

ACCEPTANCE CERTIFICATION AND DEDICATION

Be it known that MGK LIMITED, Owners of the land shown herein, hereby certifies this plat correctly represents our "SURREY HILLS SUBDIVISION, PHASE 3" a subdivision containing sublots twenty-eight (28) through thirty-eight (38) both inclusive, and do hereby accept this plat of same and dedicate to public use the area designated as Barnstable Road (60' R/W). The undersigned further agrees that any use or improvements made on this land shall be made in accordance with all existing zoning, platting, health and other lawful rules and regulations for the benefit of itself and all subsequent owners or assigns taking title from, under, or through he undersigned. Easements are reserved where indicated on the plat for public utility above and beneath the surface of the ground. In witness whereof the undersigned hereunto set his hand: this 8 day of April, 2004.

Joseph R. Kuntz, Manager, MGK Limited. Witnesses: William W. Coff, William W. Coff.

State of Ohio, County of Stark. Before me, a notary public in and for said county and state personally appeared the above named Mr. Joseph Kuntz who acknowledges that he did sign the foregoing instrument and that the same is his free act and deed personally and the free act and deed of MGK LIMITED, for the purposes therein expressed. In witness whereof I have set my hand and official seal at CANTON Ohio this 8th day of April, 2004.

Notary Public: Suzanne E. Gallegly, State Of Ohio, My Commission Expires June 28, 2005.

UTILITY EASEMENT

MGK LIMITED, the undersigned owner of the within platted land, do hereby grant unto The Cleveland Electric Illuminating Company, Alltel Corporation, Dominion East Ohio Gas Company and Cebridge Connections, their successors and assigns (hereinafter referred to as 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 or relocate such underground electric, gas and communications cables, ducts, conduits, pipes, gas pipe lines, surface or below surface 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 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 grantees by this easement grant within said 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 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 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 8 day of April, 2004.

Joseph R. Kuntz, Manager, MGK Limited. Witnesses: William W. Coff, William W. Coff.

State of Ohio, County of Stark. Before me, a notary public in and for said county and state personally appeared the above named Joseph Kuntz who acknowledges that he did sign the foregoing instrument and that the same is his free act and deed personally and the free act and deed of MGK LIMITED, for the purposes therein expressed. In witness whereof I have set my hand and official seal at CANTON Ohio this 8th day of April, 2004.

Notary Public: Suzanne E. Gallegly, State Of Ohio, My Commission Expires June 28, 2005.

