

THE RESERVE AT FALLING WATER

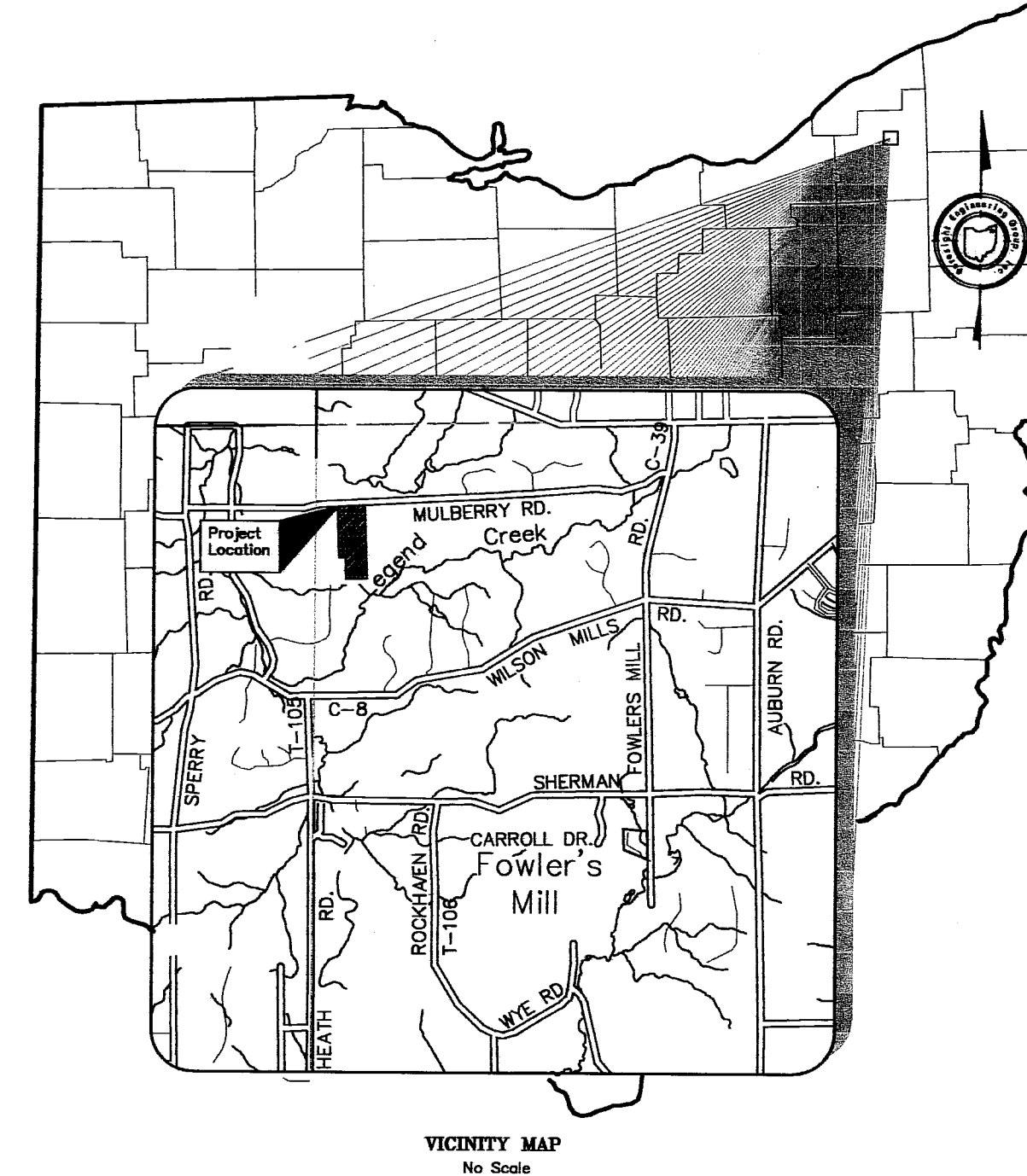
ACCEPTANCE CERTIFICATION AND DEDICATION

Mulberry Development, LLC, the undersigned owner of the land shown herein, hereby certifies that this plat correctly represents its "The Reserve At Falling Water" subdivision containing sublots one (1) through seventeen (17) both inclusive, and does hereby accept this plat of same and dedicate to public use the area designated as Holden Ridge Road and Autumn Ridge Drive. The undersigned further agrees that any use or improvements made on this land shall be made in accordance with all existing void zoning, platting, health and other lawful 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 3rd day of June, 2005

