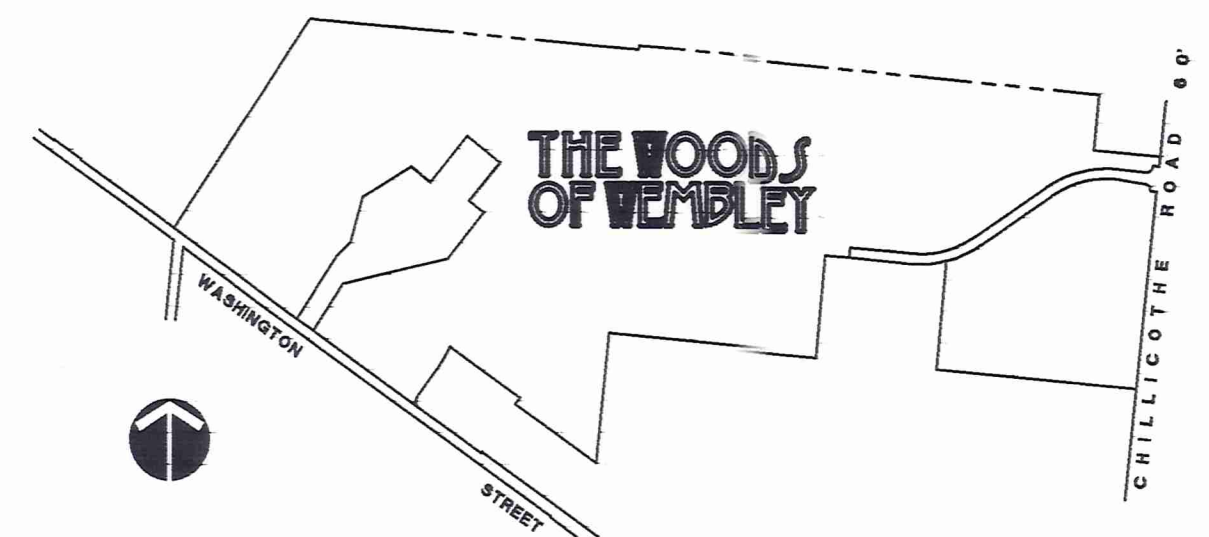


PHASE III THE WOODS OF WEMBLEY



VICINITY MAP
(NOT TO SCALE)

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NOS. 27 AND 28, TRACT ONE, CONTAINING 36.325 ACRES, BEING PARTS OF THE LAND AS CONVEYED TO J & R DEVELOPMENT, INC. BY DEED RECORDED IN VOL. 1178, PG. 843, VOL. 1179, PG. 152, AND ALL OF THE LAND AS RECORDED IN VOLUME _____, PG. _____ OF GEauga COUNTY DEED RECORDS.

TOTAL NUMBER OF LOTS: 11
 TOTAL AREA IN PHASE III: 35.305 AC.
 TOTAL AREA IN SUBLOTS: 13,458 AC.
 TOTAL AREA IN OPEN SPACE: 19,960 AC.
 TOTAL AREA IN NEW STREETS: 1,887 AC.
 TOTAL LENGTH OF NEW STREETS: 91.148 LF
 NET AREA PER UNIT: 3.038 AC.

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN VOLUME 1155, PAGE 240 OF THE GEauga COUNTY RECORDS.

LESSMAN, BENDER & ASSOCIATES Engineers - Surveyors - Planners

Village Station, Building 2-A 401 South Street Chardon, Ohio 44024
 Phone: (440) 286-7204 Fax: (440) 286-3535

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-07 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 SHOW 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. MONUMENTS, AS INDICATED HEREON, SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEauga COUNTY ENGINEER.

IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE AT ALL LOT CORNERS AND ANGLE POINTS BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEauga COUNTY ENGINEER.

- 3/4" IRON PIN SET
- MONUMENT BOX SET
- X 3/4" IRON PIN SET IN CONCRETE

[Handwritten Signature]



STEVEN J. LESSMAN, OHIO PROFESSIONAL SURVEYOR NO. 7078
 DATE: 5/28/99

ACCEPTANCE & DEDICATION

THE J&R DEVELOPMENT, INC., AN OHIO CORPORATION, OWNER OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS OUR WOODS OF WEMBLEY SUBDIVISION, PHASE III, CONTAINING SUBLOTS 9 THROUGH 19 INCLUSIVE, AND BLOCKS 'D' & 'E' AND DO HEREBY ACCEPT THIS PLAT OF SAME, AND DO HEREBY DEDICATE TO PUBLIC USE THE AREAS DESIGNATED AS 'CROWN POINT' AND 'WEMBLEY COURT'. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF LAWFUL IMPROVEMENTS MADE ON THE LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF ITSELF AND ALL SUBSEQUENT OWNERS AND ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED. A TEMPORARY TURNAROUND EASEMENT AS SHOWN HEREIN IS HEREBY GRANTED FOR PUBLIC USE.

BLOCKS 'D' AND 'E' SHOWN HEREON GRAPHICALLY IN GREEN CROSS-HATCHING, ARE HEREBY GRANTED TO THE WOODS OF WEMBLEY HOMEOWNERS' ASSOCIATION, INC., A NONPROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOREVER, AS OPEN SPACE, SUBJECT TO ANY NECESSARY STORM DRAINAGE, SANITARY SEWERAGE AND/OR UTILITY EASEMENTS THAT MAY BE REQUIRED FOR THE CONSTRUCTION OF PUBLIC USE ROADWAYS, STORM RETENTION AND/OR FLOOD PROTECTION PONDS, STORM OR SANITARY SEWERS AND ANY NECESSARY PUBLIC OR PRIVATE UTILITY LINES ADJACENT TO THE PARCELS. THE GRANTOR FURTHER RESERVES THE RIGHT TO CLEAR VEGETATION AND ALTER THE GRADES OF THESE PARCELS AS REQUIRED OR DEEMED NECESSARY TO ALLOW THE CONSTRUCTION OF THE ABOVE FACILITIES AND ANY LANDSCAPING BEARS OR WALKING TRAILS.

THE UNDERSIGNED DOES FURTHER DEDICATE, GIVE GRANT, CONVEY AND RELEASE TO THE GEauga COUNTY BOARD OF COMMISSIONERS ITS SUCCESSORS AND ASSIGNS FOREVER THE SANITARY SEWER LINES AND ALL APPURTENANCES WITHIN, OVER, THROUGH, UNDER, AND UPON THE LAND INCLUDED WITHIN THE ROAD RIGHT-OF-WAYS SHOWN HEREON AND INCLUDED IN THIS PLAT, AND AS DEEMED HEREON FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, USING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RENEWING OF SAID LINES AND APPURTENANCES. THE UNDERSIGNED HEREBY AGREES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, THAT ALL ITS PROPERTY WHICH ADJUTS SAID SANITARY SEWERS MAY BE ASSESSED FOR TRUNK LINE AND WASTEWATER TREATMENT PLANT BENEFITS IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE GEauga COUNTY SANITARY ENGINEERING DEPARTMENT AND AS PROVIDED IN R.C. § 117.03.

