

HIDDEN LAKES SUBDIVISION

Situated in the Township of Russell, County of Geauga, State of Ohio and known as being part of Tract No. 1 Section No. 3 and containing 25.033 acres being all of the land as conveyed to Hidden Lakes an Ohio Limited Partnership in the deed recorded in volume 0931, page 33 of the Geauga County Deed Records.

ACCEPTANCE CERTIFICATION AND DEDICATION

I, the undersigned owner Hidden Lakes an Ohio Limited Partnership of the land shown herein, hereby certify that this plat correctly represents my "Hidden Lakes" subdivision containing sublots 1 through 5 both inclusive, and do hereby accept this plot of same and dedicate to public use the area designated as Hideaway Trail. 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 and 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. Also reserving unto the grantor, a sanitary sewer easement as shown hereon, to construct, reconstruct, maintain, repair, use and operate a sanitary sewer line and all appurtenances within, over, through, and under the land within said easement. Said easement shall remain unobstructed and shall include the right of ingress/egress. Said easement rights shall include the right without liability therefore to remove trees and landscaping including lawns and the right to prohibit landscaping except lawns from being installed. 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 5th day of November, 2002.

Mario DiPadova
Mario DiPadova, President
Hidden Lakes an Ohio Limited Partnership

Witness - Brig D. Mader
Andrew K. Blackley
Witness - Andrew K. Blackley

State of Ohio
County of CUYAHOGA

Before me, a notary in and for said county and state personally appeared the above named Mario DiPadova who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at RICHMOND HTS., Ohio this 5th day of NOV., 2002.

Charmaine Dolatowski
Notary Public

Charmaine Dolatowski
Notary Public, State of Ohio
My Commission Expires 11-20-02
(Recorded in Geauga County)

My Commission Expires NOV. 26, 2002

UTILITY EASEMENT

I, Hidden Lakes an Ohio Limited Partnership, the undersigned owner of the within platted land, do hereby grant unto the Dominion East Ohio, The Illuminating Co., Adelphia Communications, and Alltel all Ohio Corporations, 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 and contiguous to all road lines to construct, place, operate, maintain, repair, reconstruct, or relocate such above ground and underground electric, gas, and communication 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 trees and landscaping including lawns 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. In witness whereof the undersigned hereunto set his hand this 5th day of November, 2002.

Mario DiPadova
Mario DiPadova, President
Hidden Lakes an Ohio Limited Partnership

Witness - Brig D. Mader
Andrew K. Blackley
Witness - Andrew K. Blackley

State of Ohio
County of Geauga

Before me, a notary in and for said county and state personally appeared the above named Mario DiPadova who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at RICHMOND HTS., Ohio this 5th day of NOV., 2002.

