

SUBDIVISION TABULATION	
PROPOSED LOTS : 35	ON-SITE SEWAGE DISPOSAL
TOTAL AREA : 108.4707 ACRES	WATER SUPPLY - WELL
AREA IN LOTS : 101.8903 ACRES	12' UTILITY EASEMENT
AREA IN EX. R/W : 0.0826 ACRES	80' FRONT BUILDING SETBACK
AREA IN NEW R/W : 6.4978 ACRES	

FINAL PLAT of NOTTINGHAM WOODS SUBDIVISION

ACCEPTANCE CERTIFICATION AND DEDICATION

BE IT KNOWN THAT NOTTINGHAM WOODS L.L.C., OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR "NOTTINGHAM WOODS SUBDIVISION" A SUBDIVISION CONTAINING SUBLOTS ONE (1) THROUGH THIRTYFIVE (35) INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS SUTTON PLACE (60'). ** THE UNDERSIGNED FURTHER AGREE 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 ITSELF AND ALL SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET HIS HAND THIS 21st DAY OF February, 2007

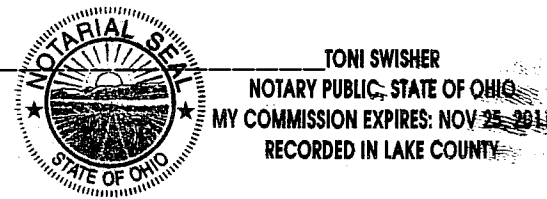
Ryan P. Sommers
RYAN P. SOMMERS, MEMBER, NOTTINGHAM WOODS L.L.C.

Toni Swisher PRINT NAME
WITNESS
Adam Surckla PRINT NAME
WITNESS

STATE OF OHIO, COUNTY OF LAKE
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED RYAN P. SOMMERS, MEMBER, WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY, AND THE FREE ACT AND DEED OF NOTTINGHAM WOODS L.L.C. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL

AT Concord OHIO THIS 21st DAY OF February, 2007

NOTARY PUBLIC Toni Swisher
MY COMMISSION EXPIRES 11-25-2011



UTILITY EASEMENT

WE, NOTTINGHAM WOODS L.L.C., THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, ALLTEL CORPORATION, ORWELL NATURAL GAS COMPANY AND ADELPHIA, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH AS DELINEATED HEREON, UNDER, OVER AND THROUGH ALL LOTS 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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES 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 THE GRANTEEES 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 LOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE. IN WITNESS WHEREOF

THE UNDERSIGNED HEREUNTO SET HIS HAND THIS 21st DAY OF February, 2007

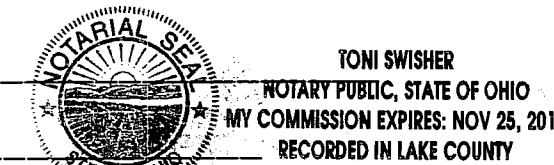
Ryan P. Sommers
RYAN P. SOMMERS, MEMBER, NOTTINGHAM WOODS L.L.C.

Toni Swisher PRINT NAME
WITNESS
Adam Surckla PRINT NAME
WITNESS

STATE OF OHIO, COUNTY OF LAKE
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED RYAN P. SOMMERS, MEMBER, WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY, AND THE FREE ACT AND DEED OF NOTTINGHAM WOODS L.L.C. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL

