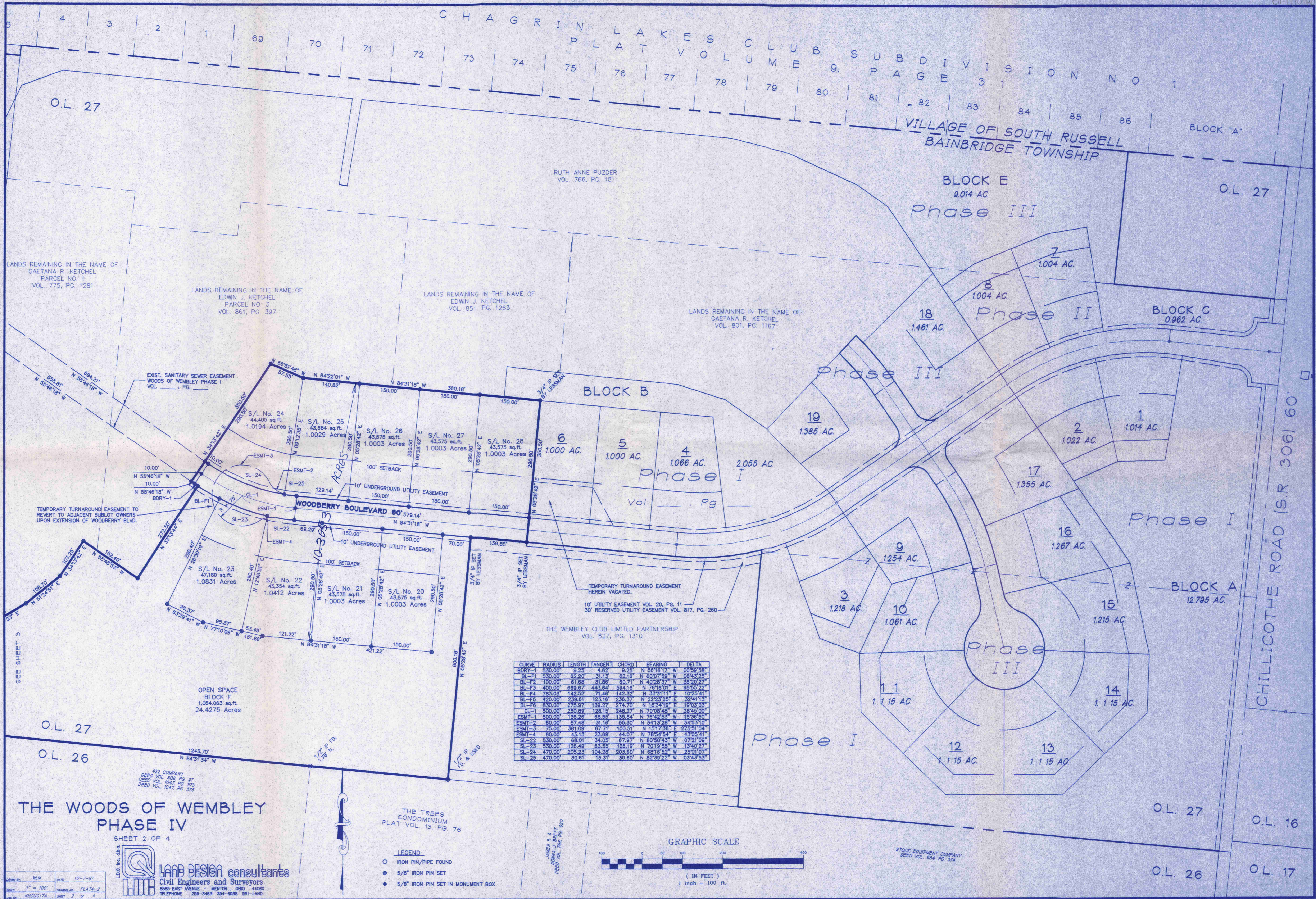
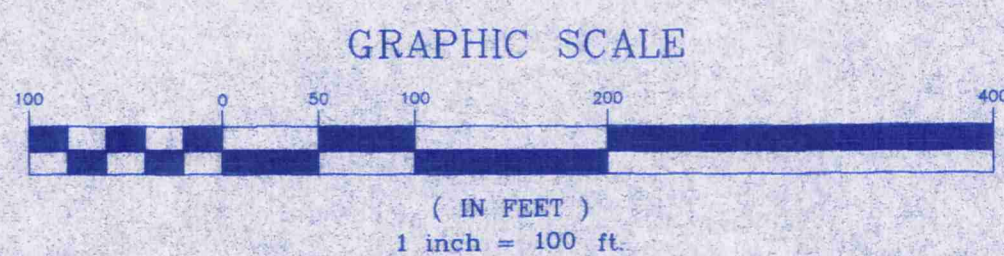


