

Residential Development THE PRESERVE AT MILLER'S FARM SUBDIVISION PHASE 3

Situated in the Township of Copley, County of Summit, and State of Ohio, and known as being a part of original Copley Township Lot 1 and being PPN 1702514 owned by Puite Homes of Ohio, LLC

June 7, 2016

We, the undersigned, Owners and Holders of Liens and other interests in and to the lands embraced within this subdivision certify that the attached plat correctly represents the Residential Development THE PRESERVE AT MILLER'S FARM Subdivision Phase 3 and hereby accept this plat of same and dedicate to public use forever as such the streets shown hereon and not heretofore dedicated.

We, hereby grant unto the County of Summit, The City of Akron, Ohio Edison, Dominion East Ohio, Frontier Communications, their successors and Assigns, (hereinafter referred to as the Grantees), a permanent right-of-way and easement twelve (12) 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, reconstruct, and relocate such underground electric and communication cables, ducts, pipe lines, conduits, surfaces or below ground mounted transformers and pedestals, concrete poles, and other appurtenances, and easements for the Grantees for distributing and transmitting electricity and communication signals, and gas 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 therefore to remove trees and landscaping, including lawns, within said easement premises which may interfere with the installation, maintenance and operation of the described easement premises (and with the right of access, ingress and egress, to and from any of the described easement grants).

And does also grant unto the County of Summit rights and responsibilities for "Drainage Access Easement" as shown hereon and so labeled on the plat within this subdivision to access, lay, maintain, augment, replace, or remove, pipe, manholes, ditches, swales, and/or appurtenances. Said easement rights shall include the right without liability therefore to remove trees and landscaping, including lawns, within said easement premises which may interfere with the installation, maintenance, repair or operation of said pipe, manholes, ditches, swales, and/or appurtenances. This Drainage Access Easement will automatically terminate within the areas of future street right of ways upon the dedication as the future street right of ways.

And does also grant unto the "MILLER'S FARM HOMEOWNERS' ASSOCIATION, INC.", as referenced in the DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS MILLER'S FARM SUBDIVISION, COPLEY TOWNSHIP, SUMMIT COUNTY, OHIO, the Open Space, Detention Basin Easement, and Drainage Access Easements, in accordance with the Declaration of Covenants, Conditions, Easements and Restrictions as recorded in Summit County Document _____ No. _____

