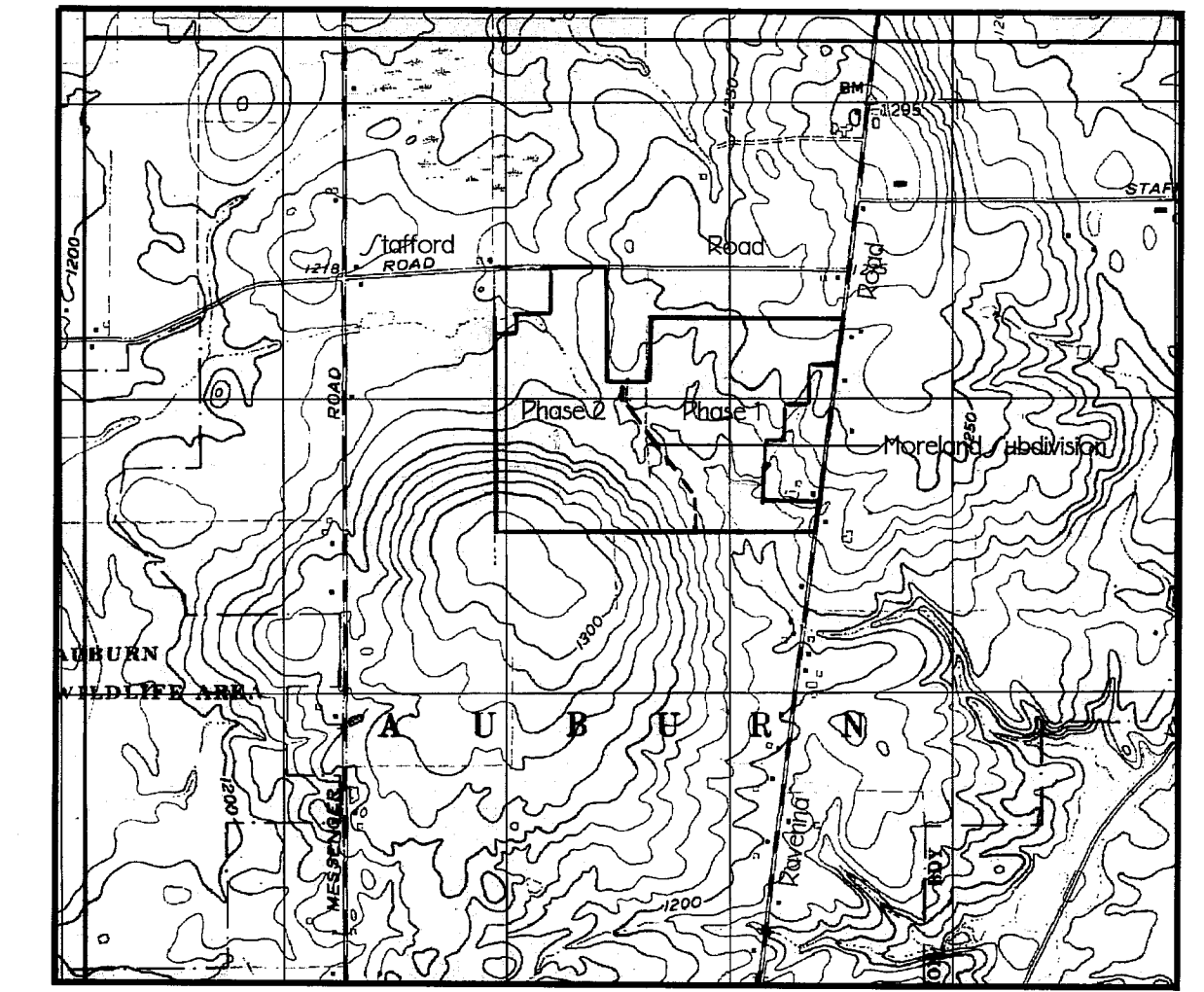


# Moreland Subdivision Phase 1



VICINITY MAP  
Scale: 1" = 2000'

Located in the Township of Auburn, County of Geauga and the State of Ohio, and known as part of Lot Nos 15 and 16 of Section No. 5 and Lot No. 17 of Section No. 6 in Tract No. 1 within said Township containing 63.7077 acres and being part of the lands conveyed to Quires Woods, Inc. by deed recorded in Volume 1754, Page 2554 of the Geauga County Deed Records.

