

PRESERVE AT STONEWATER SUBDIVISION

ACCEPTANCE CERTIFICATION AND DEDICATION

Crackel Development LLC, the undersigned owner of the land shown herein, hereby certifies that this plat correctly represents its "Preserve at Stonewater" subdivision containing sublots one (1) through twenty-Six (26) both inclusive, and does hereby accept this plat of same and dedicate to public use the area designated as Golden Pond Drive and Sanctuary Drive. 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 laws, 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 9th day of December, 2004.

Ryan Sommers
Ryan Sommers, Member
Crackel Development, LLC

Richard A. Sommers
Witness
Richard A. Sommers
Print Name
Annette M. Carrier
Witness
Annette M. Carrier
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 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 Crackel Development, LLC for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 9th day of Dec, 2004.

Annette M. Carrier
Notary Public
My Commission Expires on 3-17-08



UTILITY EASEMENT

Crackel Development, LLC, the undersigned owner of the within platted land, does hereby grant unto Ohio Edison, Alltel Corporation, ADELPHIA COMMUNICATIONS 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 road lines to construct, place, operate, maintain, repair, reconstruct and relocate such underground electric, gas and communications, cables, ducts, conduits, pipes, gas pipe lines, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by 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 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, gas and communication facilities, the right to install, repair, augment and maintain service cables and pipe lines outside the above described easement premises, 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 9th day of December, 2004.

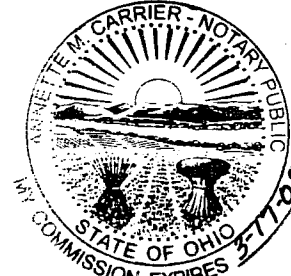
Ryan Sommers
Ryan Sommers, Member
Crackel Development, LLC

Richard A. Sommers
Witness
Richard A. Sommers
Print Name
Annette M. Carrier
Witness
Annette M. Carrier
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 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 Crackel Development, LLC for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 9th day of Dec, 2004.

