

Parcel No. 1
Theodore Haueter
Vol. 1111, Pg. 890
Parcel #01-046000

Parcel No. 2
Theodore Haueter
Vol. 1111, Pg. 890
Parcel #01-046100

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

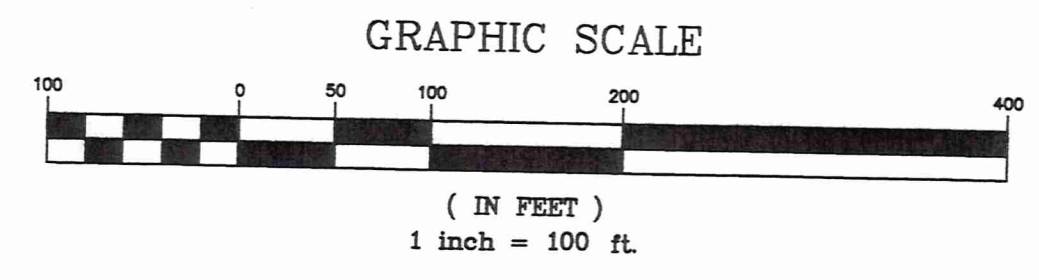


Crackel Development, LLC.
Vol. 1735, Pg. 1064
Parcel #01-083800

George J. Poptic, Jr.
(Second Parcel)
Vol. 856, Pg. 540
Parcel #01-118049
20 Ac. Calc.
20.0149 Ac. Calc.

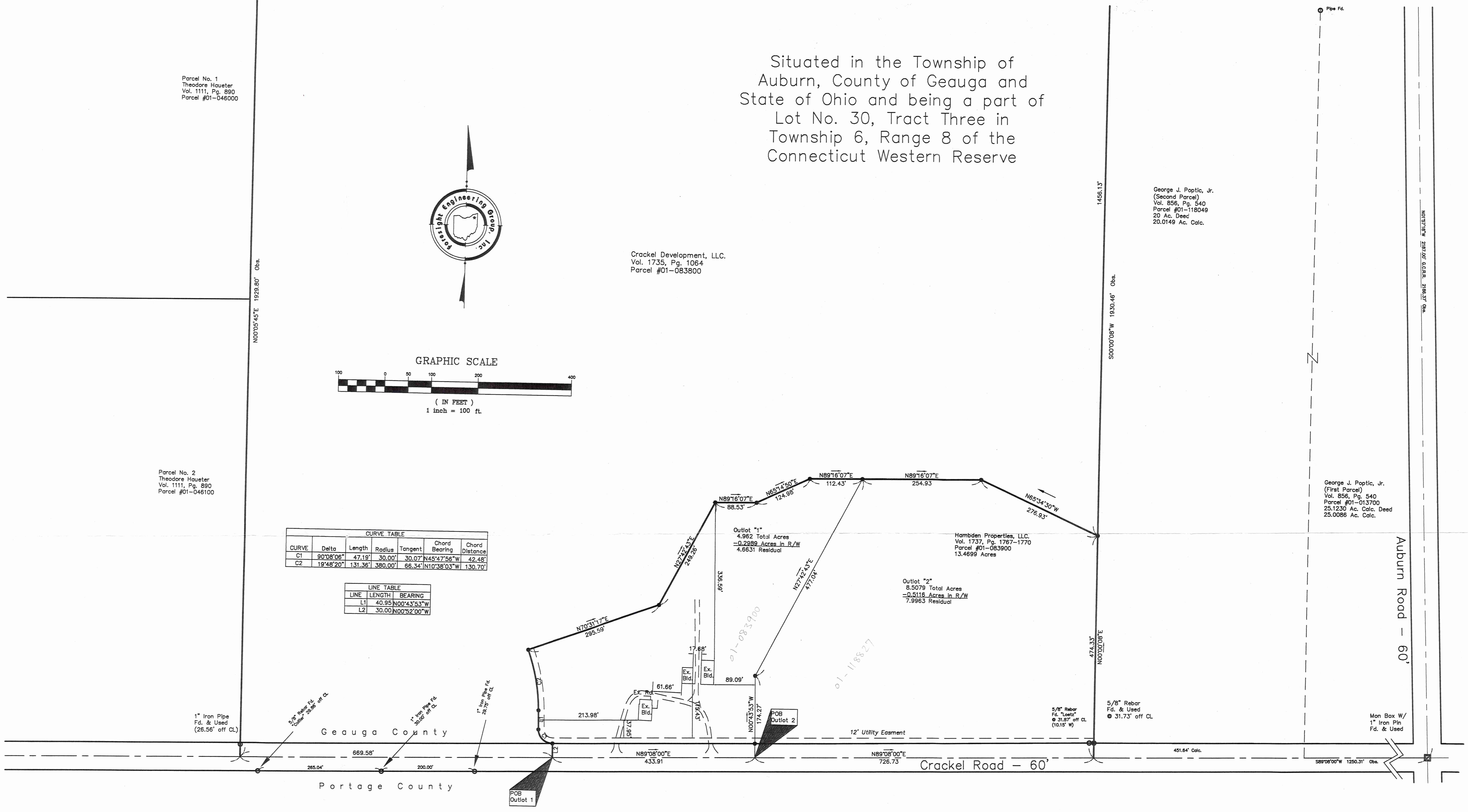
George J. Poptic, Jr.
(First Parcel)
Vol. 856, Pg. 540
Parcel #01-013700
25.1230 Ac. Calc. Deed
25.0086 Ac. Calc.

