

ACCEPTANCE & DEDICATION

BE IT KNOWN THAT MIDDLEFIELD PARKWAY, AN OHIO LIMITED PARTNERSHIP, BY JOSEPH E. SVETE, ITS AGENT, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS ITS WOODSONG PHASE V P.U.D., A SUBDIVISION OF SUBLOTS NUMBERED 14, 15, 16, 17, AND 22, AND BLOCKS A THROUGH D AND DOES DEDICATE TO PUBLIC USE AS SUCH, KNOX CIRCLE, 50 (FIFTY) FEET WIDE AND VARIES, AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

UTILITY EASEMENT

BE IT KNOWN THAT MIDDLEFIELD PARKWAY, AN OHIO LIMITED PARTNERSHIP, BY JOSEPH E. SVETE, ITS AGENT, DOES HEREBY GRANT UNTO THE ILLUMINATING COMPANY, TIME WARNER CABLE, WINDSTREAM, AND ORWELL NATURAL GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT SIXTEEN (16) FEET IN WIDTH, UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH, AND CONTIGUOUS TO, ALL STREET LINES, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC, GAS, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE, UPON, WITHIN AND ACROSS SAID 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 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 THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

UTILITY ADJUSTMENTS AND/OR RELOCATIONS, INCLUSIVE OF ENGINEERING COSTS, NECESSITATED BY GOVERNMENTAL-FUNCTION IMPROVEMENTS TO THE KNOX CIRCLE RIGHT-OF-WAY SHALL BE PAID FOR IN FULL BY THE VILLAGE OF MIDDLEFIELD FOR ALL UTILITY FACILITIES PLANNED FOR AND LOCATED WITHIN THE KNOX CIRCLE RIGHT-OF-WAY PRIOR TO THE DEDICATION OF KNOX CIRCLE FOR PUBLIC USE. ALL OTHER UTILITY FACILITY ADJUSTMENT OR RELOCATION COSTS SHALL BE PAID FOR IN FULL BY THE PARTY REQUESTING UTILITY FACILITY RELOCATION OR ADJUSTMENT.

UTILITY EASEMENT TO THE VILLAGE OF MIDDLEFIELD

AND DOES HEREBY GRANT UNTO THE VILLAGE OF MIDDLEFIELD, ITS SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT EASEMENT UNDER, OVER, AND THROUGH ALL SUBLOTS, AND OPEN SPACE, SHOWN HEREON AND LABELED "16" - BUILDING SETBACK - UTILITY EASEMENT TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SANITARY SEWERS AND WATERLINES AND THEIR APPURTENANCES.

STORM SEWER EASEMENT TO WOODSONG MASTER ASSOCIATION, INC.

AND DOES HEREBY GRANT UNTO THE WOODSONG MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT EASEMENT UNDER, OVER, AND THROUGH ALL SUBLOTS, AND OPEN SPACE, SHOWN HEREON AND LABELED "DRAINAGE EASEMENT" AND "16" - BUILDING SETBACK - UTILITY EASEMENT TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE STORM SEWERS, PIPES, SWALES AND THEIR APPURTENANCES.

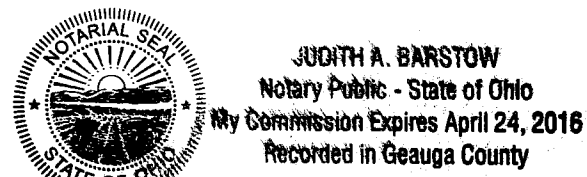
MIDDLEFIELD PARKWAY AN OHIO LIMITED PARTNERSHIP

Joseph E. Svete
JOSEPH E. SVETE, AGENT

STATE OF OHIO)
COUNTY OF)

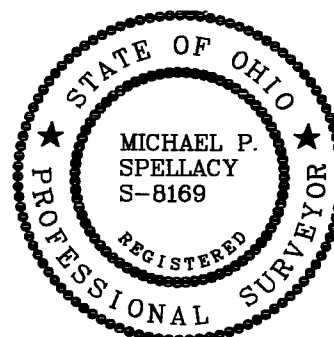
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ABOVE THE NAMED, MIDDLEFIELD PARKWAY, AN OHIO LIMITED LIABILITY COMPANY BY JOSEPH E. SVETE, AGENT, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT CHARDON OHIO THIS 1st DAY OF JULY, 2013.

