

SUGARBUSH WOODS SUBDIVISION

ACCEPTANCE CERTIFICATION AND DEDICATION

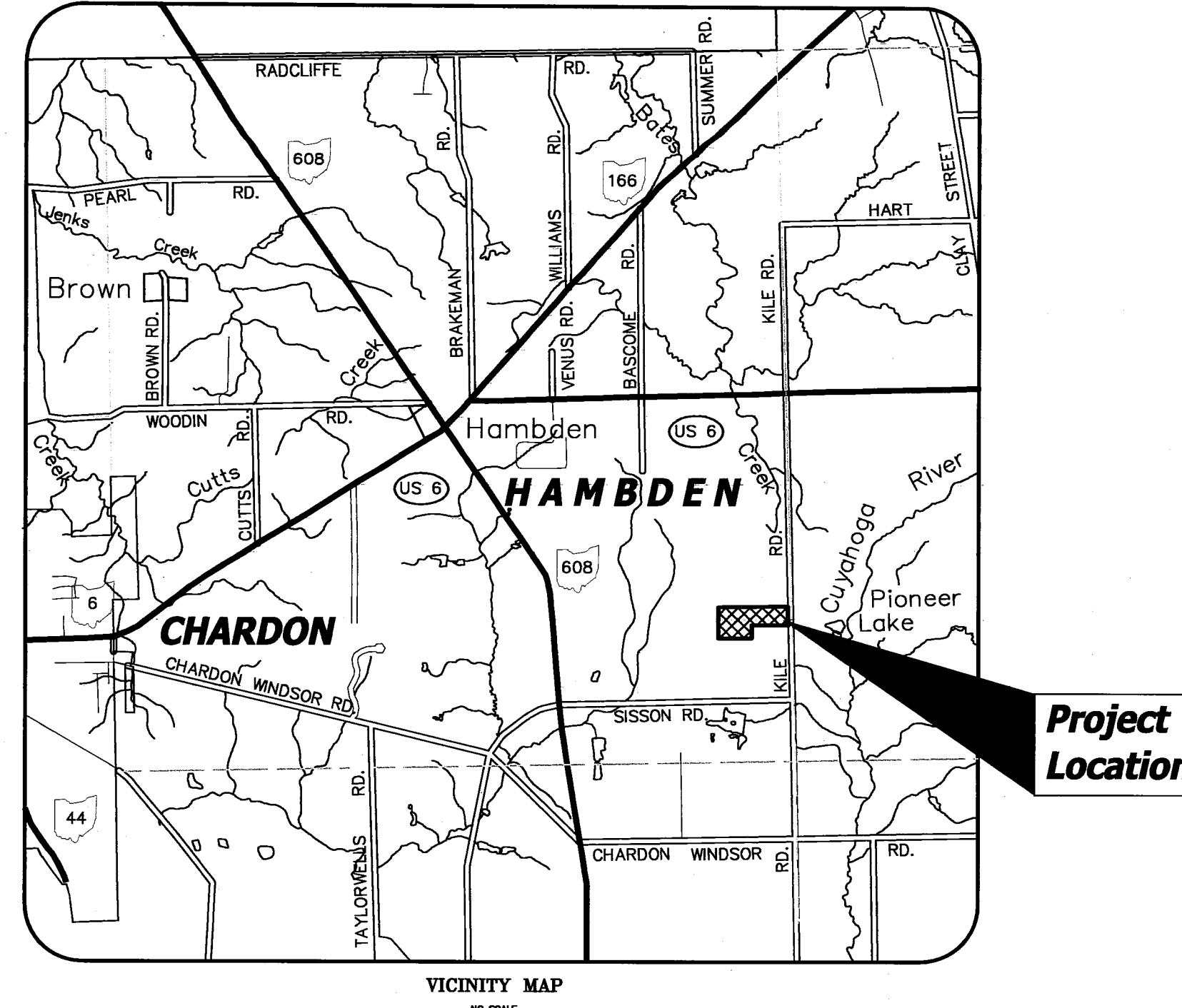
Hambden Properties LLC, the undersigned owner of the land shown herein, hereby certifies that this plat correctly represents its "Sugarbush Woods" subdivision containing sublots one (1) through twenty-one (21) both inclusive, and does hereby accept this plat of same and dedicate to public use the area designated as Crimson King 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 his hand this 23rd day of March, 2004.

