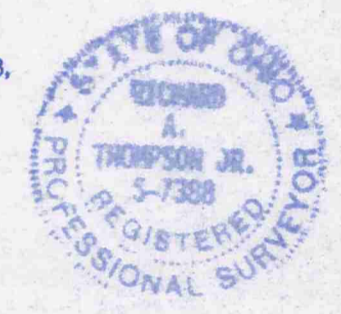


# PLAT OF LOT SPLITS WOODS OF WEMBLEY PHASE II & III

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

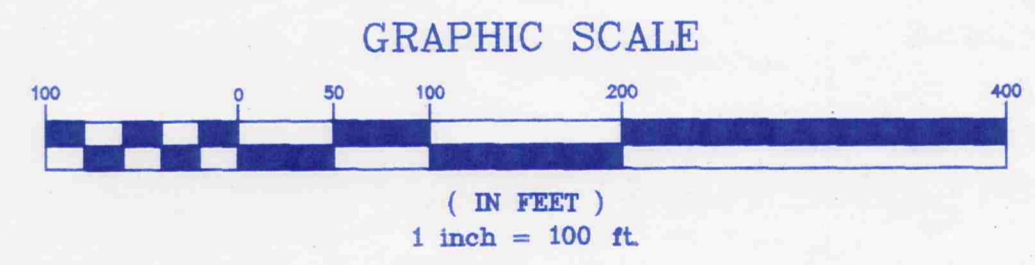
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A BOUNDARY SURVEY PREPARED BY STEVEN J. LESSMAN, P.S. NO. 7078, DATED JANUARY 6, 1997. MONUMENTS WERE SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND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



*Richard A. Thompson Jr.* 10.2.97  
RICHARD A. THOMPSON JR. P.S. NO. 7088

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	600.00'	422.32'	220.33'	413.65'	S 75°42'41" W	40°19'42"
C-2	40.00'	62.83'	40.00'	56.57'	S 50°52'39" W	89°59'46"
C-3	630.00'	443.43'	231.35'	434.34'	S 75°42'41" W	40°19'42"
C-4	730.00'	24.20'	12.10'	24.20'	S 45°03'41" E	01°53'58"