Annette M. Carrier
Notary Public
My Commission Expires on 3-17-08

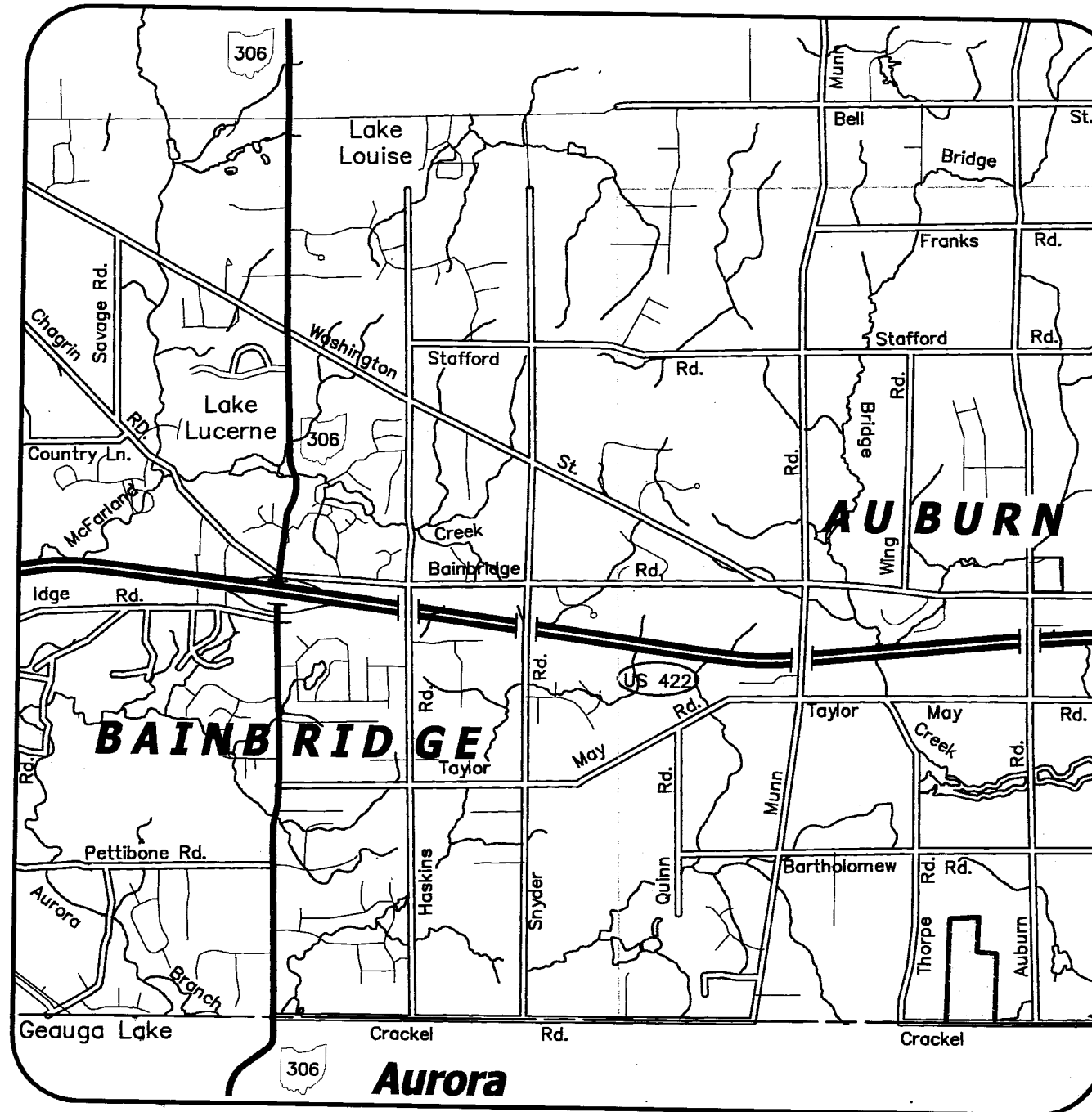


UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

Randy Delligatti 12/29/04
Ohio Edison Date
Print Name RANDY H. DELIGATTI
Dennis Thomson 4/18/05
ADELPHIA COMMUNICATIONS Date
Print Name DENNIS THOMSON

Jon Hobby 12-30-04
Alltel Corporation Date
Print Name JON HOBBY
Jerry Livengood
The Orwell Natural Gas Company Date
Print Name JERRY LIVENGOOD

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 the Track 3, Lot 24, 25, 29, 30 & containing 118.0113 acres being ~~all~~ part of land conveyed to Crackel Development, LLC in the deed recorded in volume 1735 page 1064 of the Geauga County Deed Records



VICINITY MAP
NO SCALE

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 Golden Pond Drive and Sanctuary Drive and hereby releases from lien of our mortgage and waives any right which we might otherwise have in said Roads. This 29th day of December, 2004.

Thomas A. Berkheimer
THOMAS A. BERKHEIMER, VICE PRESIDENT
FIFTH THIRD BANK

Richard A. Sommers
Witness
Richard A. Sommers
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 THOMAS A. BERKHEIMER of FIFTH THIRD BANK who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed and the free corporate act and deed of FIFTH THIRD BANK, for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 3th day of Jan, 2005.

Annette M. Carrier
Notary Public
My Commission Expires on 3-17-08



Conservation Easement Areas

Crackel Development, LLC ("Declarant"), its successors and assigns, have created land within the area of the recorded plat for the Reserve at Stonewater Subdivision, located on various ~~blocks and~~ sublots, as designated "Conservation Easement" areas. The Declarant has granted to Ohio Stream Preservation, Inc., ("OSP") an Ohio nonprofit company, an interest in the real estate by the means of a Grant of Conservation Easement, duly recorded in Volume 1762, Page 312-335, in the office of the Recorder in and for Geauga County, Ohio upon the land. Pursuant to the recorded Conservation Easement agreement, OSP is responsible for the perpetual preservation and protection of the Conservation Easement areas. OSP's address at the time of this recordation is P.O. Box 23835, Chagrin Falls, Ohio, 44023-0835.

