

Situated in the Township of Auburn, County of Geauga and State of Ohio and being a part of Lot No. 30, Tract Three in Township 6, Range 8 of the Connecticut Western Reserve

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S. 7/21/05

OFFICE OF THE
GEAUGA COUNTY ENGINEER



Bearings are based upon Grid North by GPS observation from Geauga County GPS Monument 1687.

Sanctuary Dr. - 60'

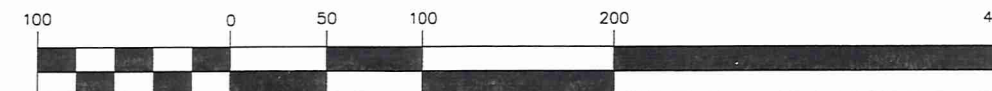
Michael T. & Tamara M. Skolaris
vol. 1764, pg. 381
parcel #01-118915
S/L 25 The Preserve at Stonewater Subdivision
Plat vol.37, pg. 123

Hambden Properties, LLC
vol. 1742, pg. 186
parcel #01-083900

Lot B
2.5546 Total Acres
-0.1205 Acres in R/W
2.4341 Residual

Camille A. & Gary J. Verbic, Sr.
vol. 1749, pg. 2012
parcel #01-118829

Lot A
2.4074 Total Acres
-0.1784 Acres in R/W
2.2290 Residual



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

Geauga County

1" iron pin fd. in mon box

Crackel Road - 60'

Portage County

Auburn Road - 60'

POB Lot A 2,410.95' from a 1" iron pin fd. in a mon. box at the intersection of the centerline of Crackel Rd. with the centerline of Auburn Rd.

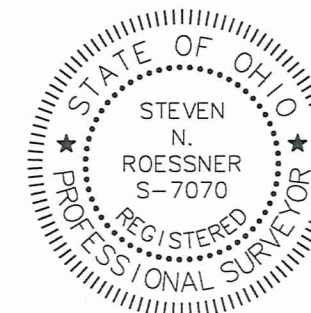
POB Lot B 2,152.04' from a 1" iron pin fd. in a mon. box at the intersection of the centerline of Crackel Rd. with the centerline of Auburn Rd.

- = 5/8" rebar fd. 30" long capped Foresight Engineering
- = 5/8" rebar set 30" long capped Foresight Engineering

This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

This plat represents a survey which meets the minimum standards for a boundary survey in The State of Ohio as specified in the Administrative Code Chapter 4733-37. Surveyed March 2004 by Foresight Engineering Group, Inc. under the supervision of Steven N. Roessner, P.S. 7070.

Steven N. Roessner 7/21/05
Steven N. Roessner, P.S. 7070
Foresight Engineering Group, Inc. Date



CURVE TABLE						
CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	90°08'06"	47.19'	30.00'	30.07'	N45°47'56"W	42.48'
C2	19°48'20"	131.36'	380.00'	66.34'	N10°38'03"W	130.70'

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.95	N00°43'53"W
L2	30.00	N00°52'00"W

Foresight Engineering Group
Engineers & Surveyors
440 286-1010
440 286-1034 fax
320 Center Street, Unit F
Chardon, Ohio 44024

SCALE: Horz. 1" = 100' Vert. None
FILE NAME: Som10401/Outlot 1 split
DATE: July 20, 2005

REVISIONS:

Hambden Properties, LLC
Parcel #01-083900
Auburn Twp. - Geauga County - Ohio
Lot 30, Tract 3 - Lot Split

Survey Description
For
Lot A
July 20, 2005

Situated in the Township of Auburn, County of Geauga and State of Ohio and being a part of Lot No. 30, Tract 3 in Township 6, Range 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning on the centerline of Crackle Road, (60 feet wide), said beginning being located South $89^{\circ}08'00''$ West a distance of 2410.95 feet from a 1 inch iron pin found in a monument box at the intersection of the centerline of said Crackle Road with the centerline of Auburn Road, (60 feet wide);

