

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED
 PER R.C. 315.251
 R.S. 10/21/1997 (Revised)
 GEAGA COUNTY ENGINEER

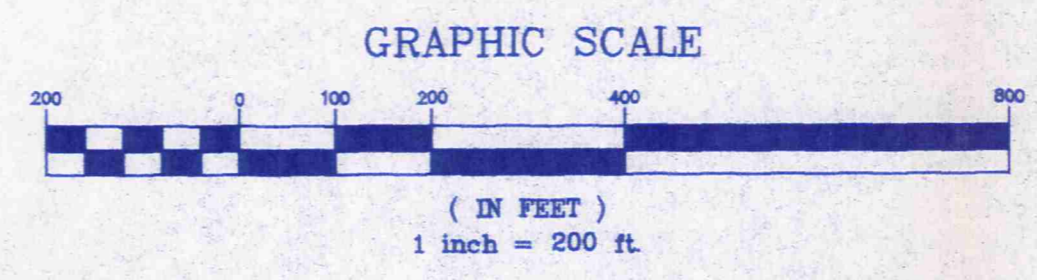
CONSOLIDATION PLAT
 OF LAND IN THE NAME OF
 EDWIN J. KETCHEL AND GAETANA R. KETCHEL

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAGA, STATE OF OHIO,
 AND BEING KNOWN AS PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOTS NO. 27, 28, 29, AND 38, TRACT 1

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A BOUNDARY SURVEY PREPARED BY STEVEN J. LESSMAN, P.S. NO. 7078, DATED JANUARY 6, 1997. MONUMENTS WERE SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES R. PEGORARO P.S. NO. 5368

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	730.00	24.20	12.10	24.20	N 45°03'41" W	01°53'58"
C-2	830.00	150.85	75.64	150.65	S 30°18'15" W	10°24'48"
C-3	40.00	62.83	40.00	56.57	S 09°29'20" E	90°00'00"



REV'D.	DATE
0/20/97	10-7-97

DRAWN BY: WLM
 SCALE: 1" = 200'
 SHEET: 1 OF 1


LDC inc.

8585 EAST AVENUE • MENTOR, OHIO 44060

(216) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

OCTOBER 20, 1997

REVISED
LEGAL DESCRIPTION TO
CONSOLIDATE LAND IN THE NAME OF
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FOR CHRISTOPHER KHOURI

Situated in the Township of Bainbridge, County of Geauga, State of Ohio and being known as part of Original Bainbridge Township Lots No. 27, 28, 29 and 38, in Tract No. 1, further being known as part of lands conveyed to Gaetana R. Ketchel by deed recorded in Volume 775, Page 1281 and Volume 801, Page 1167, and all of land conveyed to Gaetana R. Ketchel by deed recorded in Volume 813, Page 865 and Volume 890, Page 195, and all of lands conveyed to Edwin J. Ketchel by deed recorded in Volume 851, Page 1263, Volume 861, Page 397 and Volume 775, Page 128 of Geauga County Deed Records, further bounded and described as follows:

Beginning in the centerline of Washington Street (U.S. Route 422), of varying width, at the most Southerly corner of land conveyed to The Cleveland Electric Illuminating Company by deed recorded in Volume 479, Page 805 of Geauga County Deed Records, said point lying North 54°29'20" West along said centerline, a distance of 52.10 feet from its intersection with the centerline of Savage Road, 60 feet wide;

- COURSE I** Thence North 33°14'01" East, along the Easterly line of land so conveyed to The Cleveland Electric Illuminating Company, passing a ½ inch iron pin found by Steven J. Lessman at 32.66 feet, a total distance of 1502.34 feet to the Southerly line of land conveyed to The Cleveland Electric Illuminating Company by deed recorded in Volume 492, Page 979 of Geauga County Deed Records (witness a 5/8 inch iron pin found by Steven J. Lessman, 0.46 feet Southerly);
- COURSE II** Thence South 84°42'42" East, along said Southerly line and along a Southerly line of Sheerbrook Acres Subdivision as shown by plat recorded in Volume 9, Page 101, of Geauga County Plat Records, a distance of 1969.59 feet to a 3/4 inch iron pin set by Steven J. Lessman in the most Westerly line of land conveyed to Ruth Anne Puzder by deed recorded in Volume 766, Page 181 of Geauga County Deed Records;
- COURSE III** Thence South 06°01'40" West, along said Westerly line, a distance of 302.61 feet to a Southwesterly corner thereof (witness a 1 inch iron pipe found by Steven J. Lessman, 0.10 feet Easterly and 28.93 feet Northerly);
- COURSE IV** Thence South 84°40'15" East, along a Southerly line of land so conveyed to Puzder, a distance of 319.93 feet to an interior corner thereof (witness a 1 inch iron pipe found by Steven J. Lessman 29.30 feet Northerly);

