

ACCEPTANCE CERTIFICATION AND DEDICATION

I John R. McGill, President, of Russell Township Land Development, LLC, the undersigned owner of the land shown herein, hereby certify that this plat correctly represents my "Rivendell Subdivision" containing sublots one (1) through sixteen (16) inclusive, and Open Space Parcels "A", "B", and "C", and do hereby accept this plat of same and dedicate to public use the area designated as Westcot Lane and Northwick Court and do grant unto the Rivendell Homeowners Association "Storm Sewer Easements" as shown hereon. The Rivendell Homeowners Association shall be responsible for the daily normal maintenance of the easement areas such as mowing, leaf collection, and disposal, and is not permitted to re-grade the easement areas after approval of the improvements unless permitted by the approving Geauga County agencies. 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 (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.

In witness whereof, the undersigned herunto set his hand this 13th day of June, 2007

John R. McGill
John R. McGill, President
Russell Township Land Development, LLC
STATE OF Ohio)
COUNTY OF Cuyahoga) SS
Witness Signature Print Name
Susan J. Eby Susan J. Eby
Steven R. Hines Steven R. Hines

Before me, a Notary Public in and for said County and State personally appeared the above named John R. McGill, President, of Russell Township Land Development, LLC, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed, and the free act and deed of Russell Township Land Development LLC for the purposes therein expressed. In witness whereof I have herunto set my hand and affixed my official seal at Solon, OHIO this 13th day of June, 2007

DIANE B. DICARRO
DIANE B. DICARRO
Notary Public - State of Ohio
My Commission Expires Feb. 9, 2010
Signature

DEDICATION AND ACCEPTANCE OF OPEN SPACE PARCELS

John R. McGill, President, of Russell Township Land Development, LLC, the undersigned owner of the land shown herein, hereby grants and conveys unto the Rivendell Homeowners Association, certain parcels of land identified on this Plat as Open Space Parcels A, B and C. All rights and responsibilities are recorded in the Declaration of Covenants, Conditions, Easements and Restrictions of Rivendell Subdivision recorded in Volume 1767 of Geauga County Records. In witness whereof, the undersigned herunto set his hand this 13th day of JUNE, 2007

John R. McGill
John R. McGill, President
Russell Township Land Development, LLC
Witness Signature Print Name
Susan J. Eby Susan J. Eby
Steven R. Hines Steven R. Hines

John R. McGill, President, of Rivendell Homeowners Association hereby accepts the STORM SEWER EASEMENTS and OPEN SPACE PARCELS A, B & C, and the responsibility for the maintenance of said Easements as set forth on this Plat, and recorded in Volume 1767 of Geauga County Records. In witness whereof, the undersigned herunto set his hand this 13th day of JUNE, 2007

John R. McGill
John R. McGill, President
Rivendell Homeowners Assoc.
STATE OF OHIO)
COUNTY OF Cuyahoga) SS
Witness Signature Print Name
Susan J. Eby Susan J. Eby
Steven R. Hines Steven R. Hines

Before me, a Notary Public in and for said County and State personally appeared the above named John R. McGill, President, of Russell Township Land Development, LLC, and of Rivendell Homeowners Association, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of Russell Township Land Development, LLC, and of Rivendell Homeowners Association for the purposes therein expressed. In witness whereof I have herunto set my hand and affixed my official seal at Solon, OHIO this 13th day of JUNE, 2007

DIANE B. DICARRO
DIANE B. DICARRO
Notary Public - State of Ohio
My Commission Expires Feb. 9, 2010
Signature

UTILITY EASEMENT

I, John R. McGill, President, of Russell Township Land Development, LLC, the undersigned owner of the within platted land, do hereby grant unto The Cleveland Electric Illuminating Company, Windstream Communications, Dominion East Ohio Gas Company, and Time Warner Cable, their successors and assigns (hereinafter referred to as the grantees) a permanent right-of-way and easement twelve (12) feet in width ("12' UNDERGROUND UTILITY EASEMENT") 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 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, 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 within 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 herunto set his hand this 13th day of June, 2007

