

See Page 2 of 5

See Page 5 of 5

SUBDIVISION

1 R = 600.00 Δ = 40-19-42 A = 422.92 T = 220.33 C = 413.65 N. 75-43-41 E.	2 R = 630.00 Δ = 40-19-42 A = 443.43 T = 231.36 C = 434.34 N. 75-43-41 E.	3 R = 570.00 Δ = 43-58-41 A = 437.51 T = 230.17 C = 426.85 N. 77-33-10.5 E.	4 R = 600.00 Δ = 39-55-52 A = 418.16 T = 217.97 C = 409.75 N. 75-30-46 E.	5 R = 570.00 Δ = 39-55-52 A = 397.25 T = 207.08 C = 389.26 N. 75-30-46 E.	6 R = 630.00 Δ = 39-55-52 A = 439.06 T = 228.87 C = 430.23 N. 75-30-46 E.
7 R = 40.00 Δ = 89-59-46 A = 62.83 T = 40.00 C = 56.57 N. 50-52-39 E.	8 R = 40.00 Δ = 86-21-15 A = 60.29 T = 37.53 C = 54.74 N. 37-17-51.5 W.	9 R = 40.00 Δ = 90-00-00 A = 62.83 T = 40.00 C = 56.57 N. 09-29-20 W.	10 R = 830.00 Δ = 10-24-49 A = 580.69 T = 75.64 C = 50.65 N. 30-18-15.5 E.	11 R = 500.00 Δ = 28-45-00 A = 290.69 T = 128.14 C = 156.27 N. 70-08-48 W.	12 R = 470.00 Δ = 28-45-00 A = 259.84 T = 120.46 C = 233.97 N. 70-08-48 W.
13 R = 470.00 Δ = 03-43-53 A = 30.61 T = 15.31 C = 20.60 N. 82-38-21.5 W.	14 R = 470.00 Δ = 25-01-07 A = 226.23 T = 124.25 C = 203.60 N. 68-16-51.5 W.	15 R = 530.00 Δ = 28-45-00 A = 259.84 T = 120.46 C = 233.97 N. 70-08-48 W.	16 R = 530.00 Δ = 07-21-09 A = 68.01 T = 34.05 C = 67.97 N. 80-50-43 W.	17 R = 530.00 Δ = 15-40-28 A = 126.49 T = 32.09 C = 126.19 N. 70-19-55 W.	18 R = 530.00 Δ = 06-43-25 A = 62.20 T = 31.13 C = 62.16 N. 60-07-58.5 W.
19 R = 530.00 Δ = 00-59-58 A = 9.25 T = 123.16 C = 236.37 N. 22-23-24.5 E.	20 R = 100.00 Δ = 35-20-27 A = 61.66 T = 31.86 C = 60.71 N. 40-28-36.5 W.	21 R = 400.00 Δ = 95-55-22 A = 669.67 T = 443.64 C = 594.16 N. 76-16-01 E.	22 R = 400.00 Δ = 69-03-04 A = 482.07 T = 312.09 C = 453.42 N. 89-42-10 E.	23 R = 460.00 Δ = 68-18-35 A = 548.43 T = 312.09 C = 516.52 N. 89-55-35.5 W.	24 R = 783.028 Δ = 10-25-41 A = 142.52 T = 71.46 C = 142.32 N. 33-31-10.5 E.

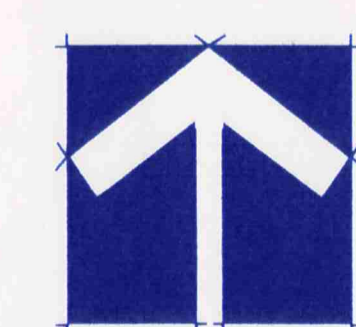
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 8/3/98 (Revised)
OFFICE OF THE
GEAUGA COUNTY ENGINEER

SURVEY AND CONSOLIDATION PLAT FOR WOODBERRY DEVELOPMENT CORP.
Known as being Parts of Original Bainbridge Township
Lot Nos. 27, 28, 29, and 38, Tract One
Now in...
BAINBRIDGE TOWNSHIP
GEAUGA COUNTY, OHIO

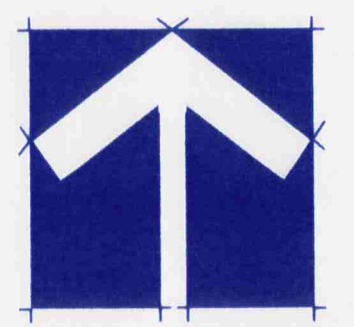
WILSON, LESSMAN & COX
Engineers - Surveyors - Planners
401 South Street
Charlton, Ohio 44024
Phone: (440) 286-7204
82 Dresser Hill Road
Charlton, MA 01507
Fax: (440) 286-3535

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED THE PARCEL OF LAND SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4753-37 OF THE OHIO ADMINISTRATIVE CODE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUES BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON PIN MONUMENTS, AS INDICATED HEREON, SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEAUGA COUNTY ENGINEER.

STEVEN J. LESSMAN, OHIO PROFESSIONAL SURVEYOR NO. 7078
DATE: 7-28-98



Scale: 1" = 100'



Scale: 1" = 100'