In addition to the Final Plat, the Declarant has prepared a separate Natural Resources Plan which will be duly recorded in the office of the Recorder in and for Geauga County, Ohio prior to the Final plat. The Natural Resources Plan (Volume 1762, Page 339-335) shall indicate the locations of ponds, wetlands, streams and designated riparian buffers relative to the designated building sublots and Conservation Easement areas.

This plat complies with the applicable Auburn Township Zoning Resolution. This 3rd day of DECEMBER, 2004.

By: Frank V. Kitzo, Jr.
Auburn Township Zoning Inspector
Print Name FRANK V. KITZO, JR.

Approved as to legal form this 3rd day of May, 2005.

By: Rebecca F. Schlag
Gauga County Prosecutor
Print Name REBECCA F. SCHLAG

Approved this 14th day of December, 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 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 9th day of MAY, 2005.

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

Approved this 12th day of MAY, 2005 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use.

By: Mary E. Samio
Gauga County Commissioner
Print Name MARY E. SAMIO

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

By: _____
Gauga County Commissioner
Print Name _____

Transferred this 12th day of MAY, 2005.

By: Tracy A. Jewison
Gauga County Auditor
Print Name TRACY A. JEWISON

Filed for record this 12th day of May, 2005
at 2:55 P. M.
Recorded this 12th day of May, 2005
plat book Volume 377 Page 123-125
By: Mary Margaret McBride
Gauga County Recorder
Print Name MARY M. MCBRIDE

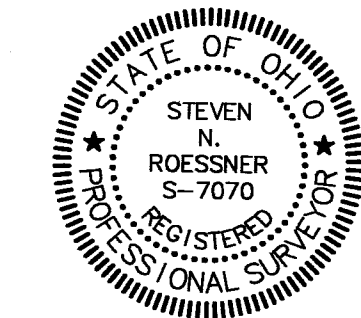
Filed for record in
GAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
05-12-2005 At 02:55 PM
PLAT
120.00
OR Book 37 Page 123 - 125

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 12/3/04
Steven N. Roessner Date
Ohio Professional Surveyor No. 7070

5/12/05 26 vacated
2-17-06 @ 11:04am
Annette M. Carrier
Crackel Development, LLC
Gauga County Recorder



Total Number of Sublots: 26 Sublots
Total Length of New Road: 4,516.02 feet
Total Area in Sublots: 1 - 26 Inclusive: 111,464.88 acres
Area in Proposed R/W: 6,546.5 acres
Total Area of Subdivision: 118.0113 acres

