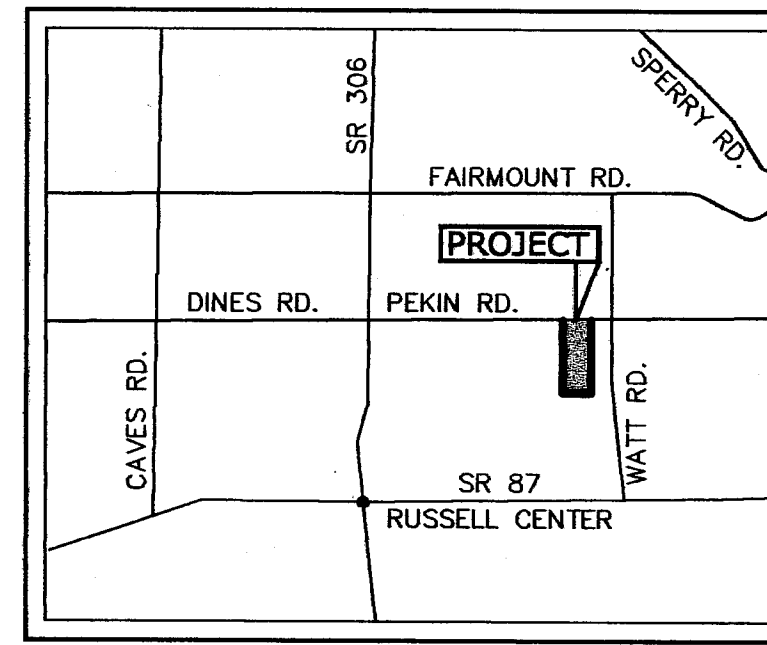


Pekin Hill Subdivision

Situated in the Township of Russell, County of Geauga, State of Ohio and known as being part of Tract #1 and Original Lot #3, Section #14 and containing 21.769 Acres being all of the land as conveyed to Pebble Creek Construction and Development, Inc. in the deed recorded in Volume 1762, Page 1830 of the Geauga County Deed Records.

Russell Township ~ Geauga County ~ Ohio

August 17, 2005



Vicinity Map
Not to Scale

Acceptance Certification and Dedication:

I, Tom Trivisonno, President of Pebble Creek Construction and Development, Inc. the undersigned owner of the land shown herein, hereby certify that this plot correctly represents my "Pekin Hill" Subdivision containing sublots one (1) through six (6) both inclusive, and do hereby accept this plot of same and dedicate to public use the area designated as Lexington 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 and other lawful rules and regulations for the benefit of himself and all other subsequent owners and ~~assigning~~ taking title from, under, or through the undersigned. Easements are reserved where indicated on the plot for public utility purposes above and beneath the surface of the ground. In witness whereof the undersigned hereunto set his hand this 23rd day of AUGUST, 2005.

Tom Trivisonno, President
Pebble Creek Construction and Development, Inc.
Witness: Christopher W. Kolar
Witness: Joseph Latina
State of Ohio, County of Lake

Notary Public:

Before me, a Notary Public in and for said County and State personally appeared the above named Tom Trivisonno, President of Pebble Creek Construction and Development, Inc. who acknowledged that he did sign the foregoing instrument and that 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 Willoughby, OH this 23rd day of August, 2005.

Christopher W. Kolar
Notary Public
My commission expires My Commission Expires: 7/18/08
Printed Name

Utility Easement:

I, Tom Trivisonno, President of Pebble Creek Construction and Development, Inc. the undersigned owner of the within platted land, do hereby grant unto The Illuminating Company, The Dominion East Ohio Gas Company, Adelphia, and Alltel Corporation, all Ohio Corporations (hereinafter referred to as the Grantees), a permanent right of way easement twelve feet (12') in width under, over and through all sublots and lands shown hereon and parcel and contiguous to all road lines to construct, place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, communication cables, gas ducts, conduits, pipes, gas pipe lines, surface or below surface mounted transformers and pedestals, concrete posts 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, trees and landscaping including lawns, flowers and 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 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 the right-of-way and easement grant. All sublots and all and shall be restricted to underground utility service. In witness whereof the undersigned hereunto set his hand this 23rd day of August, 2005.

