

PLAT OF SURVEY AND LOT SPLIT MADE FOR J & R DEVELOPMENT, INC.

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GAUGA, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NOS. 27, 28, 29 AND 38, TRACT ONE, NOW IN...

BAINBRIDGE TOWNSHIP
COUNTY OF GAUGA, STATE OF OHIO
SCALE: 1"=100' SEPT. 2000
Revised October 2, 2000

LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
Village Station, Building 2-A 401 South Street Chardon, Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3333

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE EXAMINED THE PREPARED AND SUBMITTED TO ME BY THE ENGINEER WITH THE NECESSARY INSTRUMENTS AND RECORDS AND HAVE FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC ACTS IN THIS STATE AND I HEREBY CERTIFY THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THE SAME ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC ACTS IN THIS STATE AND I HEREBY CERTIFY THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

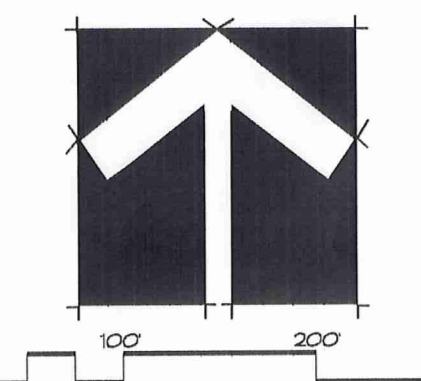
STEVEN J. LESSMAN, OHIO PROFESSIONAL SURVEYOR NO. 7076



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

OFFICE OF THE GAUGA COUNTY ENGINEER

NUMBER	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C-1	180.00	97.45-02	256.70	100.92	N. 70° 38' 47" W.
C-2	480.00	205.44-42	431.25	258.10	N. 12° 08' 08" E.
C-3	40.00	307.00-00	62.68	40.00	S. 87° 48' 48" W.
C-4	300.00	307.38-58	9.25	1.62	N. 38° 18' 17" W.
C-5	40.00	307.00-00	62.68	40.00	S. 87° 48' 48" W.
C-6	800.00	107.24-47	150.85	74.64	N. 60° 18' 07" E.
C-7	800.00	97.38-09	230.79	153.78	N. 87° 48' 48" W.
C-8	800.00	107.24-47	150.85	74.64	N. 60° 18' 07" E.
C-9	210.00	107.24-47	100.99	59.48	N. 45° 18' 32" E.
C-10	210.00	271.48-18	106.63	59.48	N. 78° 30' 44" E.
C-11	100.00	395.30-57	16.68	3.66	N. 45° 18' 32" E.
C-12	300.00	307.48-28	177.25	100.62	N. 89° 02' 17" E.
C-13	420.00	307.41-17	298.66	129.68	N. 22° 28' 22" E.
C-14	783.08	107.24-47	142.52	74.65	N. 38° 18' 17" E.
C-15	400.00	307.38-58	66.67	14.84	N. 38° 18' 17" E.
C-16	380.00	97.01-17	5.87	2.84	N. 78° 04' 07" E.
C-17	380.00	297.45-17	11.38	5.47	N. 65° 18' 30" E.
C-18	40.00	307.00-00	62.68	40.00	S. 87° 48' 48" E.
C-19	710.00	107.24-47	189.95	101.18	N. 38° 18' 17" E.
C-20	380.00	127.43-07	100.89	58.30	N. 38° 27' 24" E.
C-21	480.00	287.42-58	282.58	17.75	N. 70° 07' 48" W.

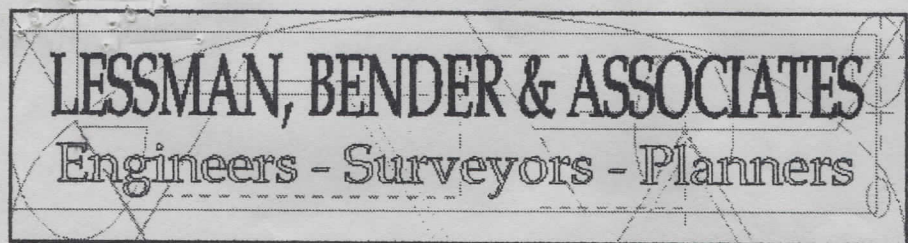


0 150 300

DATE: 10/24/00

BA100063

J.R. Development
picked up 11-6-2000
05-019051



Steven J. Lessman, P.S.
Managing Partner

Michael W. Bender, P.E.
General Partner

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LEGAL DESCRIPTION
PORTION OF PHASE 5 - PARCEL NO. 1
45.223 Acres

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Original Bainbridge Township Lot Nos. 28, 29 and 38, Tract No. One, further bounded and described as follows: Beginning on the centerline of Washington Street, width varies, at the southwesterly corner of a parcel of land conveyed to Allyson J. Lurch by deed recorded in Volume 1016, Page 456 of Geauga County records. Said point being referenced by a 3/4" iron pin monument set bearing N. 33 deg. - 14 min. - 01 sec. E., a distance of 30.02 feet;

