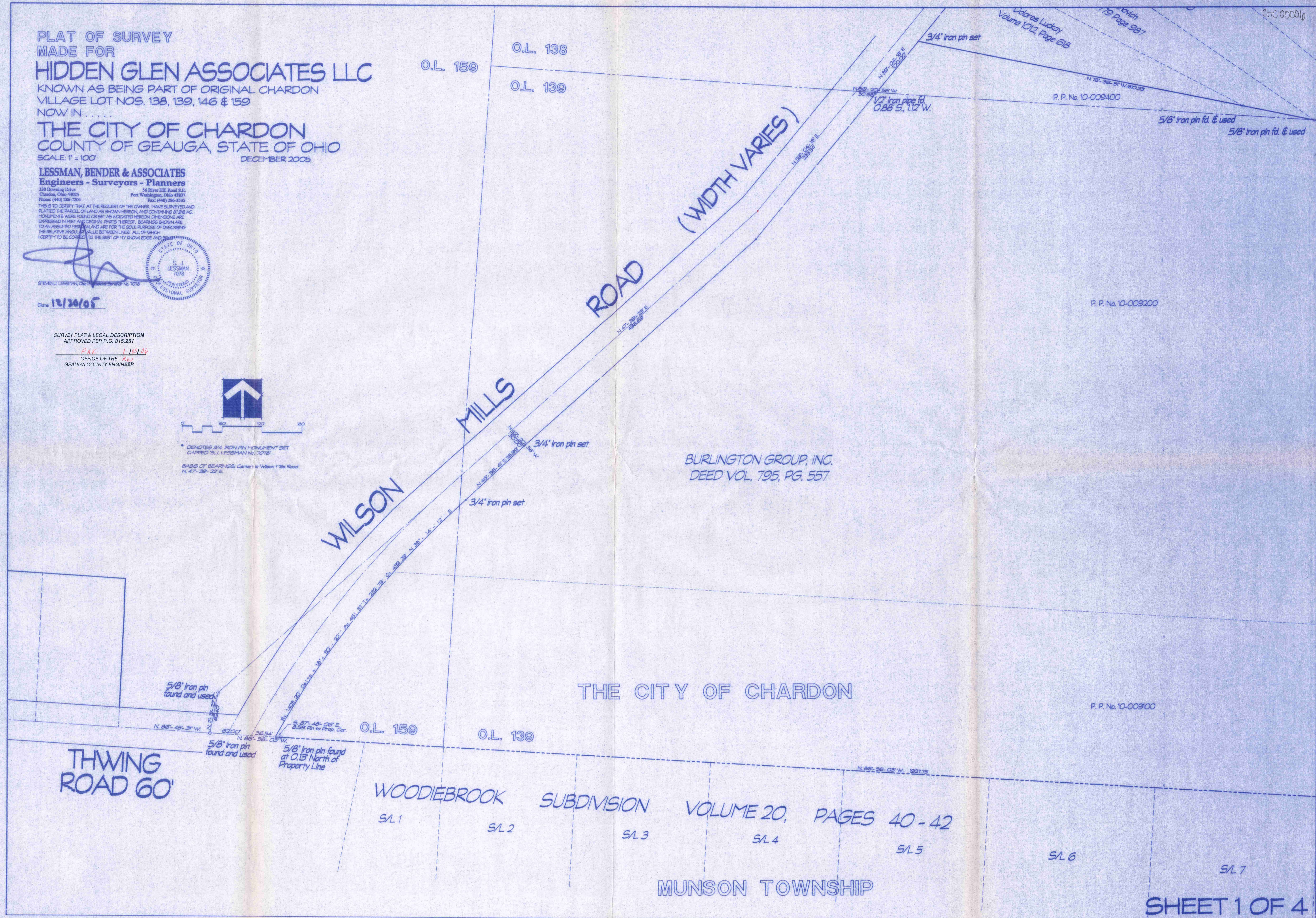
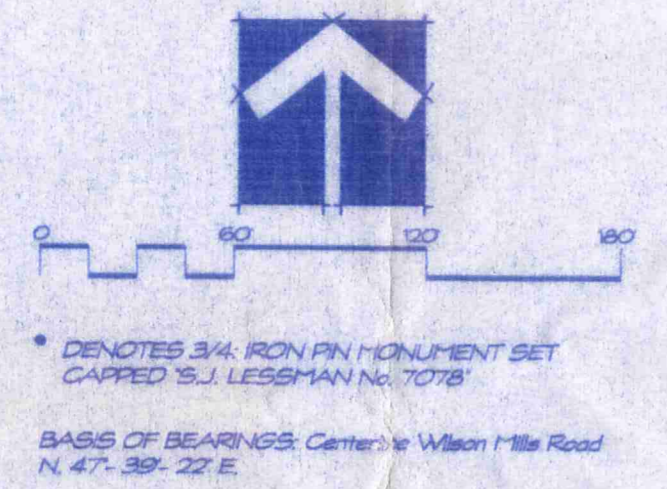


