

PLAT OF SURVEY & LOT SPLIT  
MADE FOR

# STONERIDGE LAND COMPANY

KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE  
TOWNSHIP LOT NOS. 15 AND 18, TRACT 3.  
NOW IN ...

**BAINBRIDGE TOWNSHIP**  
GEAUGA COUNTY, STATE OF OHIO

SCALE: 1" = 100'      MAY 2000  
REVISED JULY 24, 2000

**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners

Village Station, Building 2-A, 401 South Street, Columbus, Ohio 43260  
Phone: (614) 286-7304 Fax: (614) 286-5335

OWNER OF RECORD:  
STONERIDGE LAND COMPANY, L.P.  
AN OHIO LIMITED LIABILITY CORP. AND  
WOODBROOK INVESTMENT CORP.  
DEED VOL. 1219, PAGE 247

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 4533-31 OF THE OHIO ADMINISTRATIVE CODE.

NO ENCUMBRANCES WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS ARE  
EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS  
SHOWN ARE TRUE AS ASSUMED HEREON AND ARE FOR THE SOLE PURPOSE  
OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES. ALL OF  
THESE MEASUREMENTS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STEVEN J. LESSMAN, Ohio Professional Surveyor No. 7078  
DATE: 7/24/00

The above certification is valid only to those parties named herein,  
and is void any other interest in an ORIGINAL SIGNATURE.  
Lessman, Bender & Associates assumes no liability whatsoever  
for use of unannotated copies of this plat of survey, nor for any  
use, or reliance on, by persons other than those specifically  
named herein.

