

Rory Glen Subdivision

Rory Glen Limited, an Ohio Limited Liability Company, the undersigned owners of the within platted land do hereby grant unto The Cleveland Electric Illuminating Company, Alltel Corporation, Cablevision of Geauga County and The East Ohio Gas Company, all Ohio Corporations, their successors and assigns (hereinafter referred to as the Grantees) a permanent right-of-way easement, ten (10) feet in width under, over and through all sublots and all lands shown hereon and parallel 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 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 therefor to remove trees and landscaping including lawns 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 this right-of-way and easement grant. In witness whereof the undersigned hereunto set their hands this 15th day of November, 1996.

Situated in the Township of Chardon, County of Geauga, State of Ohio and known as being part of Lot No. 17 and 18 in Tract No. 1 within said Township, and containing 113.787 acres being land conveyed to Rory Glen Limited, an Ohio Limited Liability Company, by deed recorded in Volume _____, Page _____ of the Geauga County Deed Records.

This plat complies with the applicable Chardon Township Zoning Resolution regarding lot size, frontage and width. This _____ day of _____, 1996.

By: _____
Chardon Township Zoning Inspector

Approved as to legal form this _____ day of _____, 1996.

By: _____
Gauga County Prosecutor

Approved this _____ day of _____, 1996.

By: _____
Chairperson, Geauga County Planning Commission

S. Sterling McMillan, III
S. Sterling McMillan, III
Member

Paul E. Kiebler, III
Paul E. Kiebler, III

Patricia Mellman
Patricia Mellman
Witness

Kerry Hammond
Kerry Hammond
Witness

Patricia Mellman
Patricia Mellman
Witness

Kerry Hammond
Kerry Hammond
Witness

S. Sterling McMillan, III
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Witness

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Witness

Pursuant to Ohio Revised Code Section 711.091, I have checked the specifications, construction and the condition of the road dedicated to public use hereon, and I have checked the presence, in place as required, of all iron pins, monuments, and bench marks and do hereby certify that all of the improvements and facilities have been constructed, are in accordance with the approved plat and plans, are in good repair, and have met all bonding requirements.

This _____ day of _____, 199_____.

By: _____
Gauga County Engineer

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State, personally appeared the above named S. Sterling McMillan, III & Paul E. Kiebler, III who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 15th day of November, 1996.

Patricia Lynn Mellman
Notary Public
My Commission Expires on 9/19/01

PATRICIA LYNN MELLMAN
Notary Public, State of Ohio, Lake City
My Commission Expires Sept. 19, 2001
Recorded in Lake County

State of Ohio, County of Geauga

Before me, a Notary Public in and for said County and State personally appeared the above named S. Sterling McMillan, III & Paul E. Kiebler, III who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Chardon, Ohio this 15th day of November, 1996.

Patricia Lynn Mellman
Notary Public
My Commission Expires on 9/19/01

PATRICIA LYNN MELLMAN
Notary Public, State of Ohio, Lake City
My Commission Expires Sept. 19, 2001
Recorded in Lake County

Transferred this _____ day of _____, 199_____.

By: _____
Gauga County Auditor

Utility Easement Accepted by:

Cleveland Electric Illuminating Company	_____	Date	_____
Alltel Corporation	_____	Date	_____
Cablevision of Geauga County	_____	Date	_____
The East Ohio Gas Company	_____	Date	_____

Approved this _____ day of _____, 199_____ constituting an acceptance of the dedication of any right-of-way shown hereon for public use and benefit and the acceptance for maintenance of such improvements contained within the right-of-way.

Gauga County Commissioner

Gauga County Commissioner

Filed for record this _____ day of _____, 199_____ at _____ M.
Recorded this _____ day of _____, 199_____ in plat book Volume _____ Page _____.

By: _____
Gauga County Recorder

The declaration of covenants and restrictions for Rory Glen Subdivision is recorded in volume _____, page _____, of the Geauga County Deed Records.

I certify to Rory Glen Limited that I have prepared this plat and that it is based on a survey made by me in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code governing land surveys in the State of Ohio, and that the information contained hereon is correct to the best of my knowledge and belief. Iron monuments or pins as indicated hereon shall be set in place before final inspection.