PLAT OF SURVEY
 MADE FOR
HIDDEN GLEN ASSOCIATES LLC
 KNOWN AS BEING PART OF ORIGINAL CHARDON
 VILLAGE LOT NOS. 138, 139, 146 & 159
 NOW IN
THE CITY OF CHARDON
 COUNTY OF GEAUGA, STATE OF OHIO
 SCALE: 1" = 100'
 DECEMBER 2005

LESSMAN, BENDER & ASSOCIATES
 Engineers - Surveyors - Planners
 330 Dorewing Drive
 Chardon, Ohio 44024
 Phone: (440) 286-7304 Fax: (440) 286-3333
 56 River Hill Road S.E.
 Port Washington, Ohio 43837
 THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND
 PLATTED THE PARCEL OF LAND AS SHOWN HEREON, AND CONTAINING 87.916 AC.
 MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS ARE
 EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE
 TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING
 THE RELATIVE ANGULAR VALUE BETWEEN LINES. ALL OF WHICH
 I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND

[Signature]
 STEVEN J. LESSMAN, Ohio Professional Surveyor No. 7078
 Date: 12/30/05

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.261
 P.A.K. 11/1/06
 OFFICE OF THE
 GEAUGA COUNTY ENGINEER



BURLINGTON GROUP, INC.
 DEED VOL. 795, PG. 557

P.P. No. 10-009400

P.P. No. 10-165308

5/8" Iron pin fd. & used
5/8" Iron pin fd. & used
5/8" Iron pin fd. & used

O.L. 138

O.L. 139

5/8" Iron pin fd. & used

P.P. No. 10-009200

BURLINGTON GROUP, INC.
DEED VOL. 795, PG. 557

87.916 Ac. Gross
- 0.548 Ac. R.O.W.
87.368 Ac. Net

P.P. No. 10-009300

30' TEMPORARY EASEMENT
Deed Vol. 2077, Pg. 499
35' TEMPORARY EASEMENT
Deed Vol. 2077, Pg. 499
35' TEMPORARY EASEMENT
Deed Vol. 2077, Pg. 499

