VOL. 51-10

THE VILLAGES OF MARSHVIEW LANDING
SUBDIVISION NO. 1

SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOTS 1 AND 2, TRACT NUMBER 11. ALSO BEING ALL OF SUBLOTS A, B, 1, 2, 3, 4, 5, 6, 7, 8, 9, AND PART OF SUBLOTS C AND 10 OF WHITEHILL ALLOTMENT, RECORDED PLAT, VOLUME H, PAGE 33 OF THE LAKE COUNTY RECORD OF PLATS

OCTOBER 2005

oxbow Engineering, Inc.

TRANSFERRED
December 27, 2005
Edward H. Zupancic
Auditor, Lake County, Ohio

Doc# 2005R055627
RECEIVED FOR RECORD 12-27-2005
AT 11:53 AM
RECORDERS FEE 162.00
Vol. 51 Page 10
FRANK A. SUPONCIC
Lake County Recorder

ACCEPTANCE

Be it known that Whitehill Development Company LTD., an Ohio Limited Liability Company, by William Dawson, President, hereby certifies that this plat correctly represents its Villages of Marshview Landing No. 1, a Subdivision of Lots numbered 1 through 110, inclusive and common area to be owned and maintained by The Villages of Marshview Landing Owners Association, Inc. and does hereby accept plat of same.

And does hereby grant and [illegible] Marshview Lane (width varies), Wild Flower Way (54' wide), Sand Dune Court (54' wide), Prairie Grass Lane (54' wide), Indigo Trail (54' wide), Cat Tail Court (54' wide), Blue Heron Way (54' wide), and Saw Grass Court (54' wide) as private streets for the common and exclusive use of the homeowners within the Villages of Marshview Landing Subdivision No. 1 and to be owned and maintained by the Villages of Marshview Landing Owners Association, Inc. as more fully provided in the Declaration of Covenants and Restrictions of Villages of Marshview Landing Subdivision No. 1 filed for record under Lake County Document No. ________

And does hereby grant unto The Illuminating Company, SBC, Orwell Natural Gas, Comcast, Aqua Ohio Inc., all Ohio corporations, their successors and assigns (hereinafter referred to as the Grantees) and any other communication entities franchised to serve the community, a permanent easement as shown hereon to construct, place, operate, maintain, repair, reconstruct and relocate such underground water, electric, gas and communication system cables, ducts, hydrants, conduits, manholes, pipes, surface or below and above ground installed transformers, pedestals, concrete pads, regulating and metering equipment, surface markers and other below and above ground facilities, fixtures and appurtenances as are necessary or convenient by the Grantees for distributing, transmitting and transporting water, electricity, gas, and communication systems and signals for public or private use at such locations, as Grantees may determine upon, within and across the easement area and premises. Grantees shall have the right, without liability, 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 control fencing, trees and landscaping including flowers or shrubbery and landscape lighting, which may interfere with the installation, maintenance, repair, or operation of Grantees facilities, and the right of access, ingress, and egress to and from any of the within premises for exercising any of the purposes of this easement grant.

And does also hereby grant unto the Villages of Marshview Landing Owners Association, Inc. a permanent utility easement for sanitary sewer lines as shown hereon. Said sanitary sewer lines and appurtenances thereto to be maintained by the Villages of Marshview Landing Owners Association, Inc. as more fully described in the Declaration of Covenants and Restrictions of Villages of Marshview Landing Subdivision No. 1 filed for record under Lake County Document No. ________

And does also establish in this subdivision the areas designated as "FOREVER GREEN BUFFER". The "FOREVER GREEN BUFFER" is intended to serve as a buffer for sight and sound and to preserve all tree growth in the areas shown hereon and is to remain in an "as is" condition forever to preserve the natural environment of the area. No person shall have the right to build, construct or excavate structures, roadways, paths, nor to remove trees or plantings. Trees or plants that pose a threat to health, safety or welfare should be removed.

And does hereby establish a "CONSERVATION PROTECTION ZONE" 100 Feet in width for the purposes of protecting the Riparian Corridor of Wheeler Creek. No person shall have the right to build, construct, or excavate structures, roadways, paths nor to remove trees or planting or modify grades within the "CONSERVATION PROTECTION ZONE".

Where easements are not parallel to a roadway, the Grantees shall have the right to cross over and utilize such easement areas in order to accomplish any of the purposes set forth above. The Grantees shall restore all disturbed areas inside the easement area to as reasonable a condition as possible to the condition prior to any operations contemplated by this easement.

And does hereby by grant to the City of Mentor a public right-of-way easement as shown hereon, with rights to access, ~~lay, maintain, replace or~~ remove pavement, waterline, sewers, manholes, ditches, swales, and/or other roadway utilities and appurtenances.

In witness thereof, Whitehill Development Company LTD. has caused this instrument to be subscribed at Mentor, Ohio, this 27 day of October, 2005.

