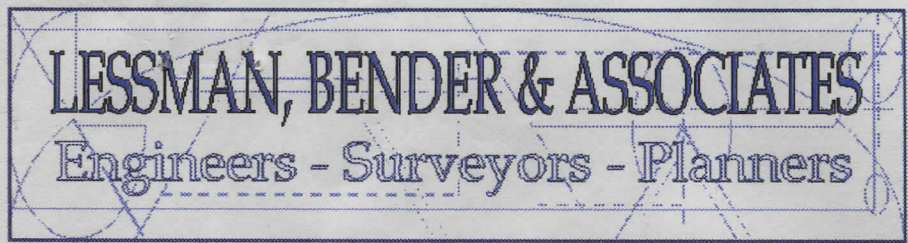


BA10006A

J+R Development
Pick up date



Steven J. Lessman, P.S.
Managing Partner 5-24-04
Michael W. Bender, P.E.
General Partner

Vol 1733 PG3012
03-019084

Village Station, Building 2A
401 South Street
Chardon, Ohio 44024

Phone: (440) 286-7204
Fax (440) 286-3535
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LEGAL DESCRIPTION
Parcel "A"
Marian S. Rickert
0.615 Acres

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 28, Tract No. One, further bounded and described as follows: Beginning at a 3/4" iron pin monument set on the westerly sideline of Woodberry Boulevard, 60 feet wide, at the southeasterly corner of Sublot No. 54 in the Woods of Wembley Subdivision, Phase No. 6, as shown by the plat recorded in Volume 36, Pages 34-38;

- Course No. 1 Thence N. 83 deg. - 32 min. - 34 sec. W., along the southerly line of said Sublot No. 54, a distance of 260.00 feet to a 3/4" iron pin monument set at the southwesterly corner thereof;
- Course No. 2 Thence S. 38 deg. - 44 min. - 01 sec. W., along an easterly line of Block G in the aforementioned Woods of Wembley Subdivision, Phase 5 as shown by the plat recorded in Volume 34, Pages 6-11, a distance of 104.47 feet to a 3/4" iron pin monument set at a point on the northeasterly 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. 3 Thence S. 51 deg. - 15 min. - 59 sec. E., along the northerly line of said parcel of land so conveyed to Marian S. Rickert, a distance of 60.00 feet to a 3/4" iron pin monument set at a point;
- Course No. 4 Thence N. 38 deg. - 44 min. - 01 sec. E., a distance of 71.40 feet to a 3/4" iron pin monument set;
- Course No. 5 Thence S. 83 deg. - 32 min. - 34 sec. E., parallel with the aforesaid southerly line of Sublot 54, a distance of 77.61 feet to a 3/4" iron pin monument set;
- Course No. 6 Thence ^NS. 59 deg. - 00 min. - 49 sec. W., a distance of 155.32 feet to a 3/4" iron pin monument set;
- Course No. 7 Thence N. 58 deg. - 15 min. - 32 sec. E, a distance of 66.80 feet to a 3/4" iron pin monument set at a point on the aforesaid westerly sideline of Woodberry Boulevard;

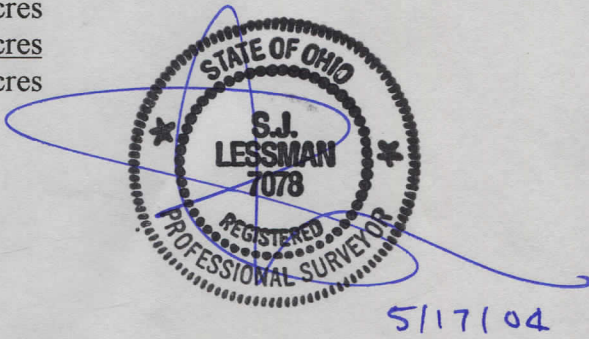
BA100064

Course No. 3 Thence northwesterly, along the westerly sideline of said Woodberry Boulevard, being the arc of a curve deflecting to the right, a distance of 98.22 feet. Said arc having a radius of 100.00 feet, and a chord bearing N. 21 deg. - 40 min. - 53 sec. W., a distance of 94.32 feet to the point of beginning and containing 0.615 acres of land. Be the same more or less, but subject to all legal highways and easements of record.

