

**AGREEMENT CONCERNING INTERPRETATION OF THE
CORPORATE BOUNDARY LINE BETWEEN THE CITY OF
TWINSBURG AND THE TOWNSHIP OF TWINSBURG**

Whereas, a petition for annexation of 81.7150 acres of land located in Twinsburg Township to be transferred into the incorporated City of Twinsburg was filed with the Clerk of the Summit County Council on January 22, 1997, and

Whereas, pursuant to Summit County Council Ordinance 97-245, on May 20, 1997, and after compliance with all legal requirements, the County of Summit duly approved the aforesaid annexation, a certified copy of Ordinance 97-245 is attached hereto as Exhibit A, and

Whereas, in accordance with the requirements contained in Section 709.031 of the Ohio Revised Code, the annexation petition contained an accurate legal description of the property which was the subject of the annexation and which legal description was reviewed and approved by the Office of the Summit County Engineer, a copy of the approved legal description is attached hereto as Exhibit B, and

Whereas, the northerly boundary of the annexation, as set forth in the attached legal description, states: "being also the northerly line of a parcel of land conveyed to Robert D. Abram, etal. by deed recorded in Volume 6986, Page 241 of Summit County Records..." and

Whereas, pursuant to Twinsburg City Ordinance 138-1997, and as required by Section 709.04 of the Ohio Revised Code, on October 15, 1997, the City accepted the territory proposed in the annexation petition by approving and annexing the territory into its municipal corporation, a certified copy of Twinsburg City Ordinance 138-1997 is attached hereto as Exhibit C, and

Whereas, all of the above referenced documents (ordinances, legal descriptions, etc) as well as other supporting documents were duly filed on November 4, 1997, with the Summit County Fiscal Office at Reception No. 54074048, and

Whereas, pursuant to Section III of Twinsburg City Ordinance 138-1997, the annexed property was zoned Residential (R-3), and

Whereas, the owner of the property annexed thereafter filed a Subdivision Dedication Plat titled "Abrams Farm, Phase I" with the Summit County Fiscal Office on April 18, 2000, in Reception No. 54412659, said plat showing the property/parcel lines and concurrent corporate boundary line as set forth on the legal description in the annexation petition approved in 1997, a true and accurate copy of said plat is attached hereto as Exhibit D, and

Whereas, the owners of the property commonly known as “Abrams Farm Phase I” had said property subject to further engineering survey which survey and consequent plat depicted the widening of Liberty Road, a dedicated public thoroughfare, as well as the inclusion and depiction of certain additional easements and said survey, for other reasons which are presently unknown, injected some ambiguity concerning the boundary line between the owners of the Abrams Farm, Phase I parcel and the adjacent property to the north of the Abrams Farm parcel, said Dedication Plat was duly filed with the Summit County Fiscal Office on October 5, 2000, at Reception No. 54470793, a true and accurate copy of said plat is attached hereto as Exhibit E, and

Whereas, pursuant to Section 5301.21 of the Ohio Revised Code, the owners of the Abrams Farm parcel and the adjoining property owners reached an agreement to resolve and remove any ambiguity concerning the legal boundary line between their respective parcels and re-recorded the Abrams Farm Phase I plat to evidence and record a boundary line agreement which was duly filed with the Summit County Fiscal Office on June 26, 2001, at Reception No. 54562634, a true and accurate copy of said plat is attached hereto as Exhibit F, and

Whereas, the above-mentioned boundary dispute resolution between the respective owners established an unambiguous and definitive parcel line between the Abrams Farm Subdivision, Phase I and the adjoining property to the north, and

Whereas, on October 17, 2012, the owners of the property to the north of the Abrams Farm Subdivision, Phase I filed a Preliminary Development Plan pursuant to Section 1103.07 of the Codified Ordinances of the County of Summit with the Summit County Planning Commission requesting approval to develop the property as a major subdivision with the aforesaid Preliminary Plan being titled “Steffan Woods Subdivision”, and

Whereas, on November 15, 2012, the Summit County Planning Commission granted conditional approval of the Steffan Woods Subdivision plan, a copy of the conditionally approved Preliminary Plan is attached hereto as Exhibit G, and

Whereas, the property owner of the Steffan Woods Subdivision has requested clarification concerning the exact demarcation line between the corporate boundary line as it relates to the City of Twinsburg and the Township of Twinsburg as the corporate boundary line may have been affected by the 1997 annexation, various re-plats, boundary line compromise agreement and any other relevant matters; and

Whereas, after a review by the Summit County Engineer, the Summit County Planning Department, the owner of the Subdivision commonly known as Steffan Woods, the City of Twinsburg and the Township of Twinsburg, the parties have all determined and agree that the corporate boundary line runs concurrently with the parcel line which separates the aforesaid properties commonly known as the Abrams Farm Subdivision, Phase I and the Steffan Woods Subdivision, and,

Whereas, all parties desire to memorialize their review, agreement and interpretation as more fully set forth herein and agree to perform and do those things necessary to effectuate this Agreement and as more fully set below,

Whereas, the signatories to this Agreement have reviewed all relevant matters, including but not limited to the annexation petition, annexation plat and supporting documents, the ordinances, and any other matters adopted or filed by the governmental entities, the various plats and re-plats of the properties, the boundary line agreement, the proposed preliminary development plan for Steffan Woods Subdivision and all other pertinent information.

Now therefore, the parties hereby agree as follows:

Section One. The recitals contained in this Agreement are incorporated herein by reference.

Section Two. The parties agree that the intent of the property owner filing the aforesaid 1997 annexation petition was, *inter alia*, to create a corporate boundary line separating the incorporated City of Twinsburg and the unincorporated Township of Twinsburg with said corporate boundary line to run along and be concurrent with the northern parcel line of the property commonly known as the Abrams Farm Subdivision, Phase I and the northern boundary line of any Sublot which might subsequently be created in the Abrams Farm Subdivision, Phase I.

Section Three. The parties agree that the intent of Summit County in approving the 1997 annexation petition was, *inter alia*, to create the corporate boundary line separating the incorporated City of Twinsburg and the unincorporated Township of Twinsburg which would run along and be concurrent with the northern parcel line of the property commonly known as the Abrams Farms Subdivision, Phase I and the northern boundary line of any Sublot which might subsequently be created in the Abrams Farm Subdivision, Phase I.

Section Four. The parties agree that the intent of the adjoining property owners who entered into the boundary line agreement in 2001 was to clarify and remove any ambiguity concerning the location of the parcel boundary between their respective properties and to memorialize that Agreement by, *inter alia*, the filing of plat on June 26, 2001, with the Summit County Fiscal Office at Reception No. 54562634 (Exhibit F) further establishing the parcel boundary as that parcel boundary depicted in the aforesaid plat.

Section Five. The parties agree that the corporate boundary line separating the incorporated City of Twinsburg and the unincorporated Township of Twinsburg runs along and is concurrent with the northern parcel line of the property commonly known as the Abrams Farm Subdivision, Phase I, said northern parcel boundary has also been the corporate boundary line since the above-referenced annexation was completed in 1997 and the northern parcel line remains the corporate boundary line and that parcel boundary

line has been more fully clarified by the 2001 boundary line agreement and includes the northern boundary of any Sublot which has been or may be subsequently created therein. The corporate boundary line is and has always been the parcel boundary running between the Abrams Farm Subdivision, Phase I and the adjacent property to north as more fully set forth in the boundary line agreement and plat filed with the Summit County Fiscal Office on June 26, 2001, at Reception No. 54562634.

Section Six. To effectuate this Agreement, the owner of the property commonly known as the Steffan Woods Subdivision agrees to do the following:

- a. All owners of record of the Steffan Woods Subdivision or their lawfully authorized agent(s) must execute a copy of this Agreement; and
- b. The Steffan Woods Subdivision owners or their lawful agents shall be responsible for obtaining all other signatures and necessary approvals required to effectuate and execute this Agreement as more fully set forth below; and
- c. The Steffan Woods Subdivision owners shall submit a plat for approval to the Summit County Council which shall conform in all respects to the plat requirements for Subdivisions imposed by law and said plat shall also contain language on the plat which references this Agreement; and
- d. The plat language shall also incorporate this Agreement and a fully executed copy of this Agreement must be attached to the plat at the time it is filed with the Summit County Fiscal Office.