SHEERBROOK ACRES SUBDIVISION PLAT VOLUME 9, PAGE 101

TRACT THREE

O.L. 16 O.L. 9

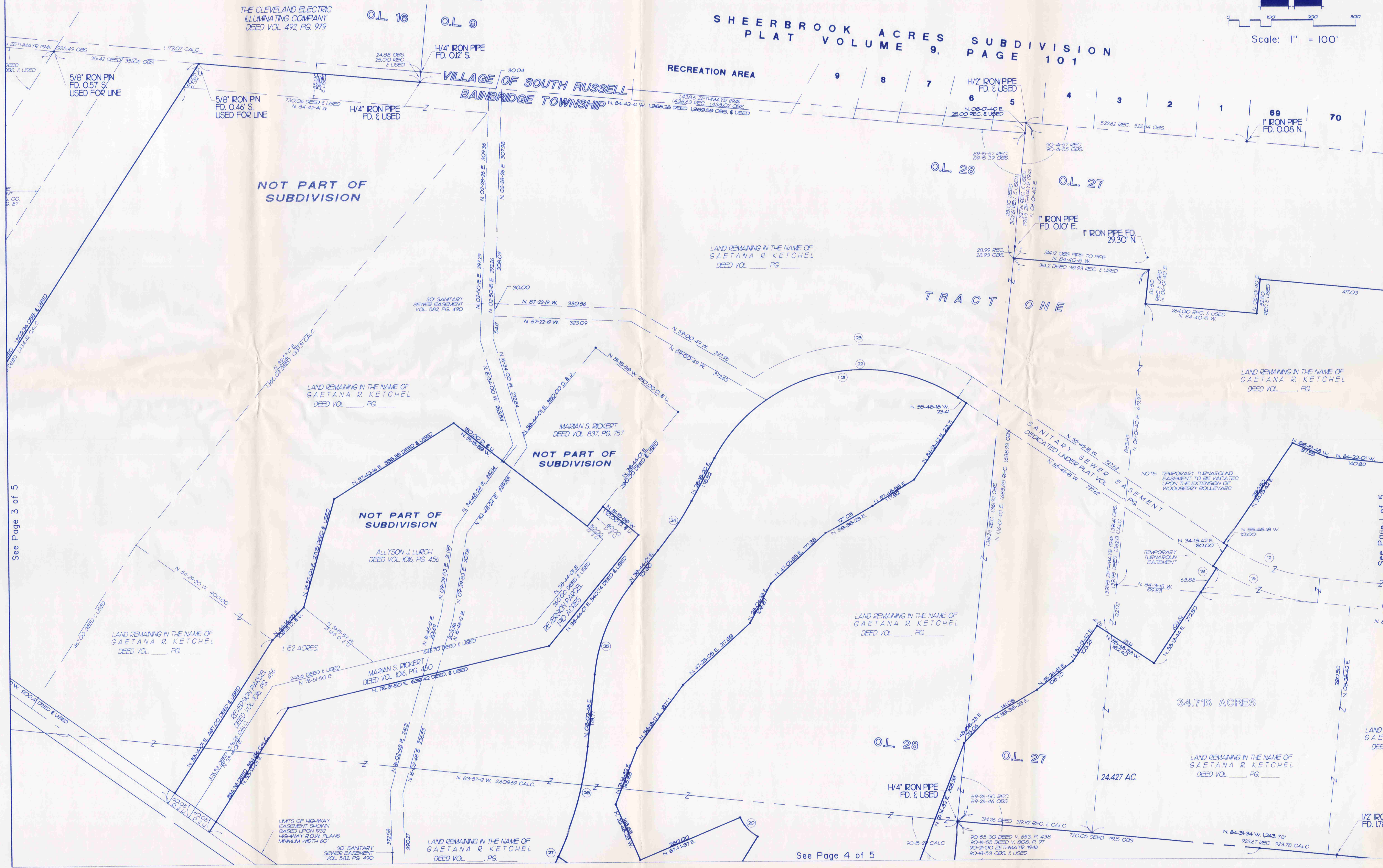
VILLAGE OF SOUTH RUSSELL BAINBRIDGE TOWNSHIP

RECREATION AREA

O.L. 28

O.L. 27

TRACT ONE



THE CLEVELAND ELECTRIC ILLUMINATING COMPANY DEED VOL. 492, PG. 979

5/8" IRON PIPE FD. 0.57 S. USED FOR LINE

5/8" IRON PIPE FD. 0.46 S. USED FOR LINE

H/4" IRON PIPE FD. & USED

H/4" IRON PIPE FD. 0.12 S.

H/2" IRON PIPE FD. & USED

1" IRON PIPE FD. 0.08 N.

NOT PART OF SUBDIVISION

LAND REMAINING IN THE NAME OF GAETANA R. KETCHEL DEED VOL. _____, PG. _____

LAND REMAINING IN THE NAME OF GAETANA R. KETCHEL DEED VOL. _____, PG. _____

NOT PART OF SUBDIVISION

MARIAN S. RICKERT DEED VOL. 837, PG. 757

NOT PART OF SUBDIVISION

ALLYSON J. LURCH DEED VOL. 106, PG. 456

LAND REMAINING IN THE NAME OF GAETANA R. KETCHEL DEED VOL. _____, PG. _____

1.152 ACRES.

MARIAN S. RICKERT DEED VOL. 106, PG. 460

LAND REMAINING IN THE NAME OF GAETANA R. KETCHEL DEED VOL. _____, PG. _____

34.718 ACRES

LAND REMAINING IN THE NAME OF GAETANA R. KETCHEL DEED VOL. _____, PG. _____

24.427 AC.

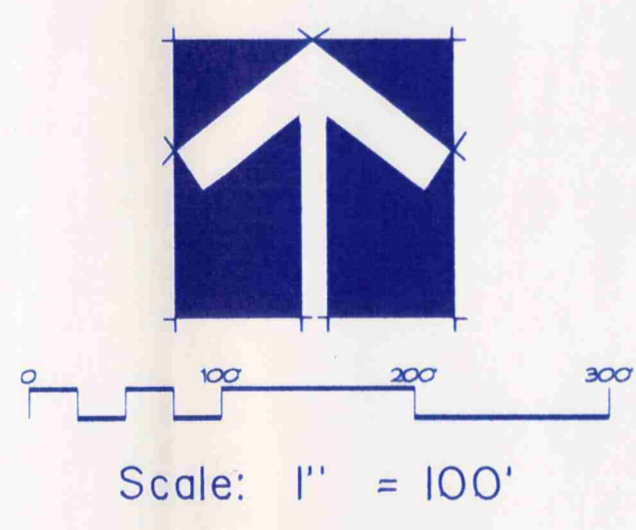
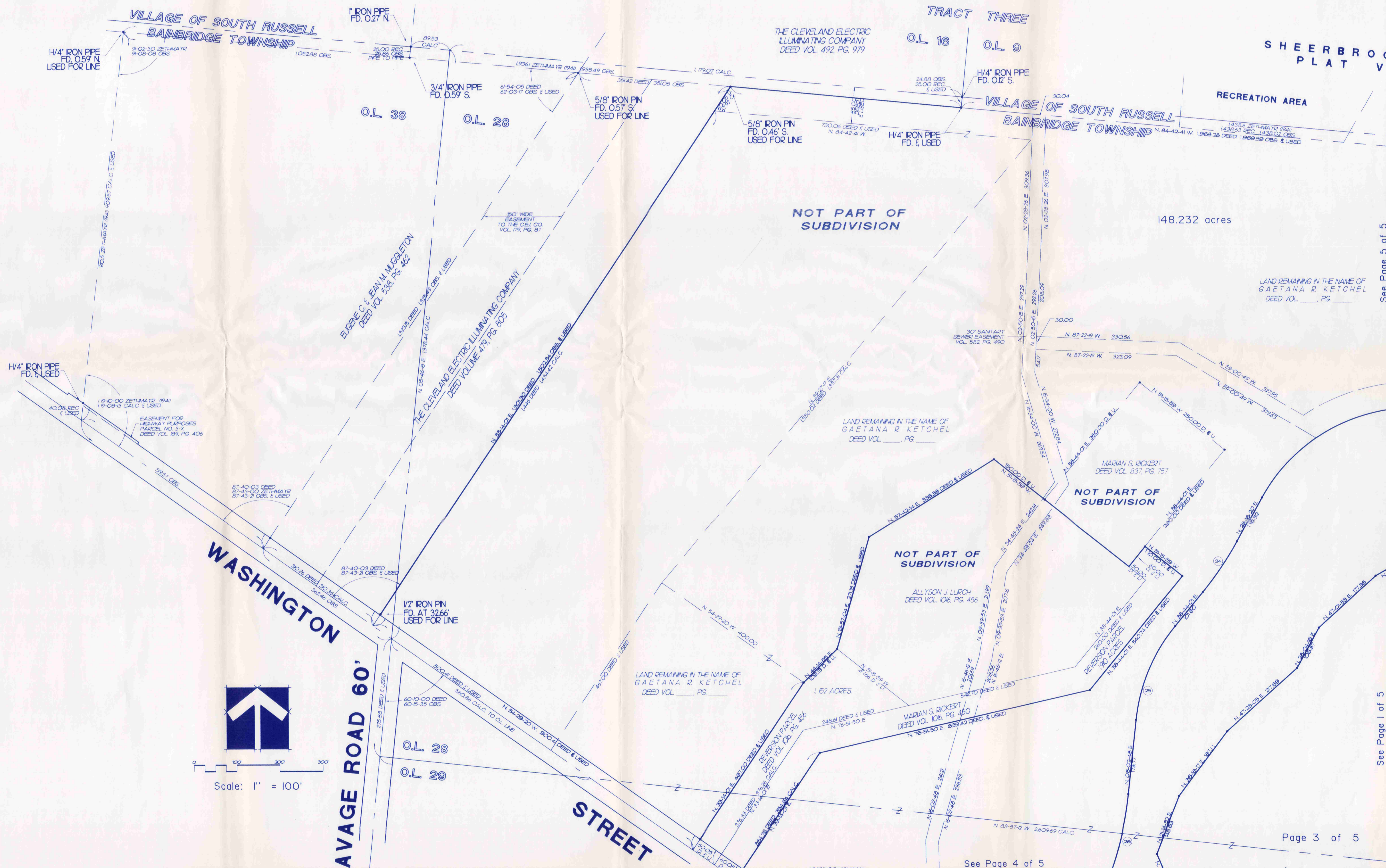
LIMITS OF HIGHWAY EASEMENT SHOWN BASED UPON 1932 HIGHWAY ROW PLANS MINIMUM WIDTH 60'

