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 P 03 2003 45 20
 John A. Donorfio - Summit Fiscal Officer

BRADFORD OAKS PHASE I - REPLAT # 54560910

PART OF LOT 4, TRACT 1 S.E.
 TOWNSHIP OF TWINSBURG
 COUNTY OF SUMMIT
 STATE OF OHIO

LOTS 0.9994 Acres (2 LOTS)
 BLOCKS 1.8355 Acres (1 BLOCKS)
 TOTAL 1.8349 Acres

PURPOSE OF REPLAT: RELOCATE STORM DRAINAGE
 EASEMENTS ON LOTS 19, 20 AND BLOCK A.

I hereby certify that I have surveyed the land shown on this plat, and that this plat is a correct representation of the land surveyed and the subdivision thereof, and that I have found or set the pins and monuments shown on this plat and that all lots conform to the Township Zoning Resolution.

Nicholas A. Spagnuolo
 Registered Surveyor No. 5304

State of Ohio)
 County of Summit) SS
 Before me, a Notary Public in and for said county and state, personally appeared the above Nicholas A. Spagnuolo who acknowledged the foregoing instrument to be a true statement.
 In testimony whereof, I have hereunto set my hand and official seal at Akron, Ohio this 21st day of October, 2001.

James H. Sicksel
 Notary Public
 My commission expires March 24, 2004

Approved by the Summit County Engineers Office this 20th day of November, 2001.
Gene Esser
 Gene Esser

Approved by the County of Summit Planning Commission this 26th day of October, 2001.

Robert J. Roche
 Chairman
Rosemary Small
 Secretary
Rosemary Small

Approved by the County Executive of the County of Summit this 18th day of December, 2001.

James P. McCarroll
 County Executive

Approved by Ordinance No. 2001-739 of the County of Summit this 17th day of December, 2001.

Shirley F. Green
 Council President
Kimberly A. Zuer
 Clerk

RECORDER'S STAMP

TRANSFER NOT NECESSARY
 John A. Donorfio, Fiscal Officer

TRANSFER NOT NECESSARY
 SEC. 319.202 REV. CODE COMPLIED WITH

Consideration By John A. Donorfio
 Fiscal Officer
 No. of pages 2

We, the undersigned owners and holders of liens and other interests in and to the lands embraced within this subdivision do hereby declare this plat to be our free act and deed and do hereby dedicate to public use forever the streets, easements and parks shown upon this plat.

Owners: *Darrow Road Investment Group, Inc.*
 By: *Maise Zarouk* Secretary
 Witnesses: *James M. Sicksel* James P. Saita

State of Ohio)
 County of Summit) SS
 Before me, a Notary Public in and for said county and state, personally appeared the above Maise Zarouk, who acknowledged the foregoing instrument to be a true statement.
 In testimony whereof, I have hereunto set my hand and official seal at Akron, Ohio this 31st day of October, 2001.

James H. Sicksel
 Notary Public
 My commission expires March 24, 2004

DRAINAGE MAINTENANCE ASSESSMENT

ALL FEE HOLDERS AND ALL RECEIVING TITLE TO THE FEE THROUGH THEM ARE SUBJECT TO PAYMENT OF DRAINAGE MAINTENANCE FEES ASSESSED OR TO BE ASSESSED TO THE COUNTY PURSUANT TO R.C. 6137 AND FOLLOWING.