P.P. No. 10-009600

P.P. No. 10-009100

THE CITY OF CHARDON

1" Iron pipe found and used

Corporation

N. 66°-57'-19" W. 956.98'

Line

5/8" Iron pin found & used

SL 6

SL 7

SL 8

SL 9

SL 10

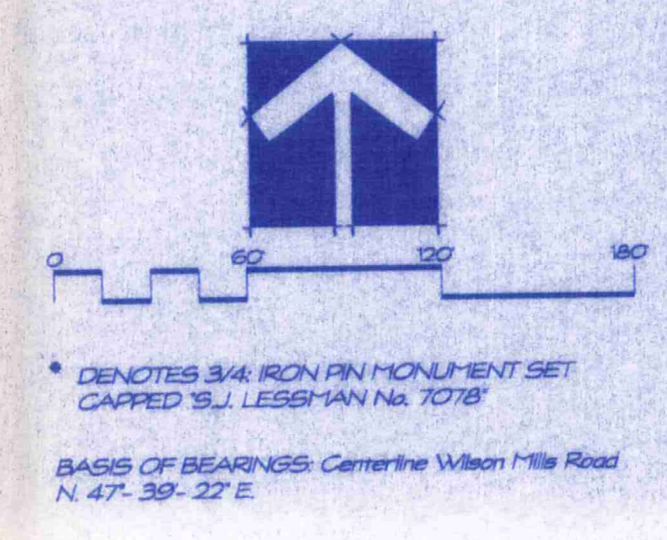
SL 13

MUNSON TOWNSHIP

WOODIEBROOK

SUBDIVISION

VOLUME 20, PAGES 40-42



* DENOTES 5/8" IRON PIN MONUMENT SET
CAPPED 'S.L. LEESMAN No. 7078'
BASIS OF BEARINGS: Centerline When 1" Mile Road
N. 47°-39'-22" E.

Wilson W. Smith Jr. &
Marlou Smith, Trustees
Deed Vol. 1729, Pg. 787

Jane W. Sanborn & Wilson W. Smith Jr., Trustee
367 Park Avenue
Deed Vol. 550, Page 1071 &
Deed Vol. 1729, Page 783

O.L. 138

O.L. 139

5/8" Iron pin found and used

5/8" Iron pin fd. & used

5/8" Iron pin fd. & used

5/8" Iron pin fd. & used

5/8" Iron pin fd. & used

5/8" Iron pin found and used

BURLINGTON GROUP, INC.
DEED VOL. 795, PG. 557

O.L. 139

O.L. 146

Chardon Lakes Golf Course, Inc.
Volume 814, Page 669

P.P. No. 10-009600

THE CITY OF CHARDON

BEECHNUT
VOLUME 22

SUBDIVISION
PAGE 60-61

S/L 12

MUNSON TOWNSHIP

Iron pin fd. & used

1259.25' N. 88°-57'-30" W.

NOTE: 22'-21" E
210.5'

NOTE: 28'-17" E 207.74'

NOTE: 38'-11" E 207.3'

NOTE: 21'-0" E 170.7'

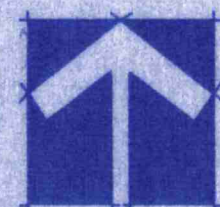
N 86°-57'-31" W 256.55'