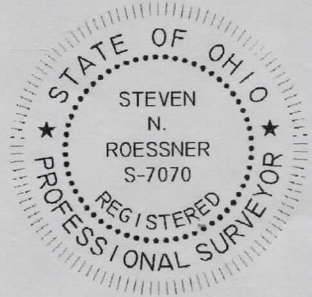
- Course I. Thence North $00^{\circ}52'00''$ West along an easterly right of way line of Sanctuary Drive, 60 feet wide, a distance of 30.00 feet to a 5/8 inch rebar found;
- Course II. Thence along an easterly right of way line of Sanctuary Drive on the arc of a non-tangential curve deflecting to the right, along and having a delta of $90^{\circ}08'06''$, a length of 47.19 feet, a radius of 30.00 feet, a tangent of 30.07 feet, and a chord which bears North $45^{\circ}47'56''$ West a distance of 42.48 feet to a 5/8 inch rebar found;
- Course III. Thence North $00^{\circ}43'53''$ West along an easterly right of way line of Sanctuary Drive a distance of 40.95 feet to a 5/8 inch rebar found;
- Course IV. Thence along an easterly right of way line of Sanctuary Drive on the arc of a curve deflecting to the left having a delta of $19^{\circ}48'20''$, a length of 131.36 feet, a radius of 380.00 feet, a tangent of 66.34 feet, and a chord which bears North $10^{\circ}38'03''$ West a distance of 130.70 feet to a 5/8 inch rebar found at a southwesterly corner of parcel #01-118915 owned by Michael T. and Tamara M. Skolaris by deed recorded in volume 1764, page 381 of the Geauga County Records, said corner also being the southwesterly corner of subplot 25 of the Preserve at Stonewater Subdivision as recorded in volume 37, page 123 of the Geauga County Records of Plats;
- Course V. Thence North $70^{\circ}31'17''$ East along the southerly property line of said Parcel # 01-118915 a distance of 295.59 feet to a 5/8 inch rebar found;
- Course VI. Thence North $27^{\circ}42'43''$ East along the southerly property line of said Parcel # 01-118915a distance of 249.26 feet to a 5/8 inch rebar found;
- Course VII. Thence North $89^{\circ}16'07''$ East along the Southerly property line of said Parcel # 01-118915 a distance of 88.53 feet to a 5/8 inch rebar found;
- Course VIII. Thence South $27^{\circ}42'43''$ West along a new division line a distance of 368.73 feet, to a 5/8 inch rebar set:

Course IX. Thence South 00°43'53" East along a new division line a distance of 219.04 feet to the centerline of Crackel Road, passing through a 5/8 inch rebar at a distance of 189.04 feet;

Course X. Thence South 89°08'00" West a distance of 258.91 feet, along the centerline of Crackel Road, to the place of beginning and containing 2.4074 acres of land of which 0.1784 acres are within the right of way of Crackel Road. This description is based upon a survey performed in March 2004 by Foresight Engineering Group under the supervision of Steven N. Roessner, P.S. 7070. Bearings are based upon Grid North as observed by GPS using Geauga County GPS Monument 1687. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is recorded in Vol. 1742, Page 186 of Geauga County Record of Deeds.

There is also granted unto The Cleveland Electric Illuminating Company, Alltell Corporation, Star Cable and The East Ohio Gas Company, all Ohio Corporations, their successors and assigns (hereinafter referred to as the Grantees) a permanent right-of-way easement twelve feet (12') in width under, over and through, parallel and contiguous to all road lines and the westerly line of lands described above, to construct, place, operate, maintain, repair, reconstruct or relocate such underground electric, gas, communication cables, ducts, conduits, pipes, gas pipe lines, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantees for distributing, transporting and transmitting electricity, gas and communication signals, 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 any and all facilities not contemplated in the rights conveyed to grantees 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, gas and communication facilities, the right to install, repair, augment and maintain service cables and pipe lines 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 right-of -way and easement grant.