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 3, 2003
Rev. May 14, 2004

Deed of Record:	J & R Development, Inc.	
	Deed Volume 1179, Page 125	0.032 Acres
	Deed Volume 1347, Page 427	<u>0.583 Acres</u>
	Total Acres	0.615 Acres



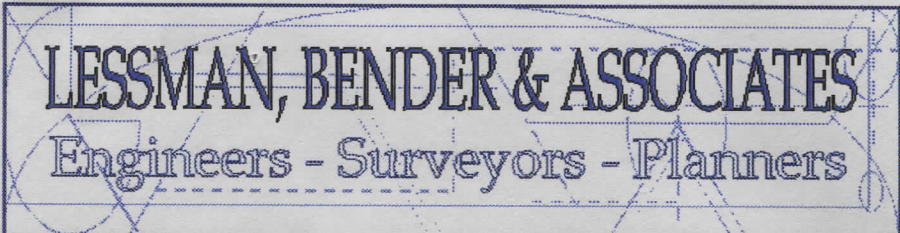
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

PAK. 5/19/04
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

1005 81 YAM

BH100064

VOL 1733 PG 3012
03-019085



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Steven J. Lessman, P.S.
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Michael W. Bender, P.E.
General Partner

LEGAL DESCRIPTION
Parcel "B"
Marian S. Rickert
0.303 Acres

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 28, Tract No. One, further bounded and described as follows: Beginning at a 3/4" iron pin monument set on the westerly sideline of Woodberry Boulevard, 60 feet wide, at the southeasterly corner of Sublot No. 54 in the Woods of Wembley Subdivision, Phase No. 6, as shown by the plat recorded in Volume 36, Pages 34-38; Thence N. 83 deg. - 32 min. - 34 sec. W., along the southerly line of said Sublot No. 54, a distance of 260.00 feet to a 3/4" iron pin monument set at the southwesterly corner thereof; Thence S. 38 deg. - 44 min. - 01 sec. W., along an easterly line of Block G in the aforementioned Woods of Wembley Subdivision, Phase 5 as shown by the plat recorded in Volume 34, Pages 6-11, a distance of 104.47 feet to a 3/4" iron pin monument set at a point on the northeasterly line of a parcel of land conveyed to Marian S. Rickert by deed recorded in Volume 837, Page 757 of Geauga County records; Thence S. 51 deg. - 15 min. - 59 sec. E., along the northerly line of said parcel of land so conveyed to Marian S. Rickert, passing through an iron pin monument set at a distance of 60.00 feet, a total distance of 119.02 feet to a 3/4" iron pin monument set at a point; Thence S. 38 deg. - 44 min. - 01 sec. W., along the northwesterly line of land conveyed to J & R Development Inc. by deed recorded in Volume 1347, Page 427 of Geauga County records, a distance of 70.00 feet to a 3/4" iron pin monument set at the point of beginning of the parcel herein described;

- Course No. 1 Thence S. 38 deg. - 44 min. - 01 sec. W., along the southeasterly line of said parcel of land so conveyed to J & R Development Inc, a distance of 220.00 feet to a 3/4" iron pin monument set on the northerly line of a parcel of land conveyed to Allyson J. Lurch by deed recorded in Volume 1016, Page 456 of Geauga County Records;
- Course No. 2 Thence S. 51 deg. - 15 min. - 59 sec. E., along the northerly line of a parcel of land so conveyed to Allyson J. Lurch, a distance of 60.00 feet to a 3/4" iron pin monument set;
- Course No. 3 Thence N. 38 deg. - 44 min. - 01 sec. E., parallel with the southeasterly line of said land conveyed to J & R Development Inc, a distance of 220.00 feet to a 3/4" iron pin monument set;

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Course No. 4 Thence N. 51 deg. - 15 min. - 59 sec. W., a distance of 60.00 feet along the northeasterly line of said parcel of land so conveyed to Marian S. Rickert, to the point of beginning and containing 0.303 acres of land. Be the same more or less, but subject to all legal highways and easements of record.