Tom Trivisonno, President
Pebble Creek Construction and Development, Inc.
Witness: Christopher W. Kolar
Witness: Joseph Latina
State of Ohio, County of Lake

Notary Public:

Before me, a Notary Public in and for said County and State personally appeared the above named Tom Trivisonno who acknowledged that he did sign the foregoing instrument and that 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 Willoughby, OH this 23rd day of August, 2005.

Christopher W. Kolar
Notary Public
My commission expires My Commission Expires: 7/18/08
Printed Name

Utility Easement Accepted by the Following:

1/9/06 The Cleveland Electric Illuminating Company
Date
Printed Name: RAULPH K. DELUGATTI

10-11-05 Adelphia
Date
Printed Name: LARRY BOCK

12-30-05 The Dominion East Ohio Gas Company
Date
Printed Name: STEVEN BARTIZAL

10/20/05 Alltel Corporation
Date
Printed Name: JON HOBBY

30' Non-Disturb Easement:

I, Tom Trivisonno, President of Pebble Creek Construction and Development, Inc. the undersigned owner of the within platted land, does hereby reserve a 30' non-disturb easement located on Sublots 3, 4, 5 and 6 as shown on this plat. Said easement restricts the current owner, his assigns and any subsequent owners and their assigns from disturbing the lands within the easement premises. In witness whereof the undersigned hereunto set his hand this 23rd day of August, 2005.

Tom Trivisonno, President
Pebble Creek Construction and Development, Inc.
Witness: Christopher W. Kolar
Witness: Joseph Latina

Notary Public:

Before me, a Notary Public in and for said County and State personally appeared the above named Tom Trivisonno who acknowledged that he did sign the foregoing instrument and that 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 Willoughby, OH this 23rd day of August, 2005.

Christopher W. Kolar
Notary Public
My commission expires My Commission Expires: 7/18/08
Printed Name

Mortgage Release:

The undersigned mortgagee of the land included in this plot and subdivision does hereby join with the owner of this subdivision in the dedication to public use of the area designated as Lexington Lane and hereby releases from lien of said mortgage and waives any right which we might otherwise have in said road. This 23rd day of AUGUST, 2005.

Robert J. PAPA, VICE President
John MacFarlane
Tina Simmons
State of Ohio, County of Cuyahoga

Notary Public:

Before me, a Notary Public in and for said County and State personally appeared the above named Robert J. PAPA, VICE President of PARK VIEW FEDERAL SAVINGS BANK and the free corporate act and deed of Parkview Federal Savings for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at SOLON, OHIO this 23RD day of AUGUST, 2005.

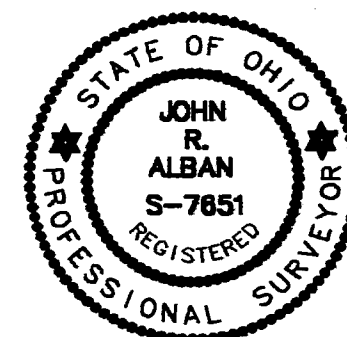
John MacFarlane
Notary Public for the State of Ohio
My Commission Expires Sept. 9, 2006
Printed Name

Subdivision Data

1. AREA OF SUBLOTS: 19.319 AC.
2. AREA OF R/W: 2.450 AC. (incl. 0.067 AC. in Ex. PEKIN RD. R/W)
3. TOTAL AREA OF SUBDIVISION: 21.769 AC.
4. TOTAL LENGTH OF ROAD: 1,554.00 FT.
5. TOTAL NUMBER OF SUBLOTS: 6 SUBLOTS

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 roads are in feet and ~~NE EQUAL~~ 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.