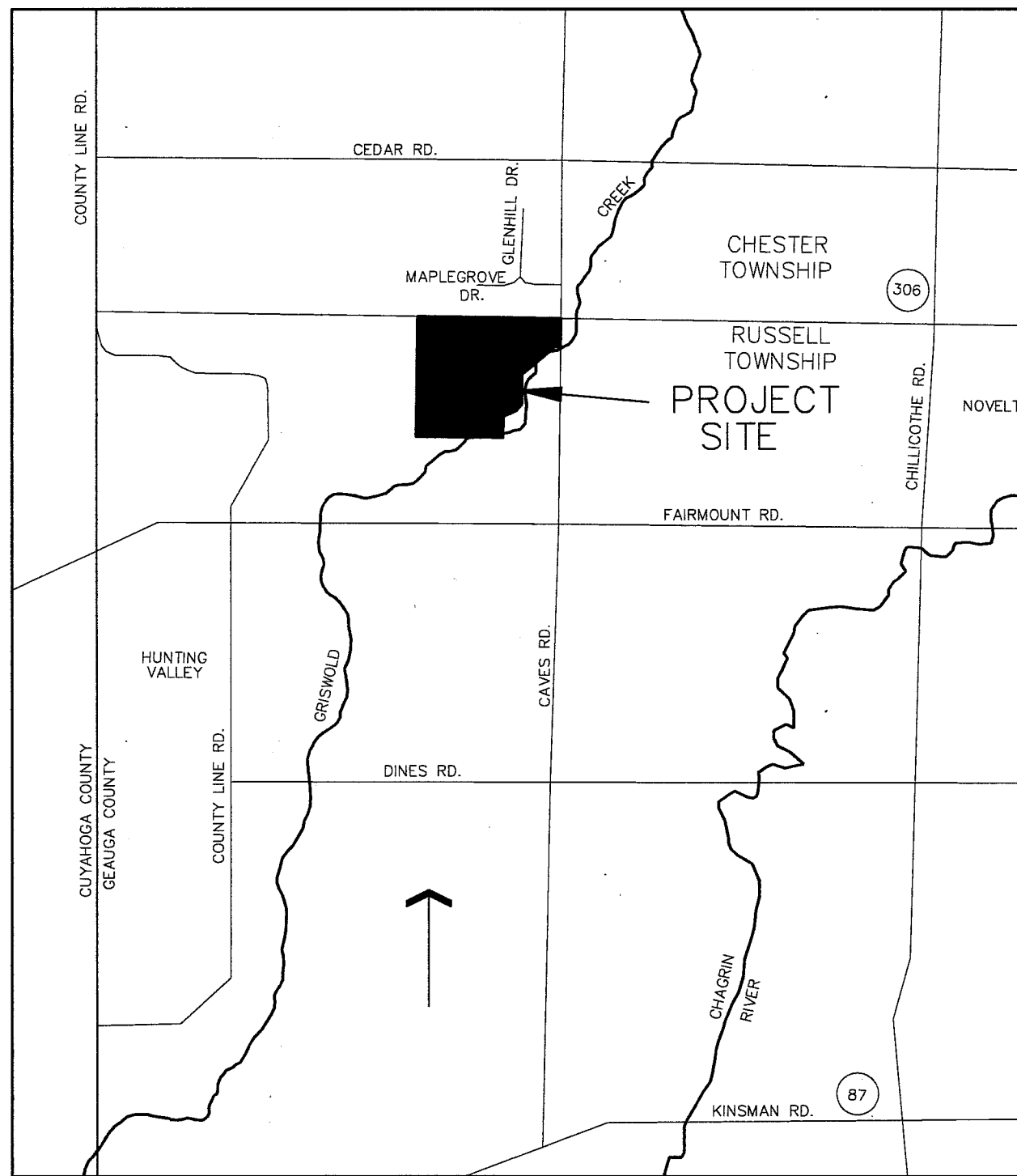
John R. McGill
John R. McGill, President
Russell Township Land Development, LLC
Witness Signature Print Name
Susan J. Eby Susan J. Eby
Steven R. Hines Steven R. Hines

Before me, a Notary Public in and for said county and state personally appeared the above named John R. McGill, President, of Russell Township Land Development, LLC, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of Russell Township Land Development, LLC for the purposes therein expressed. In witness whereof, I have herunto set my hand and affixed my official seal at SOLON, OHIO this 13th day of JUNE, 2007

DIANE B. DICARRO
DIANE B. DICARRO
Notary Public - State of Ohio
My Commission Expires Feb. 9, 2010
Signature

RIVENDELL SUBDIVISION

Situated in the Township of Russell, County of Geauga, State of Ohio. Being Part of Lots 1, 2 and 4, Section 2, Tract 1 of Township 7 North, Range 9 West in the Connecticut Western Reserve, And containing 92.8169 Acres, Being part of the land as conveyed to Russell Township Land Development, LLC in deed recorded in Volume 1767, Page 2757 of Geauga County Deed Records.