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 3, 2003
Revised Oct. 20, 2003
Revised May 14, 2004

Deed of Record: J & R. Development, Inc.
Deed Volume 1347, Page 427 0.303 Acres Total

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

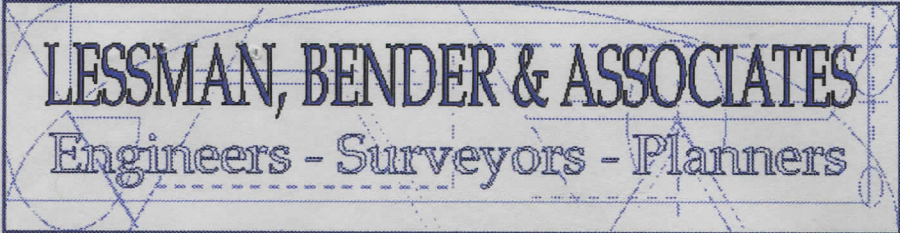
~~P.A.K.~~ 5/19/04
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



MAY 18 2004 - 12:50

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03-007250
VOL 1751 PG 665



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LEGAL DESCRIPTION
Parcel "C"
Marian S. Rickert
Consolidated Description
3.010 Acres

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 28, Tract No. One, further bounded and described as follows: Beginning at a 3/4" iron pin monument set on the westerly sideline of Woodberry Boulevard, 60 feet wide, at the southeasterly corner of Sublot No. 54 in the Woods of Wembley Subdivision, Phase No. 6, as shown by the plat recorded in Volume 36, Pages 34-38;

Course No. 1 Thence N. 83 deg. - 32 min. - 34 sec. W., along the southerly line of said Sublot No. 54, a distance of 260.00 feet to a 3/4" iron pin monument set at the southwesterly corner thereof;

Course No. 2 Thence S. 38 deg. - 44 min. - 01 sec. W., along an easterly line of Block G in the Woods of Wembley Subdivision, Phase 5 as shown by the plat recorded in Volume 34, Pages 6-11, a distance of 104.47 feet to a 3/4" iron pin monument set at a point on the northeasterly 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. 3 Thence N. 51 deg. - 15 min. - 59 sec. W., along the southerly line of said Block G in the aforementioned Woods of Wembley Subdivision, Phase 5, a distance of 130.98 feet to a 3/4" iron pin monument set at the northwesterly corner thereof;

Course No. 4 Thence S. 38 deg. - 44 min. - 01 sec. W., along the southeasterly line of said Block G in the aforementioned Woods of Wembley Subdivision, Phase 5, a distance of 350.00 feet to a 3/4" iron pin monument set at the southwesterly corner thereof;

Course No. 5 Thence S. 51 deg. - 15 min. - 59 sec. E., along the northerly line of a parcel of land conveyed to Allyson J. Lurch by deed recorded in Volume 106, Page 456 of Geauga County Records, and it's southeasterly prolongation thereof, a distance of 310.00 feet to a 3/4" iron pin monument set;

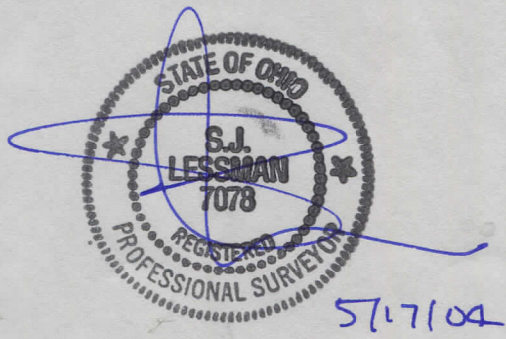
Course No. 6 Thence N. 38 deg. - 44 min. - 01 sec. E., a distance of 280.00 feet to a 3/4" iron pin monument set;