IN WITNESS WHEREOF THE UNDERSIGNED HERELIANTO SET HIS HAND THIS _____ DAY OF _____, 19____.

J&R DEVELOPMENT, INC.
 RECORDED AT VOLUME 1178, PAGE 245
 RECORDED AT VOLUME 1179, PAGE _____

WITNESS: JOAN L. BLAIR

JAMES E. CRAWFORD, PRESIDENT

WITNESS: HENRY I. REDER

STATE OF OHIO
 COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED J&R DEVELOPMENT, INC. BY JAMES E. CRAWFORD, ITS PRESIDENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND CORPORATE DEED OF SAID WOODS OF WEMBLEY DEVELOPMENT CORP. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERELIANTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 19____.

HENRY I. REDER
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

UTILITY EASEMENT

THE J&R DEVELOPMENT, INC., THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, THE EAST OHIO GAS COMPANY, AND CABLEVISION OF GEauga COUNTY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH, UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL, WITH AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, ALIGNMENT, REPAIR, RECONSTRUCT OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND ELECTRIC, GAS, AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS FIRE LINES AND APPURTENANCES SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVEYED BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWN WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SAID ELECTRIC, GAS, AND COMMUNICATION FACILITIES. THE RIGHT TO INSTALL, REPAIR, ALIGNMENT, AND MAINTAIN SERVICE CABLES AND PIPES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT.

IN WITNESS WHEREOF THE UNDERSIGNED HERELIANTO SET THEIR HANDS THIS _____ DAY OF _____, 19____.

J&R DEVELOPMENT, INC.

RECORDED AT VOLUME _____, PAGE _____

WITNESS: JOAN L. BLAIR

JAMES E. CRAWFORD, PRESIDENT

WITNESS: HENRY I. REDER

STATE OF OHIO
 COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED J&R DEVELOPMENT, INC. BY JAMES E. CRAWFORD, ITS PRESIDENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND CORPORATE DEED OF SAID WOODS OF WEMBLEY DEVELOPMENT CORP. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERELIANTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 19____.

HENRY I. REDER
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

- CLEVELAND ELECTRIC ILLUMINATING COMPANY _____ DATE _____
- THE WESTERN RESERVE TELEPHONE COMPANY _____ DATE _____
- THE EAST OHIO GAS COMPANY _____ DATE _____
- CABLEVISION OF GEauga COUNTY _____ DATE _____

ACCEPTANCE BY THE WOODS OF WEMBLEY HOMEOWNERS' ASSOCIATION, INC.

THE WOODS OF WEMBLEY HOMEOWNERS' ASSOCIATION, INC. DOES HEREBY ACCEPT THE OPEN SPACE BLOCKS 'D' & 'E' SUBJECT TO THE RIGHTS, EASEMENTS, RESERVATIONS, AND CONDITIONS CONTAINED IN THIS PLAT.

IN WITNESS WHEREOF THE UNDERSIGNED HERELIANTO SET ITS HAND THIS _____ DAY OF _____, 19____.

WOODS OF WEMBLEY HOMEOWNERS' ASSOCIATION, INC.

WITNESS: JOAN L. BLAIR

JAMES E. CRAWFORD, VICE PRESIDENT

WITNESS: HENRY I. REDER

STATE OF OHIO
 COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED WOODS OF WEMBLEY HOMEOWNERS' ASSOCIATION, INC. BY JAMES E. CRAWFORD, ITS VICE PRESIDENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND CORPORATE DEED OF SAID WOODS OF WEMBLEY HOMEOWNERS' ASSOCIATION, INC. FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERELIANTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 19____.

HENRY I. REDER
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVALS

BAINBRIDGE TOWNSHIP

THIS PLAT COMPLES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING REGULATIONS.
 THIS _____ DAY OF _____, 19____.

BAINBRIDGE TOWNSHIP ZONING INSPECTOR
 M. FRANK MONTRE

COUNTY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 19____.

CHAIRMAN, THE GEauga COUNTY PLANNING COMMISSION
 CYNTHIA C. CASTO

COUNTY ENGINEER

PURSUANT TO SECTION 7109.1 OF THE OHIO REVISED CODE, I HAVE CHECKED THE CONSTRUCTION OF ROADWAY IMPROVEMENTS OF THE ROAD DEDICATED TO PUBLIC USE HEREIN, AND DO HEREBY FIND THAT THE SAME HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE APPROVED PLAT, SPECIFICATIONS, AND CONSTRUCTION DRAWINGS, AND ARE IN GOOD REPAIR. THE PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-07 OF THE OHIO ADMINISTRATIVE CODE.
 THIS _____ DAY OF _____, 19____.

GEauga COUNTY ENGINEER
 ROBERT L. PHILLIPS, P.E., P.S.

COUNTY SANITARY ENGINEER

I HAVE EXAMINED THE PLANS AND SPECIFICATIONS FOR THE SANITARY SEWER FACILITIES AND APPURTENANCES FOR CONFORMITY TO THE RULES ADOPTED BY THE GEauga COUNTY BOARD OF COMMISSIONERS PURSUANT TO R.C. § 1701.02, R.C. § 603.02, AND R.C. 117.03 AND HEREBY CERTIFY THAT ALL SANITARY SEWER FACILITIES AND APPURTENANCES SHOWN IN THIS PLAT HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, ARE IN GOOD REPAIR, ARE IN CONFORMITY WITH SAID RULES, AND HAVE MET ALL BONDING REQUIREMENTS FOR MAINTENANCE.

THIS _____ DAY OF _____, 19____.

GEauga COUNTY SANITARY ENGINEER
 DONALD WILSON, P.E.

GEauga COUNTY PROSECUTOR

APPROVED AS TO LEGAL FORM THIS _____ DAY OF _____, 19____.

GEauga COUNTY PROSECUTOR
 DAVID JOYCE

GEauga COUNTY COMMISSIONERS

UPON RECOMMENDATION OF THE GEauga COUNTY SANITARY ENGINEER, THE GEauga COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY APPROVES THE SANITARY SEWER FACILITIES AND ALL APPURTENANCES THEREON AS CONSTRUCTED AND AS SHOWN ON THIS PLAT AND THE PLANS AND SPECIFICATIONS FOR SUCH IMPROVEMENTS.

IN CONFORMITY WITH THE RULES ADOPTED BY THE GEauga COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO R.C. § 117.01, R.C. § 10.02 AND R.C. 7111.01 THIS PLAT IS HEREBY APPROVED THIS _____ DAY OF _____, 19____.

DEDICATION OF THE SANITARY SEWER LINES AND APPURTENANCES WITHIN THE ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN SAID RIGHT-OF-WAY, APPROVED THIS _____ DAY OF _____, 19____.

AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAYS SHOWN HEREON FOR PUBLIC USE.