Section Seven. This Agreement is subject to the approval of the Council of the City of Twinsburg who must by legislative act authorize its Mayor to execute this Agreement. The legislative approval and signature of the Mayor shall be accomplished in a manner which conforms to all requirements imposed by law.

Section Eight. This Agreement must be submitted and approved by the Trustees of the Township of Twinsburg who shall thereafter affix their signatures which will serve to acknowledge their review and awareness of its terms and conditions. It is understood and acknowledged that Township approval of annexation matters is not a legal requirement under Ohio law and the Township is not a required party to this Agreement.

Section Nine. This Agreement must be reviewed and approved by the Summit County Engineer who shall affix his signature attesting to his agreement with its content and form. Further, the Summit County Engineer must review, approve and sign the plat, as required by law, when it is submitted by the owners of the Steffan Woods Subdivision. The Summit County Engineer will also review any submitted plat to assure compliance with the terms of this Agreement.

Section Ten. This Agreement is subject to the approval of the Council of the County of Summit who must by legislative act authorize its Executive to execute this Agreement. The legislative approval and signature of the Executive shall be accomplished in a manner which conforms to all requirements imposed by law.

Section Eleven. Should this Agreement not be approved by any person or entity whose approval is required, regardless of the reason, then this Agreement shall be null and void and of no effect.

In witness whereof, we have affixed our signatures on the date indicated.

CITY OF TWINSBURG

COUNTY OF SUMMIT

By: *Katherine A. Procop*
Katherine A. Procop, Mayor

By: _____
Russell M. Pry, Executive

Approved as to legal form:

Approved as to legal form:

David M. Maistros
David M. Maistros
Law Director for the City of
Twinsburg

**BOARD OF TRUSTEES OF THE
TOWNSHIP OF TWINSBURG, OHIO**

By: *Thomas O. Schmidt*
Thomas O. Schmidt, Trustee

By: *James DelFabio*
James DelFabio, Trustee

By: *James C. Balogh*
James C. Balogh, Trustee

Approved as to legal form by:
Alfred E. Schrader
Alfred E. Schrader
Legal Counsel
Twinsburg Township

STEFFAN WOODS SUBDIVISION:

By: *COOPERSTON LANDS, LLC*

Its: *Steve Tullerman*
STEVE TULLERMAN
AUTHORIZED AGENT

I hereby certify that the foregoing is a true and correct copy of Ordinance no. 97-245 as taken from the records on file in the office of the County of Summit Council.

John D. Thomas
Clerk of Council

DISTRIBUTION
Executive-4 Legal ad
Auditor
Prosecutor
City of Twinsburg
Engineer
Environmental Serv.
Dept. of Dev.
Auditor-Recording
Tax Map
File

Ordinance No. 97-245

Sponsor Mrs. Kimberly A. Zurz

Date May 19, 1997

AN ORDINANCE ALLOWING THE ANNEXATION OF 81.7150 ACRES OF LAND OWNED BY PETITIONER, SUNRISE DEVELOPMENT CO., LOCATED IN TWINSBURG TOWNSHIP TO THE CITY OF TWINSBURG AND DECLARING AN EMERGENCY.

WHEREAS, a Petition for annexation was filed with the Clerk of Council of the County of Summit by Thomas A. Prior, agent for the Petitioner, on or about January 22, 1997, pursuant to Ohio Revised Code Section 709.02 et seq., requesting the annexation of 81.7150 acres of land in the Township of Twinsburg to the City of Twinsburg; and

WHEREAS, a public hearing was held on the said petition on April 7, 1997, and the record thereof has been filed with the Clerk of Council.

THEREFORE, BE IT ENACTED by the Council of the County of Summit:

Section 1. The Council finds as follows:

- (a) The Petition contains all matters required in Section 709.02 of the Ohio Revised Code.
- (b) Notice has been published as required by Section 709.031 of the Ohio Revised Code.



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EXHIBIT "A"

- (c) The person whose name is subscribed on the Petition is the owner of real estate located in the territory in the Petition, and as of the time the Petition was filed with the County Council the number of valid signatures on the Petition constituted the majority of the owners of real estate in the territory proposed to be annexed.
- (d) The municipal corporation to which the territory is proposed to be annexed has complied with division (B) of Section 709.031 of the Ohio Revised Code.
- (e) The territory included in the annexation Petition is not unreasonably large.
- (f) The legal description and map or plat are accurate.
- (g) The general good of the territory sought to be annexed will be served if the annexation Petition is granted.

Section 2. In accordance with the Ohio Revised Code 709.033, the Petition for annexation of 81.7150 acres of land in Twinsburg Township to the City of Twinsburg is hereby granted. The territory is more fully described in Exhibit "A" which is attached hereto and made a part of this Ordinance as if fully rewritten herein.

Section 3. All of the orders of the Council of the County of Summit relating to this annexation shall be entered on the journal; a certified transcript of all orders signed by a majority of the members of the County Council and all orders enacted by the County Council, the Petition, map and all other papers on file relating to the annexation shall be delivered to the Clerk of the City of Twinsburg.

Section 4. This Ordinance is hereby declared an emergency so that the affected property owner may receive municipal services at the earliest possible date and for the reason that this Ordinance is in the best interest of the health, safety and welfare of the citizens of the County of Summit.

Section 5. Provided this Ordinance receives the affirmative vote of eight members, it shall take effect immediately upon its adoption and be in force at the earliest time provided by law.

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James B. McCarthy NISC 222.00

Ordinance No. 97-245

Section 6. This Ordinance shall be published by number and title only as provided for Ordinances of this Council of a general nature or provided for improvements by the Rules of this Council, as amended.

INTRODUCED May 5, 1997

ADOPTED May 19, 1997

John D. Thomas
Clerk of Council

[Signature]
President of Council

APPROVED 5-20-97

EXECUTIVE William Hartung

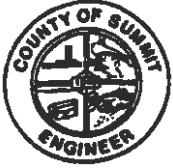
Enacted Effective May 20, 1997

710030.03

On roll call:
Yes: Congrove, Cook, Crawford, Crossland, Gallagher,
Grimm, Heydorn, Norris, Smith, Zurz
No: Bolek



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GENE ESSER, P.E., P.S.
COUNTY OF SUMMIT ENGINEER

Rec'd
FEB 24 1997
COUNCIL OFFICE

February 18, 1997
COSE NO. 97-SU0025

County of Summit Council
Ohio Building - Seventh Floor
175 South Main Street
Akron, Ohio 44308-1314

Attention: Marilyn Hysell
Deputy Clerk of Council

Re: Petition to annex 81.7150 acres in Twinsburg Township to the City of
Twinsburg
Petitioners: Sunrise Development Company

Dear Ms. Hysell:

The surveying department has reviewed the legal description and plat of the referenced project and has found that both items mathematically close. We have no objections to the above referenced annexation, however, we do not guarantee that the requirements of the ORC 709 have been met.

Should you have any questions regarding this matter, please contact Bob Warren or Rebecca Whitmyer.