Ryan Sommers member
Hambden Properties, LLC

Laura K Barton
Witness
Laura K Barton
Print Name
St A Row
Witness
St A Row
Print Name

Situated in the Township of Hambden, County of Geauga, State of Ohio, and being in Lot 1 and 2, bond tract of Township 9, Range VII of the Connecticut Western Reserve and containing part of the land as conveyed to Hambden Properties, LLC. in the deed recorded in Volume 1708, Page 47 of the Geauga County Deeds.

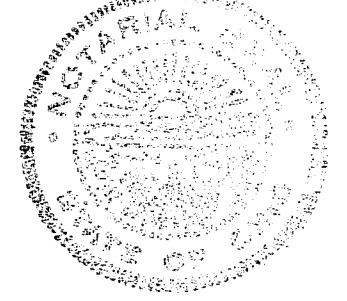
AND CONTAINING 79.9954 ACRES



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 Hambden 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 23rd day of March, 2004.

David B. Stewart
Notary Public 143568
My Commission Expires on April 27, 2005



UTILITY EASEMENT

Hambden Properties, LLC, the undersigned owner of the within platted land, do hereby grant unto The Illuminating Company, Alltel Corporation, Cebridge 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 his hand this 23rd day of March, 2004.

Ryan Sommers member
Hambden Properties, LLC

Laura K Barton
Witness
Laura K Barton
Print Name
St A Row
Witness
St A Row
Print Name
STEVEN N ROESSNER
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 Crimson King Trail and hereby releases from him of our mortgage and waives any right which we might otherwise have in said Road. This 4th day of March, 2004.

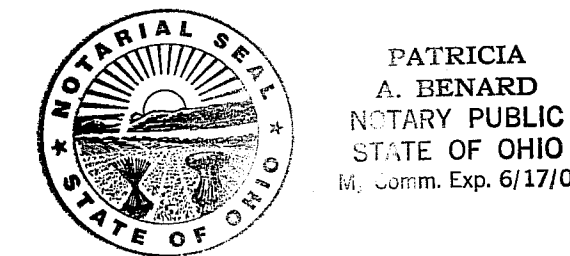
Charles D. Seymour, V.P.
Witness
Charles D. Seymour
V.P. SKYBAND

Ryan I. Sommers
Witness
Ryan I. Sommers
Print Name
Patricia A. Bernard
Witness
Patricia A. Bernard
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 Charles Seymour 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 4th day of MARCH, 2004.

Patricia A. Bernard
Notary Public
My Commission Expires on 6-17-07



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 Hambden 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 23rd day of March, 2004.

David B. Stewart
Notary Public 148568
My Commission Expires on April 27, 2005



UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

Ralph N. Delligatti 8/11/04
The Cleveland Electric Illuminating Company /Date
Print Name RALPH N. DELIGATTI

Jon Hobby 8/13/04
Alltel Corporation /Date
Print Name Jon Hobby

Larry T. Walsh 9-7-04
Cebridge Connections /Date
Print Name LARRY T. WALSH

Mark W. Boggess 9-8-04
The Orwell Natural Gas Company /Date
Print Name MARK W. BOGGESS

This plat complies with the applicable Hambden Township Zoning Resolution. This 13th day of November, 2004.
By: Ralph L. Cleveland
Hambden Township Zoning Inspector
Print Name RALPH L. CLEVELAND

Approved as to legal form this 4th day of November, 2004.
By: Rebecca F. Schlag
Gauga County Prosecutor
Print Name Rebecca F. SCHLAG

Approved this 13 day of July, 2004.
By: Margaret Muehling
Chairperson, Geauga 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 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 5th day of NOVEMBER, 2004.

