

ACCEPTANCE AND DEDICATION.

BE IT KNOWN THAT MIDDLEFIELD PARKWAY LTD. PARTNERSHIP, BY COUNTRY HERITAGE HOMES, INC., GENERAL PARTNER BY JOSEPH T. SVETE, ITS PRESIDENT HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR PLAT OF WOODSONG P.U.D. PHASE 4 SUBDIVISION AND DEDICATE TO PUBLIC USE, AS SUCH WOODSONG DRIVE (60 FEET WIDE) AND ROYAL OAK DRIVE (60 FEET WIDE), SUBLOTS 76-86, 95-108, 113-124, BLOCK "A", & BLOCK "B" INCLUSIVE.

UTILITY EASEMENT

BE IT KNOWN THAT MIDDLEFIELD PARKWAY LTD. PARTNERSHIP, BY COUNTRY HERITAGE HOMES, INC., GENERAL PARTNER BY JOSEPH T. SVETE, ITS PRESIDENT DO HEREBY GRANT UNTO THE FIRST ENERGY CORPORATION, ALLTEL CORPORATION, THE ORWELL NATURAL GAS COMPANY AND ADELPHA COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) AND ANY OTHER COMMUNICATION ENTITIES FRANCHISED TO SERVE THE COMMUNITY A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH AS DELINEATED HEREON BY DASHED LINES AND LABELED "UTILITY EASEMENT", 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 UNDERGROUND ELECTRIC, GAS, WATER, SEWER AND COMMUNICATION CABLES, DUCTS, CONDUITS, MANHOLES, PIPES, GAS PIPE LINES, SURFACE OR BELOW AND ABOVE GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS, REGULATING AND METERING EQUIPMENT, SURFACE MARKERS OR OTHER ABOVE OR BELOW GROUND FACILITIES, FIXTURES AND APPURTENANCES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO THE GRANTEEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES, INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRIC ANNUAL 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 COMMUNICATIONS 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. ALL BLOCKS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

THE GRANTEEES SHALL BE RESPONSIBLE TO RESTORE LAWNS, WALKS AND DRIVES WITHIN THE EASEMENT AREA TO AS REASONABLE A CONDITION AS POSSIBLE TO THE CONDITION PRIOR TO AN OPERATION CONTEMPLATED BY THIS EASEMENT.

IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HANDS THIS _____ DAY OF _____ 200_____

BLOCK A & B

BLOCK A & B INTENDED FOR FUTURE LOT SPLITS AND NOT AVAILABLE UNTIL SPLIT.

STORM SEWER EASEMENT TO VILLAGE OF MIDDLEFIELD

AND DOES ALSO HEREBY GRANT UNTO THE VILLAGE OF MIDDLEFIELD, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT EASEMENT (AS SHOWN) UNDER, OVER AND THROUGH ALL SUBLOTS AND OPEN SPACE SHOWN HEREON AND DELINEATED BY DASHED LINES AND LABELED "STORM SEWER EASEMENT TO VILLAGE OF MIDDLEFIELD", TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE STORM SEWER PIPE, SWALES AND/OR OTHER APPURTENANCES.

STORM SEWER EASEMENT TO WOODSONG MASTER ASSOCIATION, INC.

AND DOES ALSO HEREBY GRANT UNTO THE WOODSONG MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT EASEMENT (AS SHOWN) UNDER, OVER AND THROUGH ALL SUBLOTS AND OPEN SPACE SHOWN HEREON AND DELINEATED BY DASHED LINES AND LABELED "STORM SEWER EASEMENT TO HOMEOWNERS ASSOCIATION", TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE STORM SEWER PIPE, SWALES AND/OR OTHER APPURTENANCES.

STORM SEWER EASEMENT TO WILDWOOD CONDOMINIUM OWNER'S ASSOCIATION, INC.

