

INLAND SHORES ESTATES No. 3

Known as being part of lot nos. 6 & 7, in tract no. 13 of original Mentor Township, now in the City of Mentor, County of Lake and State of Ohio.

ACCEPTANCE & DEDICATION

Be it known that Inland Shores Development, Inc., an Ohio Corporation by Richard Pavisin, President and John Grabnar, Jr., Vice President, hereby certifies that this plat correctly represents its Inland Shores Estates No. 3, a subdivision of Sublots numbered 56 through 95 inclusive, and does dedicate to public use as such, Inland Shores Drive (60 feet wide), Portside Drive (60 feet wide), Bay Ridge Court (60 feet wide), and Manry Court (60 feet wide) as shown hereon and not heretofore dedicated.

The owner of the within platted land does hereby grant unto the City of Mentor, the Illuminating Company, Dominion East Ohio, Ameritech, and AT&T Broadband, 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 right-of-way and easement fifteen (15) feet in width, unless otherwise specified on said plat, under, over and through all sublots hereon and parallel with and contiguous to all street lines and for all lands shown and delineated by dashed lines and labeled "15' UNDERGROUND UTILITY EASEMENT", to construct, place, operate, maintain, repair, reconstruct and relocate such underground electric, gas and communication system cables, ducts, conduits, manholes, pipes, surface or below 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 for the Grantees for distributing, transmitting, and transporting electricity, gas, and communication systems and signals for public and private use at such locations as the Grantees may determine upon, within and across the easement area and premises.

And does also grant the City of Mentor "City Areawide Drainage Easement" as shown hereon with rights to access, lay, maintain, replace or remove storm sewers, stormwater detention/retention basins, manholes, ditches, swales, earth mounds, plantings, and/or other appurtenances.

The individual property owner, over which said easement lies, shall be responsible for the daily normal maintenance of the easement area such as mowing, leaf collection and disposal, and any other similar maintenance not requiring the use of heavy equipment. Any regrading of the easement area shall be subject to city codes.

And does also grant unto the adjoining homeowners of each easement area in this subdivision equal rights and responsibilities for "20' LOCAL SERVICE DRAINAGE EASEMENTS" as shown hereon within "Inland Shores Estates No. 3" to access, lay, maintain and replace storm sewers, inlets, ditches, swales, earth mounds, plantings, and/or other appurtenances. Any regrading of the easement area shall be subject to City Codes.

Those lots crossed by "20' LOCAL SERVICE DRAINAGE EASEMENTS" are restricted with said easement against the planting of trees, shrubbery or plantings with woody growth characteristics, and against the construction therein of buildings, accessory buildings, fences, walls or any other permanent obstructions to the free flow of storm water and the movement of inspection and maintenance equipment, and also are restricted against the changing of the approved surface grade unless otherwise permitted by the City.

The Grantees 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 Grantees shall be responsible to restore lawns, walks and drives within the easement area to as reasonable condition as possible to the condition prior to any operations contemplated by this easement.

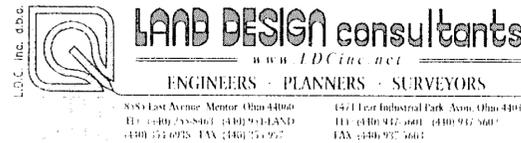
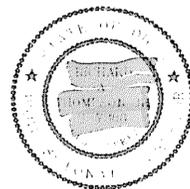
And does hereby grant unto the Board of Lake County Commissioners, its agencies and assigns ("Grantee Board"), an easement, located within the bounds of all rights of way dedicated herein and are designated as "Easements to Board of Lake County Commissioners", for the purpose of installing and maintaining 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 may be required to install, maintain, repair, or operate utilities. The Grantee Board shall be responsible to restore lawns, walks, drives and pavement within the easement area to as reasonable condition as possible to the condition prior to any operations contemplated by this easement.

This is to certify that at the request of the owners I have surveyed and platted Inland Shores Estates No. 3 as shown hereon.