GEauga COUNTY COMMISSIONER
 WILLIAM M. REPKE

GEauga COUNTY COMMISSIONER
 JANET NOVAK

GEauga COUNTY COMMISSIONER
 NEL HOFSTETTER

GEauga COUNTY AUDITOR

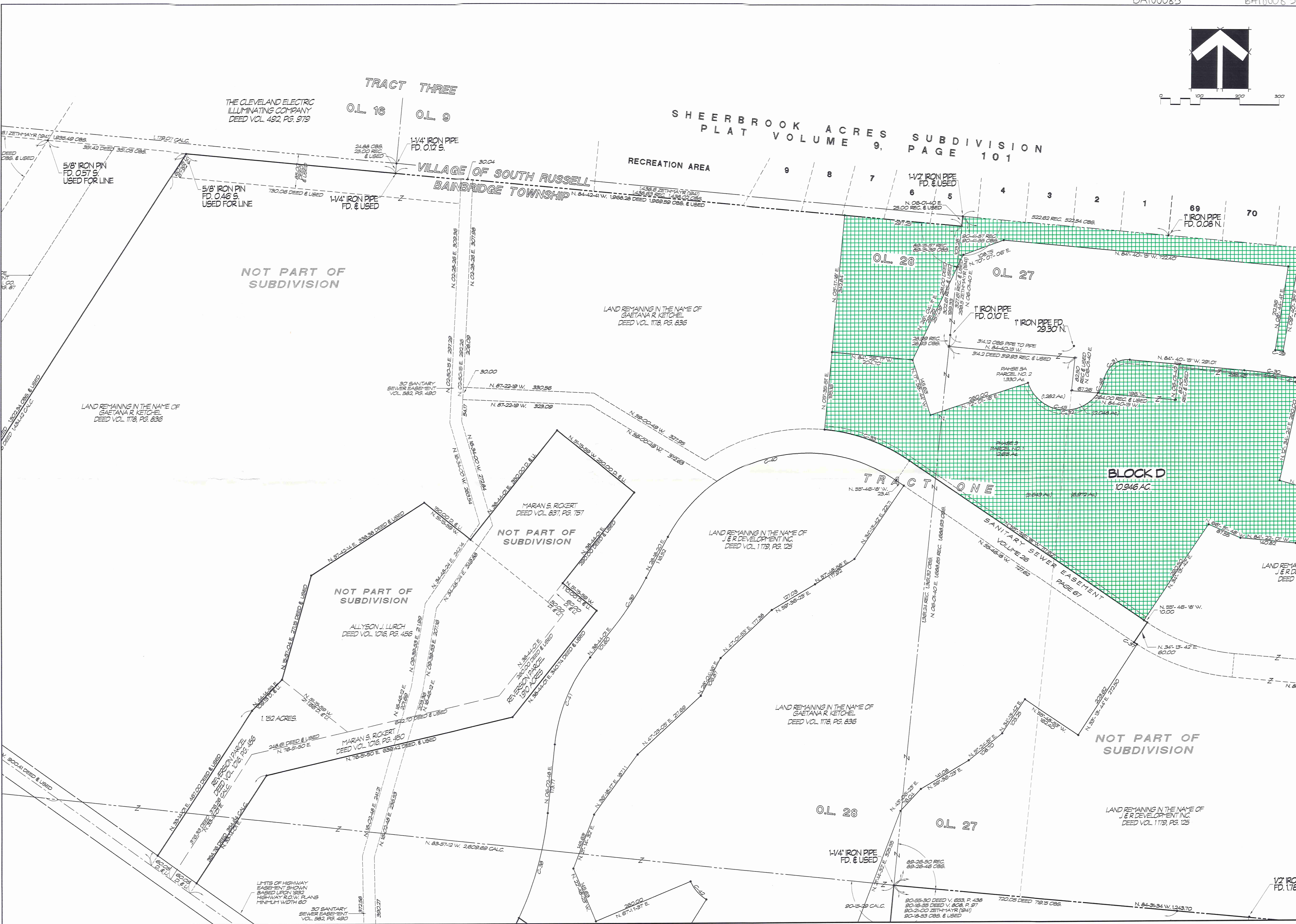
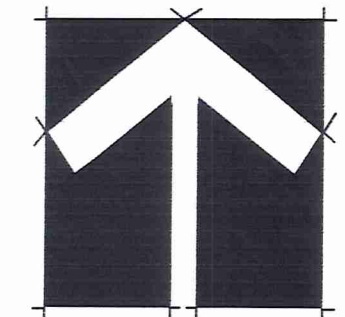
TRANSFERRED THIS _____ DAY OF _____, 19____.

GEauga COUNTY AUDITOR
 TRACY JEMSON

GEauga COUNTY RECORDER

FILED FOR RECORD THIS _____ DAY OF _____, 19____ AT _____ M.
 RECORDED THIS _____ DAY OF _____, 19____ IN PLAT BOOK
 VOLUME _____, PAGE _____

GEauga COUNTY RECORDER
 CATHRYN HEDEN



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

SHEERBROOK ACRES SUBDIVISION VOLUME 9, PAGE 101

VILLAGE OF SOUTH RUSSELL BAINBRIDGE TOWNSHIP

NOT PART OF SUBDIVISION

LAND REMAINING IN THE NAME OF GAETANA R. KETCHEL DEED VOL. 1178, PG. 836

LAND REMAINING IN THE NAME OF GAETANA R. KETCHEL DEED VOL. 1178, PG. 836

NOT PART OF SUBDIVISION

NOT PART OF SUBDIVISION

LAND REMAINING IN THE NAME OF J & R DEVELOPMENT INC. DEED VOL. 1179, PG. 125

ALLYSON J. LURCH DEED VOL. 1016, PG. 456

NOT PART OF SUBDIVISION

MARAN S. ROKERT DEED VOL. 1016, PG. 450

LAND REMAINING IN THE NAME OF GAETANA R. KETCHEL DEED VOL. 1178, PG. 836

NOT PART OF SUBDIVISION

LAND REMAINING IN THE NAME OF J & R DEVELOPMENT INC. DEED VOL. 1179, PG. 125

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

30\"/>

1/2\"/>

VILLAGE OF SOUTH RUSSELL
BAINBRIDGE TOWNSHIP

TRACT THREE

SHEERBROOK
PLAT V

RECREATION AREA

VILLAGE OF SOUTH RUSSELL
BAINBRIDGE TOWNSHIP

NOT PART OF
SUBDIVISION

LAND REMAINING IN THE NAME OF
GAETANA R. KETCHEL
DEED VOL. 1178, PG. 836

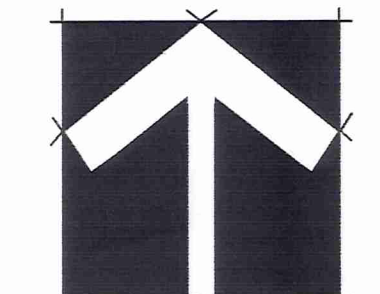
LAND REMAINING IN THE NAME OF
GAETANA R. KETCHEL
DEED VOL. 1178, PG. 836

NOT PART OF
SUBDIVISION

NOT PART OF
SUBDIVISION

LAND REMAINING IN THE NAME OF
J.E.R. DEVELOPMENT
DEED VOL. 1178, PG. 836

SAVAGE ROAD 60'



1-1/4" IRON PIPE
FD. 0.59' N.
USED FOR LINE

1" IRON PIPE
FD. 0.27' N.

3/4" IRON PIPE
FD. 0.59' S.