Line

5/8" Iron pin found & used

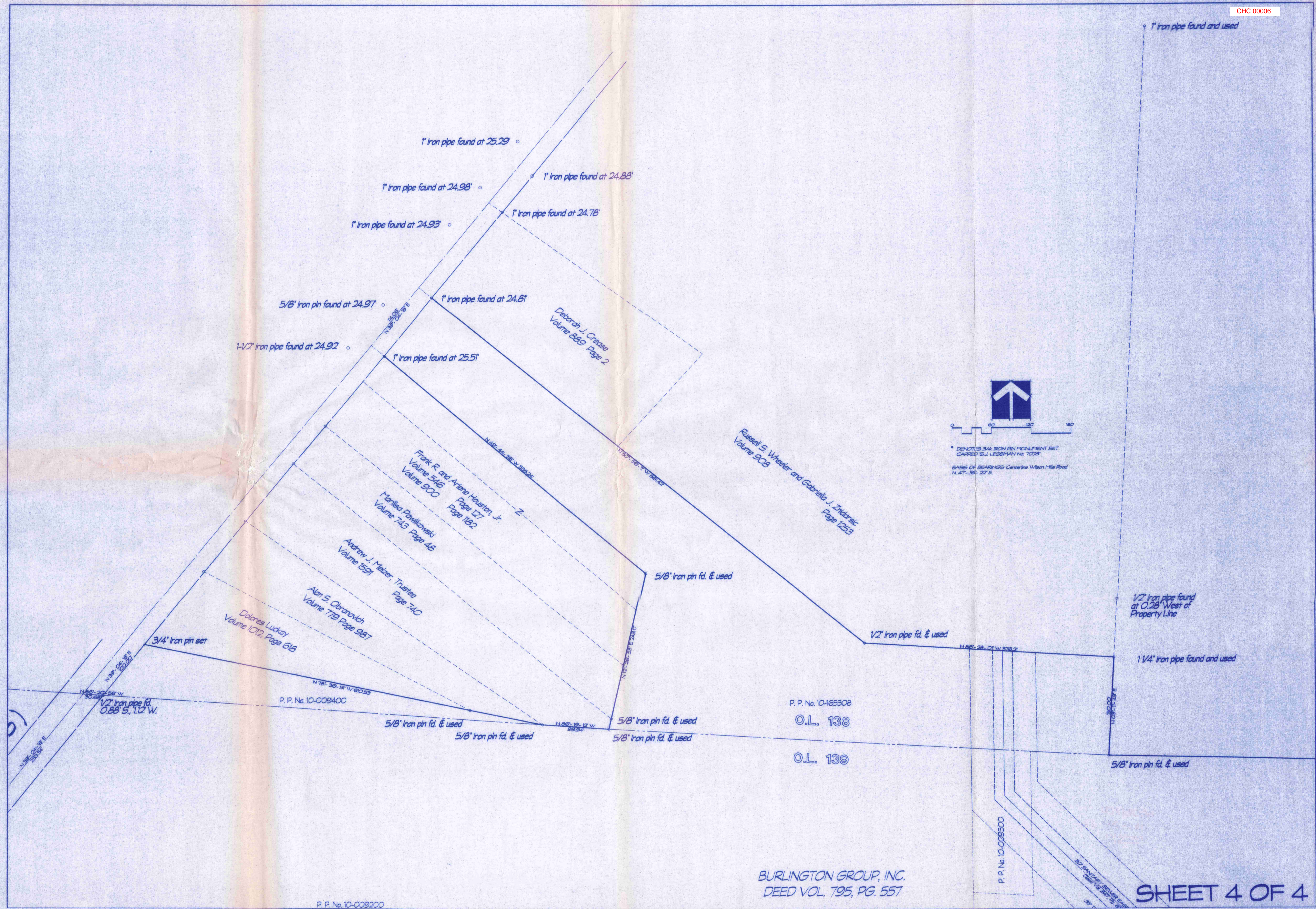
N 86°-22'-24" E 826.28'


S/L 13



* DENOTES 3/4" IRON PIN MONUMENT SET
CAPPED 'S.L. LESBMAN No. 7078'

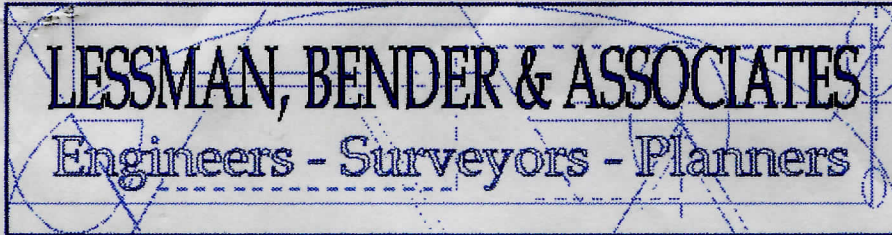
BASES OF BEARINGS: Centimeter Wilson Mile Road
N. 47°-59'-22" E




 0 60 120 180
 • DENOTES 3/4" IRON PIN MONUMENT SET
 CAPPED "S.J. LESBMAN No. 707B"
 BASIS OF BEARINGS: Centerline Wilson Mill Road
 N. 47°-36'-22" E.

P. P. No. 10-009200

BURLINGTON GROUP, INC.
DEED VOL. 795, PG. 557



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
Burlington Group, Inc.
87.916 Acres

Situated in the City of Chardon, County of Geauga, and State of Ohio, and known as being part of Original Chardon Village Lot Nos. 138, 139, 146 & 159, further bounded and described as follows: Beginning at the intersection of the centerline of Wilson Mills Road, (width varies) and Thwing Road. Said intersection being referenced by a 5/8" iron pin monument found bearing N. 86 deg. - 45 min. - 31 sec. W., a distance of 62.00 feet therefrom; Thence S. 86 deg. - 56 min. - 03 sec. E., along the corporation line between the City of Chardon and Munson Township, a distance of 36.54 feet to the point of beginning of the parcel of land herein described. Said point being referenced by a 5/8" iron pin monument found bearing S. 87 deg. - 48 min. - 06 sec. E., a distance of 8.58 feet therefrom.