CURVE DATA

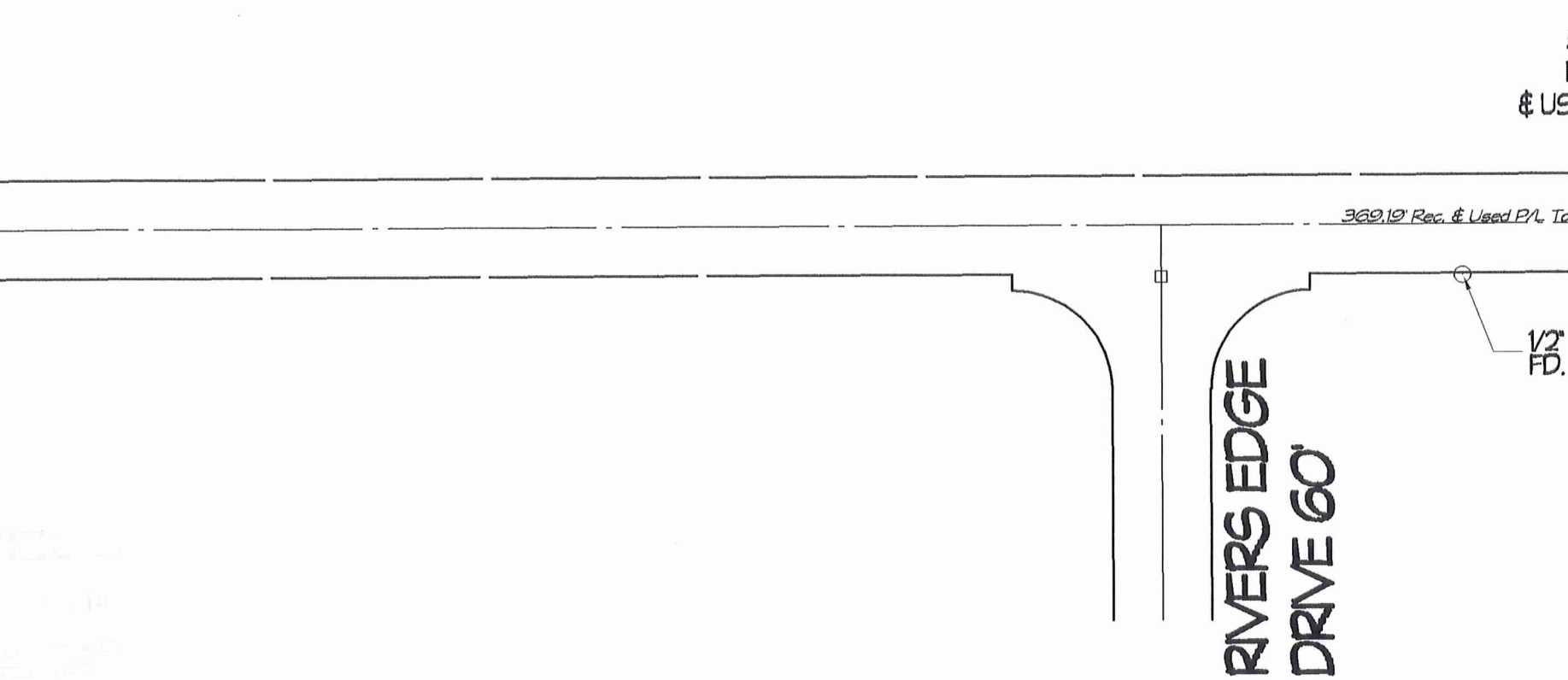
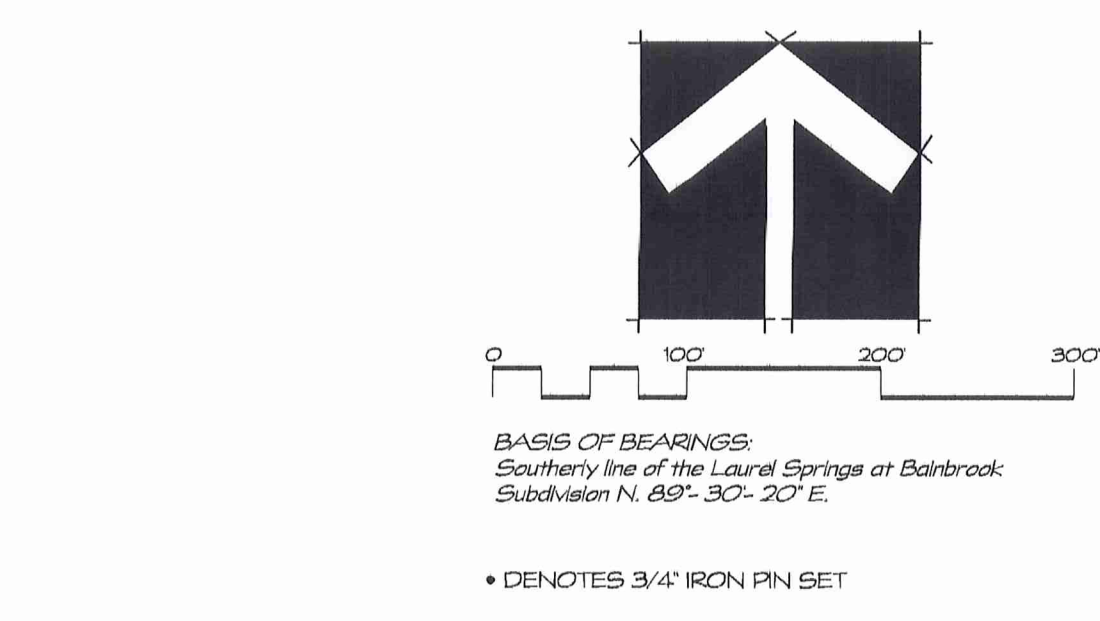
NUMBER	RADIUS	DELTA	ARC	TAN	CHORD	CHORD BEARING
C-1	1300.72	15.28-87	240.80	1307.10	140.18	N. 05°-30'-23" E.
C-2	1300.72	02°-46'-09"	58.03	29.02	56.29	N. 12°-27'-38" E.
C-3	1300.72	05°-03'-47"	65.97	32.79	65.97	N. 12°-16'-28" E.
C-4	1300.72	11°-50'	140.82	140.84	240.34	N. 05°-11'-58" E.
C-5	1875.13	05°-03'-52"	339.93	150.28	389.48	N. 03°-18'-02" E.
C-6	1875.13	05°-03'-52"	339.93	147.66	384.42	N. 03°-18'-02" E.
C-7	1875.13	05°-24'-27"	11.92	85.76	11.90	N. 12°-08'-44" E.
C-8	1875.13	05°-45'-29"	108.41	24.42	108.33	N. 07°-33'-48" E.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 311.151

7/24/00

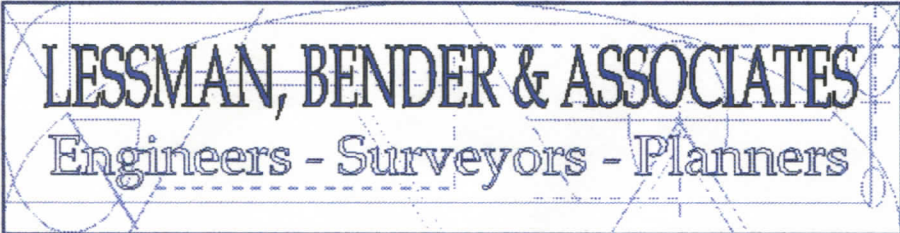
OFFICE OF THE SURVEYOR  
GEAUGA COUNTY ENGINEER