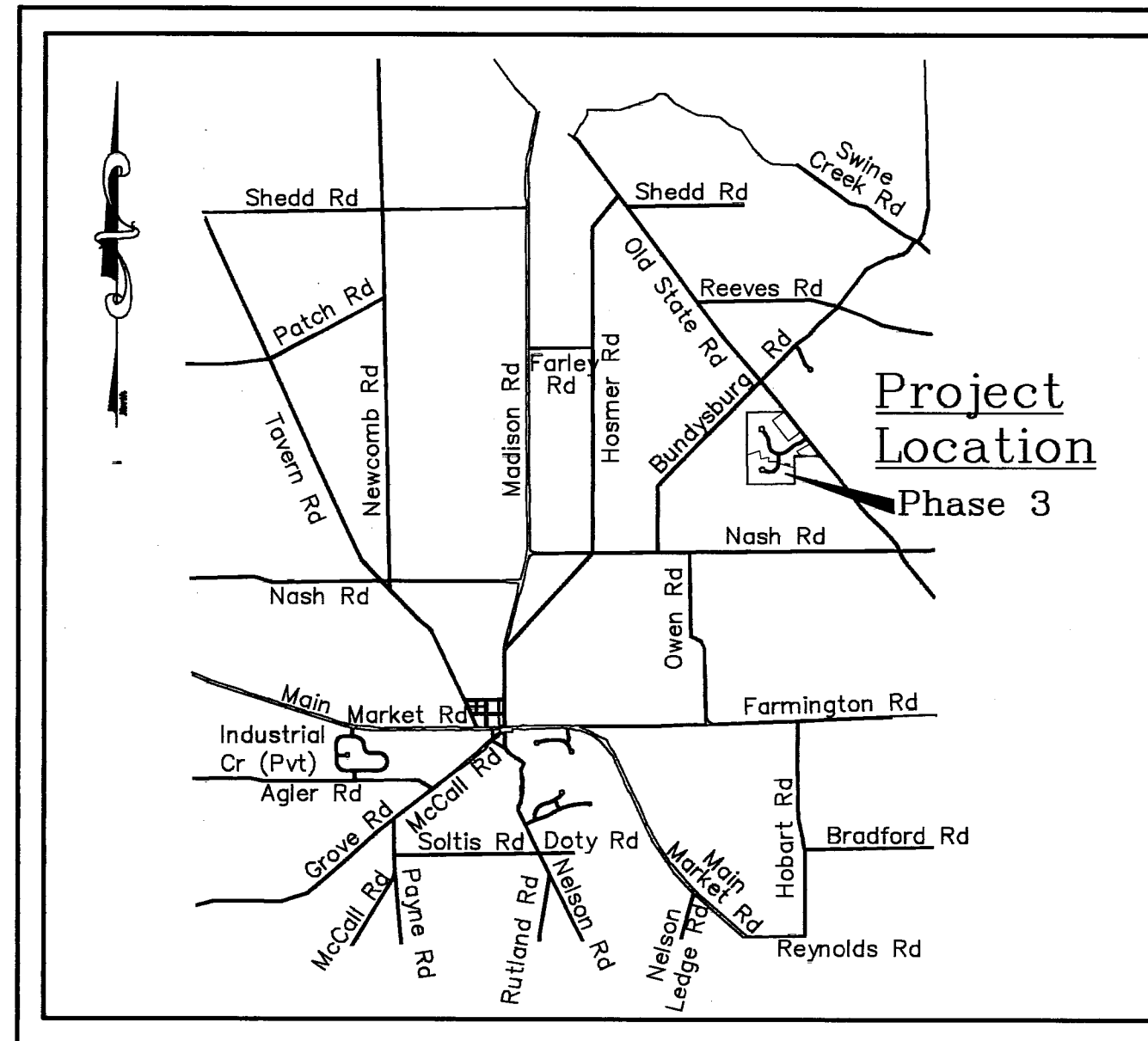
THE UTILITY EASEMENT IS ACCEPTED BY THE FOLLOWING: R.N. DELL'ARTI, C.E.I. 8/12/04, Dominion East Ohio Gas Company 8/20/04, Cebridge Connections 9-7-04 JERRY T. WALKER.

FINAL PLAT of SURREY HILLS SUBDIVISION PHASE 3

SITUATED IN THE TOWNSHIP OF PARKMAN, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 3 IN SECTION 7. BEING PART OF THE LANDS DEEDED TO MGK LIMITED, AN OHIO LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 1024, PAGE 947, IN THE GEAGA COUNTY RECORDER'S OFFICE, PERMANENT PARCEL NUMBER 25-065300, AND CONTAINING 39.736 ACRES

Prepared For: MGK Limited, 4779 Higbee Avenue NW, Canton, Ohio 44718, Telephone #(330)493-0212, Contact: Mr. Joseph Kuntz

Prepared By: SCHWARTZ LAND SURVEYING, INC. Rudy E. Schwartz, 12121 Kinsman Road, Newbury, Ohio 44065, Phone (440) 564-8174, Fax (440) 564-5675



VICINITY MAP Not To Scale

Mortgage Release

The undersigned mortgagee of the land included in this plat and subdivision does hereby join with the owners of this subdivision in the dedication to public use of the area designated as Barnstable Road and hereby releases from lien of our mortgage and waives any right which we may have otherwise have in said road. This 8th day of April, 2004.

G. S. STANAS, G. S. STANAS, HUNTINGTON BANK, David Blatty, Lisa J. Evans.

State of Ohio, County of Cuyahoga

Before me, a notary public in and for said county and state personally appeared the above named G. S. Stanas who acknowledge that s/he did sign the foregoing instrument and that the same is /her/ free act and deed and the free corporate act and deed of Huntington Bank for the purposes therein expressed. In witness whereof I have set my hand and official seal at Cleveland Ohio, this 8th day of April, 2004.

David B. Blatty, Notary Public, My Commission Expires 08-22-05.

APPROVALS

Approved as to legal form this 13th day of September, 2005

Rebecca F. Schlag, A.P.A., Geauga County Prosecutor

Approved this 13 day of July, 2004.

Margaret Muehling, Geauga County Planning Commission

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.