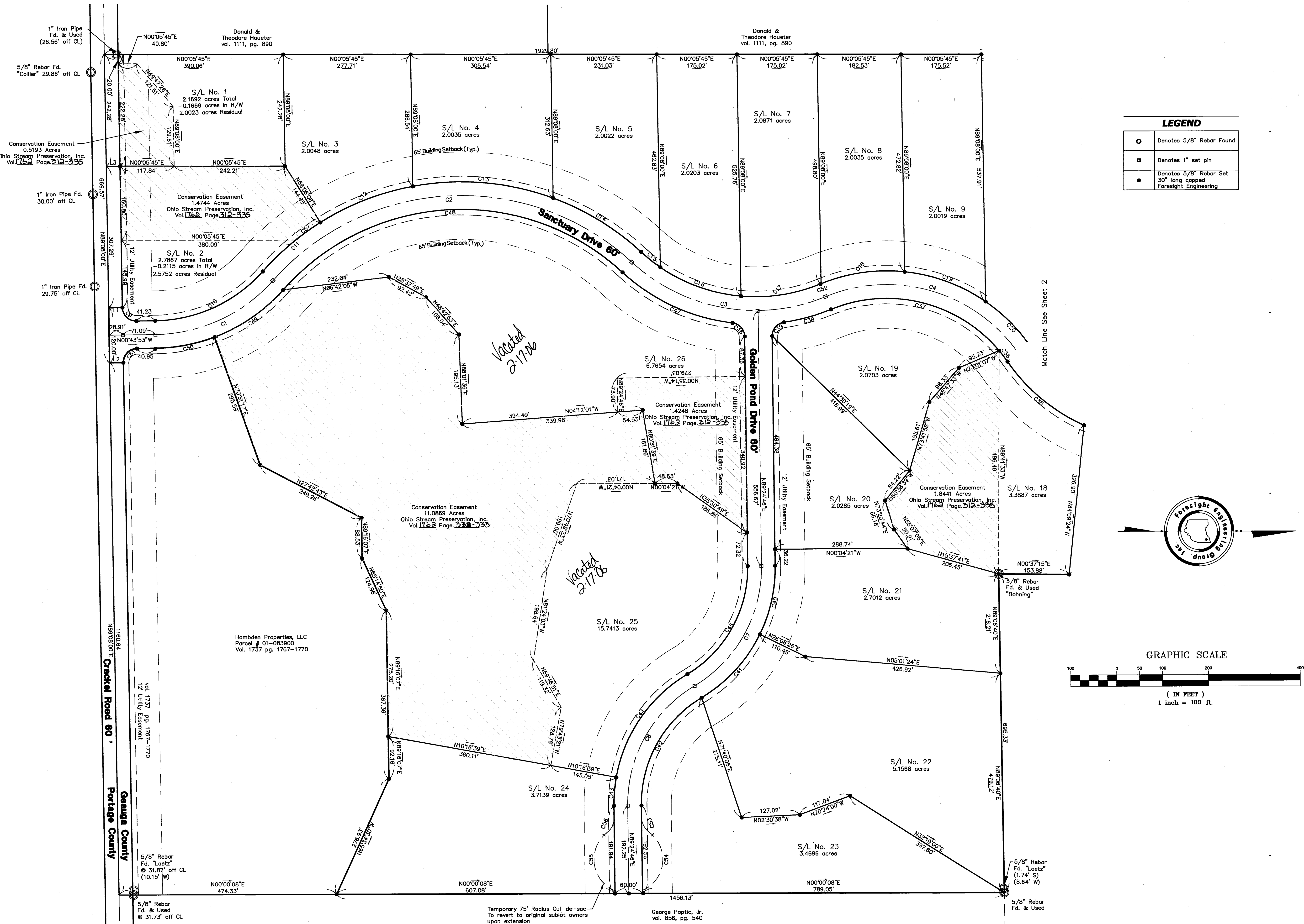
The declaration of covenants and restrictions for Preserve at Stonewater Subdivision is recorded in volume 1762, pages 301-311 of the Geauga County Deed Records.

