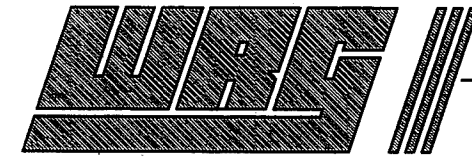


HEATHER HOLLOW SUBDIVISION

PART OF O.L. NO. 2,3,4,5, SECTION 15, TRACT 1 - RUSSELL TOWNSHIP - GEAUGA COUNTY - OHIO

PREPARED BY:

Wm. R. GRAY ASSOC., INC
PROFESSIONAL ENGINEERING & SURVEYING SERVICES
Mentor Colonial Plaza
7519 Mentor Avenue
Mentor, Ohio 44060
(440) 946-1616



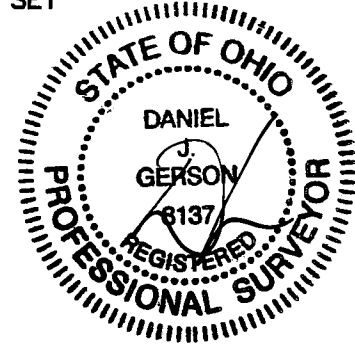
HEATHER HOLLOW SUBDIVISION

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEAUGA, STATE OF OHIO AND KNOWN AS BEING PART OF SECTION 15, TRACT 1 AND ORIGINAL LOT 2,3,4,5 AND CONTAINING 56.841 ACRES BEING THE LAND AS CONVEYED TO PITORAK AND COENEN INVESTMENTS, LLC IN THE DEED RECORDED IN VOLUME 1712, PAGE 1931, INSTRUMENT #200300682858 OF THE GEAUGA COUNTY OFFICIAL RECORDS.

SURVEYORS 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 THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE LOTS AND 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.

Daniel J. Gerson
DANIEL J. GERSON
REGISTERED SURVEYOR
1 MAR 04
DATE



ACCEPTANCE AND CERTIFICATION DEDICATION

I, THE UNDERSIGNED LARRY J. PITORAK OF PITORAK AND COENEN INVESTMENTS, LLC, THE OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS MY HEATHER HOLLOW SUBDIVISION CONTAINING SUBLOTS 1 THROUGH 14 BOTH INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS RETRIEVER RUN. 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 HIMSELF 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 PURPOSE ABOVE AND BENEATH THE SURFACE OF THE GROUND, IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET HIS HAND THIS 1st DAY OF MARCH 2004.

Larry J. Pitorak
LARRY J. PITORAK
OWNER, PITORAK AND COENEN INVESTMENTS, LLC.
PRINT NAME

Terrence G. Gerson *Paul Ford*
TERRENCE G. GERSON PAUL FORD
WITNESS WITNESS
PRINT NAME PRINT NAME

STATE OF OHIO, COUNTY OF LAKE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED LARRY J. PITORAK, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND HAVE HERETO SET MY HAND AND THAT THE SAME IS HIS FREE ACT AND DEED, AND THE FREE ACT AND DEED OF PITORAK AND COENEN INVESTMENTS, LLC., FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MENTOR, OHIO THIS 1st DAY OF MARCH 2004.

Paul J. Maly
NOTARY PUBLIC MY COMMISSION EXPIRES NO EXPIRATION

UTILITY EASEMENT

I, LARRY J. PITORAK OF PITORAK AND COENEN INVESTMENTS LLC, THE OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, ALLTEL, ADELPHIA CABLE, DOMINION EAST OHIO, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) 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 GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE 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 GRANTEE 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 LANDSCAPING 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 HERETO SET HIS HAND THIS 1st DAY OF MARCH 2004.

Larry J. Pitorak *Larry J. Pitorak*
LARRY J. PITORAK LARRY J. PITORAK
OWNER, PITORAK AND COENEN INVESTMENTS, LLC.
PRINT NAME PRINT NAME

Terrence G. Gerson *Paul Ford*
TERRENCE G. GERSON PAUL FORD
WITNESS WITNESS
PRINT NAME PRINT NAME

STATE OF OHIO, COUNTY OF LAKE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED LARRY J. PITORAK, 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 PITORAK AND COENEN INVESTMENTS, LLC., FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MENTOR, OHIO THIS 1st DAY OF MARCH 2004.