- Course No. 1 Thence S. 86 deg. - 56 min. - 03 sec. E., along said corporation line, a distance of 1,927.75 feet to a 1" iron pipe found at an angle point therein;
- Course No. 2 Thence S. 86 deg. - 57 min. - 13 sec. E., continuing along said corporation line, a distance of 956.58 feet to a 5/8" iron pin monument found at an angle point therein;
- Course No. 3 Thence N. 89 deg. - 22 min. - 24 sec. E., along the northerly line of the Beechnut Subdivision as shown by the plat recorded in Volume 22, Pages 60 & 61 of Geauga County records, a distance of 926.25 feet to a 5/8" iron pin monument found at an angle point in the westerly line of a parcel of land conveyed to Chardon Lakes Golf Course, Inc. by deed recorded in Volume 814, Page 669 of Geauga County records;
- Course No. 4 Thence N. 10 deg. - 01 min. - 09 sec. E., along said westerly line of land so conveyed, a distance of 187.02 feet to a 5/8" iron pin monument found at an angle point therein;
- Course No. 5 Thence N. 14 deg. - 31 min. - 31 sec. E., continuing along said westerly line of land so conveyed, a distance of 301.74 feet to a 5/8" iron pin monument found at an angle point therein;
- Course No. 6 Thence N. 24 deg. - 28 min. - 12 sec. E., continuing along said westerly line of land so conveyed, a distance of 237.94 feet to a 5/8" iron pin monument found at an angle point therein;

- Course No. 7 Thence N. 07 deg. – 22 min. – 25 sec. E., continuing along said westerly line of land so conveyed, a distance of 243.51 feet to a 5/8" iron pin monument found at an angle point therein;
- Course No. 8 Thence N. 04 deg. – 39 min. – 12 sec. W., continuing along said westerly line of land so conveyed, a distance of 58.96 feet to a 5/8" iron pin monument found at the southeasterly corner of a parcel of land conveyed to Jane W. Sandborn & Wilson W. Smith, Jr., Trustee by deeds recorded in Volume 550, Page 1071 & Volume 1729, Page 783 of Geauga County records;
- Course No. 9 Thence N. 88 deg. – 37 min. – 30 sec. W., along the southerly line of said land so conveyed to Jane W. Sandborn & Wilson W. Smith, Jr., Trustee, and along the southerly line of land conveyed to Wilson W. Smith Jr. & Marilou Smith, Trustee by deed recorded in Volume 1729, Page 787 of Geauga County records, a distance of 1,632.55 feet to a 5/8" iron pin monument found;
- Course No. 10 Thence N. 03 deg. – 11 min. – 43 sec. E., along the westerly line of said land so conveyed to Jane W. Sandborn & Wilson W. Smith, Jr., Trustee, a distance of 150.00 feet to a 1-1/4" iron pipe monument found at the southeasterly corner of a parcel of land conveyed to Russell S. Wheeler & Gabriella J. Zindarsic by deed recorded in Volume 908, Page 1253 of Geauga County records;
- Course No. 11 Thence N. 86 deg. – 28 min. – 01 sec. W., along the southerly line of said parcel of land so conveyed to Russell S. Wheeler & Gabriella J. Zindarsic, a distance of 376.21 feet to a 1/2" iron pipe monument found at an angle point therein;
- Course No. 12 Thence N. 50 deg. – 56 min. – 11 sec. W., along the southwesterly line of said land so conveyed to Russell S. Wheeler & Gabriella J. Zindarsic, and along the southwesterly line of land conveyed to Deborah J. Crease by deed recorded in Volume 889, Page 2 of Geauga County records, and passing through a 1" iron pipe found at 836.61 feet, a total distance of 861.42 feet to a point on the centerline of Wilson Mills Road, (width varies);
- Course No. 13 Thence S. 39 deg. – 04 min. – 18 sec. W., along said centerline of Wilson Mills Road, a distance of 114.06 feet to the northwesterly corner of a parcel of land conveyed to Frank R., Jr. & Arlene Houston by deed recorded in Volume 546, Page 127 and Volume 900, Page 1182 of Geauga County records;
- Course No. 14 Thence S. 49 deg. – 44 min. – 58 sec. E., along the northeasterly line of said land so conveyed to Frank R., Jr. & Arlene Houston, and passing through a 1" iron pipe monument found at 25.51 feet, a total distance of 538.24 feet to a 5/8" iron pin monument found at the northeasterly corner thereof;
- Course No. 15 Thence S. 12 deg. – 26 min. – 53 sec. W., along the southeasterly line of said land so conveyed to Frank R., Jr. & Arlene Houston, and along the southeasterly line of land conveyed to Marilisa Pawlikowski by deed recorded in Volume 743, Page 48 of Geauga County records, and along the southeasterly line of land conveyed to Andrew J. Melzer, Trustee by deed recorded in Volume 1591, Page 740 of Geauga County records a distance of 243.17 feet to a 5/8" iron pin monument found at the southeasterly corner thereof;