Engineers and Surveyors

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- COURSE V Thence South 06°01'40" West, along a Westerly line of land so conveyed to Puzder, a distance of 82.50 feet to a Southwesterly corner thereof;
- COURSE VI Thence South 84°40'15" East, along a Southerly line of land so conveyed to Puzder, a distance of 264.00 feet to a Southeasterly corner thereof;
- COURSE VII Thence North 06°01'40" East, along an Easterly line of land so conveyed to Puzder, a distance of 82.50 feet to an interior corner thereof;
- COURSE VIII Thence South 84°40'15" East, along a Southerly line of land so conveyed to Puzder, a distance of 1715.40 feet to a 5/8 inch iron pin set;
- COURSE IX Thence South 34°27'10" East, a distance of 18.43 feet to a 5/8 inch iron pin set;
- COURSE X Thence South 45°53'18" West, a distance of 241.73 feet to a 5/8 inch iron pin set;
- COURSE XI Thence Northwesterly along the arc of a curve deflecting to the left, having a radius of 730.00 feet and a chord which bears North 45°03'41" West, 24.20 feet, an arc distance of 24.20 feet to a 5/8 inch iron pin set;
- COURSE XII Thence South 43°59'20" West, a distance of 320.00 feet to a 3/4 inch iron pin set by Steven J. Lessman in a Northerly line of land conveyed to Woodberry Development Corporation by deed recorded in Volume 1087, Page 1244 of Geauga County Deed Records;
- COURSE XIII Thence North 54°49'50" West, along said Northerly line, a distance of 125.72 feet to a 3/4 inch iron pin set by Steven J. Lessman at an angle point therein;
- COURSE XIV Thence North 72°28'10" West, along said Northerly line, a distance of 125.72 feet to a 3/4 inch iron pin set by Steven J. Lessman at an angle point therein;
- COURSE XV Thence North 84°24'53" West, along said Northerly line, a distance of 159.76 feet to a 3/4 inch iron pin set by Steven J. Lessman at an angle point therein;
- COURSE XVI Thence North 84°30'02" West, along said Northerly line, a distance of 172.19 feet to a 3/4 inch iron pin set by Steven J. Lessman at an angle point therein;
- COURSE XVII Thence North 83°10'11" West, along said Northerly line, a distance of 91.74 feet to a 3/4 inch iron pin set by Steven J. Lessman at a Northwesterly corner thereof;

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- COURSE XVIII Thence South 05°28'42" West, along a Westerly line of land so conveyed to Woodberry Development Company, a distance of 74.34 feet to a 3/4 inch iron pin set by Steven J. Lessman at a Southwesterly corner thereof;
- COURSE XIX Thence South 84°31'18" East, along a Southerly line of land so conveyed to Woodberry Development Company, a distance of 89.82 feet to a 3/4 inch iron pin set by Steven J. Lessman at an interior corner thereof;
- COURSE XX Thence South 05°28'42" West, along a Westerly line of land so conveyed to Woodberry Development Company and its Southerly prolongation, a distance of 350.50 feet to a 3/4 inch iron pin set by Steven J. Lessman in the Northerly line of land conveyed to The Wembley Club by deed recorded in Volume 827, Page 1310 of Geauga County Deed Records;
- COURSE XXI Thence North 84°31'18" West, along said Northerly line, a distance of 139.85 feet to a 3/4 inch iron pin set by Steven J. Lessman at the Northwesterly corner thereof;
- COURSE XXII Thence South 05°28'42" West, along the Westerly line of land so conveyed to The Wembley Club, a distance of 600.16 feet to a 3/4 inch iron pin set by Steven J. Lessman in the Northerly line of the Trees Condominium as shown by plat recorded in Volume 13, Page 76 of Geauga County Plat Records, also being the Southerly line of said Original Lot No. 27;
- COURSE XXIII Thence North 84°31'34" West, along said Northerly line and the Northerly line of land conveyed to The 442 Company by deed recorded in Volume 1047, Page 375 of Geauga County Deed Records, also being said Southerly line of Original Lot No. 27, a distance of 1243.70 feet to a 1 1/4 inch iron pipe found by Steven J. Lessman at the Northwesterly corner thereof;
- COURSE XXIV Thence South 05°47'19" West, along the Westerly line of land so conveyed to The 442 Company, also being the Easterly line of said Original Lot No. 29, a distance of 762.43 feet to a 3/4 inch iron pin set by Steven J. Lessman;
- COURSE XXV Thence North 54°29'20" West, a distance of 589.91 feet to a 3/4 inch iron pin set by Steven J. Lessman;
- COURSE XXVI Thence North 35°30'40" East, a distance of 48.00 feet to a 3/4 inch iron pin set by Steven J. Lessman;
- COURSE XXVII Thence North 54°29'20" West, a distance of 514.17 feet to a 3/4 inch iron pin set by Steven J. Lessman;

