

FINAL PLAT MAPLE VALLEY - PHASE I

SUBLOTS 1 THRU 5

Situating In The Township Of Auburn, County Of Geauga, State Of Ohio
And Known As Being Part Of Tract 2 And And Original Lot 4, Section 3
Containing 20.2608 Acres Of Land. Being Part Of The Lands
Conveyed To Tara Century, Inc., In The Deed Recorded In
Volume 1764, Page 2280 Of The Geauga County Records.

ACCEPTANCE CERTIFICATION

The Undersigned Member, Tara Century, Inc. Of The Land Shown Herein, Hereby Certifies That This Plat Correctly Represents His "Maple Valley - Phase I", Subdivision Containing Sublots No. 1 Thru 5 Inclusive And Does Hereby Accept This Plat Of The Same And Dedicate To The Public Use The Area Designated As ROADWAY. 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 Lawful 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 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 JUNE, 2005.

Tara Century, Inc.
Member:
By: [Signature]
Kevin J. Finnerty - President
Witness
Print Name Robert J PAPA
[Signature]
Witness
Print Name John MacFarlane

State Of Ohio
County Of Geauga

Before Me, A Notary Public, In And For Said County And State, Personally Appeared The Above Named Kevin Finnerty Who Acknowledged To Me That He Did Sign The Foregoing Instrument And That The Same Is Of His Free Act And Deed For The Purpose Therein Expressed. In Witness Whereof I Have Hereunto Set My Hand And Affixed My Official Seal At SOLOM, Ohio This 9th Day Of JUNE 2005.

* AND THE FREE ACT
AND DEED AS A
MEMBER OF TARA
CENTURY INC.

[Signature]
Notary Public
My Commission Expires: ROBERT J. PAPA
Notary Public, State of Ohio
My Commission Expires JUNE 26, 2005

APPROVALS

Approved As To Legal Form This 21 Day Of June, 2005.

[Signature]
Geauga County Prosecutor
Print Name Rebecca F. Schlag, A.A.

Approved This 18 Day Of December, 2005.

[Signature]
Chairman, 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 Contained Within The Road Right-Of-Way Dedicated To Public Use Herin, 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 29th Day Of December 2005.

[Signature]
Geauga County Engineer
Print Name Robert L. Phillips

This Plat Complies With The Applicable Auburn Township Zoning Resolution This 6th Day Of Dec, 2005.

[Signature]
Auburn Township Zoning Inspector
Print Name FRANK V. KITKO, JR.

Approved This 5 Day Of January, 2006, Constituting An Acceptance Of The Dedication Of Any Road Right-Of-Way Shown Hereon For Public Use.