William R. Dawson pres.
William Dawson, President

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Teresa Hommel — Witness; TERESA HOMMEL — Name Printed
Shari Sprenkle — Witness; SHARI SPRENKLE — Name Printed

STATE OF OHIO
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared the above named Whitehill Development Company LTD., through William Dawson, its President, who represented that he is duly authorized in the premises, who acknowledged that he did sign the foregoing instrument and that the same was his voluntary act and deed, individually and as such officer and the free act and deed of said corporation. In testimony whereof, I hereunto set my hand and official seal at Mentor, Ohio this 27th day of October, 2005.

Mary Ann Weade
Notary Public

MARY ANN WEADE
Notary Public, State of Ohio
My Commission Expires Aug. 14, 2007
(Recorded in Lake County)

SURVEYORS STATEMENT

The overall parcel was originally surveyed by David W. Novak, Registered Surveyor.

This is to certify that at the request of the owners I have surveyed and platted Villages of Marshview Landing Subdivision No. 1 as shown hereon and containing 51.2548 acres of land.

At all points as indicated, monuments were either found or set, distances shown are in feet and decimal parts thereof. Bearings shown are based upon an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

This is to certify that this plat represents a survey in which the traverse of the exterior boundaries when computed from field measurements was accurate to within a minimum precision of 1:10,000 before balancing the survey, and that all the required monuments are correctly shown hereon and that those which are necessary for construction of improvements are in place on the site with any remaining survey monuments to be properly placed upon completion of construction.

Area in Common Area	28.6504 Acres
Area in Access / Utility Easement	14.1620 Acres
Area in Parcels	8.4424 Acres
TOTAL AREA	51.2548 Acres

STATE OF OHIO — Frank E. Walland — S-7656 — PROFESSIONAL SURVEYOR

F. E. Walland — 10-27-05
Frank E. Walland, P.S. No. 7656 — DATE

#2005R012916

MORTGAGE RELEASE

Be it known that Home Savings + Loan, Mortgagee of the land indicated on the annexed 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 under Instrument number 2003R0____ of the Lake County Record of Mortgages. North Shore Drive (60 feet wide) and Waterfront Place (60 feet wide) and the easements herein granted and reserved.

In witness whereof Home Savings + Loan has caused instrument to be subscribed in its name by Stan Foraker thereunto duly authorized and its seal hereunto affixed Cleveland, Ohio, this 1st day of November 2005

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Mark C. Babbitt — Witness; MARK C. BABBITT — Name Printed
Todd Ulensen — Witness; Todd Ulensen — Name Printed

BY: Stan Foraker — STAN FORAKER — Name Printed

FOR Con Dodee
SEE OFFICIAL RECORDS FILE NO. 2005R0055628
FRANK A. SUPONCIC, RECORDER
[signature] DEPUTY
DATE 12-27-2005

STATE OF OHIO
COUNTY OF Cuyahoga

Before me, a Notary Public in and for said County and State, personally appeared the above named [illegible] through [illegible], who represented that he is duly authorized in the premises, who acknowledged that he did sign the foregoing instrument and that the same was his voluntary act and deed. In testimony whereof, I hereunto set my name and official seal at Cleveland, Ohio this 1st day of November, 2005.

[signature]
Notary Public

MARK C. BABBITT
Notary Public, State of Ohio
My Commission Expires May 24, 2009

APPROVALS

Approved this 20th day of September, 2005, by the City of Mentor, by Ordinance No. 05-O-68
[signature]
Clerk of Council

Approved this 6 day of DECEMBER, 2005, by the City of Mentor,
City Manager
Julian M. Suso

Approved this 5T day of December, 2005, by the City of Mentor,
Law Director
[signature]

Approved this 6th day of December, 2005, by the Mentor City Engineer,
[signature]

Approved this 6th day of December, 2005, by the City of Mentor,
Community Development Director
[signature]

Approved this 20th day of October, 2005, by the Lake County Sanitary Engineer
Albert J. Sceni, P.E.

Underground Utility Easement Approved and Accepted this 21st day of October, 2005, by SBC
Raymond T. Viancourt — RAYMOND T. VIANCOURT

Underground Utility Easement Approved and Accepted this 31st day of October, 2005, by The Illuminating Co.
[signature] RALPH N. DELLIGATTI

Underground Utility Easement Approved and Accepted this 20th day of October, 2005, by the Orwell Natural Gas Company
[signature] Jerry Livengood

Underground Utility Easement Approved and Accepted this 31st day of October, 2005, by Comcast
[signature] EMIL SYMETZ

Underground Utility Easement Approved and Accepted this 27th day of October, 2005, by Aqua Ohio Inc.
Louis S. Kreider, Vice-President
Louis S. Kreider

