

FINAL PLAT of COLDWATER RESERVE

ACCEPTANCE CERTIFICATION AND DEDICATION

BE IT KNOWN THAT CR ACQUISITION LLC, OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFIES THIS PLAT CORRECTLY REPRESENTS ITS "COLDWATER RESERVE" A SUBDIVISION CONTAINING SUBLOTS ONE (1) THROUGH TWENTY-THREE (23) INCLUSIVE AND BLOCK A, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS STEELHEAD RUN (60') AND FLYFISHER WAY (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. EASEMENTS AS SHOWN HEREIN FOR DRAINAGE 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 GRANTED AND CONVEYED IN PERPETUITY TO THE GEauga COUNTY BOARD OF COMMISSIONERS.

IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET HIS HAND THIS 5 DAY OF June, 2012

Dino Palmieri
DINO PALMIERI, MEMBER, CR ACQUISITION LLC

WITNESS Rudy E. Schwartz
RUDY E. SCHWARTZ
PRINT NAME

WITNESS Robert Happ
ROBERT HAPP
PRINT NAME

STATE OF OHIO, COUNTY OF CUYAHOGA
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED DINO PALMIERI, 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 CR ACQUISITION LLC FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL.

AT Solon OHIO THIS 5 DAY OF June, 2012

NOTARY PUBLIC Rudy E. Schwartz

MY COMMISSION EXPIRES Nov 1 2014 TAMARA L. SOLTIS, Notary Public
My Commission Expires Nov. 1, 2014

UTILITY EASEMENT

CR ACQUISITION LLC, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, WINDSTREAM COMMUNICATIONS, DOMINION EAST OHIO GAS COMPANY AND ZITO MEDIA, 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 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 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 THEREFOR 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 SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE. IN WITNESS WHEREOF

THE UNDERSIGNED HEREUNTO SET HIS HAND THIS 5 DAY OF June, 2012

Dino Palmieri
DINO PALMIERI, MEMBER, CR ACQUISITION LLC

WITNESS Rudy E. Schwartz
RUDY E. SCHWARTZ
PRINT NAME

WITNESS Robert Happ
ROBERT HAPP
PRINT NAME

STATE OF OHIO, COUNTY OF CUYAHOGA
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED DINO PALMIERI, 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 CR ACQUISITION LLC FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL.