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

V37.P123

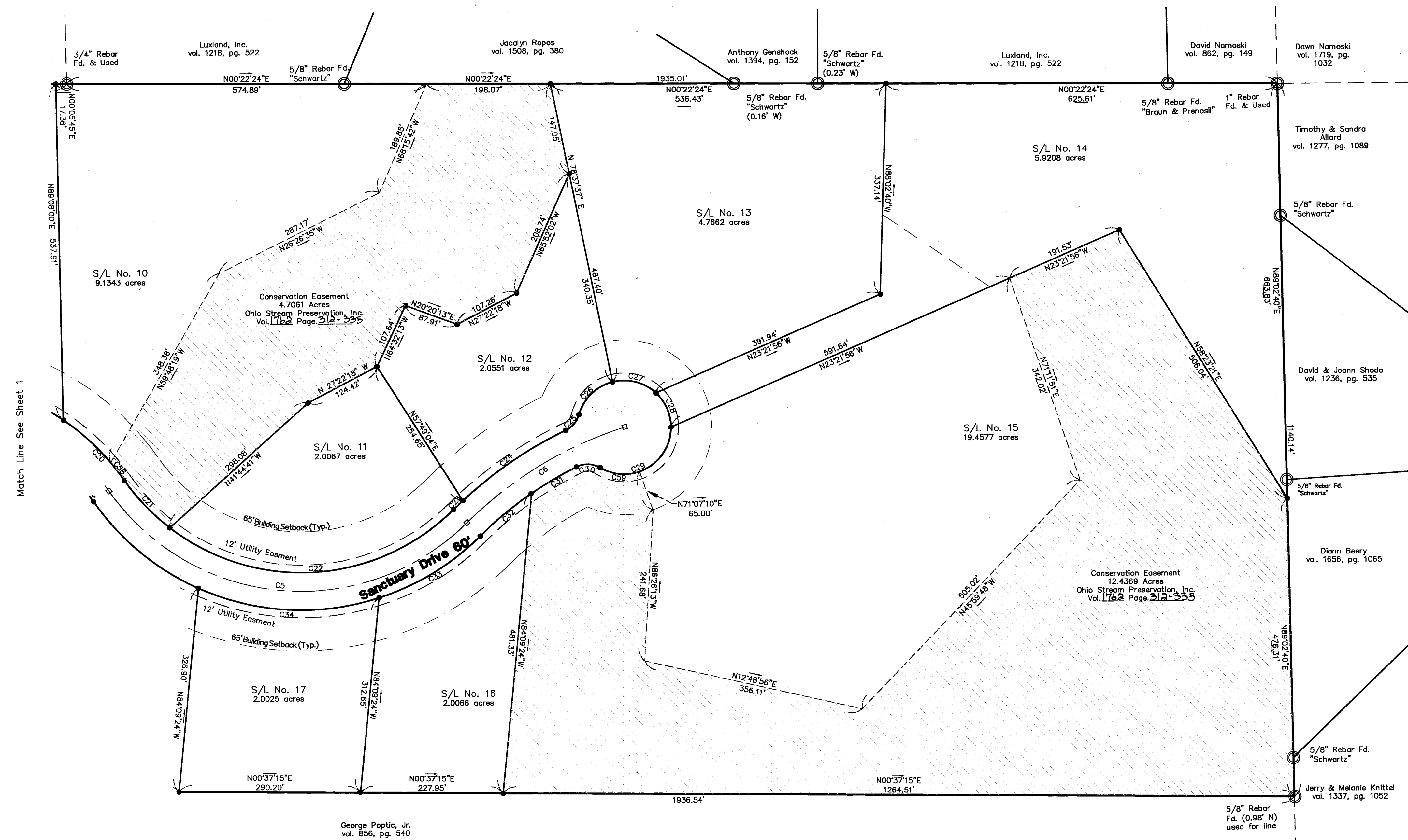
REVISIONS:

Crackel Development LLC.
Preserve at Stonewater Subdivision
Auburn Township, Geauga County, Ohio
Final Plat



I:\ediprog\50m10401\Coa\Plat\Final_plat.dwg, 12/3/2004 10:02:52 AM, Copyright Foresight Engineering Group, Inc.