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 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 are 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.

Richard A. Thompson Jr. Jan 22, 2002
Richard A. Thompson Jr. P.S. No. 7388



In witness whereof, Inland Shores Development, Inc. an Ohio Corporation has caused this instrument to be subscribed in its name by Richard Pavisin, President, and John Grabnar, Jr., Vice President at
MENTOR, Ohio
this 22 day of JANUARY, 2002.

Inland Shores Development, Inc.

Richard Pavisin
Richard Pavisin, President

John Grabnar Jr.
John Grabnar, Jr. Vice-President

State of Ohio)
County of LAKE) ss

Before me, a Notary Public in and for said County and State, personally appeared the above named, Inland Shores Development, Inc., an Ohio Corporation by Richard Pavisin, President and John Grabnar, Jr., Vice-President, 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. In witness whereof, I hereunto set my hand and official seal at MENTOR, Ohio this 22 day of JANUARY, 2002.

Richard A. Thompson Jr.
FRANK J. GIBBS
Notary Public, STATE OF OHIO
My Commission Expires 10-09-06
Recorded in County Office



Be it known that the City of Mentor, an Ohio Municipality, by Julian M. Suso, City Manager, hereby certifies that this plat correctly represents that the portion of Portside Drive shown hereon as "Reserve" is being dedicated for public use pursuant to Ordinance No. _____ In witness whereof, the City of Mentor, an Ohio Municipality, by Julian M. Suso, City Manager, has caused this instrument to be subscribed in its name by Julian M. Suso, City Manager, at _____ Ohio, this _____ day of _____, 2002.

Julian M. Suso, City Manager

State of Ohio)
County of _____) ss

Before me, a Notary Public in and for said County and State, personally appeared the above named City of Mentor, an Ohio Municipality by Julian M. Suso, City Manager, who acknowledged that he did sign the foregoing instrument and that the same was his voluntary act and deed. In testament whereof, I hereunto set my hand and official seal at Mentor, Ohio this _____ day of _____, 2002.

Notary Public

APPROVALS

Approved this _____ day of _____, 2002, by Mentor City Council.
Ordinance No. _____

Maureen H. Russo

Approved this _____ day of _____, 2002, by the Mentor City Manager.

Julian M. Suso

Approved this _____ day of _____, 2002, by The City of Mentor Law Director.

J. Jarvis Hackenburg

Approved this _____ day of _____, 2002, by The Mentor City Engineer.

John W. Konrad, P.E.

Approved this _____ day of _____, 2002, by The City of Mentor Community Development Director.

Ronald M. Traub

Approved And Accepted this 15th day of January, 2002, by The Lake County Sanitary Engineer.

Albert J. Saari, P.E.
Albert J. Saari, P.E.

Easement approved and accepted this _____ day of _____, 2002, by The Lake County Prosecutor.

Charles E. Coulson

Easement approved and accepted this _____ day of _____, 2002, by The Lake County Commissioners.

Robert E. Aufdlish, President

Daniel P. Troy

Underground utility easement approved and accepted this 14th day of January 2002, by The Illuminating Company.

R.M. Delligatti *RALPH N. DELLIGATTI*
ILLUMINATING COMPANY SIGNATURE PRINT

Underground utility easement approved and accepted this 16th day of JANUARY 2002, by The Ameritech Company.

Charlotte M. Scaffidi *CHARLOTTE M. SCAFFIDI*
AMERITECH SIGNATURE PRINT

Underground utility easement approved and accepted this 7th day of JANUARY 2002, by Dominion East Ohio.

Anthony M. Caruso *ANTHONY M. CARUSO*
DOMINION EAST OHIO SIGNATURE PRINT

Underground utility easement approved and accepted this 7 day of JANUARY 2002, by AT & T Broadband.

Robert P. Barry *ROBERT P. BARRY*
AT & T BROADBAND SIGNATURE PRINT

16c-81-14 PRO. SWB