John R. Alban, P.S. No. 7851
Date: 8/24/05

Approvals:

This plot is hereby approved by The Geauga County Planning Commission this 13 day of September, 2005 By:

Margaret Muehling
Chairman, Geauga County Planning Commission
Printed Name: MARGARET MUEHLING

This plot complies with the applicable Russell Township Zoning Resolution. This 24 day of AUGUST, 2005 By:

Ric Machnics
Russell Township Zoning Inspector
Printed Name: RIC MACHNICS

Approved as to legal form this 21st day of November, 2005

Rebecca F. Schlag, A.P.A.
Gauga County Prosecutor
Printed Name: REBECCA F. SCHLAG, A.P.A.

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 plot, 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 22nd day of NOVEMBER, 2006
By: Robert L. Phillips
Gauga County Engineer
Printed Name: ROBERT L. PHILLIPS

Approved this 28th day of DECEMBER, 2006 constituting an acceptance of the dedication of any road right of way shown hereon for public use.

William S. Young
Mary E. Semide
NARY E. SAMINO
Cray B. Albert
CRAY S. ALBERT
Gauga County Commissioner

Transferred this 12th day of January, 2007

Tracy A. Semison
Gauga County Auditor
Printed Name: TRACY A. SEMISON

Filed for record this 12th day of January, 2007 at 11:52 AM
Recorded this 13th day of January, 2007 in plot
book volume 31 Page 115416

Mary Margaret McBride
Printed Name: MARY MARGARET MCBRIDE

200700755283
Filed for Record in
GAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
1995 - Page 2300 of Volume
PLAT 115416
Deed Records. DR Book 39 Page 115 - 116

V-39-P-115

Curve Data:

