
October 10, 2003 CVE Project No. 02259



PREPARED BY
**CHAGRIN VALLEY
ENGINEERING, LTD.**

22999 FORBES ROAD, SUITE B CLEVELAND, OHIO 44146
PHN: (440) 439-1999 FAX: (440) 439-1969
CVE Project No. 02259

November 5, 2003

FINAL PLAT OF FROSTWOOD FARMS SUBDIVISION PHASE 2B

LOCATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga, AND STATE OF OHIO AND BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT NO. 43, TRACT 3.

SURVEY LEGEND

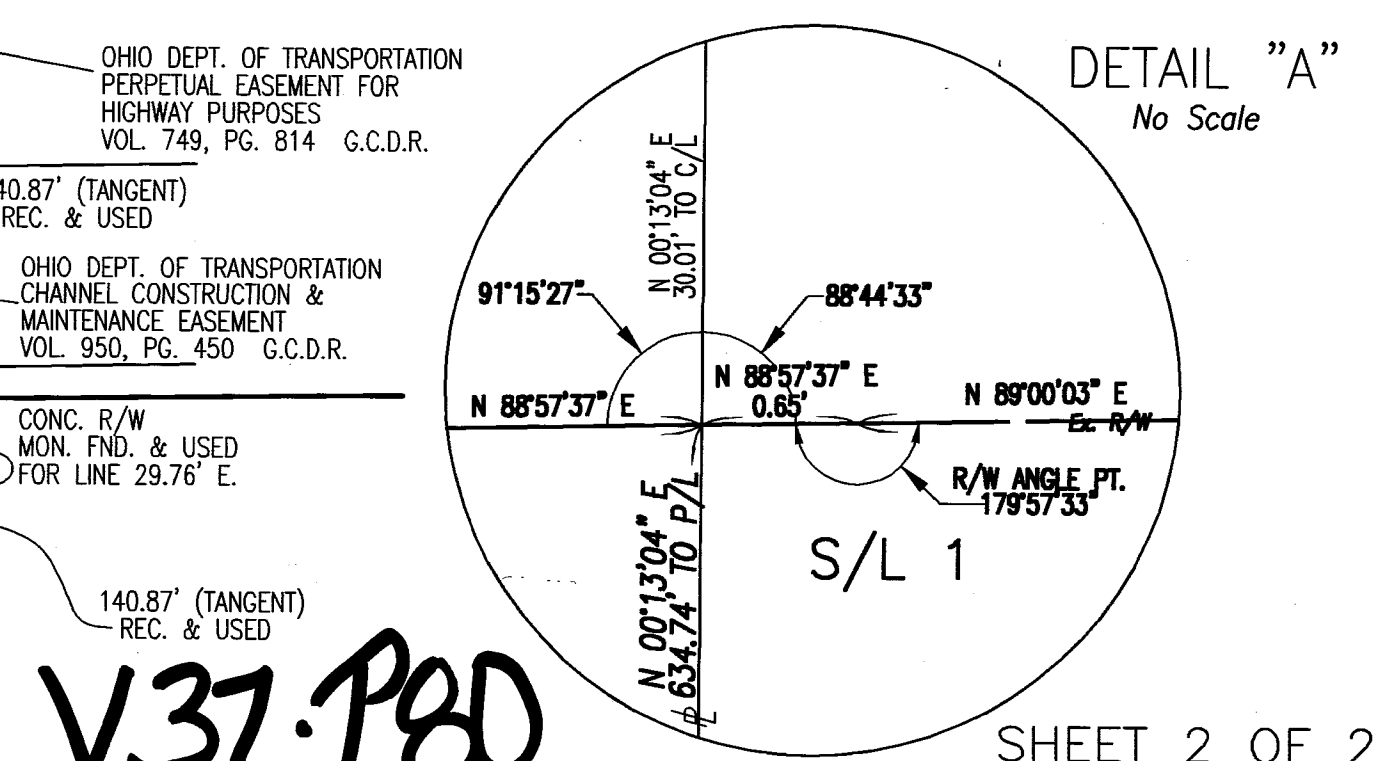
