

# PLAT OF SURVEY AND LOT SPLIT MADE FOR J & R DEVELOPMENT, INC.

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, 28 AND 29, TRACT ONE, NOW IN BAINBRIDGE TOWNSHIP COUNTY OF GEauga, STATE OF OHIO

SCALE: T = 100' MAY 2002  
LESSMAN, BENDER & ASSOCIATES  
Engineers - Surveyors - Planners

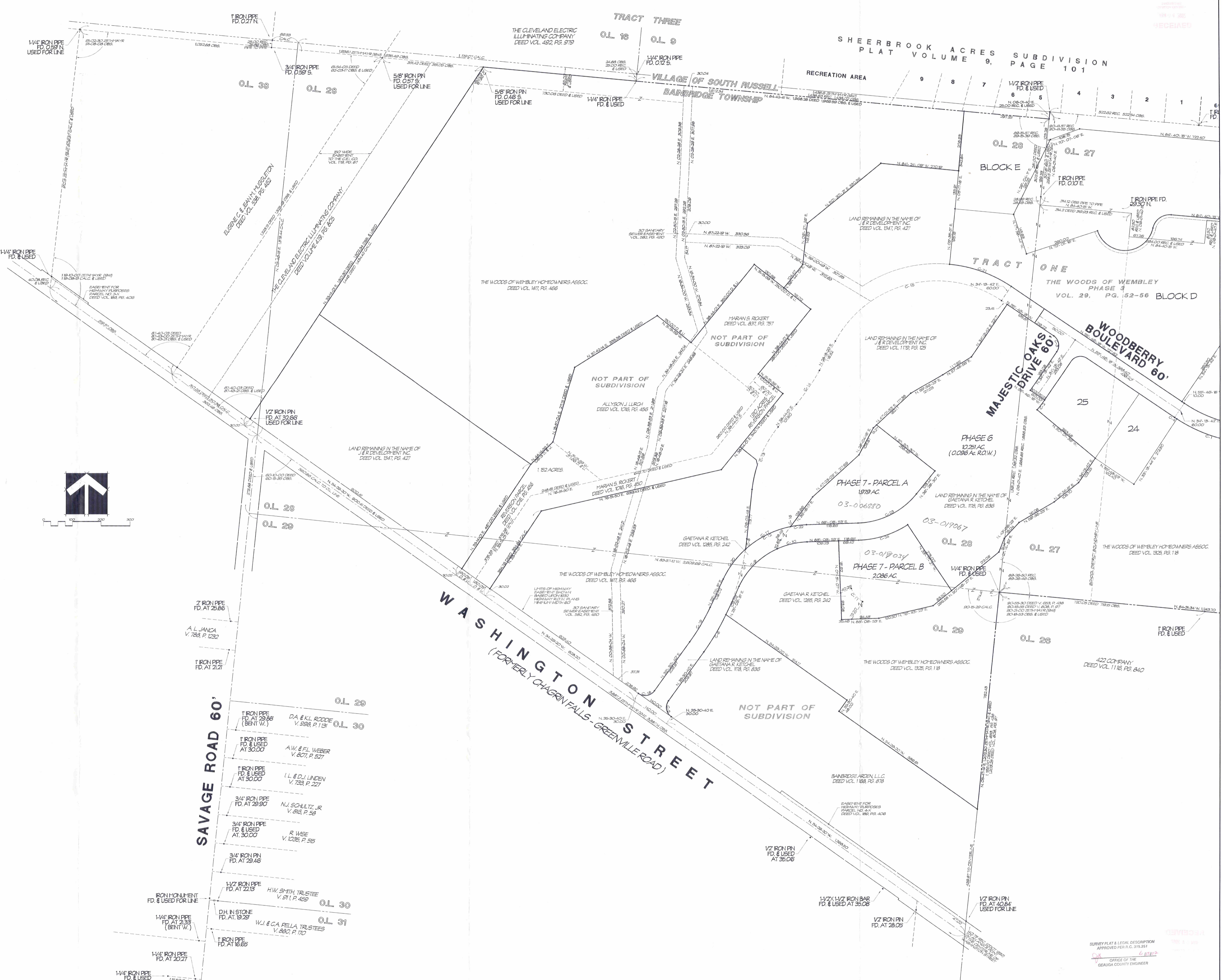
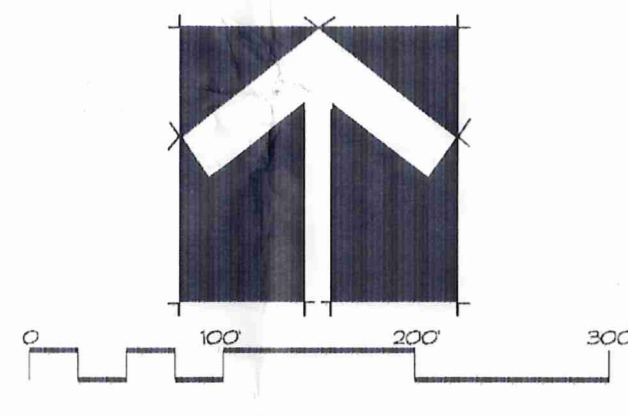
Village Station, Building 2-A 401 South Street, Chardon, Ohio 44024  
Phone: (440) 286-7204 Fax: (440) 286-3333