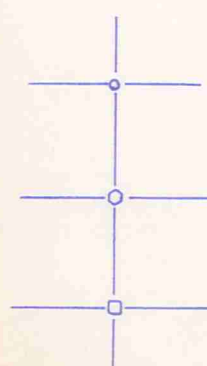
Distances are expressed in feet and decimal parts thereof. Bearings are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

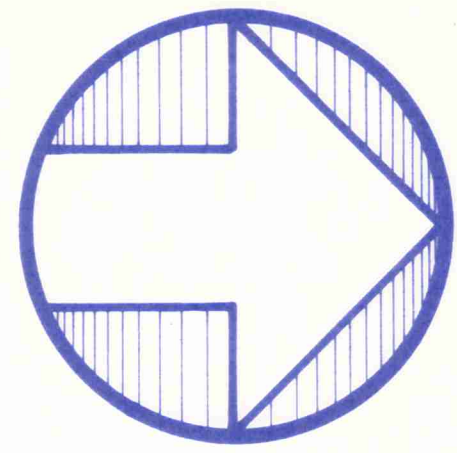
Lawrence W. Gordon
Lawrence Gordon Wilson
April 16, 1996
Ohio Professional Surveyor No. 5807



Total Number of Sublots:	31 sublots
Total Area in Subdivision:	113.787 acres
Total Area in Sublots:	107.574 acres
Total Area in Road R/W:	6.213 acres
Total Length of New Road:	3958.69 feet

Denotes iron pipe set:
Denotes iron pipe set in concrete unless otherwise indicated:
Denotes iron pin set in monument box:





Note: Center Line Location Plat recorded in Volume 8, Page 79 of the Geauga County Plat Records.
See Geauga County Court of Common Pleas Case No. 15825 Journal Entry Settlement.

Total Center Line Curve Data
Δ = 07° 47' 00"
R = 17,188.73'
A = 2335.00'
C = 2337.130'
N. 11° 45' 22" W.

Lands Remaining in the Name of S. Sterling McMillan, III, Trustee
Parcel No. 13 and Parcel No. 2
Page 1101
Volume 720
Page 628
Volume 802



Arline P. and Mary J. Patti, Jr.
Volume 733
Page 698

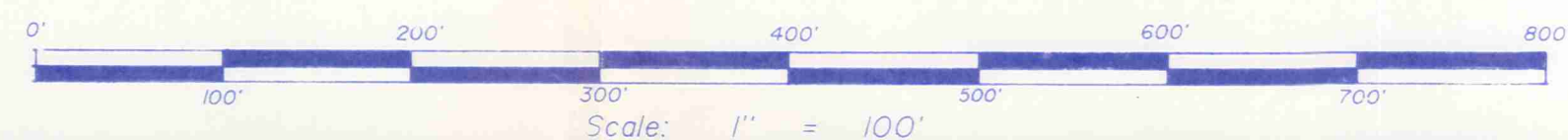
Gaugua Park District
Tract No. 6
Volume 857
Page 160

Nick and Barbara J. Marolic
Volume 643
Page 605

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251
R.S. 11/26/1996
GEGAUGA COUNTY ENGINEER

See Sheet 3 of 4

See Sheet 3 of 4



McMillan A
Picked up 11-26-1996

CHA00080
CHA00080

Situated in the Township of Chardon, County of Geauga and the State of Ohio, and known as part of Lot No. 17 in Tract No. 1 within said Township, and further described as follows:

Beginning in the southerly margin of Hosford Road at a $\frac{3}{4}$ inch iron pipe found at the southwesterly corner of land conveyed to David A. and Becky L. Verbeten by deed recorded in volume 1023, page 511 of the Geauga County Deed Records;

Thence N. 89 deg. 49' 42" W. along said southerly margin 210.01 feet to a $\frac{3}{4}$ inch iron pipe set at an angle therein;

Thence N. 89 deg. 54' 42" W. continuing along said southerly margin of Hosford Road 555.32 feet to a $\frac{3}{4}$ inch iron pipe set at the principal place of beginning of the land herein intended to be described;

Thence N. 89 deg. 54' 42" W. continuing along said southerly margin of Hosford Road 392.77 feet to a one inch iron pipe set in the easterly right-of-way of Limited Access State Route No. 44, said easterly right-of-way being 125.00 feet easterly of and at right angles to the center line of said State Route No. 44 as

CHA000080

said center line is shown on the plat recorded in volume 8, page 79 of the Geauga County Plat Records;

Thence N. 15 deg. 38' 53" W. along said easterly margin 289.36 feet to a one inch iron pipe set;

Thence northwesterly continuing along said easterly margin along a curve deflecting to the right by a radius of 17,063.73 feet, an arc distance of 23.36 feet, the chord of said curve being N. 15 deg. 36' 31" W. 23.36 feet to a one inch iron pipe set;

Thence S. 89 deg. 54' 42" E. 517.42 feet to a one inch iron pipe set;