LAND REMAINING IN THE NAME OF GAETANA R. KETCHEL DEED VOL. _____, PG. _____

See Page 4 of 5

See Page 3 of 5

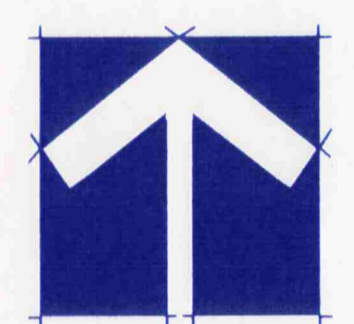
See Page 1 of 5



See Page 5 of 5

See Page 1 of 5

See Page 4 of 5



Scale: 1" = 100'

SAVAGE ROAD 60'

WASHINGTON STREET
(FORMERLY CHAGRIN FALLS - GREENVILLE ROAD)

NOT PART OF SUBDIVISION

NOT PART OF SUBDIVISION

1/2" IRON PIN
FD. AT 32.66'
USED FOR LINE

2" IRON PIPE
FD. AT 25.86'

A. L. JANCA
V. 788, P. 1232

1" IRON PIPE
FD. AT 21.27'

1" IRON PIPE
FD. AT 29.88'
(BENT W.)

D.A. & K.L. RODDE
V. 998, P. 1131

1" IRON PIPE
FD. & USED
AT 30.00'

A.W. & F.L. WEBER
V. 807, P. 527

1" IRON PIPE
FD. & USED
AT 30.00'

L.L. & D.J. LINDEN
V. 733, P. 227

3/4" IRON PIPE
FD. AT 29.90'

N.J. SCHULTZ, JR.
V. 816, P. 58

3/4" IRON PIPE
FD. & USED
AT 30.00'

R. WISE
V. 1035, P. 515

3/4" IRON PIN
FD. AT 29.46'

1/2" IRON PIPE
FD. AT 22.13'

H.W. SMITH, TRUSTEE
V. 911, P. 459

IRON MONUMENT
FD. & USED FOR LINE

1/4" IRON PIPE
FD. AT 21.33'
(BENT W.)

D.H. N. STONE
FD. AT 19.29'

1" IRON PIPE
FD. AT 16.65'

W.J. & C.A. PELLA, TRUSTEES
V. 880, P. 170

1/4" IRON PIPE
FD. AT 20.27'

1/4" IRON PIPE
FD. & USED

O.L. 28

O.L. 29

O.L. 29

O.L. 30

O.L. 30

O.L. 31

O.L. 28

O.L. 27

O.L. 29

O.L. 26

LAND REMAINING IN THE NAME OF
GAETANA R. KETCHEL
DEED VOL. _____, PG. _____

1.152 ACRES

MARIAN S. RICKERT
DEED VOL. 106, PG. 460

LAND REMAINING IN THE NAME OF
GAETANA R. KETCHEL
DEED VOL. _____, PG. _____

LAND REMAINING IN THE NAME OF
GAETANA R. KETCHEL
DEED VOL. _____, PG. _____

LAND REMAINING IN THE NAME OF
GAETANA R. KETCHEL
DEED VOL. _____, PG. _____

11,050 AC. GROSS
-1048 AC. R.O.W.
10,002 AC. NET

GAETANA R. KETCHEL
DEED VOL. _____, PG. _____

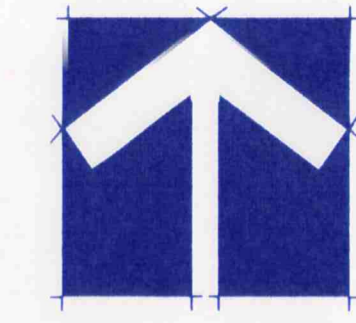
EASEMENT FOR
HIGHWAY PURPOSES
PARCEL NO. 4-X
DEED VOL. 189, PG. 406

1/2" IRON PIN
FD. & USED
AT 35.06'