VICINITY MAP
SCALE 1"=2000'

MORTGAGE RELEASE

The undersigned Mortgagee of the land included in this Plat and Subdivision does hereby join with the Owner(s) of this subdivision in the dedication to public use of the area designated as Westcot Lane, Northwick Court and Open Space Parcels A, B & C, and hereby releases from the lien of its mortgage and waives any right which it might otherwise have in said roads and Open Space Parcels this 14th day of June, 2007
Thomas A. Behr
THOMAS A. BEHNER
Fifth Third Bank
an Ohio banking corporation

STATE OF Ohio)
COUNTY OF Cuyahoga) SS

Before me, a Notary public in and for said County and State personally appeared the above named Thomas A. Behner of Fifth Third Bank, who acknowledged 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 Thomas A. Behner for the purposes therein expressed. In witness whereof I have herunto set my hand and affixed my official seal at Cleveland, Ohio this 14 day of June, 2007

My Commission Expires 6-4-2011

Sandra E. Belaj
Sandra E. Belaj
(Print Name) Notary Public

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

Tom Bellis 10/1/07
The Cleveland Electric Illuminating Company Date
Jim Hobby 9/14/07
Windstream Communications Date
Stam D. Bortol 7/13/07
Dominion East Ohio Gas Company Date
Guy Campbell 7/3/07
Time Warner Cable Date

200800782329
Filed for Record in
GEAUGA COUNTY OHIO
GLEN ERIC GUILLEY
07-16-2008 At 12:20 pm.
PLAT 120.00
DR Book 40 Page 106 - 108

Area Calculation

Area in (16) Lots = 62.4783 Ac.
R/W = 5.1513 Ac.
Open Space Parcels:
Parcel A = 2.2613 Ac.
Parcel B = 4.1602 Ac.
Parcel C = 18.7658 Ac.
Open Space = 25.1873 Ac. Total
Total Area = 92.8169 Acres Total

APPROVALS

This plat complies with the Russell Township Zoning Resolution and Conditional Use Application #422. This 21st day of JUNE, 2007.

By: *Richard Machnics Jr.*
Richard Machnics Jr.
Russell Township Zoning Inspector

Approved as to legal form this 10th day of October, 2007

By: *Rebecca F. Schlag*
Rebecca F. Schlag, CPA
Gauga County Assistant Prosecutor

Approved this 10th day of July, 2007

By: *Margaret Muehling*
Margaret Muehling
Chairman, Geauga County Planning Commission

Pursuant to Section 711.091 of the Ohio Revised Code, I have checked the construction of roadway improvements of the road 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 8th day of July, 2008

By: *Robert L. Phillips*
Robert L. Phillips, PE, FS
Gauga County Engineer

Approved this 15th day of July, 2008 constituting an acceptance of the dedication of any of any road right-of-way shown hereon for public use

By: *Craig S. Albert*
Craig S. Albert
Gauga County Commissioner

By: *Mary E. Samide*
Mary E. Samide
Gauga County Commissioner

By: *William S. Young*
William S. Young
Gauga County Commissioner

Transferred this 16th day of JULY, 2008

By: *Tracy A. Jamison*
Tracy A. Jamison, ASB
Gauga County Auditor

Filed for record this 16th day of July, 2008

at 12:20 P.M.
Recorded this 16th day of July, 2008 in
plat book Volume 40, Page 106-108

By: *Glen E. Guilley*
Glen E. Guilley
Gauga County Recorder

RIVENDELL SUBDIVISION

Situated in the Township of Russell, County of Geauga, State of Ohio and known as being a part of Lots 1, 2 and 4, Section 2, and Tract 1 and containing 92.8169 acres being all of the land as conveyed to Russell Township Land Development, LLC in the deed recorded in Volume 1767, Page 2757 of the Geauga County Deed Records. Parcel Numbers 26-179100 & 26-179400.

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(s) 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.