WE HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER, WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 163 OF THE REVISED CODE, WHICH PROVIDES FOR THE RECORDATION OF SURVEYS IN THE PUBLIC RECORDS OF THE COUNTY OF GEauga, OHIO. WE HAVE BEEN ADVISED BY THE OWNER THAT THE PREMISES ARE BEING SPLIT INTO LOTS AND WE HAVE THEREFORE SURVEYED THE SAME TO THE BEST OF OUR KNOWLEDGE AND BELIEF. OUR SURVEYING AND RECORDING FEES ARE INDICATED HEREON. WE ARE NOT PROVIDING PROFESSIONAL LIABILITY INSURANCE COVERAGE FOR THIS SURVEY.

STEVEN J. LESSMAN, LICENSED PROFESSIONAL SURVEYOR NO. 10768  
DATE: 6/13/02

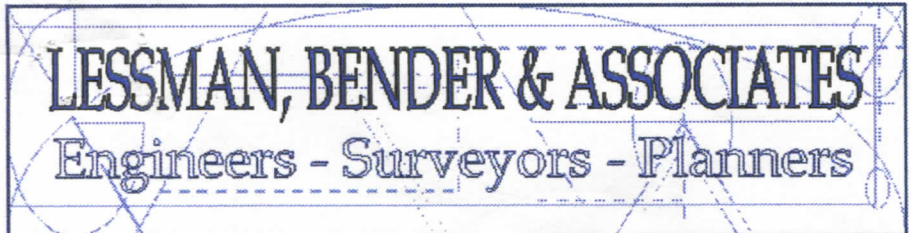
Professional seal and signature of Steven J. Lessman.

N.P.S. #	RADIUS	CENTRAL ANGLE	ARC	TAN	CHORD	CHORD BEARING
C1	180.00	37.48-02	286.70	100.82	284.20	N. 107.56-27 W.
C2	180.00	07.44-42	43.12	21.88	43.92	N. 87.08-09 E.
C3	40.00	80.00-00	62.83	40.00	86.97	N. 57.48-18 W.
C4	180.00	07.39-49	19.25	4.82	19.28	N. 50.18-17 W.
C5	40.00	80.00-00	62.83	40.00	86.97	N. 09.29-20 W.
C6	180.00	07.34-49	19.08	4.64	19.08	N. 30.18-18 E.
C7	180.00	15.35-09	286.70	100.82	284.20	N. 18.48-18 E.
C8	180.00	03.28-18	286.70	100.82	284.20	N. 07.11-47 E.
C9	270.00	42.26-43	180.50	88.46	186.68	N. 40.18-12 E.
C10	270.00	22.38-18	108.83	58.88	108.84	N. 78.50-44 E.
C11	180.00	38.32-27	468.68	31.88	467.11	N. 40.28-37 W.
C12	300.00	30.48-28	177.28	80.82	178.12	N. 60.12-18 E.
C13	180.00	38.41-17	286.61	100.82	284.11	N. 22.28-28 E.
C14	180.00	10.28-41	140.92	71.48	140.92	N. 33.38-18 E.
C15	180.00	08.28-22	468.68	44.88	468.18	N. 78.18-01 E.
C16	330.00	08.08-18	5.87	2.84	5.87	N. 78.04-50 E.
C17	330.00	28.48-11	11.88	8.87	18.88	N. 60.44-38 E.
C18	40.00	80.00-00	62.83	40.00	86.97	N. 80.30-42 E.
C19	180.00	07.34-49	19.08	4.64	19.08	N. 30.18-18 E.
C20	180.00	22.48-07	130.86	68.30	130.88	N. 30.71-24 E.
C21	180.00	28.42-09	230.55	87.75	230.14	N. 70.07-48 W.
C22	180.00	09.38-28	19.09	4.68	19.09	N. 68.22-09 E.
C23	270.00	48.38-28	234.00	148.89	236.78	N. 68.18-12 E.
C24	330.00	37.38-27	88.08	92.88	119.81	N. 72.28-49 E.