- Course No. 7 Thence N. 51 deg. – 15 min. – 59 sec. W., a distance of 60.00 feet to a 3/4" iron pin monument set on the northwesterly line of a parcel of land so conveyed to J & R Development Inc. by deed recorded in Volume 1347, Page 427 of Geauga County Records;
- Course No. 8 Thence N. 38 deg. – 44 min. – 01 sec. E., along said northeasterly line of land so conveyed to J & R Development Inc., a distance of 70.00 feet to a 3/4" iron pin monument set at the northeasterly corner thereof;
- Course No. 9 Thence N. 51 deg. – 15 min. – 59 sec. W., along the southwesterly line of said land so conveyed to J & R Development Inc, a distance of 59.02 feet to a 3/4" iron pin monument set;
- Course No. 10 Thence N. 38 deg. – 44 min. – 01 sec. E., a distance of 71.40 feet to a 3/4" iron pin monument set;
- Course No. 11 Thence S. 83 deg. – 32 min. – 34 sec. E., parallel with the aforesaid southerly line of Sublot No. 54, a distance of 77.61 feet to a 3/4" iron pin monument set;
- Course No. 12 Thence S. 59 deg. – 00 min. – 49 sec. E., a distance of 155.32 feet to a 3/4" iron pin monument set;
- Course No. 13 Thence N. 58 deg. – 15 min. – 32 sec. E., a distance of 66.80 feet to a 3/4" iron pin monument set at a point on the aforesaid westerly sideline of Woodberry Boulevard;
- Course No. 14 Thence northwesterly, along the westerly sideline of said Woodberry Boulevard, being the arc of a curve deflecting to the right, a distance of 98.22 feet. Said arc having a radius of 100.00 feet, and a chord bearing N. 21 deg. – 40 min. – 53 sec. W., a distance of 94.32 feet to the point of beginning and containing 3.010 acres of land. Be the same more or less, but subject to all legal highways and easements of record.

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.

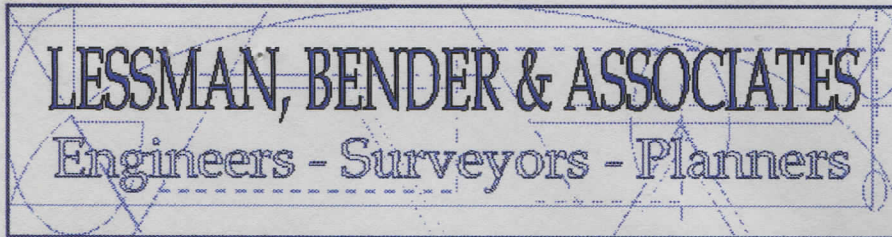
October 3, 2003
Rev. May 14, 2004

Deed of Record:	Marian S. Rickert.	
	Deed Volume 837, Page 757	2.009 Acres
	Deed Volume 1016, Page 450	0.083 Acres
	J & R Development Inc	
	Deed Volume 1347, Page 427	0.886 Acres
	Deed Volume 1179, Page 125	0.032 Acres
	Total Acres	3.010 Acres



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

PAK 5/18/04
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



Village Station, Building 2A
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Chardon, Ohio 44024

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Steven J. Lessman, P.S.
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Michael W. Bender, P.E.
General Partner

LEGAL DESCRIPTION

Parcel "D"

Allyson J. Lurch

0.609 Acres

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 28, Tract No. One, further bounded and described as follows: Beginning at a $\frac{3}{4}$ " iron pin monument set on the northerly sideline of Majestic Oaks Drive, 60 feet wide, at the most northerly corner of Block H in the Woods of Wembley Subdivision, Phase No. 5, as shown by the plat recorded in Volume 34, Pages 6-11 of Geauga County records;

- Course No. 1 Thence northeasterly along the easterly line of said Block H, being the arc of a curve deflecting to the left, a distance of 36.19 feet. Said arc having a radius of 830.00 feet, and a chord bearing N. 07 deg. - 17 min. - 45 sec. E., a distance of 36.19 feet to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 2 Thence N. 06 deg. - 02 min. - 48 sec. E., continuing along said easterly line of Block H, a distance of 173.77 feet to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 3 Thence northeasterly, continuing along the easterly line of said Block H., being the arc of a curve deflecting to the right, a distance of 88.19 feet. Said arc having a radius of 420.00 feet, and a chord bearing N. 12 deg. - 03 min. - 43 sec. E., a distance of 88.03 feet to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 4 Thence N. 12 deg. - 25 min. - 46 sec. W., a distance of 18.37 feet to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 5 Thence N. 51 deg. - 15 min. - 59 sec. W., a distance of 132.69 feet to a $\frac{3}{4}$ " iron pin monument set at a point in the southeasterly line of land so conveyed to Allyson J. Lurch by Allyson Lurch by deed recorded on Volume 1016, Page 456 of Geauga County Records;
- Course No. 6 Thence N. 38 deg. - 44 min. - 01 sec. E., along said southeasterly line of land so conveyed to Allyson J. Lurch, a distance of 60.00 feet to a $\frac{3}{4}$ " iron pin monument set;