AT Solon OHIO THIS 5 DAY OF June, 2012

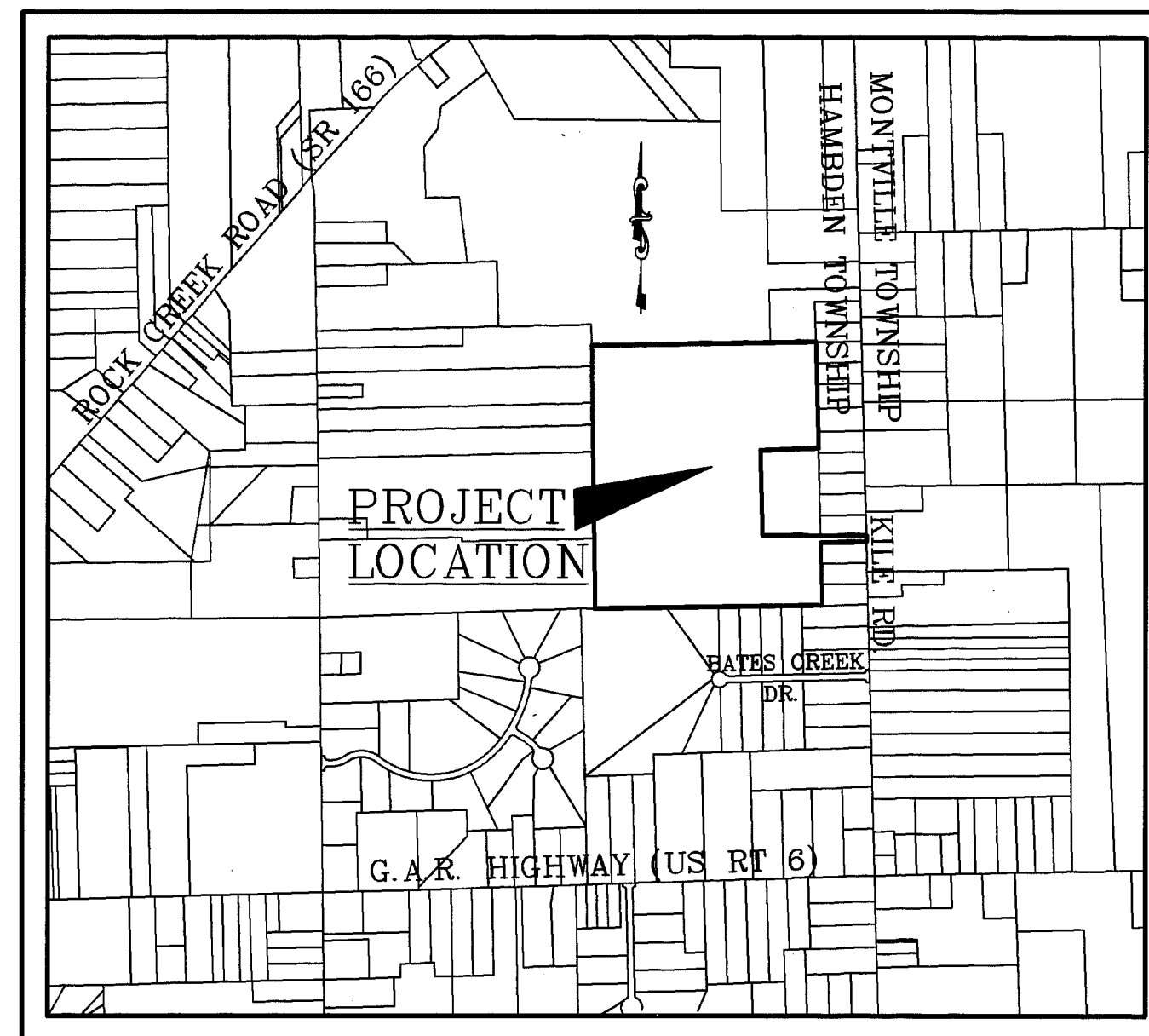
NOTARY PUBLIC Tamara L. Soltis

MY COMMISSION EXPIRES Nov 1 2014 TAMARA L. SOLTIS, Notary Public
My Commission Expires Nov. 1, 2014

SITUATED IN THE TOWNSHIP OF HAMBDEN, COUNTY OF GEAGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 5, BOND TRACT, ALSO KNOWN AS ALL OF A PARCEL OF LAND CONVEYED TO CR ACQUISITION LLC BY DEED RECORDED IN BOOK 1920, PAGE 1533 OF GEAGA COUNTY DEED RECORDS, AND CONTAINING 114.9128 ACRES AND REPRESENTING PERMANENT PARCEL NUMBER 15-102562

PREPARED FOR:
CR ACQUISITION L.L.C.
31005 BAINBRIDGE ROAD
SUITE # 5
SOLON, OHIO 44134
Telephone (440) 498-9411

SUBDIVISION TABULATION
PROPOSED LOTS : 23
TOTAL AREA : 114.9128 ACRES
AREA IN SUBLOTS : 77.1873 ACRES
AREA IN BLOCK "A" : 32.3350 ACRES
OPEN SPACE
AREA IN EXISTING R/W : 0.0413 ACRES
AREA IN PROPOSED R/W : 5.3492 ACRES
TOTAL LENGTH OF ROAD : 3713.20 L.F.



