

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, RALPH VICTOR CONSTRUCTION, INC., AN OHIO CORPORATION BY TODD E. VICTOR, PRESIDENT, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS ORCHARD SPRINGS, PHASE NO. 1, A SUBDIVISION OF 22 SUBLOTS NUMBERED 1 THROUGH 22 INCLUSIVE AND DOES ALSO HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE ORCHARD ROAD (60 FEET WIDE) AND ALEXA DRIVE ALL (60 FEET WIDE), WITHIN THE LIMITS OF THE SUBDIVISION, AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, AT&T, ORWELL NATURAL GAS CO., AND TIME WARNER CABLE, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEEES) PERMANENT RIGHTS-OF-WAY, EASEMENTS FIFTEEN (15) FEET IN WIDTH AND TEMPORARY UTILITY EASEMENT UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES AND FOR ALL LAND SHOWN HEREON AND DELINEATED BY DASHED LINES AND LABELED "15' UTILITY EASEMENT" OR "TEMPORARY UTILITY EASEMENT" 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 THEREFOR, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO 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 RIGHTS-OF-WAY AND EASEMENTS GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

AND DOES ALSO GRANT UNTO THE TOWNSHIP OF CONCORD "20' DRAINAGE EASEMENT" AS SHOWN HEREON TO LAY, MAINTAIN, REMOVE OR REPAIR STORM SEWER PIPE, DRAINAGE DITCHES, SWALES AND/OR NECESSARY APPURTENANCES,

AND DOES ALSO GRANT UNTO THE ORCHARD SPRINGS HOMEOWNERS ASSOCIATION, INC. THE RESPONSIBILITY OF THE "COMMON PRESERVATION AREA" EXCLUSIVE OF THE LOCAL SERVICE DRAINAGE EASEMENT AS SHOWN HEREON, THE ASSOCIATION SHALL BE RESPONSIBLE FOR DAILY NORMAL MAINTENANCE OF THE "COMMON PRESERVATION AREA" SUCH AS LEAF COLLECTION, DISPOSAL AND ANY OTHER SIMILAR MAINTENANCE NOT REQUIRING THE USE OF SPECIAL OR HEAVY EQUIPMENT, AND ARE NOT PERMITTED TO RE-GRADE THE AREAS AFTER APPROVAL OF THE IMPROVEMENTS UNLESS PERMITTED BY THE TOWNSHIP OF CONCORD.

AND DOES HEREBY GRANT UNTO THE ORCHARD SPRINGS HOMEOWNERS ASSOCIATION, INC. THE RESPONSIBILITIES FOR "LOCAL SERVICE DRAINAGE EASEMENT" AS SHOWN HEREON WITHIN ORCHARD SPRINGS PHASE NO. 1 TO ACCESS, LAY, MAINTAIN, REPLACE, OR REMOVE PAVEMENT, STORM SEWER PIPE, MANHOLES, DITCHES, SWALES, PLANTINGS AND/OR APPURTENANCES. AS REFERRED TO IN THE ORCHARD SPRINGS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR STORM DRAINAGE PURPOSES FILED FOR RECORD UNDER LAKE COUNTY DOCUMENTS NO. 2010R009286

AND DOES ALSO GRANT UNTO THE BOARD OF LAKE COUNTY COMMISSIONERS, ITS AGENCIES AND ASSIGNS, ("GRANTEE BOARD") "20' SANITARY SEWER EASEMENT" AS SHOWN HEREON TO LAY, MAINTAIN, REMOVE, OR REPAIR SANITARY SEWERS AND NECESSARY APPURTENANCES.

AND DOES ALSO GRANT UNTO THE CITY OF PAINESVILLE WATER DEPARTMENT ITS AGENCIES AND ASSIGNS, A "TEMPORARY 15' WATERLINE EASEMENT" AS SHOWN HEREON TO LAY, MAINTAIN, REMOVE, OR REPAIR WATERLINE AND NECESSARY APPURTENANCES.