AT Concord OHIO THIS 21st DAY OF February, 2007

NOTARY PUBLIC Toni Swisher
MY COMMISSION EXPIRES 11-25-2011

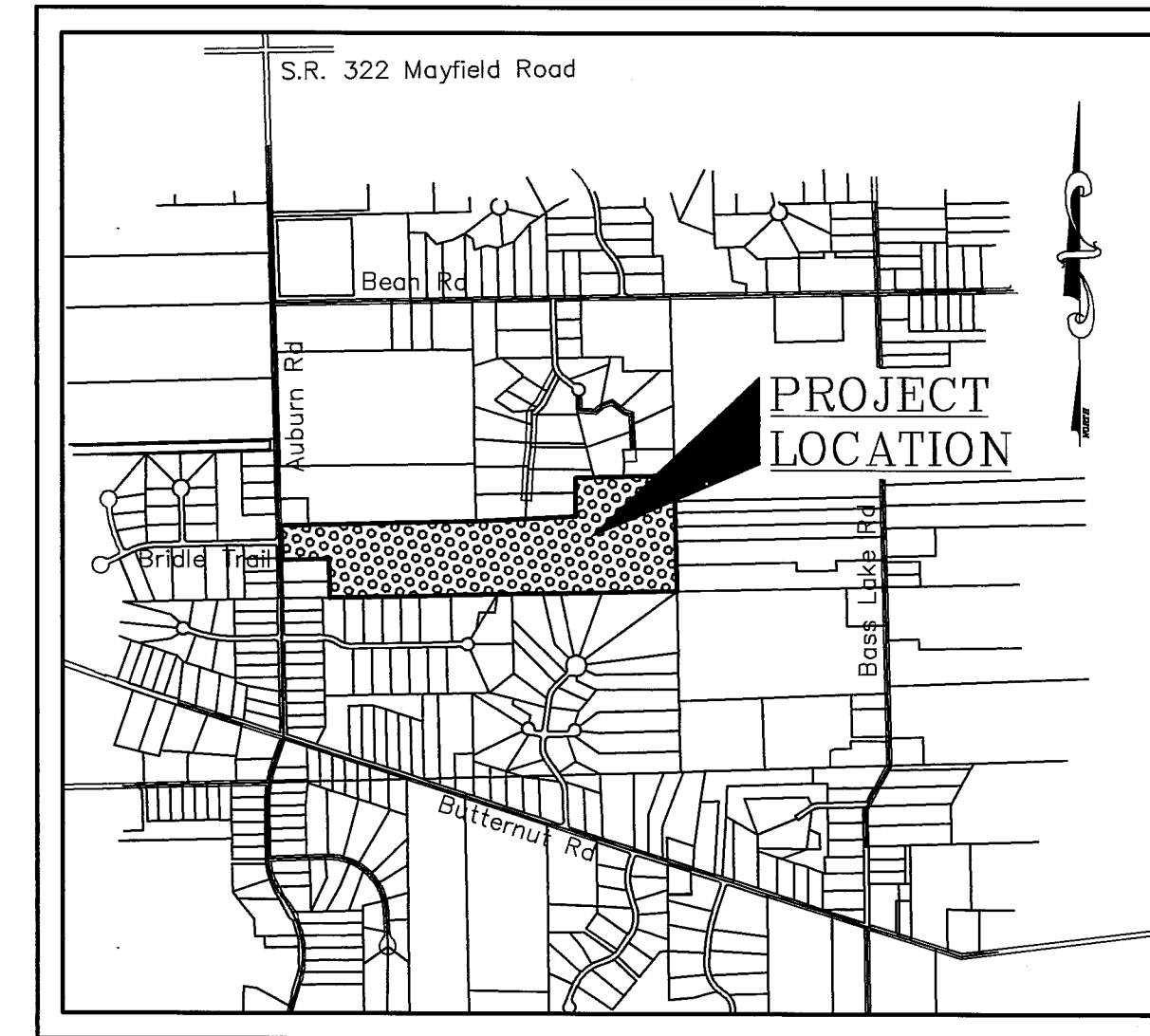


** EASEMENTS AS SHOWN HEREIN FOR DRAINAGE FACILITIES INCLUDING RETENTION BASINS, DETENTION BASINS, DITCHES, VEGETATIVE BUFFERS, SWALES, PIPES, AND ANY APPURTENANCES RELATED THERETO INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF SAID FACILITIES ARE HEREBY GRANTED AND CONVEYED IN PERPETUITY TO THE GEAGA COUNTY BOARD OF COMMISSIONERS THIS 21 DAY OF FEBRUARY, 2007.

THE CONSERVATION EASEMENT OVER THE DELINEATED WETLANDS FOR NOTTINGHAM WOODS SUBDIVISION, IS RECORDED IN VOLUME 1796 PAGE 2829 OF THE GEAGA COUNTY DEED RECORDS.

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR NOTTINGHAM WOODS SUBDIVISION, IS RECORDED IN VOLUME 1816 PAGE 2913 OF THE GEAGA COUNTY DEED RECORDS. THE DECLARATION OF COVENANTS AND RESTRICTIONS CONTAINS PROVISIONS RELATING TO THE DRAINAGE FACILITIES SHOWN HEREIN.

SITUATED IN THE TOWNSHIP OF MUNSON, COUNTY OF GEAGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOTS NUMBER 13 AND 14, TRACT 3, MUNSON TOWNSHIP. ALSO KNOWN AS PART OF A PARCEL OF LAND CONVEYED TO NOTTINGHAM WOODS L.L.C. BY DEED RECORDED IN VOLUME 1783, PAGE 2453 OF GEAGA COUNTY DEED RECORDS, AND CONTAINING 108.4707 ACRES, REPRESENTING PERMANENT PARCELS NO. 21-177176, 21-152900, AND 21-177173.