Plat Approved For Recording
Lake County Engineer
By [signature] — Date 12/28/05

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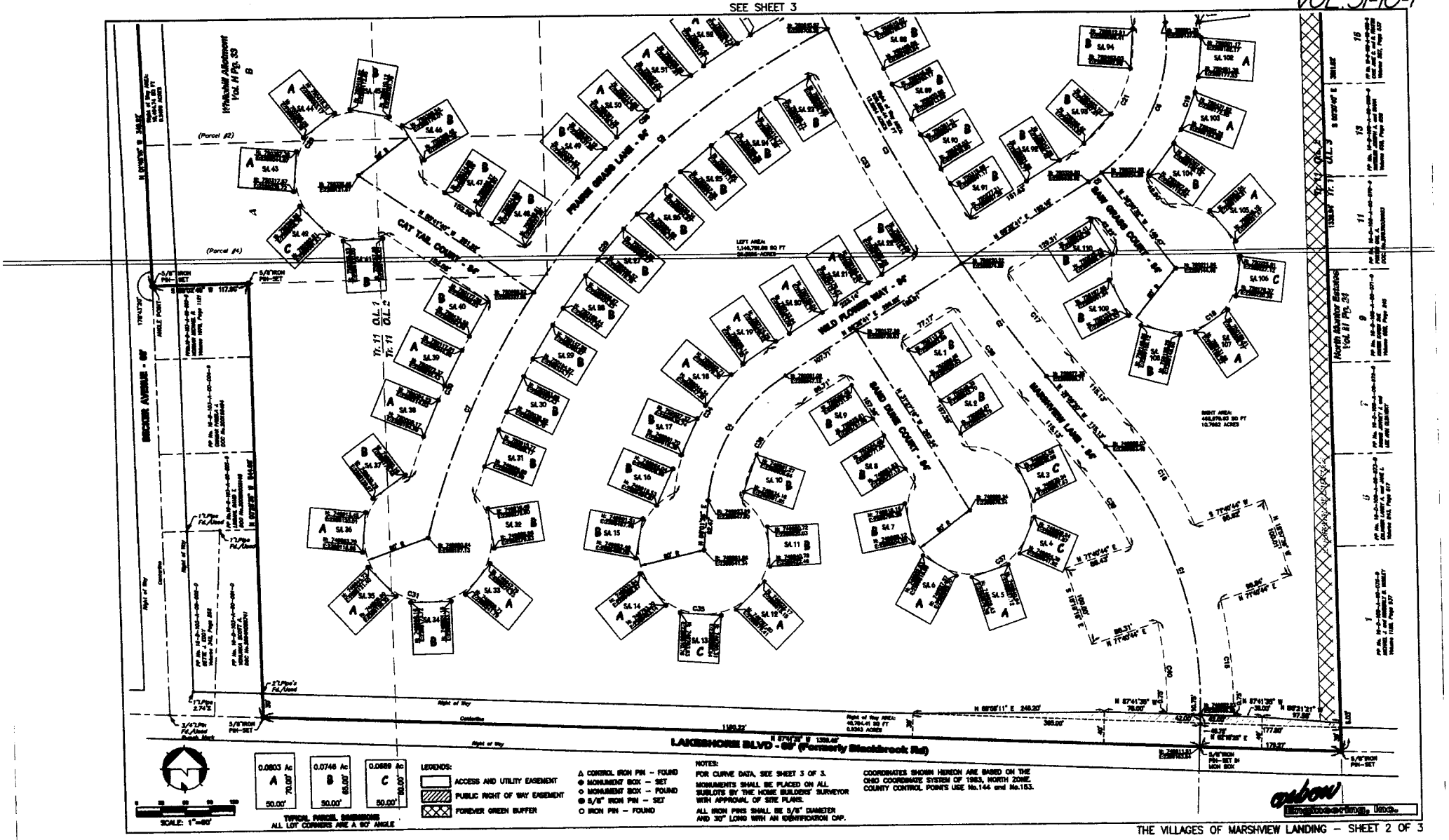
SEE SHEET 3
Wilkinson Allotment Vol. H Pg. 53 B
(Parcel #2)
(Parcel #4)
BROOKER AVENUE - 66'
CAT TAIL COURT - 54'
PRAIRIE GRASS LANE - 54'
WILD FLOWER WAY - 54'
SAND DUNE COURT - 54'
MARSHVIEW LANE - 54'
DUNE GRASS COURT - 54'
North Alcester Estates Vol. 61 Pg. 24
LAKESHORE BLVD - 66' (Formerly Blackbrook Rd)
0.0803 Ac A 70.00' 50.00'
0.0746 Ac B 65.00' 50.00'
0.0689 Ac C 60.00' 50.00'
SCALE: 1"=60'
TYPICAL PARCEL DIMENSIONS
ALL LOT CORNERS ARE A 90° ANGLE
LEGENDS:
ACCESS AND UTILITY EASEMENT
PUBLIC RIGHT OF WAY EASEMENT
FOREVER GREEN BUFFER
CONTROL IRON PIN - FOUND
MONUMENT BOX - SET
MONUMENT BOX - FOUND
5/8" IRON PIN - SET
IRON PIN - FOUND
NOTES:
FOR CURVE DATA, SEE SHEET 3 OF 3.
MONUMENTS SHALL BE PLACED ON ALL SUBLOTS BY THE HOME BUILDERS' SURVEYOR WITH APPROVAL OF SITE PLANS.
ALL IRON PINS SHALL BE 5/8" DIAMETER AND 30" LONG WITH AN IDENTIFICATION CAP.
COORDINATES SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983, NORTH ZONE. COUNTY CONTROL POINTS USE No.144 and No.153.
osbow

