

HIKERS TRAIL SUBDIVISION

Situated in the Township of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 12, Tract 1, Township 9, Range VIII of the Connecticut Western Reserve and being ALL of the land conveyed to Hikers Trail LLC in the deed recorded at volume 1666 page 376 of the Geauga County Deed Records containing 34.943 acres

ACCEPTANCE CERTIFICATION AND DEDICATION

Hikers Trail LLC, the undersigned owner of the land shown herein, hereby certifies that this plat correctly represents its "Hikers Trail" subdivision containing sublots one (1) through nine (9) both inclusive, and does hereby accept this plat of same and dedicate to public use the area designated as Hikers Trail. 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 7th day of August, 2003

Ken Hoar
Ken Hoar, Managing Member

Chad Gruber
Witness

Chad Gruber
Print Name

Steven N. Roessner
Witness

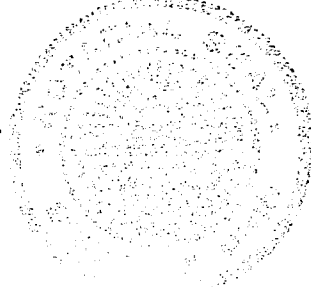
Steven N. Roessner
Print Name

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named Ken Hoar, Managing Member who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed personally and the free act and deed of Hikers Trail LLC for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 7th day of August, 2003

Kouye B. Prosser
Notary Public 143566

My Commission Expires on April 27, 2005



UTILITY EASEMENT

"Hikers Trail, LLC, the undersigned owner of the within platted land, do hereby grant unto The Illuminating Company, Alltel Corporation, Adelphia, and the East Ohio 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 7th day of August, 2003

Ken Hoar
Ken Hoar, Managing Member

Chad Gruber
Witness

Chad Gruber
Print Name

Steven N. Roessner
Witness

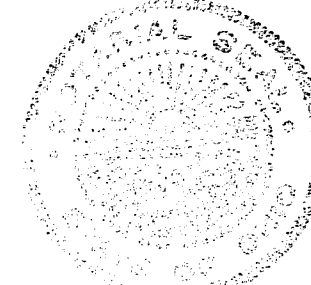
Steven N. Roessner
Print Name

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named Ken Hoar, Managing Member who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed personally and the free act and deed of Hikers Trail LLC for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 7th day of August, 2003