AND DOES ALSO HEREBY GRANT UNTO THE WILDWOOD CONDOMINIUM OWNER'S ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT EASEMENT (AS SHOWN) UNDER, OVER AND THROUGH THE OPEN SPACE SHOWN HEREON AND DELINEATED BY DASHED LINES AND LABELED "50' X 150' DRAINAGE EASEMENT", TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE STORM SEWER PIPE, SWALES AND APPURTENANCES.

TEMPORARY CUL-DE-SAC EASEMENT

AND DOES HEREBY GRANT UNTO THE VILLAGE OF MIDDLEFIELD, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) FOR PUBLIC USE FOR ROAD AND HIGHWAY PURPOSES, A TEMPORARY EASEMENT (AS SHOWN) HEREON AND DELINEATED BY DASHED LINES, OF THE CUL-DE-SAC TO OPERATE, MAINTAIN, REPAIR AND RECONSTRUCT AND WHICH EASEMENT SHALL BE VACATED UPON CONSTRUCTION AND DEDICATION OF THE EXTENSION OF WOODSONG DRIVE AND ROYAL OAK DRIVE.

CONSERVATION AND STORM WATER DETENTION EASEMENT

AND DOES HEREBY GRANT UNTO WOODSONG MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT (AS SHOWN) HEREON AND DELINEATED BY DASHED LINES, FOR CONSERVATION PURPOSES AS OPEN SPACE TO OPERATE, MAINTAIN, REPAIR AND RECONSTRUCT THE DETENTION PONDS. CONSTRUCTION OF ANY TYPE OF STRUCTURE ON THE OPEN SPACE SHALL NOT BE PERMITTED WITH THE EXCEPTION OF STORM WATER MANAGEMENT FACILITIES. THE OPEN SPACE SHALL BE KEPT IN ITS NATURAL STATE, NO TREES, GROUND COVER OR OTHER VEGETATION SHALL BE REMOVED EXCEPT FOR HEALTH OR SAFETY REASONS. THE PLANTING OF TREES, SHRUBBERY AND OTHER NATURAL VEGETATION AND THE MAINTENANCE OF SAME IS PERMITTED. NO MOTORIZED VEHICLES OF ANY TYPE, OTHER THAN FOR MAINTENANCE PURPOSES, SHALL BE PERMITTED IN THE OPEN SPACE.

DRAINAGE EASEMENT TO ADJOINING PROPERTIES

AND DOES ALSO HEREBY GRANT UNTO THE ADJOINING PROPERTY OWNERS, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEEES) OF SUBLOT NUMBER 86, 95 THROUGH 102 AND 105 THROUGH 108 AND BLOCK "A" BUT SUBSERVIENT TO THE STORM EASEMENTS TO THE VILLAGE OF MIDDLEFIELD, A PERMANENT EASEMENT (AS SHOWN) UNDER, OVER AND THROUGH THE OPEN SPACE SHOWN HEREON AND DELINEATED BY DASHED LINES AND LABELED "50' DRAINAGE EASEMENT", TO CONSTRUCT, PLACE OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUMP PUMP DISCHARGE WATER PIPES, SWALES AND/OR OTHER APPURTENANCES.

IN WITNESS WHEREOF MIDDLEFIELD PARKWAY LTD. PARTNERSHIP, BY COUNTRY HERITAGE HOMES, INC., GENERAL PARTNER BY JOSEPH T. SVETE, ITS PRESIDENT, HAS SUBSCRIBED THIS INSTRUMENT AT CHARDON, OHIO THIS 11 DAY OF JULY, 2005.