Yours Truly,

GENE ESSER, P.E., P.S.
ENGINEER
County of Summit

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James B. McCarthy RISC 222.00

MAIN OFFICE
538 E. South Street
Akron, Ohio 44311-1843
(330) 643-2850
FAX (330) 762-7829

MAIN HIGHWAY
MAINTENANCE
601 East Craner Street
Akron, Ohio 44311-1808
(330) 643-2860
FAX (330) 374-6961

BATH STATION
3879 Irs Road
Akron, Ohio 44313-1159
(330) 666-2547

BOETTLER STATION
1405 Boettler Road
Uniontown, Ohio 44685-9584
(330) 896-2682

MACEDONIA STATION
948 Twinsburg Road
Macedonia, Ohio 44056-2206
(216) 633-9566

EXHIBIT "B"

EXHIBIT "A"
LEGAL DESCRIPTION
OF
ANNEXED TERRITORY

Situated in the Township of Twinsburg, County of Summit, and State of Ohio, and known as being part of Original Twinsburg Township Lots 19 and 23, Tract 2, and bounded and described as follows:

Beginning at a stone monument found at the southwest corner of said Original Lot 19;

Thence North 1 degree 48 minutes 51 seconds East along the westerly line of said Original Lot 19, 308.80 feet to an iron pin found at its intersection with the southerly line of a parcel of land conveyed to Granite Development Partners, L.P. by deed recorded in Volume 1839, Page 478 of the Official Records of Summit County;

Thence South 83 degrees 26 minutes 20 seconds East along the southerly line of said land conveyed to Granite Development Partners, L.P., and its easterly prolongation, being also the northerly line of a parcel of land conveyed to Robert D. Abram, et al. by deed recorded in Volume 6916, Page 241 of Summit County Records, 3166.74 feet to a nail found at its intersection with the centerline of Liberty Road, 60 feet wide;

Thence South 1 degree 32 minutes 42 seconds West along the centerline of Liberty Road, being also the easterly line of said Original Lots 19 and 23, 742.86 feet to a best spike found at an angle point, therein;

Thence South 2 degrees 02 minutes 12 seconds West along the centerline of Liberty Road, 370.73 feet to its intersection with the northerly line of a parcel of land conveyed to Ohio Bulk Transfer Co. by deed recorded in Volume 1198, Page 993 of the Official Records of Summit County;

Thence North 84 degrees 48 minutes 04 seconds West along the northerly line of said land conveyed to Ohio Bulk Transfer Co., being also the southerly line of said land conveyed to Robert D. Abram, et al., and passing through an iron pipe found distant 23.22 feet from said centerline, 3167.16 feet to an iron pipe found at its intersection with the westerly line of said Original Lot 23;

Thence North 1 degree 37 minutes 50 seconds East along the westerly line of said Original Lot 23, 846.81 feet to the place of beginning, and containing 21.7150 acres of land according to the survey by Donald G. Bohning & Associates, Inc. dated December, 1993.

The courses used in this description are referenced to an assumed meridian and are used to indicate angles only.


Kenneth L. Bohning
Registered Surveyor No. 6720



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CERTIFICATION

STATE OF OHIO)
)
CITY OF TWINSBURG)
COUNTY OF SUMMIT)

I, CYNTHIA A. KADERLE, do hereby certify that I am the duly appointed, qualified Clerk of the council of the City of Twinsburg, Ohio, and that the following are true and correct copies of documents maintained by said Council:

- Ordinance 138-1997 - City of Twinsburg
- Ordinance 97-245 - County of Summit
- Petition for Annexation of 81.7150 acres
- Public Hearing County of Summit - April 7, 1997
- A copy of the Transcript of Proceedings before the County of Summit Council
- Map of the property
- Twinsburg City Council Minutes - October 14, 1997

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the City of Twinsburg this 3rd day of November, 1997.

Cynthia A. Kaderle
Cynthia A. Kaderle, CMC
Clerk of Council
City of Twinsburg



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TRANSFERRED
97 NOV -4 AM 8:22
JAMES B. MCCARTHY
SUMMIT COUNTY AUDITOR

54

EXHIBIT "C"

CITY OF TWINSBURG, OHIO

ORDINANCE 138-1997 - AS AMENDED 10-14-97

AN ORDINANCE ACCEPTING THE ANNEXATION OF 81.7150 ACRES OF LAND TO THE CITY OF TWINSBURG; AUTHORIZING THE CLERK OF COUNCIL TO FILE A TRANSCRIPT OF THESE PROCEEDINGS WITH THE SUMMIT COUNTY AUDITOR, SUMMIT COUNTY RECORDER AND SECRETARY OF STATE

WHEREAS, a petition for annexation of 81.7150 acres of land in Twinsburg Township to the City of Twinsburg was duly filed with the Clerk of the Summit County Council on January 22, 1997; and

WHEREAS, the Summit County Council approved such petition; and

WHEREAS, the transcript of such proceedings have been in the possession of the Clerk of Council of the City of Twinsburg for at least sixty (60) days prior to the consideration of this enactment; and

WHEREAS, Council of the City of Twinsburg, by Resolution 31-1997 has set forth an itemization of the services to be provided to the territory which it is sought to annex.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Twinsburg, County of Summit and State of Ohio:

SECTION I: That the application is the annexation of the following described territory in the County of Summit and adjacent to the City of Twinsburg, to wit:

Situated in the Township of Twinsburg, County of Summit, and State of Ohio, and known as being part of Original Twinsburg Township Lots 19 and 32, Tract 2, and bounded and described as follows:

Beginning at a stone monument found at the southwest corner of said Original Lot 19;

Thence North 1 degree 48 minutes 51 seconds East along the westerly line of said Original Lot 19, 288.50 feet to an iron pin found at its intersection with the southerly line of a parcel of land conveyed to Granite Development Partners, L.P. by deed recorded in Volume 1539, Page 478 of the Official Records of Summit County;

Thence South 88 degrees 26 minutes 20 seconds East along the southerly line of said land conveyed to Granite Development Partners, L.P., and its easterly prolongation, being also the northerly line of a parcel of land conveyed to Robert D. Abram, et al. by deed recorded in Volume 6986, page 241 of Summit County Records, 3166.74 feet to a nail found at its intersection with the centerline of Liberty Road, 60 feet wide;

Thence South 1 degree 22 minutes 42 seconds West along the centerline of Liberty Road, being also the easterly line of said Original Lots 19 and 23, 742.56 feet to a boat spike found at an angle point, therein;

Thence South 2 degrees 02 minutes 12 seconds West along the centerline of Liberty Road, 370.73 feet to its intersection with the northerly line of a parcel of land conveyed to Ohio Bulk Transfer Co. by deed recorded in Volume 1198, Page 993 of the Official Records of Summit County;



James B. McCarthy RISC 222.00

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Thence North 88 degrees 48 minutes 04 seconds West along the northerly line of said land conveyed to Ohio Bulk Transfer Co., being the also the southerly line of said land conveyed to Robert D. Abram, et al., and passing through an iron pipe found distant 25.32 feet from said centerline, 3167.16 feet to an iron pipe found at its intersection with the westerly line of said Original Lot 23;

Thence North 1 degree 32 minutes 50 seconds East along the westerly line of said Original Lot 23, 844.81 feet to the place of beginning, and containing 81.7150 acres of land according to the survey by Donald G. Bohning & Associates, Inc. dated December, 1995.

The courses used in this description are referenced to an assumed meridian and are used to indicate angles only.

SECTION II: An accurate map of the above described territory together with the petition for annexation and other documents relating thereto, and a certified transcript of the proceedings of the County Council in relation thereto being on file with the Clerk of Council of said City, said territory be and the same is hereby accepted as duly and lawfully annexed lands unto the City of Twinsburg, Summit County, Ohio.

SECTION III: That the property described herein is zoned Residential (R-3).

SECTION IV: That by agreement of the Land Owner and the City no construction will commence on the subject property until the year 2000 and construction will be accomplished in four phases not to exceed 21 homes in any phase.

SECTION V: That the Clerk of this Council be, and she hereby is, authorized and directed to transmit a certified copy of this enactment together with the petition, the map and the transcript of the proceedings before the Summit County Council, to the Auditor of Summit county, Ohio, to the Recorder of Summit County, Ohio, and to the Secretary of State of the State of Ohio.

SECTION VI: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in open meeting or meetings of this Council, and that all deliberations of this Council were in meetings open to the public and in full compliance with all legal requirements, including without limitations, those set forth in Section 121.22 of the Ohio Revised Code.

SECTION VII: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: Oct. 14, 1997



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APPROVED: Oct. 14, 1997

Ray Górsowski / esk
Ray Górsowski, Council President

Submitted to the Mayor for approval this
15 day of Oct, 1997.

Ordinance 138-1997

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Approved by the Mayor 10-15 1997.