Paul J. Maly
NOTARY PUBLIC MY COMMISSION EXPIRES NO EXPIRATION

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

Ralph H. DeLigatti *Jon Hobby*
RALPH H. DELIGATTI JON HOBBY
CLEVELAND ELECTRIC ILLUMINATING COMPANY DATE 8/13/04
ADTEL COMPANY DATE
Steve D. Bartel *Larry Bolk*
STEVE D. BARTEL LARRY BOLK
DOMINION EAST OHIO GAS COMPANY DATE 3/2/04
ADELPHIA CABLE COMPANY DATE 9-15-04

APPROVALS

APPROVED AS TO LEGAL FORM THIS 4th DAY OF November 2004

Rebecca A. Schlag
REBECCA A. SCHLAG
APPROVED THIS 13th DAY OF APRIL 2004
GEAUGA COUNTY PROSECUTOR

Margaret Muehling
MARGARET MUEHLING
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-WAYS 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. THE 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

Robert C. Phillips
ROBERT C. PHILLIPS
GEAUGA COUNTY ENGINEER

APPROVED THIS 7th DAY OF DECEMBER 2004, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE.

Neil C. Hofstetter *Mary E. Samide*
NEIL C. HOFSTETTER MARY E. SAMIDE
GEAUGA COUNTY COMMISSIONER GEAUGA COUNTY COMMISSIONER

TRANSFERRED THIS 9th DAY OF DEC 2004

Tracy A. Johnson
TRACY A. JOHNSON
GEAUGA COUNTY AUDITOR

FILED FOR RECORD THIS 9th DAY OF December 2004 AT 10:30 A.M.
RECORDED THIS 9th DAY OF December 2004 IN PLAT BOOK VOLUME 37 PAGE 103-104

200400708479
Filed for Record in
GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
12-09-2004 at 10:38 am.
PLAT 80.00
OR Book 37 Page 103 - 104

THIS PLAT COMPLIES WITH THE APPLICABLE RUSSELL TOWNSHIP ZONING RESOLUTION. THIS 24th DAY OF MARCH 2004

Richard Machnis, Jr.
RICHARD MACHNIS, JR.
RUSSELL TOWNSHIP ZONING INSPECTOR.

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR HEATHER HOLLOW SUBDIVISION IS RECORDED IN VOLUME 1723, PAGE 543-560 OF THE GEAUGA COUNTY DEED RECORDS.
Inst. # 200400690272