Joseph T. Svete
JOSEPH T. SVETE
President of Country Heritage Homes, Inc.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS *Sue Speck* WITNESS _____
PRINT NAME Sue Speck PRINT NAME _____

WITNESS *Janis K. Keck* WITNESS _____
PRINT NAME Janis K. Keck PRINT NAME _____

STATE OF OHIO }
COUNTY OF GEauga } SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED MIDDLEFIELD PARKWAY LTD. PARTNERSHIP BY COUNTRY HERITAGE HOMES, INC., GENERAL PARTNER BY JOSEPH T. SVETE, ITS PRESIDENT WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL AT Chardon OHIO, THIS 11 DAY OF July, 2005

Janis K. Keck
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
STATE OF OHIO }
COUNTY OF GEauga } SS



ACREAGE:
Sublots (76-86, 95-108, & 113-124) = 8.7942 Acres
Block A = 0.4639 Acres
Block B = 0.4872 Acres
Common Area = 3.7405 Acres
Road R/W = 2.5653 Acres
Total Subdivision Area = 16.0511 Acres

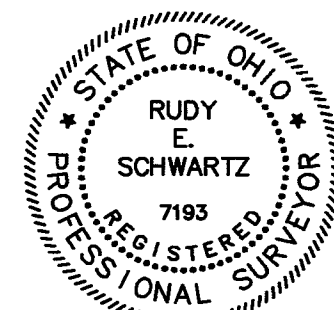
FINAL PLAT
WOODSONG P.U.D. PHASE 4
VILLAGE OF MIDDLEFIELD, GEauga COUNTY, OHIO

BEING PART OF ORIGINAL MIDDLEFIELD TOWNSHIP LOT No. 31

SURVEYOR CERTIFICATION:
I 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 MIDDLEFIELD VILLAGE ENGINEER.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.

RUDY E. SCHWARTZ P.S. 7193 Date: 7-8-05



APPROVALS:

APPROVED THIS 7 DAY OF JULY, 2005 BY THE VILLAGE OF MIDDLEFIELD, CLERK OF COUNCIL BY ORDINANCE NO. 05-129

Carol Osburn
Signature

APPROVED THIS 12th DAY OF July, 2005 BY THE VILLAGE OF MIDDLEFIELD ENGINEER

Robert J. Provost
Signature

APPROVED THIS 21 DAY OF July, 2005 BY THE VILLAGE OF MIDDLEFIELD PLANNING COMMISSION

Cheryl B. Leight
Signature

APPROVED THIS 32nd DAY OF August, 2005 BY THE VILLAGE OF MIDDLEFIELD SOLLICITOR

[Signature]
Signature

APPROVED THIS 12th DAY OF July, 2005 BY THE FIRST ENERGY CORPORATION

Roy Kellygath
Signature

ROY H. DELUGATTI
Print Name

APPROVED THIS 29 DAY OF July, 2005 BY ALLTEL CORPORATION.

Jon Hobby
Signature

JON HOBBY
Print Name

APPROVED THIS 15 DAY OF July, 2005 BY ORWELL NATURAL GAS CO.