Charmaine Dolatowski
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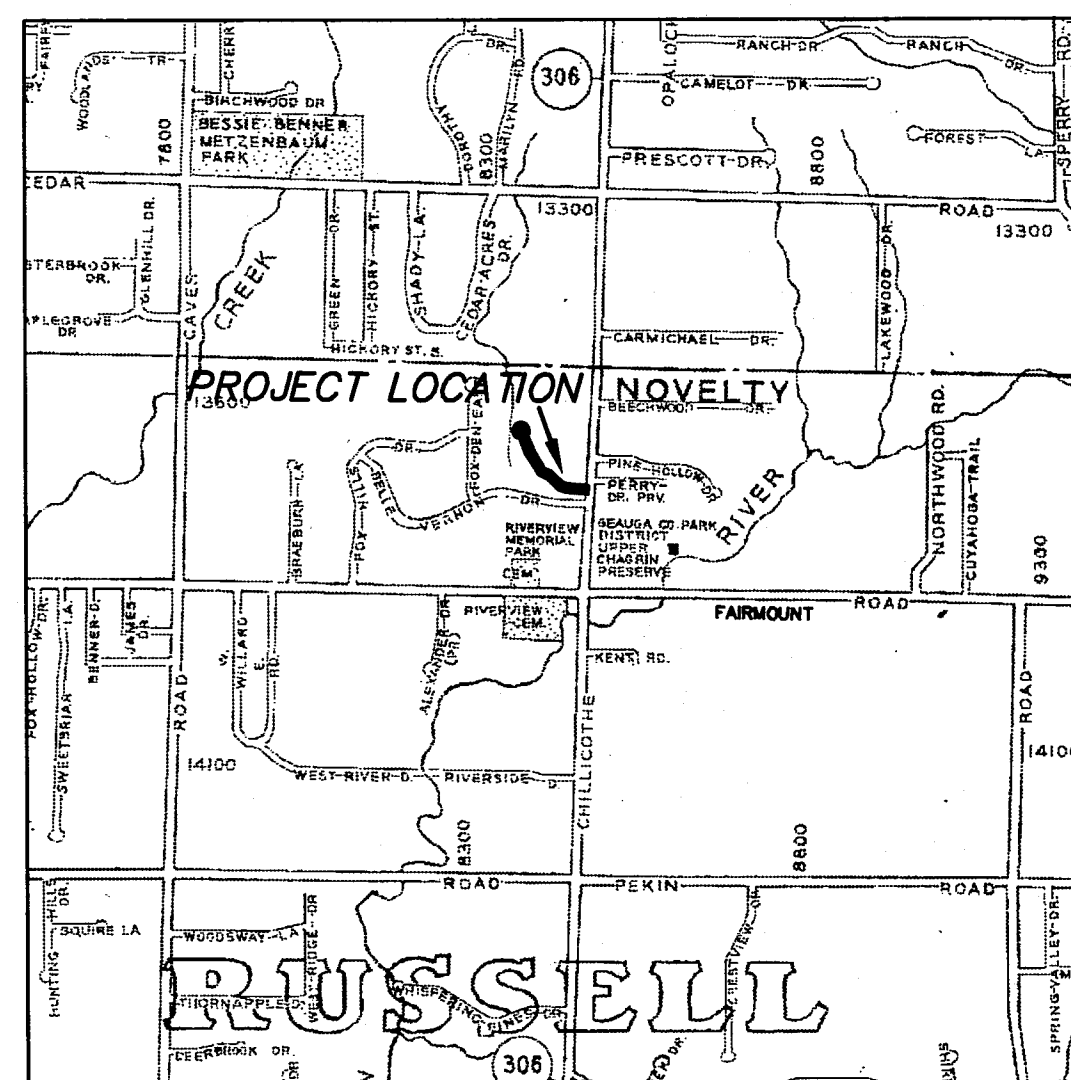
UTILITY EASEMENT ACCEPTED BY THE FOLLOWING

Steven D. Bartol 12/2/02
Dominion East Ohio STEVEN D. BARTOL

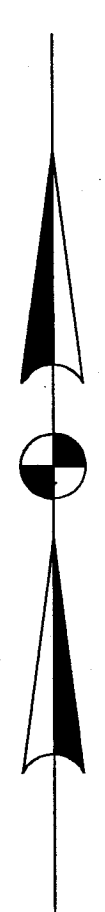
Raf. Delligatti 1/2/02
The Illuminating Company RAFAEL DELIGATTI

Jon Hobby 11/2/02
Alltel Jon Hobby

Guy Campbell 12-5-02
Adelphia Communications GUY CAMPBELL



VICINITY MAP
(N.T.S.)



APPROVALS

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

Rebecca F. Schlag PPA
Gauga County Prosecutor
Rebecca F. Schlag, PPA

Pursuant to Section 711.091 of the Ohio Revised Code, I have checked the construction of roadway improvements contained within the road right-of-ways 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 19th day of September, 2005

Robert L. Phillips
Gauga County Engineer
Robert L. Phillips, P.E., P.S.

Approved this 12th day of NOVEMBER, 2002

Mark J. Hassett
Chairman, Gauga County Planning Commission
Mark J. Hassett

Approved this 12th day of October, 2006 constituting an acceptance of the dedication of any road right-of-way shown hereon for public use.

Craig S. Albert
Gauga County Commissioner
CRAIG S. ALBERT

Mary E. Samide
Gauga County Commissioner
MARY E. SAMIDE

William S. Young
Gauga County Commissioner
WILLIAM S. YOUNG

Transferred this 17th day of October, 2006

Tracy A. Jamison
Gauga County Auditor
Tracy A. Jamison, AAS

20060750642
Filed for Record in
GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
10-17-2006 At 01:53 PM.
PLAT 39-100
DR Book 39 Page 92 - 93

Filed for record this 17th day of October, 2006 at 1:53 P.M.

Recorded this 17th day of October, 2006 in plat book volume 39 page 92-93

Mary Margaret McBride
Gauga County Recorder
Mary Margaret McBride

This plat complies with applicable Russell Township Zoning Resolution. This 6th day of NOVEMBER 2002

By: Richard J. Machalski, Jr.
Russell Township Zoning Inspector
Richard J. Machalski, Jr.