CHAGRIN LAKES PLAT VOLUME 9 SUBDIVISION NO 1 PAGE 31

VILLAGE OF SOUTH RUSSELL BAINBRIDGE TOWNSHIP



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BDRY-1	530.00	9.25	4.62	9.25	N 56°16'17" W	00°59'58"
BL-F1	530.00	62.20	31.13	62.16	N 60°07'59" W	06°43'25"
BL-F2	100.00	61.68	31.88	60.71	N 40°28'57" W	35°20'27"
BL-F3	400.00	688.67	443.64	594.16	N 76°16'01" E	83°53'22"
BL-F4	783.03	142.52	71.46	142.32	N 33°31'11" E	10°25'41"
BL-F5	420.00	239.61	123.16	236.37	N 22°23'25" E	32°41'13"
BL-F6	850.00	275.97	139.27	274.70	N 16°34'19" E	18°03'03"
CL-1	500.00	250.89	128.19	248.27	N 70°08'48" W	28°45'00"
ESMT-1	500.00	136.28	68.55	135.84	N 76°42'53" W	15°36'50"
ESMT-2	60.00	57.48	31.16	55.30	N 84°13'28" W	54°33'10"
ESMT-3	75.00	361.09	67.71	100.51	N 15°17'56" E	27°51'04"
ESMT-4	60.00	45.13	23.69	44.07	N 78°45'54" E	43°33'41"
SL-22	850.00	68.01	34.05	67.97	N 80°50'43" W	07°21'09"
SL-23	530.00	126.49	63.55	126.19	N 70°19'55" W	13°40'27"
SL-24	470.00	205.23	104.28	203.60	N 68°16'52" W	25°01'07"
SL-25	470.00	30.61	15.31	30.60	N 82°39'22" W	03°43'53"



THE WOODS OF WEMBLEY PHASE IV

SHEET 2 OF 4



LAND DESIGN consultants Civil Engineers and Surveyors 8585 EAST AVENUE • MENTOR, OHIO 44060 TELEPHONE: 255-8463 354-6838 861-LAND

THE TREES CONDOMINIUM PLAT VOL. 13, PG. 76

- LEGEND
- IRON PIN/PIPE FOUND
 - 5/8" IRON PIN SET
 - ◆ 5/8" IRON PIN SET IN MONUMENT BOX

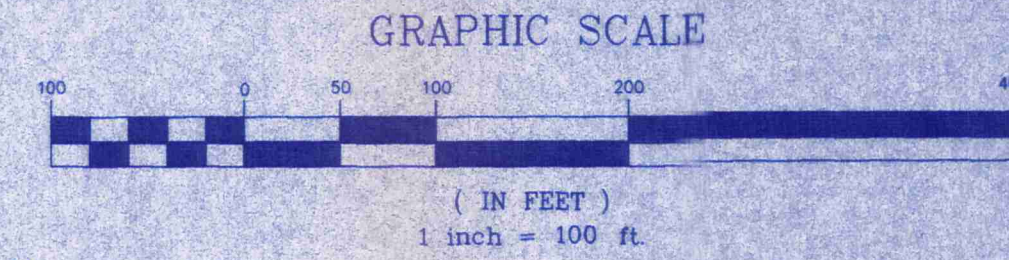
STOCK EQUIPMENT COMPANY DEED VOL. 634, PG. 374

DESIGNED BY:	HEM	DATE:	10-7-97
SCALE:	1" = 100'	DRAWING NO.:	PLAT-2
PROJECT:	KHOUCIYA	SHEET:	2 OF 4

JAMES B. & JONNA J. BRETT DEED VOL. 768, PG. 820

TRACT THREE
O.L. 16 O.L. 9

THE CLEVELAND ELECTRIC ILLUMINATING COMPANY
DEED VOL. 402, PG. 979



LAND DESIGN consultants
Civil Engineers and Surveyors
8505 EAST AVENUE • MENTOR, OHIO 44060
TELEPHONE 255-8443 334-6930 951-LAND