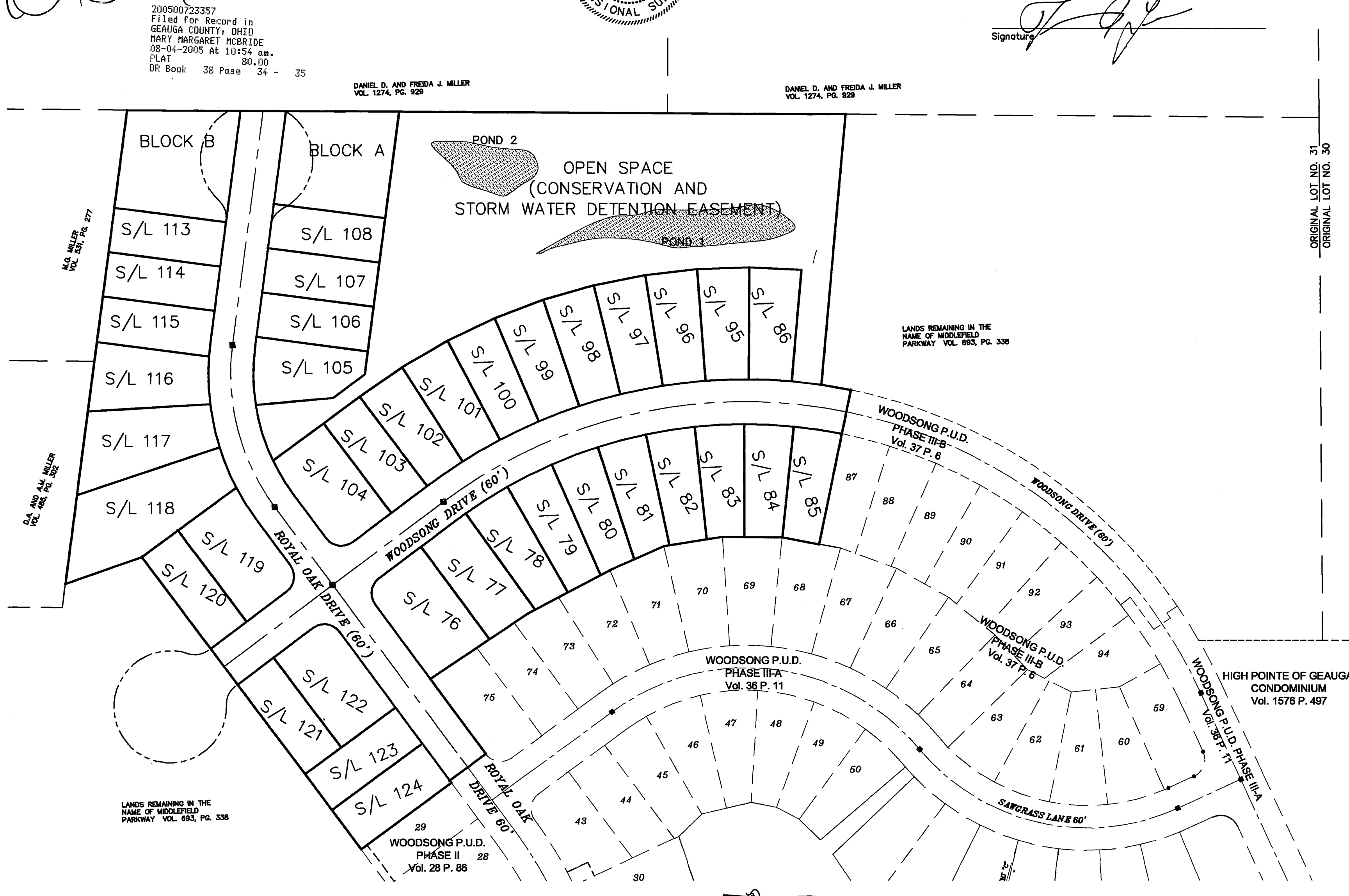
[Signature]
Signature

JERRY LIVENGOOD
Print Name

APPROVED THIS 13 DAY OF July, 2005 BY ADELPHA COMMUNICATIONS

Charles Sullivan
Signature

CHARLES SULLIVAN
Print Name



FRONT YARD SETBACK - 30'
REAR YARD SETBACK - 30'
MINIMUM LOT WIDTH - 60' AT BUILDING SETBACK LINE
SIDE YARD SETBACK - 15' TOTAL FROM ADJACENT HOME
- 7.5' FROM LOT LINE
- 25' FROM R/W (CORNER LOTS)

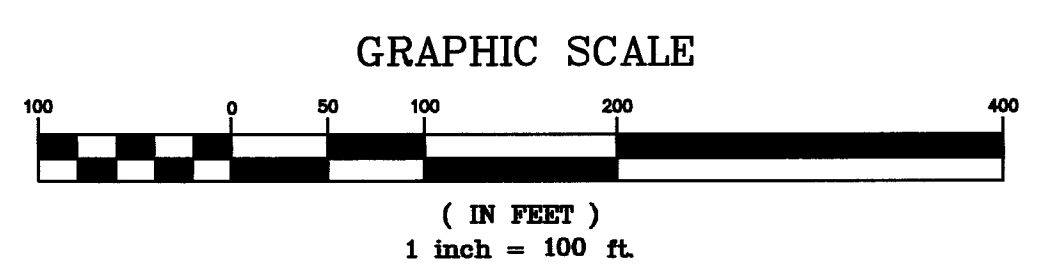
NOTE:
FIRST ENERGY CORP. WILL FURNISH ORNAMENTAL LIGHTS ON ALL STREETS FOR WOODSONG P.U.D. PHASE 4