Steven N. Roessner
STEVEN N. ROESSNER, P.S. #7070
FORESIGHT ENGINEERING GROUP, INC.
7/21/05
DATE



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. *7/21/05*
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Survey Description
For
Lot B

July 20, 2005

Situated in the Township of Auburn, County of Geauga and State of Ohio and being a part of Lot No. 30, Tract 3 in Township 6, Range 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning on the centerline of Crackle Road, (60 feet wide), said beginning located South $89^{\circ}08'00''$ West a distance of 2152.04 feet from a 1 inch iron pin found in a monument box at the intersection of the centerline of said Crackle Road with the centerline of Auburn Road, (60 feet wide);

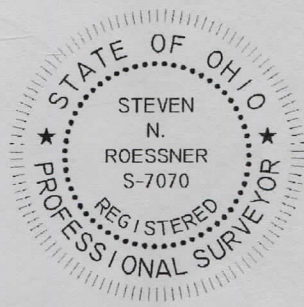
- Course I. Thence North $00^{\circ}43'53''$ West along a new division line a distance of 219.04 feet to a 5/8 inch rebar set, passing through a 5/8 inch rebar set at a distance of 30.00 feet;
- Course II. Thence North $27^{\circ}42'43''$ East along a new division line a distance of 368.73 feet, to a 5/8 inch rebar found on a southerly line of Parcel # 01-118915 owned by Michael T. and Tamara M. Skolaris by deed recorded in Volume 1764, Page 381 of Geauga County Record of Deeds, said southerly line also being a southerly line of subplot 25 of the Preserve at Stonewater Subdivision as recorded in volume 37, page 123 of the Geauga County Records of Plats;
- Course III. Thence North $65^{\circ}14'50''$ East along the southerly property line of said Parcel # 01-118915 a distance of 124.98 feet to a 5/8 inch rebar found;
- Course IV. Thence North $89^{\circ}16'07''$ East along the southerly property line of said Parcel # 01-118915 a distance of 112.43 feet to a 5/8 inch rebar found at a northwesterly corner of parcel #01-118829 owned by Camille A. and Gary J. Verbic, Sr. by deed recorded in volume 1749, page 2012 of the Geauga county Records;
- Course V. Thence South $27^{\circ}42'43''$ West along a westerly line of said parcel #01-118829 a distance of 477.04 feet to a 5/8 inch rebar found;
- Course VI. Thence South $00^{\circ}43'53''$ East along a westerly line of said parcel #01-118829 a distance of 174.27 feet to the centerline of Crackle Road, passing through a 5/8 inch rebar found at a distance of 144.27 feet;
- Course VII. Thence South $89^{\circ}08'00''$ West a distance of 175 feet, along the centerline of Crackle Road, to the place of beginning and containing 2.5546 acres of land of which 0.1205 acres are within the right of way of Crackle Road. This description is based upon a survey performed in March 2004 by Foresight Engineering Group under the supervision of Steven N. Roessner, P.S. 7070. Bearings are based upon Grid North as observed by GPS using Geauga

AMB 00103

County GPS Monument 1687. All 5/8 inch rebar set and found are 30 inches long capped Foresight Engineering. The prior instrument reference is recorded in Vol. 1742, Page 186 of Geauga County Record of Deeds.

There is also granted unto The Cleveland Electric Illuminating Company, Alltell Corporation, Star Cable and The East Ohio Gas Company, all Ohio Corporations, their successors and assigns (hereinafter referred to as the Grantees) a permanent right-of-way easement twelve feet (12') in width under, over and through, parallel and contiguous to all road lines and the westerly line of lands described above, to construct, place, operate, maintain, repair, reconstruct or relocate such underground electric, gas, communication cables, ducts, conduits, pipes, gas pipe lines, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantees for distributing, transporting and transmitting electricity, gas and communication signals, 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 any and all facilities not contemplated in the rights conveyed to grantees 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, gas and communication facilities, the right to install, repair, augment and maintain service cables and pipe lines 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 right-of-way and easement grant.

Steven N. Roessner
STEVEN N. ROESSNER, P.S. #7070
FORESIGHT ENGINEERING GROUP, INC.
7/21/05
DATE



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