Ryan Sommers
Ryan Sommers, member
Mulberry Development, LLC

Steven Roessner
Witness
Steven Roessner
Print Name
Robert J. Provost
Witness
Robert J. Provost
Print Name

Situated in the Township of Munson, County of Geauga, State of Ohio and being in Lots 2+6 West Division, of Tract One in Township 9 of Range VIII of the Connecticut Western Reserve and containing 64.0232 acres being part of the land conveyed to Mulberry Development LLC in the deed recorded in Volume 1759 Page 649 of the Geauga County Deed Records



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 Mulberry Development, LLC 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 the Mulberry 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 3rd day of June, 2005

Robert J. Provost
Notary Public
My Commission Expires on 5/15/10



UTILITY EASEMENT

The Mulberry Development, LLC the undersigned owner of the within platted land, do hereby grant unto Cleveland Electric Illuminating Company, Alltel Corporation, Adelphia Cable Company, and Dominion East Ohio, 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, 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 2nd day of June, 2005

Ryan Sommers
Ryan Sommers, member
Mulberry Development, LLC

Steven N. Roessner
Witness
Steven N. Roessner
Print Name
Robert J. Provost
Witness
Robert J. Provost
Print Name

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 Holden Ridge Road and Autumn Ridge Drive and hereby releases from lien of our mortgage and waives any right which we might otherwise have in said Roads. This eight day of July, 2005.

Thomas A. Berkheimer
Witness
THOMAS A. BERKHEIMER
Print Name
VICE PRESIDENT
Title
FIFTH THIRD BANK
Name of Bank

Melody Cooper
Witness
Melody Cooper
Print Name
Sharon J. Cotman
Witness
Sharon J. Cotman
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, 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 8 day of July, 2005

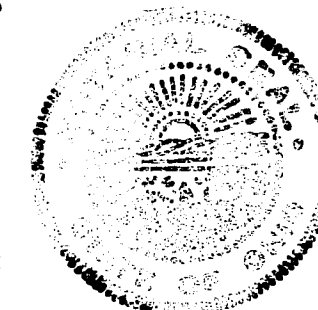
Sharon J. Cotman
Notary Public
My Commission Expires on 11-27-06

SHARON J. COTMAN
Notary Public - State of Ohio
My Commission Expires 11-27-2006
Recorded in Lake County

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 Mulberry Development, LLC 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 the Mulberry 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 3rd day of June, 2005

Robert J. Provost
Notary Public
My Commission Expires on 5/15/10



UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

Ralph H. Delligatti 7/1/05
Cleveland Electric Illuminating Company Date
Print Name RAIPH H. DELIGATTI
Larry Sick 10-11-05
Adelphia Cable Company Date
Print Name LARRY SICK

Jon Hobby 9/13/05
Alltel Corporation Date
Print Name Jon Hobby
Steven Bartizal 10/12/05
Dominion East Ohio Date
Print Name STEVEN BARTIZAL

This plat complies with the applicable Munson Township Zoning Resolution. This 8 day of July, 2005

By: Dominic J. Eganony
Munson Township Zoning Inspector
Print Name DOMINIC J. EGANONY

Approved as to legal form this 8th day of November, 2005

By: Rebecca F. Schlag
Gauga County Prosecutor
Print Name Rebecca F. Schlag, ALTA

Approved this 10 day of July, 2005

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 15th day of NOVEMBER, 2005

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

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

By: Mary E. Samide
Gauga County Commissioner
Print Name MARY E. SAMIDE

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

By: Craig S. Albert
Gauga County Commissioner
Print Name CRAIG S. ALBERT

Transferred this 22nd day of NOV, 2005

By: Tracy A. Jemison
Gauga County Auditor
Print Name TRACY A. JEMISON

200500731089
Filed for Record in
GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
11-22-2005 At 03:36 pm.
PLAT 120.00
DR Book 38 Page 92 - 94

Filed for record this 22nd day of November, 2005

at 3:36 M.

Recorded this 22nd day of November, 2005 in

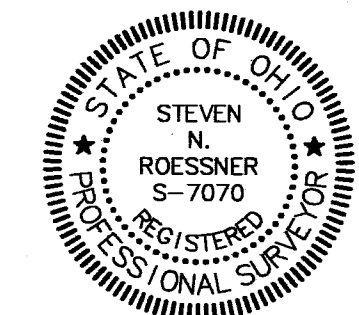
plat book Volume 92-94
By: Mary Margaret McBride
Gauga County Recorder
Print Name Mary Margaret McBride

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 assumed and to denote angles only.