THE RESPECTIVE GRANTEEES SHALL HAVE THE RIGHT WITHOUT LIABILITY, TO REMOVE TREES, LANDSCAPING AND LAWNS WITHIN THE EASEMENT AREA AS MAY BE REQUIRED TO INSTALL, MAINTAIN, REPAIR, OR OPERATE SAID STRUCTURES, PIPELINE SYSTEMS, ELECTRIC, GAS, AND COMMUNICATION SYSTEMS.

THE RESPECTIVE GRANTEEES SHALL BE RESPONSIBLE TO RESTORE LAWNS, WALKS AND DRIVES WITHIN THE EASEMENT AREAS TO AS REASONABLE A CONDITION AS POSSIBLE TO THE CONDITION PRIOR TO ANY OPERATION CONTEMPLATED BY THE EASEMENT.

AND DOES ALSO GRANT UNTO THE BOARD OF LAKE COUNTY COMMISSIONERS, ITS AGENCIES AND ASSIGNS ("GRANTEE BOARD") AN "EASEMENT", LOCATED WITHIN THE BOUNDS OF ALL RIGHTS-OF-WAY DEDICATED HEREIN, AND ARE DESIGNATED AS "EASEMENTS TO THE BOARD OF LAKE COUNTY COMMISSIONERS" FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITIES, SUCH AS, BUT NOT LIMITED TO, SEWER AND WATER LINES AND THEIR APPURTENANCES. THE GRANTEE BOARD SHALL HAVE THE RIGHT, WITHOUT LIABILITY, TO REMOVE TREES, LANDSCAPING AND LAWNS WITHIN THE EASEMENT AREA AS MAYBE REQUIRED TO INSTALL, MAINTAIN, REPAIR, OR OPERATE SAID UTILITIES. THE GRANTEE BOARD SHALL NOT BE RESPONSIBLE FOR DAMAGE CAUSED BY SUCH REMOVALS SINCE THEY ARE WITHIN THE PUBLIC RIGHTS-OF-WAY.

AND DOES ALSO GRANT TO THE ADJOINING HOMEOWNERS, "PRIVATE PRESERVATION AREAS" AS SHOWN HEREON, SUCH AREAS BEING DESIGNATED JURISDICTIONAL WETLANDS. "PRIVATE PRESERVATION AREAS" TO BE PRESERVED FOR THE PURPOSE OF MAINTAINING NATURAL WETLAND AREAS, AND ARE TO REMAIN IN AN "AS IS" CONDITION TO PRESERVE THE NATURAL ENVIRONMENT OF THE WETLAND. NO FILL MATERIAL MAY BE PLACED WITHIN THE "PRIVATE PRESERVATION AREA" UNLESS AUTHORIZED BY THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE OHIO EPA. TREES OR PLANTS WHICH POSE A THREAT TO PUBLIC HEALTH, SAFETY, OR WELFARE SHOULD BE REMOVED.

\* FOR SPECIFIC RESTRICTIONS ON COMMON PRESERVATION AREAS, REFER TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED FOR RECORD UNDER LAKE COUNTY DOCUMENT NO. 2010R009286

SURVEYORS CERTIFICATION

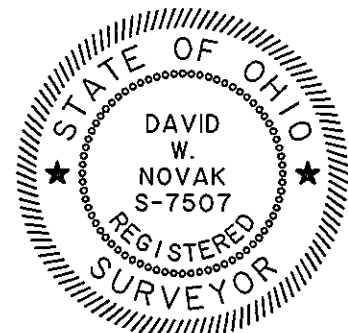
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED ORCHARD SPRINGS, PHASE NO. 1, AS SHOWN HEREON AND CONTAINING 15.0725 ACRES OF LAND.

AT ALL POINTS SO INDICATED, MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED UPON THE HILLCREST ACRES NO. 2 SUBDIVISION PLAT AS RECORDED IN VOLUME K, PAGE 53 LAKE COUNTY PLAT RECORDS.