Thence southeasterly along a curve deflecting to the right by a radius of 1470.00 feet, an arc distance of 21.00 feet, the chord of said curve being S. 00 deg. 19' 15" E. 21.00 feet to a 3/4 inch iron pipe set;

Thence S. 00 deg. 05' 18" W. 180.00 feet to a 3/4 inch iron pipe set;

Thence southwesterly along a curve deflecting to the right by a radius of 40.00 feet, an arc distance of 62.83 feet, the chord of said curve being S. 45 deg. 05' 18" W. 56.57 feet to a 3/4 inch iron pipe set in the northerly margin of said Hosford Road;

Thence S. 00 deg. 05' 18' W. 60.00 feet to the principal place of beginning, containing 3.220 acres as surveyed in May 1996 by Lawrence Wilson, professional Surveyor No. 5807.

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251

R.J. 11, 26, 1996
GEAUGA COUNTY ENGINEER

CTIA-000180

The bearings in this description are oriented to an arbitrary meridian and are intended to indicated angular relationships only.

CHA00080

Situated in the Township of Chardon, County of Geauga and the State of Ohio, and known as part of Lot No. 17 in Tract No. 1 within said Township, and further described as follows:

Beginning in the southerly margin of Hosford Road at a 3/4 inch iron pipe found at the southwesterly corner of land conveyed to David A. and Becky L. Verbeten by deed recorded in volume 1023, page 511 of the Geauga County Deed Records;

Thence N. 89 deg. 49' 42" W. along said southerly margin 210.01 feet to a 3/4 inch iron pipe set at an angle therein;

Thence N. 89 deg. 54' 42" W. continuing along said southerly margin of Hosford Road 116.99 feet to a 3/4 inch iron pipe set at the principal place of beginning of the land herein intended to be described;

Thence N. 89 deg. 54' 42" W. continuing along said southerly margin 298.32 feet to a 3/4 inch iron pipe set;

Thence N. 00 deg. 05' 18" E. 60.00 feet to a 3/4 inch iron pipe set in the northerly margin of said Hosford Road;

Thence northwesterly along a curve deflecting to the right by a radius of 40.00 feet, an arc distance of 62.83 feet, the chord of said curve being

N. 44 deg. 54' 42" W. 56.57 feet to a 3/4 inch iron pipe set;

Thence N. 00 deg. 05' 18" E. 180.00 feet to a 3/4 inch iron pipe set;

Thence northwesterly along a curve deflecting to the left by a radius of 1530.00 feet, an arc distance of 119.845 feet, the chord of said curve being

N. 02 deg. 09' 20" W. 119.815 feet to a 3/4 inch iron pipe set;

Thence S. 89 deg. 54' 42" E. 343.45 feet to a 3/4 inch iron pipe set;

Thence S. 00 deg. 09' 02" W. 399.72 feet to the principal place of beginning, containing 3.048 acres as surveyed in November 1996 by Lawrence Wilson, professional Surveyor No. 5807.

The bearings in this description are oriented to an arbitrary meridian and are intended to indicated angular relationships only.

**SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED
PER R.C. 315.251**

R.S. 11/26/1996
GEOUGA COUNTY ENGINEER

CHA00080

C

Situated in the Township of Chardon, County of Geauga and the State of Ohio, and known as part of Lot No. 17 in Tract No. 1 within said Township, and further described as follows:

Beginning in the southerly margin of Hosford Road at a 3/4 inch iron pipe found at the southwesterly corner of land conveyed to David A. and Becky L. Verbeten by deed recorded in volume 1023, page 511 of the Geauga County Deed Records;

Thence N. 89 deg. 49' 42" W. along said southerly margin 210.01 feet to a 3/4 inch iron pipe set at an angle therein;

Thence N. 89 deg. 54' 42" W. continuing along said southerly margin of Hosford Road 116.99 feet to a 3/4 inch iron pipe set;

Thence N. 00 deg. 09' 02" E. 399.72 feet to a 3/4 inch iron pipe set;

Thence S. 89 deg. 54' 42" E. 327.00 feet to a 3/4 inch iron pipe set;

Thence S. 00 deg. 09' 02" W. 40.08 feet to a one inch iron pipe found at the northwesterly corner of said Verbeten;

**SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED
PER R.C. 315.251**

R.S. 11/26/1996
GEAUGA COUNTY ENGINEER

CHIA 00080

Thence S. 00 deg. 09' 02" W. along the westerly line of said Verbeten
359.95 feet to the place of beginning, containing 3.001 acres as surveyed in
November 1996 by Lawrence Wilson, professional Surveyor No. 5807.

The bearings in this description are oriented to an arbitrary meridian and
are intended to indicated angular relationships only.