Richard A. Thompson, Jr.
Richard A. Thompson, Jr. P.S. No. 7388
Date June 13, 2007

RECORD PLAT

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
1895 East Avenue, Mentor, OH 44060 1892 Line Rd, Park Sub. 1A, Avon, OH 44011
TEL: (440) 292-8483 (440) 981-LAND FAX: (440) 957-5902
(440) 354-6528 FAX: (440) 252-5675
L.D.C. Inc. d/b/a

DATE 6/8/07
SCALE: HOR. 1"=1'
VERT. _____
FILENAME Plat-1
COMPUTER S: _____
TAB NAME _____

Rivendell Subdivision
Russell Township - Geauga County - Ohio

SHEET 1 OF 3
CONTRACT No. _____
Knotd1-0203

V.40 P.106

Maple Grove 60'

**HUNTERS GLEN SUBDIVISION
VOL. 16 PG. 127**

**CHESTER PARK ESTATES
VOL. 7 PG. 36A**

RIVENDELL SUBDIVISION

Situated in the Township of Russell, County of Geauga, State of Ohio
Being Part of Lots 1, 2 and 4, Section 2, Tract 1 of Township 7 North,
Range 9 West on the Connecticut Western Reserve
Scale 1"=100' March 2005

- LEGEND**
- = 5/8" x 30" Iron Pin Set With Yellow Plastic Cap Stamped "LDC, Inc."
 - ⊙ = 5/8" Iron Pin Set In R/W Boxless Monument
 - = 5/8" Iron Pin Set In Concrete

Society National Bank of Cleveland
Vol. 588 Pg. 977
9-13-74
PPN 11-223400

CURVE	LENGTH	RADIUS	CHORD	DELTA	BEARING	TANGENT
C1	46.95	30.00	42.30	89°40'17"	N48°39'09"E	29.83
C2	182.84	330.00	180.51	31°44'42"	N77°36'59"E	93.83
C3	37.30	330.00	37.28	0°23'11"	N89°31'01"E	13.67
C4	180.88	470.00	159.89	19°39'14"	N85°03'40"E	81.13
C5	403.73	470.00	391.43	49°13'03"	N80°32'11"W	215.27
C6	281.11	460.95	276.77	34°56'29"	N76°34'48"E	145.08
C7	225.31	430.00	222.74	30°01'18"	N70°56'19"W	115.30
C8	296.40	490.95	294.78	34°52'29"	N76°34'48"E	154.52
C9	103.00	50.00	85.73	118°01'59"	N81°52'29"W	83.27
C10	175.20	100.00	153.64	100°23'01"	N83°03'01"W	119.99
C11	168.43	100.00	149.21	96°30'03"	N28°30'28"E	112.04
C12	120.10	100.00	113.02	68°48'54"	N54°09'03"W	68.49
C13	103.00	50.00	85.73	118°01'59"	N29°32'32"W	83.27
C14	134.77	330.00	134.07	20°19'01"	N19°18'48"E	68.10
C15	35.05	380.00	35.04	5°17'08"	N06°30'36"E	17.54
C16	19.48	50.00	19.36	22°19'32"	N15°01'49"E	9.87
C17	17.90	50.00	17.80	20°30'28"	N35°28'49"E	9.05
C18	112.80	100.00	106.74	64°30'46"	N14°26'40"E	63.11
C19	100.01	100.00	95.89	57°18'00"	N42°74'44"W	54.64
C20	100.01	100.00	95.89	57°18'00"	N76°14'18"E	54.64
C21	199.40	100.00	167.97	114°14'58"	N09°32'12"W	154.72
C22	61.55	50.00	57.74	70°31'44"	N31°23'49"W	35.36
C23	308.53	330.00	296.72	55°14'32"	N31°29'18"E	167.44
C24	153.67	370.00	151.66	30°01'18"	N70°56'19"W	83.27
C25	193.01	430.95	192.25	28°23'24"	N72°20'20"E	101.31
C26	123.54	530.00	123.28	13°21'21"	N82°36'20"W	62.05
C27	324.27	530.00	319.24	35°03'20"	N86°48'40"W	167.39
C28	188.64	530.00	187.65	20°23'37"	N85°27'51"E	95.33
C29	179.34	270.00	176.06	38°03'22"	N74°17'44"E	93.12
C30	47.38	30.00	42.61	90°23'35"	N11°25'74"W	30.26
C31	201.84	300.00	198.06	38°32'57"	N74°32'32"E	104.91
C32	600.43	500.00	565.00	68°48'18"	N89°40'11"E	342.39
C33	209.59	400.00	207.20	30°01'17"	N70°56'19"W	107.26
C34	337.45	350.00	324.53	55°14'31"	N31°29'18"E	183.14
C35	30.52	350.00	30.26	14°49'04"	N51°42'02"E	45.51
C36	246.94	350.00	241.85	40°25'27"	N24°04'46"E	128.86
C37	135.31	300.00	134.16	25°50'31"	N09°03'13"W	134.16
C38	63.80	430.95	63.74	8°26'59"	N89°48'34"E	31.98

