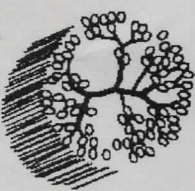




BA100080

KETCHEL (WOODS OF WEMBLEY)  
picked up 10-11-96



**S.J. LESSMAN**  
**LAND SURVEYING & PLANNING**  
RESIDENTIAL - COMMERCIAL - INDUSTRIAL

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**LEGAL DESCRIPTION**  
**OF A PROPOSED 22.039 ACRE**  
**PROFESSIONAL OFFICE DISTRICT**  
**(PARCEL B)**

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 One, further bounded and described as follows:

Beginning at the intersection of the centerline of Washington Street with the easterly line of said Original Lot No. 29. Said point also being the southwesterly corner of a parcel of land conveyed to the 422 Company by deed recorded in Volume 808, Page 97 of Geauga County deed records;

- Course No. 1 Thence N. 54 deg. - 29 min. - 20 sec. W., along the centerline of said Washington Street, a distance of 1,268.50 feet to a point;
- Course No. 2 Thence N. 35 deg. - 30 min. - 40 sec. E., a distance of 30.00 feet to an iron pin monument set on the northerly line of said Washington Street;
- Course No. 3 Thence along the easterly right-of-way line of a proposed extension of Woodberry Boulevard, northwesterly, along the arc of a curve, deflecting to the right, a distance of 62.83 feet. Said arc having a radius of 40.00 feet and a chord bearing N. 09 deg. - 29 min. - 20 sec. W., a distance of 56.57 feet to a set iron pin monument;
- Course No. 4 Thence N. 35 deg. - 30 min. - 40 sec. E., along the easterly right-of-way line of a proposed extension of Woodberry Boulevard, a distance of 209.97 feet to a set iron pin monument;
- Course No. 5 Thence along the easterly right-of-way line of a proposed extension of Woodberry Boulevard, along the arc of a curve, deflecting to the left, a distance of 426.83 feet. Said arc having a radius of 830.00 feet and a chord bearing N. 20 deg. - 46 min. - 44 sec. E., a distance of 422.14 feet to a set iron pin monument;

Course No. 6 Thence S. 77 deg. - 57 min. - 23 sec. E., a distance of 893.67 feet to a 1-1/4 inch iron pipe monument found at the northeasterly corner of said Original Lot No. 29;

Course No. 7 Thence S. 05 deg. - 47 min. - 19 sec. W., along the easterly line of said Original Lot No. 29, and passing through a 1/2 inch iron pipe monument at found 1,155.28 feet, a total distance of 1,202.30 feet to the principal point of beginning. Containing 22.039 acres of land, of which 1.048 acres are within the limits 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 dated August 1996 by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

October 10, 1996

SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED  
PER R.C. 315.251  
R.S. 10/11/1996  
GEAUGA COUNTY ENGINEER