

# PLAT OF SURVEY

Situated in the Township of Auburn, County of Geauga and the State of Ohio, and known as being part of Lot No. 16 of Section No. 5 and Lot No. 17 of Section No. 6 in Tract No. 1 within said Township and being lands as conveyed to Geauga Woodiebrook Farms Ltd. by deeds recorded in Volume 1734, Page 2549 and Volume 1737, Page 3120 of the Geauga County Deed Records.

I certify to Geauga Woodiebrook Farms Ltd. that I have prepared this Plat and that it is based on a survey made by me in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code governing land surveys in the State of Ohio.

The bearings shown on this Plat are oriented to an assumed meridian and intended to indicate angular relationships only.

Distances are expressed in U.S. Survey Feet and decimal parts thereof.

The above certification is intended only to those parties named herein, and is valid only when accompanied by an ORIGINAL SIGNATURE below.

Lawrence Wilson assumes no liability for the use of unauthorized copies of the Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of the Survey.

This survey is LIMITED IN SCOPE to surveying lands conveyed to Geauga Woodiebrook Farms Ltd. by deeds recorded in Volume 1734, Page 2549 and Volume 1737, Page 3120 of the Geauga County Deed Records, and is based ONLY on the documents shown on this Plat and those documents contained in Fidelity National Title Insurance Company's Commitment File Number 12952001-11 dated May 11, 2004. Lawrence Wilson and Associates assumes NO liability for the existence of any other documents that may affect the surveyed premises. THIS SURVEY SPECIFICALLY DOES NOT LOCATE ANY UNDERGROUND STRUCTURE AND NO LIABILITY IS ASSUMED FOR THE EXISTENCE, LOCATION, CONDITION, TYPE OR SIZE OF SAME.

Lawrence Gordon Wilson  
Ohio Professional Surveyor No. 5807



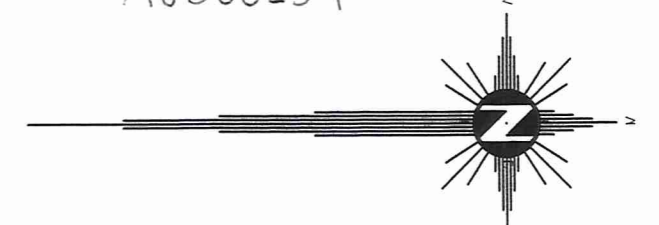
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

PAK 10/18/04  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

Date: OCTOBER 5, 2004

Lawrence Wilson and Associates  
Real Estate Development Planning and Surveying  
401 South Street  
Chardon, Ohio 44024  
Phone: 440-286-2855  
FAX: 440-285-3161

CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TAN	BEARING	CHORD
C1	30.00	50.71	96°51'21"	35.82	N40°44'17"W	44.89
C2	285.94	138.06	27°39'51"	70.40	S77°00'07"W	136.73



Land Remaining in the Name of:  
**SQUIRE WOODS, INC.**  
 Volume 1734, Page 2554

Michael J. and Majida M. Atol  
 Volume 1328, Page 99

Lot No. 16, Section No. 5, Tract No. 1  
 Lot No. 17, Section No. 6, Tract No. 1

Frank D. and Joyce A. Madej  
 Volume 609, Page 817

1981.26' Record and Used  
 S. 89° 16' 47" E.

Donald M. Lavan, Jr. and  
 Phyllis K. Lavan, Trustees  
 Volume 1474, Page 1032  
 Instrument No. 2002000626528

5/8" iron pin found & used at  
 N. 89° 16' 47" W. 50.23' from center line

Land Remaining in the Name of:  
**SQUIRE WOODS, INC.**  
 Volume 1734, Page 2554

**Parcel 1**  
 2.959 Acres Total  
 2.658 Acres Less RW  
 (0.120 Acres Vol. 1737, Pg. 3120)  
 (2.839 Acres Vol. 1734, Pg. 2549)

**Parcel 2**  
 2.199 Acres Total  
 2.077 Acres Less RW

**Parcel 3**  
 2.143 Acres Total  
 2.021 Acres Less RW

Original Lot No. 16  
 Original Lot No. 17

**WOODLEBROOK INVESTMENT CORP.**  
 VOLUME 1734, PAGE 2561

Concrete/Note of Ohio Right-of-Way  
 Monument with Brass Plate found and used at  
 N. 82° 30' 10" W. 29.905' from origin centerline

Concrete/Note of Ohio Right-of-Way Monument  
 with Brass Plate found and used at S. 82° 30' 10" E.  
 29.905' from angle in centerline.