James Karabec
James Karabec, Mayor

ATTEST:

Cynthia A. Kaderle, cmc
Cynthia A. Kaderle, CMC
Clerk of Council

1st Rdg. Aug 24, 1997
2nd Rdg. Sept 9, 1997
3rd Rdg. Oct 14, 1997

Passed Oct 14, 1997

Yes No

CERTIFICATE OF POSTING

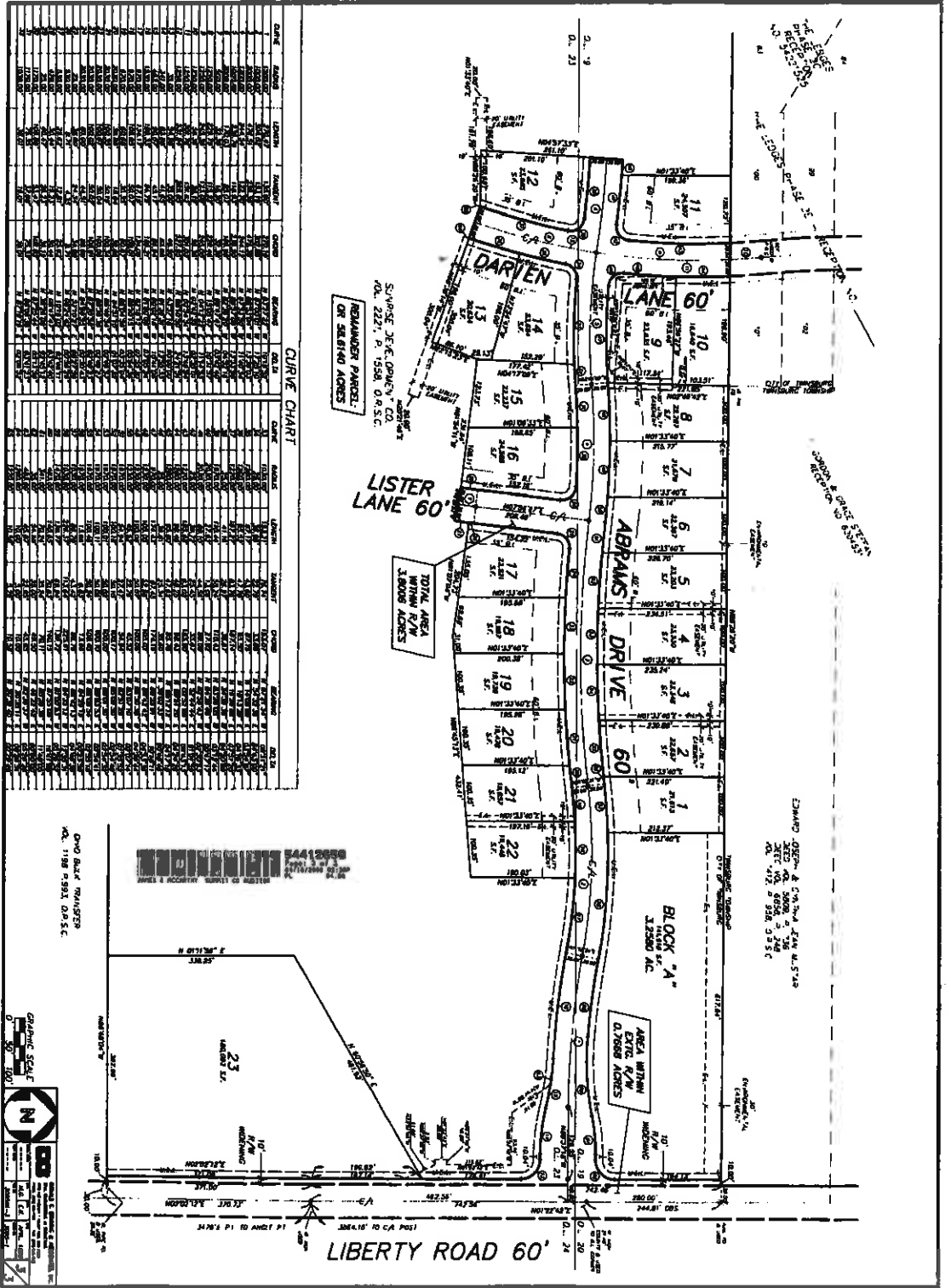
I, Cynthia A. Kaderle, Clerk of Council of the City of Twinsburg, State of Ohio, do hereby certify that publication of the foregoing ordinances, resolutions was duly made by posting true copies thereof at five of the most public places in said City as determined by Section 113.02 of the Codified Ordinances of the city of Twinsburg, each for the period of fifteen days commencing on the 17 day of OCT, 1997.

Cynthia A. Kaderle cmc
Cynthia A. Kaderle, Clerk of Council
City of Twinsburg

m:legalist/1997/ord/138-1997
8-4-97



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ABRAHAM'S FARM
PHASE 1

BEING PART OF ORIGINAL TOWNSHIPS TOWNSHIP
 LOTS 19 & 21 TRACT 2
 NOW IN THE CITY OF TOWNSHIP
 SUMMIT COUNTY, OHIO

Donald G. Bohning & Associates, Inc.
 14000 W. 12th St., Suite 100
 Independence, MO 64050
 Phone: (816) 835-1234

STATE OF OHIO
 COUNTY OF CUYAHOGA
 I, Scott A. Andrews, Clerk of the Court,
 do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Cuyahoga, Ohio.



APPROVALS
 TOWNSHIP COMMISSION
 The Board of Township Commissioners has reviewed the plans and specifications for the proposed development and has approved the same on this 19th day of October, 1986.

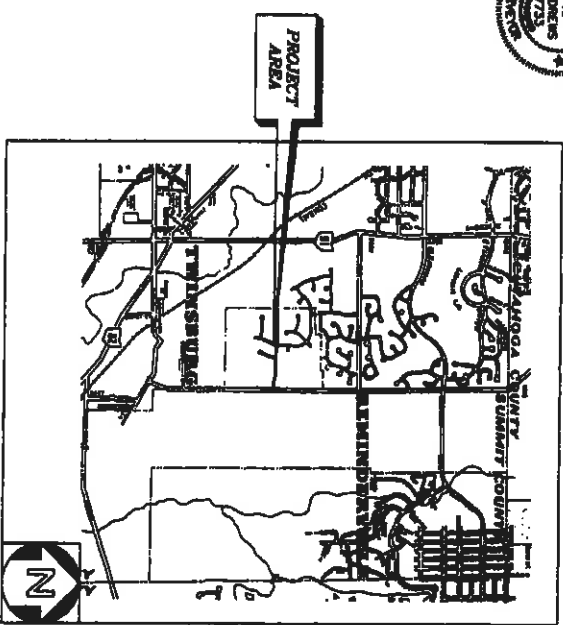
ENDORSEMENTS
 The Board of Township Commissioners has reviewed the plans and specifications for the proposed development and has approved the same on this 19th day of October, 1986.

CONTRACTS
 The Board of Township Commissioners has reviewed the plans and specifications for the proposed development and has approved the same on this 19th day of October, 1986.

RECORDING
 APPROVED BY RESOLUTION NO. 118 OF THE BOARD OF TOWNSHIP COMMISSIONERS ON THIS 19th DAY OF OCTOBER, 1986.

ENVIRONMENTAL ASSESSMENT

STATE DEVELOPMENT CO.
 The Board of Township Commissioners has reviewed the environmental assessment for the proposed development and has approved the same on this 19th day of October, 1986.