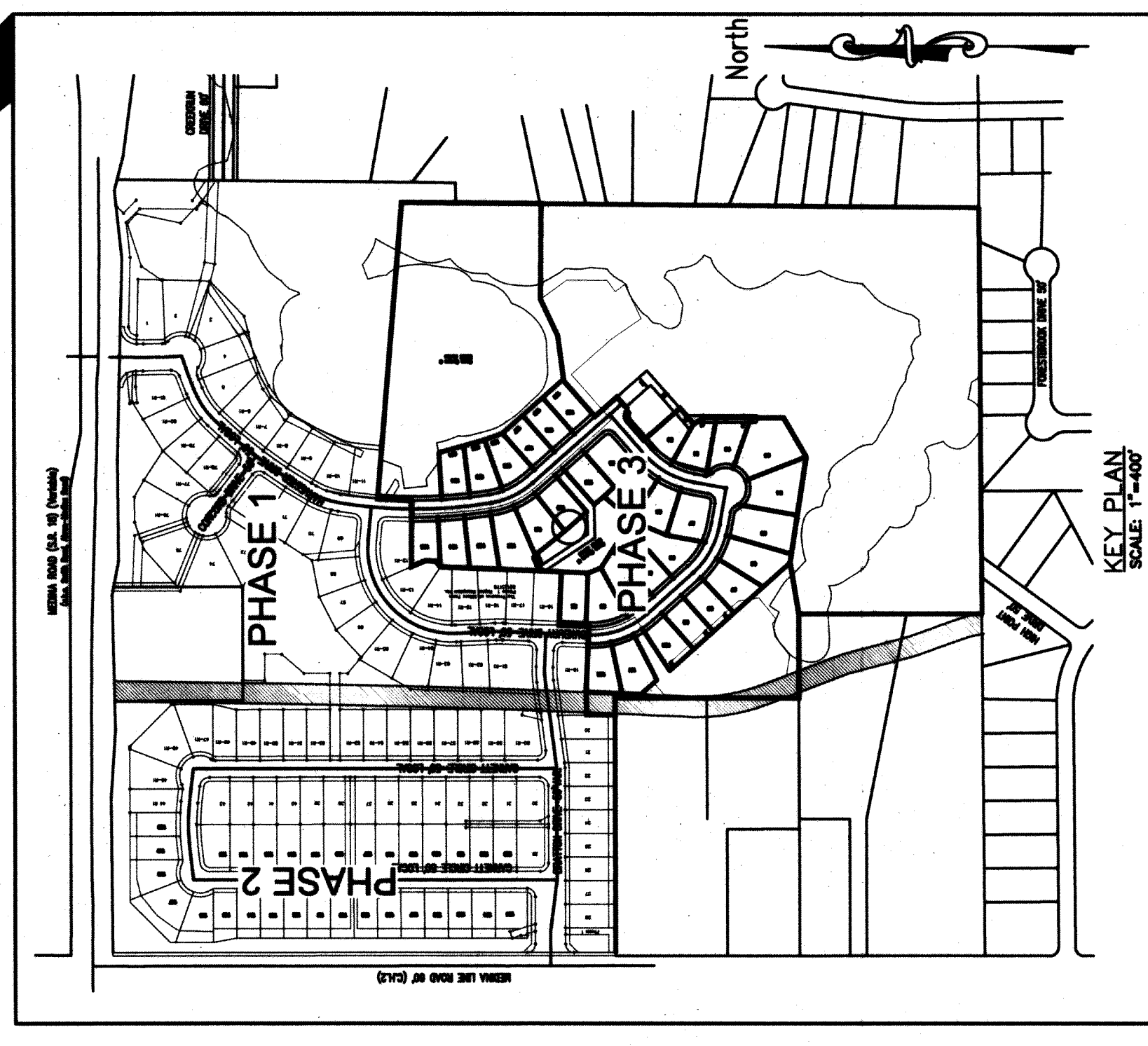
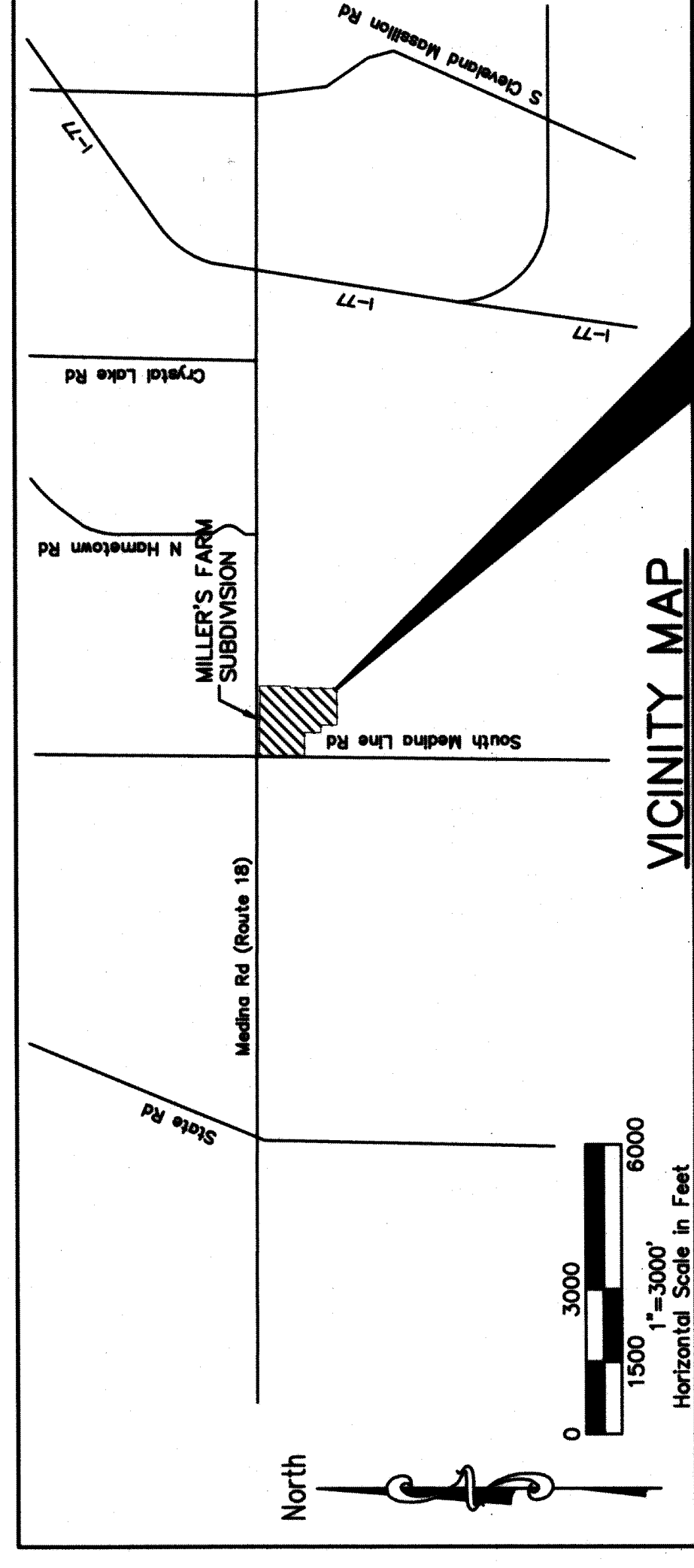
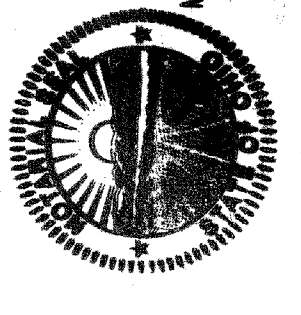
OWNERS AND LENDHOLDERS