### UTILITY EASEMENT

QUIRES WOODS, INC., AN OHIO CORPORATION, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE WILSON RESERVE TELEPHONE COMPANY, THE ORWELL NATURAL GAS COMPANY AND CEBRIDGE CONNECTION, ALL OHIO CORPORATIONS, 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 LANDS, NOW OR HEREAFTER, 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 GROUND MOUNTED TRANSFORMERS AND PEDIESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATIONS SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEE 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 COMTEMPLATED IN THE RIGHT CONVEYED TO GRANTEE BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES, INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FEEDING, 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 IN-TALL REPAIR, ALIGNMENT 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 SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE IN WITNESS WHEREOF THE UNDERSIGNED HERETO, SET THEIR HAND THIS 9th DAY OF June, 2005

I certify to Quires Woods, Inc. that I have prepared this plat and that it is based on a survey made by me in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code governing land surveys in the State of Ohio, and that the information contained hereon is 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 by the Geauga County Engineer. Distances are expressed in U.S. Survey Feet and decimal parts thereof. Bearings shown on the plat are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

*Lawrence Wilson*  
Lawrence Gordon Wilson  
Ohio Professional Surveyor No. 5807  
May 20, 2005



*Mary Lambert*  
MARY LAMBERT, PRESIDENT  
QUIRES WOODS, INC.

*Laura Mikus*  
Laura Mikus  
Linda L. Butch  
Linda L. Butch

*Richard Lambert*  
RICHARD LAMBERT, VICE PRESIDENT  
QUIRES WOODS, INC.

*Laura Mikus*  
Laura Mikus  
Linda L. Butch  
Linda L. Butch

### APPROVALS

AUBURN TOWNSHIP  
THIS PLAT COMPLES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION  
THY 7th DAY OF JUNE, 2005

*Frank V. Kitko, Jr.*  
AUBURN TOWNSHIP ZONING INSPECTOR  
FRANK KITKO

GEAUGA COUNTY PLANNING COMMISSION  
APPROVED THY 14th DAY OF JUNE, 2005

*Margaret Muehling*  
CHAIRPERSON OF THE GEAUGA COUNTY PLANNING COMMISSION  
MARGARET MUEHLING

COUNTY ENGINEER  
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 COPIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

THY 17th DAY OF October, 2005

*Robert L. Phillip*  
GEAUGA COUNTY ENGINEER  
ROBERT L. PHILLIPS, P.E., P.S.

GEAUGA COUNTY PROSECUTOR  
APPROVED AS TO LEGAL FORM THY 14th DAY OF October, 2005

*Rebecca F. Schlag*  
GEAUGA COUNTY PROSECUTOR  
REBECCA F. SCHLAG

GEAUGA COUNTY COMMISSIONER  
APPROVED THY 20th DAY OF October, 2005

*William Young*  
GEAUGA COUNTY COMMISSIONER  
WILLIAM YOUNG

*Craig B. Albert*  
GEAUGA COUNTY COMMISSIONER  
CRAIG B. ALBERT

*Mary Ann*  
GEAUGA COUNTY COMMISSIONER  
MARY ANN

GEAUGA COUNTY AUDITOR  
TRANSMITTED THY 21st DAY OF OCTOBER, 2005

*Tracy A. Jemison*  
GEAUGA COUNTY AUDITOR  
TRACY A. JEMISON

GEAUGA COUNTY RECORDER  
FILED FOR RECORD THY 21st DAY OF October, 2005  
RECORDED THY 21st DAY OF October, 2005  
BOOK VOLUME 36, PAGE 68-71