- IRON PIN/PIPE FOUND
- 5/8" IRON PIN SET



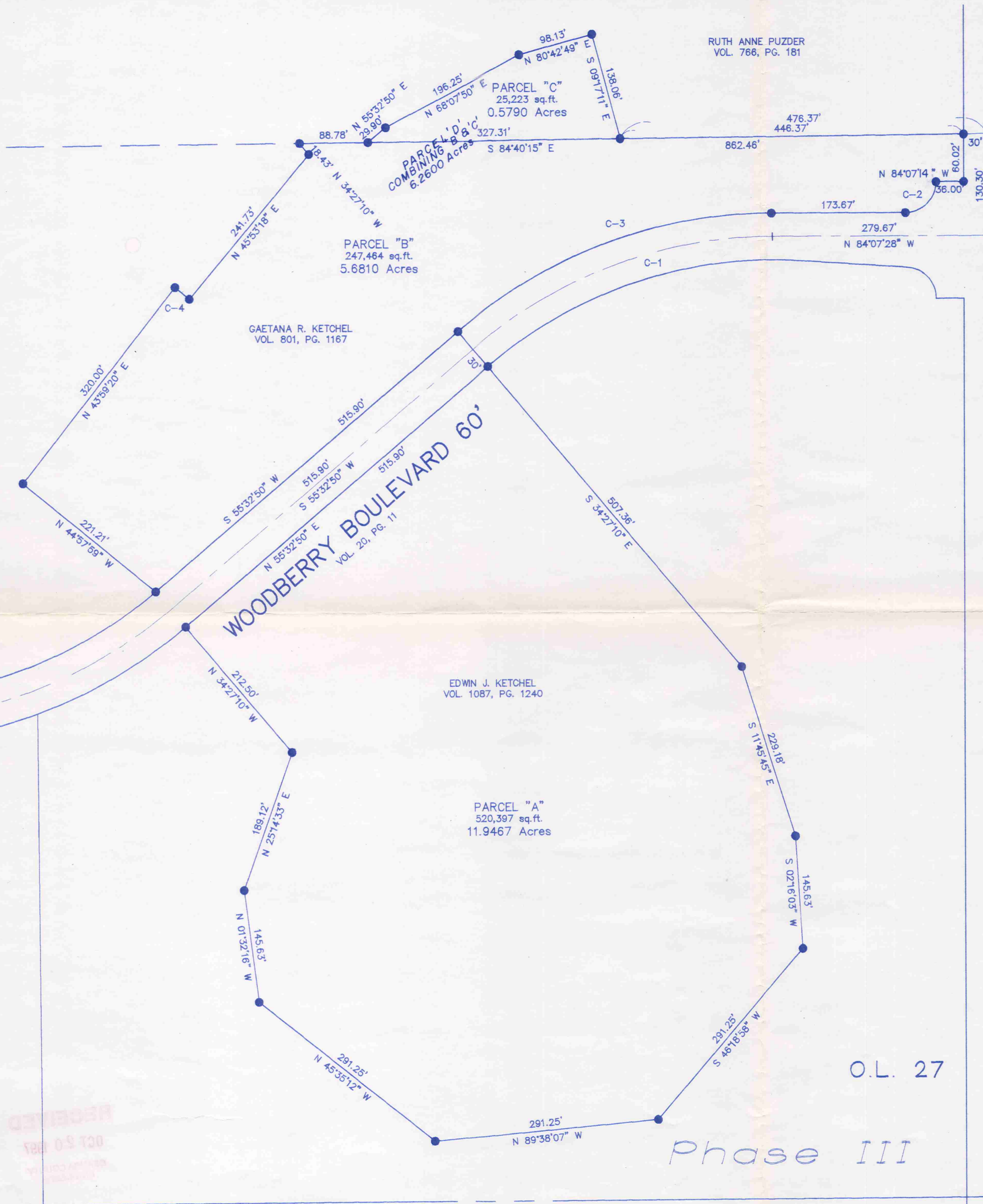
SURVEY PLAT AND LEGAL DESCRIPTION APPROVED  
PER R.C. 315.251

*R.S.* 10.21.1997 (revised)  
GEAGA COUNTY ENGINEER

O.L. 16

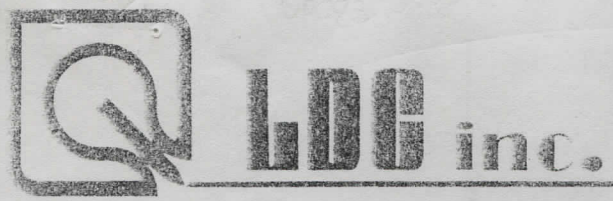
O.L. 27

Phase III



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OCT 05 1997  
COUNTY ENGINEER

REV'D. 10/20/97  
DWG. NAME  
KHOU17A



8585 EAST AVENUE • MENTOR, OHIO 44060

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OCTOBER 20, 1997

REVISED  
LEGAL DESCRIPTION OF  
LAND IN THE NAME OF EDWIN J. KETCHEL  
PART OF WOODS OF WEMBLEY PHASE III  
PARCEL "A"

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, and being known as part of Original Bainbridge Township Lot No. 27, Tract 1, further being known as part of lands conveyed to Edwin J. Ketchel by deed recorded in Volume 1087, Page 1240 of Geauga County Deed Records, further bounded and described as follows:

Beginning in the centerline of Woodberry Boulevard, 60 feet wide, at its intersection with the centerline of Chillicothe Road as shown by plat recorded in Volume 20, Page 11 of Geauga County Plat Records;

Thence North 84°07'28" West along said centerline of Woodberry Boulevard, a distance of 279.67 feet to a point of curvature therein;

Thence Westerly along the arc of said curved centerline, deflecting to the left, having a radius of 600.00 feet and a chord which bears South 75°42'41" West, 413.65 feet, an arc distance of 422.32 feet to a point of tangency therein;

Thence South 34°27'10" East, a distance of 30.00 feet to a 5/8 inch iron pin set in the Southerly sideline of said Woodberry Boulevard and the Principal Place of Beginning of the premises herein intended to be described:

- COURSE I            Thence South 34°27'10" East, a distance of 507.36 feet to a 5/8 inch iron pin set;
- COURSE II           Thence South 11°45'45" East, a distance of 229.18 feet to a 5/8 inch iron pin set;
- COURSE III          Thence South 02°16'03" West, a distance of 145.63 feet to a 5/8 inch iron pin set;
- COURSE IV          Thence South 46°18'58" West, a distance of 291.25 feet to a 5/8 inch iron pin set;
- COURSE V          Thence North 89°38'07" West, a distance of 291.25 feet to a 5/8 inch iron pin set;

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OCTOBER 20, 1997  
REVISED LEGAL DESCRIPTION OF  
LAND IN THE NAME OF EDWIN J. KETCHEL  
PART OF WOODS OF WEMBLEY PHASE III  
PARCEL "A"  
PAGE 2

- COURSE VI            Thence North 45°35'12" West, a distance of 291.25 feet to a 5/8 inch iron pin set;
- COURSE VII        Thence North 1°32'16" West, a distance of 145.63 feet to a 5/8 inch iron pin set;
- COURSE VIII       Thence North 25°14'33" East, a distance of 189.12 feet to a 5/8 inch iron pin set;
- COURSE IX         Thence North 34°27'10" West, a distance of 212.50 feet to a 5/8 inch iron pin set in said Southerly sideline of Woodberry Boulevard;
- COURSE X          Thence North 55°32'50" East along said Southerly sideline, a distance of 515.90 feet to the Principal Place of Beginning and containing 11.9467 acres of land as calculated and described in October, 1997, by Richard A. Thompson, Jr., P.S. No. 7388, 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 refer to an assumed meridian and are intended to indicate angles only.

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

*R.S.*      10/21/1997 (Revised)  
GEAUGA COUNTY ENGINEER

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OCT 20 1997



**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 OF  
LAND IN THE NAME OF GAETANA R. KETCHEL  
PART OF THE WOODS OF WEMBLY PHASE II AND III  
PARCEL "B"

Situated in the Township of Bainbridge, County of Geauga, State of Ohio and being known as part of Original Bainbridge Township Lot No. 27, Tract No. 1 further being known as part of lands conveyed to Gaetana R. Ketchel by deed recorded in Volume 801, Page 1167 of Geauga County Deed Records, further bounded and described as follows:

Beginning in the centerline of Chillicothe Road, 60 feet wide, at its intersection with the Southerly line of land conveyed to Ruth Anne Puzder by deed recorded in Volume 766, Page 181, said point lying North 05°52'46" East, along said centerline, a distance of 130.30 feet from its intersection with the centerline of Woodberry Boulevard, 60 feet wide, as shown by plat recorded in Volume 20, Page 11 of Geauga County Plat Records;

Thence North 84°40'15" West, along said Southerly line, a distance of 30.00 feet to a 5/8 inch iron pin set in the Westerly sideline of said Chillicothe Road and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South 05°52'46" West, along said Westerly sideline, a distance of 60.02 feet to a 5/8 inch iron pin set at its intersection with the Northerly sideline of said Woodberry Boulevard;
- COURSE II Thence North 84°07'14" West, along said Northerly sideline, a distance of 36.00 feet to a 5/8 inch iron pin set;
- COURSE III Thence Southwesterly along the arc of said curved Northerly sideline, deflecting to the right, having a radius of 40.00 feet and a chord which bears South 50°52'39" West, 56.57 feet, an arc distance of 62.83 feet to a 5/8 inch iron pin set at a point of tangency therein;
- COURSE IV Thence North 84°07'28" West, along said Northerly sideline, a distance of 173.67 feet to a 5/8 inch iron pin set at a point of curvature therein;
- COURSE V Thence Westerly along the arc of said curved Northerly sideline, deflecting to the left, having a radius of 630.00 feet and a chord which bears South 75°42'41" West, 434.34 feet, an arc distance of 443.43 feet to a 5/8 inch iron pin set at a point of tangency therein;

OCTOBER 20, 1997  
REVISED LEGAL DESCRIPTION OF  
LAND IN THE NAME OF GAETANA R. KETCHEL  
PART OF THE WOODS OF WEMBLY PHASE II AND III  
PARCEL "B"  
PAGE 2