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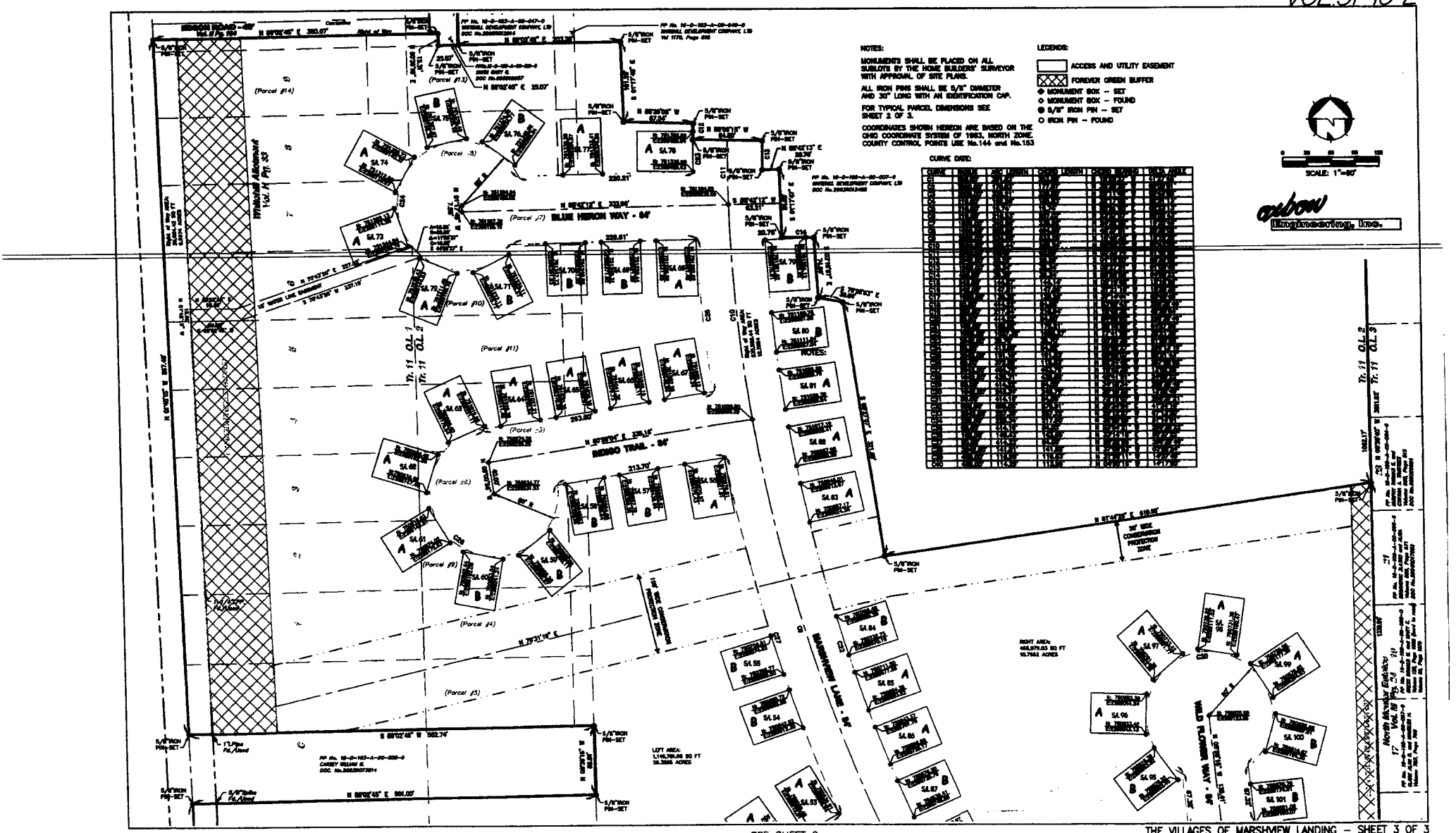

SEE SHEET 2