VICINITY MAP
Not To Scale

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 6-4-12
RUDY E. SCHWARTZ P.S. 7193 DATE: 6-4-12
STATE OF OHIO
RUDY E. SCHWARTZ
7193
REGISTERED PROFESSIONAL SURVEYOR

THE UTILITY EASEMENT IS ACCEPTED BY THE FOLLOWING:

R. DeLuca R. DeLuca 6/8/12
Cleveland Electric Illuminating Company Print Name Date
EL Brownfield 6-7-12
Dominion East Ohio Gas Company Print Name Date
Mike Piccoli MIKE PICCOLI 6-11-2012
Zito Media Print Name Date
Jon Hobby Jon Hobby 6-12-2012
Windstream Communications Print Name Date

APPROVALS

TRANSFERRED THIS 27 DAY OF DECEMBER, 2012

Frank J. Gliha
Frank J. Gliha Geauga County Auditor

FILED FOR RECORD THIS 27th DAY OF December, 2012 AT 2:04 PM

RECORDED THIS 27th DAY OF December, 2012 IN PLAT BOOK VOLUME 41 PAGE 992

Sharon C. Gingerich
Sharon C. Gingerich Geauga County Recorder

APPROVALS

APPROVED AS TO LEGAL FORM THIS 15th DAY OF June, 2012
Rebecca F. Schlag
Gauga County Prosecutor NAME: REBECCA F. SCHLAG, A.P.A.

APPROVED THIS 18th DAY OF June, 2012
Margaret Muehling
Margaret Muehling (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.
THIS 21st DAY OF JUNE, 2012
Robert L. Phillips
Robert L. Phillips, PE, PS Geauga County Engineer

THIS PLAT COMPLIES WITH THE APPLICABLE HAMBDEN TOWNSHIP ZONING

RESOLUTIONS THIS 4th DAY OF June, 2012
Darlene Welch
Darlene Welch Hamden Township Zoning Inspector

APPROVED THIS 13th DAY OF December, 2012, 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 CR ACQUISITION LLC AND THE GEAGA COUNTY BOARD OF COMMISSIONERS WAS APPROVED BY SEPARATE RESOLUTION NUMBER 12-205 OF THE BOARD ON December 13, 2012. 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.

Ralph Spidaleri Geauga County Commissioner
Ralph Spidaleri Geauga County Commissioner
Ralph Spidaleri Geauga County Commissioner
Ralph Spidaleri, Acting Geauga County Commissioner