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 PRECISION OF 1:10,000 BEFORE BALANCING THE SURVEY, AND THAT THE REQUIRED MONUMENTS ARE CORRECTLY SHOWN HEREON AND THAT THOSE WHICH ARE NECESSARY FOR THE CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE ON THE SITE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION.

DAVID W. NOVAK 4/19/2010 P.S. #7507

Table with 2 columns: Description and Area. Rows include: AREA IN SUBLOTS (7.4527 ACRES), AREA IN R/W'S (1.6634 ACRES), COMMON PRESERVATION AREA (5.9564 ACRES), TOTAL AREA (15.0725 ACRES)



Orchard Springs Phase No. 1

2010R011292 RECEIVED FOR RECORD MAY 27, 2010

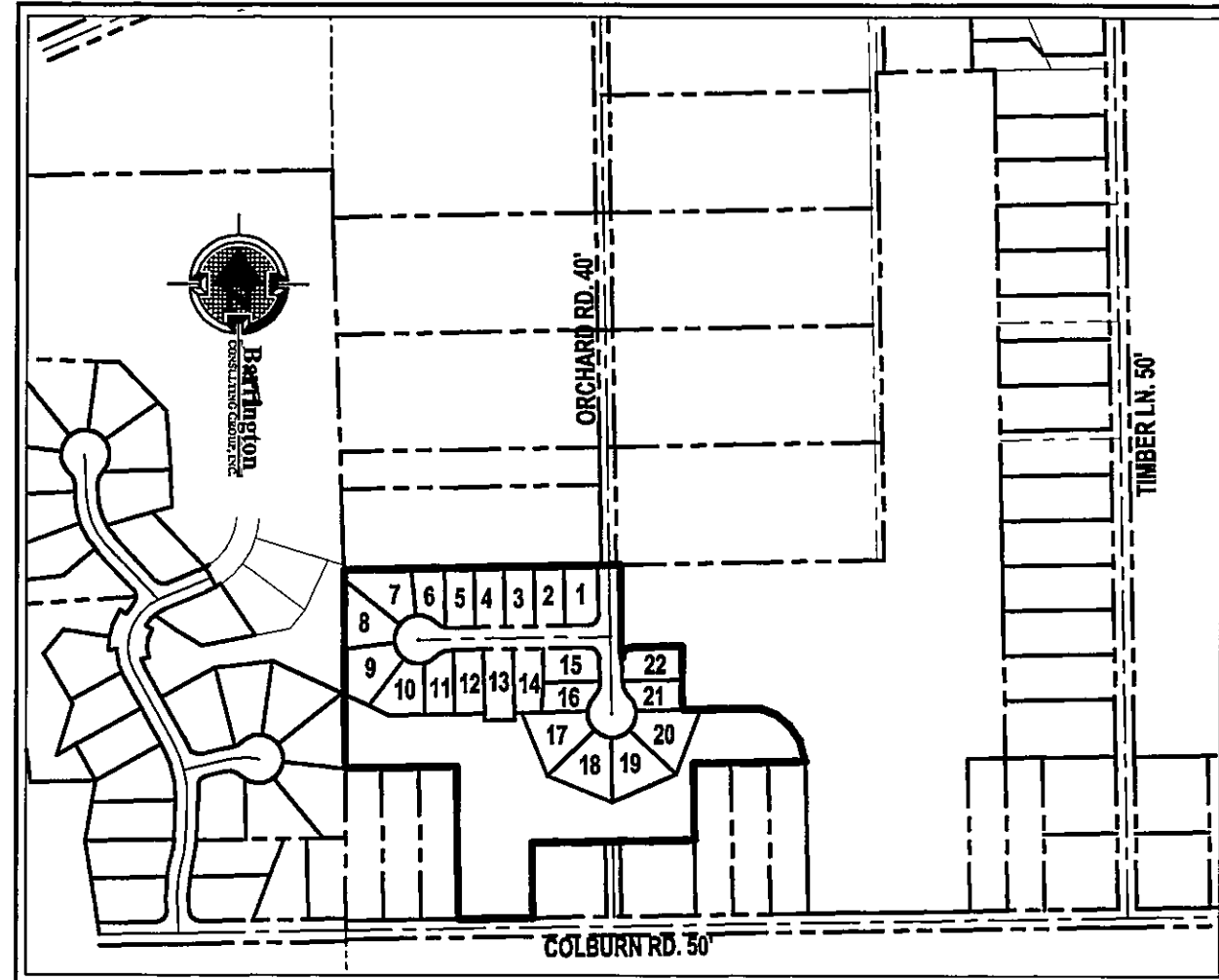
AT 1:45 AM/PM

RECORDERS FEE 216.00

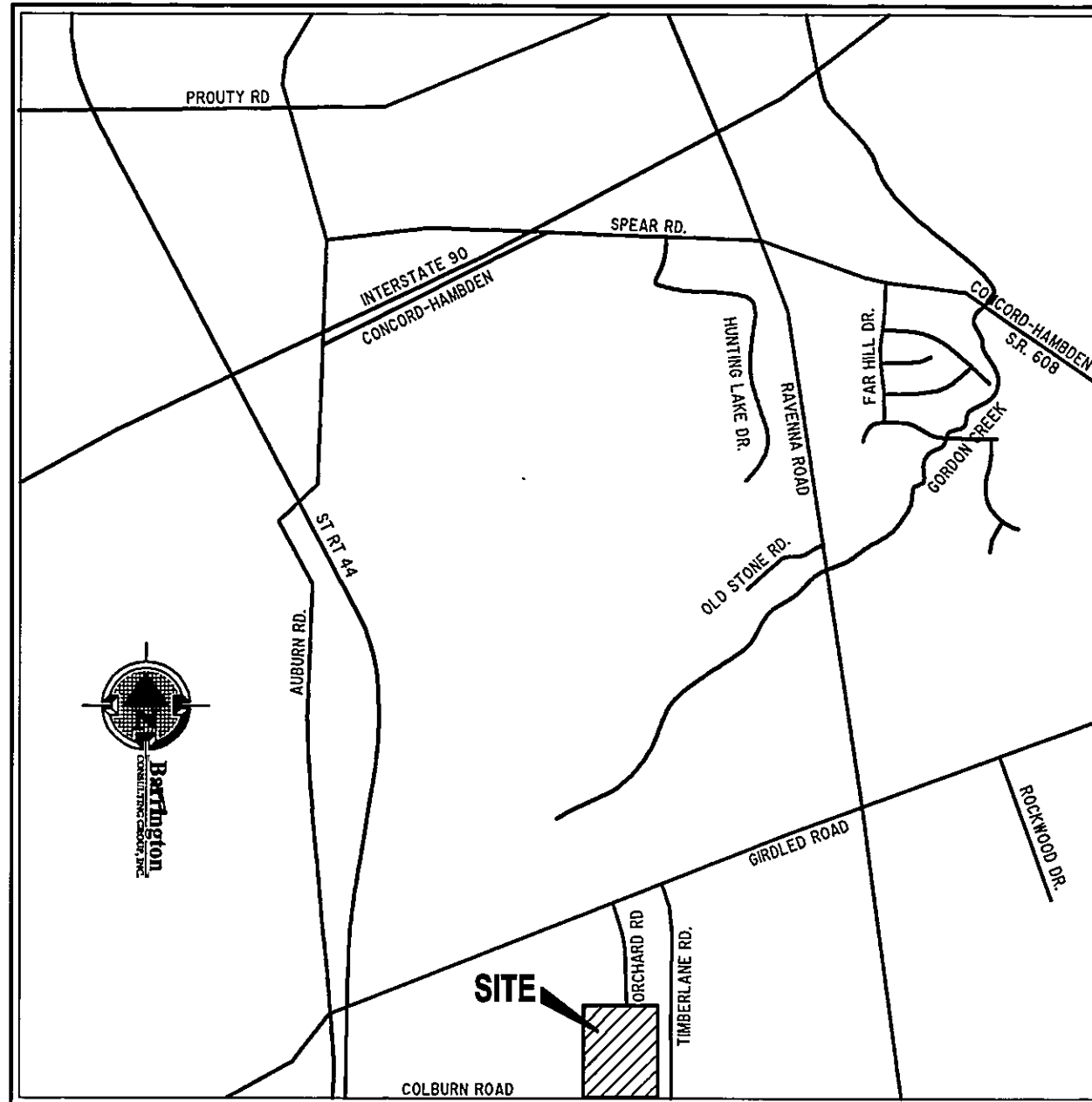
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FRANK A. SUPONCIC Lake County Recorder