[Signature]
Geauga County Commissioner
Print Name MARY E. SANIDE

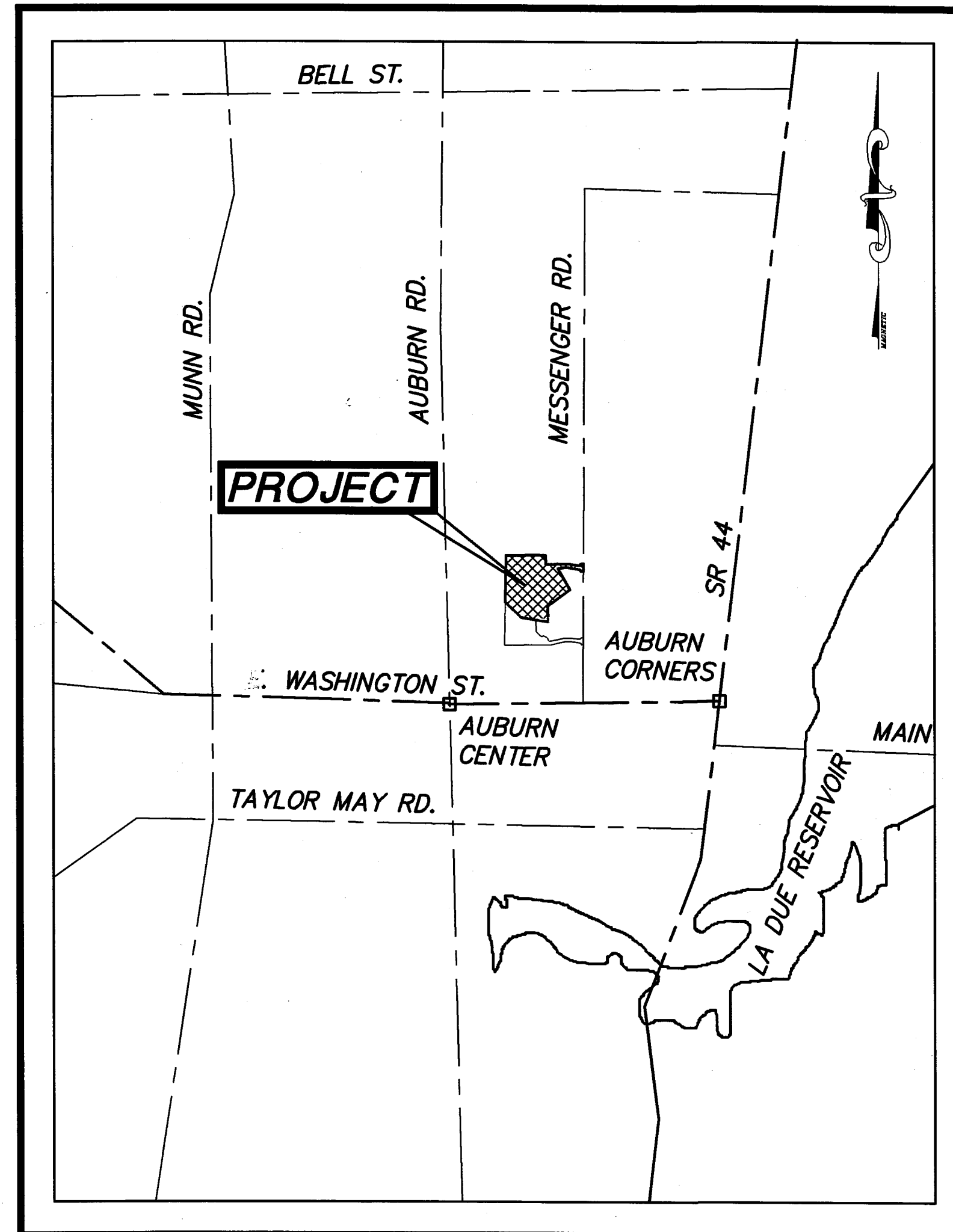
[Signature]
Geauga County Commissioner
Print Name William S. Yana

Transferred This 9th Day Of Jan, 2006.

[Signature]
Geauga County Auditor
Print Name TRACY A. JEMISON

Filed For Record This 11th Day Of January, 2006 At 2:15 PM.
Recorded This 1st Day Of January, 2006 In Plat Book Volume 38 Page 109-110.

[Signature]
Geauga County Recorder
Print Name Nancy Margaret McBride



VICINITY MAP

N.T.S.

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 ROADWAY And Hereby Release From Lien Of Our Mortgage And Waives Any Right Which We Might Otherwise Have In Said Road. This 9th Day Of JUNE, 2005.

[Signature]
Vice President
Print Name ROBERT J. PAPA

[Signature]
Witness
Print Name JOHN MACFARLANE

[Signature]
Witness
Print Name TINA SIMONS

State Of Ohio, County Of Cuyahoga

Before Me, A Notary Public In And For Said County And State Personally Appeared The Above Named ROBERT J. PAPA, Vice President, Who Acknowledged That He Did Sign The Forgoing Instrument And That The Same Is His Free Act And Deed And The Free Corporate Act And Deed Of PARK VIEW FEDERAL SAVINGS BANK For The Purposes Therein Expressed. In Witness Whereof I Have Hereunto Set My Hand And Affixed My Official Seal At SOLOM, Ohio This 9th Day Of JUNE, 2005.

[Signature]
Notary Public

UTILITY EASEMENT

I, Tara Century, Inc., The Undersigned Owner Of The Within Platted Land, Do Hereby Grant Unto The First Energy Co., Alltel Corp., Dominion East Ohio Gas Co., And Cbridge Connections, 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, Or 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 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 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 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 Sublots And All Lands Shall Be Restricted To Underground Utility Service. In Witness Whereof The Undersigned Hereunto Set His Hand This 9th Day Of JUNE 2005.