*Mary Margaret McBride*  
GEAUGA COUNTY RECORDER  
MARY MARGARET MCBRIDE  
V36-P69

200500728857  
Filed for Record in  
GEAUGA COUNTY, OHIO  
MARY MARGARET MCBRIDE  
10-21-2005 At 10:46 am.  
PLAT  
DR Book 38 Page 69 - 71

### ACCEPTANCE, CERTIFICATION AND DEDICATION

QUIRES WOODS, INC., AN OHIO CORPORATION, THE UNDERSIGNED OWNER OF THE LAND, NOW OR HEREAFTER, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS ITS MORELAND SUBDIVISION PHASE 1, CONTAINING SUBLOTS 1 THROUGH 16, BOTH INCLUDING AND DOING HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS "EDENBORO LANE". 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 OR OTHER LAWS, 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 DESIGNATED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HERETO, SET THEIR HANDS, THIS 9th DAY OF June, 2005

*Mary Lambert*  
MARY LAMBERT, PRESIDENT  
QUIRES WOODS, INC.

*Laura Mikus*  
Laura Mikus  
Linda L. Butch  
Linda L. Butch

*Richard Lambert*  
RICHARD LAMBERT, VICE PRESIDENT  
QUIRES WOODS, INC.

*Laura Mikus*  
Laura Mikus  
Linda L. Butch  
Linda L. Butch

STATE OF OHIO  
COUNTY OF GEAUGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED QUIRES WOODS, INC., BY MARY LAMBERT, PRESIDENT AND RICHARD LAMBERT, VICE PRESIDENT, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF QUIRES WOODS, INC., AN OHIO CORPORATION FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERETO, SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CHARDON, OHIO THIS 9th DAY OF June, 2005

*Linda L. Butch*  
Linda L. Butch  
NOTARY PUBLIC



### NOTE DATA

Total Number of Sublots: 16  
Total Area in Subdivision: 63.581 ACRE  
Total Area in Sublots: 61.162 ACRE  
Total Area in New Roads: 2.419 ACRE  
Total Length of New Roads: 1,287.75 FEET

STATE OF OHIO  
COUNTY OF GEAUGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED QUIRES WOODS, INC., BY MARY LAMBERT, PRESIDENT AND RICHARD LAMBERT, VICE PRESIDENT, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF QUIRES WOODS, INC., AN OHIO CORPORATION FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERETO, SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CHARDON, OHIO THIS 9th DAY OF June, 2005

*Linda L. Butch*  
Linda L. Butch  
NOTARY PUBLIC



### UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

*RM Delligatti* RAUPH M. DELIGATTI 9/1/05  
CLEVELAND ELECTRIC ILLUMINATING COMPANY DATE

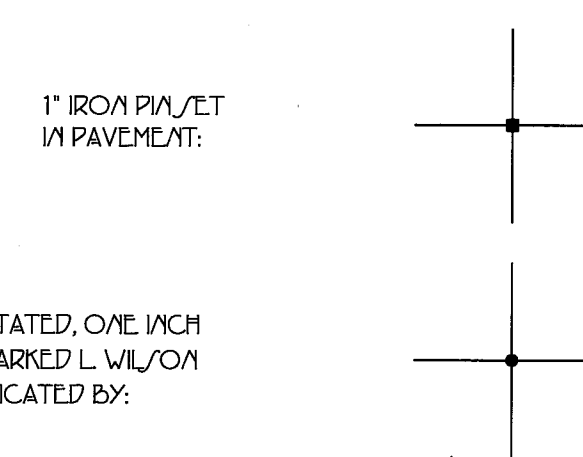
*Jon Hobby* Jon Hobby 9/13/05  
THE WILSON RESERVE TELEPHONE COMPANY DATE

*Jerry S. Livengood* J. Livengood 6/29/05  
ORWELL NATURAL GAS COMPANY DATE

*Marc Shephard* MARC SHEPHERD 10-7-05  
CEBRIDGE CONNECTION DATE

### DECLARATION OF COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR MORELAND SUBDIVISION PHASE 1 IS RECORDED IN VOLUME 1775, PAGE 3155 OF THE GEAUGA COUNTY DEED RECORDS.