Approved this 19th day of September, 2005

Robert L. Phillips, Geauga County Engineer

ZONING STATEMENT

This plat complies with the applicable Parkman Township Zoning Resolutions This 7th day of APRIL, 2004.

John W. Hasman, Parkman Township Zoning Inspector

Approved this 22nd day of September, 2005, constituting an acceptance of the dedication of any road right-of-way shown hereon for public use.

Mary Samick, Geauga County Commissioner; Craig B. Albert, Geauga County Commissioner; William Young, Geauga County Commissioner.

Transferred this 23rd day of Sept, 2005

Tracy A. Jemison, Geauga County Auditor

Filed for record this 23rd day of September, 2005 at 2:37 P.M. Recorded this 23rd day of September, 2005 in Plat Book Volume 38 Page 63-64

Mary Margaret McBride, Geauga County Recorder

DECLARATION and COVENANTS

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR SURREY HILLS SUBDIVISION IS RECORDED IN VOLUME 1489, PAGE 878 OF GEAGA COUNTY DEED RECORDS.

20050726923 Filed for Record in GEAGA COUNTY, OHIO MARY MARGARET MCBRIDE 09-23-2005 at 02:37 PM. PLAT 80.00 DR Book 38 Page 63 - 64

SUBDIVISION TABULATION

TOTAL BOUNDARY AREA: 129.212 Acres

PHASE 1 (18.790 ACRES)

PHASE 2 (70.686 ACRES)

PHASE 3 (30.736 ACRES)

Proposed Lots: 11 Area in Lots: 37,569 Acres Area in Barnstable Right of Way: 2.167 Acres Length of Barnstable Road = ±1148 LF

-ONSITE SEWAGE DISPOSAL

-DEEP WELL WATER SUPPLY

-12' UTILITY EASEMENT

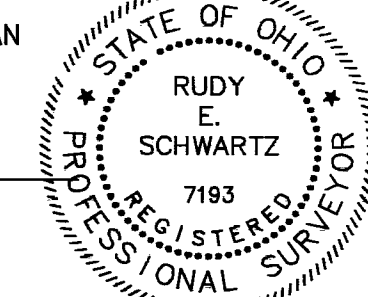
-75' FRONT SETBACK

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 GEAGA COUNTY ENGINEER.

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

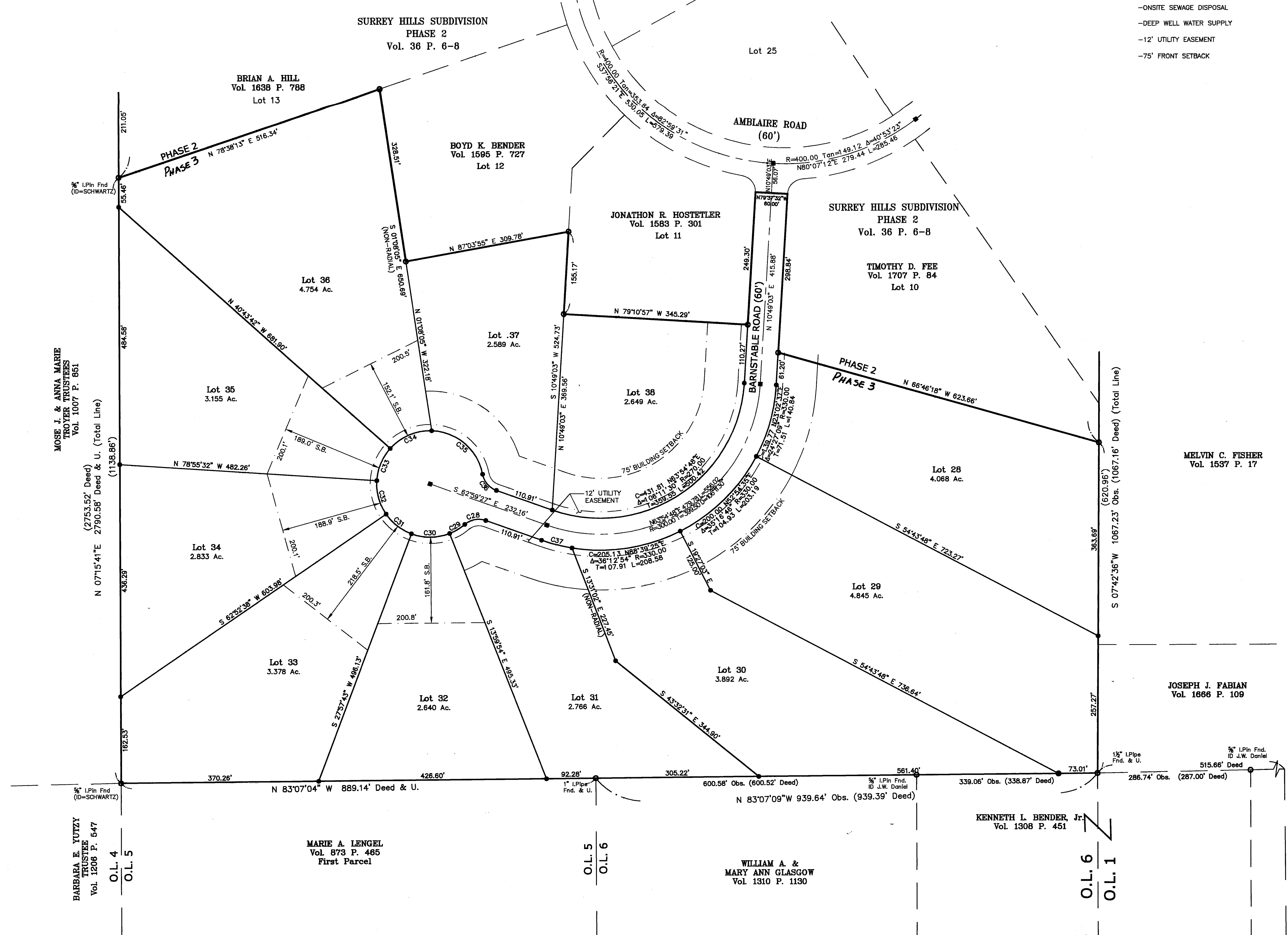
Rudy E. Schwartz, P.S. 7193, DATE: 2-17-04