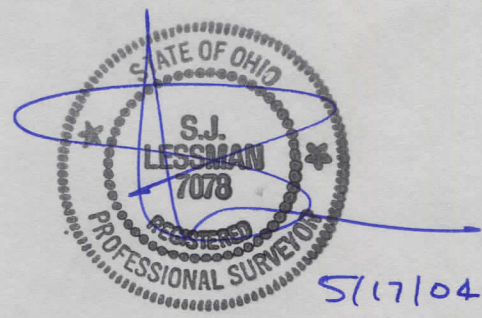
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- Course No. 7 Thence S. 51 deg. – 15 min. – 59 sec. E., a distance of 153.84 feet to a 3/4" iron pin monument set;
- Course No. 8 Thence S. 12 deg. – 25 min. – 46 sec. E., a distance of 20.17 feet to a 3/4" iron pin monument set;
- Course No. 9 Thence S. 06 deg. – 02 min. – 48 sec. W., a distance of 281.64 feet to a 3/4" iron pin monument set on the aforesaid northwesterly sideline of Majestic Oaks Drive;
- Course No. 10 Thence southwesterly along said northwesterly sideline of Majestic Oaks Drive, being the arc of a curve deflecting to the left, a distance of 80.99 feet. Said arc having a radius of 330.00 feet, and a chord bearing S. 54 deg. – 50 min. – 50 sec. W. a distance of 80.79 feet to the point of beginning and containing 0.609 acres of land. Be the same more or less, but subject to all legal highways and easements of record.

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.

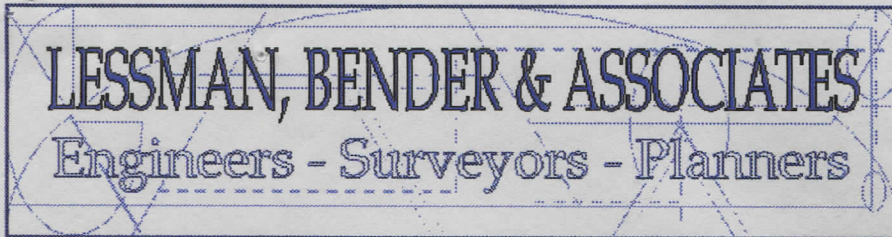
October 3, 2003
 Revised May 14, 2004

Deed of Record:	J & R. Development, Inc.	
	Deed Volume 1347, Page 427	0.103 Acres
	Deed Volume 1179, Page 125	0.423 Acres
	Marian S. Rickert Reversion Parcel	
	Deed Volume 1016, Page 450	<u>0.083 Acres</u>
	Total Acres	0.609 Acres



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 _____ PAK 5119104
 OFFICE OF THE Revised
 GEauga COUNTY ENGINEER

5/14/04 - 8:15 AM



Village Station, Building 2A
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Steven J. Lessman, P.S.
Managing Partner

Michael W. Bender, P.E.
General Partner

LEGAL DESCRIPTION

**Allyson J. Lurch
Reversion Parcel
1.152 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, Tract No. One, further bounded and described as follows: Beginning at the intersection of the centerlines of Washington Street, width varies, and Majestic Oaks Drive, 60 feet wide. Said point being referenced by a $\frac{3}{4}$ " iron pin, found in a monument box, bearing N. 35 deg. - 30 min. - 40 sec. E. a distance of 30.00 feet from said intersection; Thence N. 54 deg. - 29 min. - 20 sec. W., along said centerline of Washington Street, a distance of 818.30 feet to the point of beginning of the parcel herein described. Said point also being the southeasterly corner of a parcel of land conveyed to J & R Development Inc. by deed recorded in Volume 1347, Page 427 of Geauga County records;