VICINITY MAP
Not To Scale

THE UTILITY EASEMENT IS ACCEPTED BY THE FOLLOWING:

Rachel Gatt 4/25/07 Rawn N. Dewilgatt
Cleveland Electric Illuminating Company Date Print Name
Jerry Liswood 4/17/07 Jerry Liswood
Orwell Natural Gas Company Date Print Name
Guy Campbell 4-9-07 Guy Campbell
Time Warner Cable Date Print Name
Jon Hobbs 4-26-07 Jon Hobbs
Weststream Communications Date Print Name

MORTGAGE RELEASE
THE UNDERSIGNED MORTGAGEE OF THE LAND INCLUDED IN THIS PLAT AND SUBDIVISION DOES HEREBY JOIN WITH THE OWNERS OF THIS SUBDIVISION IN THE DEDICATION TO PUBLIC USE OF THE AREA DESIGNATED AS SUTTON PLACE AND HEREBY RELEASES FROM LIEN OF OUR MORTGAGE AND WAIVES ANY RIGHT WHICH HE MAY MIGHT OTHERWISE HAVE IN SAID ROAD. THIS 23 DAY OF February, 2007

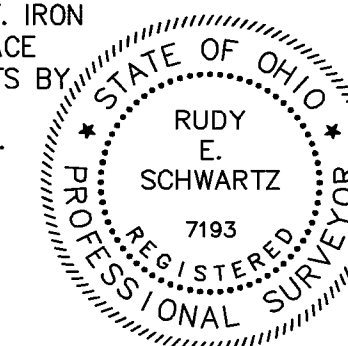
SIGNED Timothy J. Schultz SKY BANK
PRINT NAME: TIMOTHY J. SCHULTZ
TITLE:
WITNESS Patricia A. Benard PRINT NAME
Adam Surckla PRINT NAME
WITNESS

STATE OF OHIO, COUNTY OF LAKE
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED Timothy J. Schultz, V.P. WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE CORPORATE ACT AND DEED OF SKY BANK, FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT mentor OHIO THIS 23 DAY OF February, 2007

NOTARY PUBLIC Patricia A. Benard
MY COMMISSION EXPIRES 4/11/07

SURVEYOR CERTIFICATION
I 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 GEAGA COUNTY ENGINEER. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.

Rudy E. Schwartz 2.8.07
RUDY E. SCHWARTZ P.S. 7193 DATE:



APPROVALS

APPROVED AS TO LEGAL FORM THIS 30th DAY OF April, 2007

Rebecca F. Schlag
Geauga County Prosecutor PRINT NAME: Rebecca F. Schlag

APPROVED THIS 13th DAY OF March, 2007

Jeffrey Huntsberger (Acting Chairperson)
Geauga County Planning Commission

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. APPROVED THIS 30th DAY OF April, 2007

Michael J. Stone, DEPUTY ENGINEER
Robert L. Phillips, PE, PS Geauga County Engineer

ZONING STATEMENT
THIS PLAT COMPLIES WITH THE APPLICABLE MUNSON TOWNSHIP ZONING RESOLUTION THIS 21 DAY OF February, 2007

Jim Keane 02-21-07
Munson Township Zoning Inspector Date

APPROVED THIS 3rd DAY OF May, 2007
CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE.

AN AGREEMENT PERTAINING TO THE FORMATION OF A DRAINAGE MAINTENANCE DISTRICT BY AND BETWEEN NOTTINGHAM WOODS L.L.C. AND THE GEAGA COUNTY BOARD OF COMMISSIONERS WAS APPROVED BY SEPARATE RESOLUTION NUMBER 07-087 OF THE BOARD ON May 3, 2007. THE PERPETUAL EASEMENTS FOR STORM WATER FACILITIES INCLUDING RETENTION BASINS, DETENTION BASINS, DITCHES, VEGETATIVE BERMS, VEGETATIVE BUFFERS, SWALES, PIPES, AND ANY APPURTENANCES RELATED THERETO INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF SAID FACILITIES ARE HEREBY ACCEPTED.