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WOODS OF WEMBLEY  
PICKED UP 06.13.02



Steven J. Lessman, P.S.  
Managing Partner 03-006880  
1493/956  
Michael W. Bender, P.E.  
General Partner

Village Station, Building 2A Phone: (440) 286-7204  
401 South Street Fax: (440) 286-3535  
Chardon, Ohio 44024 Email: Lessman\_Bender@hotmail.com

**LEGAL DESCRIPTION**  
**PHASE 7 - PARCEL "A"**  
**1.979 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. 28, Tract No. One, further bounded and described as follows: Beginning at an iron pin monument set at the intersection of the centerline of Woodberry Boulevard (60 feet wide) and the centerline of Majestic Oaks Drive, (60 feet wide); Thence S. 34 deg. - 13' - 42 sec. W., along the centerline of Majestic Oaks Drive, a distance of 223.08 feet to a point; Thence N. 55 deg. - 46 min. - 18 sec. W., a distance of 30.00 feet to a 3/4" iron pin monument set; Thence N. 34 deg. - 13 min. - 42 sec. E., a distance of 163.08 feet along the northwesterly sideline of said Majestic Oaks Drive, a distance of 163.08 feet to a 3/4" iron pin monument set at the southerly terminus of a curved turnout between said northwesterly sideline of Majestic Oaks Drive and the southwesterly sideline of the aforesaid Woodberry Boulevard; Thence northwesterly along said curved turnout, 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. 10 deg. - 46 min. - 18 sec. W., a distance of 56.57 feet to a 3/4" iron pin monument set at its point of tangency with said southwesterly sideline of Woodberry Boulevard; Thence N. 55 deg. - 46 min. - 18 sec. W., along said southwesterly sideline of Woodberry Boulevard and its northwesterly prolongation thereof, a distance of 195.81 feet to a 3/4" iron pin monument set at a point on the easterly line of a parcel of land conveyed to J & R Development by deed recorded in Volume 1179, Page 125 of Geauga County records; Thence S. 34 deg. - 13 min. - 42 sec. W., along said easterly line of land so conveyed to J & R Development, a distance of 221.71 feet to a 3/4" iron pin monument set at an angle point therein; Thence S. 57 deg. - 48 min. - 58 sec. W., continuing along said easterly line of land so conveyed to J & R Development, a distance of 117.92 feet to a 3/4" iron pin monument set at an angle point therein; Thence S. 59 deg. - 36 min. - 23 sec. W., continuing along said easterly line of land so conveyed to J & R Development, a distance of 127.03 feet to a 3/4" iron pin monument set at an angle point therein; Thence S. 47 deg. - 01 min. - 53 sec. W., continuing along said easterly line of land so conveyed to J & R Development, a distance of 162.11 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. 51 deg. - 30 min. - 30 sec. E., a distance of 258.49 feet to a 3/4" iron pin monument set;

Course No. 2 Thence S. 38 deg. - 29 min. - 30 sec. W., a distance of 103.44 feet to a 3/4" iron pin monument set;