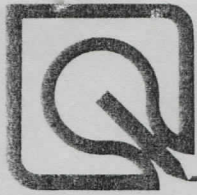
- COURSE VI            Thence South 55°32'50" West, along said Northerly sideline, a distance of 515.90 feet to a 5/8 inch iron pin set at a point of curvature therein;
- COURSE VII        Thence North 44°57'59" West, a distance of 221.21 feet to a 5/8 inch iron pin set;
- COURSE VIII       Thence North 43°59'20" East, a distance of 320.00 feet to a 5/8 inch iron pin set;
- COURSE IX         Thence Southeasterly along the arc of a curve deflecting to the right, having a radius of 730.00 feet and a chord which bears South 45°03'41" East, 24.20 feet, an arc distance of 24.20 feet to a 5/8 inch iron pin set;
- COURSE X          Thence North 45°53'18" East, a distance of 241.73 feet to a 5/8 inch iron pin set;
- COURSE XI         Thence North 34°27'10" West, a distance of 18.43 feet to a 5/8 inch iron pin set in said Southerly line of land so conveyed to Ruth Anne Puzder;
- COURSE XII        Thence South 84°40'15" East, along said Southerly line, a distance of 862.46 feet to the Principal Place of Beginning and containing 5.6810 acres of land as calculated and described in October, 1997 by Richard A. Thompson, Jr., P.S. No. 7388 based on a boundary 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.

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

R.S. 10, 21, 1997 (Revised)  
GEAUGA COUNTY ENGINEER

RECEIVED  
OCT 20 1997  
COUNTY ENGINEER

BA100083



**LDC inc.**

8585 EAST AVENUE • MENTOR, OHIO 44060

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

SEPTEMBER 22, 1997

LEGAL DESCRIPTION OF  
LANDS IN THE NAME OF RUTH ANNE PUZDER  
PART OF WOODS OF WEMBLEY PHASE II  
PARCEL "C"

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, and being known as part of Original Bainbridge Township Lot No. 27, Tract 1, further being known as part of lands conveyed to Ruth Anne Puzder by deed recorded in Volume 766, Page 181 of Geauga County Deed Records, further bounded and described as follows:

Beginning in the centerline of Chillicothe Road at its intersection with the Northerly line of land conveyed to Gaetana R. Ketchel by deed recorded in Volume 801, Page 1167 of Geauga County Deed Records, said point lying North 05°52'46" East, along said centerline, a distance of 130.30 feet from its intersection with the centerline of Woodberry Boulevard as shown by plat recorded in Volume 20, Page 11 of Geauga County Plat Records;

Thence North 84°40'15" West along said Northerly line, a distance of 476.37 feet to a 5/8 inch iron pin set at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I            Thence North 84°40'15" West along said Northerly line, a distance of 327.31 feet to a 5/8 inch iron pin set;

COURSE II           Thence North 55°32'50" East, a distance of 29.90 feet to a 5/8 inch iron pin set;

COURSE III           Thence North 68°07'50" East, a distance of 196.25 feet to a 5/8 inch iron pin set;

COURSE IV           Thence North 80°42'49" East, a distance of 98.13 feet to a 5/8 inch iron pin set;

SEPTEMBER 22, 1997  
LEGAL DESCRIPTION OF  
LANDS IN THE NAME OF RUTH ANNE PUZDER  
PART OF WOODS OF WEMBLEY PHASE II  
PARCEL "C"  
PAGE 2

COURSE V

Thence South 9°17'11" East, a distance of 138.06 feet to the Principal Place of Beginning and containing 0.5790 acres of land as calculated and described in September 1997 by Richard A. Thompson Jr., P.S. No. 7388, 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 refer to an assumed meridian and are to intended to indicate angles only.