Kouye B. Prosser
Notary Public 143568

My Commission Expires on April 27, 2005



UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

Randy DeLuigatti 9/14/03
The Cleveland Electric Illuminating Company Date

Print Name RANDY A. DELUIGATTI

Chuck Sullivan 9.3.03
Adelphia Date

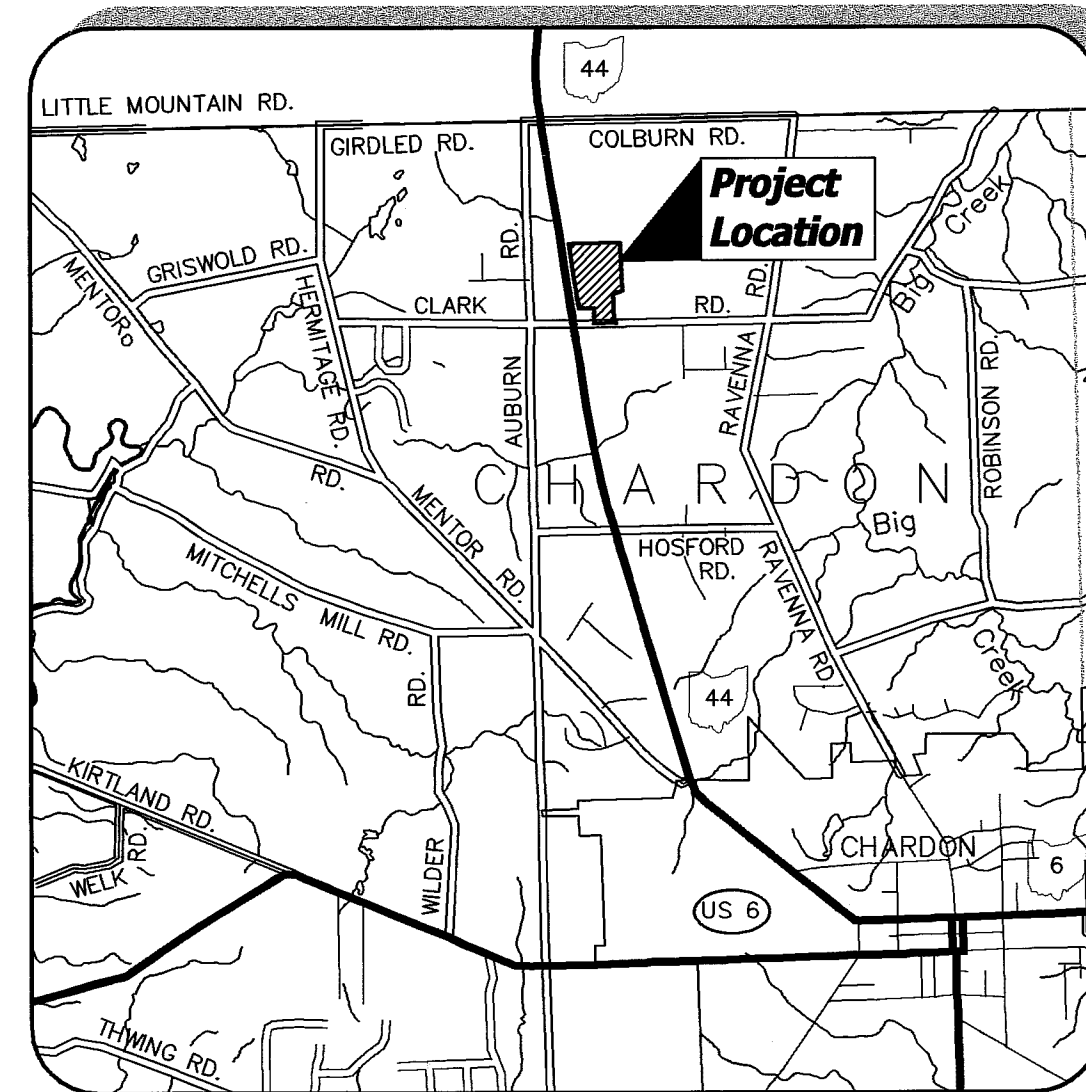
Print Name CHUCK SULLIVAN

Jon Hobby 8/12/03
After Corporation Date

Print Name Jon Hobby

Steven D. Bartzal 9/12/03
The East Ohio Gas Company Date

Print Name STEVEN D. BARTZAL



VICINITY MAP
NO SCALE

200400705796
Filed for Record in
GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
10-27-2004 At 10:56 a.m.
PLAT 80.00
IR Book 37 Page 83 - 84

This plat complies with the applicable Chardon Township Zoning Resolution.

This 8.9.03 day of August, 2003

By: Frank Kelly

Chardon Township Zoning Inspector

Print Name _____

Approved as to legal form this 8th day of October, 2004

By: Rebecca F. Schlag, AIA

Geauga County Prosecutor

Print Name Rebecca F. Schlag, AIA

Approved this 12th day of August, 2003

By: Eugene T. McCune Jr.

Chairperson, Geauga County Planning Commission

Print Name EUGENE T. McCune Jr.

Pursuant to Section 711.091 of the Ohio Revised Code, I have checked the construction of roadway improvements of the road 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 13th day of October, 2004

By: Robert L. Phillips

Geauga County Engineer

Print Name Robert L. Phillips

Approved this 27th day of October, 2004 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use.

By: William S. Young

Geauga County Commissioner

Print Name William S. Young

By: Mary E. Samide

Geauga County Commissioner

Print Name MARY E. SAMIDE

Transferred this 27th day of Oct., 2004

By: Tracy A. Johnson

Geauga County Auditor

Print Name Tracy A. Johnson

Filed for record this 27th day of October, 2004

at 10:56 A.M.

