Bean Road Subdivision

Situated in the Township of Munson, County of Geauga, State of Ohio and known as being part of Tract No. 3 and Original Lot No. 14 and containing 20.4775 Acres being all of the land as conveyed to The Sisters of Notre Dame of Chardon, Ohio in the deed recorded in Volume 1793, Page 660 of the Geauga County Deed Records representing Permanent Parcel Number 21-177174

Approvals: Acceptance, Certification and Dedication The undersigned owner, The Sisters of Notre Dame of Chardon, Ohio, of the land shown herein, hereby certify that this plat correctly represents our "Bean Road" subdivison, a subdivision containing sublots 1 through 5 both inclusive, and do hereby accept this plat of same. 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 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. Sublot 2 as shown herein shall have a perpetual deed restriction and the grantee(s), heirs, successors, and assigns shall acknowledge in their respective Margaret Muchem. Margaret Muehling Chairman, Geauga County Planning Commission State of Ohio, County of Dungar Before me, a notary public in and for said county and state personally appeared the above named Air who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed individually and as a corporate office of The Sisters of Notre Dame of Chardon, Ohio for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at the character of Vicinity Map syma am Jens VIRGINIA ANN TERCER Utility Easement Accepted By: Utility Easement We, The Sisters of Notre Dame of Chardon, Ohio, the undersigned owner of the within platted land, do hereby grant unto The Cleveland Electric Illuminating Company, Windstream Communications, Time Warner Cable and Dominion East Ohio Gas, all Ohio Corporations, their successors and assigns (hereinafter referred to as the grantees) a premanent 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 underground electric, gas and communication 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 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, tree 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 The Sisters of Notre Dame of Chardon, Ohio Munson Township Zoning Inspector Surveyor's Certification Situated in the Township of Munson, County of Geauga, State of Ohio and known as being part of Tract No. 3 and Original Lot No. 14 and containing 20.4775 Acres being all of the land as conveyed to The Sisters of Notre Dame of Chardon, Ohio in the deed recorded in Volume 1793, Page 660 of the Geauga County Deed Records representing Permant Parcel Number 21—177174. 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 roads are in feet and decimal parts thereof, all of VIRTINIA ANN TERCER DANIEL LAUX which are correct to 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. DATE: 09/06/06 CONTRACT No. SCALE: HOR. 1"= N/A VERT. 1"= N/A DANIEL LAUX POLARIS ENGINEERING & SURVEYING, INC. 04682 FOLDER: Plats SUBDIVISION PLAT 34600 CHARDON ROAD - SUITE D FILENAME: Record Plat WILLOUGHBY HILLS, OHIO 44094 (440) 944-4433 (440) 944-3722 (Fax) SHEET OF Title-01 MUNSON TOWNSHIP - GEAUGA COUNTY - OHIO

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