Known as being part of Lot No. 14, Tract No. 3, Concord Township 10 North, Range 8 West of the Connecticut Western Reserve Now Situated in the Township of Concord, County of Lake & State of Ohio



SCALE: 1"=500'



VICINITY MAP SCALE: 1"=2000'

IN WITNESS WHEREOF, RALPH VICTOR CONSTRUCTION, INC., AN OHIO CORPORATION HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY TODD E. VICTOR, PRESIDENT, AT PAINESVILLE, OHIO THIS 21 DAY OF APRIL, 2010.

By: Todd E. Victor TODD E. VICTOR - PRESIDENT RALPH VICTOR CONSTRUCTION, INC.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: Karen A. Brehm WITNESS

Karen A. Brehm NAME PRINTED

P. Michelle A. Odell WITNESS

P. MICHELLE A. ODELL 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 RALPH VICTOR CONSTRUCTION, INC. THROUGH TODD E. VICTOR, 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 PAINESVILLE, OHIO, THIS 21st DAY OF APRIL, 2010

Notary Public P. Michelle A. Odell, Notary Public, State of Ohio, Commission Expires Mar 22, 2013

MORTGAGE RELEASE

BE IT KNOWN THAT FIRSTMERIT BANK, N.A., 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 IN DOCUMENT NO. 2005R030194, OF LAKE COUNTY RECORDS, ORCHARD ROAD AND ALEXA DRIVE ALL 60 FEET WIDE AND THE EASEMENTS GRANTED AND RESERVED.

IN WITNESS WHEREOF, FIRSTMERIT BANK, N.A. HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY

By: Thomas K. Cargo ITS Sr Vice President AND

By: Steven Zickfoose ITS Sr Vice President THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT Akron, OHIO THIS 26 DAY OF April, 2010

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Diane L. Adamson WITNESS

Diane L. Adamson NAME PRINTED

Diane L. Adamson WITNESS

Diane L. Adamson NAME PRINTED

STATE OF OHIO COUNTY OF Summit

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED FIRSTMERIT BANK, N.A. THROUGH Thomas K. Cargo, ITS SVP, AND Steven Zickfoose, ITS SVP, WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR VOLUNTARY ACT AND DEED, INDIVIDUALLY AND AS SUCH OFFICERS AND THE FREE ACT AND DEED OF SAID CORPORATION.

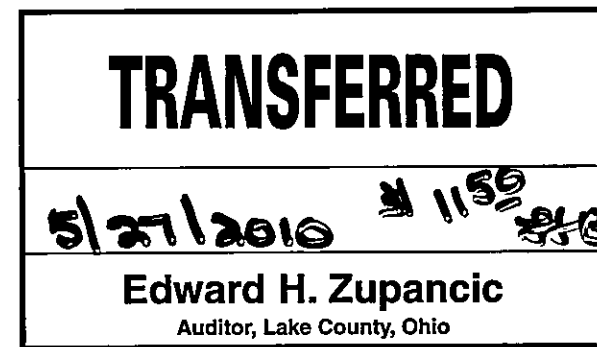
IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Akron, OHIO, THIS 26th DAY OF April, 2010

Diane L. Adamson NOTARY PUBLIC

Plat Approved For Recording Lake County Engineer

DIANE L. ADAMSON, NOTARY STATE OF OHIO MY COMMISSION EXPIRES: 10/19/10

By: [Signature] Date: 5-27-10



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