Course No. 1 Thence N. 54 deg. - 29 min. - 20 sec. W., along the aforesaid centerline of Washington Street, a distance of 900.41 feet to the southeasterly corner of a parcel of land conveyed to The Cleveland Electric Illuminating Company by deed recorded in Volume 479, Page 805 of Geauga County records;

Course No. 2 Thence N. 33 deg. - 14 min. - 01 sec. E., along the easterly line of said parcel of land conveyed to the Cleveland Electric Illuminating Company, and passing through a 1/2" iron pin monument found at 32.66 feet, and a 5/8" iron pin monument found at 1,501.88 feet, a total distance of 1,502.34 feet to a point on the corporation line between Bainbridge Township and the Village of South Russell;

Course No. 3 Thence S. 84 deg. - 42 min. - 41 sec. E., along the aforesaid corporation line between Bainbridge Township and the Village of South Russell, a distance of 1,672.34 feet to a 3/4" iron pin monument set at the northwesterly corner of Block E, in the Woods of Wembley Subdivision, Phase 3, as recorded by plat in Volume 29, Pages 52-56 of Geauga County records;

Course No. 4 Thence S. 05 deg. - 17 min. - 18 sec. W., along the westerly line of the aforesaid Block E, a distance of 208.93 feet to a 3/4" iron pin monument set;

Course No. 5 Thence N. 84 deg. - 24 min. - 09 sec. W., a distance of 270.19 feet to a 3/4" iron pin monument set;

Course No. 6 Thence S. 50 deg. - 30 min. - 21 sec. W., a distance of 330.36 feet to a 3/4" iron pin monument set;

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- Course No. 7 Thence S. 06 deg. – 27 min. – 26 sec. W., a distance of 145.63 feet to a 3/4" iron pin monument set;
- Course No. 8 Thence S. 38 deg. – 44 min. – 01 sec. W., a distance of 104.47 feet to a 3/4" iron pin monument set on the northerly line of a parcel of land conveyed to Marian S. Rickert by deed recorded in Volume 837, Page 757 of Geauga County records;
- Course No. 9 Thence N. 51 deg. – 15 min. – 59 sec. W., along the northerly line of said parcel of land conveyed to Marian S. Rickert, a distance of 130.98 feet to a 3/4" iron pin monument set at the northwesterly corner thereof;
- Course No. 10 Thence S. 38 deg. – 44 min. – 01 sec. W., along the westerly line of said parcel of land conveyed to Marian S. Rickert, a distance of 350.00 feet to a 3/4" iron pin monument set at the southwest corner thereof. Said point also being in the northerly line of the aforesaid parcel of land conveyed to Allyson J. Lurch by deed recorded in Volume 1016, Page 456 of Geauga County records;
- Course No. 11 Thence N. 51 deg. – 15 min. – 59 sec. W., along the northerly line of said parcel of land conveyed to Allyson J. Lurch, a distance of 150.00 feet to a 3/4" iron pin monument set at the northwesterly corner thereof;
- Course No. 12 Thence S. 57 deg. – 42 min. – 14 sec. W., along the westerly line of said parcel of land conveyed to Allyson J. Lurch, a distance of 338.38 feet to a 3/4" iron pin monument set at an angle point therein;
- Course No. 13 Thence S. 15 deg. – 57 min. – 04 sec. W., continuing along the westerly line of said land conveyed to Allyson J. Lurch, a distance of 271.15 feet to a 3/4" iron pin monument set at an angle point therein;
- Course No. 14 Thence S. 44 deg. – 14 min. – 55 sec. W., continuing along the westerly line of said land conveyed to Allyson J. Lurch, a distance of 109.13 feet to a 3/4" iron pin monument set at an angle point therein;
- Course No. 15 Thence S. 33 deg. – 14 min. – 01 sec. W., continuing along the westerly line of said land conveyed to Allyson J. Lurch, and passing through a 3/4" iron pin monument set at 436.98 feet, a total distance of 467.00 feet to the point of beginning, and containing 45.223 acres of land, of which 0.620 acres lies within the right-of-way of Washington Street. Be the same more or less, but subject to all legal highways and easements of record;

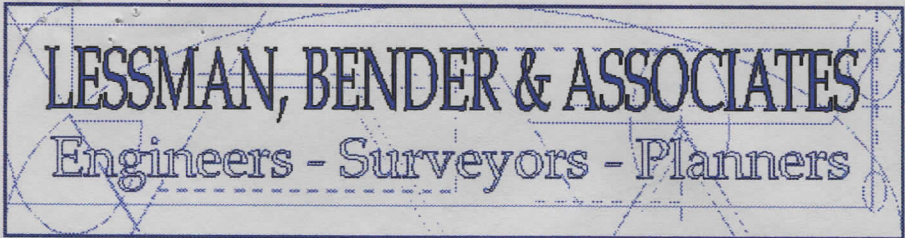
Deed of Record: Gaetana R. Ketchel, Deed Vol. 1178, Pg. 836 of Geauga County records.