By: Robert L. Phillips
Gauga County Engineer
Print Name ROBERT L. PHILLIPS

Approved this 16th day of NOV., 2004 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use.

By: William S. Young
Gauga County Commissioner
Print Name WILLIAM S. YOUNG

By: Neil C. Hotstetter
Gauga County Commissioner
Print Name Neil C. Hotstetter

By: Mary E. Samide
Gauga County Commissioner
Print Name MARY E. SAMIDE

Transferred this 16th day of NOVEMBER, 2004.

By: Tracy A. Jemison
Gauga County Auditor
Print Name TRACY A. JEMISON

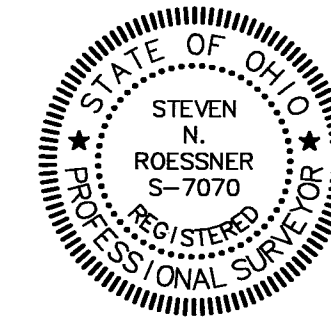
20040707169
Filed for Record in
Gaugua County, Ohio
MARY MARGARET McBRIDE
11-16-2004 At 02:48 PM.
PLAT 80.00
OR Book 37 Page 94 - 95

Filed for record this 16th day of November, 2004
at 02:48 P. M.
Recorded this 16th day of November, 2004 in
plat book Volume 37 Page 94-95
By: Mary Margaret McBride
Gauga 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.

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

Steven N. Roessner 11/13/04
Steven N. Roessner /Date
Ohio Professional Surveyor No. 7070



Total Number of Sublots: 21 Sublots
Total Length of New Road: 3,235.21 feet
Total Area in Sublots: 75,1805 acres
1 - 21 Inclusive: 4,8149 acres
Area in Existing/Proposed R/W
Total Area of Subdivision: 79.9954 acres

The declaration of covenants and restrictions for Sugarbush Woods Subdivision is recorded in volume 1715, page 2649 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
Sugarbush Woods
Final Plat