V38.P63

CURVE TABLE							
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION	
C28	41.89	40.00	23.09	60°00'00"	40.00	S87°00'33"W	
C29	33.15	100.00	16.73	18°59'32"	33.00	N66°30'20"E	
C30	73.23	100.00	38.35	41°57'38"	71.61	S83°01'06"E	
C31	60.94	100.00	31.45	34°54'55"	60.00	S44°34'49"E	
C32	66.67	100.00	34.63	38°11'50"	65.44	S08°01'27"E	
C33	66.67	100.00	34.63	38°11'50"	65.44	S30°10'23"W	
C34	87.10	100.00	46.53	49°54'10"	84.37	S74°13'23"W	
C35	135.85	100.00	80.74	77°50'05"	125.64	N41°54'29"W	
C36	41.89	40.00	23.09	60°00'00"	40.00	S32°59'27"E	
C37	59.01	330.00	29.58	10°14'41"	58.93	S68°06'47"E	

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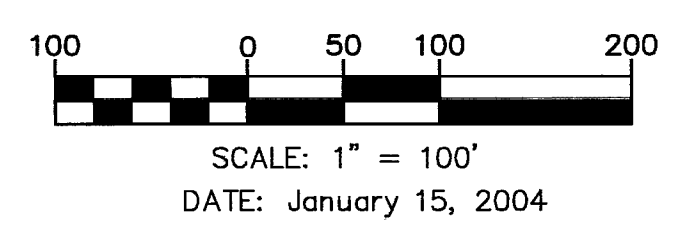


LEGEND

●	Monument	5/8" IRON PIN SET
○	ipe	5/8" Iron Pin Set
○	ipe	Iron Pipe Set
○	i.Pin	Iron Pin Fnd
○	i.Pipe	Iron Pipe Fnd
○	Mon.	Monument Fnd
○	Fnd.	Found
○	D.	Deed
○	R/Rec	Record
○	M/Msd	Measured
○	O/Obs	Observed
○	C/Calc	Calculated
○	U.	Used
○	D.R.	Deed Record
○	O.R.	Official Record
○	C.L./C/L	Centerline

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Prepared For:
MGK Limited
4779 Higbee Avenue NW
Canton, Ohio 44718
Telephone #(330)493-0212
Contact: Mr. Joseph Kuntz



SCHWARTZ LAND SURVEYING, INC.

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