OWNER / DEVELOPER

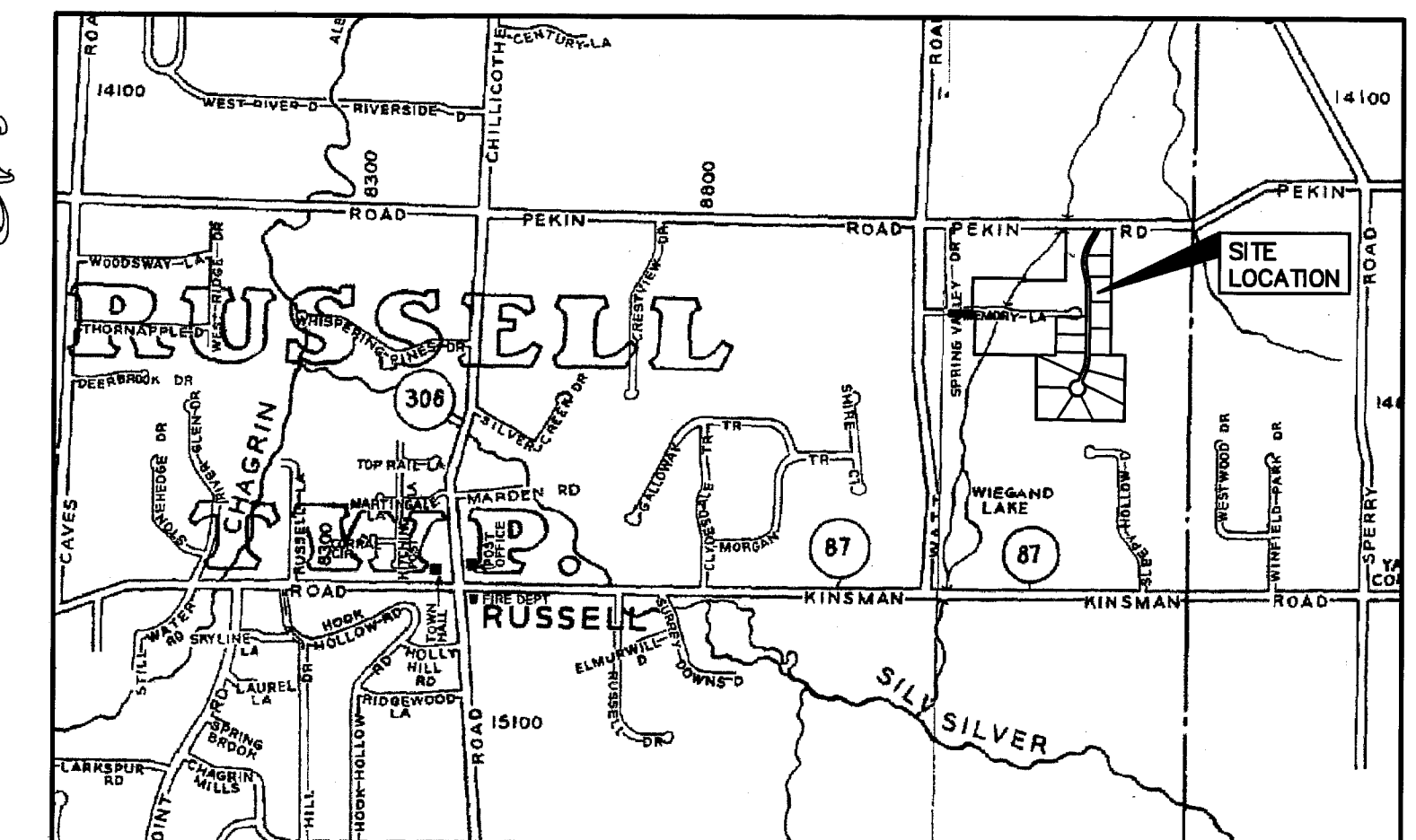
PITORAK & COENEN INVESTMENTS, LLC
1340 CORPORATE DRIVE SUITE 200
HUDSON, OHIO 44236
(330)656-9037

AREA SUMMARY

AREA IN SUBLOTS: 52.547 Ac.
AREA IN ROADS: PROPOSED= 4.294 Ac.
INCLUDING EXISTING R/W OF 0.085 Ac.
TOTAL AREA OF THE SUBDIVISION: 56.841 Ac.
TOTAL LENGTH OF ROADS: 2,650.61 L.F. TO CENTER OF CUL-DE-SAC
TOTAL NUMBER OF SUBLOTS: 14