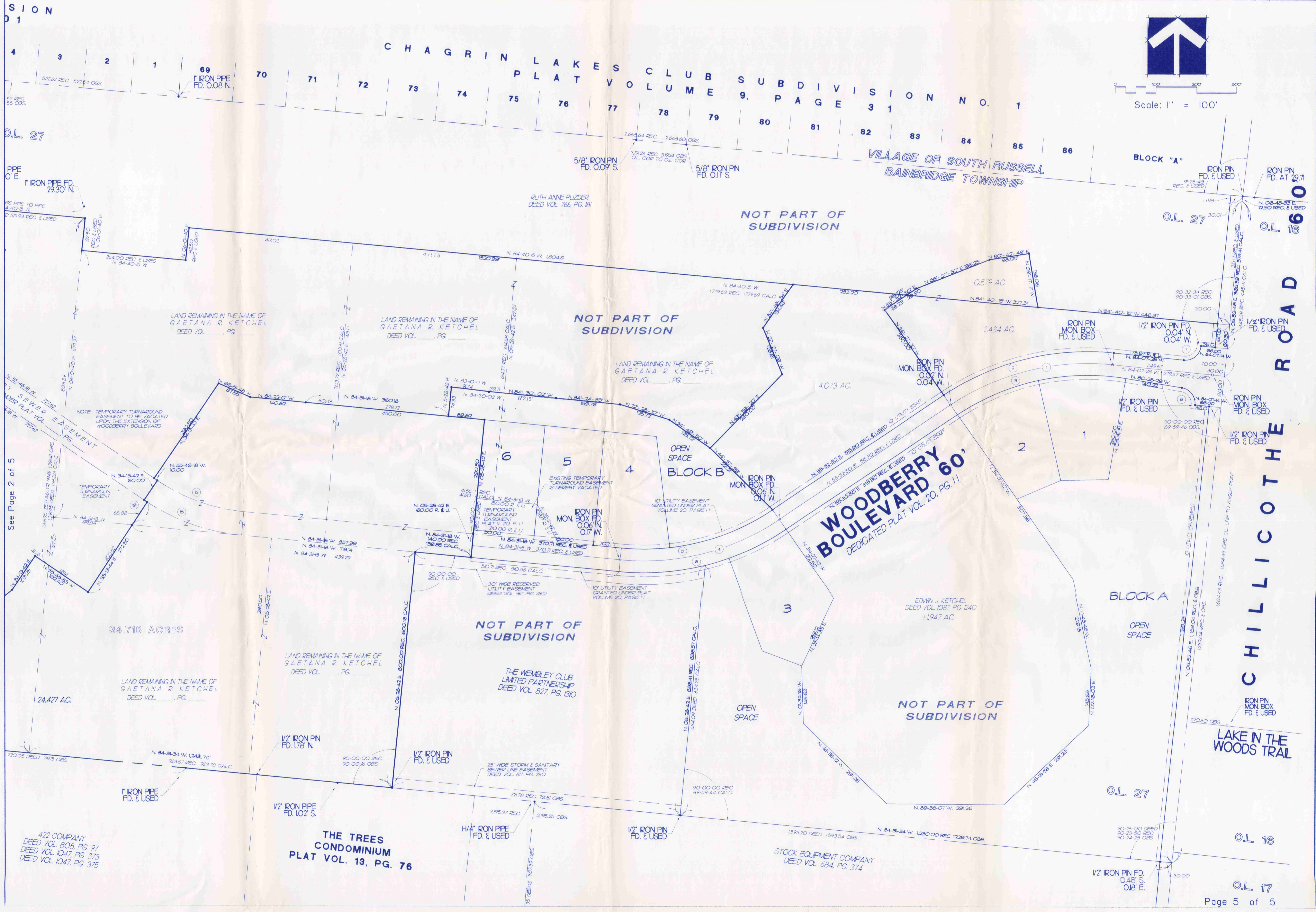
1/2" X 1/2" IRON BAR
FD. & USED AT 35.08'

1/2" IRON PIN
FD. AT 28.05'

1/2" IRON PIN
FD. AT 40.84'
USED FOR LINE



Scale: 1" = 100'



SION
D 1

O.L. 27

PIPE
O'E

See Page 2 of 5

720.05 DEED 79.5 OBS

422 COMPANY
DEED VOL. 808, PG. 97
DEED VOL. 1047, PG. 373
DEED VOL. 1047, PG. 375

THE TREES
CONDOMINIUM
PLAT VOL. 13, PG. 76

H/4" IRON PIPE
FD. & USED

STOCK EQUIPMENT COMPANY
DEED VOL. 684, PG. 374

O.L. 17

WILSON, LESSMAN & COX

Engineers - Surveyors - Planners

401 South Street
Chardon, Ohio 44024

Phone: (440) 286-7204

82 Dresser Hill Road
Charlton, MA 01507

Fax: (440) 286-3535

Email: WLC_Co@Compuserve.com

Lawrence G. Wilson, P.S.
General Partner

Steven J. Lessman, P.S.
Managing Partner

Richard M. Cox, P.E.
General Partner

Michael W. Bender, P.E.
General Partner

Ketchel
picked up 8/4/98

LEGAL DESCRIPTION (Block C and Part of Sublots 7 and 8) KETCHEL PARCEL IN PHASE II 2.434 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. 27, Tract One, further bounded and described as follows: Beginning at an iron pin monument found on the centerline of Chillicothe Road (60 feet wide) at the northeasterly corner of Original Lot No. 27, said point also being the northeasterly corner of a parcel of land described in a Deed to Ruth Anne Puzder recorded in Volume 766, Pg. 181 of Geauga County Records; Thence S. 06 deg. - 45 min. - 33 sec. W., along said centerline of Chillicothe Road, a distance of 12.50 feet to an angle point therein; Thence S. 05 deg. - 52 min. - 46 sec. W., continuing along said centerline of Chillicothe Road, a distance of 315.11 feet to the southeasterly corner of said parcel of land described in Volume 766, Pg. 181 of the Geauga County Records, and the principal point of beginning of the parcel of land herein described;

Course No. 1 Thence N. 84 deg. - 40 min. - 15 sec. W., along the southerly line of said land described in Deed Volume 766, Page 181, passing through a $\frac{3}{4}$ inch iron pin monument set at 30.00 feet. a total distance of 803.68 feet to an iron pin monument set;

Course No. 2 Thence S. 55 deg. - 32 min. - 50 sec. W., a distance of 68.23 feet to a $\frac{3}{4}$ inch iron pin monument set;

Course No. 3 Thence S. 34 deg. - 27 min. - 10 sec. E., a distance of 260.00 feet to a $\frac{3}{4}$ inch iron pin monument set on the northerly sideline of Woodberry Boulevard, as dedicated on a plat recorded in Volume 20, Page 11 of Geauga County Records, at a point of curvature therein;

Course No. 4 Thence continuing along the northerly sideline of said Woodberry Boulevard, being the arc of a curve, deflecting to the right, a distance of 443.43 feet to a $\frac{3}{4}$ inch iron

BALDOR I

pin monument set. Said arc having a radius of 630.00 feet and a chord bearing N. 75 deg. - 42 min. - 41 sec. E., a distance of 434.34 feet to an iron pin monument set at a point of tangency therein;

Course No. 5 Thence S. 84 deg. - 07 min. - 28 sec. E., continuing along the northerly sideline of said Woodberry Boulevard, a distance of 173.67 feet to a 3/4 inch iron pin monument set at the southwesterly terminus of a curved turnout between said northerly sideline of Woodberry Boulevard and the future westerly sideline of Chillicothe Road;

Course No. 6 Thence along said curved turnout between Woodberry Boulevard and Chillicothe Road, being the arc of a curve, deflecting to the left, a distance of 62.83 feet to a 3/4 inch iron pin monument set. Said arc having a radius of 40.00 feet and a chord bearing N.50 deg.- 52 min.- 39 sec. E., a distance of 56.57 feet to a point. Said point being referenced by a 1/2" iron pin monument found 0.04 feet north and 0.04 feet west;

Course No. 7 Thence S. 84 deg. - 07 min. - 14 sec. E., and passing through a 1/2 inch iron pin monument found at 36.00 feet, a total distance of 66.00 feet to a point on the centerline of Chillicothe Road;

Course No. 8 Thence N. 05 deg. - 52 min. - 46 sec. E., along the centerline of Chillicothe Road, a distance of 60.30 feet to the principal point of beginning. Containing 2.434 acres of land, more or less, of which 0.041 acres, more or less, is located within the right-of-way of Chillicothe Road. Be the same, more or less, but subject to all legal highways and easements of record.

Above description is based upon a survey dated December 1996 prepared by Steven J. Lessman, Ohio Professional Surveyor No. 7078,. Bearings cited are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

This survey is of part of land conveyed to _____
By deed recorded in volume _____, page _____ of the Geauga County
Deed Records.

July 8, 1997

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

R.S.