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- Course No. 3 Thence southwesterly, along the arc of a curve deflecting to the right, a distance of 234.00 feet. Said arc having a radius of 270.00 feet and a chord bearing S. 63 deg. - 19 min. - 12 sec. W., a distance of 226.75 feet to a 3/4" iron pin monument set;
- Course No. 4 Thence S. 88 deg. - 08 min. - 53 sec. W., a distance of 178.65 feet to a 3/4" iron pin monument set;
- Course No. 5 Thence southwesterly, along the arc of a curve deflecting to the left, a distance of 55.05 feet. Said arc having a radius of 330.00 feet, and a chord bearing S. 83 deg. - 22 min. - 09 sec. W., a distance of 54.99 feet to a 3/4" iron pin monument set at the southeasterly corner of the aforesaid parcel of land conveyed to J & R Development;
- Course No. 6 Thence N. 36 deg. - 18 min. - 17 sec. E., along the aforesaid easterly line of land so conveyed to J & R Development, a distance of 128.66 feet to a 3/4" iron pin monument set at an angle point therein;
- Course No. 7 Thence N. 47 deg. - 23 min. - 05 sec. E., continuing along the aforesaid easterly line of land so conveyed to J & R Development, a distance of 217.69 feet to a 3/4" iron pin monument set at an angle point therein;
- Course No. 8 Thence N. 28 deg. - 04 min. - 16 sec. E., continuing along the aforesaid easterly line of land so conveyed to J & R Development, a distance of 106.87 feet to a 3/4" iron pin monument set at an angle point therein;
- Course No. 9 Thence N. 47 deg. - 01 min. - 53 sec. E., a distance of 15.27 feet to the point of beginning, and containing 1.979 acres of land. Be the same more or less, but subject to all legal highways and easements of record.

Being part of the lands remaining in the name of Gaetana R. Ketchel by deed recorded in Volume 1178, Page 836 of Geauga County records. Above description based upon a survey by Steven J. Lessman, Ohio Professional Surveyor No. 7078, dated November 1999. Bearings shown are to an assumed meridian and are intended for the sole purpose of describing the relative angular values between lines.

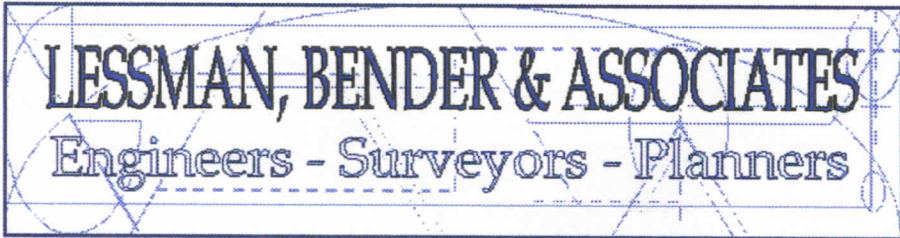
May 31, 2002

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

*JK* 6/13/02  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

BAL-00167

03-019034  
1493-956/962



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

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

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

Phone: (440) 286-7204  
Fax: (440) 286-3535  
Email: Lessman\_Bender@hotmail.com

**LEGAL DESCRIPTION  
PHASE 7 - PARCEL "B"  
2.086 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. 28 and 29, Tract No. One, further bounded and described as follows: Beginning at a point on the centerline of Washington Street, (width varies), at the southwesterly corner of a parcel of land conveyed to Bainbridge Arden, L.L.C. by deed recorded in Volume 1168, Page 878 of Geauga County records; Thence N. 35 deg. - 30 min. - 40 sec. E., along the westerly line of said land conveyed to Bainbridge Arden, L.L.C., a distance of 30.00 feet to a 3/4" iron pin monument set at it's intersection with the northeasterly sideline of Washington Street; Thence northwesterly, continuing along the westerly line of said land so conveyed to Bainbridge Arden, L.L.C., being the arc of a curve deflecting to the right, a distance of 62.83 feet. Said arch 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" iron pin monument set at a point of tangency therein; Thence N. 35 deg. - 30 min. - 40 sec. E., continuing along the westerly line of said land so conveyed to Bainbridge Arden, L.L.C., a distance of 209.97 feet to a 3/4" iron pin monument set at a point of curvature therein; Thence northeasterly, continuing along the westerly line of said land so conveyed to Bainbridge Arden, L.L.C., being the arc of a curve deflecting to the left, a distance of 150.85 feet. Said arc having a radius of 830.00 feet, and a chord bearing N. 30 deg. - 18 min. - 15 sec. E., a distance of 150.65 feet to a 3/4" iron pin monument set at the northwesterly corner thereof. Said point also being the southwesterly corner of a parcel of land conveyed to the Woods of Wembley Homeowner's Association by deed recorded in Volume 1325, Page 118 of Geauga County records; Thence N. 25 deg. - 05 min. - 51 sec. E., along the westerly line of land so conveyed to the Woods of Wembley Homeowner's Association, a distance of 109.02 feet to a 3/4" iron pin monument set at a point of curvature therein; Thence northeasterly, continuing along the westerly line of land so conveyed to the Woods of Wembley Homeowner's Association, being the arc of a curve deflecting to the right, a distance of 190.59 feet. Said arc having a radius of 270.00 feet, and a chord bearing N. 45 deg. - 19 min. - 12 sec. E., a distance of 186.66 feet to a point; Thence northeasterly, continuing along the westerly line of land so conveyed to the Woods of Wembley Homeowner's Association, being the arc of a curve deflecting to the right, a distance of 106.53 feet. Said arc having a radius of 270.00 feet, and a chord bearing N. 76 deg. - 50 min. - 44 sec. E., a distance of 105.84 feet to a 3/4" iron pin monument set at a point of tangency therein; Thence N. 88 deg. - 08 min. - 53 sec. E., continuing along the westerly line of land so conveyed to the Woods of Wembley Homeowner's Association, a distance of 109.23 feet to a 3/4" iron pin monument set at the point of beginning of the parcel herein described;