UNLESS OTHERWISE STATED, ONE INCH IRON PIPE WITH CAP MARKED L.W./O.M. P. 5807 SET WHERE INDICATED BY:

# Stafford

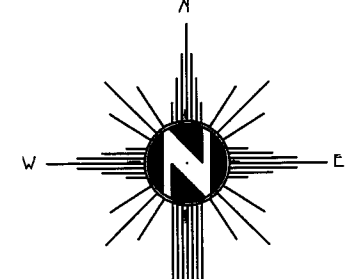
# Orange Lane

# Road

# Road

# Ravenna Road

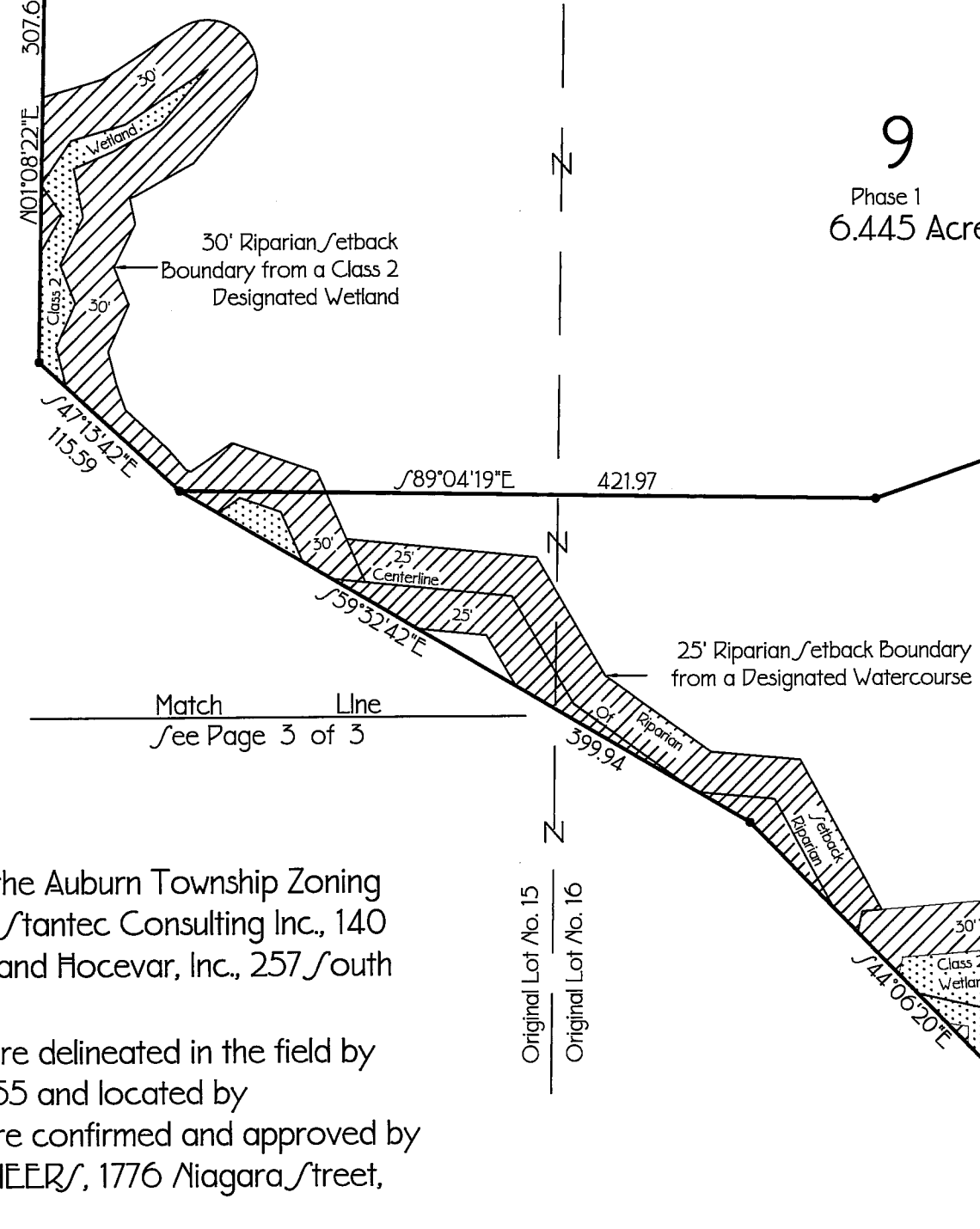
# S. R. 44



BURTON PLUMBING AGENCY, INC.  
VOLUME 1734, PAGE 2545

Land Remaining in the Name of:  
SQUIRE WOODS, INC.  
Volume 1734, Page 2554  
90.911 Acres

CURVE	RADIUS	ARC	DELTA	TAN	BEARING	CHORD
C1	30.00	50.71	96°51'21"	55.82	N40°44'17"W	44.89
C2	285.94	158.06	27°59'51"	70.40	S77°00'07"W	156.72
C3	285.94	90.69	18°10'21"	43.75	S54°03'01"W	90.51
C4	280.00	224.00	43°50'12"	118.38	N07°34'56"E	218.07
C5	470.00	32.35	03°56'37"	16.18	S88°51'44"W	32.34
C6	470.00	182.37	22°13'53"	92.34	S75°46'29"W	181.22
C7	470.00	81.58	9°53'17"	40.79	S94°41'54"W	81.28
C8	40.00	41.89	60°00'00"	23.09	S24°44'16"W	40.00
C9	100.00	115.81	66°21'07"	63.58	N27°54'49"E	109.44
C10	100.00	115.02	65°59'59"	64.82	S85°57'58"E	108.78