- IRON PIN FOUND
- MON. BOX FOUND
- 5/8" IRON PIN SET
- ⊠ MON. 1/4" PIN SET

EXISTING CENTERLINE CURVE DATA TABLE

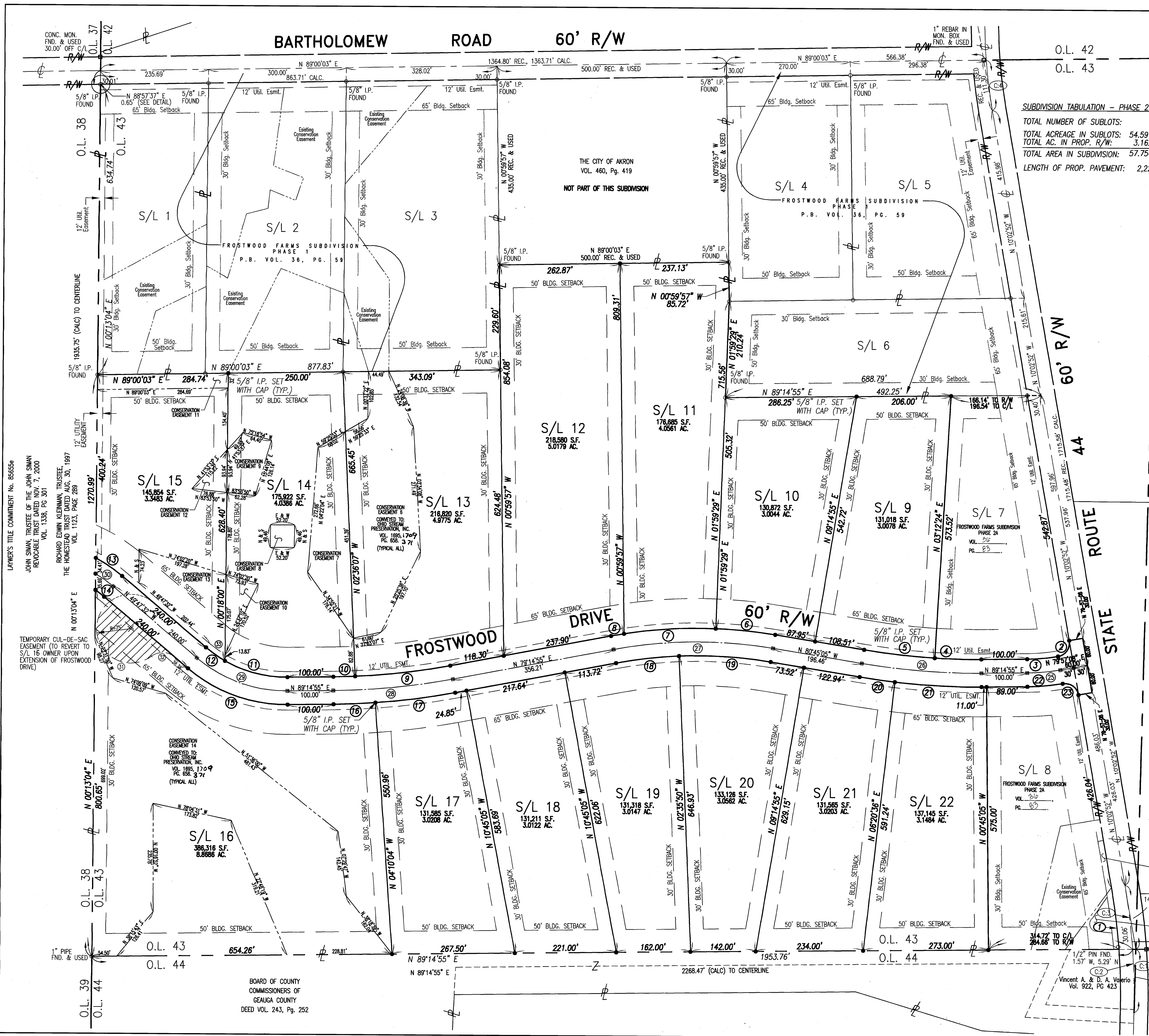
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C-1	1431.24'	11° 14' 33"	280.84'	140.87'	280.39'	N 04°25'35" W
C-2	1431.24'	5° 33' 50"	138.98'	69.55'	138.93'	N 01°35'13" W
C-3	1431.24'	5° 40' 44"	141.86'	70.99'	141.80'	N 07°12'29" W
C-4	1145.92'	5° 31' 52"	110.62'	55.35'	110.58'	N 07°16'56" W