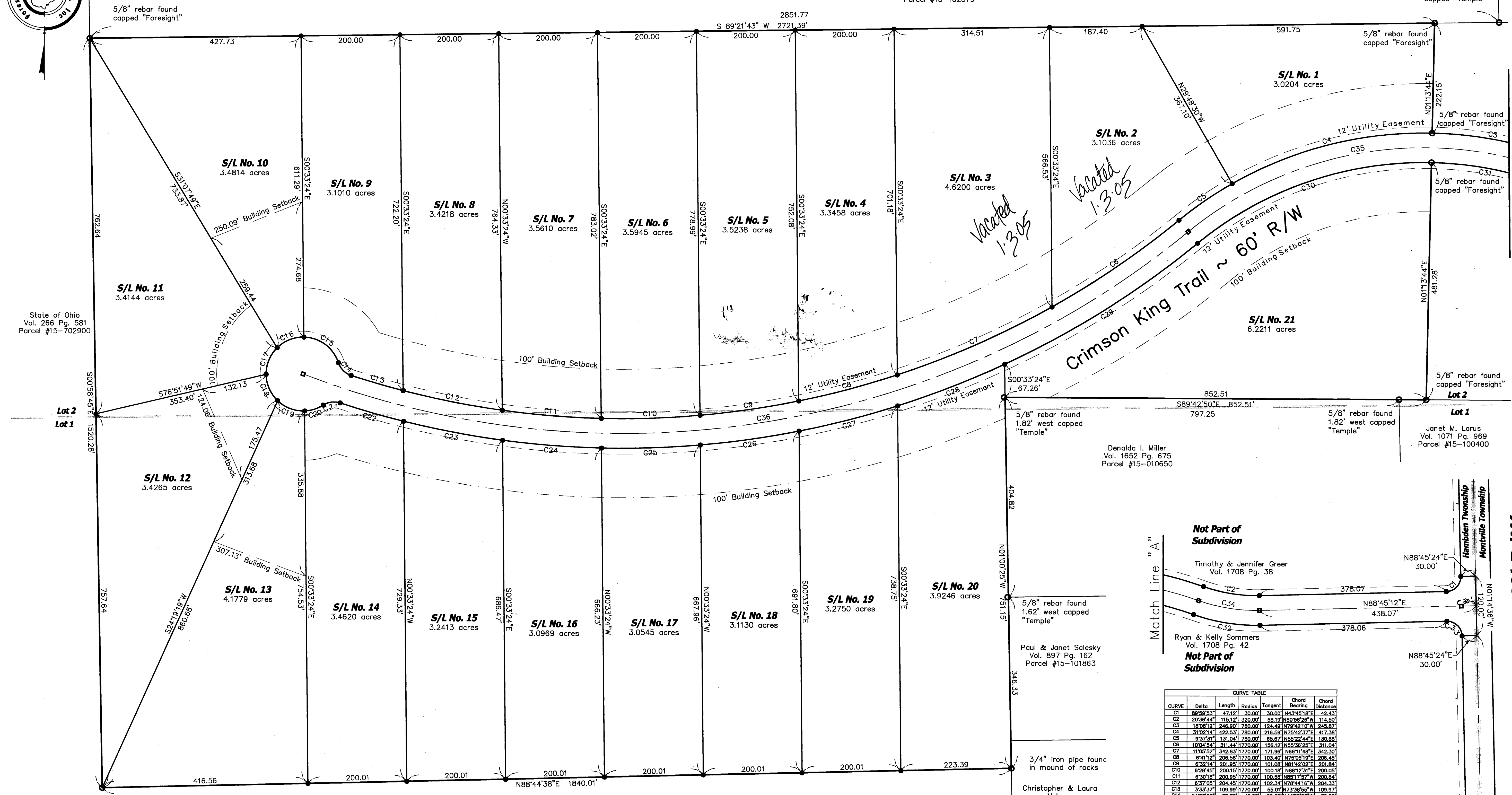
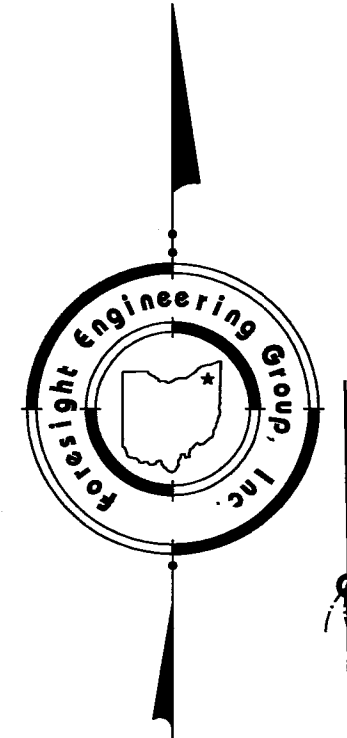
St J 283
Lot 2 Bond Tract
located 1:30:50 9:24:00
Mary Margaret McBride
Recorder

V37.P94

SUGARBUSH WOODS SUBDIVISION

Situated in the Township of Hambden, County of Geauga, State of Ohio
and being in Lot 1 and 2, Bond Tract of Township 9, Range VII of the
Connecticut Western Reserve