STORM WATER INSPECTION AND MAINTENANCE AGREEMENT

THE WOODSONG MASTER ASSOCIATION, INC., SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS NECESSARY FOR THE PROPER MAINTENANCE OF POND 1 AND POND 2 SHOWN ON THIS PLAT FOR PHASE IV OF WOODSONG SUBDIVISION. THE FOREGOING POND SHALL NOT BE ALTERED IN ANY MANNER WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE VILLAGE OF MIDDLEFIELD. THE VILLAGE OF MIDDLEFIELD SHALL HAVE ACCESS AFTER CONSTRUCTION OF THE STORM WATER QUALITY CONTROL FACILITY, I.E. POND 1 AND POND 2, AND THE STORM SEWERS AND DISCHARGE AREAS SERVICING SAID POND, AT REASONABLE TIMES FOR INSPECTION TO DOCUMENT THE FACILITIES CONDITION AND ENSURE ITS ORIGINALLY DESIGNED FUNCTION. THE TERMS OF THIS STIPULATION AND COVENANT SHALL NOT BE AMENDED OR TERMINATED, AND SAID TERMS AND CONDITIONS SHALL RUN WITH THE LAND.

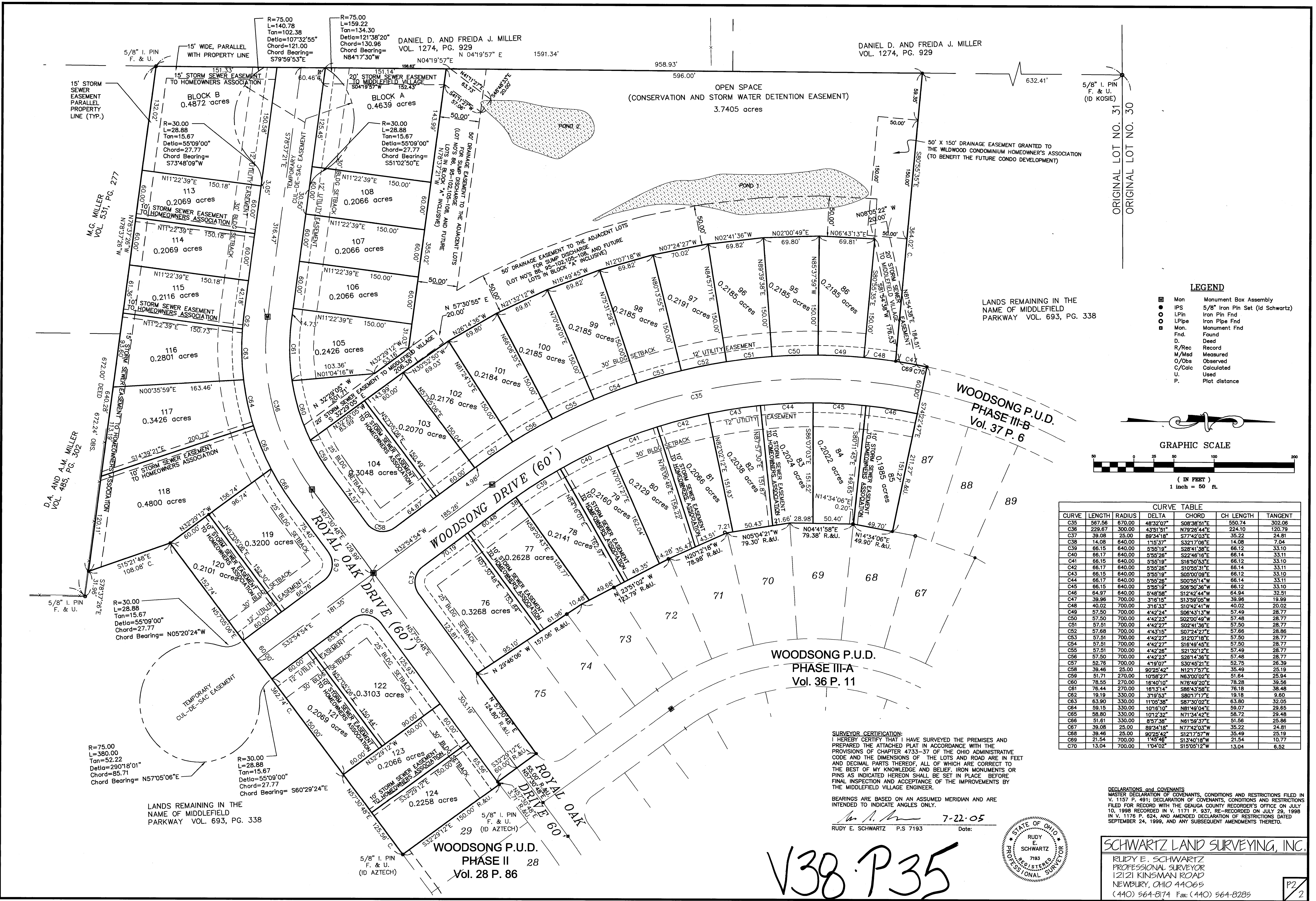
IN WITNESS WHEREOF MIDDLEFIELD PARKWAY LTD. PARTNERSHIP, BY COUNTRY HERITAGE HOMES, INC., GENERAL PARTNER BY JOSEPH T. SVETE, ITS PRESIDENT HAS SUBSCRIBED THIS INSTRUMENT AT CHARDON, OHIO THIS 11 DAY OF JULY, 2005