Recorded this 27th day of October, 2004 in

plat book Volume 87 Page 83-84

By: Mary Margaret McBride

Geauga County Recorder

Print Name Mary Margaret McBride

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 Geauga County Engineer.

Bearings Grid North and based on State Plane Nad 1983 Ohio North Zone as established from the Geauga County Horizontal Control Station 1500.

Steven N. Roessner 8/6/05
Steven N. Roessner date
Ohio Professional Surveyor No. 7070



Total Number of Sublots: 9 Sublots
Total Length of New Road: 1,160.33 L.F.
Total Area in Sublots: 1 - 9 Inclusive: 32,704 acres
Area in Existing/Proposed R/W: 2,239 acres
Total Area of Subdivision: 34,943 acres

The declaration of covenants and restrictions for Hikers Trail Subdivision is recorded in volume 1666 page 376 of the Geauga County Deed Records.

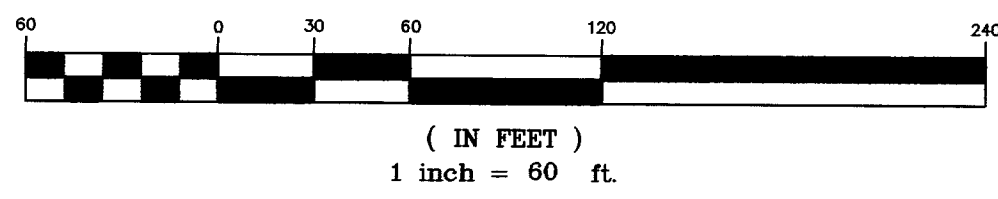
Foresight Engineering Group
Engineers & Surveyors
440 286-1010
440 286-1034 fax
320 Center Street, Unit F
Chardon, Ohio 44024

Sheet No. 1/2
Hikers Trail
Final Plat

V37-P83

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GRAPHIC SCALE



CURVE	Delta	Length	Radius	Tangent	Chord	Bearing	Chord Distance
C1	23°13'45"	121.63	300.00	61.66'	N13°35'11"W	120.80'	
C2	29°38'40"	258.70	500.00	132.31'	S10°22'44"E	255.82'	
C3	89°11'11"	46.70	30.00	29.58'	S46°33'54"E	42.12'	
C4	18°31'02"	106.65	330.00	53.79'	N11°13'50"W	106.19'	
C5	44°24'44"	27.14	330.00	13.58'	N72°30'42"W	27.13'	
C6	14°37'11"	119.93	470.00	60.29'	S17°53'28"E	119.60'	
C7	67°47'45"	47.33	40.00	26.88'	S23°19'00"W	44.62'	
C8	50°47'36"	88.65	100.00	47.48'	N31°49'05"E	85.78'	
C9	67°10'01"	117.23	100.00	66.40'	N27°09'44"W	110.63'	
C10	37°11'38"	64.92	100.00	33.65'	N78°20'33"W	63.78'	
C11	34°22'39"	80.00	100.00	30.93'	S64°52'18"W	59.10'	
C12	41°01'05"	71.59	100.00	37.41'	S27°10'26"W	70.07'	
C13	68°57'19"	120.35	100.00	68.67'	S27°48'46"E	113.22'	
C14	53°41'36"	37.49	40.00	20.25'	N35°26'38"W	36.13'	
C15	16°36'14"	153.59	530.00	77.34'	S16°53'57"E	153.05'	
C16	23°13'45"	109.47	270.00	55.49'	N13°35'11"W	108.72'	
C17	90°48'49"	47.55	30.00	30.43'	N43°26'06"E	42.73'	