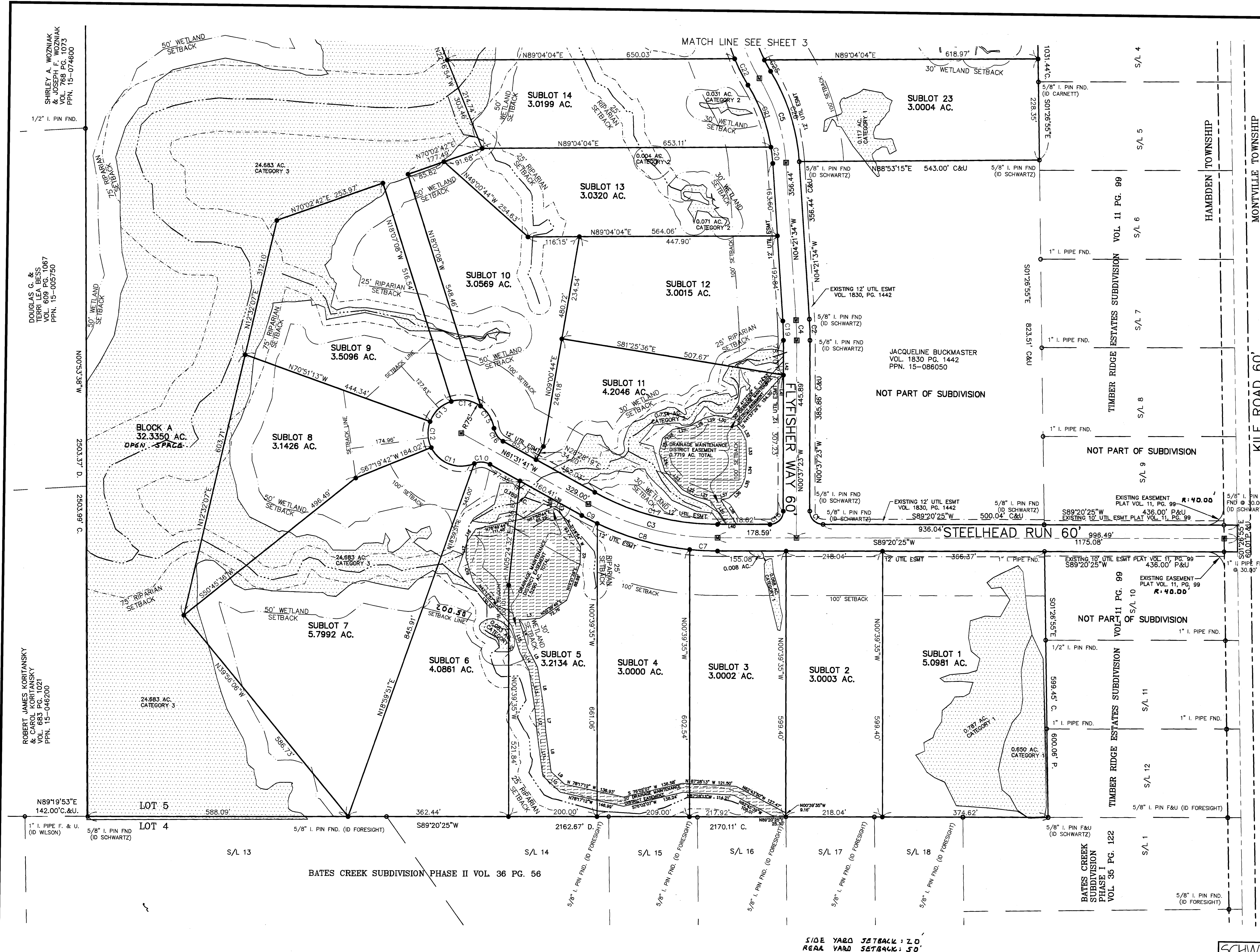
THIS PLAT COMPLIES WITH THE APPLICABLE HOUSEHOLD SEWAGE TREATMENT RULES ADOPTED UNDER SECTION 3718.02 OF THE REVISED CODE BY THE GEAGA COUNTY GENERAL HEALTH DISTRICT, DEPARTMENT OF HEALTH.

THIS 4th DAY OF JUNE, 2012
Robert K. Weisdack
ROBERT K. WEISDACK, GEAGA COUNTY HEALTH COMMISSIONER Date

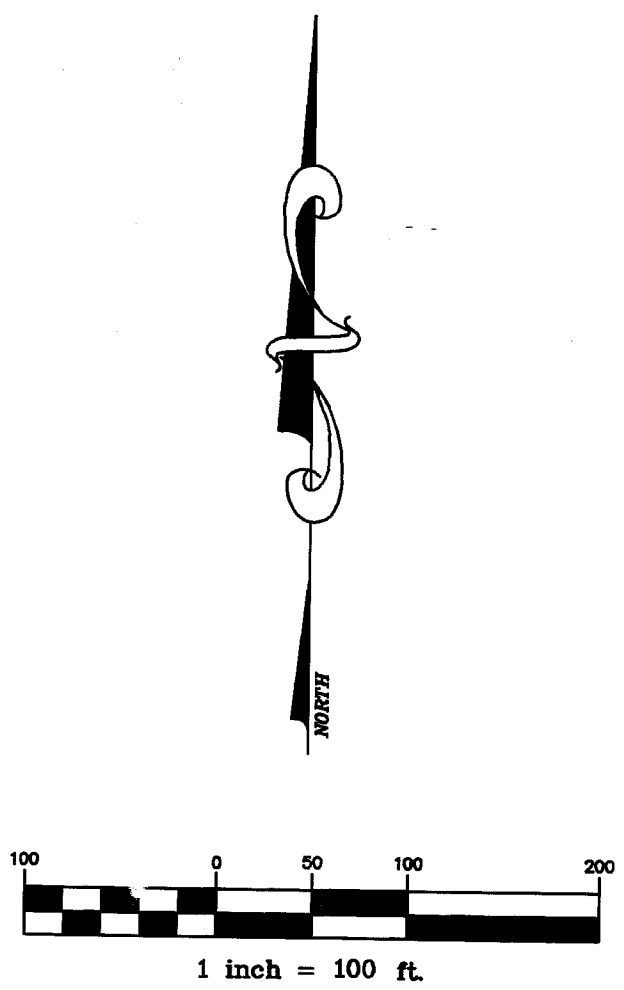
THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR COLDWATER RESERVE, IS RECORDED IN VOLUME 1925, PAGE 868-886 OF THE GEAGA COUNTY DEED RECORDS. THE DECLARATION OF COVENANTS AND RESTRICTIONS CONTAINS PROVISIONS RELATING TO THE DRAINAGE FACILITIES SHOWN HEREIN.