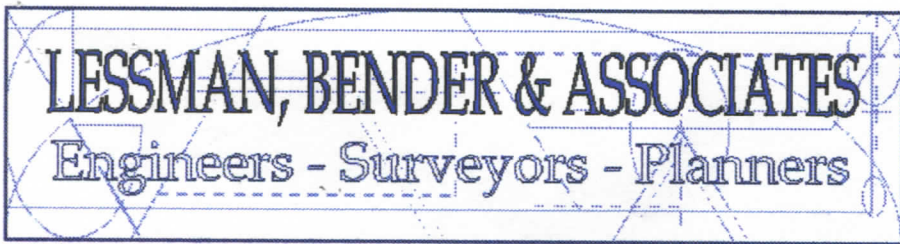
- Course No. 1 Thence N. 88 deg. - 08 min. - 53 sec. E., a distance of 69.42 feet to a 3/4" iron pin monument set;
- Course No. 2 Thence northeasterly along the arc of a curve deflecting to the left, a distance of 181.08 feet. Said arc having a radius of 330.00 feet, and a chord bearing N. 72 deg. - 25 min. - 43 sec. E., a distance of 178.81 feet to a 3/4" iron pin monument set;
- Course No. 3 Thence S. 33 deg. - 17 min. - 27 sec. E., a distance of 275.00 feet to a 3/4" iron pin monument set at a point on the aforesaid westerly line of land conveyed to the Woods of Wembley Homeowner's Association;
- Course No. 4 Thence S. 50 deg. - 46 min. - 27 sec. W., along the westerly line of said land conveyed to the Woods of Wembley Homeowner's Association, a distance of 83.50 feet to a 3/4" iron pin monument set at an angle point therein;
- Course No. 5 Thence S. 76 deg. - 43 min. - 22 sec. W., continuing along the westerly line of said land conveyed to the Woods of Wembley Homeowner's Association, a distance of 192.50 feet to a 3/4" iron pin monument set at an angle point therein;
- Course No. 6 Thence S. 88 deg. - 08 min. - 53 sec. W., continuing along the westerly line of said land conveyed to the Woods of Wembley Homeowner's Association, a distance of 94.48 feet to a 3/4" iron pin monument set;
- Course No. 7 Thence S. 88 deg. - 08 min. - 53 sec. W., continuing along the westerly line of said land conveyed to the Woods of Wembley Homeowner's Association, a distance of 35.46 feet to a 3/4" iron pin monument set at an angle point therein;
- Course No. 8 Thence N. 01 deg. - 51 min. - 07 sec. W., continuing along the westerly line of said land conveyed to the Woods of Wembley Homeowner's Association, a distance of 93.08 feet to a 3/4" iron pin monument set;
- Course No. 9 Thence N. 01 deg. - 51 min. - 07 sec. W., a distance of 181.92 feet to the point of beginning, and containing 2.086 acres of land. Be the same more or less, but subject to all legal highways and easements of record.

Being 1.959 acres of land remaining in the name of Gaetana R. Ketchel by deed recorded in Volume 1178, Page 836, together with 0.127 acres of land conveyed to Gaetana R. Ketchel by deed recorded in Volume 1285, Page 242 of Geauga County records. Above description based upon a survey by Steven J. Lessman, Ohio Professional Surveyor No. 7078, dated November 1999. Bearings shown are to an assumed meridian and are intended for the sole purpose of describing the relative angular values between lines.