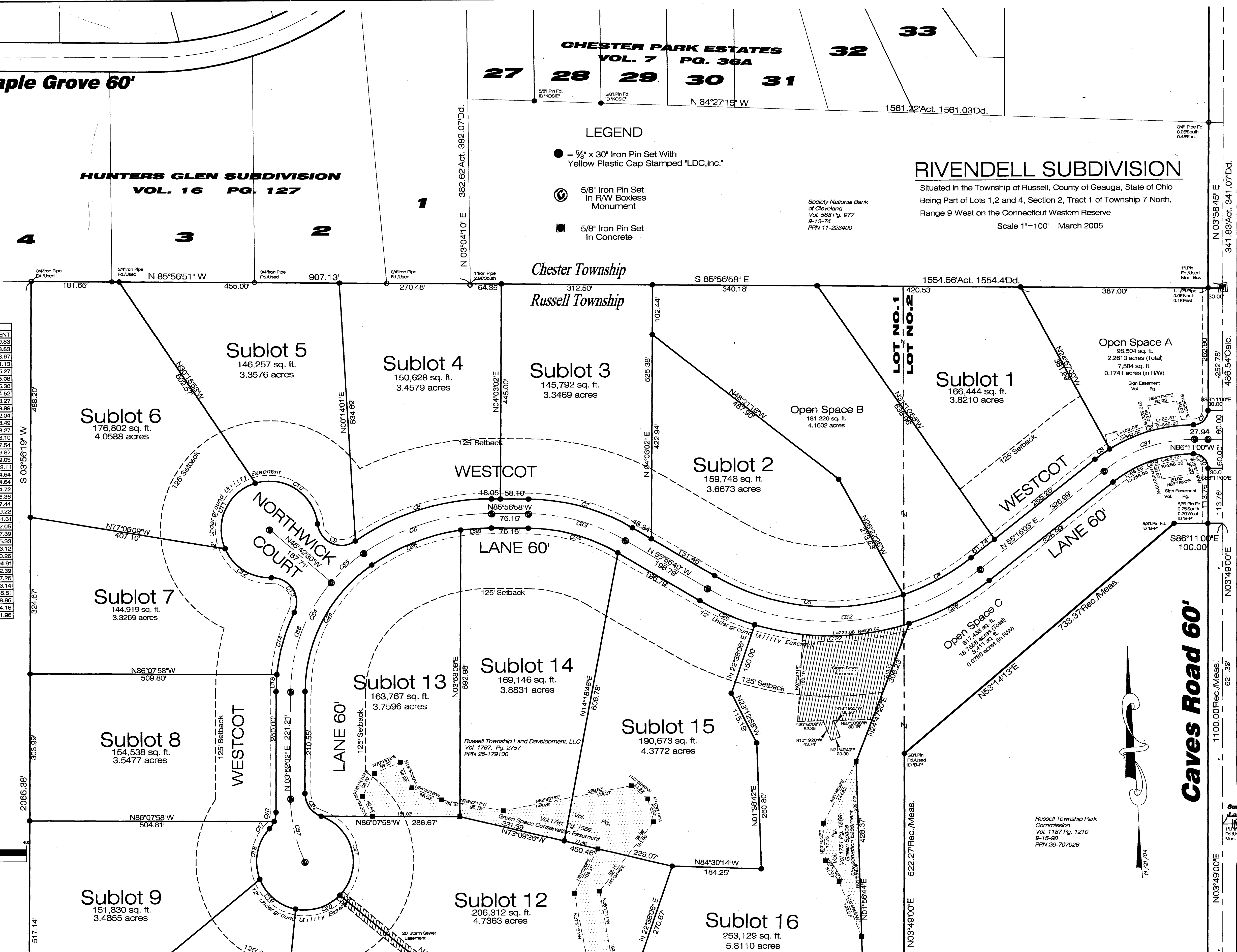
Laurel School
Vol. 1220 Pg. 898
3-3-99
PPN 26-707034

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft

- = 5/8" x 30" Iron Pin Set With Yellow Plastic Cap Stamped "LDC, Inc."