Judith A. Barstow
NOTARY PUBLIC



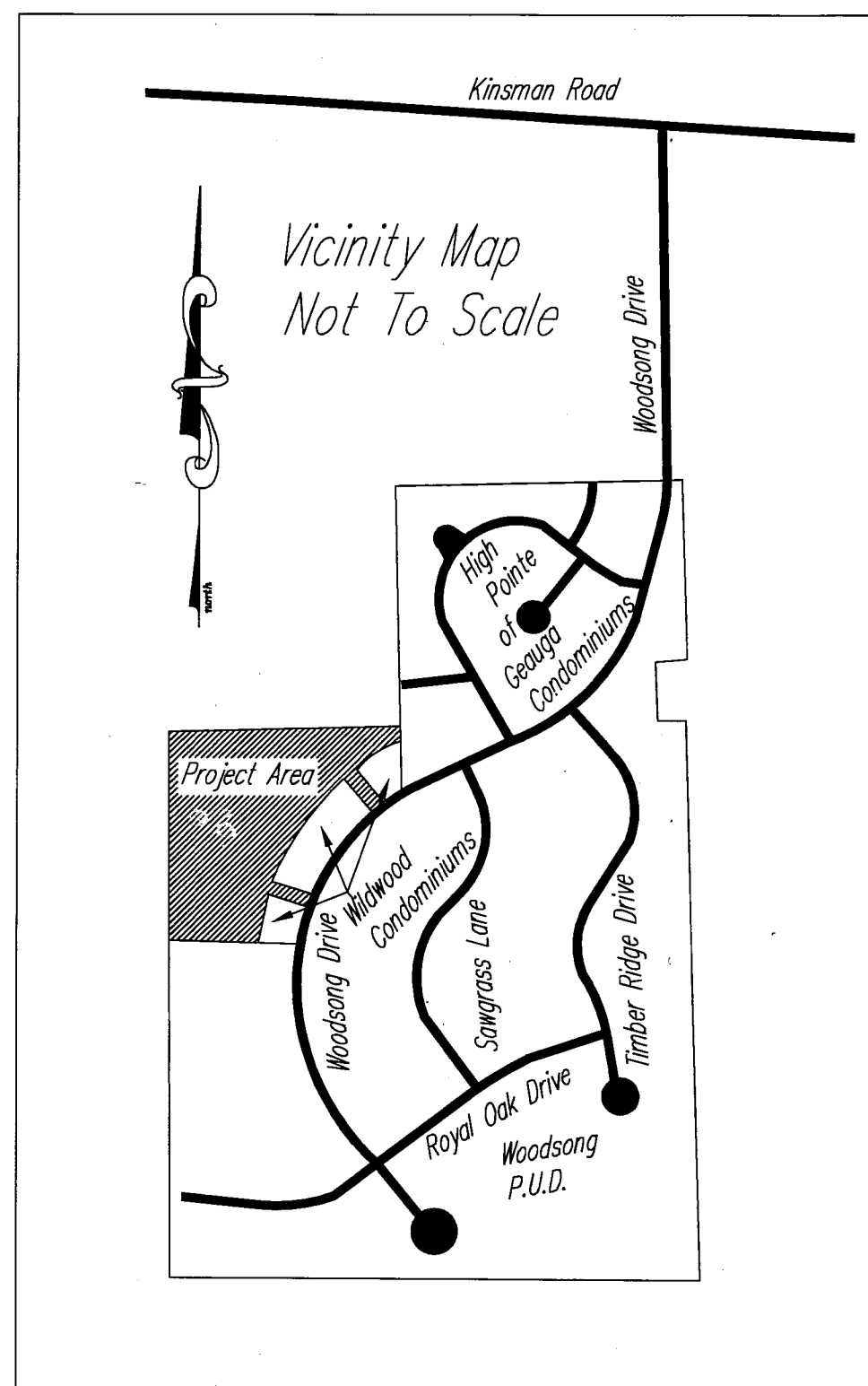
SURVEYOR CERTIFICATION
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES SHOWN HEREON, AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. MONUMENTS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON.