81398 (Revised)

OFFICE OF THE
GEAUGA COUNTY ENGINEER

BA100081

WILSON, LESSMAN & COX
 Engineers - Surveyors - Planners

401 South Street
 Chardon, Ohio 44024
 Phone: (440) 286-7204

82 Dresser Hill Road
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 Fax: (440) 286-3535

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 Steven J. Lessman, P.S.
Managing Partner
 Richard M. Cox, P.E.
General Partner
 Michael W. Bender, P.E.
General Partner

LEGAL DESCRIPTION
(Part of Sublots 18, 19 and 29 and Part of Wembley Court)
KETCHEL PARCEL
4.073 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. 27, Tract One, further bounded and described as follows: Beginning at an iron pin monument found on the centerline of Chillicothe Road (60 feet wide) at the northeasterly corner of Original Lot No. 27, said point also being the northeasterly corner of a parcel of land described in a Deed to Ruth Anne Puzder recorded in Volume 766, Pg. 181 of Geauga County Records; Thence S. 06 deg. - 45 min. - 33 sec. W., along said centerline of Chillicothe Road, a distance of 12.50 feet to an angle point therein; Thence S. 05 deg. - 52 min. - 46 sec. W., continuing along said centerline of Chillicothe Road, a distance of 315.11 feet to the southeasterly corner of said parcel of land described in Volume 766, Pg. 181 of the Geauga County Records; Thence N. 84 deg. - 40 min. - 15 sec. W., along the southerly line of said land described in Deed Volume 766, Page 181, passing through a 3/4 inch iron pin monument set at 30.00 feet. a total distance of 803.68 feet to an iron pin monument set at the principal place of beginning of the land herein intended to be described;

Course No. 1 Thence N. 84 deg. - 40 min. - 15 sec. W., continuing along the southerly line of said land described in Deed Volume 766, Page 181, a distance of 283.20 feet to a 3/4 inch iron pin monument set;

Course No. 2 Thence S. 34 deg. - 49 min. - 34 sec. W., a distance of 134.46 feet to a 3/4 inch iron pin monument set;

Course No. 3 Thence S. 22 deg. - 27 min. - 09 sec. E., a distance of 126.81 feet to a 3/4 inch iron pin monument set;

Course No. 4 Thence S. 43 deg. - 59 min. - 20 sec. W., a distance of 260.00 feet to a 3/4 inch iron pin monument set in the northeasterly line of Block B of The Woods of Wembley - Phase I as shown by plat recorded in volume 26, page 67 of the Geauga County Plat Records;

Course No. 5 Thence S. 44 deg. - 57 min. - 59 sec. E., along said northeasterly line of Block B, a distance of 221.21 feet to a 3/4 inch iron pin monument set on the northerly sideline of Woodberry Boulevard, as dedicated on a plat recorded in Volume 20, Page 11 of Geauga County Records, at a point of curvature therein;

Course No. 6 Thence N. 55 deg. - 32 min. - 50 sec. E. along the northerly sideline of said Woodberry Boulevard, a distance of 515.90 feet to a 3/4 inch iron pin monument set;

Course No. 7 Thence N. 34 deg. - 27 min. - 10 sec. W., a distance of 260.00 feet to a 3/4 inch iron pin monument set;

Course No. 8 Thence N. 55 deg. - 32 min. - 50 sec. E., a distance of 68.23 feet to the principal place of beginning. Containing 4.073 acres of land. Be the same, more or less, but subject to all legal highways and easements of record.

Above description is based upon a survey dated December 1996 prepared by Steven J. Lessman, Ohio Professional Surveyor No. 7078,. Bearings cited are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

This survey is of part of land conveyed to _____
By deed recorded in volume _____, page _____ of the Geauga County Deed Records.

July 8, 1997

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

R.S. 8/3/98 (Revised)

OFFICE OF THE
GEAUGA COUNTY ENGINEER

WILSON, LESSMAN & COX
Engineers - Surveyors - Planners

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Managing Partner
 Richard M. Cox, P.E.
General Partner
 Michael W. Bender, P.E.
General Partner

LEGAL DESCRIPTION
PHASE IV FROM KETCHEL
34.718 Acres

Situated in the Township of Bainbridge, County of Geauga and the State of Ohio, and known as part of Lot No. 27, 28 and 29 in Tract No. 1 within said Township, and further described as follows: Beginning at a 3/4 inch iron pin set at the northwesterly corner of land conveyed to The Wembley Club Limited Partnership by deed recorded in volume 827, page 1310 of the Geauga County Deed Records;

Course No. 1

Thence S. 05 deg. 28' 42" W. along the westerly line of said Limited Partnership 600.16 feet to a 1/2 inch iron pin found and used at the southwesterly corner thereof and in the northerly line of The Trees Condominium as shown by plat recorded in volume 13, pag 76 of the Geauga County Plat Records;

Course No. 2

Thence N. 84 deg. 31' 34" W. along said northerly line and the northerly line of land conveyed to 422 Company by deeds recorded in volume 808, page 97, volume 1047, page 373 and volume 1047, page 375 of the aforesaid deed records, said northerly line also being the northerly line of Lot No. 26 in said Tract No. 1, a total distance of 1243.70 feet to a 1 1/4 inch iron pipe found and used at the common corner of Lot No.s 26, 27, 28 and 29 in said Tract No. 1;

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 JUL 24 1988
 DEBRA COUNTY
 ENGINEERS

Course No. 3

Thence S. 05 deg. 47' 19" W. along the westerly line of said Lot No. 26, which is also the westerly line of said 422 Company, 762.43 feet to a 3/4 inch iron pin set;

Course No. 4

Thence N. 54 deg. 29' 20" W. 589.91 feet to a 3/4 inch iron pin set;

Course No. 5

Thence N. 35 deg. 30' 40" E. 48.00 feet to a 3/4 inch iron pin set;

Course No. 6

Thence N. 54 deg. 29' 20" W. 514.17 feet to a 3/4 inch iron pin set;

Course No. 7

Thence northeasterly along a curve deflecting to the left by a radius of 830.00 feet, an arc distance 275.97 feet, the chord of said curve being N. 15 deg. 34' 20" E. 274.70 feet to a 3/4 inch iron pin set;

Course No. 8

Thence N. 06 deg. 02' 48" E. 173.77 feet to a 3/4 inch iron pin set;

Course No. 9

Thence northeasterly along a curve deflecting the to right by a radius of 420.00 feet, an arc distance of 239.61 feet, the chord of said curve being N. 22 deg. 23' 24" E. 236.37 feet to a 3/4 inch iron pin set;

Course No. 10

Thence N. 38 deg. 44' 01" E. 101.60 feet to a 3/4 inch iron pin set;

Course No. 11

Thence northeasterly along a curve deflecting the the left by a radius of 783.028 feet, an arc distance of 142.52 feet, the chord of said curve being N. 33 deg. 31' 11" E. 142.32 feet to a 3/4 inch iron pin set;

Course No. 12

Thence N. 28 deg. 18' 20" E. 116.52 feet to a 3/4 inch iron pin set;

Course No. 13

Thence northeasterly along a curve deflecting to the right by a radius of 400.00 feet, an arc distance of 669.67 feet, the chord of said curve being N. 76 deg. 16' 01" E. 594.16 feet to a 3/4 inch iron pin set;

Course No. 14

Thence S. 55 deg. 46' 18" E. 23.41 feet to a 3/4 inch iron pin set;