SHEERBROOK PLAT VOLUME 9, SUBDIVISION 9, PAGE 101
RECREATION AREA

O.L. 38 O.L. 28

EUGENE C. & JEAN M. MUGGLETON
DEED VOL. 538, PG. 762

THE CLEVELAND ELECTRIC ILLUMINATING COMPANY
DEED VOLUME 479, PG. 805

GAETANA R. KETCHEL ET AL
PARCEL NO. 6-A
VOL. 890, PG. 195

VILLAGE OF SOUTH RUSSELL
BAINBRIDGE TOWNSHIP

O.L. 28

O.L. 27

LANDS REMAINING IN THE NAME OF
GAETANA R. KETCHEL
PARCEL NO. 1
VOL. 775, PG. 1281

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BDRY-1	530.00'	9.25'	4.62'	9.25'	N 56°16'17" W	00°59'58"
BL-F1	330.00'	82.20'	31.13'	62.18'	N 60°07'59" W	08°43'25"
BL-F2	100.00'	61.65'	31.85'	60.71'	N 40°26'57" W	35°20'27"
BL-F3	400.00'	689.87'	443.64'	594.16'	N 76°18'01" E	95°55'22"
BL-F4	783.03'	142.52'	71.48'	142.32'	N 33°31'11" E	10°25'41"
BL-F5	420.00'	239.61'	123.18'	236.37'	N 22°23'25" E	32°11'13"
BL-F6	830.00'	275.97'	139.27'	274.70'	N 15°34'19" E	19°03'03"
ESMT-5	400.00'	30.90'	15.46'	30.90'	N 56°23'46" E	04°25'36"
ESMT-6	400.00'	482.07'	275.18'	453.42'	N 89°42'10" E	69°03'04"
ESMT-7	480.00'	548.43'	312.09'	516.52'	N 89°55'36" W	68°18'35"

EXIST. SANITARY SEWER EASEMENT
WOODS OF WEMBLEY PHASE I
VOL. , PG.

EXIST. SANITARY SEWER EASEMENT
VOL. 582, PG. 490

LANDS REMAINING IN THE NAME OF
GAETANA R. KETCHEL
PARCEL NO. 1
VOL. 775, PG. 1281

MARIAN S. RICKERT
VOL. 837, PG. 757

ALLYSON J. LURCH
VOL. 1016, PG. 456

EDWIN J. KETCHEL
PARCEL NO. 2
VOL. 862, PG. 173

MARIAN S. RICKERT
VOL. 1016, PG. 450

REVERSION PARCEL
VOL. 1016, PG. 456

LANDS REMAINING IN THE NAME OF
GAETANA R. KETCHEL
PARCEL NO. 1
VOL. 775, PG. 1281

OPEN SPACE
BLOCK F
1,084,263 sq. ft.
24.4275 Acres

LANDS REMAINING IN THE NAME OF
GAETANA R. KETCHEL
PARCEL NO. 1
VOL. 775, PG. 1281

- LEGEND
- IRON PIN/PIPE FOUND
 - 5/8" IRON PIN SET
 - ◆ 5/8" IRON PIN SET IN MONUMENT BOX

THE WOODS OF WEMBLEY
PHASE IV

SHEET 3 OF 4

SAVAGE ROAD 60'

WASHINGTON STREET 60'