Steven N. Roessner Date
Ohio Professional Surveyor No. 7070

577 Varied 12-19-05
@ 11:51am
Mary Margaret McBride
Recorder



Total Number of Sublots: 17 Sublots
Total Length of New Road: 2,829.48 feet
Total Area in:
Sublots 1-17: 59.7668 acres
Area in Proposed R/W: 4.2564 acres
Total Area of Subdivision: 64.0232 acres

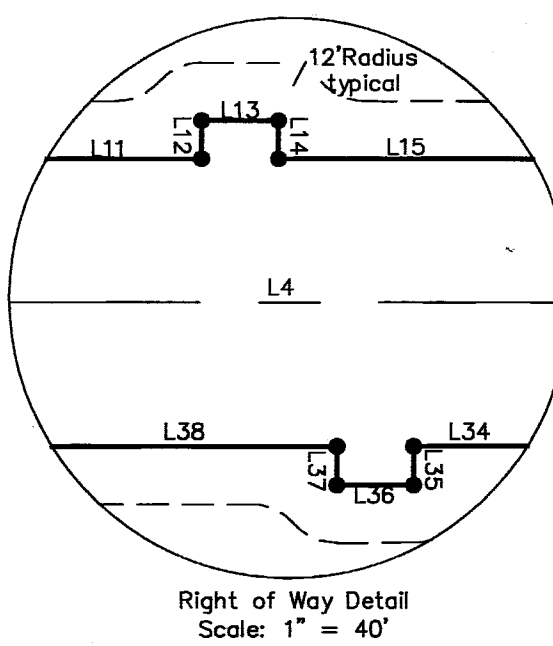
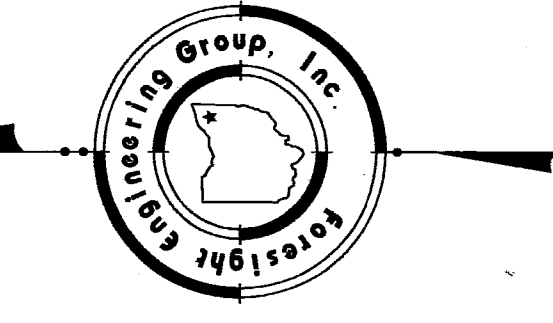
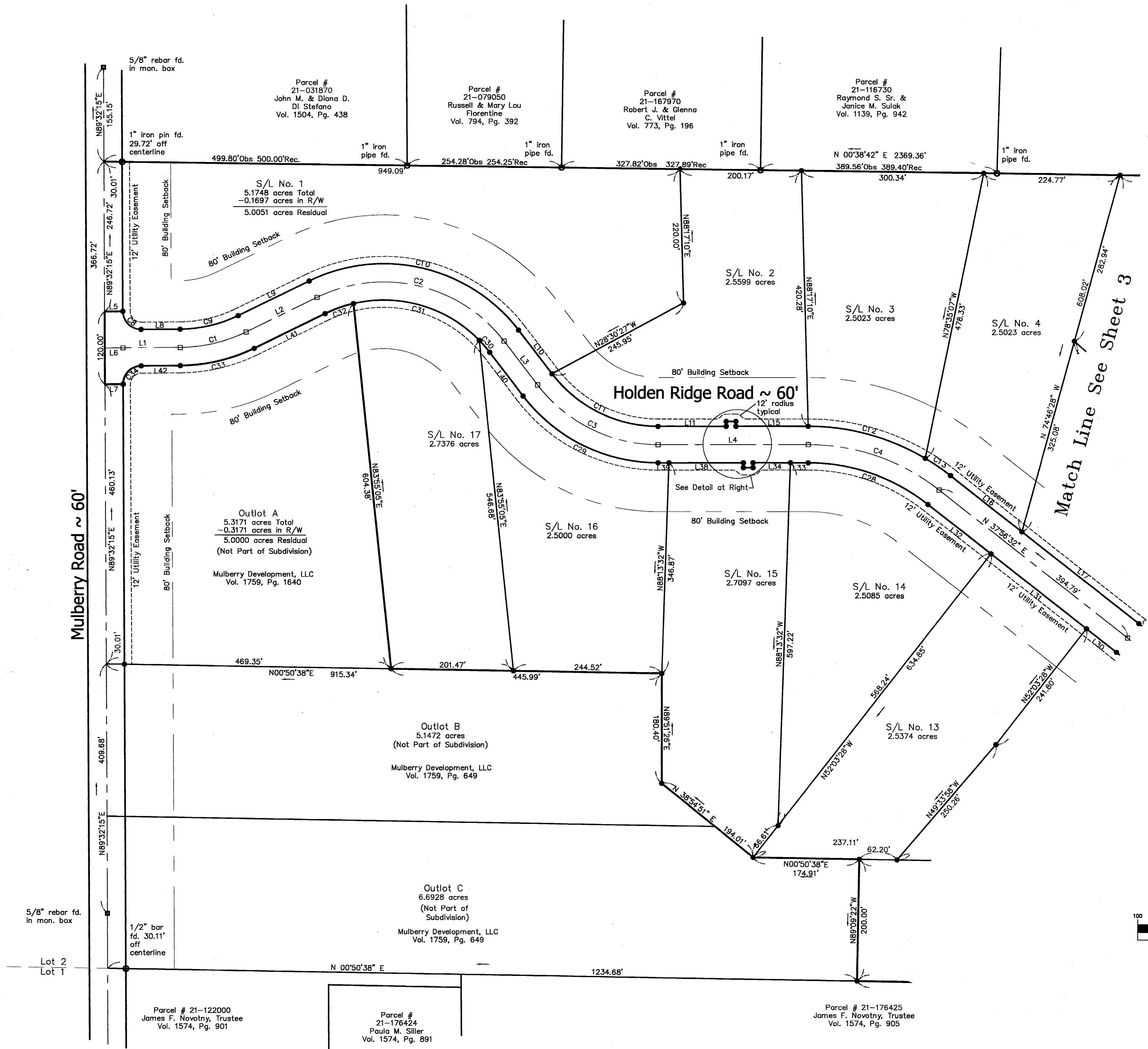
The declaration of covenants and restrictions for the The Reserve at Falling Water are recorded in volume 1180, page 111-112 of the Geauga County Deed Records.