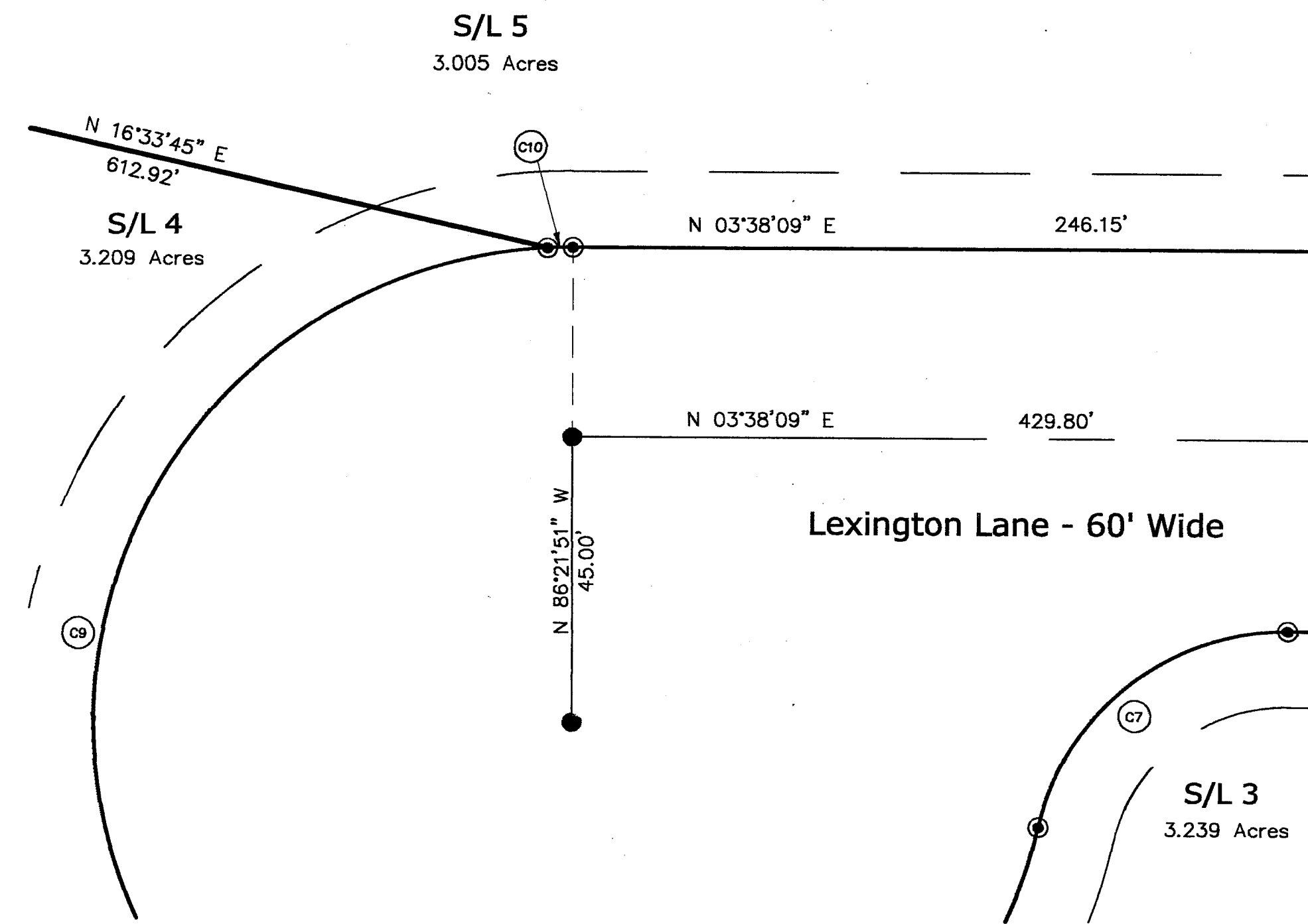
| CURVE NUMBER | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | ANGLE | TANGENT |
|--------------|----------|------------|--------------|---------------|------------|---------|
| C1 | 1000.00' | 484.56' | 479.83' | N 101°44' W | 27°45'47" | 247.13' |
| C2 | 500.00' | 242.28' | 238.91' | N 101°44' W | 27°45'47" | 123.57' |
| C3 | 40.00' | 62.82' | 56.56' | N 48°37'34" E | 89°58'51" | 39.99' |
| C4 | 970.00' | 274.90' | 273.98' | S 42°28'59" E | 161°4'16" | 138.38' |
| C5 | 970.00' | 195.12' | 194.79' | S 18°21'52" E | 113°31'31" | 97.89' |
| C6 | 530.00' | 256.81' | 254.31' | S 101°44' E | 27°45'47" | 130.98' |
| C7 | 40.00' | 54.07' | 50.04' | S 35°05'10" E | 77°28'39" | 32.07' |
| C8 | 75.00' | 146.79' | 124.46' | N 17°44'15" W | 112°08'29" | 111.49' |
| C9 | 75.00' | 186.20' | 141.93' | S 70°32'37" E | 142°14'48" | 219.35' |
| C10 | 75.00' | 4.00' | 4.00' | N 02°06'28" E | 3°32'22" | 2.00' |
| C11 | 470.00' | 227.74' | 226.52' | N 101°44' W | 27°45'47" | 116.15' |
| C12 | 1030.00' | 499.09' | 494.22' | N 101°44' W | 27°45'47" | 254.55' |

Base Flood Elevation Note :