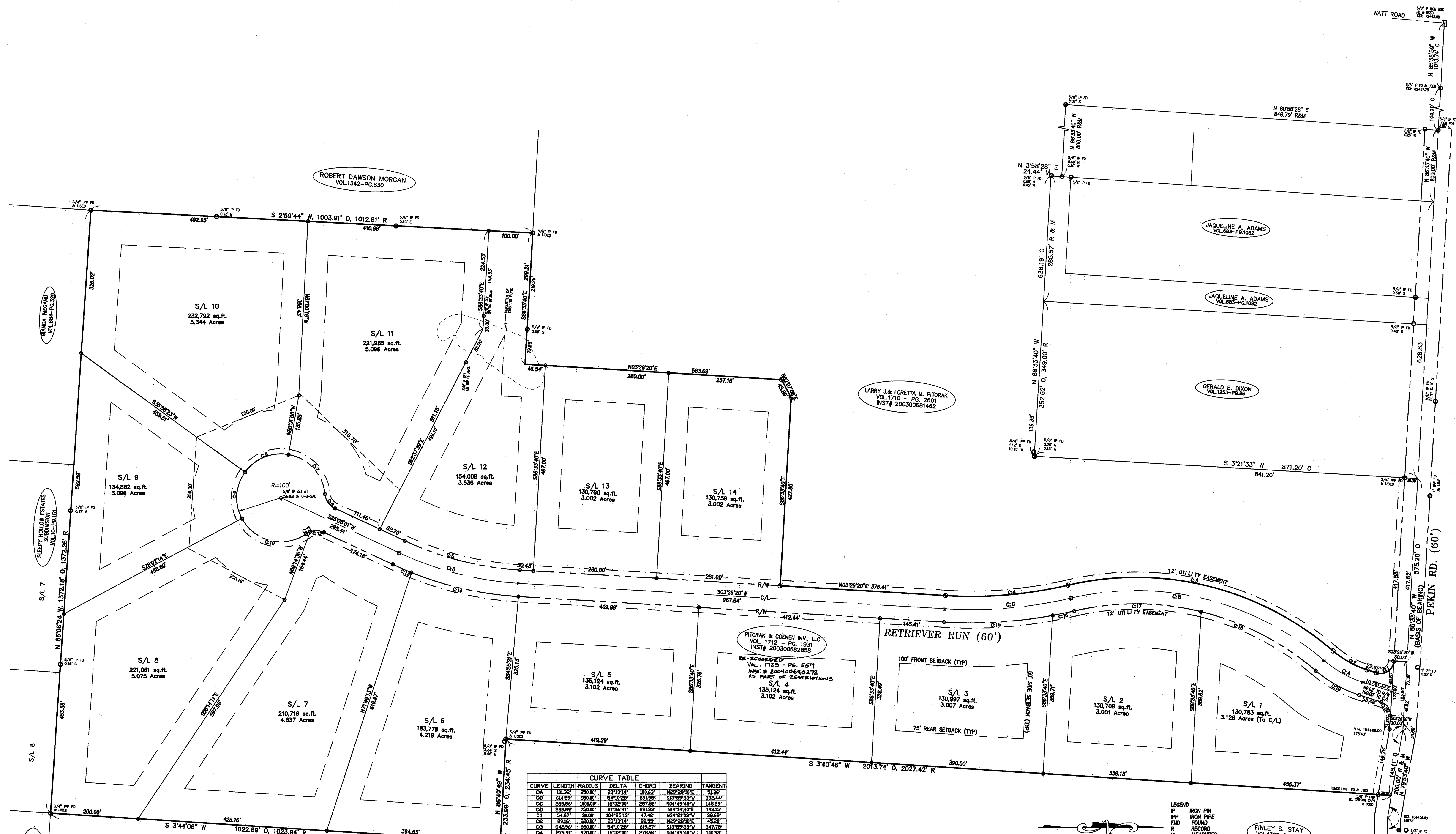
ZONING INFORMATION

ZONING DISTRICT: R-3 (RESIDENTIAL)
MINIMUM LOT AREA: 3,000 Ac.
MINIMUM LOT FRONTAGE: 250'
CUL-DE-SAC LOTS: 250' WIDTH AT SETBACK
MINIMUM FRONT SETBACK= 100'
MINIMUM SIDEYARD SETBACK= 50'
MINIMUM REARYARD SETBACK= 75'