O.L. 28

O.L. 29

O.L. 28

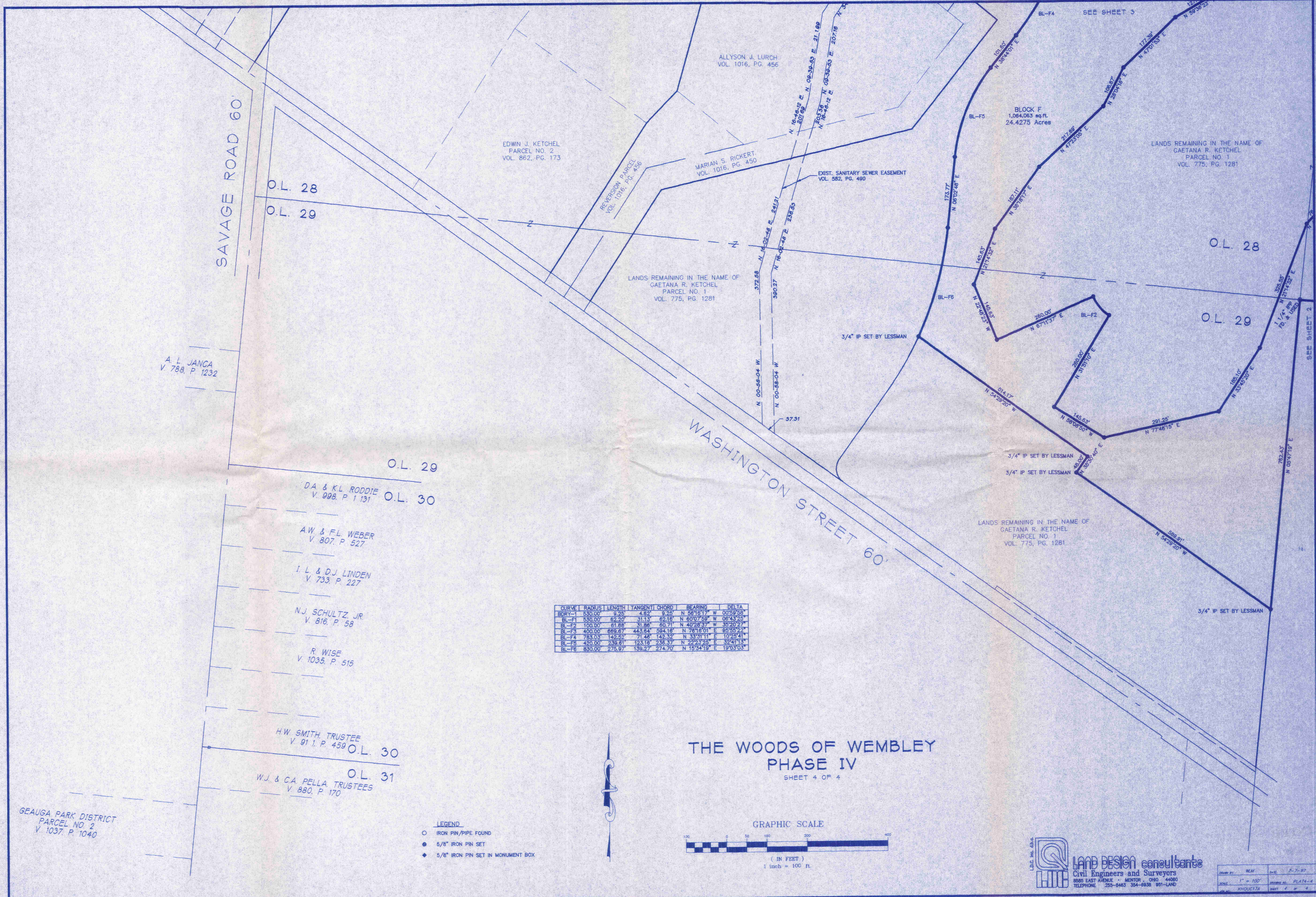
O.L. 27

O.L. 29

O.L. 26

SEE SHEET 4

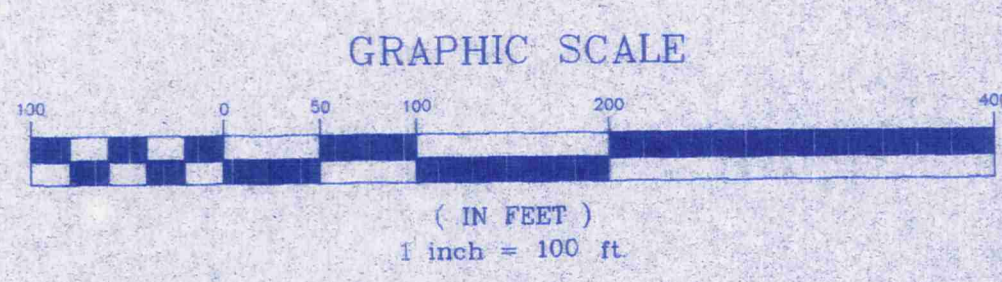
DRAWN BY: WEM	DATE: 7-7-97
SCALE: 1" = 100'	CHECKED BY: PLATA-3
DATE: KHOUIC17A	SHEET 3 OF 4