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

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

1-1/4" IRON PIPE
FD. 0.12' S.

1-1/4" IRON PIPE
FD. & USED

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

O.L. 28

O.L. 29

O.L. 16

O.L. 9

EUGENEC & EMMY MUGGLETON
DEED VOL. 538, PG. 462

THE CLEVELAND ELECTRIC ILLUMINATING COMPANY
DEED VOL. 479, PG. 803

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

MARIAN S. ROKERT
DEED VOL. 637, PG. 757

ALLYSON J. LURCH
DEED VOL. 1016, PG. 456

MARIAN S. ROKERT
DEED VOL. 1016, PG. 450

1.152 ACRES

LIMITS OF HIGHWAY
EASEMENT SHOWN
BASED ON 1987

5-02-30 ZETHMAYR
9-08-08 OBS.

1-02-288 OBS.

89.53
CALC.

1-02-61 ZETHMAYR (1941)
1-02-61 OBS.

1-17-07 CALC.

24.88 OBS.
23.00 REC.
& USED

30.04

1-43-6 ZETHMAYR (1941)
1-43-6 REC. 1-43-6 OBS.

1-84-42-41 W. 1-96-28 DEED 1-96-28 OBS. & USED

9-02 ZETHMAYR (1941) 8-09-97 CALC. & USED

1-18-10-00 ZETHMAYR (1941)
1-18-02-13 CALC. & USED

EASEMENT FOR
HIGHWAY PURPOSES
PARCEL NO. 3-X
DEED VOL. 189, PG. 408

87-10-03 DEED
87-13-20 ZETHMAYR
87-13-21 OBS. & USED

87-10-03 DEED
87-13-21 OBS. & USED

30-28 DEED 30-28 CALC.
36-148 OBS.

80-10-00 DEED
80-15-38 OBS.

360-26 CALC. TO O.L. LINE
N. 84-29-20 W. 900-41 DEED & USED

1-18-41 DEED & USED
1-18-41 OBS.

248-61 DEED & USED
N. 78-57-50 E.

8-22-70 DEED & USED

N. 78-51-50 E. 239-42 DEED, & USED

N. 16-45-12 E.
207-65

N. 28-46-12 E.
208-38

N. 02-30-09 E. 271-69

N. 02-30-09 E. 271-69

N. 16-45-12 E.
207-65

N. 28-46-12 E.
208-38

N. 02-30-09 E. 271-69

N. 02-30-09 E. 271-69

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207-65

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208-38

N. 02-30-09 E. 271-69

N. 02-30-09 E. 271-69

N. 16-45-12 E.
207-65

N. 28-46-12 E.
208-38

0

100

200

300

O.L. 28

O.L. 29

NOT PART OF
SUBDIVISION

NOT PART OF
SUBDIVISION

NOT PART OF
SUBDIVISION

NOT PART OF
SUBDIVISION

LAND REMAINING IN THE NAME OF
GAETANA R. KETCHEL
DEED VOL. 1178, PG. 836

LAND REMAINING IN THE NAME OF
GAETANA R. KETCHEL
DEED VOL. 1178, PG. 836

MARIAN S. ROKERT
DEED VOL. 637, PG. 757

ALLYSON J. LURCH
DEED VOL. 1016, PG. 456

MARIAN S. ROKERT
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EASEMENT SHOWN
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1-02-288 OBS.

89.53
CALC.

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1-02-61 OBS.

1-17-07 CALC.

24.88 OBS.
23.00 REC.
& USED

30.04

1-43-6 ZETHMAYR (1941)
1-43-6 REC. 1-43-6 OBS.

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HIGHWAY PURPOSES
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DEED VOL. 189, PG. 408

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87-13-20 ZETHMAYR
87-13-21 OBS. & USED

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87-13-21 OBS. & USED

30-28 DEED 30-28 CALC.
36-148 OBS.

80-10-00 DEED
80-15-38 OBS.

360-26 CALC. TO O.L. LINE
N. 84-29-20 W. 900-41 DEED & USED

1-18-41 DEED & USED
1-18-41 OBS.

248-61 DEED & USED
N. 78-57-50 E.

8-22-70 DEED & USED

N. 78-51-50 E. 239-42 DEED, & USED

N. 16-45-12 E.
207-65

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208-38

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O.L. 28

O.L. 29

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SUBDIVISION

NOT PART OF
SUBDIVISION

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SUBDIVISION

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GAETANA R. KETCHEL
DEED VOL. 1178, PG. 836

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EASEMENT FOR
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PARCEL NO. 3-X
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248-61 DEED & USED
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8-22-70 DEED & USED

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N. 16-45-12 E.
207-65

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208-38

0

100

200

300

O.L. 28

O.L. 29

NOT PART OF
SUBDIVISION

NOT PART OF
SUBDIVISION

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SUBDIVISION

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LAND REMAINING IN THE NAME OF
GAETANA R. KETCHEL
DEED VOL. 1178, PG. 836

LAND REMAINING IN THE NAME OF
GAETANA R. KETCHEL
DEED VOL. 1178, PG. 836

MARIAN S. ROKERT
DEED VOL. 637, PG. 757

ALLYSON J. LURCH
DEED VOL. 1016, PG. 456

MARIAN S. ROKERT
DEED VOL. 1016, PG. 450

1.152 ACRES

LIMITS OF HIGHWAY
EASEMENT SHOWN
BASED ON 1987

5-02-30 ZETHMAYR
9-08-08 OBS.

1-02-288 OBS.

89.53
CALC.

1-02-61 ZETHMAYR (1941)
1-02-61 OBS.

1-17-07 CALC.

24.88 OBS.
23.00 REC.
& USED

30.04

1-43-6 ZETHMAYR (1941)
1-43-6 REC. 1-43-6 OBS.

1-84-42-41 W. 1-96-28 DEED 1-96-28 OBS. & USED

9-02 ZETHMAYR (1941) 8-09-97 CALC. & USED

1-18-10-00 ZETHMAYR (1941)
1-18-02-13 CALC. & USED

EASEMENT FOR
HIGHWAY PURPOSES
PARCEL NO. 3-X
DEED VOL. 189, PG. 408

87-10-03 DEED
87-13-20 ZETHMAYR
87-13-21 OBS. & USED

87-10-03 DEED
87-13-21 OBS. & USED

30-28 DEED 30-28 CALC.
36-148 OBS.

80-10-00 DEED
80-15-38 OBS.

360-26 CALC. TO O.L. LINE
N. 84-29-20 W. 900-41 DEED & USED

1-18-41 DEED & USED
1-18-41 OBS.

248-61 DEED & USED
N. 78-57-50 E.