Above description based upon a survey by Steven J. Lessman, Ohio Professional Surveyor No. 7078, dated November 1999. Bearings shown are to an assumed meridian and are intended for the sole purpose of describing the relative angular values between lines.

October 4, 2000
Revised Oct. 17, 2000

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

R. S. 11/3/2000
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



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 401 South Street
 Chardon, Ohio 44024

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Steven J. Lessman, P.S.
Managing Partner

Michael W. Bender, P.E.
General Partner

LEGAL DESCRIPTION
 PORTION OF **PHASE 5 – PARCEL NO. 2**
17.101 Acres

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Original Bainbridge Township Lot Nos. 28 and 29, Tract No. One, further bounded and described as follows: Beginning on the centerline of Washington Street, width varies, at the southeasterly corner of a parcel of land conveyed to Marian S. Rickert by deed recorded in Volume 1016, Page 450 of Geauga County records. Said point being referenced by a 3/4" iron pin monument set bearing N. 33 deg. – 14 min. – 01 sec. E., a distance of 30.02 feet;

Course No. 1 Thence N. 33 deg. – 14 min. – 01 sec. E., along the easterly line of the aforesaid land conveyed to Marian S. Rickert, and passing through a 3/4" iron pin monument set at 30.02 feet, a total distance of 354.64 feet to a 3/4" iron pin monument set at an angle point therein;

Course No. 2 Thence N. 76 deg. – 51 min. – 50 sec. E., continuing along the aforesaid easterly line of Marian S. Rickert, a distance of 639.42 feet to a 3/4" iron pin monument set at an angle point therein;

Course No. 3 Thence N. 38 deg. – 44 min. – 01 sec. E., continuing along the aforesaid easterly line of Marian S. Rickert, a distance of 340.74 feet to a 3/4" iron pin monument set at the northeasterly corner thereof;

Course No. 4 Thence N. 51 deg. – 15 min. – 59 sec. W., continuing along the northerly line of Marian S. Rickert, a distance of 110.00 feet to a 3/4" iron pin monument set at a point on the easterly line of a parcel of land conveyed to Marian S. Rickert by deed recorded in Volume 837, Page 757 of Geauga County records;

Course No. 5 Thence N. 38 deg. – 44 min. – 01 sec. E., along the above referenced easterly line of Marian S. Rickert, a distance of 290.00 feet to a 3/4" iron pin monument set at the northeasterly corner thereof;

Course No. 6 Thence N. 51 deg. – 15 min. – 59 sec. W., along the northerly line of the above referenced land conveyed to Marian S. Rickert, a distance of 119.02 feet to a 3/4" iron pin monument set;

- Course No. 7 Thence N. 38 deg. – 44 min. – 01 sec. E., a distance of 104.47 feet to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 8 Thence N. 06 deg. – 27 min. – 26 sec. E., a distance of 145.63 feet to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 9 Thence N. 50 deg. – 30 min. – 21 sec. E., a distance of 330.36 feet to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 10 Thence S. 84 deg. – 24 min. – 09 sec. E., a distance of 270.19 feet to a $\frac{3}{4}$ " iron pin monument set in the westerly line of Block E in the Woods of Wembley Subdivision, Phase 3, as recorded by plat in Volume 29, Pages 52-56 of Geauga County records;
- Course No. 11 Thence S. 05 deg. – 17 min. – 18 sec. W., along the westerly line of the aforesaid Block E, a distance of 133.91 feet to a $\frac{3}{4}$ " iron pin monument set at the southwesterly corner thereof. Said point also being the northwesterly corner of Block D in the above referenced subdivision;
- Course No. 12 Thence S. 05 deg. – 35 min. – 51 sec. W., along the westerly line of the aforesaid Block D, a distance of 195.16 feet to a $\frac{3}{4}$ " iron pin set at the southwesterly corner thereof;
- Course No. 13 Thence southeasterly, being the arc of a curve, deflecting to the right, an arc distance of 230.55 feet. Said arc having a radius of 460.00 feet, and a chord bearing S. 70 deg. – 07 min. – 48 sec. E., a distance of 228.14 feet to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 14 Thence S. 34 deg. – 13 min. – 42 sec. W., a distance of 60.00 feet to a $\frac{3}{4}$ " iron pin monument set on the northerly line of a parcel of land conveyed to J & R Development, Inc., by deed recorded in Volume 1179, Page 125 of Geauga County records;
- Course No. 15 Thence southwesterly along the northerly line of the above referenced parcel of land conveyed to J & R Development, Inc., being the arc of a curve, deflecting to the left, an arc distance of 669.67 feet. Said arc having a radius of 400.00 feet, and a chord bearing S. 76 deg. – 16 min. – 01 sec. W., a distance of 594.16 feet to a $\frac{3}{4}$ " iron pin monument set at a point on the westerly line thereof;
- Course No. 16 Thence S. 28 deg. – 18 min. – 20 sec. W., continuing along the aforesaid westerly line of land so conveyed to J & R Development, Inc., a distance of 116.52 feet to a $\frac{3}{4}$ " iron pin monument set at a point of curvature therein;
- Course No. 17 Thence southwesterly, continuing along the aforesaid westerly line of J & R Development, Inc., being the arc of a curve, deflecting to the right, an arc distance of 142.52 feet. Said arc having a radius of 783.03 feet, and a chord bearing S. 33 deg. – 31 min. – 11 sec. W., a distance of 142.32 feet to a $\frac{3}{4}$ " iron pin monument set at a point of tangency therein;
- Course No. 18 Thence S. 38 deg. – 44 min. – 01 sec. W., continuing along the aforesaid westerly line of said land conveyed to J & R Development, Inc., a distance of 101.60 feet to a $\frac{3}{4}$ " iron pin monument set at a point of curvature therein;