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BDRY-1	530.00	9.25	4.82	9.25	N 56°16'17" W	00°59'58"
BL-F1	530.00	62.20	31.13	62.16	N 60°07'59" W	08°43'25"
BL-F2	100.00	61.88	31.86	60.71	N 49°28'57" W	35°20'27"
BL-F3	400.00	668.67	443.64	584.16	N 78°16'01" E	95°59'22"
BL-F4	783.03	142.52	71.46	142.32	N 33°31'11" E	10°25'41"
BL-F5	420.00	239.61	123.16	236.37	N 22°23'25" E	32°41'13"
BL-F6	830.00	275.97	139.27	274.70	N 15°34'19" E	19°03'03"

- LEGEND**
- IRON PIN/PIPE FOUND
 - 5/8" IRON PIN SET
 - ◆ 5/8" IRON PIN SET IN MONUMENT BOX

**THE WOODS OF WEMBLEY
PHASE IV**
SHEET 4 OF 4



LAND DESIGN consultants
Civil Engineers and Surveyors
8685 EAST AVENUE • MENTOR, OHIO 44080
TELEPHONE 253-8463 354-8938 951-LAND

DATE	BY	CHKD	DATE
12-1-97	MEM		
12-1-97	MEM		
12-1-97	MEM		



LDC inc.

8585 EAST AVENUE • MENTOR, OHIO 44060

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

OCTOBER 8, 1997

REVISED
LEGAL DESCRIPTION OF
PROPOSED BLOCK "F"
WOODS OF WEMBLEY, PHASE IV

Situated in the Township of Bainbridge, County of Geauga, State of Ohio and being known as part of Original Bainbridge Township Lots No. 27, 28 and 29, Tract 1, further bounded and described as follows:

Beginning at a 3/4 inch iron pin set by Steven J. Lessman in the Southerly sideline of Woodberry Boulevard, 60 feet wide, (proposed), at the Northwesterly corner of land conveyed to The Wembley Club Limited Partnership, by deed recorded in Volume 827, Page 1310 of Geauga County Deed Records;

COURSE I Thence South 05°28'42" West along the Westerly line of land so conveyed to The Wembley Club Limited Partnership, a distance of 600.16 feet to a 1/2 inch iron pin found by Steven J. Lessman in the Northerly line of The Trees Condominium, as shown by plat recorded in Volume 13, Page 76 of Geauga County Plat Records;

COURSE II Thence North 84°31'34" West along said Northerly line and the Northerly line of land conveyed to The 422 Company by deed recorded in Volume 1047, Page 375 of Geauga County Deed Records, also being the Southerly line of said Original Lot No. 27, a distance of 1243.70 feet to a 1-1/4 inch iron pipe found by Steven J. Lessman in the Northeasterly corner of said Original Lot No. 29;

COURSE III Thence South 5°47'19" West along the Westerly line of land so conveyed to The 422 Company, also being the Easterly line of said Original Lot No. 29, a distance of 762.43 feet to a 3/4 inch iron pin set by Steven J. Lessman;

COURSE IV Thence North 54°29'20" West, a distance of 589.91 feet to a 3/4 inch iron pin set by Steven J. Lessman;

COURSE V Thence North 35°30'40" East, a distance of 48.00 feet to a 3/4 inch iron pin set by Steven J. Lessman;

COURSE VI Thence North 54°29'20" West, a distance of 514.17 feet to a 3/4 inch iron pin set by Steven J. Lessman in the Easterly sideline of said Woodberry Boulevard (proposed);