Hambden Properties, LLC.
Vol. 1737, Pg. 1767-1770
Parcel #01-083900
13.4699 Acres



CURVE TABLE					
CURVE	Delta	Length	Radius	Tangent	Chord Bearing
C1	90°08'06"	47.19'	30.00'	30.07'	N45°47'56"W 42.48'
C2	19°48'20"	131.38'	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



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

- Pertinent Documents and Sources of Data Used**
1. Deed and Plat Maps as listed hereon
 2. Geauga County GIS
 3. Map of Survey prepared by Donald Bohning & Associates for George J. Poptic, March 1991.

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 9/7/04
Steven N. Roessner, P.S. 7070
Foresight Engineering Group, Inc.



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 9/8/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Foresight Engineering Group
Engineers & Surveyors
440 288-1000
440 288-1034 fax
320 Center Street, Unit F
Chardon, Ohio 44024

SCALE : Horiz. 1" = 100'
Vert. 1" = 100'
FILE NAME:
i:\Som10401\Plat\Outlet1&2
DATE :
September 7, 2004

REVISIONS:
1. Revised per Tax Map Dept. 6-4-04

Hambden Properties, LLC
Parcel # 01-083900
Auburn Twp. - Geauga County - Ohio
Plat of Survey

RECEIVED
SEP 11 2004
PLAT ROOM

● = 5/8" rebar set 30" long capped Foresight Engineering

AMB00105

Hambden
Properties
picked up 9/8/04
01-083900
Vol. 1742-Pg. 186

Survey Description
For
Outlot 1
September 2, 2004

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), at the southwesterly corner of parcel # 01-083900 owned by Hambden Properties, LLC., as recorded in Volume 1737, Page 1767-1770 of Geauga County Record of Deeds, said corner located South 89°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°52'00" West a distance of 30.00 feet along the Easterly property line of Parcel # 01-083800 owned by Crackel Development, LLC., as recorded in volume 1735, pg. 1064, to a 5/8 inch rebar set;
- Course II. Thence along the arc of a non-tangential curve deflecting to the right, along the Easterly property line of said Parcel # 01-083800, having a delta of 90°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°47'56" West a distance of 42.48 feet to a 5/8 inch rebar set;
- Course III. Thence North 00°43'53" West a distance of 40.95 feet along the Easterly property line of said Parcel # 01-083800, to a 5/8 inch rebar set;
- Course IV. Thence along the arc of a curve deflecting to the left, along the Easterly property line of said Parcel # 01-083800, having a delta of 19°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°38'03" West a distance of 130.70 feet to a 5/8 inch rebar set;
- Course V. Thence North 70°31'17" East a distance of 295.59 feet, along the Southerly property line of said Parcel # 01-083800, to a 5/8 inch rebar set;
- Course VI. Thence North 27°42'43" East a distance of 249.26 feet, along the Southerly property line of said Parcel # 01-083800, to a 5/8 inch rebar set;
- Course VII. Thence North 89°16'07" East a distance of 88.53 feet, along the Southerly property line of said Parcel # 01-083800, to a 5/8 inch rebar set;
- Course VIII. Thence North 65°14'50" East a distance of 124.98 feet, along the Southerly property line of said Parcel # 01-083800, to a 5/8 inch rebar set;