- Course No. 1 Thence N. 33 deg. - 14 min. - 01 sec. E., along the southeasterly line of said parcel of land so conveyed to J & R Development Inc., and passing through a $\frac{3}{4}$ " iron pin monument set at 30.02 feet, a total distance of 467.00 feet to a $\frac{3}{4}$ " iron pin monument set at the southeast corner of Block G in the Woods of Wembley Subdivision, Phase 5 as shown by the plat recorded in Volume 34, Pages 6 - 11;
- Course No. 2 Thence N. 44 deg. - 14 min. - 55 sec. E., continuing along the southeasterly line of the aforesaid Block G in the Woods of Wembley Subdivision, Phase 5, a distance of 109.13 feet to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 3 Thence S. 51 deg. - 15 min. - 59 sec. E., a distance of 211.66 feet to a $\frac{3}{4}$ " iron pin monument set at a point in the northwesterly line of a parcel of land conveyed to Marian S. Rickert by deed recorded in Volume 1016, Page 450 of Geauga County records;
- Course No. 4 Thence S. 76 deg. - 51 min. - 50 sec. W., along said northwesterly line of said parcel of land so conveyed to Marian S. Rickert, a distance of 248.61 feet to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 5 Thence S. 33 deg. - 14 min. - 01 sec. W., passing through a $\frac{3}{4}$ " iron pin monument set at 346.24 feet, a total distance of 376.26 feet to a point on the centerline of the aforesaid Washington Street;

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Course No. 6 Thence N. 54 deg. - 29 min. - 20 sec. W., a distance of 60.05 feet to the point of beginning and containing 1.152 acres of land, of which 0.041 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.

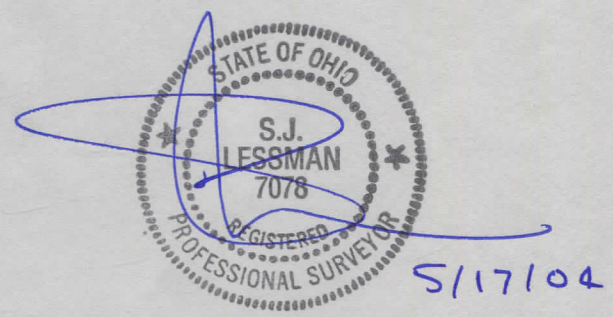
Above description based upon a survey by Steven J. Lessman, Ohio Professional Surveyor No. 7078, dated November 1999. Bearings shown are to an assumed meridian and are intended for the sole purpose of describing the relative angular values between lines.

October 20, 2003
Rev. May 14, 2004

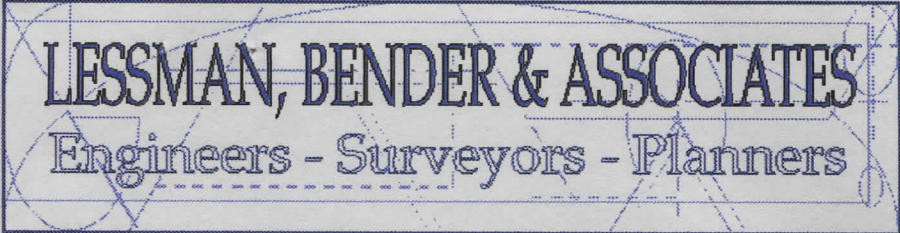
Deed of Record: Allyson J. Lurch
Deed Volume 1016, Page 456 1.152 Acres Total

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

Revised 5/19/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER



RECEIVED
MAY 18 2004
ADD. B I YAM



Steven J. Lessman, P.S.
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401 South Street
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LEGAL DESCRIPTION
Marian S. Rickert
Reversion Parcel
1.827 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, Tract No. One, further bounded and described as follows: Beginning at the intersection of the centerlines of Washington Street, width varies, and Majestic Oaks Drive, 60 feet wide. Said point being referenced by a 3/4" iron pin, found in a monument box, bearing N. 35 deg. - 30 min. - 40 sec. E. a distance of 30.00 feet from said intersection; Thence N. 54 deg. - 29 min. - 20 sec. W., along said centerline of Washington Street, a distance of 758.25 feet to the point of beginning of the parcel herein described. Said point also being the southeasterly corner of a parcel of land conveyed to Allyson J. Lurch by deed recorded in Volume 1016, Page 456 of Geauga County records;