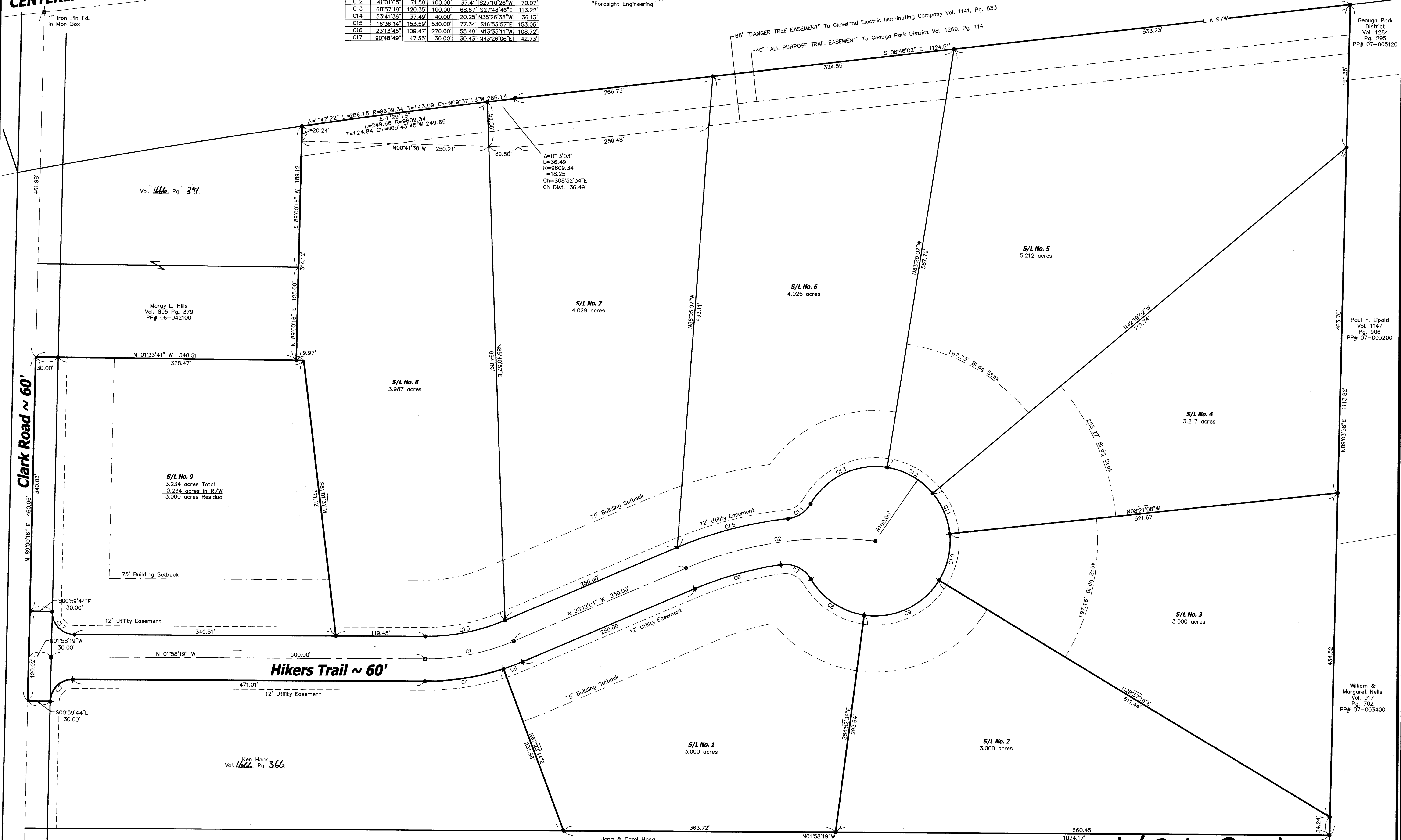
HIKERS TRAIL SUBDIVISION

Situated in the Township of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 12, Tract 1, Township 9, Range VIII of the Connecticut Western Reserve



- 1" Pin - Set in Monument Box and Capped "Foresight Engineering"
- 5/8" Rebar Set and Capped "Foresight Engineering"

CENTERLINE STATE ROUTE 44 - WIDTH VARIES



REVISIONS:

SCALE:	Horz:	Vert:
1" = 60'	None	None

FILE NAME: I:\Hoot\0301\Final Plat

DATE: Aug. 4, 2003

HIKERS TRAIL, LLC.
 HIKERS TRAIL SUBDIVISION
 Chardon Township - Geauga County - Ohio
 Final Plat

V37-P84

Jong & Carol Hong
 Vol. 685 Pg. 452
 PP# 06-052400