- Course IX. Thence North 89°16'07" East a distance of 112.43 feet, along the Southerly property line of said Parcel # 01-083800, to a 5/8 inch rebar set;
- Course X. Thence South 27°42'43" West a distance of 477.04 feet, along a new division line, to a 5/8 inch rebar set;
- Course XI. Thence South 00°43'53" East a distance of 174.27 feet, along a new division line, passing through a 5/8 inch rebar set 30 feet North of the centerline of Crackle Road, to the centerline of Crackle Road;

Course XII. Thence South 89°08'00" West a distance of 433.91 feet, along the centerline of Crackel Road, to the place of beginning and containing 4.962 acres of land of which .2989 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. 1735, Page 1064 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.

9/2/04
DATE



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

R.S. _____ *9/8/04*
OFFICE OF THE *(Legal description only)*
GEAUGA COUNTY ENGINEER

**Survey Description
For
Outlot 2**

September 7, 2004

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°08'00" West a distance of 1977.04 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°43'53" West a distance of 174.27 feet, through a 5/8 inch rebar set 30 feet North of the centerline of Crackle Road, along a new division line, to a 5/8 inch rebar set;
- Course II. Thence North 27°42'43" East a distance of 477.04 feet, along a new division line, to a 5/8 inch rebar set along the Southerly property line of Parcel # 01-083800 owned by Crackle Development, LLC., as recorded in Volume 1735, Page 1064 of Geauga County Record of Deeds;
- Course III. Thence North 89°16'07" East a distance of 254.93 feet, along the Southerly property line of said Parcel # 01-083800, to a 5/8 inch rebar set;
- Course IV. Thence South 65°34'30" East a distance of 276.93 feet along the Southerly property line of said Parcel # 01-083800, to a 5/8 inch rebar set along the Westerly property line of Parcel # 01-118049 owned by George J. Poptic, Jr., (second parcel) as recorded in Volume 856, Page 540 of Geauga County Record of Deeds;
- Course V. Thence South 00°00'08" West a distance of 474.33 feet, along the Westerly property line of said Parcel # 01-118049, passing through a 5/8 inch rebar found 31.73 feet North of the centerline of Crackle Road, to the centerline of Crackle Road;
- Course VI. Thence South 89°08'00" West a distance of 726.73 feet along the centerline of Crackle Road, to the point of beginning and containing 8.5079 acres of land of which 0.5116 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 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. 1735, Page 1064 of Geauga County Record of Deeds.

There is also granted unto The Cleveland Electric Illuminating Company, Alltel 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

AUB-00105

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 9/7/04
STEVEN N. ROESSNER, P.S. #7070
FORESIGHT ENGINEERING GROUP, INC. DATE



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

R.S. _____ *9/8/04*
OFFICE OF THE *(parcel description only)*
GEAUGA COUNTY ENGINEER

RECEIVED
SEP 07 2004
ENGINEERS
GEAUGA COUNTY