8-22-70 DEED & USED

N. 78-51-50 E. 239-42 DEED, & USED

N. 16-45-12 E.
207-65

N. 28-46-12 E.
208-38

N. 02-30-09 E. 271-69

N. 02-30-09 E. 271-69

N. 16-45-12 E.
207-65

N. 28-46-12 E.
208-38

N. 02-30-09 E. 271-69

N. 02-30-09 E. 271-69

N. 16-45-12 E.
207-65

N. 28-46-12 E.
208-38

0

100

200

300

O.L. 28

O.L. 29

NOT PART OF
SUBDIVISION

NOT PART OF
SUBDIVISION

NOT PART OF
SUBDIVISION

NOT PART OF
SUBDIVISION

LAND REMAINING IN THE NAME OF
GAETANA R. KETCHEL
DEED VOL. 1178, PG. 836

LAND REMAINING IN THE NAME OF
GAETANA R. KETCHEL
DEED VOL. 1178, PG. 836

MARIAN S. ROKERT
DEED VOL. 637, PG. 757

ALLYSON J. LURCH
DEED VOL. 1016, PG. 456

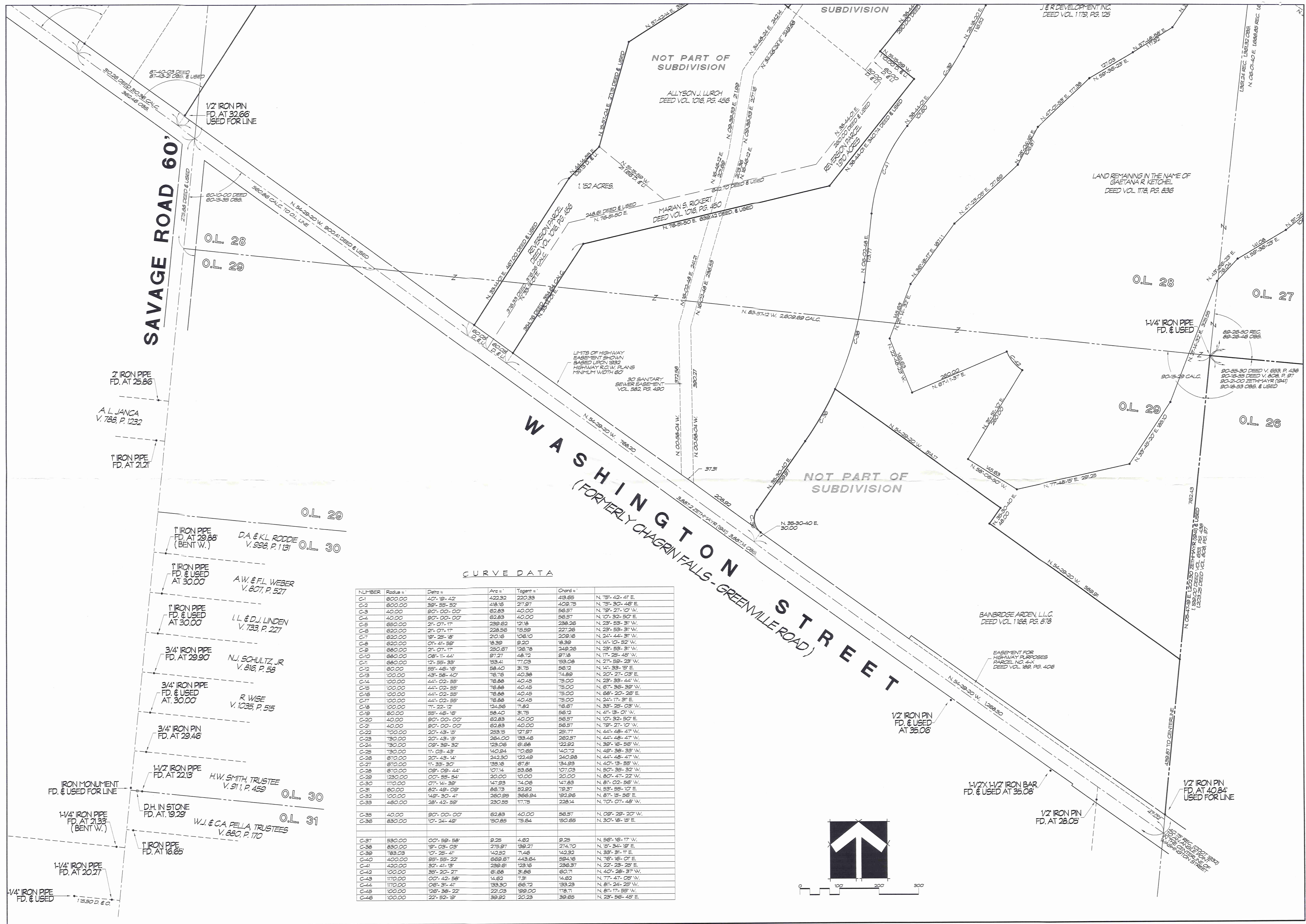
MARIAN S. ROKERT
DEED VOL. 1016, PG. 450

1.152 ACRES

LIMITS OF HIGHWAY
EASEMENT SHOWN
BASED ON 1987

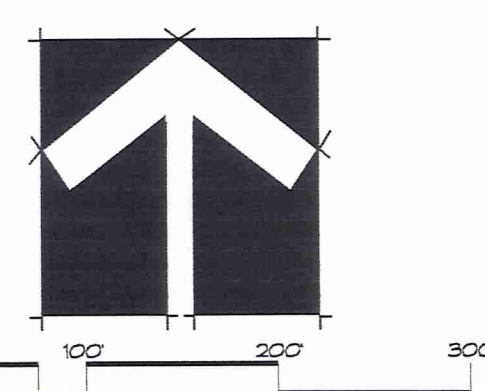
5-02-30 ZETHMAYR
9-08-08 OBS.

1-02-288 OBS.