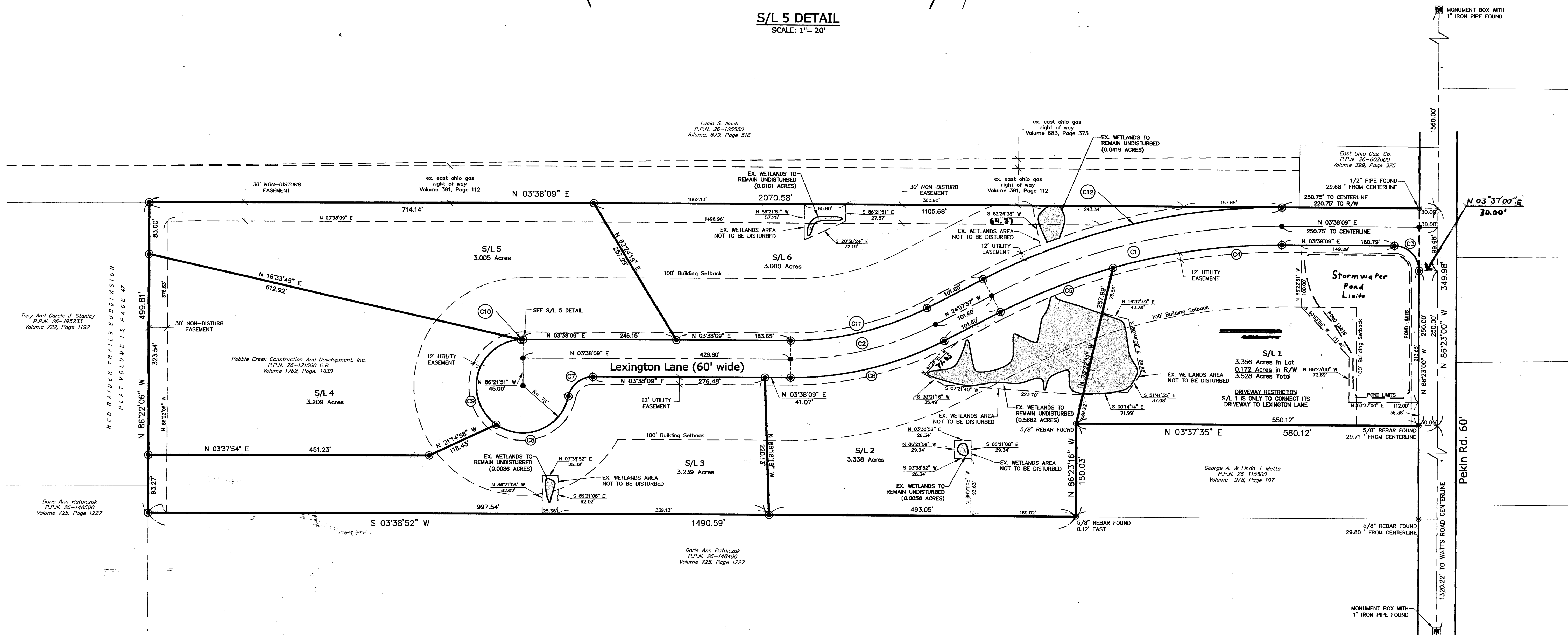
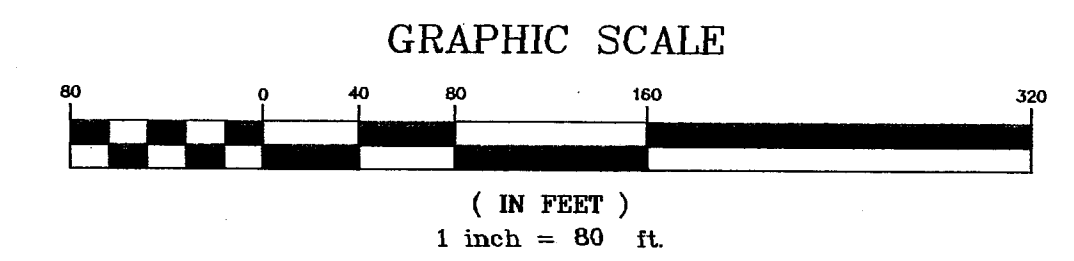
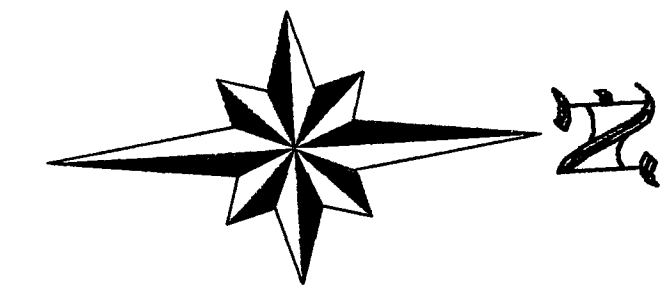
As shown on FEMA Flood Insurance Rate Map Community Panel No. 390190 00648, this property is located in "Zone X" which is outside the 500 year base flood elevation.

Proposed Monumentation Legend:

- 5/8" CAPPED IRON PIN SET
- MONUMENT BOX WITH 5/8" CAPPED IRON PIN SET



S/L 5 DETAIL
SCALE: 1" = 20'



V39-P116