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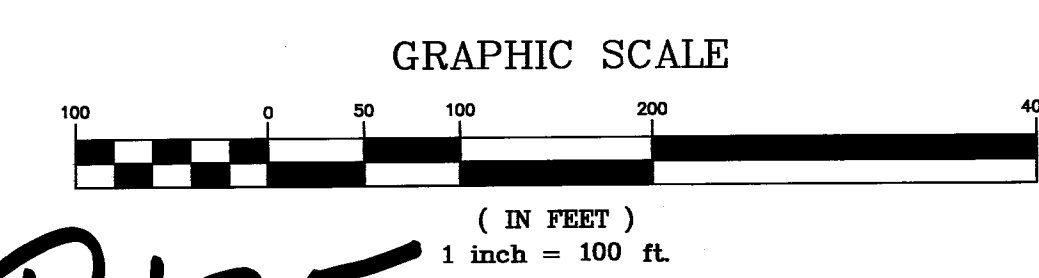
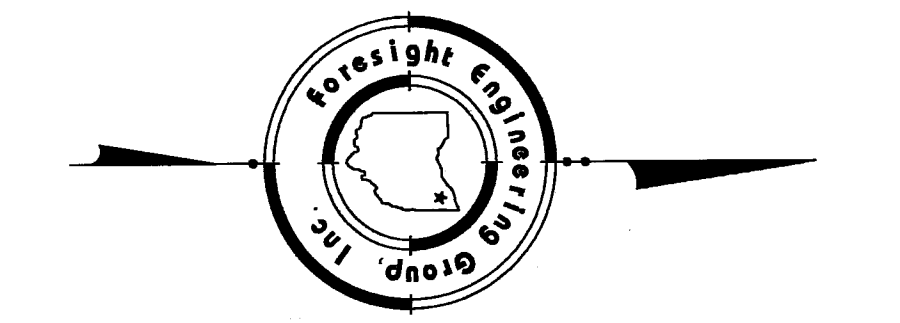