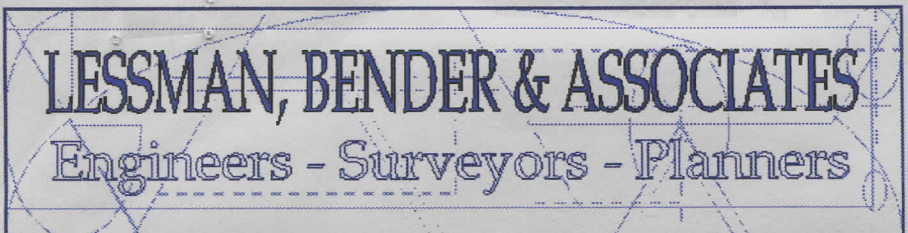
CURVE DATA

NUMBER	Radius =	Delta =	Arc =	Tangent =	Chord =	
C-1	600.00	40° 19' 42"	422.32	220.33	418.65	N. 75° 42' 41" E.
C-2	600.00	39° 55' 52"	418.16	217.97	409.75	N. 75° 30' 46" E.
C-3	40.00	90° 00' 00"	62.83	40.00	56.57	N. 79° 27' 10" W.
C-4	40.00	90° 00' 00"	62.83	40.00	56.57	N. 10° 32' 50" E.
C-5	650.00	21° 07' 17"	239.62	121.18	238.26	N. 25° 53' 31" W.
C-6	620.00	21° 07' 17"	228.56	115.19	227.06	N. 25° 53' 31" W.
C-7	620.00	19° 28' 19"	210.16	106.10	209.16	N. 24° 44' 31" W.
C-8	620.00	01° 41' 59"	18.39	9.20	18.39	N. 14° 10' 52" W.
C-9	680.00	21° 07' 17"	250.67	126.78	249.26	N. 25° 53' 31" W.
C-10	680.00	08° 11' 44"	97.27	48.72	97.16	N. 17° 25' 45" W.
C-11	680.00	12° 55' 33"	153.41	77.03	153.08	N. 27° 59' 23" W.
C-12	800.00	55° 46' 19"	58.40	31.75	56.12	N. 41° 39' 19" E.
C-13	100.00	43° 56' 40"	76.16	40.38	74.89	N. 20° 07' 03" E.
C-14	100.00	44° 02' 55"	76.88	40.45	75.00	N. 23° 39' 44" W.
C-15	100.00	44° 02' 55"	76.88	40.45	75.00	N. 67° 36' 39" W.
C-16	100.00	44° 02' 55"	76.88	40.45	75.00	N. 68° 20' 26" E.
C-17	100.00	44° 02' 55"	76.88	40.45	75.00	N. 24° 17' 31" E.
C-18	100.00	71° 22' 12"	124.56	71.82	116.67	N. 33° 25' 09" W.
C-19	60.00	59° 46' 15"	38.40	31.75	36.12	N. 41° 13' 01" W.
C-20	40.00	90° 00' 00"	62.83	40.00	56.57	N. 10° 32' 50" E.
C-21	40.00	90° 00' 00"	62.83	40.00	56.57	N. 79° 27' 10" W.
C-22	700.00	20° 43' 15"	283.15	127.97	281.77	N. 44° 48' 47" W.
C-23	730.00	20° 43' 15"	284.00	133.46	282.57	N. 44° 48' 47" W.
C-24	730.00	08° 39' 32"	129.06	61.66	122.92	N. 39° 16' 58" W.
C-25	730.00	11° 03' 43"	140.84	70.69	140.72	N. 48° 38' 33" W.
C-26	670.00	20° 43' 14"	242.30	122.49	240.98	N. 44° 48' 47" W.
C-27	670.00	11° 33' 30"	135.16	67.81	134.93	N. 40° 15' 55" W.
C-28	670.00	08° 09' 44"	107.14	53.68	107.03	N. 50° 35' 32" W.
C-29	1230.00	00° 55' 54"	20.00	10.00	20.00	N. 80° 47' 22" W.
C-30	1170.00	07° 14' 39"	147.93	74.06	147.83	N. 81° 02' 56" W.
C-31	80.00	82° 49' 09"	86.13	52.92	79.37	N. 53° 58' 12" E.
C-32	100.00	149° 30' 41"	260.93	366.94	192.96	N. 67° 15' 56" E.
C-33	480.00	28° 42' 59"	230.55	117.75	228.14	N. 70° 07' 48" W.
C-35	40.00	90° 00' 00"	62.83	40.00	56.57	N. 09° 29' 20" W.
C-36	830.00	10° 24' 49"	150.85	75.84	150.65	N. 90° 18' 19" E.
C-37	530.00	00° 59' 58"	9.25	4.62	9.25	N. 56° 16' 17" W.
C-38	630.00	19° 09' 03"	275.97	139.27	274.70	N. 19° 34' 19" E.
C-39	783.00	10° 25' 41"	142.82	71.46	142.82	N. 33° 31' 11" E.
C-40	400.00	98° 35' 22"	669.67	443.64	594.16	N. 76° 16' 01" E.
C-41	400.00	92° 41' 19"	239.61	123.16	236.37	N. 22° 29' 29" E.
C-42	100.00	35° 20' 27"	61.66	31.66	60.71	N. 40° 28' 37" W.
C-43	1170.00	00° 42' 58"	14.62	7.31	14.62	N. 77° 47' 09" W.
C-44	1170.00	06° 31' 41"	133.30	66.72	133.23	N. 81° 24' 25" W.
C-45	100.00	126° 38' 22"	22.03	19.00	17.81	N. 81° 17' 55" W.
C-46	100.00	22° 52' 19"	39.92	20.23	39.65	N. 25° 56' 45" E.



BA100085

picked up 6-25-1999 Ketchel



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

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 Fax: (440) 286-3535
 Email: Lessman_Bender@hotmail.com

Steven J. Lessman, P.S.
Managing Partner

Michael W. Bender, P.E.
General Partner

**LEGAL DESCRIPTION
 KETCHEL PROPERTY
 PHASE 3 (Parcel No. 1)**

5.64 = 03-019027
 6.97 = 02-420596

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Original Bainbridge Township Lot Nos. 27 and 28, Tract One, further bounded and described as follows: Beginning on the northwesterly sideline of Woodberry Boulevard (60 feet wide), at a 3/4" iron pin monument set at the southwesterly corner of Sublot No. 6 in the Woods of Wembley Subdivision, Phase I as shown by the plat recorded in Volume 26, Page 67 of Geauga County Records; Thence N. 05 deg. - 28 min. - 42 sec. E., along the westerly line of said Sublot No. 6, a distance of 290.50 feet to a 3/4" iron pin monument set at the northwesterly corner thereof; Thence along the southerly line of Block B in said Woods of Wembley Subdivision bearing N. 84 deg. - 31 min. - 18 sec. W., a distance of 89.82 feet to a 3/4" iron pin monument set at the southwesterly corner thereof, and the principal point of beginning of the parcel of land herein described;

- Course No. 1 Thence N. 84 deg. - 31 min. - 18" W., along the westerly prolongation of the southerly line of said Block B, a distance of 360.18 feet to a 3/4" iron pin monument set;
- Course No. 2 Thence N. 84 deg. - 22 min. - 01 sec. W., a distance of 140.82 feet to a 3/4" iron pin monument set;
- Course No. 3 Thence N. 66 deg. - 51 min. - 48 sec. W., a distance of 87.55 feet to a 3/4" iron pin monument set;
- Course No. 4 Thence S. 34 deg. - 13 min. - 42 sec. W., a distance of 290.50 feet to a 3/4" iron pin set;
- Course No. 5 Thence N. 55 deg. - 46 min. - 18 sec. W, a distance of 717.62 feet to a 3/4" iron pin monument set at a point of curvature;
- Course No. 6 Thence northwesterly along the arc of a curve, deflecting to the left, a distance of 230.55 feet. Said arc having a radius of 460.00 feet and a chord bearing N. 70 deg. - 07 min. - 48 sec. W., 228.14 feet to a 3/4" iron pin monument set;
- Course No. 7 Thence N. 05 deg. - 35 min. - 51 sec. E., a distance of 195.16 feet to a 3/4" iron pin monument set;