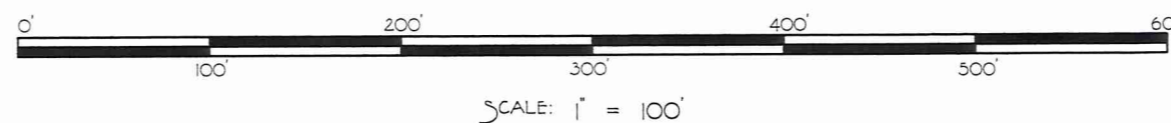
**Ravenna**

**Road**

**S. R. 44**

**60'**

Unless otherwise stated, one inch  
 iron pipes with cap marked L. Wilson  
 P/S 5807 set where indicated by:



AUB00254  
AUB00254

Woodiebrook Farms  
picked up 10-08-04  
01-118814  
Vol. 1776 - Pg. 2399

Situated in the Township of Auburn, County of Geauga and the State of Ohio, and known as part of Lot No. 17 of Section No. 6 in Tract No. 1 within said Township and further described as follows:

Beginning in the center line of Ravenna Road (State Route 44) at the Northeasterly corner of land conveyed to Geauga Woodiebrook Farms, Ltd. by deed recorded in Volume 1737, Page 3120 of the Geauga County Deed Records, said place of beginning bearing S. 07° 41' 23" W. along said center line a calculated distance of 977.37 feet from the intersection of said Ravenna Road and the center line of Stafford Road;

- Course No. 1:** Thence N. 82° deg. 18' 37" W. along the northerly boundary of said Geauga Woodiebrook Farms, Ltd. 30.00 feet to one inch iron pipe set in the westerly right-of-way of said Ravenna Road;
- Course No. 2:** Thence Northwesterly, continuing along said boundary, along a curve deflecting to the left by a radius of 30.00 feet, an arc distance of 50.71 feet, the central angle of said curve being 96° 51' 21" , the chord of said curve being N. 40° 44' 17" W. 44.89 feet to a one inch iron pipe set;
- Course No.3:** Thence N. 89° 09' 58" W., continuing along said boundary, 112.45 feet to a one inch iron pipe set;
- Course No. 4:** Thence Southwesterly, continuing along said boundary, along a curve deflecting to the left by a radius of 285.94 feet, an arc distance of 138.06 feet, the central angle of said curve being 27° 39' 51" , the chord of said curve being S. 77° 00' 07" W. 136.73 feet to a one inch iron pipe set to the northwesterly corner thereof;
- Course No. 5:** Thence S. 00° 50' 02" W. along the westerly boundary of said Geauga Woodiebrook Farms Ltd. and along the westerly boundary of additional land conveyed to said Geauga Woodiebrook Farms Ltd. by deed recorded in Volume 1734, Page 2549 of the aforesaid deed records, said westerly boundary also being the easterly boundary of land conveyed to Squire Woods Inc. by deed recorded in Volume 1734, Page 2554 of the aforesaid deed records, a total distance of 434.95 feet to a one inch iron pipe set;

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PLANNING DEPARTMENT

**Course No. 6:**

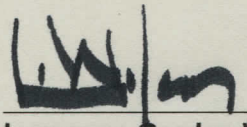
Thence S. 88° 50' 44" E., through a one inch iron pipe set at 222.66 feet, a total distance of 252.86 feet to the center line of said Ravenna Road;

**Course No. 7:**

Thence N. 07° 41' 23" E. along said center line 434.99 feet to the place of beginning, containing 2.959 acres, of which 2.658 acres are exclusive of the Right-of-Way of said Ravenna Road, being all of the land (0.120 acres) from aforesaid Volume 1737, Page 3120 and part of the land (2.839 acres) from aforesaid Volume 1734, Page 2549, as surveyed in June, 2004 by Lawrence Wilson, Ohio Professional Surveyor No. 5807.

The bearings in this description are oriented to an assumed meridian and are intended to indicate angular relationships only.

This description is of part of land conveyed to Geauga Woodiebrook Farms Ltd. by deed recorded in Volume 1734, Page 2549 (2.839 Acres) and all of land conveyed to Geauga Woodiebrook Farms Ltd. by deed Volume 1737, Page 3120 (0.120 Acres) of the Geauga County Deed Records.