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- COURSE XXVIII Thence Southerly along the arc of a curve deflecting to the right, having a radius of 830.00 feet and a chord which bears South 30°18'15" West, 150.65 feet, an arc distance of 150.85 feet to a 3/4 inch iron pin set by Steven J. Lessman at a point of tangency;
- COURSE XXIX Thence South 35°30'40" West, a distance of 209.97 feet to a 3/4 inch iron pin set by Steven J. Lessman at a point of curvature;
- COURSE XXX Thence Southerly along the arc of a curve deflecting to the left, having a radius of 40.00 feet and a chord which bears South 09°29'20" East, 56.57 feet, an arc distance of 62.83 feet to a 3/4 inch iron pin set by Steven J. Lessman in the Northerly sideline of said Washington Street;
- COURSE XXXI Thence South 35°30'40" West, a distance of 30.00 feet to said centerline of Washington Street;
- COURSE XXXII Thence North 54°29'20" West, along said centerline, a distance of 768.20 feet to the most Southerly corner of land conveyed to Marian S. Rickert by deed recorded in Volume 1016, Page 450 of Geauga County Deed Records;
- COURSE XXXIII Thence North 33°14'01" East, along the Easterly line of land so conveyed to Rickert, passing through a 3/4 inch iron pin set by Steven J. Lessman at 30.02 feet, a total distance of 354.64 feet to a 3/4 inch iron pin set by Steven J. Lessman at an angle point therein;
- COURSE XXXIV Thence North 76°51'50" East, along said Easterly line, a distance of 639.42 feet to a 3/4 inch iron pin set by Steven J. Lessman at an angle point therein;
- COURSE XXXV Thence North 38°44'01" East, along said Easterly line, a distance of 340.74 feet to a 3/4 inch iron pin set by Steven J. Lessman at a Northeasterly corner thereof;
- COURSE XXXVI Thence North 51°15'59" West, along a Northerly line of land so conveyed to Rickert, a distance of 110.00 feet to a 3/4 inch iron pin set by Steven J. Lessman in the Easterly line of land conveyed to Marian S. Rickert by deed recorded in Volume 837, Page 757 of Geauga County Deed Records;
- COURSE XXXVII Thence North 38°44'01" East, along said Easterly line, a distance of 290.00 feet to a 3/4 inch iron pin set by Steven J. Lessman at a Northeasterly corner thereof;
- COURSE XXXVIII Thence North 51°15'59" West, along the Northerly line of land so conveyed to Rickert, a distance of 250.00 feet to a 3/4 inch iron pin set by Steven J. Lessman at a Northwesterly corner thereof;

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- COURSE XXXIX Thence South 38°44'01" West along the Westerly line of land so conveyed to Rickert, a distance of 350.00 feet to a 3/4 inch iron pin set by Steven J. Lessman in the Northerly line of land conveyed to Allyson J. Lurch by deed recorded in Volume 1016, Page 456 of Gauga County Deed Records;
- COURSE XL Thence North 51°15'59" West, along said Northerly line, a distance of 150.00 feet to a 3/4 inch iron pin set by Steven J. Lessman at a Northwesterly corner thereof;
- COURSE XLI Thence South 57°42'14" West, along the Westerly line of land so conveyed to Lurch, a distance of 338.38 feet to a 3/4 inch iron pin set by Steven J. Lessman at an angle point therein;
- COURSE XLII Thence South 15°57'04" West, along said Westerly line, a distance of 271.15 feet to a 3/4 inch iron pin set by Steven J. Lessman at an angle point therein;
- COURSE XLIII Thence South 44°14'55" West, along said Westerly line, a distance of 109.13 feet to a 3/4 inch iron pin set by Steven J. Lessman at an angle point therein;
- COURSE XLIV Thence South 33°14'01" West, along said Westerly line, passing a 3/4 inch iron pin set by Steven J. Lessman at 436.98 feet, a total distance of 467.00 feet to said centerline of Washington Street;
- COURSE XLV Thence North 54°29'20" West, along said centerline, a distance of 900.41 feet to the Place of Beginning and containing 142.5107 acres of land as calculated and described in October, 1997 by James R. Pegoraro, P.S. No. 5368 of LDC, Inc., based on a survey by Steven J. Lessman, P.S. No. 7078, dated January 6, 1997, be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

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