C11	100.00	60.49	34°39'59"	31.20	S55°40'49"E	59.58
C12	100.00	64.80	37°07'42"	33.58	S00°12'52"W	63.67
C13	100.00	60.00	34°22'59"	30.95	S55°58'02"W	59.10
C14	100.00	60.00	34°22'59"	30.95	S70°20'41"W	59.10
C15	100.00	47.48	27°12'15"	24.20	N78°51'52"W	47.04
C16	40.00	41.89	60°00'00"	23.09	N84°44'16"E	40.00
C17	550.00	63.05	6°48'52"	31.55	S38°08'41"W	63.00
C18	550.00	186.28	20°08'16"	94.11	S71°37'15"W	185.52
C19	550.00	84.59	9°08'39"	42.58	S86°15'45"W	84.50
C20	220.00	100.20	26°05'45"	50.98	N77°47'10"E	99.34
C21	220.00	75.80	19°44'27"	38.28	N54°52'04"E	75.45
C22	345.94	184.45	30°32'58"	94.47	S60°16'19"W	182.28
C23	345.94	92.30	15°17'14"	46.45	S83°11'25"W	92.05
C24	30.00	45.55	83°08'39"	26.61	N49°15'45"E	39.81
C25	315.94	252.75	45°50'12"	153.58	S67°54'56"W	246.07
C26	250.00	200.00	45°50'12"	103.70	N67°54'56"E	194.71
C27	500.00	315.00	36°05'47"	162.92	S72°47'09"W	309.82
C28	30.00	47.18	90°03'58"	30.05	N44°07'45"W	42.46