COVENANTS

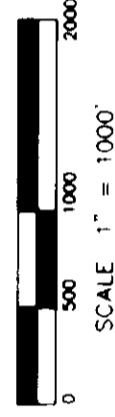
THE UNDERSIGNED, THE OWNER OF THE WITHIN PLATTED LAND ("GRANTOR"), HEREBY ASSIGNS TO THE FOLLOWING PARTIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: THE COUNTY OF SUMMIT, TOWNSHIP OF TWINSBURG, THE OHIO EDISON COMPANY, LIGHTSOURCE TELECOM LLC ("LIGHTSOURCE"), AND ANY OTHER ENTITIES PROVIDING POWER, ELECTRIC, COMMUNICATIONS, WATER, GAS, SANITARY SEWER AND STORM SEWER UTILITY SERVICES (ALL OF THE FOREGOING, COLLECTIVELY, THE "GRANTEES"). A PERPETUAL RIGHT-OF-WAY AND EASEMENT ON, OVER, UNDER, THROUGH, AND ACROSS A TEN (10) FOOT WIDE EASEMENT AREA ON THE FRONT AND BACK, AND A FIVE (5) FOOT WIDE EASEMENT AREA ON THE SIDES OF ALL LOTS IN THE PLATTED SUBDIVISION AND SUCH OTHER AREAS AS MAY BE IDENTIFIED OR DESIGNATED ON THE PLAT AS UTILITY EASEMENT AREAS (COLLECTIVELY, "EASEMENT AREA"). SAID RIGHT-OF-WAY AND EASEMENT SHALL BE FOR THE PURPOSE OF CONSTRUCTING AND INSTALLING SUCH UNDERGROUND LINES, CABLES, DUCTS, CONDUITS AND PIPES, AND SUCH EQUIPMENT, SYSTEMS, SURFACE OR PAD MOUNTED, TRANSDUCERS, MANHOLES, VAULTS, PADS PEDESTALS AND OTHER FACILITIES AND IMPROVEMENTS, AS EACH GRANTEE DEEMS NECESSARY OR CONVENIENT IN CONNECTION WITH PROVIDING SUCH GRANTEE'S RESPECTIVE UTILITY SERVICES, INCLUDING, WITHOUT LIMITATION, THE RIGHT TO USE, OPERATE, INSPECT, IMPROVE, MAINTAIN, REPAIR, REPLACE, ADD TO, ENLARGE, UPGRADE, RELOCATE AND REMOVE ANY OF THE EASEMENT AREA. SUCH LOCATIONS AS SUCH GRANTEE MAY DETERMINE WITHIN THE EASEMENT AREA FOR SUCH UTILITIES SHALL BE THE GRANTEE'S SOLE AND EXCLUSIVE RESPONSIBILITY. THE GRANTEE SHALL HAVE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO TRIM CUT OR REMOVE ANY TREES, SHRUBS, BUSHES, GRASSES, LAWN, FLOWERS AND SHRUBBERY WHICH MAY INTERFERE WITH THE EASEMENT AREA. EACH GRANTEE'S RIGHTS HEREUNDER OR OTHERWISE ENJOINER OR INTERFERE WITH THE OPERATION OF SUCH GRANTEE'S UTILITY SYSTEM OR THE PROVISION OF UTILITY SERVICES TO SUCH GRANTEE SHALL BE THE GRANTEE'S SOLE AND EXCLUSIVE RESPONSIBILITY AND SHALL NOT BE A CONDITION OF THE GRANTEE'S OBLIGATION TO GRANT ACCESS TO THE EASEMENT AREA AT ALL TIMES FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED HEREIN. DURING THE PERFORMANCE OF ANY CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR AND LIKE ACTIVITIES INVOLVING ITS UTILITY SYSTEM, EACH GRANTEE SHALL HAVE THE RIGHT, ON A TEMPORARY BASIS FROM TIME TO TIME, TO USE SUCH PART OF THE LAND ADJOINING THE EASEMENT AREA FOR THE PLACEMENT OF CONSTRUCTION EQUIPMENT, VEHICLES, EXCAVATED SOIL AND THE LIKE TO THE EXTENT REASONABLY NECESSARY TO PERFORM SAID ACTIVITIES. NEITHER GRANTEE, NOR ITS SUCCESSORS AND ASSIGNS, SHALL ERRECT OR PERMIT TO EXIST ANY BUILDINGS OR SIMILAR STRUCTURES WITHIN THE EASEMENT AREA.

THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED DURING CONSTRUCTION BY THE DEVELOPER.

TAX MAP DEPARTMENT

Plat Approved By
 GIS

LOCATION MAP



Prepared By
SPAGNUOLO & ASSOCIATES, LLC
 ENGINEERS - SURVEYORS
 3057 WEST MARKET STREET, SUITE 2A
 FAIRLAWN, OHIO 44133
 (330) 836-6661