OCTOBER 8, 1997
LEGAL DESCRIPTION OF
PROPOSED BLOCK "F"
WOODS OF WEMBLEY, PHASE IV
PAGE 2

- COURSE VII Thence Northerly along the arc of said curved Easterly sideline, deflecting to the left, having a radius of 830.00 feet and a chord which bears North $15^{\circ}34'19''$ East, 274.70 feet, an arc distance of 275.97 feet to a 5/8 inch iron pin set at a point of tangency therein;
- COURSE VIII Thence North $6^{\circ}02'48''$ East along said Easterly sideline, a distance of 173.77 feet to a 5/8 inch iron pin set at a point of curvature therein;
- COURSE IX Thence Northerly along the arc of said curved Easterly sideline, deflecting to the right, having a radius of 420.00 feet and a chord which bears North $22^{\circ}23'25''$ East, 236.37 feet, an arc distance of 239.61 feet to a 5/8 inch iron pin set at a point of tangency therein;
- COURSE X Thence North $38^{\circ}44'01''$ East along said Easterly sideline, a distance of 101.60 feet to a 5/8 inch iron pin set at a point of curvature therein;
- COURSE XI Thence Northerly along the arc of said curved Easterly sideline, deflecting to the left, having a radius of 783.03 feet and a chord which bears North $33^{\circ}31'11''$ East, 142.32 feet, an arc distance of 142.52 feet to a 5/8 inch iron pin set at a point of tangency therein;
- COURSE XII Thence North $28^{\circ}18'20''$ East along said Easterly sideline, a distance of 116.52 feet to a 5/8 inch iron pin set at a point of curvature therein;
- COURSE XIII Thence Northeasterly along the curved Southeasterly sideline of said Woodberry Boulevard (proposed), deflecting to the right, having a radius of 400.00 feet and a chord which bears North $76^{\circ}16'01''$ East, 594.16 feet, an arc distance of 669.67 feet to a 5/8 inch iron pin set at a point of tangency therein;
- COURSE XIV Thence South $55^{\circ}46'18''$ East along the Southerly sideline of said Woodberry Boulevard (proposed), a distance of 23.41 feet to a 5/8 inch iron pin set at the Northwesterly corner of Sublot No. 65 in the Woods of Wembley, Phase VI (proposed);
- COURSE XV Thence South $34^{\circ}13'42''$ West along the Westerly line of said Sublot 65, a distance of 221.71 feet to a 5/8 inch iron pin set at the Northwesterly corner of Sublot No. 64 (proposed);
- COURSE XVI Thence South $57^{\circ}48'58''$ West along the Westerly line of said Sublot No. 64, a distance of 117.92 feet to a 5/8 inch iron pin set at the Northwesterly corner of Sublot No. 63 (proposed);
- COURSE XVII Thence South $59^{\circ}36'23''$ West along the Westerly line of said Sublot No. 63, a distance of 127.03 feet to a 5/8 inch iron pin set at an angle point therein;

OCTOBER 8, 1997
LEGAL DESCRIPTION OF
PROPOSED BLOCK "F"
WOODS OF WEMBLEY, PHASE IV
PAGE 3

- COURSE XVIII Thence South 47°01'53" West along said Westerly line, and the Westerly line of Sublot No. 62 (proposed), a distance of 177.39 feet to a 5/8 inch iron pin set at an angle point therein;
- COURSE XIX Thence South 28°04'16" West along said Westerly line, a distance of 106.87 feet to a 5/8 inch iron pin set at the Northwesterly corner of Sublot No. 61 (proposed);
- COURSE XX Thence South 47°23'05" West, along the Westerly line of said Sublot No. 61, a distance of 217.69 feet to a 5/8 inch iron pin set at the Northwesterly corner of Sublot No. 60 (proposed);
- COURSE XXI Thence South 36°18'17" West along the Westerly line of said Sublot No. 60, a distance of 187.11 feet to a 5/8 inch iron pin set at the Northwesterly corner of Sublot No. 59 (proposed);
- COURSE XXII Thence South 21°14'32" West along the Westerly line of said Sublot No. 59, a distance of 145.63 feet to a 5/8 inch iron pin set at an angle point therein;
- COURSE XXIII Thence South 22°48'23" East along said Westerly line, a distance of 145.63 feet to a 5/8 inch iron pin set at the Southwesterly corner of said Sublot No. 59;
- COURSE XXIV Thence North 67°11'37" East along the Southerly line thereof; a distance of 260.00 feet to a 5/8 inch iron pin set in the Southerly sideline of Majestic Oaks, 60 feet wide, (proposed);
- COURSE XXV Thence Southeasterly along the arc of said curved Southerly sideline, deflecting to the left, having a radius of 100.00 feet and a chord which bears South 40°28'37" East, 60.71 feet, an arc distance of 61.68 feet to a 5/8 inch iron pin set at the Northwesterly corner of Sublot No. 58 (proposed);
- COURSE XXVI Thence South 31°51'10" West along the Westerly line of said Sublot No. 58, a distance of 260.00 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof;
- COURSE XXVII Thence South 58°08'50" East along the Southerly line of said Sublot 58, a distance of 145.63 feet to a 5/8 inch iron pin set at an angle point therein;
- COURSE XXVIII Thence North 77°48'15" East along said Southerly line and the Southerly line of Sublot 57 (proposed), a distance of 291.25 feet to a 5/8 inch iron pin set at an angle point therein;