Lawrence Gordon Wilson  
Ohio Professional Surveyor No. 5807

Oct. 5, 2004  
Date



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

PAK 10/8/04

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

RECEIVED  
OCT 08 2004  
COUNTY ENGINEER

Situated in the Township of Auburn, County of Geauga and the State of Ohio, and known as part of Lot No. 16 of Section No. 5 and Lot No. 17 of Section No. 6 in Tract No. 1 within said Township and further described as follows:

Beginning in the center line of Ravenna Road (State Route 44) at the Northeasterly corner of land conveyed to Geauga Woodiebrook Farms, Ltd. by deed recorded in Volume 1737, Page 3120 of the Geauga County Deed Records, said place of beginning bearing S. 07° 41' 23" W. along said center line a calculated distance of 977.37 feet from the intersection of said Ravenna Road and the center line of Stafford Road;

Thence S. 07° deg. 41' 23" W. along said Ravenna Road center line 612.65 feet to the principal place of beginning of the land herein intended to be described;

**Course No. 1:** Thence N. 88° deg. 50' 44" W., through a one inch iron pipe set at 30.20 feet and in the westerly right-of-way of said Ravenna Road, a total distance of 532.21 feet to a one inch iron pipe set in the westerly boundary of land conveyed to Geauga Woodiebrook Farms Ltd. by deed recorded in Volume 1734, Page 2549 of the aforesaid deed records, said westerly boundary also being the easterly boundary of land conveyed to Squire Woods Inc. by deed recorded in Volume 1734, Page 2554 of the aforesaid deed records;

**Course No. 2:** Thence S. 00° 50' 02" W., along said common boundary, 27.99 feet to a one inch iron pipe set at an angle therein;

**Course No. 3:** Thence S. 07° 39' 21" W., continuing along said common boundary, 149.47 feet to a one inch iron pipe set in the northerly boundary of land conveyed to Woodiebrook Investment Corporation by deed recorded in Volume 1734, Page 2561 of the aforesaid deed records;

**Course No. 4:** Thence S. 88° 50' 44" E. along said northerly boundary, through a one inch iron pipe set at 498.56 feet, a total distance of 528.76 feet to the center line of said Ravenna Road;

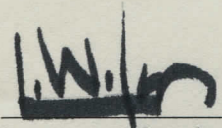
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**Course No. 5:**

Thence N. 07° 41' 23" E. along said center line 177.65 feet to the principal place of beginning, containing 2.143 acres, of which 2.021 Acres are exclusive of the Right-of-Way of said Ravenna Road, as surveyed in June, 2004 by Lawrence Wilson, Ohio Professional Surveyor No. 5807.

The bearings in this description are oriented to an assumed meridian and are intended to indicate angular relationships only.

This description is of part of land conveyed to Geauga Woodiebrook Farms Ltd. by deed recorded in Volume 1734, Page 2549 of the Geauga County Deed Records.



Lawrence Gordon Wilson  
Ohio Professional Surveyor No. 5807



Oct. 5, 2004  
Date

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
PAK 10/8/04  
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GEAUGA COUNTY ENGINEER

10/5/04 - 10/8/04

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Thence S. 07° deg. 41' 23" W. continuing along said Ravenna Road center line 434.99 feet to the principal place of beginning of the land herein intended to be described;

**Course No. 1:** Thence N. 88° deg. 50' 44" W., through a one inch iron pipe set at 30.20 feet and in the westerly right-of-way of said Ravenna Road, a total distance of 252.86 feet to a one inch iron pipe set in the westerly boundary of land conveyed to Geauga Woodiebrook Farms Ltd. by deed recorded in Volume 1734, Page 2549 of the aforesaid deed records, said westerly boundary also being the easterly boundary of land conveyed to Squire Woods Inc. by deed recorded in Volume 1734, Page 2554 of the aforesaid deed records;

**Course No. 2:** Thence N. 88° 50' 44" W., continuing along said common boundary, 300.55 feet to a one inch iron pipe set at an angle therein;

**Course No. 3:** Thence S. 00° 50' 02" W., continuing along said common boundary, 176.50 feet to a one inch iron pipe set;

**Course No. 4:** Thence S. 88° 50' 44" E., through a one inch iron pipe set at 502.01 feet, a total distance of 532.21 feet to the center line of said Ravenna Road;

692 - 4005 80 130

**Course No. 5:**

Thence N. 07° 41' 23" E. along said center line 177.66 feet to the principal place of beginning, containing 2.199 acres, of which 2.077 Acres are exclusive of the Right-of-Way of said Ravenna Road, as surveyed in June, 2004 by Lawrence Wilson, Ohio Professional Surveyor No. 5807.

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Lawrence Gordon Wilson  
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Oct. 5, 2004

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OCT 05 2004 - Rev  
10/8/04