May 31, 2002  
 Rev. June 11, 2002

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

*JK* REVISED 6/13/02  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER



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

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

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

Phone: (440) 286-7204  
Fax: (440) 286-3535  
Email: Lessman\_Bender@hotmail.com

**LEGAL DESCRIPTION**  
**PHASE 6**  
**10.251 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. 27, 28 and 29, Tract No. One, further bounded and described as follows: Beginning at an iron pin monument set at the intersection of the centerline of Woodberry Boulevard (60 feet wide) and the centerline of Majestic Oaks Drive, (60 feet wide); Thence S. 34 deg. - 13' - 42 sec. W., along the centerline of Majestic Oaks Drive, a distance of 223.08 feet to a point; Thence N. 55 deg. - 46 min. - 18 sec. W., a distance of 30.00 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 N. 34 deg. - 13 min. - 42 sec. E., along the northwesterly sideline of said Majestic Oaks Drive, a distance of 163.08 feet to a 3/4" iron pin monument set at the southerly terminus of a curved turnout between said northwesterly sideline of Majestic Oaks Drive and the southwesterly sideline of the aforesaid Woodberry Boulevard;
- Course No. 2 Thence northwesterly along said curved turnout, 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. 10 deg. - 46 min. - 18 sec. W., a distance of 56.57 feet to a 3/4" iron pin monument set at its point of tangency with said southwesterly sideline of Woodberry Boulevard;
- Course No. 3 Thence N. 55 deg. - 46 min. - 18 sec. W., along said southwesterly sideline of Woodberry Boulevard and its northwesterly prolongation thereof, a distance of 195.81 feet to a 3/4" iron pin monument set at a point on the easterly line of a parcel of land conveyed to J & R Development by deed recorded in Volume 1179, Page 125 of Geauga County records;
- Course No. 4 Thence S. 34 deg. - 13 min. - 42 sec. W., along said easterly line of land so conveyed to J & R Development, a distance of 221.71 feet to a 3/4" iron pin monument set at an angle point therein;
- Course No. 5 Thence S. 57 deg. - 48 min. - 58 sec. W., continuing along said easterly line of land so conveyed to J & R Development, a distance of 117.92 feet to a 3/4" iron pin monument set at an angle point therein;

- Course No. 6 Thence S. 59 deg. - 36 min. - 23 sec. W., continuing along said easterly line of land so conveyed to J & R Development, a distance of 127.03 feet to a  $\frac{3}{4}$ " iron pin monument set at an angle point therein;
- Course No. 7 Thence S. 47 deg. - 01 min. - 53 sec. W., continuing along said easterly line of land so conveyed to J & R Development, a distance of 162.11 feet to a  $\frac{3}{4}$ " iron pin monument set at an angle point therein;
- Course No. 8 Thence S. 51 deg. - 30 min. - 30 sec. E., a distance of 258.49 feet to a  $\frac{3}{4}$ " iron pin monument set;
- Course No. 9 Thence S. 38 deg. - 29 min. - 30 sec. W., a distance of 103.44 feet to a  $\frac{3}{4}$ " iron pin monument set;
- Course No. 10 Thence southwesterly, along the arc of a curve deflecting to the right, a distance of 234.00 feet. Said arc having a radius of 270.00 feet and a chord bearing S. 63 deg. - 19 min. - 12 sec. W., a distance of 226.75 feet to a  $\frac{3}{4}$ " iron pin monument set;
- Course No. 11 Thence S. 88 deg. - 08 min. - 53 sec. W., a distance of 178.65 feet to a  $\frac{3}{4}$ " iron pin monument set;
- Course No. 12 Thence southwesterly, along the arc of a curve deflecting to the left, a distance of 55.05 feet. Said arc having a radius of 330.00 feet, and a chord bearing S. 83 deg. - 22 min. - 09 sec. W., a distance of 54.99 feet to a  $\frac{3}{4}$ " iron pin monument set at the southeasterly corner of the aforesaid parcel of land conveyed to J & R Development;
- Course No. 13 Thence southwesterly, along the southerly line of said land conveyed to J & R Development, being the arc of a curve deflecting to the left, a distance of 177.25 feet. Said arc having a radius of 330.00 feet, and a chord bearing S. 63 deg. - 12 min. - 11 sec. W., a distance of 175.12 feet to a  $\frac{3}{4}$ " iron pin monument set at the southwesterly corner thereof. Said point also being in the easterly line of a parcel of land conveyed to the Woods of Wembley Homeowner's Association by deed recorded in Volume 1417, Page 466;
- Course No. 14 Thence southwesterly, along the easterly line of said land conveyed to the Woods of Wembley Homeowner's Association, being the arc of a curve deflecting to the left, a distance of 130.85 feet. Said arc having a radius of 330.00 feet, and a chord bearing S. 36 deg. - 27 min. - 24 sec. W., a distance of 129.99 feet to a  $\frac{3}{4}$ " iron pin monument set at a point of tangency therein;
- Course No. 15 Thence S. 25 deg. - 05 min. - 51 sec. W., continuing along said easterly line of the Woods of Wembley Homeowner's Association, a distance of 109.02 feet to a  $\frac{3}{4}$ " iron pin monument set at a point of curvature therein;
- Course No. 16 Thence southwesterly, continuing along the easterly line of said land conveyed to the Woods of Wembley Homeowner's Association, being the arc of a curve deflecting to the right, a distance of 139.95 feet. Said arc having a radius of 770.00 feet, and a chord bearing S. 30 deg. - 18 min. - 15 sec. W., a distance of 139.76 feet to a  $\frac{3}{4}$ " iron pin monument set at a point of tangency therein;