OCTOBER 8, 1997
LEGAL DESCRIPTION OF
PROPOSED BLOCK "F"
WOODS OF WEMBLEY, PHASE IV
PAGE 4

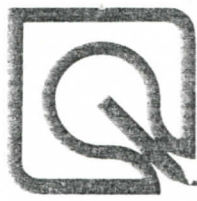
- COURSE XXIX Thence North 33°45'20" East along the Southeasterly lines of Sublots No. 57 and 56 (proposed), a distance of 185.10 feet to a 5/8 inch iron pin set at an angle point therein;
- COURSE XXX Thence North 21°14'32" East along the Easterly lines of Sublots No. 56 and 55 (proposed), a distance of 325.55 feet to a 5/8 inch iron pin set at the Southeasterly corner of Sublot No. 54 (proposed);
- COURSE XXXI Thence North 43°06'23" East along the Easterly line of said Sublot No. 54, a distance of 76.04 feet to a 5/8 inch iron pin set at the Southeasterly corner of Sublot No. 53 (proposed);
- COURSE XXXII Thence North 59°36'23" East along the Easterly line of said Sublot No. 53, a distance of 141.08 feet to a 5/8 inch iron pin set at an angle point therein;
- COURSE XXXIII Thence North 51°24'51" East along the Easterly lines of Sublot No. 53 and 52 (proposed), a distance of 108.70 feet to a 5/8 inch iron pin set at an angle point therein;
- COURSE XXXIV Thence North 34°13'42" East along said Easterly line of Sublot No. 52, a distance of 103.25 feet to a 5/8 inch iron pin set at the Southwesterly corner of Sublot No. 50 (proposed);
- COURSE XXXV Thence South 55°48'53" East along the Southerly line of said Sublot No. 50, a distance of 162.40 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof;
- COURSE XXXVI Thence North 33°13'44" East along the Easterly line of said Sublot No. 50, a distance of 272.50 feet to a 5/8 inch iron pin set at said Southerly sideline of Woodberry Boulevard, 60 feet wide (proposed);
- COURSE XXXVII Thence Easterly along the arc of said curved Southerly sideline, deflecting to the left, having a radius of 530.00 feet and a chord which bears South 60°07'59" East, 62.16 feet, an arc distance of 62.20 feet. to a 5/8 inch iron pin set at the Northwesterly corner of Sublot No. 23 in The Woods of Wembley Phase IV (proposed);
- COURSE XXXVIII Thence South 26°30'19" West along the Westerly line of said Sublot No. 23, a distance of 290.40 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof;
- COURSE XXXIX Thence South 63°29'41" East, along the Southerly line of said Sublot No. 23, a distance of 98.37 feet to a 5/8 inch iron pin set at an angle point therein;

BA100106

OCTOBER 8, 1997
LEGAL DESCRIPTION OF
PROPOSED BLOCK "F"
WOODS OF WEMBLEY, PHASE IV
PAGE 5

- COURSE XXXX Thence South 77°10'09" East along the Southerly lines of Sublot No. 23 and 22 (proposed), a distance of 151.86 feet to a 5/8 inch iron pin set at an angle point therein;
- COURSE XXXXI Thence South 84°31'18" East along the Southerly line of Sublot No. 22, 21 and 20 (proposed), a distance of 421.22 feet to a 5/8 inch iron pin set at the Southeasterly corner of Sublot No. 20;
- COURSE XXXXII Thence North 5°28'42" East along the Easterly line of said Sublot No. 20, a distance of 290.50 feet to a 5/8 inch iron pin set at said Southerly sideline of Woodberry Boulevard (proposed);
- COURSE XXXXIII Thence South 84°31'18" East along said Southerly sideline, a distance of 70.00 feet to the Place of Beginning and containing 24.4275 acres of land as described in July, 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 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. 10/17/1997 (Revised)
GEAUGA COUNTY ENGINEER



LDC inc.