[Signature]
Signature
Brenda Puite
Printed Name
Puite Homes of Ohio, LLC
Corporation/Company

[Signature]
Signature
Andrew Orley
Printed Name

Before me, a Notary Public in and for said County and State, personally appeared the above named persons, who acknowledged that they did sign the foregoing instrument in testimony whereof, I have hereunto set my hand and official seal at Medina, Ohio, this 21 Day of August, 2016.

Notary Public *[Signature]*
My Commission Expires 12-16-19 Date



PHASE 3 SUBDIVISION DATA	
PHASE 3 SITE ACREAGE :	25.189 ACRES
SUBLOT PARCELS :	35
PHASE 3 LOT AREA :	11,915 ACRES
PROPOSED ROAD LENGTH :	1811.66'
PROPOSED ROAD R/W AREA :	2,175 ACRES
COMMON OPEN SPACE :	11,496 ACRES
	45.8% of Phase 3

WITNESSES

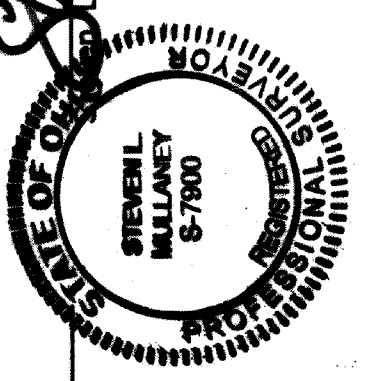
[Signature]
Signature
Brenda Puite
Printed Name

[Signature]
Signature
Andrew Orley
Printed Name

SURVEYORS CERTIFICATION

This Plat represents a Survey which meets the minimum standards for a Boundary Survey in the State of Ohio as specified in the Ohio Revised Code, Chapter 531, Sections 531.01 through 531.07, and was prepared by GPD Group under the supervision of Steven L. Mullaney, P.S. #7900

[Signature]
Signature
Steven L. Mullaney
Printed Name
Mulaney, P.S. #7900 Date 08/22/16



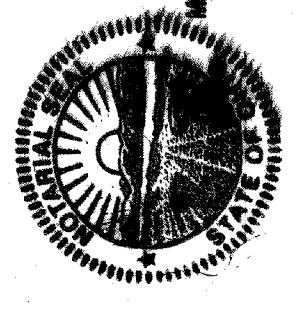
Drainage Access Easement as dedicated in The Preserve at Miller's Farm Homeowners Association, Inc. recorded in Summit County Public Records to be located at 8559403 and extinguished as shown hereon within Duxbury Drive and Harvester Drive Right of Way and 12" Utility Easement.

[Signature]
Signature
Brenda Puite
Printed Name

[Signature]
Signature
Andrew Orley
Printed Name

Before me, a Notary Public in and for said County and State, personally appeared the above named persons who acknowledged that they did sign the foregoing instrument and that the same if their free act and deed, and that there or, I have hereunto set my hand and official seal at Medina, Ohio, this 21 Day of August, 2016.

Notary Public *[Signature]*
My Commission Expires 12-16-19 Date



BASIS OF BEARING
STATE PLANE GRID NORTH
OHIO STATE PLANE NAD83(2011)
OHIO NORTH ZONE 3401

OWNER/DEVELOPER
Puite Group
387 Medina Rd, Suite 1700
Medina, OH 44256

APPROVALS

This Final Plat complies with the applicable regulations contained in the Zoning Resolution of Copley Township, Summit County, Ohio.

[Signature]
Signature
Matt Springer
Printed Name
Planning Director
8-30-16 Date

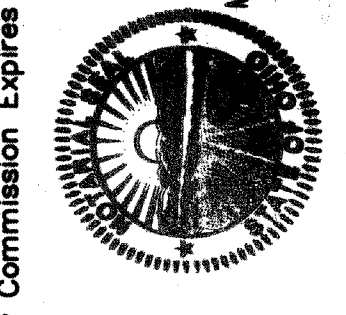
This Final Plat is hereby accepted by the Summit County Planning Commission.

[Signature]
Signature
Allen P. Mavrides
Printed Name
Chair Person
8-30-16 Date

[Signature]
Signature
Athena

10/27/2016 #19294
KRISTEN M. SCALISE CPA, CFE
Summit County Fiscal Officer
\$1,000.00 Fee
\$1,000.00 Consideration
Transferred necessary
by *[Signature]*
Deputy Fiscal Officer
in compliance with ORC §19.202

Plat Approved By
[Signature]
10/27/2016



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.