Michael P. Spellacy 7-1-2013
MICHAEL P. SPELLACY P.S. #8169 06/28/2013 DATE



DEDICATION PLAT - WOODSONG P.U.D. PHASE V

SITUATED IN THE VILLAGE OF MIDDLEFIELD, COUNTY OF GEAUGA, AND STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL MIDDLEFIELD TOWNSHIP LOT NO. 31 FURTHER KNOWN AS BEING A SUBDIVISION OF 6.5505 ACRES OUT OF LAND CONVEYED TO MIDDLEFIELD PARKWAY BY DEED RECORDED IN VOLUME 693, PAGE 338 OF GEAUGA COUNTY RECORDS (PARCEL #19-080807), JUNE 17, 2013
SCALE 1 INCH = 40 FEET



AREA TABULATION PHASE 1

Area in Sublots	0.6619 Acres
Area in Right of Way	1.2705 Acres
Blocks A Through D	4.6181 Acres
Total Area	6.5505 Acres

MORTGAGE RELEASE

BE IT KNOWN THAT LAKE NATIONAL BANK MORTGAGEE OF THE LAND INDICATED ON THIS PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN GEAUGA COUNTY RECORD OF MORTGAGES IN VOLUME 277, 1817 PAGE 302) KNOX CIRCLE 50 (FIFTY) FEET WIDE AND VARIES, AND EASEMENTS HEREIN GRANTED AND RESERVED.

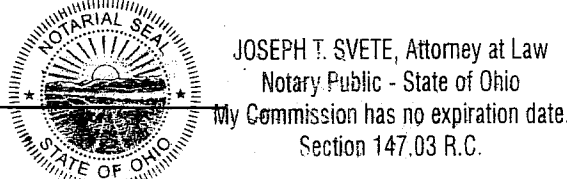
IN WITNESS WHEREOF, LAKE NATIONAL BANK HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY ANDREW MEINHOLD, THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT CHARDON, OHIO THIS 2 DAY OF JULY, 2013.

Andrew L. Meinhold
ANDREW L. MEINHOLD
MORTGAGEE - NAME PRINTED

STATE OF OHIO)
COUNTY OF)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ABOVE THE NAMED, LAKE NATIONAL BANK, THROUGH ANDREW MEINHOLD, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT CHARDON OHIO THIS 2 DAY OF JULY, 2013.

Joseph T. Svete
NOTARY PUBLIC



APPROVALS

APPROVED THIS 11th DAY OF July, 2013 BY THE VILLAGE OF MIDDLEFIELD CLERK OF COUNCIL BY ORDINANCE NO. 18-126+18-188
Stephen Menele
SIGNATURE

APPROVED THIS 15th DAY OF July, 2013 BY THE VILLAGE OF MIDDLEFIELD ENGINEER.
Thomas Cappello THOMAS CAPPELLO, P.E., P.S.
SIGNATURE

APPROVED THIS 16 DAY OF July, 2013 BY THE VILLAGE OF MIDDLEFIELD PLANNING COMMISSION.
Scott E. Klein
SIGNATURE

APPROVED THIS 16 DAY OF July, 2013 BY THE VILLAGE OF MIDDLEFIELD SOLICITOR.
[Signature]
SIGNATURE

UTILITY EASEMENT ACCEPTED THIS 6 DAY OF July, 2013, BY WINDSTREAM.
Douglas H. Hain Douglas H. Hain
WINDSTREAM NAME PRINTED

UTILITY EASEMENT ACCEPTED THIS 1 DAY OF July, 2013, BY ORWELL NATURAL GAS COMPANY.
Chris Demonikos CHRIS DEMONIKOS
ORWELL NATURAL GAS COMPANY NAME PRINTED

UTILITY EASEMENT ACCEPTED THIS 1 DAY OF July, 2013, BY THE ILLUMINATING COMPANY.
Ann M. Jougatti ANN M. JOUGATTI
THE ILLUMINATING COMPANY NAME PRINTED

UTILITY EASEMENT ACCEPTED THIS 2nd DAY OF July, 2013, BY TIME WARNER CABLE.
David Defore DAVID DEFORE
TIME WARNER CABLE NAME PRINTED

TRANSFERRED THIS 17 DAY OF July, 2013
Frank J. Miska (Emc)
GEAUGA COUNTY AUDITOR

FILED FOR RECORD THIS 17th DAY OF July, 2013 AT 10:33 A.M.
Sharon C. Gingerich cm
SIGNATURE

RECORDED THIS 17th DAY OF July, 2013 IN PLAT BOOK 41, PAGE 106-107
Sharon C. Gingerich cm
GEAUGA COUNTY RECORDER.