MAP 12559
 TOWNSHIP OF TOWNSHIP
 COUNTY OF CUYAHOGA

AREA CHART

Description	Acres
SUBLOTS (25)	12.2706
ROADS	0.2608
EXISTING RIGHT-OF-WAY	1.8005
DEDICATED RIGHT-OF-WAY	56.6140
TOTAL SUBDIVISION	81.7500

ACCEPTANCE DEDICATION & EASEMENTS

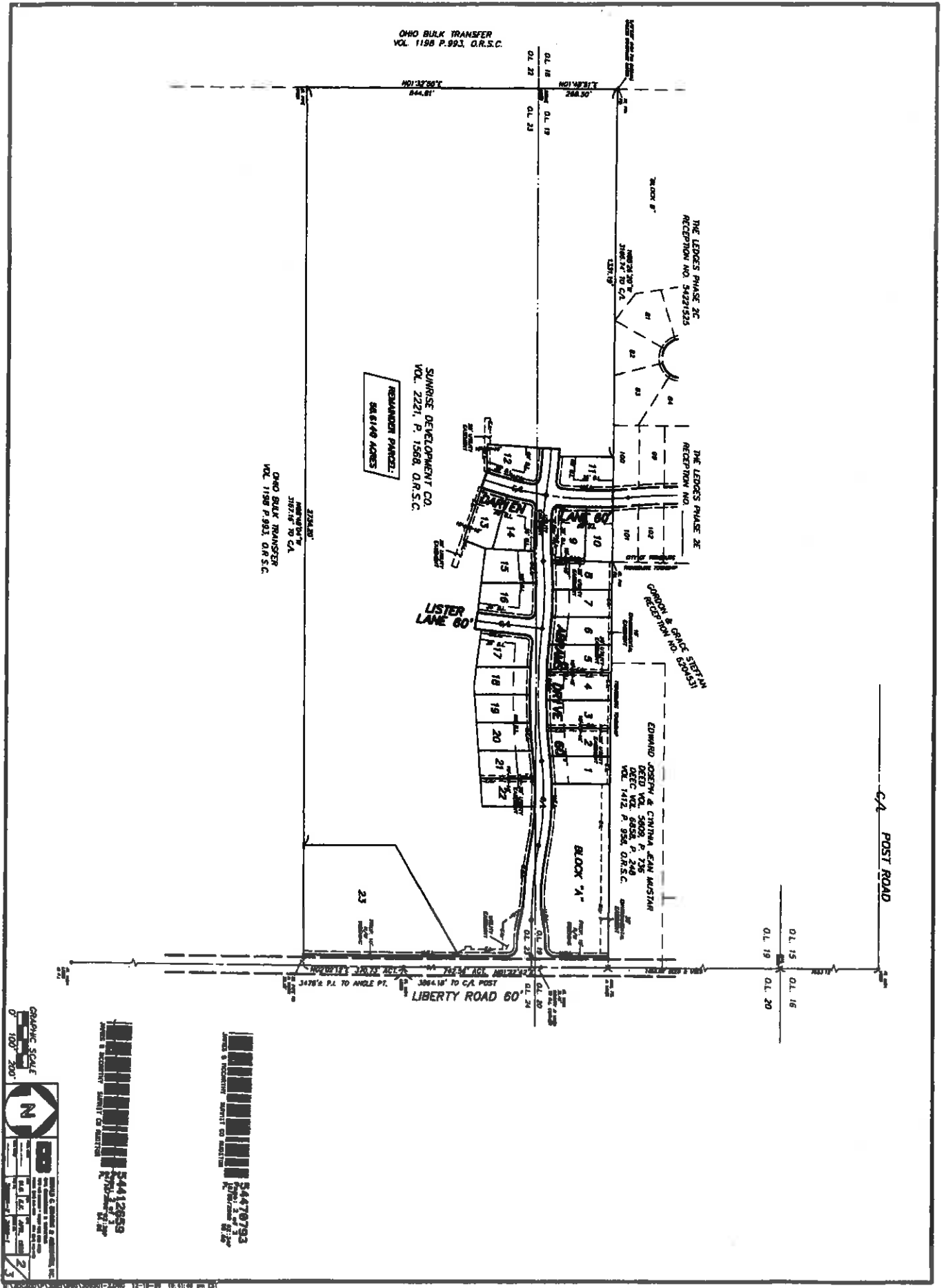
STATE DEVELOPMENT CO.
 The Board of Township Commissioners has reviewed the acceptance, dedication, and easement provisions for the proposed development and has approved the same on this 19th day of October, 1986.

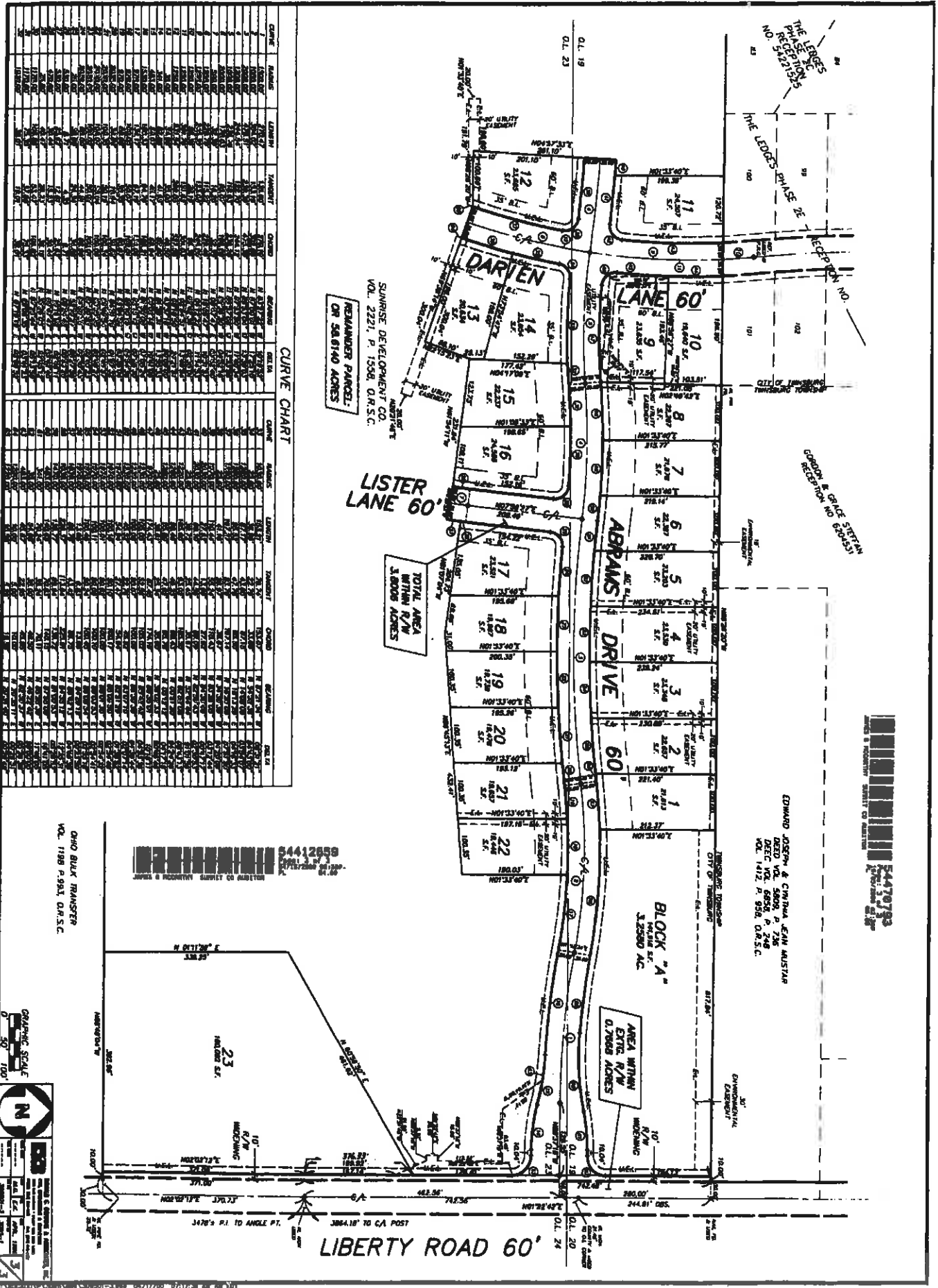
UTILITY EASEMENTS
 The Board of Township Commissioners has reviewed the utility easement provisions for the proposed development and has approved the same on this 19th day of October, 1986.

CONTRACTS
 The Board of Township Commissioners has reviewed the contract provisions for the proposed development and has approved the same on this 19th day of October, 1986.

RECORDING
 APPROVED BY RESOLUTION NO. 118 OF THE BOARD OF TOWNSHIP COMMISSIONERS ON THIS 19th DAY OF OCTOBER, 1986.