Course No. 15

Thence S. 34 deg. 13' 42" W. 221.71 feet to a 3/4 inch iron pin set;

Course No. 16

Thence S. 57 deg. 48' 58" W. 117.92 feet to a 3/4 inch iron pin set;

Course No. 17

Thence S. 59 deg. 36' 23" W. 127.03 feet to a 3/4 inch iron pin set;

Course No. 18

Thence S. 47 deg. 01' 53" W. 177.38 feet to a 3/4 inch iron pin set;

Course No. 19

Thence S. 28 deg. 04' 16" W. 106.87 feet to a 3/4 inch iron pin set;

Course No. 20

Thence S. 47 deg. 23' 05" W. 217.69 feet to a 3/4 inch iron pin set;

Course No. 21

Thence S. 36 deg. 18' 17" W. 187.11 feet to a 3/4 inch iron pin set;

Course No. 22

Thence S. 21 deg. 14' 32" W. 145.63 feet to a 3/4 inch iron pin set;

Course No. 23

Thence S. 22 deg. 48' 23" E. 145.63 feet to a 3/4 inch iron pin set;

Course No. 24

Thence N. 67 deg. 11' 37" E. 260.00 feet to a 3/4 inch iron pin set;

Course No. 25

Thence southeasterly along a curve deflecting to the left by a radius of 100.00 feet, an arc distance of 61.68 feet, the chord of said curve being S. 40 deg. 28' 36" E. 60.71 feet to a 3/4 inch iron pin set;

Course No. 26

Thence S. 31 deg. 51' 10" W. 260.00 feet to a 3/4 inch iron pin set;

Course No. 27

Thence S. 58 deg. 08' 50" E. 145.63 feet to a 3/4 inch iron pin set;

Course No. 28

Thence N. 77 deg. 48' 15" E. 291.25 feet to a 3/4 inch iron pin set;

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MAY 1 1981
COUNTY ENGINEER

Course No. 29

Thence N. 33 deg. 45' 20" E. 185.10 feet to a 3/4 inch iron pin set;

Course No. 30

Thence N. 21 deg. 14' 32" E. 325.55 feet to a 3/4 inch iron pin set;

Course No. 31

Thence N. 43 deg. 06' 23" E. 76.04 feet to a 3/4 inch iron pin set;

Course No. 32

Thence N. 59 deg. 36' 23" E. 141.08 feet to a 3/4 inch iron pin set;

Course No. 33

Thence N. 51 deg. 24' 51" E. 108.70 feet to a 3/4 inch iron pin set;

Course No. 34

Thence N. 34 deg. 13' 42" E. 103.25 feet to a 3/4 inch iron pin set;

Course No. 35

Thence S. 55 deg. 48' 53" E. 162.40 feet to a 3/4 inch iron pin set;

Course No. 36

Thence N. 33 deg. 13' 44" E. 272.50 feet to a 3/4 inch iron pin set;

Course No. 37

Thence northwesterly along a curve deflecting to the right by a radius of 530.00 feet, an arc distance of 9.25 feet, the chord of said curve being N. 56 deg. 16' 17" W. 9.25 feet to a 3/4 inch iron pin set;

Course No. 38

Thence N. 34 deg. 13' 42" E. 60.00 feet to a 3/4 inch iron pin set;

Course No. 39

Thence N. 55 deg. 46' 18" W. 10.00 feet to a 3/4 inch iron pin set;

Course No. 40

Thence N. 34 deg. 13' 42" E. 290.50 feet to a 3/4 inch iron pin set;

Course No. 41

Thence S. 66 deg. 51' 48" E. 87.55 feet to a 3/4 inch iron pin set;

Course No. 42

Thence S. 84 deg. 22' 01" E. 140.82 feet to a 3/4 inch iron pin set;

Course No. 43

Thence S. 84 deg. 31' 18" E. 360.18 feet to a 3/4 inch iron pin set at the southwesterly corner of Block B of The Woods of Wembley Subdivision, Phase I as shown by plat recorded in volume 26, page 67 of the Geauga County Plat Records;

Course No. 44

Thence S. 84 deg. 31' 18" E. along the southerly line of said Block B 89.82 feet to a 3/4 inch iron pin set in the northwesterly corner of Sublot No. 6 of said The Woods of Wembley Subdivision-Phase I;

Course No. 45

Thence S. 05 deg. 28' 42" W. along the westerly line of said Sublot 290.50 feet to a 3/4 inch iron pin set at the southwesterly corner thereof and at the northwesterly corner of Woodberry Boulevard as shown by said Plat;

Course No. 46

Thence S. 05 deg. 28' 42" W. along the westerly terminus of said Woodberry Boulevard 60.00 feet to a 3/4 inch iron pin set in the northerly line of said The Wembley Club Limited Partnership;

Course No. 47

Thence N. 84 deg. 31' 18" W. along said northerly line 139.85 feet to the place of beginning. Containing 34.718 acres of land, more or less. Be the same, more or less, but subject to all legal highways and easements of record.

Above description is based upon a survey dated December 1996 prepared by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings cited are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

This survey is of part of land conveyed to _____ by deed recorded in volume _____, page _____ of the Geauga County Deed Records.

18.427 Acres located in taxing District "02"
16.291 Acres located in taxing District "03"

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

R.S. 8/3/98

OFFICE OF THE
GEAUGA COUNTY ENGINEER

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JUL 24 1998
GEAUGA COUNTY ENGINEER

WILSON, LESSMAN & COX
Engineers - Surveyors - Planners

401 South Street
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 Charlton, MA 01507

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Lawrence G. Wilson, P.S.
General Partner

Steven J. Lessman, P.S.
Managing Partner

Richard M. Cox, P.E.
General Partner

Michael W. Bender, P.E.
General Partner

LEGAL DESCRIPTION
KETCHEL PARCELS COMBINED
148.232 Acres

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being parts of Original Bainbridge Township Lot Nos. 27, 28, 29, and 38, Tract One, further bounded and described as follows: Beginning at an iron pin monument found on the centerline of Chillicothe Road (60 feet wide) at the northeasterly corner of Original Lot No. 27, said point also being the northeasterly corner of a parcel of land described in a Deed to Ruth Anne Pudzer recorded in Volume 766, Pg. 181 of Geauga County Records; Thence S. 06 deg. - 45 min. - 33 sec. W., along said centerline of Chillicothe Road, a distance of 12.50 feet to an angle point therein; Thence S. 05 deg. - 52 min. - 46 sec. W., continuing along said centerline of Chillicothe Road, a distance of 315.11 feet to the southeasterly corner of said parcel of land described in Volume 766, Pg. 181 of the Geauga County Records, and the principal point of beginning of the parcel of land herein described;

Course No. 1 Thence N. 84 deg. - 40 min. - 15 sec. W., along the southerly line of the above referenced Ruth Anne Pudzer property, passing through a 3/4 inch iron pin monument set at 30.00 feet. a total distance of 2,607.87 feet to a 3/4 inch iron pin monument set at an angle point therein;

Course No. 2 Thence S. 06 deg. - 01 min. - 40 sec. W., continuing along said line, a distance of 82.50 feet to a 3/4 inch iron pin monument set an angle point therein;