Match Line See Sheet 3 of 3

V.40 P.107

RECORD PLAT

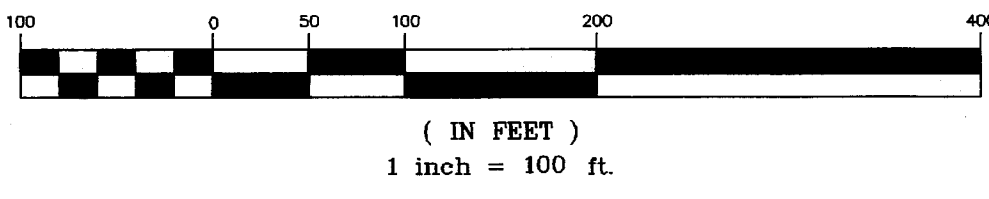
LAND DESIGN CONSULTANTS
ENGINEERS PLANNERS SURVEYORS
WWW.LDCINC.COM
888 East Avenue, Mentor, Ohio 44060
(440) 944-6938 FAX: (440) 944-6939

DATE: 6/28/07
SCALE: HOR. 1"=100'
VERT. 1"=100'
FILE NAME: Plat-2
COMPUTER: S:
TAB NAME: Plat-02

Rivendell Subdivision
Russell Township - Geauga County - Ohio

SHEET 2 OF 3
CONTRACT No. Knotd1-0203

GRAPHIC SCALE



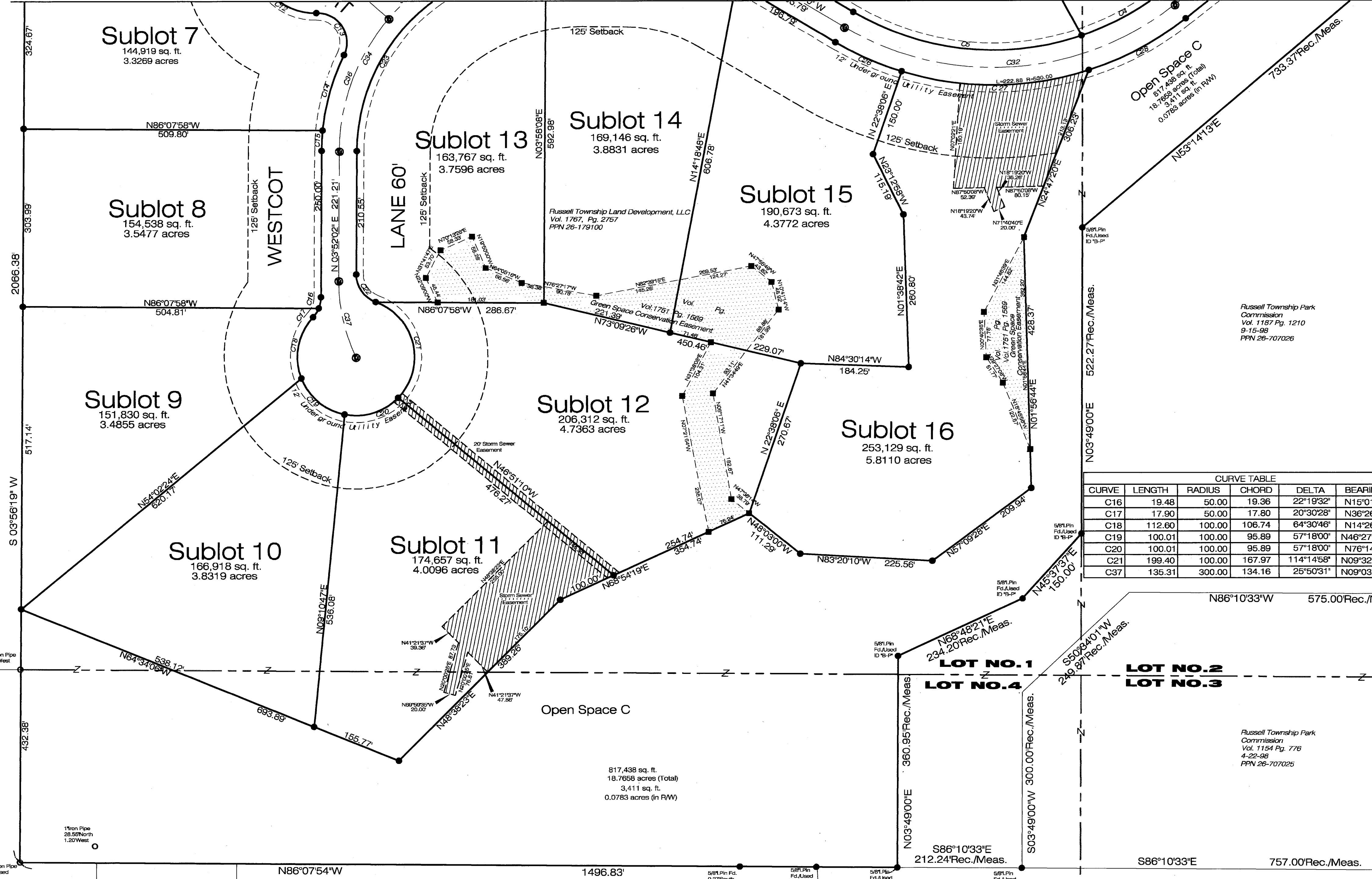
LEGEND

- = 5/8" x 30" Iron Pin Set With Yellow Plastic Cap Stamped "LDC, Inc."
- ⊙ = 5/8" Iron Pin Set In R/W Boxless Monument
- = 5/8" Iron Pin Set In Concrete

RIVENDELL SUBDIVISION

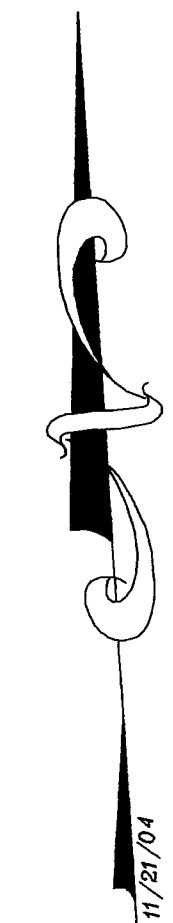
Situated in the Township of Russell, County of Geauga, State of Ohio
 Being Part of Lots 1, 2 and 4, Section 2, Tract 1 of Township 7 North,
 Range 9 West on the Connecticut Western Reserve
 Scale 1"=100' March 2005

Match Line See Sheet 2 of 3



CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	DELTA	BEARING	TANGENT
C16	19.48	50.00	19.36	22°19'32"	N15°01'48"E	9.87
C17	17.90	50.00	17.80	20°30'28"	N36°26'49"E	9.05
C18	112.60	100.00	106.74	64°30'46"	N14°26'40"E	63.11