Craig B. Albert
Craig S. Albert Geauga County Commissioner

Mary E. Sprade
Mary E. Sprade Geauga County Commissioner

William S. Young Geauga County Commissioner

THIS PLAT COMPLIES WITH THE APPLICABLE HOUSEHOLD SEWAGE TREATMENT RULES ADOPTED UNDER SECTION 3718.02 OF THE REVISED CODE BY THE GEAGA COUNTY GENERAL HEALTH DISTRICT, DEPARTMENT OF HEALTH.

THIS 7 DAY OF July, 2006
Robert A. Weisdack 7/7/06
Geauga County Health Commissioner Date

Print Name Robert A. Weisdack

TRANSFERRED THIS 3rd DAY OF May, 2007

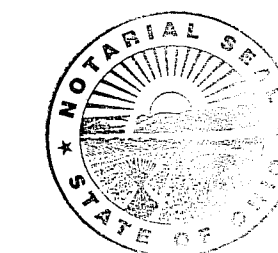
Tracy A. Jemison
Tracy A. Jemison Geauga County Auditor

FILED FOR RECORD THIS 3rd DAY OF May, 2007 AT 4:10 PM.

RECORDED THIS 3rd DAY OF May, 2007 IN PLAT BOOK

VOLUME 40 PAGES 17-19
Mary Margaret McBride, Geauga County Recorder
Mary Margaret McBride Geauga County Recorder

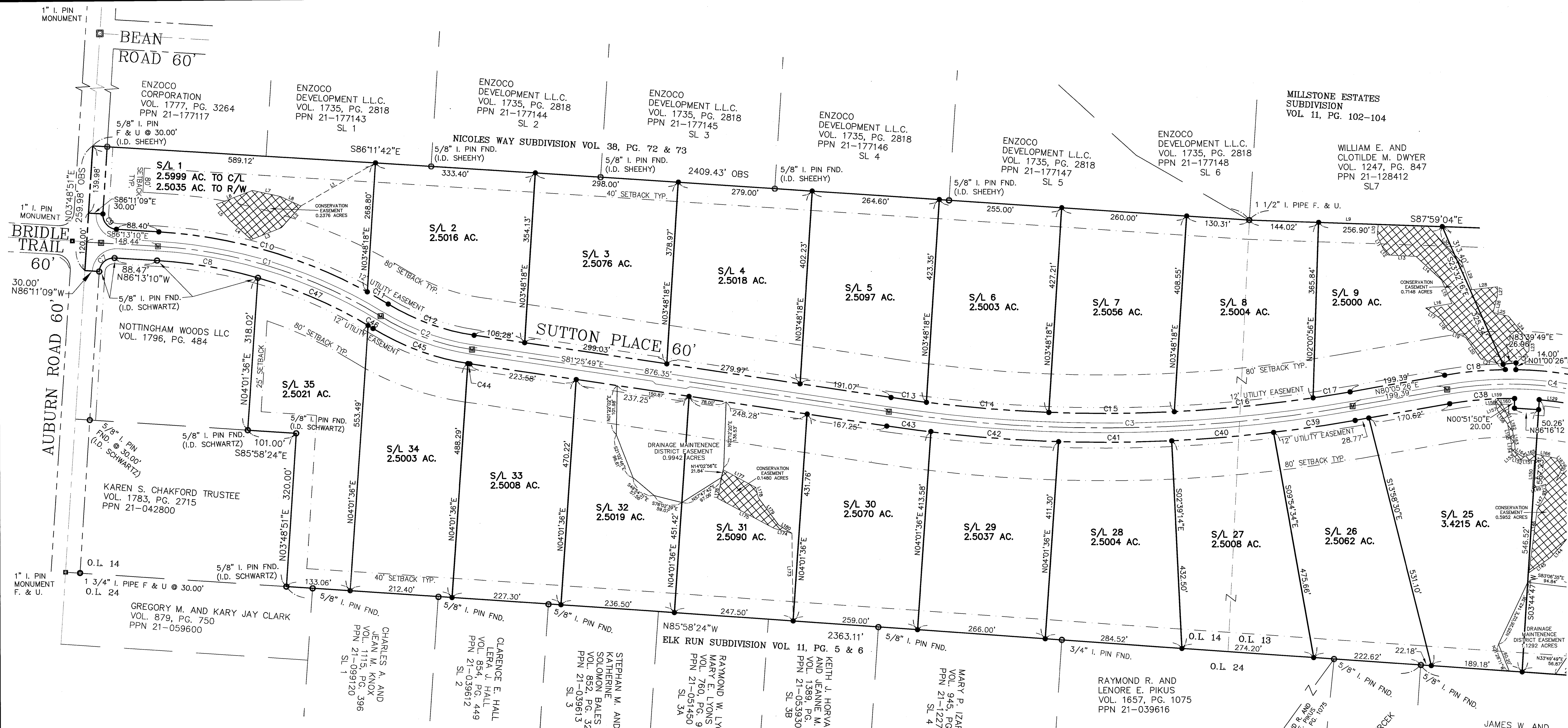
PREPARED FOR:
NOTTINGHAM WOODS L.L.C.
23360 CHAGRIN BLVD., SUITE 208
CLEVELAND, OHIO 44122
Telephone #(216) 360-8313