Course No. 17 Thence S. 35 deg. - 30 min. - 40 sec. W., continuing along the easterly line of said land conveyed to the Wembley Homeowner's Association, a distance of 209.97 feet to a point of curvature therein;

Course No. 18 Thence southwesterly, continuing along the easterly line of said land conveyed to the Wembley Homeowner's Association, being the arc of a curve deflecting to the right, a distance of 62.83 feet. Said arc having a radius of 40.00 feet, and a chord bearing S. 80 deg. - 30 min. - 40 sec. W., a distance of 56.57 feet to a 3/4" iron pin monument set at a point of tangency with the northeasterly sideline of Washington Street, (width varies);

Course No. 19 Thence S. 35 deg. - 30 min. - 40 sec. W., a distance of 30.00 feet to a point on the centerline of Washington Street;

Course No. 20 Thence S. 54 deg. - 29 min. - 20 sec. E., along said centerline of Washington Street, a distance of 140.00 feet to the southwesterly corner of a parcel of land conveyed to Bainbridge Arden, L.L.C. by deed recorded in Volume 1168, Page 878 of Geauga County records;

Course No. 21 Thence N. 35 deg. - 30 min. - 40 sec. E., along the westerly line of said land conveyed to Bainbridge Arden, L.L.C., a distance of 30.00 feet to a 3/4" iron pin monument set at it's intersection with the northeasterly sideline of Washington Street;

Course No. 22 Thence northwesterly, continuing along the westerly line of said land so conveyed to Bainbridge Arden, L.L.C., being the arc of a curve deflecting to the right, a distance of 62.83 feet. Said arch 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" iron pin monument set at a point of tangency therein;

Course No. 23 Thence N. 35 deg. - 30 min. - 40 sec. E., continuing along the westerly line of said land so conveyed to Bainbridge Arden, L.L.C., a distance of 209.97 feet to a 3/4" iron pin monument set at a point of curvature therein;

Course No. 24 Thence northeasterly, continuing along the westerly line of said land so conveyed to Bainbridge Arden, L.L.C., being the arc of a curve deflecting to the left, a distance of 150.85 feet. Said arc having a radius of 830.00 feet, and a chord bearing N. 30 deg. - 18 min. - 15 sec. E., a distance of 150.65 feet to a 3/4" iron pin monument set at the northwesterly corner thereof. Said point also being the southwesterly corner of a parcel of land conveyed to the Woods of Wembley Homeowner's Association by deed recorded in Volume 1325, Page 118 of Geauga County records;

Course No. 25 Thence N. 25 deg. - 05 min. - 51 sec. E., along the westerly line of land so conveyed to the Woods of Wembley Homeowner's Association, a distance of 109.02 feet to a 3/4" iron pin monument set at a point of curvature therein;

Course No. 26 Thence northeasterly, continuing along the westerly line of land so conveyed to the Woods of Wembley Homeowner's Association, being the arc of a curve deflecting to the right, a distance of 190.59 feet. Said arc having a radius of 270.00 feet, and a chord bearing N. 45 deg. - 19 min. - 12 sec. E., a distance of 186.66 feet to a point;