- Course No. 1 Thence N. 33 deg. - 14 min. - 01 sec. E., along the southeasterly line of said parcel of land so conveyed to Allyson J. Lurch, a distance of 376.26 feet to a 3/4" iron pin monument set;
- Course No. 2 Thence N. 76 deg. - 51 min. - 50 sec. E., continuing along said southeasterly line of said parcel of land so conveyed to Allyson J. Lurch, a distance of 642.70 feet to a 3/4" iron pin monument set;
- Course No. 3 Thence N. 38 deg. - 44 min. - 01 sec. E., continuing along said southeasterly line of said parcel of land so conveyed to Allyson J. Lurch, a distance of 260.00 feet to a 3/4" iron pin monument set at the northeasterly corner thereof;
- Course No. 4 Thence S. 51 deg. - 15 min. - 59 sec. E., a distance of 10.00 feet to a 3/4" iron pin monument set;
- Course No. 5 Thence N. 38 deg. - 44 min. - 01 sec. E., a distance of 60.00 feet to a 3/4" iron pin monument set;
- Course No. 6 Thence S. 51 deg. - 15 min. - 59 sec. E., a distance of 50.00 feet to a 3/4" iron pin monument set;

Course No. 7 Thence S. 38 deg. - 44 min. - 01 sec. W., a distance of 340.74 feet to a 3/4" iron pin monument set;

Course No. 8 Thence S. 76 deg. - 51 min. - 50 sec. W., a distance of 639.42 feet to a 3/4" iron pin monument set;

Course No. 9 Thence S. 33 deg. - 14 min. - 01 sec. W., passing through a 3/4" iron pin monument set at 324.62 feet, a total distance of 354.64 feet to a point on the centerline of the aforesaid Washington Street;

Course No. 10 Thence N. 54 deg. - 29 min. - 20 sec. W., a distance of 60.05 feet to the point of beginning and containing 1.827 acres of land, of which 0.041 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.

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 20, 2003
Rev. May 14, 2004

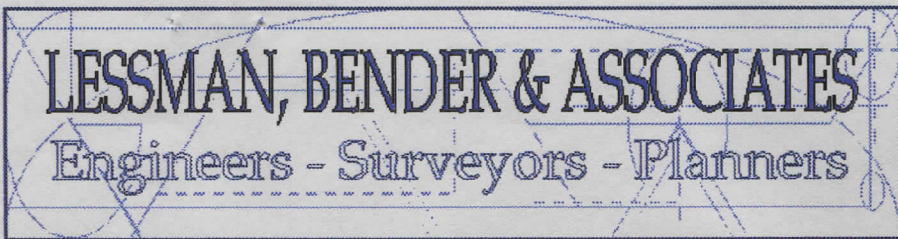
Deed of Record: Marian S. Rickert.
Deed Volume 1016, Page 450 1.827 Acres Total

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

PAK 5119104
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



69A - ADDS 81 YAM



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Steven J. Lessman, P.S.
Managing Partner

Michael W. Bender, P.E.
General Partner

LEGAL DESCRIPTION
Parcel "E"
Allyson J. Lurch
Consolidation Description
6.365 Acres

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 28, Tract No. One, further bounded and described as follows: Beginning at a 3/4" iron pin monument set on the northerly sideline of Majestic Oaks Drive, 60 feet wide, at the most northerly corner of Block H in the Woods of Wembley Subdivision, Phase No. 6, as shown by the plat recorded in Volume 34, Pages 6-11 of Geauga County records;

Course No. 1 Thence northeasterly along the easterly line of said Block H, being the arc of a curve deflecting to the left, a distance of 36.19 feet. Said arc having a radius of 830.00 feet, and a chord bearing N. 07 deg. - 17 min. - 45 sec. E., a distance of 36.19 feet to a 3/4" iron pin monument set;