CURVE TABLE

CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	47°27'22"	289.89'	350.00'	153.84'	N24°27'34"W	281.68'
C2	90°50'44"	872.05'	550.00'	558.18'	N02°45'53"W	783.54'
C3	64°55'00"	453.20'	400.00'	254.42'	N10°11'59"E	429.35'
C4	77°42'01"	474.64'	350.00'	281.91'	N15°35'29"E	439.10'
C5	99°55'47"	654.04'	375.00'	446.35'	N05°28'36"E	574.24'
C6	27°12'36"	296.82'	625.00'	151.26'	N30°52'59"W	294.03'
C7	59°49'17"	313.22'	300.00'	172.58'	N60°40'36"W	299.19'
C8	59°49'17"	313.22'	300.00'	172.58'	N60°40'36"W	299.19'
C9	89°15'54"	47.00'	30.00'	28.83'	N44°12'04"E	42.38'
C10	47°27'22"	265.05'	320.00'	140.66'	N24°27'34"W	257.53'
C11	161°7'24"	164.90'	580.00'	83.01'	N40°02'34"W	164.35'
C12	21°30'54"	217.80'	580.00'	110.20'	N21°08'25"W	216.52'
C13	30°42'08"	310.80'	580.00'	159.23'	N04°58'07"E	307.09'
C14	22°20'18"	226.13'	580.00'	114.52'	N31°29'20"E	224.70'
C15	81°5'36"	53.34'	370.00'	26.72'	N83°01'40"E	53.30'
C16	29°16'23"	189.04'	370.00'	96.63'	N19°45'41"E	186.99'
C17	27°23'00"	176.83'	370.00'	90.14'	N08°34'01"W	175.16'
C18	28°00'40"	185.78'	380.00'	94.78'	N08°01'22"W	183.93'
C19	28°40'43"	190.20'	380.00'	97.14'	N20°19'20"E	188.23'
C20	20°46'48"	137.82'	380.00'	69.67'	N45°03'09"E	137.06'
C21	17°31'48"	105.58'	345.00'	53.19'	N46°40'36"E	105.14'
C22	82°23'59"	496.18'	345.00'	302.02'	N03°17'18"W	454.49'
C23	1°47'05"	20.40'	655.00'	10.20'	N43°35'45"W	20.40'
C24	17°29'13"	199.91'	655.00'	100.74'	N33°57'36"W	199.13'
C25	48°38'27"	33.96'	40.00'	18.06'	N49°32'13"W	32.95'
C26	60°07'33"	78.70'	75.00'	43.41'	N43°47'40"W	75.14'
C27	56°47'16"	74.34'	75.00'	40.54'	N14°39'45"E	71.33'
C28	47°09'23"	61.73'	75.00'	32.73'	N68°38'04"E	60.00'
C29	120°42'12"	158.00'	75.00'	131.76'	N29°26'08"W	130.36'
C30	57°04'45"	39.85'	40.00'	21.75'	N02°22'35"E	38.22'
C31	7°58'43"	82.85'	595.00'	41.49'	N30°09'09"W	82.79'
C32	10°20'47"	107.44'	595.00'	53.87'	N39°18'54"W	107.30'
C33	26°59'55"	190.84'	405.00'	97.23'	N30°59'20"W	189.08'
C34	41°50'43"	295.79'	405.00'	154.84'	N03°25'58"E	289.26'
C35	31°08'10"	219.73'	405.00'	112.64'	N85°33'55"E	217.05'
C36	9°20'13"	29.81'	320.00'	14.91'	N82°46'23"E	29.80'
C37	72°21'47"	404.15'	320.00'	234.05'	N13°55'23"E	377.82'
C38	14°10'36"	106.39'	430.00'	53.47'	N15°10'13"W	106.12'
C39	82°30'19"	43.20'	30.00'	26.31'	N49°20'05"W	39.56'
C40	26°48'11"	154.37'	330.00'	78.63'	N77°11'09"W	152.97'
C41	33°01'07"	190.17'	330.00'	97.81'	N47°16'31"W	187.55'
C42	59°49'17"	281.90'	270.00'	155.32'	N60°40'36"W	269.27'
C43	10°51'53"	62.58'	330.00'	31.38'	N85°09'18"W	62.48'
C44	48°57'24"	281.97'	330.00'	150.24'	N55°14'39"W	273.42'
C45	59°49'17"	281.90'	270.00'	155.32'	N60°40'36"W	269.27'
C46	82°30'19"	43.20'	30.00'	26.31'	N48°09'36"E	39.56'
C47	35°45'02"	268.30'	430.00'	138.68'	N24°46'58"E	263.97'
C48	90°50'44"	824.49'	520.00'	527.73'	N02°45'53"W	740.80'
C49	27°39'02"	183.39'	380.00'	93.52'	N42°14'44"W	181.61'
C50	19°48'20"	131.36'	380.00'	66.34'	N10°38'03"W	130.70'
C51	90°08'06"	47.19'	30.00'	30.07'	N45°47'56"W	42.48'
C52	01°3'49"	1.53'	380.00'	0.76'	N22°08'36"W	1.53'
C53	52°30'17"	36.66'	40.00'	19.73'	N63°09'37"E	35.39'
C54	118°55'36"	155.67'	75.00'	127.14'	N83°37'44"W	129.20'
C55	118°55'36"	155.67'	75.00'	127.14'	N83°37'15"E	129.20'
C56	52°30'17"	36.66'	40.00'	19.73'	N64°20'06"W	35.39'
C57	6°31'27"	66.04'	580.00'	33.06'	N35°09'36"W	66.01'
C58	5°21'32"	35.54'	380.00'	17.78'	N52°45'43"E	35.53'
C59	49°47'48"	65.18'	75.00'	34.81'	N06°01'04"E	63.15'

LINE TABLE

LINE	LENGTH	BEARING
L1	30.00	N00°52'00"W
L2	30.00	N00°52'00"W
L3	30.00	N00°05'45"E



V37-P125

Foresight Engineering Group
Engineers & Surveyors

440 286-1010
440 286-0334 fax
Chardon, Ohio 44024

SCALE: Horiz. 1" = 100'
Vert. None

FILE NAME: Som10401\Layout-04

DATE: December 3, 2004

Crackel Development LLC.
Preserve at Stonewater Subdivision
Auburn Township, Geauga County, Ohio
Final Plat

SHEET NO.
3/3