Joseph T. Svete
JOSEPH T. SVETE
President of Country Heritage Homes, Inc.



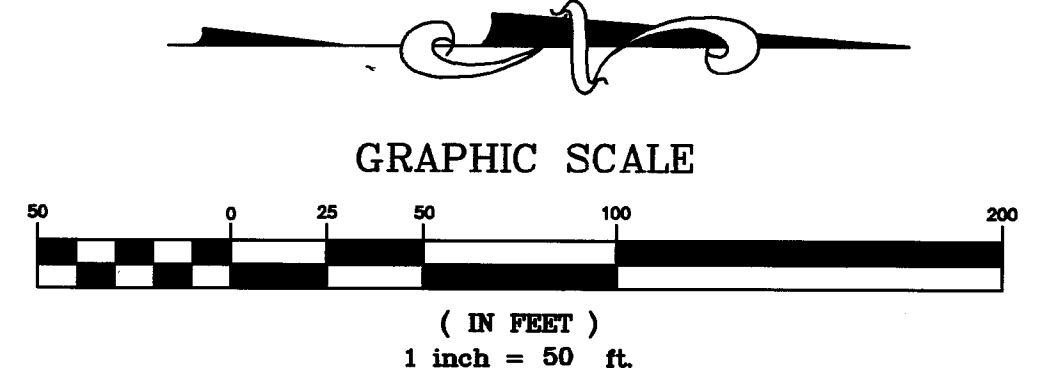
V38.P34

SCHWARTZ LAND SURVEYING, INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
(440) 564-8174 Fax: (440) 564-8285



ORIGINAL LOT NO. 31
ORIGINAL LOT NO. 30

- LEGEND**
- Mon Monument Box Assembly
 - IPS 5/8" Iron Pin Set (Id Schwartz)
 - I.Pin Iron Pin Fnd
 - IPipe Iron Pipe Fnd
 - Mon Monument Fnd
 - Fnd Found
 - D. Deed
 - R/Rec Record
 - M/Msd Measured
 - O/Obs Observed
 - C/Calc Calculated
 - U. Used
 - P. Plat distance