Tara Century, Inc.
Member:
By: [Signature]
Kevin J. Finnerty - President
Witness
Print Name Robert J PAPA
[Signature]
Witness
Print Name John MacFarlane

State Of Ohio
County Of Geauga

Before Me, A Notary Public, In And For Said County And State, Personally Appeared The Above Named Kevin Finnerty Who Acknowledged To Me That He Did Sign The Foregoing Instrument And That The Same Is Of His Free Act And Deed For The Purpose Therein Expressed. In Witness Whereof I Have Hereunto Set My Hand And Affixed My Official Seal At SOLOM, Ohio This 9th Day Of JUNE 2005.

* AND THE FREE ACT
AND DEED AS A MEMBER
OF TARA CENTURY INC.

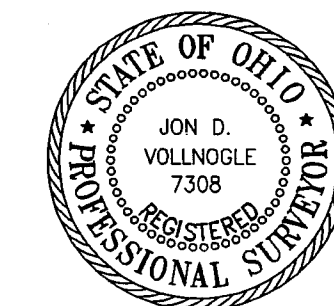
[Signature]
Notary Public
My Commission Expires: ROBERT J. PAPA
Notary Public, State of Ohio
My Commission Expires JUNE 26, 2005

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING

<u>[Signature]</u> Alltel Corporation Print Name <u>JON Hobby</u> Date <u>9-13-05</u>	<u>[Signature]</u> Cbridge Connections Print Name Date <u>10-7-05</u>
<u>[Signature]</u> First Energy Company Print Name <u>RAEH N. DELLIGATTI</u> Date <u>9/1/05</u>	<u>[Signature]</u> Dominion East Ohio Gas Company Print Name <u>STEVEN BARTZAL</u> Date <u>10/12/05</u>

SURVEYOR'S CERTIFICATION

I Do 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 The 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 Inspection And Acceptance Of The Improvements By The Geauga County Engineer.



[Signature]
Jon D. Vollnogle Registered Surveyor #7308
Date 6-7-05

Howells and Baird, Inc.
1156 East State Street
Salem, Ohio 44460
Ph. (216) 332-4834

V38P109

1739 320
The Covenants And Restrictions For Maple Valley-Phase I Subdivision Are Recorded In Volume 1764 Page 2595 Of The Geauga County Deed Records.

REVISIONS
9-04-2004
6-19-2004
7-08-2004
10-04-2004
6-07-2005

DESIGNED BY: G.T.L.
DRAWN BY: J.D.V.
CHECKED BY: J.D.V.
DATE: 7-30-2004
JOB NUMBER: 03-2447
FIELD BOOK: 537

MAPLE VALLEY - PHASE I
APPROVALS

Howells & Baird, Inc.
CIVIL ENGINEERS & SURVEYORS
SALEM, OHIO
PH. (330) 332-4834
FAX. (330) 332-4058



SCALE
SHEET
SA-2361A
1 Of 2

FINAL PLAT OF MAPLE VALLEY - PHASE I SUBLOTS 1 THRU 5

Situated In The Township Of Auburn, County Of Geauga, State Of Ohio
And Known As Being Part Of Tract 2 And And Original Lot 4, Section 3
Containing 20.2608 Acres Of Land Being Part Of The Lands
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FINAL PLAT OF
MAPLE VALLEY - PHASE I
LOT 4, SEC. 3, TRACT 2 AUBURN TWP.
GEOGA COUNTY, STATE OF OHIO

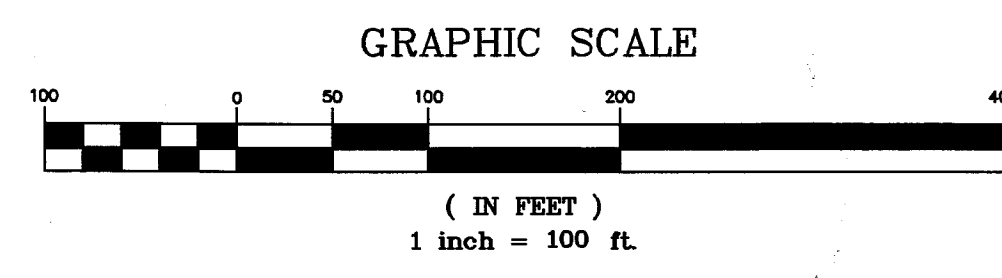
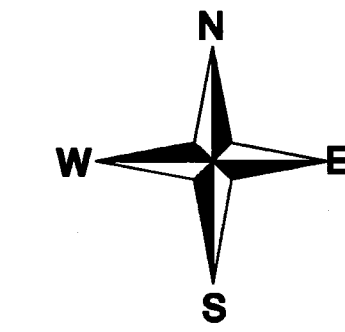
Howells & Baird, Inc.
CIVIL ENGINEERS & SURVEYORS
SALEM, OHIO
PH. (330) 332-4834
FAX. (330) 332-4058