Rodney & Gina Dudinsky
Vol. 1617 Pg. 262
Parcel #15-102379



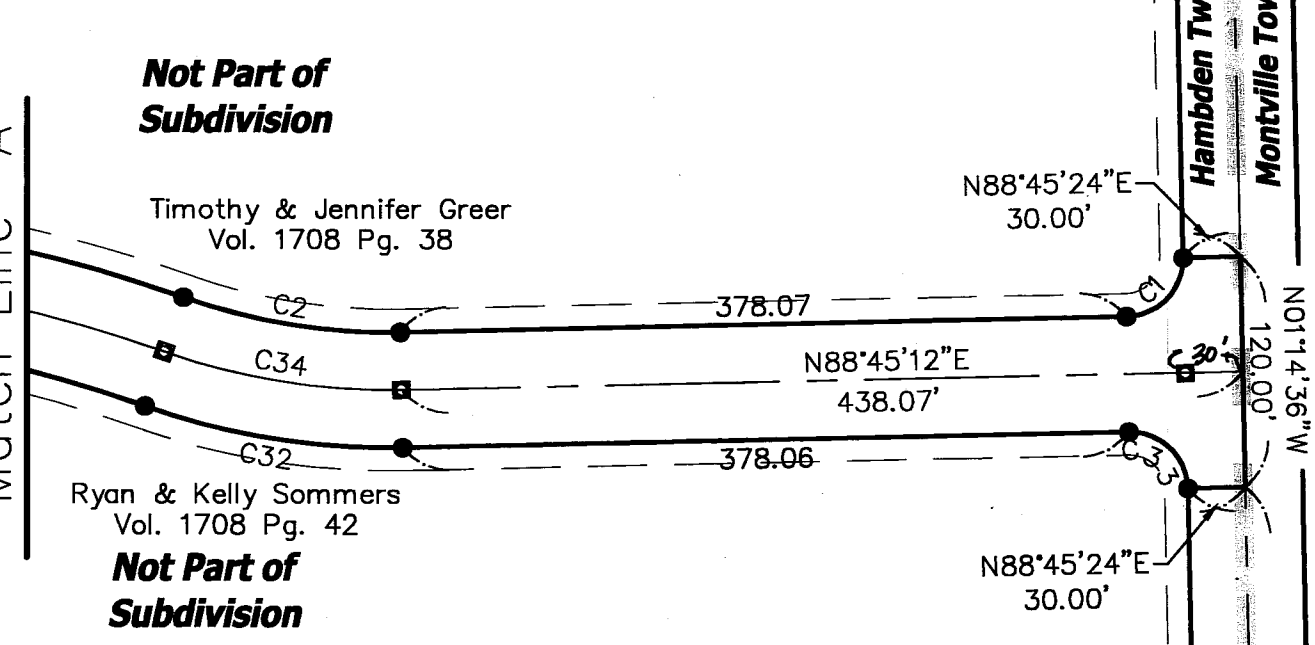
State of Ohio
Vol. 266 Pg. 581
Parcel #15-702900

Denaldi I. Miller
Vol. 1652 Pg. 675
Parcel #15-010650

Janet M. Lorus
Vol. 1071 Pg. 969
Parcel #15-100400

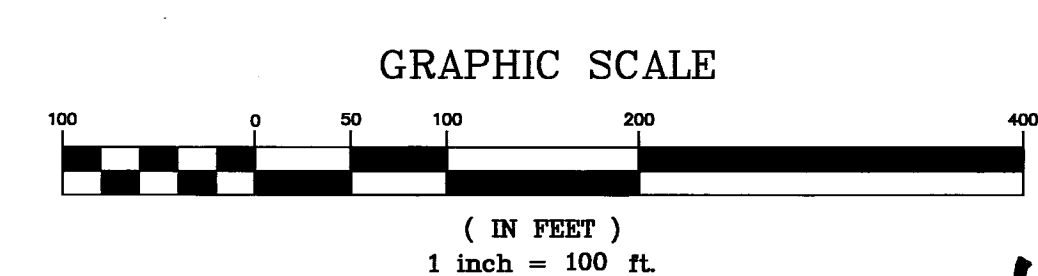
Paul & Janet Salesky
Vol. 897 Pg. 162
Parcel #15-101863