VICINITY MAP

V37.P103

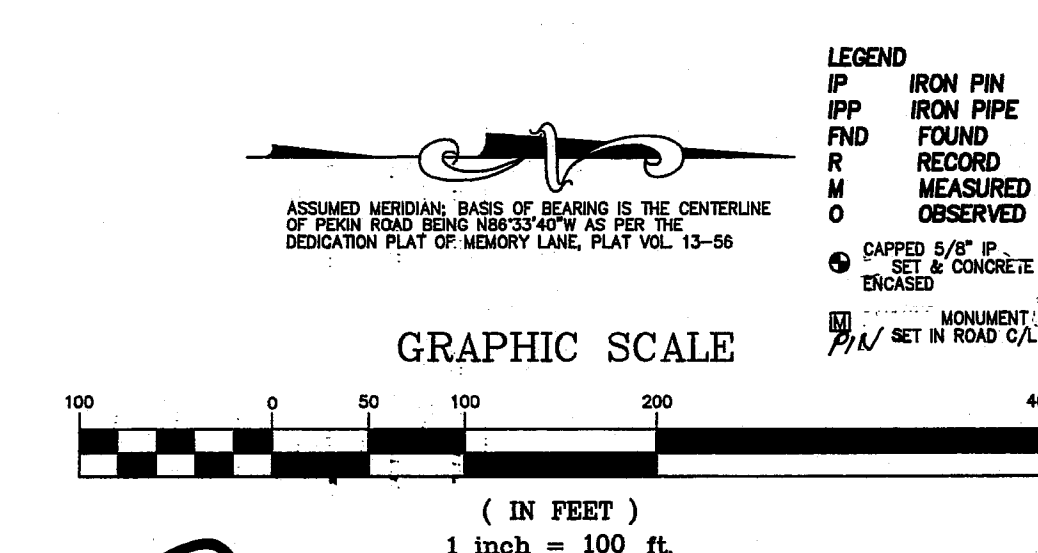


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C/A	101.32	250.00	23°13'14"	100.63	N89°28'10"E	51.96
C/B	614.59	650.00	54°10'28"	591.99	S13°59'33"W	332.44
C/C	288.54	1000.00	16°32'00"	287.56	N4°49'40"W	145.89
C/D	288.89	750.00	21°36'41"	288.25	N14°14'40"E	145.89
C/E	54.67	30.00	104°28'13"	47.42	N34°21'03"W	38.69
C/F	89.16	220.00	23°13'14"	88.55	N89°28'10"E	45.90
C/G	44.87	680.00	54°10'28"	419.77	S13°59'33"W	247.78
C/H	279.91	970.00	16°32'00"	278.94	N4°49'40"W	145.92
C/I	271.58	720.00	21°36'41"	269.97	N14°14'40"E	137.48
C/J	41.87	40.00	60°20'00"	40.00	N89°28'10"E	23.09
C/K	131.02	100.00	78°04'01"	121.84	S47°31'00"W	78.83
C/L	111.72	100.00	64°00'37"	106.00	S22°01'19"E	62.50
C/M	111.72	100.00	64°00'37"	106.00	S86°40'56"E	62.50
C/N	164.14	100.00	96°54'45"	149.69	N13°30'23"E	112.86
C/O	10.26	40.00	14°41'36"	10.23	N27°36'11"W	5.16
C/P	31.63	40.00	49°19'24"	30.81	N82°23'49"E	16.69
C/Q	44.21	780.00	13°14'50"	44.20	N83°23'23"E	22.11
C/R	250.00	780.00	18°21'50"	248.93	N12°37'12"E	124.08
C/S	247.48	1030.00	13°45'36"	246.87	N32°26'38"W	124.33
C/T	49.74	1030.00	02°46'05"	49.73	N11°42'33"W	24.89
C/U	291.19	620.00	26°54'34"	288.52	S00°21'37"W	148.33
C/V	895.03	620.00	27°19'33"	892.26	S27°26'51"W	150.36
C/W	113.48	280.00	23°13'14"	112.70	N89°28'10"E	57.53
C/X	39.57	30.00	78°34'47"	36.77	S53°28'17"W	23.62

ADDITIONAL INFORMATION

FLOOD ELEVATION DATA: AS PER COMMUNITY PANEL NUMBER 390190 0064 B WITH AN EFFECTIVE DATE OF NOVEMBER 4, 1988 (PANEL 64/150), THE PROPOSED SUBDIVISION IS WITHIN 'ZONE X' THAT IS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.



LEGEND

- IP IRON PIN
- FP IRON PIPE
- FND FOUND
- R RECORD
- M MEASURED
- O OBSERVED
- ⊕ CAPPED 5/8" IRON SET & CONCRETE
- ⊙ MONUMENT SET IN ROAD C/L
- ⊙ 5/8" IRON PIN MONUMENTS SET AT ALL LOT CORNERS AND ANGLE POINTS UPON FINAL GRADING AND CONSTRUCTION

FINLEY S. STAY
VOL. 1322-PG. 341
PARCEL NO. 2

FINAL PLAT
HEATHER HOLLOW SUBDIVISION
PART OF O.L. No. 2,346, SECTION 15, TRACT 1
RUSSELL TWP - GEauga COUNTY - OHIO

SHEET NO. 2/2
DATE 01/28/04
DRAWN BY PAF
CHECKED BY DJG
SCALE 1" = 100'

REVISED: 4/01/04
REVISED: 3/5/04

V37.P104