- Course No. 8 Thence N. 05 deg. – 17 min. – 18 sec. E., a distance of 342.84 feet to a $\frac{3}{4}$ " iron pin monument set on the northerly line of land conveyed to Gaetana R. Ketchel by deed recorded in Volume 1178, Page 836 of Geauga County Records;
- Course No. 9 Thence S. 84 deg. – 42 min. – 41 sec. E., along said northerly line of land so conveyed to Gaetana R. Ketchel, a distance of 297.25 feet to a $\frac{3}{4}$ " iron pin monument set in the westerly line of said Original Lot No. 27;
- Course No. 10 Thence S. 06 deg. – 01 min. – 40 sec. W., along the westerly line of said Original Lot No. 27, a distance of 103.28 feet to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 11 Thence S. 26 deg. – 04 min. – 11 sec. W., a distance of 257.09 feet to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 12 Thence S. 17 deg. – 58 min. – 44 sec. E., a distance of 145.63 feet to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 13 Thence N. 72 deg. – 01 min. – 16 sec. E., a distance of 260.00 feet to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 14 Thence southeasterly along the arc of a curve, deflecting to the left, a distance of 221.03 feet. Said arc having a radius of 100.00 feet and a chord bearing S. 81 deg. – 17 min. – 55 sec. E., a distance of 178.71 feet to a point on the southerly line of a parcel of land conveyed to J & R Development, Inc. by Deed recorded in Volume 1179, Page 152 of Geauga County Records to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 15 Thence S. 84 deg. – 40 min. – 15 sec. E., along the southerly line of said land conveyed to J & R Development, Inc., a distance of 196.74 feet to a $\frac{3}{4}$ " iron pin monument set at an angle point therein;
- Course No. 16 Thence N. 06 deg. – 01 min. – 40 sec. E., continuing along the southerly line of said land conveyed to J & R Development, Inc., a distance of 82.50 feet to a $\frac{3}{4}$ " iron pin monument set at an angle point therein;
- Course No. 17 Thence S. 84 deg. – 40 min. – 15 sec. E., continuing along the southerly line of said land conveyed to J & R Development, a distance of 298.46 feet to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 18 Thence southeasterly along the arc of a curve, deflecting to the right, a distance of 14.62 feet. Said arc having a radius of 1,170.00 feet and a chord bearing S. 77 deg. – 47 min. – 05 sec. E., a distance of 14.62 feet to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 19 Thence S. 12 deg. – 34 min. – 24 sec. W., a distance of 260.00 feet to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 20 Thence S. 73 deg. – 17 min. – 32 sec. E., a distance of 153.69 feet to a $\frac{3}{4}$ " iron pin monument set;
- Course No. 21 Thence S. 71 deg. – 26 min. – 38 sec. E., a distance of 117.20 feet to a $\frac{3}{4}$ " iron pin monument set;

B-A100085

Course No. 22 Thence S. 76 deg. - 07 min. - 24 sec. E., a distance of 152.62 feet to a 3/4" iron pin monument set at the most northwesterly corner of the aforesaid Block B;

Course No. 23 Thence S. 05 deg. - 28 min. - 42 sec. W., along the westerly line of said Block B, a distance of 74.33 feet. Containing 12.615 acres of land, of which 6.972 acres is located within the Bainbridge Twp. - Kenston LSD and 5.643 acres is located within the Bainbridge Twp. - Chagrin EVSD, be the same more or less, but subject to all legal highways and easements of record.

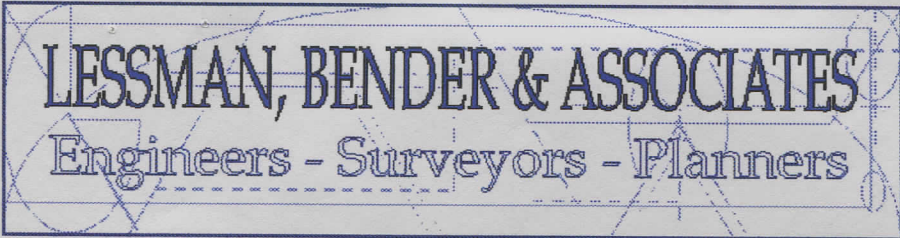
Above description is based upon a survey dated May 1999 prepared by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings cited are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

This survey is of land conveyed to Gaetana R. Ketchel by deed recorded in volume 1178, page 836 of the Geauga County Deed Records.

June 24, 1999

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

R.S. 6/25/99
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



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

Phone: (440) 286-7204
Fax: (440) 286-3535
Email: Lessman_Bender@hotmail.com

Steven J. Lessman, P.S.
Managing Partner

Michael W. Bender, P.E.
General Partner

**LEGAL DESCRIPTION
KETCHEL PROPERTY
PHASE 3 (Parcel No. 2)**

02-42059

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 on the northwesterly sideline of Woodberry Boulevard (60 feet wide), at a 3/4" iron pin monument set at the southeasterly corner of Block B in the Woods of Wembley Subdivision, Phase I as shown by the plat recorded in Volume 26, Page 67 of Geauga County Records; Thence N. 44 deg. - 58 min. - 00 sec. W., along the easterly line of said Block B, a distance of 221.21 feet to a 3/4" iron pin monument set; Thence N. 43 deg. - 59 min. - 20 sec. E., a distance of 260.00 feet to a 3/4" iron pin monument set at the principal point of beginning of the parcel of land herein described;

Course No. 1 Thence northwesterly along the arc of a curve, deflecting to the left, a distance of 107.14 feet. Said arc having a radius of 670.00 feet and a chord bearing N. 50 deg. - 35 min. - 32 sec. W., 107.03 feet to a 3/4" iron pin monument set;

Course No. 2 Thence N. 34 deg. - 49 min. - 26 sec. E., a distance of 60.00 feet to a 3/4" iron pin monument set;

Course No. 3 Thence S. 22 deg. - 27 min. - 07 sec. E., a distance of 126.81 feet to the principal point of beginning Containing 0.070 acres of land, be the same more or less but subject to all legal highways and easements of record;

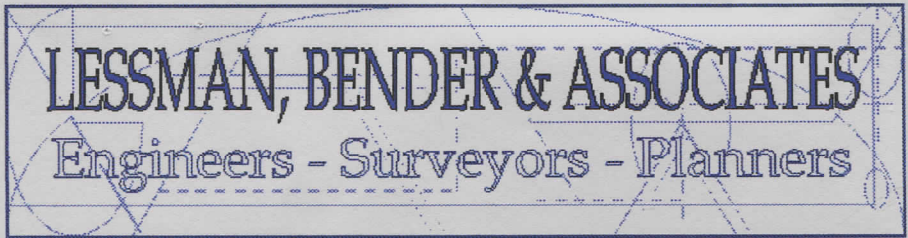
Above description is based upon a survey dated May 1998 prepared by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings cited are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

This survey is of land conveyed to Gaetana R. Ketchel by deed recorded in volume 1178, page 836 of the Geauga County Deed Records.