Course No. 3 Thence N. 84 deg. - 40 min. - 15 sec. W., continuing along said line, a distance of 264.00 feet to a 3/4 inch iron pin monument set at an angle point therein;

Course No. 4 Thence N. 06 deg. - 01 min. - 40 sec. E., continuing along said line, a distance of 82.50 feet to a 3/4 inch iron pin monument set at an angle point therein;

Course No. 5 Thence N. 84 deg. - 40 min. - 15 sec. W., continuing along said line, a distance of 319.93 feet to a 3/4 inch iron pin monument set on the line between Original Lot Nos. 27 and 28 at the southwesterly corner of said parcel of land described in Deed Volume 766, Page 181 of Geauga County Records;

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- Course No. 6 Thence N. 06 deg. - 01 min. - 40 sec. E., along said line between Original Lot Nos. 27 and 28, a distance of 302.61 feet to a 3/4 inch iron pin monument set at the most southerly corner of Sublot No. 5 in the Sheerbrook Acres Subdivision as shown by the plat recorded in Volume 9, Page 101 of Geauga County Records, said point being located S. 06 deg. - 01 min. - 40 sec. W., 25.00 feet from a 1-1/2" iron pipe found at the northeasterly corner of Original Lot No. 28;
- Course No. 7 Thence N. 84 deg. - 42 min. - 41 sec. W., along the southerly line of said Sheerbrook Acres Subdivision, and along its westerly prolongation, parallel with and 25.00 feet southerly, as measured at right angles to, the northerly line of said Original Lot No. 28, passing through a 1-1/4" iron pipe monument found at 1,438.02 feet, a total distance of 1,969.59 feet to the northeasterly corner of a parcel of land described in a Deed to The Cleveland Electric Illuminating Company recorded in Volume 479, Page 805 of Geauga County Records. Said point being referenced by an 5/8" iron pin monument found 0.46 feet south;
- Course No. 8 Thence S. 33 deg. - 14 min. - 01 sec. W., along the easterly line of said land described in Deed Volume 479, Page 805, passing through the above found 5/8" iron pin monument, and through a 1/2" iron pin monument found at 1,469.68 feet, a total distance of 1,502.34 feet to a point on the centerline of Washington Street (formerly known as Chagrin Falls - Greenville Road), and the southeasterly corner thereof;
- Course No. 9 Thence S. 54 deg. - 29 min. - 20 sec. E., along the centerline of Washington Street, a distance of 900.41 feet to the southwesterly corner of a parcel of land described in a Deed to Allyson J. Lurch recorded in Volume 1016, Page 456 of Geauga County Records;
- Course No. 10 Thence N. 33 deg. - 14 min. - 01 sec. E., along the westerly line of said land so described, passing through a 3/4 inch iron pin monument set at 30.00 feet, a total distance of 467.00 feet to a 3/4 inch iron pin monument set at an angle point therein;
- Course No. 11 Thence N. 44 deg. - 14 min. - 55 sec. E., continuing along said westerly line, a distance of 109.13 feet to a 3/4 inch iron pin monument set at an angle point therein;
- Course No. 12 Thence N. 15 deg. - 57 min. - 04 sec. E., continuing along said westerly line, a distance of 271.15 feet to a 3/4 inch iron pin monument set at an angle point therein;
- Course No. 13 Thence N. 57 deg. - 42 min. - 14 sec. E., continuing along said westerly line of land described in Deed Volume 1016, Page 456, a distance of 338.38 feet to a 3/4 inch iron pin monument set at the northwesterly corner thereof;
- Course No. 14 Thence S. 51 deg. - 15 min. - 59 sec. E., along the northerly line of said land described in Deed Volume 1016, Page 456, a distance of 150.00 feet to a 3/4 inch iron pin monument set at the southwesterly corner of a parcel of land described in a Deed to Marian S. Rickert recorded in Volume 837, Page 757 of Geauga County Records;
- Course No. 15 Thence N. 38 deg. - 44 min. - 01 sec. E., along the westerly line of said land described in Deed Volume 837, Page 757, a distance of 350.00 feet to a 3/4 inch iron pin monument set at the northwesterly corner thereof;

- Course No. 16 Thence S. 51 deg. - 15 min. - 59 sec. E., along the northerly line of said parcel of land described in Deed Volume 837, Page 757, a distance of 250.00 feet to a 3/4 inch iron pin monument set at the northeasterly corner thereof;
- Course No. 17 Thence S. 38 deg. - 44 min. - 01 sec. W., along the easterly line of said parcel of land described in Deed Volume 837, Page 757, a distance of 290.00 feet to a 3/4 inch iron pin monument set at the most northerly corner of a parcel of land described in a Deed to Marian S. Rickert recorded in Volume 1016, Page 450 of Geauga County Records;
- Course No. 18 Thence S. 51 deg. - 15 min. - 59 sec. E., along the northerly line of said parcel described in Deed Volume 1016, Page 450, a distance of 110.00 feet to a 3/4 inch iron pin monument set at the most easterly corner thereof;
- Course No. 19 Thence S. 38 deg. - 44 min. - 01 sec. W., along the easterly line of said parcel described in Deed Volume 1016, Page 450, a distance of 340.74 feet to in iron pin monument set at an angle point therein;
- Course No. 20 Thence S. 76 deg. - 51 min. - 50 sec. W., continuing along said easterly line, a distance of 639.42 feet to a 3/4 inch iron pin monument set at an angle point therein;
- Course No. 21 Thence S. 33 deg. - 14 min. - 01 sec. W., continuing along said easterly line, and passing through a 3/4 inch iron pin monument set at 324.64 feet, a total distance of 354.64 feet to a point on the centerline of Washington street and the southeasterly corner of said parcel of land described in Deed Volume 1016, Page 450;
- Course No. 22 Thence S. 54 deg. - 29 min. - 20 sec. E., along the centerline of Washington Street, a distance of 768.20 feet to a point;
- Course No. 23 Thence N. 35 deg. - 30 min. - 40 sec. E., a distance of 30.00 feet to a 3/4 inch iron pin monument set at the southeasterly terminus of a proposed curved turnout between the easterly sideline of a proposed extension of Woodberry Boulevard and the northerly sideline of said Washington Street;
- Course No. 24 Thence northwesterly along said curved turnout, being the arc of a curve deflecting to the right, a distance of 62.83 feet. Said curved turnout 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 3/4 inch iron pin monument set at its northerly terminus;
- Course No. 25 Thence N. 35 deg. - 30 min. - 40 sec. E., along the easterly sideline of said proposed extension of Woodberry Boulevard, a distance of 209.97 feet to a 3/4 inch iron pin monument set at a point of curvature therein;
- Course No. 26 Thence continuing along the easterly sideline of said proposed extension of Woodberry Boulevard, being the arc of a curve deflecting to the left, a distance of 150.86 feet. Said arc having a radius of 830.00 feet and a chord bearing N. 30 deg. - 18 min. - 15.5 sec. E., a distance of 150.65 feet to a 3/4 inch iron pin monument set;
- Course No. 27 Thence S. 54 deg. - 29 min. - 20 sec. E., parallel with the centerline of Washington Street, a distance of 514.17 feet to a 3/4 inch iron pin monument set;