PATRICIA A. BENARD
NOTARY PUBLIC
STATE OF OHIO
My Comm. Exp. 6/17/07

V40-P17

SCHWARTZ LAND SURVEYING, INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
(440) 564-8174 Fax: (440) 564-8285



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	491.09	1000.00	28°08'15"	N72°09'02"W	486.17	250.60
C2	203.75	500.00	23°20'55"	S69°45'22"E	202.35	103.31
C3	967.56	3000.00	18°28'45"	N89°19'48"E	963.38	488.02
C4	447.11	750.00	34°09'23"	N82°49'53"W	440.51	230.42
C5	436.57	400.00	62°32'05"	N82°58'46"E	415.23	242.89
C6	221.37	450.00	28°11'10"	S65°48'19"W	219.15	112.97
C7	47.11	30.00	89°57'59"	S48°47'51"W	42.41	29.98
C8	213.43	970.00	12°36'24"	N79°54'57"W	213.00	107.15
C9	47.14	30.00	90°02'01"	S41°12'09"E	42.44	30.02
C10	455.38	1030.00	25°19'53"	N73°33'13"W	451.68	231.47
C11	50.44	1030.00	2°48'22"	N59°29'06"W	50.44	25.23
C12	191.53	470.00	23°20'55"	S69°45'22"E	190.21	97.11
C13	74.38	2970.00	1°26'05"	S82°08'52"E	74.37	37.19
C14	255.11	2970.00	4°55'17"	S85°19'33"E	255.03	127.63
C15	260.75	2970.00	5°01'49"	N89°41'54"E	260.67	130.46
C16	289.70	2970.00	5°35'20"	N84°23'19"E	289.59	144.97
C17	77.95	2970.00	1°30'14"	N80°50'33"E	77.95	38.98
C18	126.83	780.00	9°19'00"	S84°44'56"W	126.69	63.56
C38	135.38	720.00	10°46'24"	S85°28'38"W	135.18	67.89
C39	171.26	3030.00	3°14'18"	N81°42'35"E	171.24	85.65
C40	212.44	3030.00	4°01'02"	N85°20'15"E	212.40	106.26
C41	234.98	3030.00	4°26'36"	N89°34'04"E	234.92	117.55
C42	266.13	2596.04	5°52'25"	S85°28'56"E	266.01	133.18
C43	92.43	1291.36	4°06'04"	S82°54'56"E	92.41	46.24
C44	4.44	530.00	0°28'48"	S81°11'26"E	4.44	2.22
C45	211.54	530.00	22°52'07"	S69°30'58"E	210.14	107.20
C46	12.26	970.00	0°43'27"	N58°26'38"W	12.26	6.13
C47	250.67	970.00	14°48'24"	N66°12'33"W	249.97	126.04

LINE TABLE

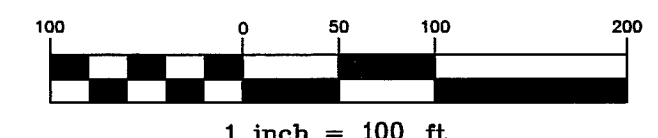
LINE	LENGTH	BEARING
L1	178.57	S80°25'27"W
L2	61.42	S42°17'54"W
L3	66.93	S69°04'55"W
L4	68.90	N47°22'28"W
L5	44.22	N40°37'04"W
L6	80.25	N69°16'27"E
L7	59.27	S77°41'48"E
L8	47.39	S65°09'44"E
L9	123.43	S69°45'22"E
L10	22.96	S04°05'16"W
L11	30.75	S24°06'39"E
L12	15.69	S38°00'59"E
L13	58.02	S86°58'15"E
L14	72.44	S47°05'16"E
L15	53.58	S23°29'37"E
L16	55.41	S80°11'47"W
L17	38.77	S85°16'51"E
L18	27.04	S34°27'39"E
L19	40.28	S65°28'16"E
L20	54.69	S35°31'52"E
L21	46.72	S76°21'10"E
L22	36.60	N47°50'50"E
L23	20.18	N01°39'34"E
L24	68.30	N39°25'48"W
L25	32.45	N76°43'34"W
L26	34.57	N14°58'30"E
L27	20.65	N01°51'57"E
L28	53.40	S83°40'20"W
L29	60.34	N19°41'25"W
L30	104.06	N43°27'38"W