Course No. 19 Thence southwesterly, continuing along the aforesaid westerly line of said land conveyed to J & R Development, Inc., being the arc of a curve, deflecting to the left, an arc distance of 239.61 feet. Said arc having a radius of 420.00 feet, and a chord bearing S. 22 deg. - 23 min. - 25 sec. W., a distance of 236.37 feet to a 3/4" iron pin monument set at a point of tangency therein;

Course No. 20 Thence S. 06 deg. - 02 min. - 48 sec. W., continuing along the aforesaid westerly line of said land conveyed to J & R Development, Inc., a distance of 173.77 feet to a 3/4" iron pin monument set at a point of curvature therein;

Course No. 21 Thence southwesterly, continuing along the aforesaid westerly line of said land conveyed to J & R Development, Inc., being the arc of a curve, deflecting to the right, an arc distance of 36.19 feet. Said arc having a radius of 830.00 feet and a chord bearing S. 07 deg. - 17 min. - 45 sec. W., a distance of 36.19 feet to a 3/4" iron pin monument set at the northwesterly corner of a parcel of land conveyed to Gaetana R. Ketchel by deed recorded in Volume 1285, Page 242 of Geauga County records;

Course No. 22 Thence southwesterly, along the arc of a curve, deflecting to the left, an arc distance of 130.85 feet. Said arc having a radius of 330.00 feet and a chord bearing S. 36 deg. - 27 min. - 24 sec. W., a distance of 129.99 feet to a 3/4" iron pin monument set at a point of tangency;

Course No. 23 Thence S. 25 deg. - 05 min. - 51 sec. W., a distance of 109.02 feet to a 3/4" iron pin monument set at a point of curvature;

Course No. 24 Thence southwesterly, along the arc of a curve, deflecting to the right, an arc distance of 139.95 feet. Said arc having a radius of 770.00 feet, and a chord bearing S. 30 deg. - 18 min. - 15 sec. W., a distance of 139.76 feet to a 3/4" iron pin monument set at a point of tangency;

Course No. 25 Thence S. 35 deg. - 30 min. - 40 sec. W., a distance of 209.97 feet to a 3/4" iron pin monument set at a point of curvature;

Course No. 26 Thence southwesterly, along the arc of a curve, deflecting to the right, an arc distance of 62.83 feet. Said arc having a radius of 40.00 feet, and a chord bearing S. 80 deg. - 30 min. - 40 sec. W., a distance of 56.57 feet to a 3/4" iron pin monument set at a point of tangency with the sideline of Washington Street;

Course No. 27 Thence S. 35 deg. - 30 min. - 40 sec. W., a distance of 30.00 feet to a point on the centerline of Washington Street;

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Course No. 28 Thence N. 54 deg. - 29 min. - 20 sec. W., along the centerline of Washington Street, a distance of 628.20 feet to the point of beginning, and containing 17.101 acres of land, of which 0.433 acres lies within the right-of-way of Washington Street. Be the same more or less, but subject to all legal highways and easements of record;

Deed of Record: Gaetana R. Ketchel, Deed Vol. 1178, Pg. 836 of Geauga County records.

Above description based upon a survey by Steven J. Lessman, Ohio Professional Surveyor No. 7078, dated November 1999. Bearings shown are to an assumed meridian and are intended for the sole purpose of describing the relative angular values between lines.

October 24, 2000
Rev. Oct. 31, 2000

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

R.S.

11/3/2000

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Revised