SCALE
1"=100'
SHEET
SA-2362B
2 OF 2

SITE DATA

Total Length Of Proposed Road.....	676.69 LF.
Area Of Proposed Lots.....	19.0029 Acres
Area In Proposed Road Right-Of-Way.....	1.2578 Acres
Total Area.....	20.2608 Acres
Total Number Of Lots.....	5
Zoning District.....	R-2
Minimum Lot Area.....	2 Acres
Minimum Front Yard.....	30 Feet
Minimum Side Yard.....	50 Feet
Minimum Rear Yard.....	50 Feet
Minimum Lot Frontage.....	60 Feet At Cul-De-Sac Lots



LEGEND

- Iron Pin Found
- Iron Pin In Monument Found
- 5/8" Iron Pin Or P-K Nail Set
- 5/8" Iron Pin Set In Concrete At Subdivision Corners
- BOXLESS Monument Iron Pin Set

PHASE TWO CURVE DATA

Curve	Δ	R	T	L	Ch. Brng.	Ch. Length
A	100°00'00"	30.00'	35.75'	52.36'	N49°40'50"E	45.96'
B	80°00'00"	30.00'	25.17'	41.89'	N40°19'10"W	38.57'
C	31°33'32"	515.00'	145.53'	283.67'	N83°54'04"E	280.03'
D	10°08'24"	545.00'	48.35'	96.45'	S85°23'22"E	96.33'
E	26°02'49"	485.00'	112.18'	220.48'	N49°40'50"W	218.59'
F	05°30'43"	485.00'	23.35'	46.66'	N70°52'39"E	46.64'
G	21°25'08"	545.00'	103.07'	203.74'	N78°48'52"E	202.55'
H	77°26'39"	40.00'	32.07'	54.07'	N29°23'59"E	50.04'
I	87°05'05"	75.00'	71.27'	113.99'	N34°13'12"E	103.33'
J	78°41'10"	75.00'	31.71'	60.00'	S82°53'41"E	95.09'
K	45°50'12"	75.00'	31.71'	60.00'	S00°38'00"E	58.41'
L	45°50'12"	75.00'	31.71'	60.00'	S45°12'12"W	58.41'

State Of Ohio
P.N. 01-701500
Vol. 266, Pg. 20

Kim J. & Debra Elam
Vol. 1764, Pg. 2579
P.N. 01-034630
0.0762 Ac.
Not Part Of Sub-Division

Kim J. & Debra Elam
P.N. 01-034630
Vol. 733, Pg. 302

Not Part Of Sub-Division
Tara Century, Inc.
Vol. 1764, Pg. 2570
2.0596 Ac. In Lot
0.1377 Ac. In Ex. R/W
2.1973 Ac. Total
P.N. 01-118925

Vol. 1764, Pg. 2575
P.N. 01-118924
2.4889 Ac. In Lot
0.2604 Ac. In Ex. R/W
2.7493 Ac. Total
Not Part Of Sub-Division

Edward Garback
P.N. 01-041100
Vol. 1696, Pg. 857

LAND REMAINING IN THE NAME OF
Tara Century, Inc.
Vol. 1764, Pg. 2589
P.N. 01-118785

Carmel Affeldt
P.N. 01-000300
Vol. 1750, Pg. 69

Daniel P. Henderson
P.N. 01-046900
Vol. 1646, Pg. 212

Helen Pauline Pierce
P.N. 01-081000
Vol. 613, Pg. 254

SURVEY REFERENCE DATA

Surveys:
Reference Bearing N00°19'10"W Along Centerline Of
Messenger Rd. Taken From A Survey For Edward Garback
Made By Frank B. Krause & Associates In October 2000

Deeds:
Kim J. And Debra Elam Vol. 733, Pg. 302
Tara Century, Inc. Vol. 1696, Pg. 851

3/4" I.P. In Mon. Fd. Washington St.

V38.P110