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

V.41 P.90



LINE	LENGTH	BEARING
L1	16.81	S06°09'18"W
L2	37.14	S00°54'02"W
L3	46.97	S84°26'35"W
L4	69.07	S17°46'45"E
L5	46.92	S27°56'12"E
L6	98.23	S08°30'59"E
L7	51.12	S08°33'26"E
L8	89.13	S05°30'59"E
L9	40.95	S47°28'45"E
L10	53.56	N47°29'45"W
L11	96.74	N08°23'26"W
L12	50.96	N05°30'59"W
L13	92.29	N09°20'19"W
L14	45.42	N27°56'12"W
L15	63.62	N17°46'45"W
L16	57.01	N17°38'52"W
L17	38.40	N01°51'30"E
L18	35.98	N34°24'59"E
L19	19.91	N06°09'16"E
L20	63.90	N33°40'03"W
L21	35.96	N75°38'41"W
L22	31.61	N62°12'47"W
L23	58.94	N44°34'57"W
L24	44.58	N17°15'34"W
L25	32.66	N13°11'21"E
L26	30.59	N48°14'03"E
L27	40.03	N77°54'27"E
L28	36.34	N60°35'20"E
L29	25.47	N78°08'06"E
L30	35.54	S78°34'21"E
L31	14.30	S42°37'02"E
L32	25.27	S27°04'55"E
L33	49.38	S02°28'01"E
L34	35.66	S05°05'34"W
L35	21.27	S21°48'34"W
L36	37.87	S47°08'24"W
L37	19.57	S73°28'24"W
L38	65.40	S33°49'03"E
L39	21.62	S61°31'41"E
L40	23.89	N89°20'25"W
L41	1.42	S81°25'36"E
L42	31.52	N00°37'23"W
L43	20.14	N01°26'59"W



DATE: JUNE 1, 2012

NOTE: SEE CURVE TABLE SHEET 3

LEGEND

- MON SET 5/8" Iron Pin Monument Set (Boxless Pavement Mon)
- IP SET 5/8" Iron Pin Set (id Schwartz)
- I/Pin Iron Pin Fnd
- I/Pipe Iron Pipe Fnd
- Mon. Found Monument Fnd
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- P. Plat
- ▨ = WETLANDS
- ▨ = DRAINAGE MAINTENANCE DISTRICT EASEMENT