Course No. 2 Thence N. 06 deg. - 02 min. - 48 sec. E., continuing along said easterly line of Block H, a distance of 173.77 feet to a 3/4" iron pin monument set;

Course No. 3 Thence northeasterly, continuing along the easterly line of said Block H., being the arc of a curve deflecting to the right, a distance of 88.19 feet. Said arc having a radius of 420.00 feet, and a chord bearing N. 12 deg. - 03 min. - 43 sec. E., a distance of 88.03 feet to a 3/4" iron pin monument set;

Course No. 4 Thence N. 12 deg. - 25 min. - 46 sec. W., a distance of 18.37 feet to a 3/4" iron pin monument set;

Course No. 5 Thence N. 51 deg. - 15 min. - 59 sec. W., a distance of 132.69 feet to a 3/4" iron pin monument set at a point in the northwesterly line of a parcel of land conveyed to Marian S. Rickert, by deed recorded in Volume 1016, Page 450;

Course No. 6 Thence S. 38 deg. - 44 min. - 01 sec. W., along said northwesterly line of land so conveyed to Marian S. Rickert, a distance of 81.76 feet to a 3/4" iron pin monument set at an angle point therein;

- Course No. 7 Thence S. 76 deg. – 51 min. – 50 sec. W., continuing along said northwesterly line of land so conveyed to Marian S. Rickert, a distance of 394.09 feet to a 3/4" iron pin monument set;
- Course No. 8 Thence N. 51 deg. – 15 min. – 59 sec. W., a distance of 211.66 feet to a 3/4" iron pin monument set at a corner of Block G in the Woods of Wembley Subdivision, Phase 5 as shown by the plat recorded in Volume 34, Page 6-11;
- Course No. 9 Thence N. 15 deg., 57 min. – 04 sec. E., along the southeasterly line of said Block G, a distance of 271.15 feet to a 3/4" iron pin monument set at an angle point therein;
- Course No. 10 Thence N. 57 deg. – 42 min. – 14 sec. E., along the southeasterly line of said Block G, a distance of 338.38 feet to a 3/4" iron pin monument;
- Course No. 11 Thence S. 51 deg. – 15 min. – 59 sec. E., along the southerly line of said Block G, a distance of 450.00 feet to a 3/4" iron pin monument set. Said point also being along the northerly line of a parcel of land so conveyed to Marian S. Rickert;
- Course No. 12 Thence S. 38 deg. – 44 min. – 01 sec. W., along the northwesterly line of said land so conveyed to Marian S. Rickert, a distance of 118.24 feet to a 3/4" iron pin monument;
- Course No. 13 Thence S. 51 deg. – 15 min. – 59 sec. E., a distance of 153.84 feet to a 3/4" iron pin monument set;
- Course No. 14 Thence S. 12 deg. – 25 min. – 46 sec. E., a distance of 20.17 feet to a 3/4" iron pin monument set;
- Course No. 15 Thence S. 06 deg. – 02 min. – 48 sec. W., a distance of 281.64 feet to a 3/4" iron pin monument set on the northwesterly sideline of the aforesaid Majestic Oaks Drive;
- Course No. 16 Thence southwesterly along said northwesterly sideline of Majestic Oaks Drive, being the arc of a curve deflecting to the left, a distance of 80.99 feet. Said arc having a radius of 330.00 feet, and a chord bearing S. 54 deg. – 50 min. – 50 sec. W. a distance of 80.79 feet to the point of beginning and containing 6.365 acres of land. Be the same more or less, but subject to all legal highways and easements of record.

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 3, 2003
Rev. May 14, 2004

Deed of Record: Allyson J. Lurch Reversion Parcel
Deed Volume 1016, Page 456 5.756 Acres

B#10006A

J & R. Development, Inc.	
Deed Volume 1347, Page 427	0.103 Acres
Deed Volume 1179, Page 125	0.423 Acres
Marian S. Rickert Reversion Parcel	
Deed Volume 1016, Page 450	0.083 Acres
Total Acres	6.365 Acres



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

PAK 5/17/04
 OFFICE OF THE *Revised*
 GEauga COUNTY ENGINEER

63-4085 R.I. YAM