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

R.S. 10/21/1997 (Revised)  
GEAUGA COUNTY ENGINEER



**LDC inc.**

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OCTOBER 20, 1997

REVISED  
LEGAL DESCRIPTION OF  
COMBINING PARCELS "B" AND "C"  
PARCEL "D"

Situated in the Township of Bainbridge, County of Geauga, State of Ohio and being known as part of Original Bainbridge Township Lot No. 27, Tract No. 1 further being known as part of lands conveyed to Gaetana R. Ketchel by deed recorded in Volume 801, Page 1167 and part of lands conveyed to Ruth Anne Puzder by deed recorded in Volume 766, Page 181 of Geauga County Deed Records, further bounded and described as follows:

Beginning in the centerline of Chillicothe Road, 60 feet wide, at its intersection with the Southerly line of land conveyed to Ruth Anne Puzder by deed recorded in Volume 766, Page 181, said point lying North  $05^{\circ}52'46''$  East, along said centerline, a distance of 130.30 feet from its intersection with the centerline of Woodberry Boulevard, 60 feet wide, as shown by plat recorded in Volume 20, Page 11 of Geauga County Plat Records;

Thence North  $84^{\circ}40'15''$  West, along said Southerly line, a distance of 30.00 feet to a 5/8 inch iron pin set in the Westerly sideline of said Chillicothe Road and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South  $05^{\circ}52'46''$  West, along said Westerly sideline, a distance of 60.02 feet to a 5/8 inch iron pin set at its intersection with the Northerly sideline of said Woodberry Boulevard;

COURSE II Thence North  $84^{\circ}07'14''$  West, along said Northerly sideline, a distance of 36.00 feet to a 5/8 inch iron pin set;

COURSE III Thence Southwesterly along the arc of said curved Northerly sideline, deflecting to the right, having a radius of 40.00 feet and a chord which bears South  $50^{\circ}52'39''$  West, 56.57 feet, an arc distance of 62.83 feet to a 5/8 inch iron pin set at a point of tangency therein;

COURSE IV Thence North  $84^{\circ}07'28''$  West, along said Northerly sideline, a distance of 173.67 feet to a 5/8 inch iron pin set at a point of curvature therein;

COURSE V Thence Westerly along the arc of said curved Northerly sideline, deflecting to the left, having a radius of 630.00 feet and a chord which bears South  $75^{\circ}42'41''$  West, 434.34 feet, an arc distance of 443.43 feet to a 5/8 inch iron pin set at a point of tangency therein;

Engineers and Surveyors

OCTOBER 20, 1997  
 REVISED LEGAL DESCRIPTION OF  
 COMBINING PARCELS "B" AND "C"  
 PARCEL "D"  
 PAGE 2

- COURSE VI Thence South 55°32'50" West, along said Northerly sideline, a distance of 515.90 feet to a 5/8 inch iron pin set at a point of curvature therein;
- COURSE VII Thence North 44°57'59" West, a distance of 221.21 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence North 43°59'20" East, a distance of 320.00 feet to a 5/8 inch iron pin set;
- COURSE IX Thence Southeasterly along the arc of a curve deflecting to the right, having a radius of 730.00 feet and a chord which bears South 45°03'41" East, 24.20 feet, an arc distance of 24.20 feet to a 5/8 inch iron pin set;
- COURSE X Thence North 45°53'18" East, a distance of 241.73 feet to a 5/8 inch iron pin set;
- COURSE XI Thence North 34°27'10" West, a distance of 18.43 feet to a 5/8 inch iron pin set in said Southerly line of land so conveyed to Ruth Anne Puzder;
- COURSE XII Thence South 84°40'15" East, along said Southerly line, a distance of 88.78 feet to a 5/8 inch iron pin set;
- COURSE XIII Thence North 55°32'50" East, a distance of 29.90 feet to a 5/8 inch iron pin set;
- COURSE XIV Thence North 68°07'50" East, a distance of 196.25 feet to a 5/8 inch iron pin set;
- COURSE XV Thence North 80°42'49" East, a distance of 98.13 feet to a 5/8 inch iron pin set;
- COURSE XVI Thence South 09°17'11" East, a distance of 138.06 feet to a 5/8 inch iron pin set in said Southerly line of land so conveyed to Puzder;
- COURSE XVII Thence South 84°40'15" East, along said Southerly line, a distance of 446.37 feet to the Principal Place of Beginning and containing 6.2600 acres of land as calculated and described in October, 1997 by Richard A. Thompson, Jr., P.S. No. 7388 based on a boundary 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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SURVEY PLAT AND LEGAL  
 DESCRIPTION APPROVED  
 PER R.C. 315.251

R.S. 10, 21, 1997 (Revised)  
 GEauga COUNTY ENGINEER