20130082886
Filed for Record in
GEAUGA COUNTY OHIO
SHARON C. GINGERICH, RECORDER
07-17-2013 #4 10:33 am
PLAT 80.00
DR Book 41 Page 106 - 107

V.41 P.106

REV. No.	DATE	BY	CHK'D	DATE: 06/28/2013	<p>Woodsong P.U.D. Phase V Dedication Plat</p> <p>Village of Middlefield - Geauga County - Ohio</p> <p>POLARIS ENGINEERING & SURVEYING, INC. 34600 CHARDON ROAD - SUITE D WILLOUGHBY HILLS, OHIO 44094 (440) 944-4433 (440) 944-3722 (Fax) www.polaris-es.com</p>	<p>CONTRACT No. 04685</p> <p>Cover Sheet</p> <p>SHEET 01 OF 02</p>
				SCALE: HOR. 1"=40'		
				VERT. 1"=0'		
				FOLDER: DWG\Surveys		
				FILENAME: Record Plat		

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	78.64	100.00	41.49	76.63	N89°58'20"W	45°03'25"
C2	202.13	100.00	159.45	169.44	S53°35'41"E	115°48'42"
C3	116.90	75.00	74.09	105.42	S48°57'46"W	89°18'12"
C4	90.13	100.00	48.39	87.11	N60°33'58"W	51°39'21"
C5	14.47	75.00	7.26	14.45	S74°01'34"W	11°03'13"
C6	252.66	125.00	199.31	211.79	S53°35'41"E	115°48'42"
C7	155.86	100.00	98.79	140.56	S48°57'46"W	89°18'12"
C8	96.22	125.00	50.63	93.86	N64°20'02"W	44°06'12"
C9	43.63	75.00	22.45	43.02	N69°43'11"W	33°19'54"
C10	77.93	50.00	49.40	70.28	S48°57'46"W	89°18'12"
C11	151.60	75.00	119.59	127.08	S53°35'41"E	115°48'42"
C12	72.49	125.00	37.29	71.47	S85°06'43"W	33°19'54"
C13	45.39	100.00	23.09	45.00	S17°18'55"W	26°00'29"
C14	32.54	100.00	16.41	32.40	S39°38'28"W	18°38'37"
C15	77.93	100.00	41.07	75.97	S71°17'19"W	44°39'06"
C16	9.63	125.00	4.82	9.63	N84°10'44"W	4°24'49"
C17	86.59	125.00	45.11	84.87	N62°07'37"W	39°41'23"
C18	12.64	800.00	6.32	12.64	S56°30'51"W	0°54'20"