CURVE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	1401.24	5°36'04"	136.98	68.55	136.93	N 07°14'49" W
2	30.00	90°00'00"	47.12	30.00	42.43	N 34°57'08" E
3	415.99	9°17'47"	67.49	33.82	67.42	N 84°36'02" E
4	1470.00	3°57'29"	101.55	50.79	101.53	N 88°46'21" W
5	1470.00	6°02'31"	155.02	77.58	154.94	N 83°46'21" W
6	1030.00	7°15'26"	130.46	65.32	130.38	N 84°22'48" W
7	1030.00	11°08'35"	200.32	100.47	200.00	N 86°25'11" E
8	1030.00	1°35'59"	28.76	14.38	28.76	N 80°02'55" E
9	1470.00	8°08'58"	209.09	104.72	208.91	N 83°19'24" E
10	1470.00	1°51'02"	47.48	23.74	47.47	N 88°19'24" E
11	270.00	30°08'04"	142.01	72.69	140.37	N 75°41'03" W
12	270.00	10°49'29"	51.01	25.58	50.93	N 55°12'16" W
13	330.00	12°08'54"	69.97	35.12	69.84	N 55°51'59" W
14	270.00	5°10'58"	24.42	12.22	24.42	N 52°23'01" W
15	330.00	40°57'33"	235.91	123.25	230.92	N 70°16'18" W
16	1530.00	3°24'59"	91.23	45.63	91.22	N 87°32'26" E
17	1530.00	6°35'01"	175.81	88.00	175.71	N 82°32'26" E
18	970.00	8°09'15"	138.05	69.14	137.93	N 83°19'32" E
19	970.00	11°50'45"	200.55	100.63	200.19	N 86°40'28" W
20	1530.00	2°54'18"	77.58	38.80	77.57	N 82°12'14" W
21	1530.00	7°05'42"	189.46	94.85	189.34	N 87°12'14" W
22	475.99	9°17'47"	77.23	38.70	77.15	N 84°36'02" E
23	30.00	90°00'00"	47.12	30.00	42.43	N 55°02'52" W
24	1401.24	5°40'43"	138.88	69.50	138.82	N 07°12'30" W
25	445.99	9°17'47"	72.36	36.26	72.28	N 84°36'02" E
26	1500.00	10°00'00"	261.80	131.23	261.47	N 85°45'05" W
27	1000.00	20°00'00"	349.07	176.33	347.30	N 89°14'55" E
28	1500.00	10°00'00"	261.80	131.23	261.47	N 84°14'55" E
29	300.00	40°57'33"	214.46	112.04	209.92	N 70°16'18" W
30	300.00	9°04'38"	47.53	23.81	47.48	N 54°19'51" W
31	75.00	178°58'52"	234.29	8434.73	149.99	N 37°44'45" W
32	40.00	7°26'39"	54.07	32.07	50.04	N 88°30'51" W
33	258.00	9°19'54"	42.02	21.06	41.97	N 54°27'29" W



V37.P80



LAWYER'S TITLE COMMENT No. 865556
 JOHN SIMAN, TRUSTEE OF THE JOHN SIMAN REVOCABLE TRUST DATED NOV. 7, 2000 VOL. 1338, PG. 301
 RICHARD EDWIN KLEMMAN, TRUSTEE OF THE HOMESTEAD TRUST DATED AUG. 30, 1997 VOL. 1123, PAGE 289
 TEMPORARY CUL-DE-SAC EASEMENT (TO REVERT TO S/L 15 OWNER UPON EXTENSION OF FROSTWOOD DRIVE)

CONSERVATION EASEMENT 14
 CONVEYED TO OHIO DEPT. OF TRANSPORTATION INC. VOL. 1885, 17009 PG. 688-671 (TYPICAL ALL)

BOARD OF COUNTY COMMISSIONERS OF GEauga COUNTY DEED VOL. 243, PG. 252

SUBDIVISION TABULATION - PHASE 2:
 TOTAL NUMBER OF SUBLOTS: 14
 TOTAL ACREAGE IN SUBLOTS: 54.5918 AC.
 TOTAL AC. IN PROP. R/W: 3.1625 AC.
 TOTAL AREA IN SUBDIVISION: 57.7543 AC.
 LENGTH OF PROP. PAVEMENT: 2,225 L.F.

ROUTE 44
 STATE