- Course No. 27 Thence northeasterly, continuing along the westerly line of land so conveyed to the Woods of Wembley Homeowner's Association, being the arc of a curve deflecting to the right, a distance of 106.53 feet. Said arc having a radius of 270.00 feet, and a chord bearing N. 76 deg. - 50 min. - 44 sec. E., a distance of 105.84 feet to a  $\frac{3}{4}$ " iron pin monument set at a point of tangency therein;
- Course No. 28 Thence N. 88 deg. - 08 min. - 53 sec. E., continuing along the westerly line of land so conveyed to the Woods of Wembley Homeowner's Association, and its easterly prolongation thereof, a distance of 178.65 feet to a  $\frac{3}{4}$ " iron pin monument set;
- Course No. 29 Thence northeasterly along the arc of a curve deflecting to the left, a distance of 181.08 feet. Said arc having a radius of 330.00 feet, and a chord bearing N. 72 deg. - 25 min. - 43 sec. E., a distance of 178.81 feet to a  $\frac{3}{4}$ " iron pin monument set;
- Course No. 30 Thence S. 33 deg. - 17 min. - 27 sec. E., a distance of 275.00 feet to a  $\frac{3}{4}$ " iron pin monument set at a point on the aforesaid westerly line of land conveyed to the Woods of Wembley Homeowner's Association;
- Course No. 31 Thence N. 50 deg. - 46 min. - 27 sec. E., along the westerly line of land so conveyed to the Woods of Wembley Homeowner's Association, a distance of 213.08 feet to a  $\frac{3}{4}$ " iron pin monument set at an angle point therein;
- Course No. 32 Thence N. 21 deg. - 14 min. - 32 sec. E., continuing along the westerly line of land so conveyed to the Woods of Wembley Homeowner's Association, a distance of 51.14 feet to a  $\frac{3}{4}$ " iron pin monument set at an angle point therein;
- Course No. 33 Thence N. 43 deg. - 06 min. - 23 sec. E., continuing along the westerly line of land so conveyed to the Woods of Wembley Homeowner's Association, a distance of 76.04 feet to a  $\frac{3}{4}$ " iron pin monument set at an angle point therein;
- Course No. 34 Thence N. 59 deg. - 36 min. - 23 sec. E., continuing along the westerly line of land so conveyed to the Woods of Wembley Homeowner's Association, a distance of 141.08 feet to a  $\frac{3}{4}$ " iron pin monument set at an angle point therein;
- Course No. 35 Thence N. 51 deg. - 24 min. - 51 sec. E., continuing along the westerly line of land so conveyed to the Woods of Wembley Homeowner's Association, a distance of 108.70 feet to a  $\frac{3}{4}$ " iron pin monument set at an angle point therein;
- Course No. 36 Thence N. 34 deg. - 13 min. - 42 sec. E., continuing along the westerly line of land so conveyed to the Woods of Wembley Homeowner's Association, a distance of 103.25 feet to a  $\frac{3}{4}$ " iron pin monument set;
- Course No. 37 Thence N. 50 deg. - 01 min. - 36 sec. W., a distance of 263.48 feet to a  $\frac{3}{4}$ " iron pin monument set;
- Course No. 38 Thence northeasterly, along the arc of a curve deflecting to the left, a distance of 43.12 feet. Said arc having a radius of 430.00 feet, and a chord bearing N. 37 deg. - 06 min. - 03 sec. E., a distance of 43.10 feet to a  $\frac{3}{4}$ " iron pin monument set;

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Course No. 39 Thence N. 55 deg. - 46 min. - 18 sec. W., a distance of 60.00 feet to the point of beginning, and containing 10.251 acres of land, of which 0.096 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.

Being 10.001 acres of land remaining in the name of Gaetana R. Ketchel by deed recorded in Volume 1178, Page 836, together with 0.250 acres of land conveyed to Gaetana R. Ketchel by deed recorded in Volume 1285, Page 242 of Geauga County records. Above description based upon a survey by Steven J. Lessman, Ohio Professional Surveyor No. 7078, dated November 1999. Bearings shown are to an assumed meridian and are intended for the sole purpose of describing the relative angular values between lines.

May 31, 2002  
Rev. June 11, 2002

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

GK REVISED 6/13/02

OFFICE OF THE  
GEAUGA COUNTY ENGINEER