June 18, 1999

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

R.S. 6/25/99
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



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

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Steven J. Lessman, P.S.
Managing Partner

Michael W. Bender, P.E.
General Partner

**LEGAL DESCRIPTION
 KETCHEL PROPERTY
 PHASE 5A (Parcel No. 1)**

02-420594

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 on the northwesterly sideline of Woodberry Boulevard (60 feet wide), at a 3/4" iron pin monument set at the southeasterly corner of Block B in the Woods of Wembley Subdivision, Phase I as shown by the plat recorded in Volume 26, Page 67 of Geauga County Records; Thence N. 44 deg. - 58 min. - 00 sec. W., along the easterly line of said Block B, a distance of 221.21 feet to a 3/4" iron pin monument set at the principal point of beginning of the parcel of land herein described;

- Course No. 1 Thence N. 43 deg. - 59 min. - 20 sec. E., a distance of 260.00 feet to a 3/4" iron pin monument set;
- Course No. 2 Thence N. 22 deg. - 27 min. - 07 sec. W., a distance of 126.81 feet to a 3/4" iron pin monument set;
- Course No. 3 Thence N. 34 deg. - 49 min. - 26 sec. E., a distance of 134.46 feet to a 3/4" iron pin monument set on the southerly line of a parcel of land conveyed to J & R Development, Inc. by Deed recorded in Volume 1179, Page 152 of Geauga County Records;
- Course No. 4 Thence N. 84 deg. - 40 min. - 15 sec. W., along the southerly line of said land conveyed to J & R Development, Inc., a distance of 1,222.53 feet to a 3/4" iron pin monument set;
- Course No. 5 Thence southeasterly along the arc of a curve, deflecting to the right, a distance of 14.62 feet. Said arc having a radius of 1,170.00 feet and a chord bearing S. 77 deg. - 47 min. - 05 sec. E., a distance of 14.62 feet to a 3/4" iron pin monument set;
- Course No. 6 Thence S. 12 deg. - 34 min. - 24 sec. W., a distance of 260.00 feet to a 3/4" iron pin monument set;
- Course No. 7 Thence S. 73 deg. - 17 min. - 32 sec. E., a distance of 153.69 feet to a 3/4" iron pin monument set;

- Course No. 8 Thence S. 71 deg. – 26 min. – 38 sec. E., a distance of 117.20 feet to a 3/4" iron pin monument set;
- Course No. 9 Thence S. 76 deg. – 07 min. – 24 sec. E., a distance of 152.62 feet to a 3/4" iron pin monument set at the most northwesterly corner of the aforesaid Block B;
- Course No. 10 Thence S. 83 deg. – 10 min. – 11 sec. E., continuing along the northerly line of said Block B, a distance of 91.74 feet to a 3/4" iron pin set at an angle point therein;
- Course No. 11 Thence S. 84 deg. – 30 min. – 02 sec. E., continuing along the northerly line of said Block B, a distance of 172.19 feet to a 3/4" iron pin monument set at an angle point therein;
- Course No. 12 Thence S. 84 deg. – 24 min. – 53 sec. E., continuing along the northerly line of said Block B, a distance of 159.76 feet to a 3/4" iron pin monument set at an angle point therein;
- Course No. 13 Thence S. 72 deg. – 28 min. – 10 sec. E., along the northeasterly line of said Block B, a distance of 125.72 feet to a 3/4" iron pin monument set at an angle point therein;
- Course No. 14 Thence S. 54 deg. – 49 min. – 50 sec. E., along the easterly line of said Block B, a distance of 125.72 feet. Containing 9.207 acres of land, be the same more or less, but subject to all legal highways and easements of record.

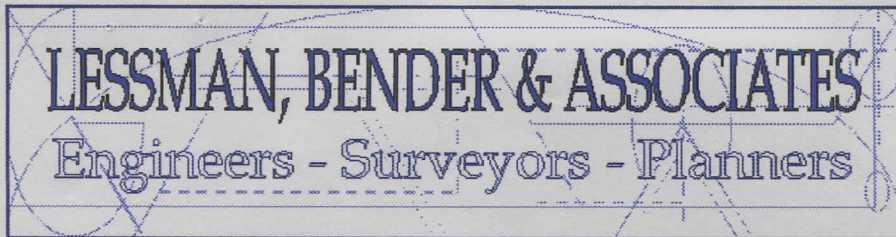
Above description is based upon a survey dated May 1999 prepared by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings cited are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

This survey is of land conveyed to Gaetana R. Ketchel by deed recorded in volume 1178, page 836 of the Geauga County Deed Records.

June 24, 1999

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

R.S. 6/25/99
 OFFICE OF THE Revised
 GEAUGA COUNTY ENGINEER



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

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Email: Lessman_Bender@hotmail.com

Steven J. Lessman, P.S.
Managing Partner

Michael W. Bender, P.E.
General Partner

**LEGAL DESCRIPTION
KETCHEL PROPERTY
PHASE 5A (Parcel No. 2)**

1.28 = 03-D19026
.05 = 02-420594

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Original Bainbridge Township Lot Nos. 27 and 28, Tract One, further bounded and described as follows: Beginning at a 1-1/2" iron pin monument found at the northwesterly corner of said Original Bainbridge Township Lot No. 27, said point also being the northwesterly corner of a parcel of land conveyed to J & R Development, Inc., by Deed recorded in Volume 1179, Page 152 of Geauga County records; Thence S. 06 deg. - 01 min. - 40 sec. W., along the westerly line of said Original Lot No. 27, being also the westerly line of said land conveyed to J & R Development, Inc., a distance of 103.28 feet to a 3/4" iron pin monument set at the principal point of beginning of the parcel of land herein described;

- Course No. 1 Thence S. 26 deg. - 04 min. - 11 sec. W., a distance of 257.09 feet to a 3/4" iron pin monument set;
- Course No. 2 Thence S. 17 deg. - 58 min. - 44 sec. E., a distance of 145.63 feet to a 3/4" iron pin monument set;
- Course No. 3 Thence N. 72 deg. - 01 min. - 16 sec. E., a distance of 260.00 feet to a 3/4" iron pin monument set;
- Course No. 4 Thence southeasterly along the arc of a curve, deflecting to the left, a distance of 221.03 feet. Said arc having a radius of 100.00 feet and a chord bearing S. 81 deg. - 17 min. - 55 sec. E., a distance of 178.71 feet to a point on the southerly line of a parcel of land conveyed to J & R Development, Inc. by Deed recorded in Volume 1179, Page 152 of Geauga County Records;
- Course No. 5 Thence N. 84 deg. - 40 min. - 15 sec. W., along the southerly line of said land conveyed to J & R Development, Inc., a distance of 67.26 feet to a 3/4" iron pin monument set at an angle point therein;
- Course No. 6 Thence N. 06 deg. - 01 min. - 40 sec. E., continuing along the southerly line of said land conveyed to J & R Development, Inc., a distance of 82.50 feet to a 3/4" iron pin monument set at an angle point therein;

Course No. 7 Thence N. 84 deg. – 40 min. – 15 sec. W., continuing along the southerly line of said land conveyed to J & R Development, a distance of 319.93 feet to a $\frac{3}{4}$ " iron pin monument set at the southwesterly corner thereof. Said point also being in the westerly line of said Original Lot No. 27;

Course No. 8 Thence N. 06 deg. – 01 min. – 40 sec. E., along the westerly line of Said Original Lot No. 27, and the westerly line of said land conveyed to J & R Development, Inc., a distance of 199.33 feet to the principal point of beginning. Containing 1.330 acres of land, of which 0.048 acres is located within the Bainbridge Twp. – Kenston LSD and 1.282 acres is located within the Bainbridge Twp. – Chagrin EVSD, be the same more or less, but subject to all legal highways and easements of record;

Above description is based upon a survey dated May 1999 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 by deed recorded in volume 1178, page 836 of the Geauga County Deed Records.

June 24, 1999

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

R.S.

OFFICE OF THE
GEAUGA COUNTY ENGINEER

6/25/99
Revised