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V.41 P.91

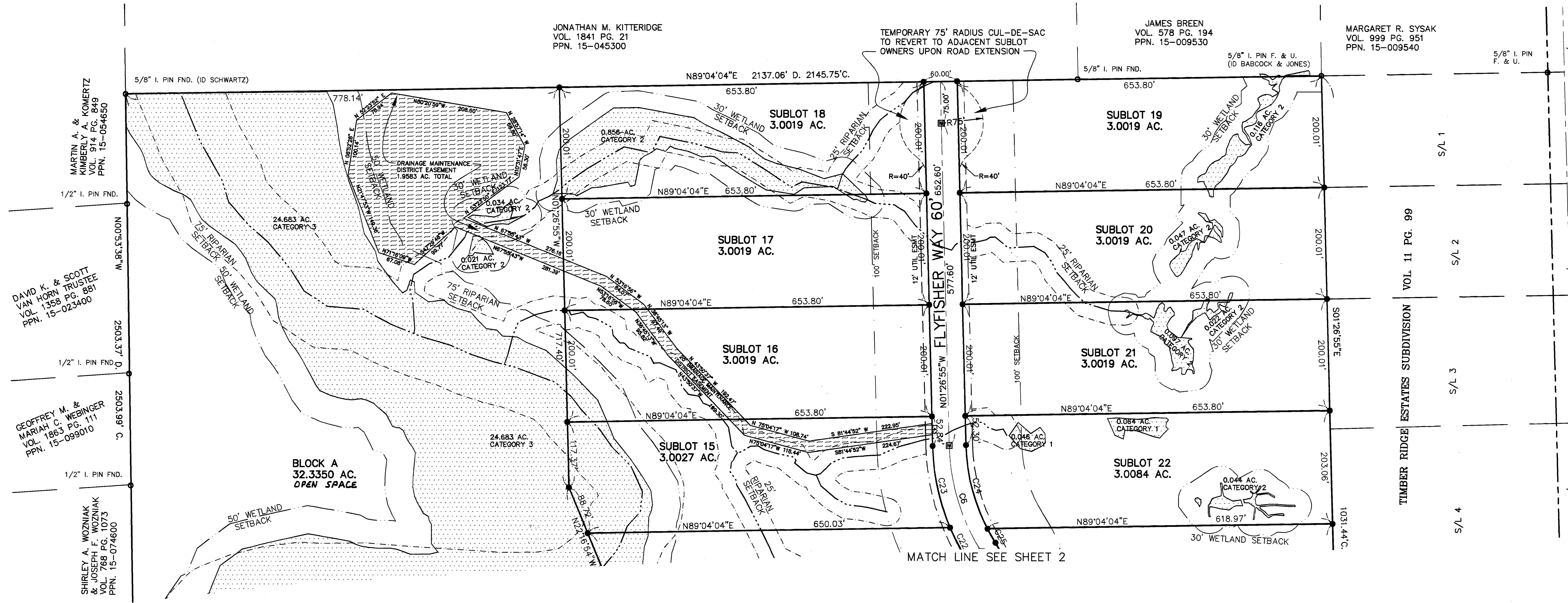
COLDWATER RESERVE

SHIRLEY A. WOZNIAK & JOSEPH F. WOZNIAK VOL. 768 PG. 1073 PPN. 15-074600

DOUGLAS G. & TERRI LEA BESS VOL. 609 PG. 1067 PPN. 15-005750

ROBERT JAMES KORITANSKY & CAROL KORITANSKY VOL. 681 PG. 1021 PPN. 15-046200

SIDE YARD SETBACK: 2.0
 REAR YARD SETBACK: 5.0



MARTIN A. & KIMBERTZ
VOL. 914 PG. 849
PPN. 15-054650

DAVID K. & SCOTT
VAN HORN TRUSTEE
VOL. 1358 PG. 881
PPN. 15-023400

GEOFFREY M. &
MARIAH C. WEBINGER
VOL. 1863 PG. 111
PPN. 15-099010

SHIRLEY A. WOZNIAK
& JOSEPH F. WOZNIAK
VOL. 768 PG. 10713
PPN. 15-074600

JONATHAN M. KITTERIDGE
VOL. 1841 PG. 21
PPN. 15-045300

TEMPORARY 75' RADIUS CUL-DE-SAC
TO REVERT TO ADJACENT SUBLOT
OWNERS UPON ROAD EXTENSION

JAMES BREEN
VOL. 578 PG. 194
PPN. 15-009530

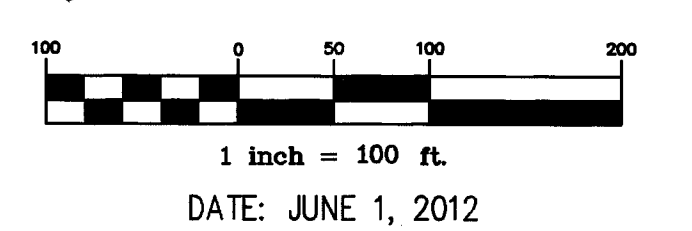
MARGARET R. SYSAK
VOL. 999 PG. 951
PPN. 15-009540