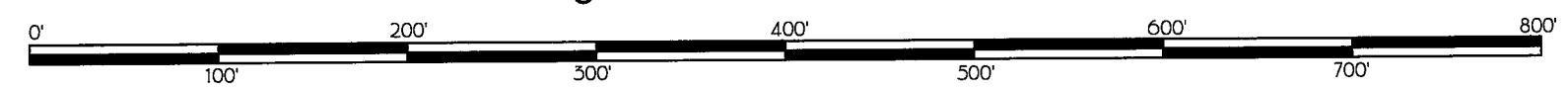
Land Remaining in the Name of:  
SQUIRE WOODS, INC.  
Volume 1734, Page 2554  
90.911 Acres

WOODIEBROOK INVESTMENT CORP.  
VOLUME 1734, PAGE 2561

GEAUGA WOODIEBROOK FARM, LTD.  
VOLUME 1734, PAGE 3120

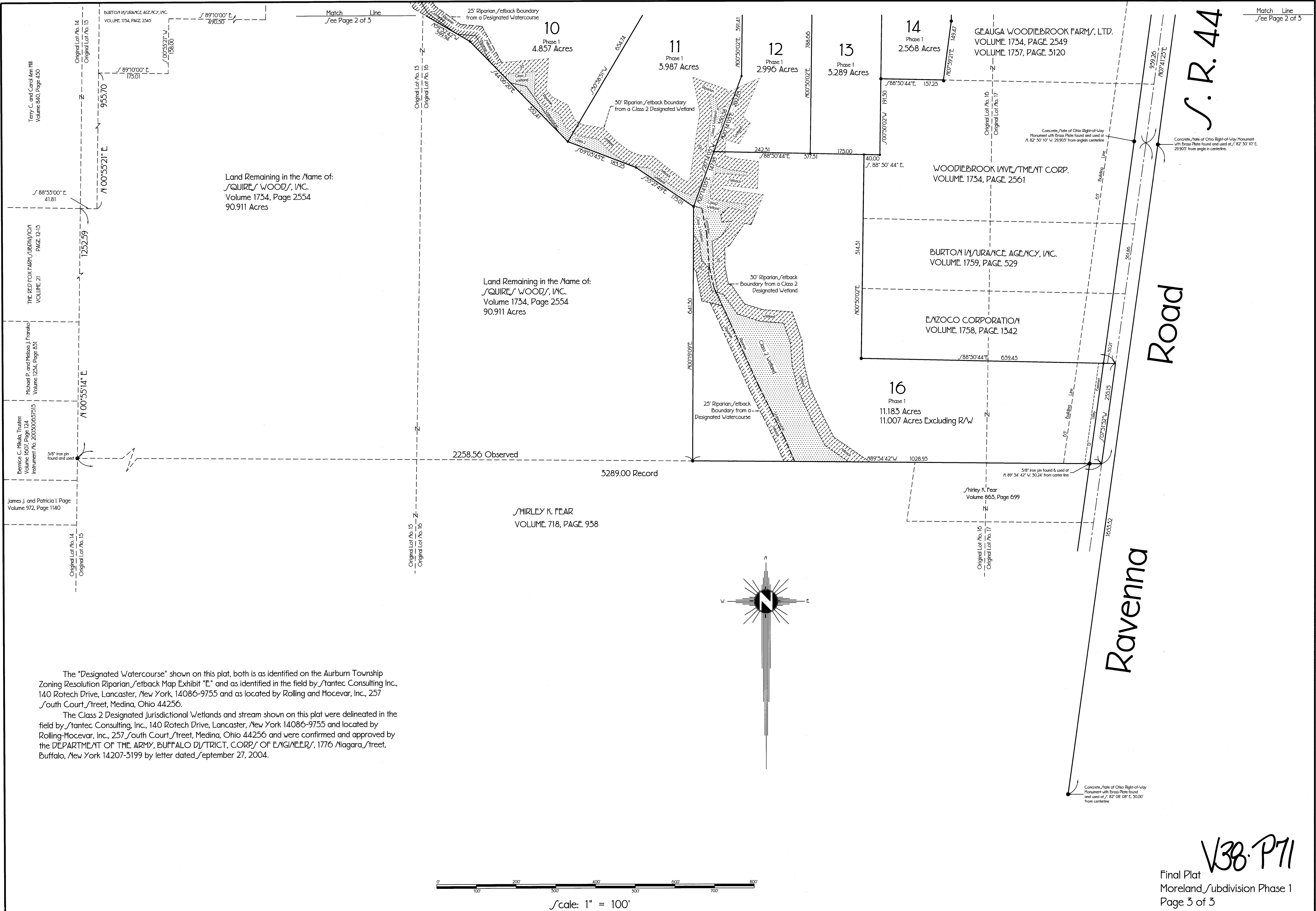
Final Plat  
Moreland Subdivision Phase 1  
Page 2 of 3