C19	100.01	100.00	95.89	57°18'00"	N46°27'44"W	54.64
C20	100.01	100.00	95.89	57°18'00"	N76°14'16"E	54.64
C21	199.40	100.00	167.97	114°14'58"	N09°32'12"W	154.72
C37	135.31	300.00	134.16	25°50'31"	N09°03'13"W	68.82

Laurel School
 Vol. 1220 Pg. 898
 3-3-99
 PPN 26-707034



Ray L. & Majken B.
 Haserco
 Vol. 300 Pg. 350
 PPN 26-065700

Rita R. Barnes
 Vol. 1407 Pg. 620
 10-1-01
 PPN 26-006930

Sally A. Gruber
 Vol. 771 Pg. 904
 10-31-86
 PPN 26-061960

West Geauga Board of Education
 Vol. 351 Pg. 369
 PPN 26-701300

Caves Road 60'

1179.49' to a 1/2" Pin Fd. at the Centerline of Fairmount Road
 N03°49'00"E 471.23' Rec./Meas.
 N03°49'00"E 522.27' Rec./Meas.
 N03°49'00"E 575.00' Rec./Meas.
 N03°49'00"E 757.00' Rec./Meas.
 N03°49'00"E 1100.00' Rec./Meas.
 N03°49'00"E 621.33'

RECORD PLAT

LDC DESIGN CONSULTANTS
 www.LDCinc.net
 ENGINEERS PLANNERS SURVEYORS
 6855 East Avenue, Newark, Ohio 44660
 TEL: (440) 951-5801 FAX: (440) 951-5802
 L.D.C. Inc. d.b.a.

DATE: 06/28/07
 SCALE: HOR: 1"=100'
 VERT: _____
 FILENAME: Plat-2
 COMPUTER: S:
 TAB NAME: Plat-03

Rivendell Subdivision
 Russell Township - Geauga County - Ohio

SHEET 3 OF 3
 CONTRACT No. Knotd1-0203

V40 P.108