T. & M. CLASEEN  
DEED VOL. 463, PG. 125



BA100146  
BA100146

Stoneridge/  
Greenhouse  
Picked up 7-26-2000  
02-420659



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  
GREENHOUSE PARCEL  
10.276 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. 15, Tract No. 3, further bounded and described as follows: Beginning at the intersection of the centerlines of Pettibone Road (60 feet wide) and Chillicothe Road, S.R. 306 (60 feet wide). Said point being referenced by a 3/4" iron pin monument box found bearing N. 89 deg. - 36 min. - 55 sec. E., a distance of 30.00 feet; Thence N. 00 deg. - 24 min. - 02 sec. W., along said centerline of Chillicothe Road, S.R. 306, a distance of 681.68 feet to the point of beginning of the parcel of land herein described;

- Course No. 1 Thence N. 00 deg. - 24 min. - 02 sec. W., continuing along said centerline of Chillicothe Road, S.R. 306, a distance of 492.00 feet to a point of curvature therein;
- Course No. 2 Thence northeasterly, continuing along said centerline of Chillicothe Road, S.R. 306, being the arc of a curve, deflecting to the right, a distance of 240.60 feet. Said arc having a radius of 1,200.72 feet, and a chord bearing N. 05 deg. - 20 min. - 23 sec. E., a distance of 240.19 feet to a point;
- Course No. 3 Thence S. 89 deg. - 35 min. - 58 sec. W., passing through a 3/4" iron pin monument set at 30.60 feet, a total distance of 680.00 feet to a 3/4" iron pin monument set;
- Course No. 4 Thence S. 00 deg. - 24 min. - 02 sec. E., parallel with the centerline of Chillicothe Road, S.R. 306, a distance of 613.29 feet to a 3/4" iron pin monument set;
- Course No. 5 Thence S. 78 deg. - 48 min. - 58 sec. E., a distance of 586.13 feet to a 3/4" iron pin monument set;

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Course No. 6 Thence N. 89 deg. - 35 min. - 58 sec. E., and passing through a 3/4" iron pin monument set at 51.79 feet, a total distance of 81.79 feet to the point of beginning. Containing 10.276 acres of land, of which 0.505 acres is located within the right-of-way of said Chillicothe Road, S.R. 306. Be the same, more or less, but subject to all legal highways and easements of record.

Above description based up on survey dated May 22, 2000 by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings shown are to an assumed meridian along the southerly line of the Laurel Springs at Bainbrook Subdivision of N. 89 deg. - 30 min. - 20 sec. E. as recorded in Volume 21, Page 27-32 of Geauga County records.

Owner of Record: Steven Petersen, Bonner Farms Ltd, an O.L.L.C., and Woodiebrook Investment Corp. Deed Volume 1279, Page 547 of Geauga County Records.

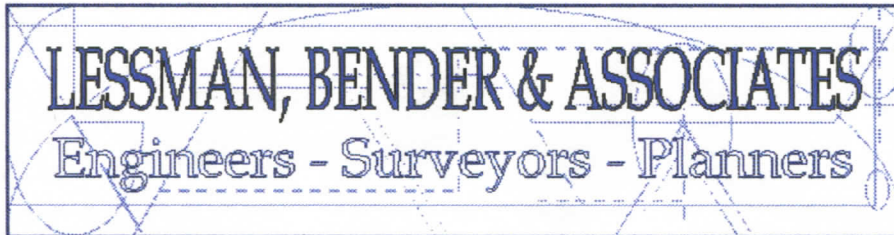
May 24, 2000  
Revised July 24, 2000

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

*R.S.* 7/26/2000  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

~~GEAUGA COUNTY ENGINEER  
OFFICE OF THE  
APPROVED PER R.C. 315.251  
SURVEY PLAT & LEGAL DESCRIPTION~~

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JUL 26 2000  
COUNTY ENGINEER  
GEAUGA COUNTY



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Chardon, Ohio 44024

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Steven J. Lessman, P.S.  
*Managing Partner*

Michael W. Bender, P.E.  
*General Partner*

**LEGAL DESCRIPTION  
CONDOMINIUM PARCEL  
198.154 Acres**

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot Nos. 15 and 18, Tract No. 3, further bounded and described as follows:

Beginning at the intersection of the centerlines of Pettibone Road (60 feet wide) and Chillicothe Road, S.R. 306 (60 feet wide). Said point being referenced by a  $\frac{3}{4}$ " iron pin monument box found bearing N. 89 deg. - 36 min. - 55 sec. E., a distance of 30.00 feet;