EXHIBIT "E"





CURVE CHART

CHAIN	BEARING	LENGTH	CHORD	ARC	ANGLE	CHORD	ARC	ANGLE	CHORD	ARC	ANGLE	CHORD	ARC	ANGLE	CHORD	ARC	ANGLE	CHORD	ARC	ANGLE
1	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
2	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
3	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
4	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
5	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
6	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
7	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
8	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
9	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
10	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
11	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
12	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
13	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
14	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
15	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
16	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
17	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
18	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
19	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
20	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
21	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
22	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00
23	N 0° 00' 00" E	100.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00	100.00	180.00

5447073
NO. 5447073
RECORDED AT 11:30 AM
APR 11 1991

ABRAM'S FARM
PHASE 1

1986
 4-13-00

BEING PART OF ORIGINAL TWINSBURG TOWNSHIP
 LOTS 19 & 23 TRACT 2
 NOW IN THE CITY OF TWINSBURG
 SUMMIT COUNTY, OHIO

Donald G. Bohning & Associates, Inc.
 1986
 9-23-00

STATE OF OHIO
 COUNTY OF OHIOWA
 3-9-00



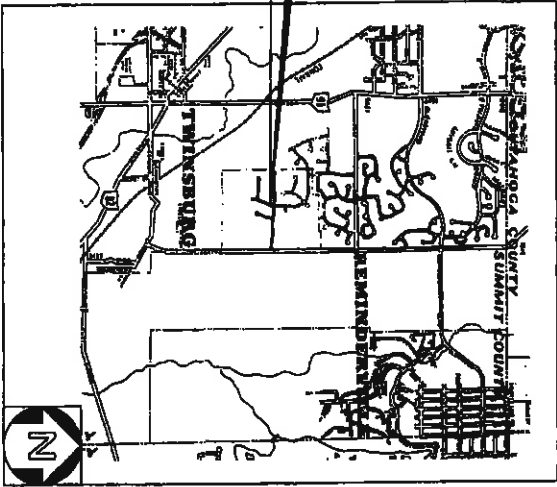
APPROVALS
 APPROVED BY THE BOARD OF SUPERVISORS
 APPROVED BY THE BOARD OF SUPERVISORS
 APPROVED BY THE BOARD OF SUPERVISORS

CONTRACT
 THIS PLAT OF ABRAM'S FARM HAS BEEN PREPARED BY THE ENGINEER AND SURVEYOR...
 THE PLAT OF ABRAM'S FARM HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TWINSBURG...

RECORDING
 RECORDED BY REC'D
 COUNTY RECORDER

ENVIRONMENTAL EASEMENT
 THE UNDERSIGNED...
 SAME DEVELOPMENT CO.

ACCEPTANCE DEDICATION & EASEMENTS
 THE UNDERSIGNED...
 SAME DEVELOPMENT CO.



AREA CHART

Description	Acres
SUBLOTS (23)	15.1647
BLOCKS	3.1935
EXISTING RIGHT-OF-WAY	0.7606
DENICATED RIGHT-OF-WAY	2.7985
REMANNER	58.6140
TOTAL SUBDIVISION	81.4013

1986
 54470793
 54470793

NOTE: THIS PLAT IS BEING RE-RECORDED A SECOND TIME TO EVIDENCE AND RECORD A BOUNDARY LINE AGREEMENT ON SHEET 2 OF 3 AND THE SURVEY REVISIONS TO THE DIMENSIONS AND AREAS OF SUBLOTS 1 THRU 8, BLOCK 4, AND LIBERTY ROAD WIDENING.

UTILITY EASEMENTS
 THE UNDERSIGNED...
 SAME DEVELOPMENT CO.

CONTRACT
 THIS PLAT OF ABRAM'S FARM HAS BEEN PREPARED BY THE ENGINEER AND SURVEYOR...
 THE PLAT OF ABRAM'S FARM HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TWINSBURG...

RECORDING
 RECORDED BY REC'D
 COUNTY RECORDER

EXHIBIT "F"

BOUNDARY LINE AGREEMENT

WE THE UNDERSIGNED OWNERS OF THE LAND ANYWHERE SAID PLATTED BLOCK 1/4 AND SLOTS 1-4 ALONG NEAR WESTERNLY MERG AND THE CORNERS OF SAID BLOCK 1/4 AND SLOTS 1-4 DO HEREBY AGREE TO SETTLE ALL DISPUTES AND UNRESOLVED QUESTIONS OF FACT AND LAW THAT MAY ARISE FROM THE AGREEMENT, NOTWITHSTANDING THAT WE HAVE BEEN ADVISED THAT NONE OF THE PARTIES TO THE AGREEMENT, NOR ANY AGENT OF ANY OF THEM, HAS ANY CLAIM OR RIGHT IN THE FUTURE FROM ANY PERSONS LOCATION WHICH THIS BOUNDARY LINE AGREEMENT MAY AFFECT. WE HEREBY AGREE TO WAIVE ALL OUR RIGHTS AND CLAIMS TO ANY PART OF SAID BLOCK 1/4 AND SLOTS 1-4 AS SHOWN HERETOFORE TO OTHER THAN THE APPLICABLE LOT OF SAID BLOCK 1/4 AS SHOWN HERETOFORE BY THE PLAN OF LAYING OUT SAID BLOCK.

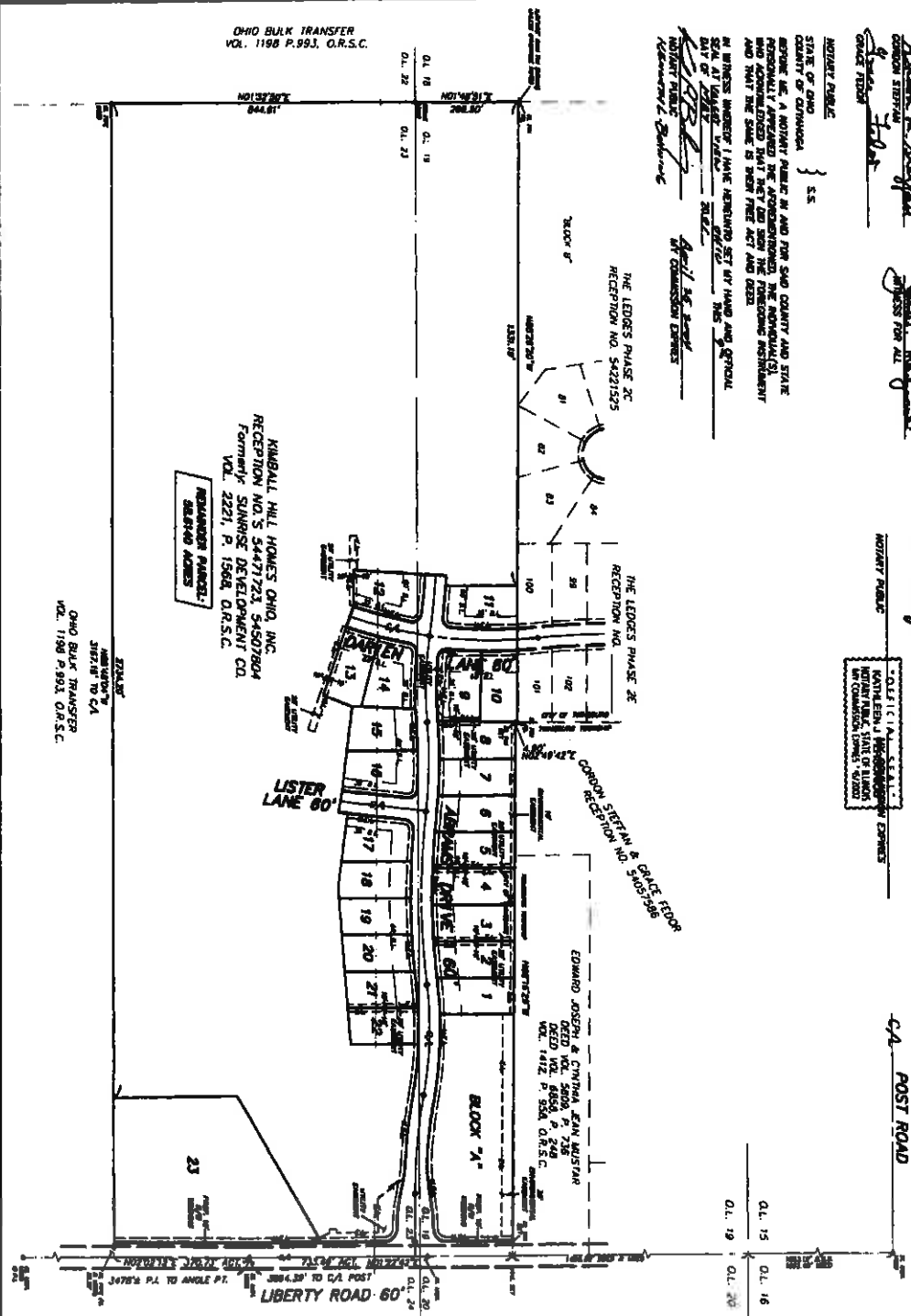
Edward Joseph Mustari
EDWARD JOSEPH MUSTARI
WITNESS FOR ALL PARTIES
STATE OF OHIO
COUNTY OF CUYAHOGA