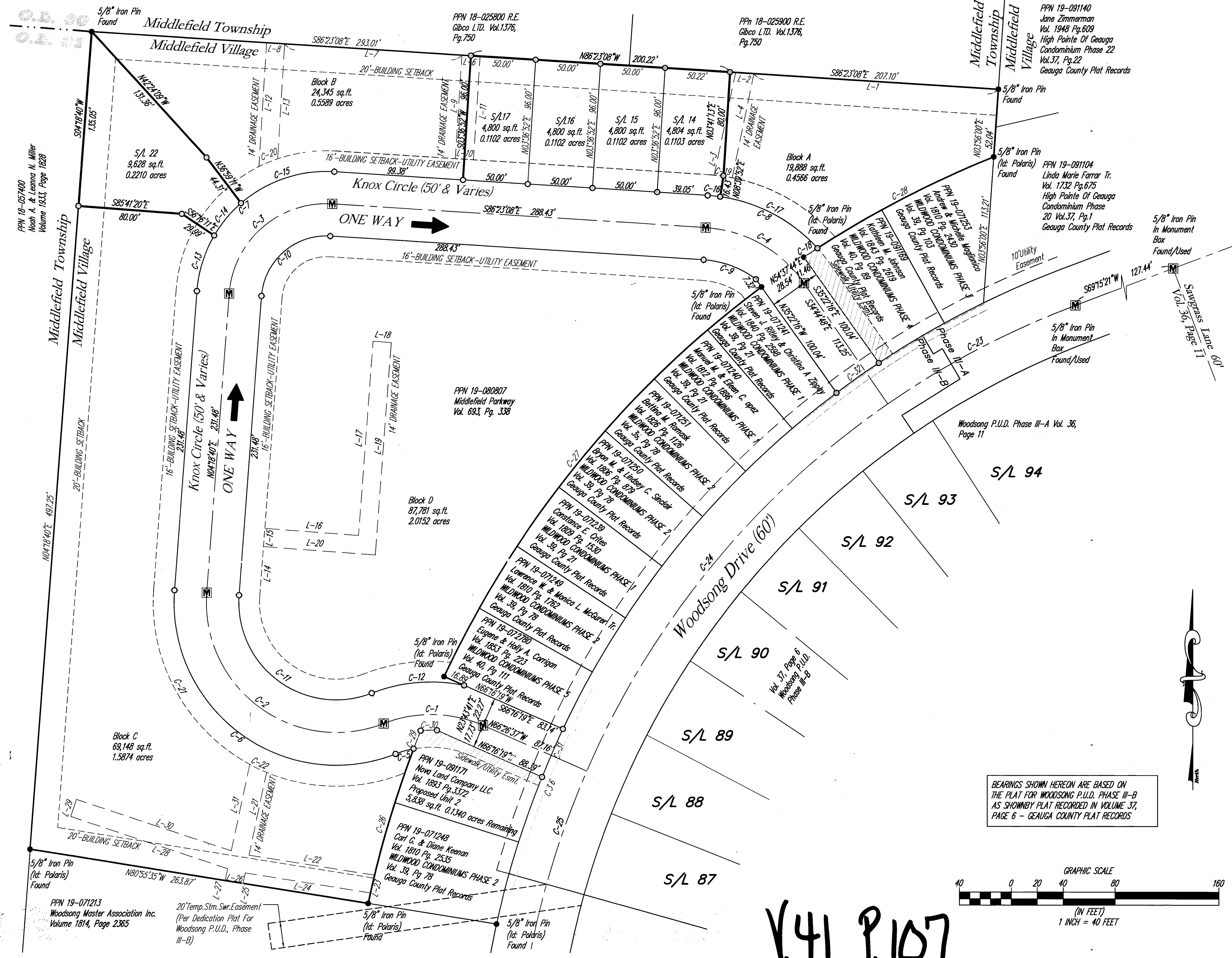
DRAINAGE EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C19	14.03	141.00	7.02	14.03	N81°55'02"W	5°42'11"
C20	15.62	116.00	7.82	15.60	S67°18'28"W	7°42'48"
C21	162.69	141.00	91.76	153.82	S28°44'38"E	66°06'36"
C22	14.39	141.00	7.20	14.38	S64°43'22"E	5°50'52"

BOUNDARY CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C23	163.74	670.00	82.29	163.33	S62°15'17"W	14°00'09"
C24	370.66	670.00	190.20	365.95	S39°24'18"W	31°41'50"
C25	92.80	670.00	46.48	92.73	S19°35'18"W	7°56'10"
C26	124.46	800.00	62.35	124.33	S16°23'23"W	8°54'49"
C27	391.45	800.00	199.73	387.56	S39°10'42"W	28°02'09"
C28	153.30	800.00	76.89	153.07	S62°27'23"W	10°58'45"
C29	14.89	800.00	7.44	14.89	S21°22'46"W	1°03'58"
C30	12.69	88.00	6.35	12.68	S89°48'06"W	8°15'38"
C31	40.01	700.00	20.01	40.00	S23°43'41"W	3°16'28"
C32	40.01	700.00	20.01	40.00	S54°37'44"W	3°16'28"