Course No. 1 Thence S. 89 deg. - 36 min. - 55 sec. W., along said centerline of Pettibone Road, (60 feet wide), a distance of 3,511.82 feet to the southeasterly corner of a parcel of land conveyed to T. & M. Classen by deed recorded in Volume 463, Page 125 of Geauga County Records;

Course No. 2 Thence N. 00 deg. - 15 min. - 44 sec. W., along the easterly line of said parcel of land conveyed to T. & M. Classen, and passing through a  $\frac{3}{4}$ " iron pin monument set at 30.00 feet, and through a  $\frac{5}{8}$ " iron pin monument found at 49.64 feet, a total distance of 1,604.86 feet to a  $\frac{3}{4}$ " iron pin monument set at an angle point in said easterly line;

Course No. 3 Thence N. 89 deg. - 36 min. - 55 sec. E., continuing along the easterly line of said land conveyed to T. & M. Classen, parallel with the centerline of said Pettibone Road, a distance of 468.60 feet to a  $\frac{3}{4}$ " iron pin monument set at an angle point therein;

Course No. 4 Thence N. 00 deg. - 15 min. - 44 sec. W., continuing along the easterly line of said land conveyed to T. & M. Classen, a distance of 1,074.48 feet to a  $\frac{3}{4}$ " iron pin monument set at the northeasterly corner thereof. Said point also being in the northerly line of Original Lot No. 18, and the southerly line of the Laurel Springs at Bainbrook Subdivision, Phase 3-C as recorded in plat Volume 23, Page 33 of Geauga County records.

Course No. 5 Thence N. 89 deg. - 30 min. - 20 sec. E., along said southerly line of the Laurel Springs at Bainbrook Subdivision, Phase 3C, and the southerly line of phase 2, as shown by the plat recorded in Volume 21, Page 111, and phase 1, as shown by the plat recorded in Volume 21, Page 27, both of Geauga County records, also being the northerly line of Original Lot 18 and Original Lot No. 15, and passing through a 1" iron pipe monument found at 3,208.85

feet, a total distance of 3,238.97 feet to an angle point in the centerline of the aforesaid Chillicothe Road, S.R. 306;

- Course No. 6 Thence S. 04 deg. – 41 min. – 06 sec. W., along the centerline of said Chillicothe Road, S.R. 306, a distance of 723.61 feet to a point of curvature therein;
- Course No. 7 Thence southwesterly, continuing along said centerline of Chillicothe Road, S.R. 306, being the arc of a curve, deflecting to the right, a distance of 299.93 feet. Said arc having a radius of 1,875.13 feet, and a chord bearing S. 09 deg. – 16 min. – 02 sec. W., a distance of 299.61 feet to a point of tangency therein;
- Course No. 8 Thence S. 13 deg. – 50 min. – 58 sec. W., continuing along said centerline of Chillicothe Road, S.R. 306, a distance of 206.46 feet to a point of curvature therein;
- Course No. 9 Thence southwesterly, continuing along said centerline of Chillicothe Road, S.R. 306, being the arc of a curve, deflecting to the left, a distance of 58.03 feet. Said arc having a radius of 1,200.72 feet, and a chord bearing S. 12 deg. – 27 min. – 53 sec. W., a distance of 58.03 feet to a point;
- Course No. 10 Thence S. 89 deg. – 35 min. – 58 sec. W., passing through a 3/4" iron pin monument set at 30.60 feet, a total distance of 680.00 feet to a 3/4" iron pin monument set;
- Course No. 11 Thence S. 00 deg. – 24 min. – 02 sec. E., parallel with the centerline of Chillicothe Road, S.R. 306, a distance of 613.29 feet to a 3/4" iron pin monument set;
- Course No. 12 Thence S. 78 deg. – 48 min. – 58 sec. E., a distance of 586.13 feet to a 3/4" iron pin monument set;
- Course No. 13 Thence N. 89 deg. – 35 min. – 58 sec. E., and passing through a 3/4" iron pin monument set at 51.79 feet, a total distance of 81.79 feet to the point on the centerline of said Chillicothe Road, S.R. 306;
- Course No. 14 Thence S. 00 deg. – 24 min. – 02 sec. E., along said centerline of Chillicothe Road, S.R. 306, a distance of 681.68 feet to the point of beginning. Containing 198.154 acres of land, of which 3.747 acres is located within the right-of-way of said Chillicothe Road, S.R. 306 and Pettibone Road. Be the same, more or less, but subject to all legal highways and easements of record.

Above description based up on survey dated May 22, 2000 by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings shown are to an assumed meridian along the southerly line of the Laurel Springs at Bainbrook Subdivision of N. 89 deg. – 30 min. – 20 sec. E. as recorded in Volume 21, Page 27-32 of Geauga County records.

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