- Course No. 28 Thence S. 35 deg. - 30 min. - 40 sec. W., perpendicular to the centerline of Washington Street, a distance of 48.00 feet to a 3/4 inch iron pin monument set;
- Course No. 29 Thence S. 54 deg. - 29 min. - 20 sec. E., parallel with the centerline of Washington Street, a distance of 589.91 feet to a 3/4 inch iron pin monument set on the easterly line of said Original Lot No. 29, said line also being the westerly line of a parcel of land described in a Deed to the 422 Company recorded in Volume 808, Page 97 of Geauga County Records;
- Course No. 30 Thence N. 05 deg. - 47 min. - 19 sec. E., along the easterly line of said Original Lot No. 29, a distance of 762.43 feet to a 1-1/4" iron pipe found at the northeasterly corner thereof. Said point also being the southwesterly corner of Original Lot No. 27 and the northwesterly corner of said parcel of land described in Deed Volume 808, Page 97;
- Course No. 31 Thence S. 84 deg. - 31 min. - 34 sec. E., along the southerly line of said Original Lot No. 27 a distance of 1,243.70 feet to a 1/2" iron pin monument found at the southwesterly corner of a parcel of land described in a Deed to the Wembley Club Limited Partnership recorded in Volume 827, Page 1310 of Geauga County Records;
- Course No. 32 Thence N. 05 deg. - 28 min. - 42 sec. E., along the westerly line of said parcel of land described in Deed Volume 827, Pg. 1310, a distance of 600.16 feet to a 3/4 inch iron pin monument set at the northwesterly corner thereof;
- Course No. 33 Thence S. 84 deg. - 31 min. - 18 sec. E., along the northerly line of said parcel of land described in Deed Volume 827, Page. 1310, a distance of 139.85 feet to a 3/4 inch iron pin monument set at the southwesterly terminus of the southerly line of Woodberry Boulevard (60 feet wide) as dedicated under plat recorded in Volume 20, Page 11 of Geauga County Records;
- Course No. 34 Thence N. 05 deg. - 28 min. - 42 sec. E., along the westerly terminus of Woodberry Boulevard, a distance of 60.00 feet to a 3/4 inch iron pin monument set at the northwesterly terminus of the northerly sideline therein and at the southwesterly corner of Sublot No. 6 of The Woods of Wembley Subdivision, Phase I as shown by plat recorded in Volume 26, Page 67 of the Geauga County Plat Records;
- Course No. 35 Thence N. 05 deg. - 28 min. - 42 sec. E., along the westerly line of said Sublot, a distance of 290.50 feet to a 3/4 inch iron pin monument set at the northwesterly corner thereof and in the southerly line of Block B as shown by said plat;
- Course No. 36 Thence N. 84 deg. - 31 min. - 18 sec. W., along the boundary of said Block B, a distance of 89.82 feet to a 3/4 inch iron pin monument set;
- Course No. 37 Thence N. 05 deg. - 28 min. - 42 sec. E., along the boundary of said Block B, a distance of 74.33 feet to a 3/4 inch iron pin monument set;
- Course No. 38 Thence S. 83 deg. - 10 min. - 11 sec. E., along the boundary of said Block B, a distance of 91.74 feet to a 3/4 inch iron pin monument set;
- Course No. 39 Thence S. 84 deg. - 30 min. - 02 sec. E., along the boundary of said Block B, a distance of 172.19 feet to a 3/4 inch iron pin monument set;

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- Course No. 40 Thence S. 84 deg. - 24 min. - 53 sec. E., along the boundary of said Block B, a distance of 159.76 feet to a 3/4 inch iron pin monument set;
- Course No. 41 Thence S. 72 deg. - 28 min. - 10 sec. E., along the boundary of said Block B, a distance of 125.72 feet to a 3/4 inch iron pin monument set;
- Course No. 42 Thence S. 54 deg. - 49 min. - 50 sec. E., along the boundary of said Block B, a distance of 125.72 feet to a 3/4 inch iron pin monument set;
- Course No. 43 Thence S. 44 deg. - 58 min. - 00 sec. E., along the boundary of said Block B, a distance of 221.21 feet to a 3/4 inch iron pin monument set on the northerly sideline of Woodberry Boulevard;
- Course No. 44 Thence N. 55 deg. - 32 min. - 50 sec. E., continuing along the northerly sideline of Woodberry Boulevard, a distance of 515.90 feet to a 3/4 inch iron pin monument set at a point of curvature therein;
- Course No. 45 Thence continuing along the northerly sideline of said Woodberry Boulevard, being the arc of a curve, deflecting to the right, a distance of 443.43 feet. Said arc having a radius of 630.00 feet and a chord bearing N. 75 deg. - 42 min. - 41 sec. E., a distance of 434.34 feet to a 3/4 inch iron pin monument set at a point of tangency therein;
- Course No. 46 Thence S. 84 deg. - 07 min. - 28 sec. E., continuing along the northerly sideline of said Woodberry Boulevard, a distance of 173.67 feet to a 3/4 inch iron pin monument set at the southwesterly terminus of a curved turnout between said northerly sideline of Woodberry Boulevard and the future westerly sideline of Chillicothe Road;
- Course No. 47 Thence along said curved turnout between Woodberry Boulevard and Chillicothe Road, being the arc of a curve, deflecting to the left, a distance of 62.83 feet. Said arc having a radius of 40.00 feet and a chord bearing N. 50 deg. - 52 min. - 39 sec. E., a distance of 56.57 feet to a point. Said point being referenced by a 1/2" iron pin monument found 0.04 feet north and 0.04 feet west;
- Course No. 48 Thence S. 84 deg. - 07 min. - 14 sec. E., and passing through an iron pin monument found at 36.00 feet, a total distance of 66.00 feet to a point on the centerline of Chillicothe Road;
- Course No. 49 Thence N. 05 deg. - 52 min. - 46 sec. E., along the centerline of Chillicothe Road, a distance of 60.30 feet to the principal point of beginning. Containing 148.232 acres of land, more or less, of which 0.041 acres, more or less, is located within the right-of-way of Chillicothe Road, and 1.150 acres is located within the right-of-way of Washington Street. Be the same, more or less, but subject to all legal highways and easements of record.

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 COUNTY CLERK
 CHILICOTHE, OHIO

Above description is based upon a survey dated December 1996 prepared by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings cited are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

This survey is of land conveyed to Gaetana R. Ketchel as Parcel No. 6 by deed recorded in volume 813, page 865, as parcel No. 7-A by deed recorded in volume 801, page 1167, as Parcel No. 1 by deed recorded in volume 653, page 438 and as Parcel No. 6-A by deed recorded in volume 890, pages 193 and 195 of the Geauga County Deed Records, and of land conveyed to Edwin J. Ketchel, et. al by deed recorded in volume 862, page 173, to Edwin J. Ketchel as Parcel No. 3 by deed recorded in volume 861, page 397 and of part of land conveyed to said Edwin J. Ketchel by deeds recorded in volume 801, page 1167 and volume 851, page 1263 of the Geauga County Deed Records.

42.732 Acres located in taxing District "02"
105.50 Acres located in taxing District "03"

July 8, 1998

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

RS. 8/3/98 (~~Revised~~)
OFFICE OF THE
GEAUGA COUNTY ENGINEER

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GEAUGA COUNTY