8585 EAST AVENUE • MENTOR, OHIO 44060

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

OCTOBER 8, 1997

LEGAL DESCRIPTION OF
SUBLOT NOS. 20 THROUGH 28
AND WOODBERRY BOULEVARD
WOODS OF WEMBLEY PHASE IV

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 bounded and described as follows:

Beginning at a 3/4 inch iron pin set by Steven J. Lessman in the Northerly line of land conveyed to the Wembley Club Limited Partnership by deed recorded in Volume 827, Page 1310 of Geauga County Records, at the Westerly terminus of the Southerly sideline of Woodberry Boulevard, 60 feet wide, as shown by plat recorded in Volume 20, Page 11 of Geauga County Plat Records;

- COURSE I Thence North 84°31'18" West along said Northerly line and its Westerly prolongation, a distance of 209.85 to a 5/8 inch iron pin set at the Northeasterly corner of Sublot 20 (proposed);
- COURSE II Thence South 5°28'42" West along the Easterly line of said Sublot 20, a distance of 290.50 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof;
- COURSE III Thence North 84°31'18" West along the Southerly line of Sublots 20, 21, and 22 (proposed), a distance of 421.22 feet to a 5/8 inch iron pin set at an angle point therein;
- COURSE IV Thence North 77°10'09" West along the Southerly line of Sublots 22 and 23 (proposed), a distance of 151.86 feet to a 5/8 inch iron pin set at an angle point therein;
- COURSE V Thence North 63°29'41" West along the Southerly line of said Sublot 23, a distance of 98.37 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof;
- COURSE VI Thence North 26°30'19" East along the Westerly line of said Sublot 23, a distance of 290.40 feet to a 5/8 inch iron pin set at the Southerly sideline of Woodberry Boulevard, 60 feet wide (proposed);

BA100166

OCTOBER 8, 1997
LEGAL DESCRIPTION OF
SUBLOT NOS. 20 THROUGH 28
AND WOODBERRY BOULEVARD
WOODS OF WEMBLEY PHASE IV
PAGE 2

- COURSE VII Thence Westerly along said Southerly sideline, deflecting to the right, having a radius of 530.00 feet and a chord which bears North 60°07'59" West, 62.16 feet, an arc distance of 62.20 feet to a 5/8 inch iron pin set at a Northwesterly corner of Block "F" (proposed);
- COURSE VIII Thence Westerly along said Southerly sideline, deflecting to the right, having a radius of 530.00 feet and a chord which bears North 56°16'17" West, 9.25 feet, an arc distance of 9.25 feet to a 5/8 inch iron pin set at a point of tangency;
- COURSE IX Thence North 55°46'18" West along said Southerly sideline, a distance of 10.00 feet to a 5/8 inch iron pin set at the Southerly prolongation of the Westerly line of Sublot 24 (proposed);
- COURSE X Thence North 34°13'42" East along said Southerly prolongation and said Westerly line, a distance of 350.50 feet to a 5/8 inch iron pin set at the Northwesterly corner of said Sublot 24;
- COURSE XI Thence South 66°51'48" East along the Northerly line of said Sublot 24, a distance of 87.55 feet to a 5/8 inch iron pin set at the Northwesterly corner of Sublot 25 (proposed);
- COURSE XII Thence South 84°22'01" East along the Northerly line of said Sublot 25, a distance of 140.82 feet to a 5/8 inch iron pin set at the Northwesterly corner of Sublot 26 (proposed);
- COURSE XIII Thence South 84°31'18" East along the Northerly line of Sublots 26, 27, and 28 (proposed), a distance of 450.00 feet to a 3/4 inch iron pin set at the Northwesterly corner of Sublot 6 (proposed);
- COURSE XIV Thence South 5°28'42" West along the Westerly line of said Sublot 6 and it's Southerly prolongation, a distance of 350.50 feet to the Place of Beginning and containing 10.3053 acres of land, as 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. Bearings refer to an assumed meridian and are intended to indicate angles only.

File No. KHOUC1 9701
(f:\khouc1\9701\word\legals\100897b) cc

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

R.S. *10/17/1997 (Revised)*
GEAUGA COUNTY ENGINEER