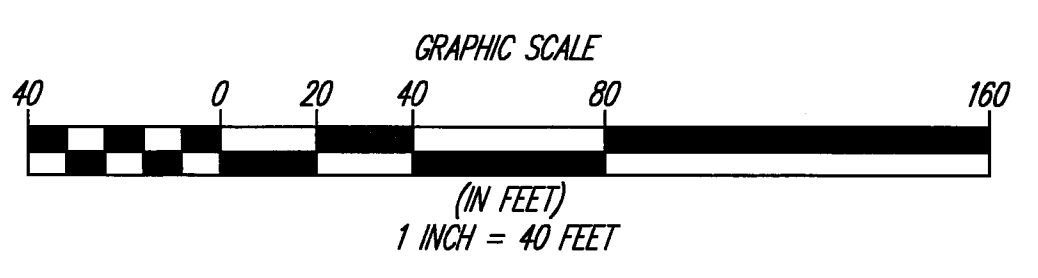
DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	188.67	N86°23'08"W
L2	14.14	N86°23'08"W
L3	80.87	S11°46'17"W
L4	81.98	N11°46'17"E
L5	92.99	N86°23'24"W
L6	14.00	N86°19'43"W
L7	136.94	N86°23'01"W
L8	14.00	N86°28'49"W
L9	80.01	S03°40'17"W
L10	14.00	S86°23'08"E
L11	79.99	N03°40'17"E
L12	95.70	S03°31'12"E
L13	88.80	N03°31'12"E
L14	38.73	N04°18'40"E
L15	14.00	N04°18'40"E
L16	72.46	S85°41'20"E
L17	150.30	N04°19'52"E
L18	14.00	S85°40'08"E
L19	164.29	S04°19'52"W
L20	86.45	N85°41'20"W
L21	65.39	S11°59'36"W
L22	97.98	S80°55'35"E
L23	14.03	S13°01'48"W
L24	92.73	N80°55'35"W
L25	8.30	S11°59'36"W
L26	14.02	N80°55'35"W
L27	9.40	N11°59'36"E
L28	127.37	N71°38'55"W
L29	14.00	N18°21'05"E
L30	125.81	S71°38'55"E
L31	68.24	N11°59'36"E

LEGEND

5/8" X 30" Iron Pin Set (It. Polaris)	○	A, Act. Actual Measurement or Calculation
Iron Pin/Pipe Found	●	U, Used Used Measurement or Monument
Mon Box Found With Pin/Pipe	Ⓜ	M, Msd. Measured
Monument Box Found (Empty)	Ⓜ	D, R, Rec. Deed or Record
Survey Nail Set	△	Calc. Calculated
Survey Nail Found	△	C/L Centerline
Stone/Concrete Monument Found	⊙	O, Obs. Observed
Drill Hole Set	⊙	P.P.N. Permanent Parcel Number
Drill Hole Found	⊙	
Railroad Spike Set	⊕	
Railroad Spike Found	⊕	



BEARINGS SHOWN HEREON ARE BASED ON THE PLAT FOR WOODSONG P.U.D. PHASE III-B AS SHOWN BY PLAT RECORDED IN VOLUME 37, PAGE 6 - GAUGA COUNTY PLAT RECORDS

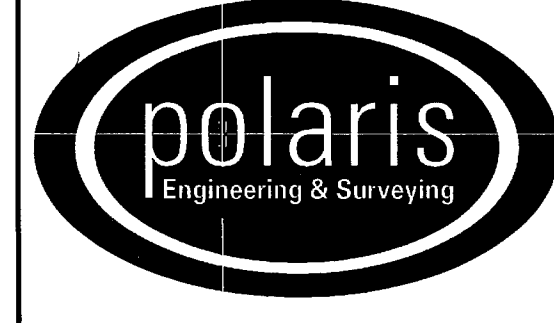


V.41 P.107

REV. No.	DATE	BY	CHK'D

DATE: 06/28/2013
 SCALE: HOR. 1" = 40'
 VERT. 1" = 0'
 FOLDER: DWG/Surveys
 FILENAME: Record Plat
 TAB: Pla-02
 DRAWN: MPS

Woodsong P.U.D. Phase V Dedication Plat
 Village of Middlefield - Geauga County - Ohio



POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com

Plat Sheet

CONTRACT No.	
04685	
SHEET	OF
02	02