The declaration of easements and restrictions for Hidden Lakes Subdivision is recorded in Volume 1804, Page 299B-300I of Geauga County Deed Records.

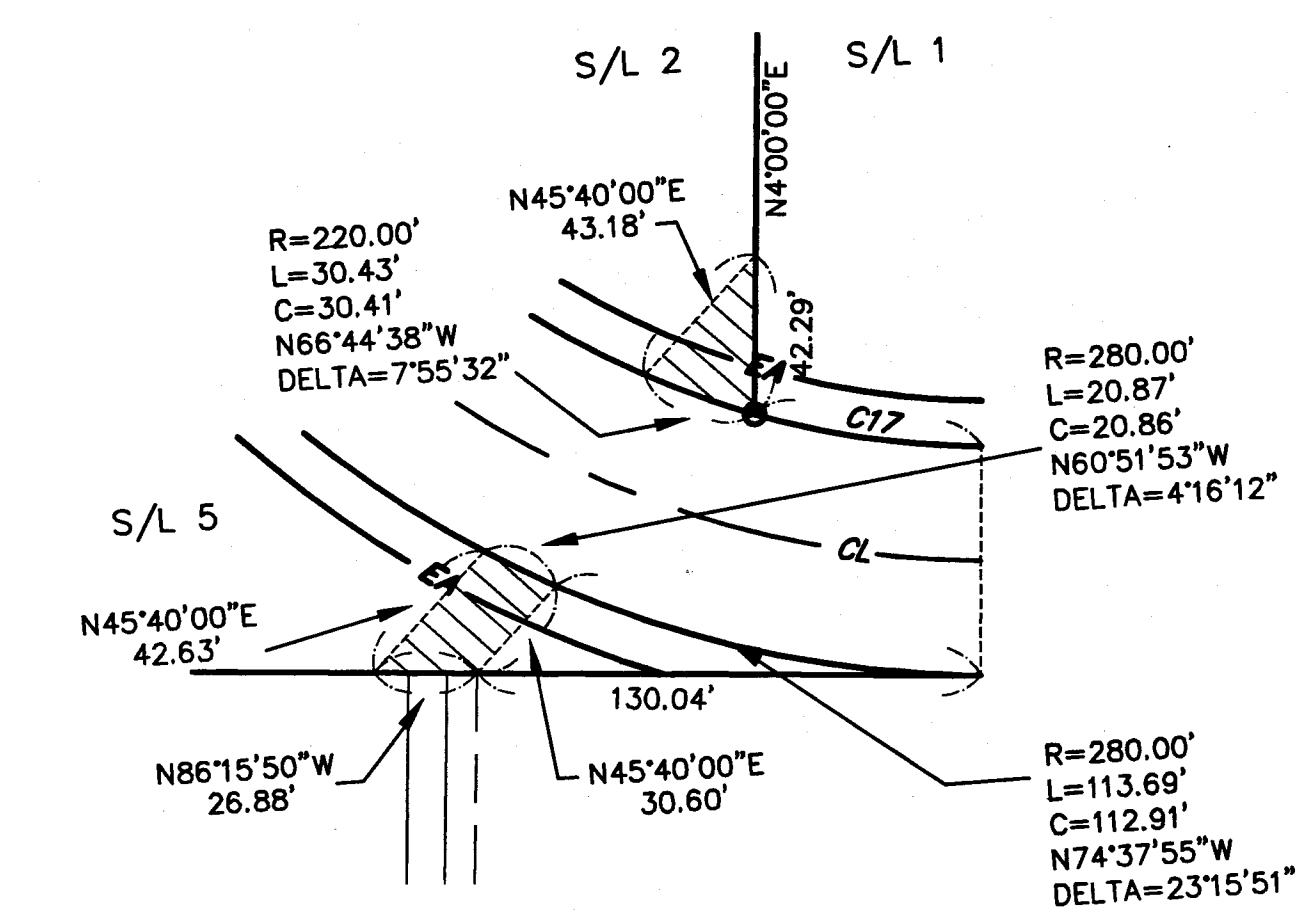
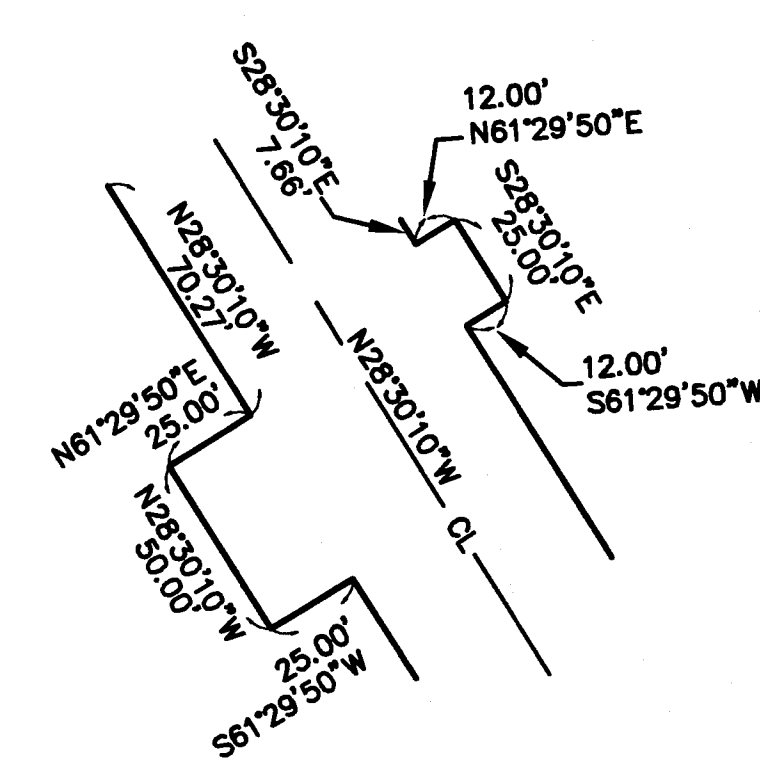
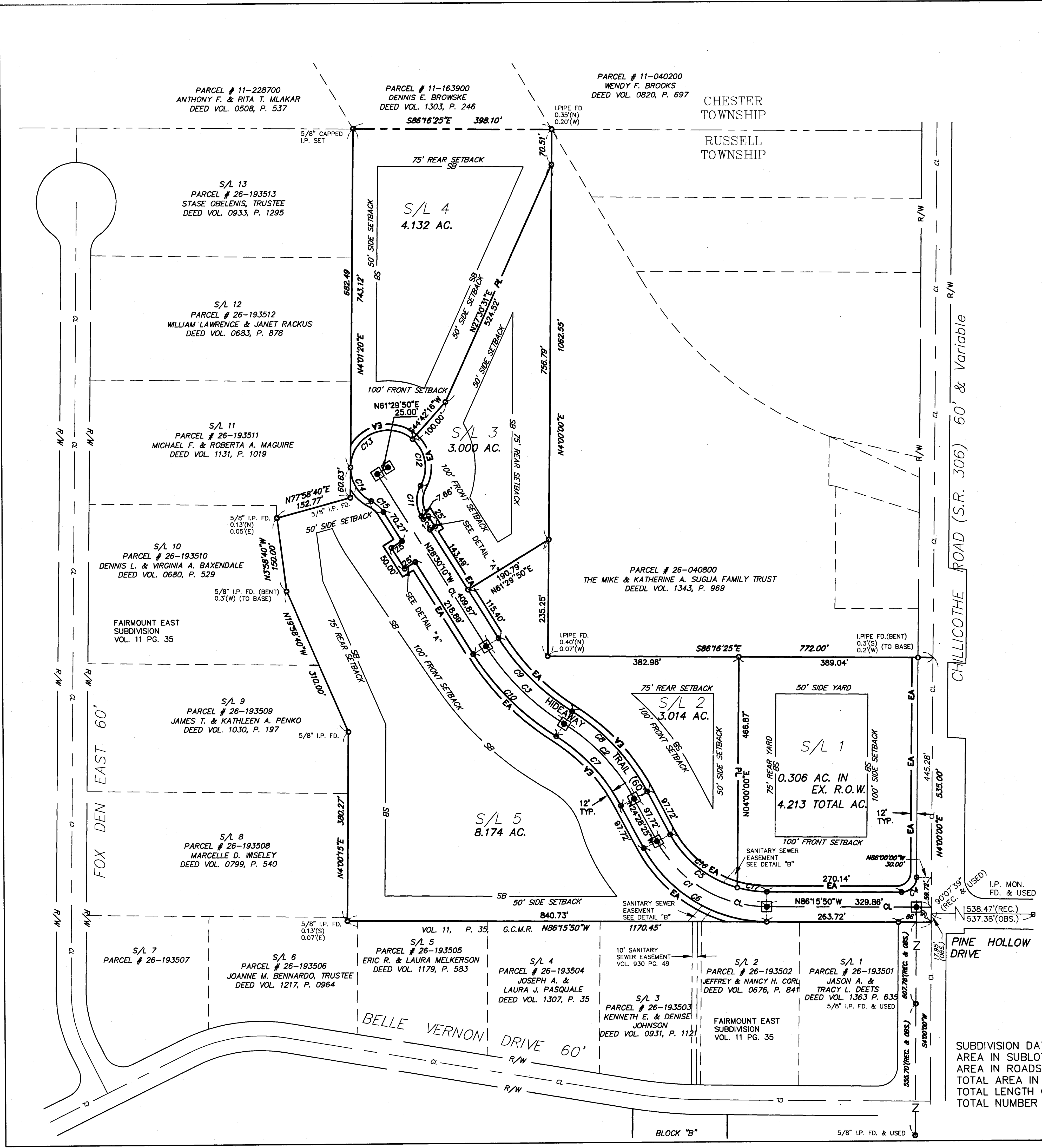
SURVEYOR'S CERTIFICATION
I do hereby certify that I have surveyed the premises and prepared the attached plat in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code and the dimensions of the lots and road are in feet and decimal parts thereof, all of which are correct to 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 Geauga County Engineer.