Edward Joseph Mustari
EDWARD JOSEPH MUSTARI
WITNESS FOR ALL PARTIES
STATE OF OHIO
COUNTY OF CUYAHOGA

Edward Joseph Mustari
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STATE OF OHIO
COUNTY OF CUYAHOGA

STATE OF OHIO
COUNTY OF CUYAHOGA

POST ROAD



OHIO BULK TRANSFER
VOL. 1198 P.993, O.R.S.C.

KIMBALL HILL HOMES OHIO, INC.
RECEPTION NO. S 54477723, S4507804
Formerly: SUNRISE DEVELOPMENT CO.
VOL. 2221, P. 1568, O.R.S.C.

OHIO BULK TRANSFER
VOL. 1198 P.993, O.R.S.C.

DATE	REVISIONS	BY
5/4/01	NORTH LINE, ETC. FOR BOUNDARY LINE AGREEMENT	ES

GRAPHIC SCALE
0 100' 200'

2

3

DATE	REVISIONS	BY
5/4/99	ADJUST LANE ETC. PER REMAINDER LANE AGREEMENT	ASB

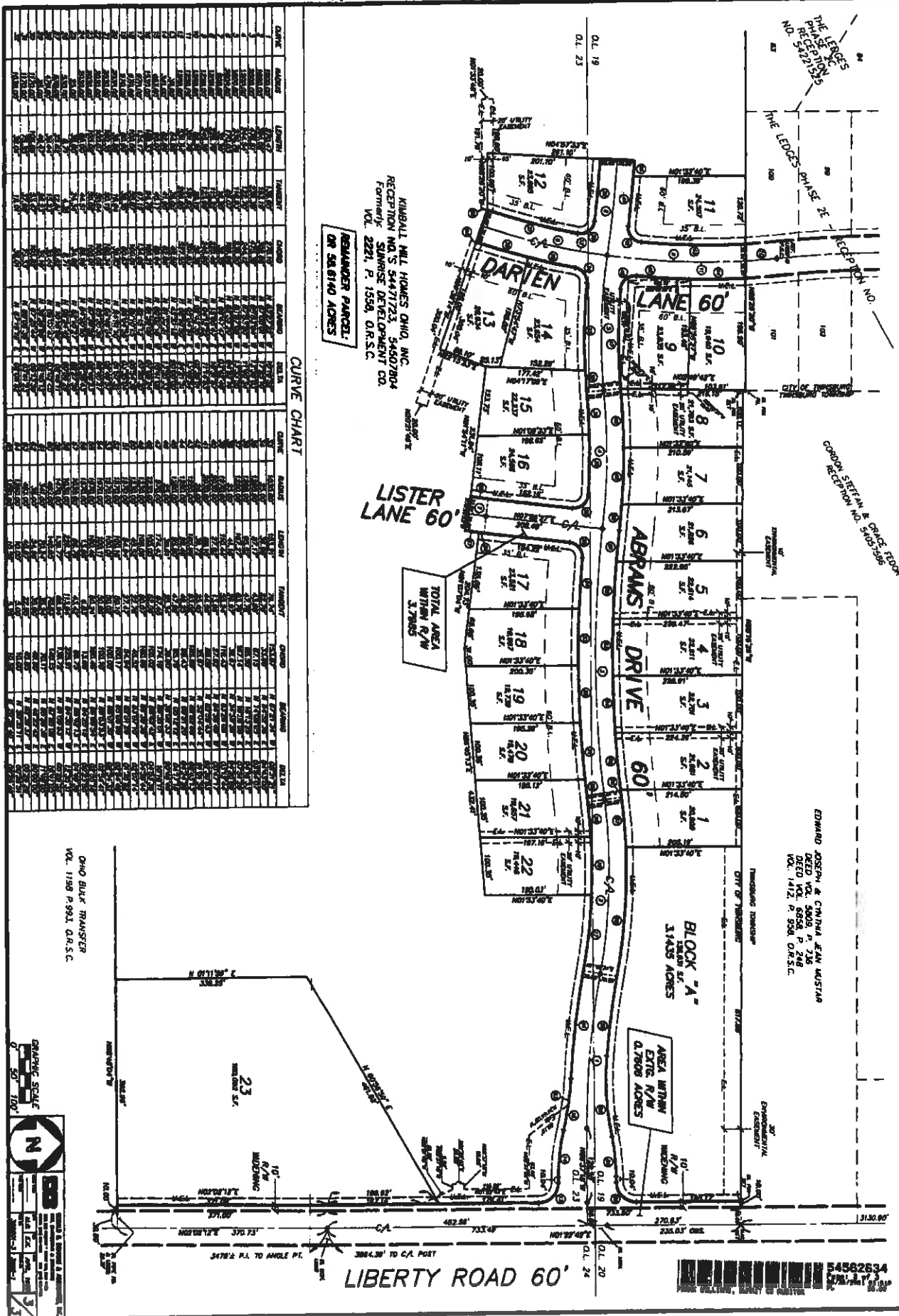
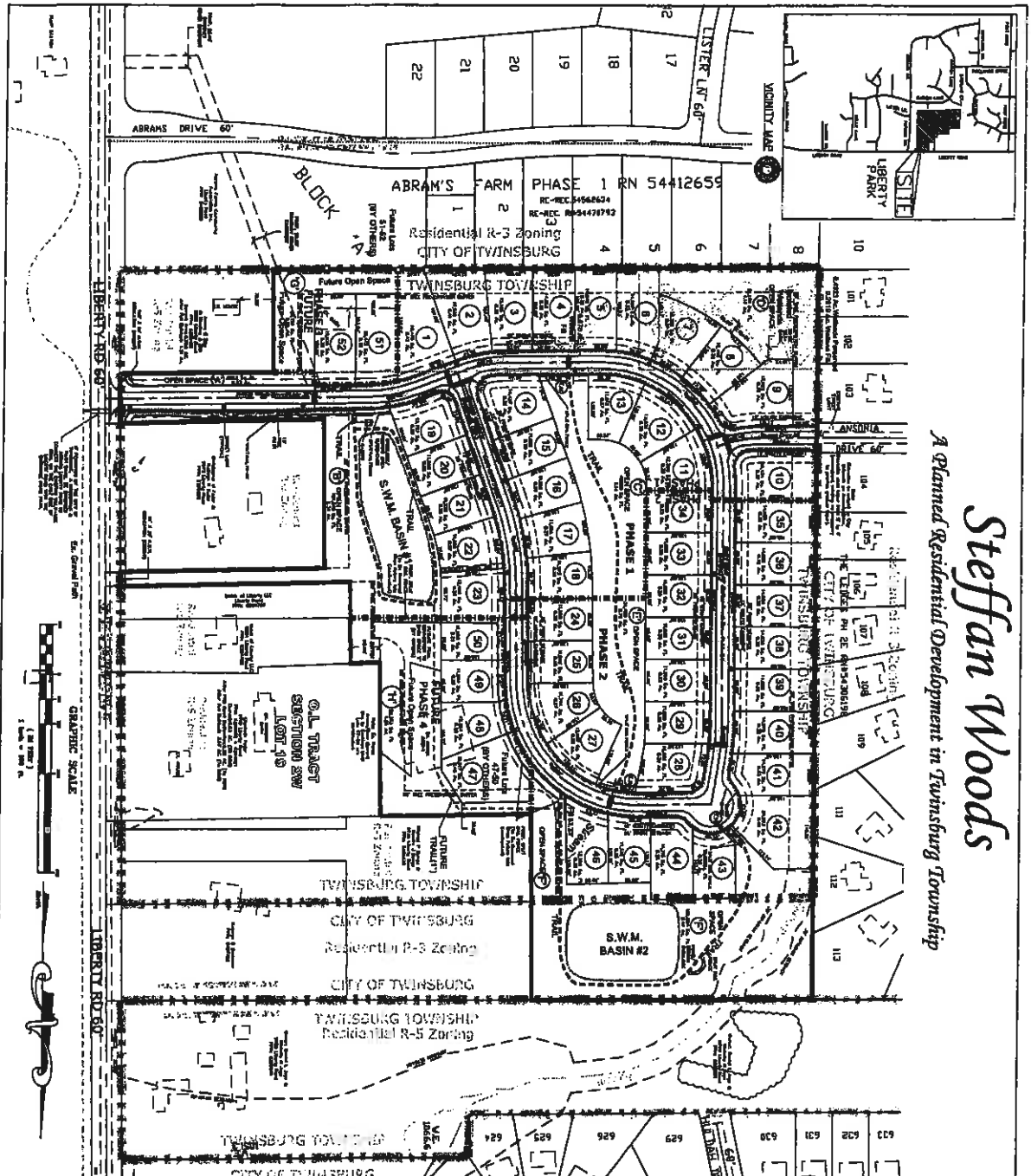