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

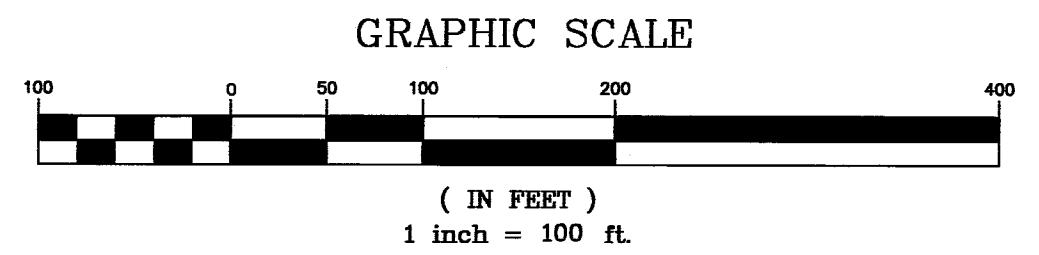
V38.P92

LINE	LENGTH	BEARING
L1	124.34	S00°27'45"E
L2	130.05	S26°11'55"E
L3	90.90	N52°22'14"E
L4	247.50	S00°08'34"E
L5	30.00	S00°27'45"E
L6	30.00	S00°27'45"E
L7	30.00	S00°27'45"E
L8	64.34	S00°27'45"E
L9	130.05	S26°11'55"E
L10	90.90	N52°22'14"E
L11	112.42	S00°08'34"E
L12	8.00	N89°51'26"E
L13	16.00	S00°08'34"E
L14	8.00	N89°51'26"E
L15	119.07	S00°08'34"E
L16	149.91	N37°56'32"E
L17	244.88	N37°56'32"E
L18	162.33	S38°54'47"E
L19	162.33	S38°54'47"E
L20	25.70	S15°19'04"E
L21	20.00	N74°40'56"E
L22	21.33	S15°19'04"E
L23	49.42	S89°09'22"E
L24	243.27	S89°09'22"E
L25	200.00	S89°09'22"E
L26	92.69	S89°09'22"E
L27	41.51	S15°19'04"E
L28	20.00	N74°40'56"E
L29	36.33	S15°19'04"E
L30	62.66	N37°56'32"E
L31	200.00	N37°56'32"E
L32	132.13	N37°56'32"E
L33	29.14	S00°08'34"E
L34	61.72	S00°08'34"E
L35	8.00	N89°51'26"E
L36	16.00	S00°08'34"E
L37	8.00	N89°51'26"E
L38	122.39	S00°08'34"E
L39	18.24	S00°08'34"E
L40	90.90	S52°22'14"E
L41	130.05	S26°11'55"E
L42	64.34	S00°27'45"E

CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	25°44'10"	112.30'	250.00'	57.11'	S13°19'50"E	111.35'
C2	78°34'09"	342.82'	250.00'	204.51'	N13°05'09"E	316.59'
C3	52°30'47"	229.13'	250.00'	123.32'	N26°06'50"E	221.20'
C4	38°05'06"	232.65'	350.00'	120.83'	N18°53'59"E	228.39'
C5	52°54'06"	323.16'	350.00'	174.13'	N64°23'35"E	311.80'
C6	13°08'41"	80.30'	350.00'	40.33'	N44°30'53"E	80.12'
C7	39°45'25"	242.86'	350.00'	126.55'	N70°57'56"E	238.02'
C8	90°00'00"	47.12'	30.00'	30.00'	N44°32'15"E	42.43'
C9	25°44'10"	98.82'	220.00'	50.28'	S13°19'50"E	97.99'
C10	78°34'09"	383.96'	280.00'	228.05'	N13°05'09"E	354.58'
C11	52°30'47"	201.64'	220.00'	108.50'	N26°06'50"E	194.63'
C12	30°30'54"	202.38'	380.00'	103.65'	N15°06'53"E	200.00'
C13	7°34'12"	50.21'	380.00'	25.14'	N34°09'26"E	50.17'
C14	4°43'47"	31.37'	380.00'	15.69'	N40°18'26"E	31.36'
C15	81°35'06"	42.72'	30.00'	25.89'	N01°52'46"E	39.20'
C16	52°30'17"	36.66'	40.00'	19.73'	S65°09'55"E	35.39'
C17	43°32'03"	58.99'	75.00'	28.95'	S69°39'02"E	55.63'
C18	57°17'45"	75.00'	75.00'	40.97'	S19°43'08"E	71.91'
C19	73°19'12"	95.98'	75.00'	55.82'	N46°04'20"E	89.56'
C20	57°17'45"	75.00'	75.00'	40.97'	S68°37'12"E	71.91'
C21	53°33'50"	70.11'	75.00'	37.86'	S13°11'25"E	67.59'
C22	52°30'17"	36.66'	40.00'	19.73'	S12°39'36"E	35.39'
C23	81°35'06"	42.72'	30.00'	25.89'	S79°42'20"E	39.20'
C24	119°11'17"	8.76'	380.00'	4.38'	N61°12'40"E	8.76'
C25	26°56'01"	178.63'	380.00'	91.00'	N77°22'38"E	176.99'
C26	28°59'06"	161.88'	320.00'	82.71'	N76°21'06"E	160.16'
C27	20°12'52"	112.90'	320.00'	57.04'	N48°02'58"E	112.31'
C28	38°05'06"	212.71'	320.00'	110.45'	N18°53'59"E	208.81'
C29	52°30'47"	256.63'	280.00'	138.12'	N26°06'50"E	247.74'
C30	644'08"	25.96'	220.00'	12.95'	N49°00'10"E	25.85'
C31	58°30'51"	225.96'	220.00'	124.38'	N161°2'40"E	216.16'
C32	12°58'10"	49.86'	220.00'	25.04'	S19°42'20"E	49.76'
C33	25°44'10"	125.77'	280.00'	63.96'	S13°19'50"E	124.72'
C34	90°00'00"	47.12'	30.00'	30.00'	S45°27'45"E	42.43'
C35	52°30'17"	36.66'	40.00'	19.73'	S82°54'13"E	35.39'
C36	118°55'36"	155.67'	75.00'	127.14'	N83°53'08"E	129.20'
C37	118°55'36"	155.67'	75.00'	127.14'	S82°11'51"E	129.20'
C38	52°30'17"	36.66'	40.00'	19.73'	N64°35'30"E	35.39'



SYMBOL LEGEND	
	BOXLESS PAVEMENT MONUMENT W/ 5/8" PIN SET
	5/8" IRON PIN SET



V38-P93

Foresight Engineering Group
 Engineers & Surveyors
 440 288-1010
 440 288-1034 fax
 300 Center Street, Unit F
 Grandon, Ohio 46024

SCALE: Horiz. 1" = 100'	Vert. none
FILE NAME:	i:\Som10405\Final P-01
DATE:	April 19, 2005

THE RESERVE AT FALLING WATER
 MULBERRY DEVELOPMENT, LLC.
 Munson Township - Geauga County - Ohio
 Final Plat