Robert Smoltz
Robert Smoltz, Ohio Registered Surveyor #6763
July 31, 2002



PREPARED BY
STEPHEN HOVANCSEK & ASSOCIATES, INC.
TWO MERIT DRIVE, RICHMOND HTS., OH 44143
SCALE: 1"=100'
DATE: JUNE 7, 2002
REV.: AUGUST 15, 2002
REV.: NOVEMBER 1, 2002

V39.P92



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DIRECTION	CENTRAL ANGLE
C1	250.00'	269.81	149.59'	256.73'	N55°22'08"W	61°47'25"
C2	400.00'	207.42	106.10'	205.11'	N39°19'45"W	29°42'40"
C3	500.00'	224.12	113.97'	222.25'	N41°20'37"W	25°40'56"
C4	30.00'	46.99	29.86'	42.33'	N48°52'05"E	88°44'10"
C5	220.00'	237.26	131.64'	225.93'	N55°22'08"W	61°47'25"
C6	280.00'	301.96'	167.54'	287.54'	N55°22'08"W	61°47'25"
C7	370.00'	191.87	98.14'	189.72'	N39°19'45"W	29°42'40"
C8	430.00'	222.98	114.06'	220.49'	N39°19'45"W	29°42'40"
C9	470.00'	210.67	107.14'	208.91'	N41°20'37"W	25°40'56"
C10	530.00'	237.57	120.81'	235.58'	N41°20'37"W	25°40'56"
C11	60.00'	64.11	35.50'	61.10'	N02°06'22"E	61°13'04"
C12	75.00'	102.12	60.75'	94.41'	N06°17'25"W	78°00'38"
C13	75.00'	171.32	164.11'	136.43'	N69°15'53"E	130°52'46"
C14	75.00'	83.66	46.79'	79.39'	N28°07'54"W	63°54'51"
C15	60.00'	33.08	16.97'	32.66'	N44°17'45"W	31°35'11"
C16	220.00'	177.52	93.91'	172.75'	N47°35'25"W	46°14'00"
C17	220.00'	59.74'	30.05'	59.55'	N78°29'08"W	15°33'25"

V39.P93

SUBDIVISION DATA:
 AREA IN SUBLOTS = 22.533 ACRES
 AREA IN ROADS = 2.500 ACRES
 TOTAL AREA IN SUBDIVISION = 25.033 ACRES
 TOTAL LENGTH OF ROAD = 15.39 L.F.
 TOTAL NUMBER OF SUBLOTS = 5

NOTE:
 ○ . . . INDICATE IRON MONUMENTS SET AT PROPERTY CORNERS OR AS OTHERWISE NOTES HERE ON.
 □ . . . INDICATE IRON MONUMENTS SET IN MONUMENT BOXES.

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 STEPHEN HOVANCSEK & ASSOCIATES, INC.
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