L129	56.20	S82°49'06"E
L130	20.11	S79°46'52"E
L131	13.09	S22°27'23"E
L132	46.83	S68°50'36"E
L133	36.36	S22°56'22"E
L134	26.38	S17°31'46"W
L135	26.17	S17°01'20"W
L136	29.62	S12°00'06"E
L137	24.77	S13°44'44"E
L138	64.31	S79°12'50"W
L139	79.78	S10°20'49"W
L140	57.44	N38°11'26"E
L141	5.39	S58°18'05"E
L142	33.83	S27°28'08"W
L143	64.12	S39°27'14"W
L144	33.67	S43°26'24"W
L145	53.86	S54°40'24"W
L146	131.53	N07°22'12"E
L147	37.95	N30°34'29"E
L148	20.78	N02°52'13"W
L149	29.08	S71°48'15"W
L150	58.96	N04°23'42"E
L151	28.60	N88°20'40"W
L152	10.20	N71°23'12"W
L153	14.01	N38°21'45"W
L154	17.87	N01°44'57"W

L155	44.26	N10°39'16"W
L156	34.94	N37°02'02"W
L157	7.36	N18°02'47"W
L158	16.87	N05°17'50"W
L159	4.32	N87°52'44"E
L160	19.26	S36°10'30"E
L161	34.48	S24°20'38"E
L162	18.55	S16°39'56"E
L163	46.86	S07°57'33"E
L164	17.73	S66°28'18"E
L165	23.94	N74°20'49"W
L166	47.32	S78°35'31"E
L167	21.83	S34°36'40"E
L168	31.74	S23°00'09"W
L169	60.19	N44°29'24"E
L170	35.38	N22°31'43"E
L171	26.37	N16°54'38"W
L172	66.76	N24°11'56"W
L173	182.35	N00°38'32"W
L174	38.65	N74°40'15"W
L175	132.64	N61°48'26"W
L176	60.62	N11°06'01"E
L177	76.64	S61°22'31"E
L178	22.08	S14°31'01"E
L179	70.94	S38°18'15"E
L180	32.56	S58°18'04"E

V40 P18

- LEGEND**
- 5/8" Iron Pin Monument Set (Boxless Pavement Mon)
 - IP SET 5/8" Iron Pin Set (Id Schwartz)
 - iPin Iron Pin Fnd
 - iPipe Iron Pipe Fnd
 - Mon. Monument Fnd
 - Fnd. Found
 - D. Deed
 - R/Rec Record
 - M/Med Measured
 - O/Obs Observed
 - C/Calc Calculated
 - U. Used
 - P. Plat



DATE: FEBRUARY 12, 2007

NOTE: ON SITE "RAIN GARDENS" OR OTHER APPROVED METHOD FOR TREATING STORM WATER QUALITY VOLUMES BY GAUGA COUNTY SOIL AND WATER DISTRICT WILL BE REQUIRED FOR LOTS 9, 10, 12, 13, 14, 15, 16, 19, 20, 21, 25, 26, 27, 28, 29, 30 & 31. CONNECT DOWN SPOUTS TO RAIN GARDENS, OR TO ROAD SIDE DITCHES LEADING TO ONE OF THE TREATMENT PONDS IN THIS SUBDIVISION. FINAL SIZE AND LOCATION TO BE DETERMINED UPON SUBMITTAL OF SITE PLAN FOR INDIVIDUAL LOTS. THE COUNTY WILL HAVE THE RIGHT TO ENTER THE INDIVIDUAL LOTS, IF NECESSARY TO CONSTRUCT OR MAINTAIN THESE TREATMENT SYSTEMS. THE COUNTY IS NOT RESPONSIBLE FOR DAMAGE TO LAWNS, LANDSCAPING, FENCING, ETC AS A RESULT OF THESE ACTIVITIES.

SCHWARTZ LAND SURVEYING, INC.

NOTTINGHAM WOODS SUBDIVISION

RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
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