EXHIBIT "G"

Steffan Woods A Planned Residential Development in Twinsburg Township



REVISED 11/5/12

NO.	DESCRIPTION	AREA (AC)	PERCENTAGE	REMARKS
622	SEE SUMMARY			
623	SEE SUMMARY			
624	SEE SUMMARY			
625	SEE SUMMARY			
626	SEE SUMMARY			
627	SEE SUMMARY			
628	SEE SUMMARY			
629	SEE SUMMARY			
630	SEE SUMMARY			
631	SEE SUMMARY			
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PRELIMINARY PLAN

12/01/12

SHEET 5

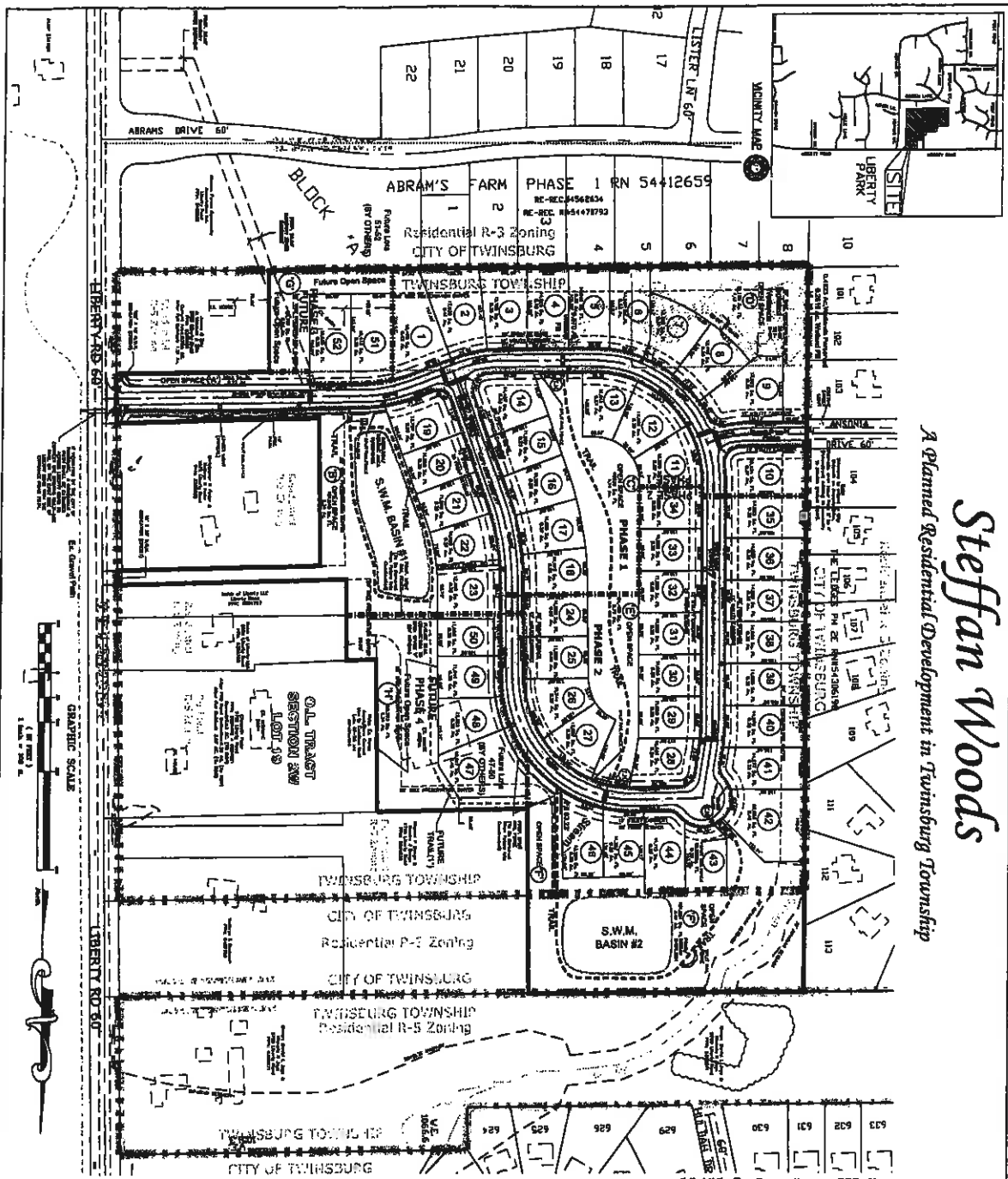
POLARIS ENGINEERING & SURVEYING, INC.
3680 SHARON ROAD - SUITE 0
MILLERSVILLE, OHIO 44604
(419) 944-4433 (419) 944-4433 (419) 944-3722 (Fax)
www.polaris-es.com

**STEFFAN WOODS
PLANNED RESIDENTIAL
DEVELOPMENT**

TWINSBURG TOWNSHIP - SUMMIT COUNTY - OHIO

Drees HOMES
The Drees Company
6650 West Snowflake Road, Suite 1
Brevardville, OH 44141
Contact Mark Koptowitz
MK(440)7664004

REVISION 11/5/12



Steffan Woods

A Planned Residential Development in Twinsburg Township

LOT #	AREA (AC)	PERCENTAGE	REMARKS
629	0.25	0.25%	Future Open Space
630	0.25	0.25%	Future Open Space
631	0.25	0.25%	Future Open Space
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712	0.25	0.25%	Future Open Space

POLARIS ENGINEERING & SURVEYING, INC.
3900 GARDNER ROAD - SUITE D
MILLSBORO VILLAGE, OHIO 44130
(419) 934-9400 FAX (419) 934-9401
www.polaris-ohio.com

**STEFFAN WOODS
PLANNED RESIDENTIAL
DEVELOPMENT**

TWINSBURG TOWNSHIP - SUMMIT COUNTY - OHIO

Drees
HOMELIFE
The Drees Company
Central Division, Suite 1
6650 West Sycamore Road, Solon, OH 44144
Contact: Mark Koperanah
Mark@drees.com
Tel: (440) 764-8438

PRELIMINARY PLAN

DATE: 12/01/12

BY: [Signature]

1 5

REVISIONS:

NO.	DATE	DESCRIPTION
1	12/01/12	PRELIMINARY PLAN