BLOCK A
32.3350 AC.
OPEN SPACE

LINE	LENGTH	BEARING
L1	16.81	S06°09'18"W
L2	37.14	S00°54'02"W
L3	46.97	S84°26'35"W
L4	69.07	S17°46'45"E
L5	46.92	S27°56'12"E
L6	96.23	S09°20'19"E
L7	51.12	S05°30'59"E
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L9	40.95	S47°29'45"E
L10	53.56	N47°29'45"W
L11	96.74	N08°23'26"W
L12	50.96	N05°30'59"W
L13	92.29	N09°20'19"W
L14	45.42	N27°56'12"W
L15	63.62	N17°46'45"W
L16	57.01	N17°38'52"W
L17	36.40	N01°51'30"E
L18	35.98	N34°24'59"E
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L20	63.90	N33°49'03"W
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L22	31.61	N62°12'47"W
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L28	38.34	N60°35'20"E
L29	25.47	N76°08'06"E
L30	35.54	S78°34'21"E
L31	14.30	S42°37'02"E
L32	25.27	S27°04'55"E
L33	49.38	S02°28'01"E
L34	35.66	S05°05'34"W
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L39	21.62	S61°31'41"E
L40	23.89	N89°20'25"E
L41	1.42	S81°25'36"E
L42	31.52	N00°37'23"W
L43	20.14	N01°26'55"W

NOTE: WETLAND INFORMATION
BY ATWELL-HICKS LLC
DATED JUNE 1, 2007

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	47.14	30.00	90°02'12"	S45°38'29"E	42.44	30.02
C2	47.60	730.00	3°44'10"	N02°29'29"W	47.59	23.81
C3	305.07	600.00	29°07'54"	S76°05'38"E	301.79	155.91
C4	45.65	700.00	3°44'10"	N02°29'29"W	45.64	22.83
C5	201.94	415.00	27°52'51"	N18°17'59"W	199.96	103.01
C6	201.53	375.00	30°47'30"	S16°50'40"E	199.11	103.26
C7	62.94	630.00	5°43'27"	S87°47'52"E	62.91	31.50
C8	218.13	630.00	19°50'16"	S75°01'00"E	217.04	110.17
C9	39.25	630.00	3°34'11"	S63°18'47"E	39.25	19.63
C10	36.66	40.00	52°30'17"	N87°46'50"W	35.39	19.73
C11	114.59	75.00	87°32'19"	S70°15'49"E	103.76	71.85
C12	60.31	75.00	46°04'25"	S03°27'27"E	58.70	31.89
C13	68.46	75.00	52°18'07"	S45°43'49"W	66.11	36.82
C14	69.55	75.00	53°07'48"	N81°33'14"W	67.08	37.50
C15	60.17	75.00	45°57'55"	N32°00'22"W	58.57	31.81
C16	36.66	40.00	52°30'17"	S35°16'33"E	35.39	19.73
C17	289.81	570.00	29°07'54"	S76°05'38"E	286.70	148.11
C18	47.10	30.00	89°57'48"	N44°21'31"E	42.41	29.98
C19	43.69	670.00	3°44'10"	N02°29'29"W	43.68	21.85
C20	36.92	385.00	5°29'40"	N07°06'24"W	36.91	18.47
C21	150.43	385.00	22°23'11"	N21°02'49"W	149.47	76.18
C22	66.77	405.00	9°26'47"	S27°31'01"E	66.70	33.46
C23	150.88	405.00	21°20'43"	S12°07'16"E	150.01	76.32
C24	156.37	345.00	25°58'10"	S14°26'00"E	155.04	79.55
C25	29.04	345.00	4°49'20"	S29°49'45"E	29.03	14.53
C26	216.54	445.00	27°52'51"	N18°17'59"W	214.41	110.46



- LEGEND**
- MON SET 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/Msd Measured
 - O/Obs Observed
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 - U. Used
 - P. Plat
- ▨ = WETLANDS
- ▨ = DRAINAGE MAINTENANCE DISTRICT EASEMENT

V.41 P.92

COLDWATER RESERVE

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