Christopher & Laura
Vokoun
Vol. 1553 Pg. 1165
Parcel #15-101854



CURVE TABLE

CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	89°59'53"	47.12'	30.00'	30.00'	N43°45'18"E	42.43'
C2	20°26'44"	115.12'	320.00'	58.19'	N80°26'28"W	114.50'
C3	18°08'12"	246.97'	780.00'	124.49'	N29°24'21"W	245.87'
C4	31°02'14"	422.53'	780.00'	216.58'	N75°42'37"E	417.38'
C5	9°37'31"	131.04'	780.00'	65.67'	N85°22'44"E	130.88'
C6	10°04'54"	311.41'	770.00'	158.79'	N85°26'25"E	311.04'
C7	11°05'52"	342.83'	1770.00'	171.98'	N86°11'48"E	342.30'
C8	8°41'12"	206.58'	1770.00'	103.40'	N75°05'19"E	206.45'
C9	6°30'14"	201.95'	1770.00'	101.68'	N81°42'02"E	201.84'
C10	6°28'48"	200.15'	1770.00'	101.81'	N81°23'15"E	200.95'
C11	6°30'18"	200.85'	1770.00'	100.58'	N81°17'57"W	200.84'
C12	6°37'05"	204.45'	1770.00'	102.24'	N78°44'18"W	204.33'
C13	3°33'37"	109.89'	1770.00'	55.10'	N82°14'41"W	109.87'
C14	5°40'03"	37.70'	40.00'	20.38'	N44°52'05"W	36.32'
C15	7°10'37"	82.88'	75.00'	53.51'	N53°22'32"W	82.12'
C16	4°29'12"	80.00'	75.00'	51.71'	N81°15'41"E	80.41'
C17	4°59'12"	80.00'	75.00'	51.71'	N22°21'42"E	80.41'
C18	4°59'12"	80.00'	75.00'	51.71'	N23°26'30"W	80.41'
C19	4°59'12"	80.00'	75.00'	51.71'	N81°15'41"E	80.41'
C20	3°03'09"	40.08'	75.00'	20.53'	N72°27'38"E	39.60'
C21	5°19'37"	35.67'	40.00'	19.12'	N82°41'59"E	34.50'
C22	4°02'07"	133.53'	1830.00'	66.78'	N73°25'45"W	133.50'
C23	6°23'30"	204.15'	1830.00'	102.18'	N79°07'55"W	204.04'
C24	6°17'23"	200.88'	1830.00'	100.55'	N85°28'21"W	200.79'
C25	6°15'58"	200.14'	1830.00'	100.17'	N88°15'41"E	200.04'
C26	6°15'08"	201.44'	1830.00'	101.01'	N81°57'24"E	201.22'
C27	6°27'12"	208.12'	1830.00'	103.17'	N75°34'14"E	208.01'
C28	7°17'08"	232.88'	1830.00'	116.50'	N68°42'05"E	232.53'
C29	14°23'34"	462.88'	1830.00'	232.89'	N57°45'45"E	461.86'
C30	4°03'46"	510.98'	720.00'	266.78'	N70°33'51"E	500.33'
C31	18°08'12"	222.91'	720.00'	114.92'	N74°42'10"W	222.86'
C32	2°26'44"	136.71'	380.00'	69.10'	N80°26'28"W	135.97'
C33	9°02'12"	47.13'	30.00'	30.00'	N46°14'42"W	42.43'
C34	20°26'44"	115.01'	320.00'	58.14'	N80°26'28"W	114.50'
C35	8°41'58"	788.01'	750.00'	422.60'	N73°23'37"E	728.35'
C36	6°03'41"	1901.55'	1800.00'	1050.32'	N80°49'48"E	1814.35'



V37.P95

Foresight Engineering Group
Engineers & Surveyors

SCALE: 1" = 100'
FILE NAME: I:\Som10302\Final Plat
DATE: January 5, 2004

REVISIONS:
Hambden Township
Montville Township
Kile Road ~ 60' R/W
Hambden Properties, LLC.
Sugarbush Woods Subdivision
Hambden Township - Geauga County - Ohio
Final Plat

SHEET NO.
2/2