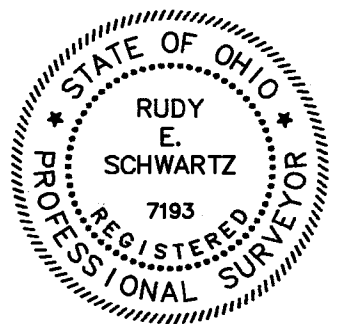
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C35	567.56	670.00	483207"	S083851"E	550.74	302.06
C36	228.67	300.00	435151"	N792844"E	224.10	120.79
C37	39.08	25.00	893418"	S774203"E	35.22	24.81
C38	14.08	640.00	115137"	S321706"E	14.08	7.04
C39	66.15	640.00	55519"	S284138"E	66.12	33.10
C40	66.17	640.00	55526"	S224816"E	66.14	33.11
C41	66.15	640.00	55519"	S185053"E	66.12	33.10
C42	66.17	640.00	55526"	S105531"E	66.14	33.11
C43	66.15	640.00	55519"	S080009"E	66.12	33.10
C44	66.17	640.00	55526"	S055514"W	66.14	33.11
C45	66.15	640.00	55519"	S065036"W	66.12	33.10
C46	64.97	640.00	54858"	S124244"W	64.94	32.51
C47	39.96	700.00	31615"	S135905"W	39.96	19.99
C48	40.02	700.00	31633"	S104241"W	40.02	20.02
C49	57.50	700.00	44224"	S084313"W	57.49	28.77
C50	57.50	700.00	44223"	S070049"W	57.48	28.77
C51	57.51	700.00	44227"	S024136"E	57.50	28.77
C52	57.68	700.00	44315"	S072427"E	57.66	28.86
C53	57.51	700.00	44227"	S120718"E	57.50	28.77
C54	57.51	700.00	44227"	S164945"E	57.50	28.77
C55	57.51	700.00	44228"	S132122"E	57.49	28.77
C56	57.50	700.00	44224"	S084313"E	57.48	28.77
C57	52.76	700.00	41907"	S304521"E	52.75	26.39
C58	39.46	25.00	902542"	N121757"E	35.49	25.19
C59	51.71	270.00	105827"	N630002"E	51.64	25.94
C60	78.55	270.00	164010"	N784920"E	78.28	39.56
C61	78.44	270.00	167314"	S864358"E	76.18	38.48
C62	19.19	330.00	31953"	S801717"E	19.18	9.60
C63	63.80	330.00	113538"	S873002"E	63.80	32.05
C64	59.15	330.00	101610"	N814904"E	59.07	29.65
C65	58.80	330.00	101232"	N713442"E	58.72	29.48
C66	51.61	330.00	85738"	N815937"E	51.56	25.86
C67	39.08	25.00	893418"	N774203"W	35.22	24.81
C68	39.46	25.00	902542"	S121757"W	35.49	25.19
C69	21.54	700.00	145448"	S134018"W	21.54	10.77
C70	13.04	700.00	104402"	S150512"W	13.04	6.52

SURVEYOR CERTIFICATION:
I 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 MIDDLEFIELD VILLAGE ENGINEER.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.

Rudy E. Schwartz 7-22-05
RUDY E. SCHWARTZ P.S 7193 Date:



DECLARATIONS and COVENANTS
MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED IN V. 1157 P. 491; DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED FOR RECORD WITH THE GAUGA COUNTY RECORDER'S OFFICE ON JULY 10, 1998 RECORDED IN V. 1171 P. 937, RE-RECORDED ON JULY 29, 1998 IN V. 1176 P. 624, AND AMENDED DECLARATION OF RESTRICTIONS DATED SEPTEMBER 24, 1999, AND ANY SUBSEQUENT AMENDMENTS THERETO.

SCHWARTZ LAND SURVEYING, INC.
RUDY E. SCHWARTZ
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