# V38.P70



Scale: 1" = 100'





Land Remaining in the Name of:  
**SQUIRE WOODS, INC.**  
 Volume 1734, Page 2554  
 90.911 Acres

Land Remaining in the Name of:  
**SQUIRE WOODS, INC.**  
 Volume 1734, Page 2554  
 90.911 Acres

**SHIRLEY K. FEAR**  
 VOLUME 718, PAGE 938

**GEAUGA WOODIEBROOK FARMS, LTD.**  
 VOLUME 1734, PAGE 2549  
 VOLUME 1737, PAGE 3120

**WOODIEBROOK MEAT CORP.**  
 VOLUME 1734, PAGE 2561

**BURTON INSURANCE AGENCY, INC.**  
 VOLUME 1759, PAGE 529

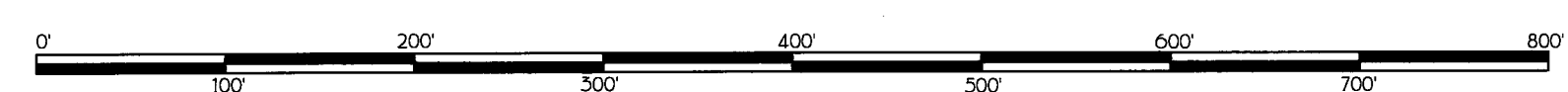
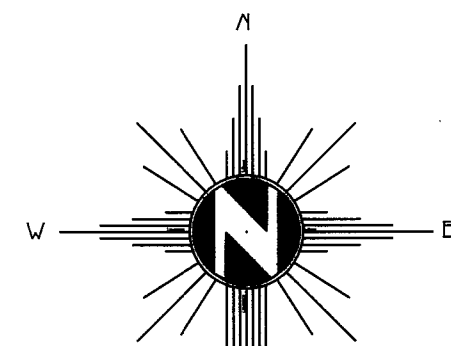
**EMZOCO CORPORATION**  
 VOLUME 1758, PAGE 1342

**Shirley K. Fear**  
 Volume 863, Page 699

**S. R. 44**

**Ravenna Road**

**Ravenna**



Scale: 1" = 100'

The "Designated Watercourse" shown on this plat, both as identified on the Aurburn Township Zoning Resolution Riparian/etback Map Exhibit "E" and as identified in the field by Tante Consulting Inc., 140 Rotech Drive, Lancaster, New York, 14086-9755 and as located by Rolling and Hocevar, Inc., 257 South Court Street, Medina, Ohio 44256.

The Class 2 Designated Jurisdictional Wetlands and stream shown on this plat were delineated in the field by Tante Consulting, Inc., 140 Rotech Drive, Lancaster, New York 14086-9755 and located by Rolling-Hocevar, Inc., 257 South Court Street, Medina, Ohio 44256 and were confirmed and approved by the DEPARTMENT OF THE ARMY, BUFFALO DISTRICT, CORPS OF ENGINEERS, 1776 Niagara Street, Buffalo, New York 14207-3199 by letter dated September 27, 2004.

**V38-P71**