CHC00006

Course No. 16 Thence N. 86 deg. - 19 min. - 12 sec. W., along the southerly line of said land so conveyed to Andrew J. Melzer, Trustee, a distance of 99.94 feet to a 5/8" iron pin monument found at the southwesterly corner thereof;

Course No. 17 Thence N. 78 deg. - 36 min. - 51 sec. W., along the southerly line of land conveyed to Alan S. Obranovich by deed recorded in Volume 779, Page 987 of Geauga County records, and along the southerly line of land conveyed to Dolores Luckay by deed recorded in Volume 1012, Page 618 of Geauga County records, a distance of 610.53 feet to a 3/4" iron pin monument set at the southwesterly corner thereof;

Course No. 18 Thence S. 39 deg. - 04 min. - 18 sec. W., a distance of 100.00 feet to a point. Said point being referenced by a 1/2" iron pipe monument found 0.88 feet South and 1.12 feet west;

Course No. 19 Thence N. 86 deg. - 20 min. - 56 sec. W., a distance of 30.68 feet to a point on the aforesaid centerline of Wilson Mills Road;

Course No. 20 Thence S. 39 deg. - 04 min. - 18 sec. W., along said centerline of Wilson Mills Road, a distance of 233.34 feet to an angle point therein;

Course No. 21 Thence S. 47 deg. - 39 min. - 23 sec. W., continuing along the centerline of Wilson Mills Road, a distance of 498.69 feet to a point;

Course No. 22 Thence S. 42 deg. - 20 min. - 38 sec. E., a distance of 30.00 feet to a 3/4" iron pin monument set on the southeasterly sideline of Wilson Mills Road;

Course No. 23 Thence S. 46 deg. - 36 min. - 41 sec. W., along the southeasterly sideline of Wilson Mills Road, a distance of 118.99 feet to a 3/4" iron pin monument set at a point of curvature therein;

Course No. 24 Thence southwesterly along the southeasterly sideline of Wilson Mills Road, being the arc of a curve deflecting to the left, a distance of 461.37 feet. Said arc having a radius of 1,403.20 feet, a central angle of 18 deg. - 50 min. - 20 sec., a tangent distance of 232.79 feet, and a chord bearing S. 38 deg. - 14 min. - 12 sec. W., a distance of 459.29 feet to the point of beginning. Combining all of Parcel Nos. 10-165308, 10-009400, 10-009200, 10-009100, 10-009600 & 10-09300. Containing 87.916 acres of land, of which 0.548 acres lies within the monumented right-of-way of Wilson Mills Road. Be the same more or less, but subject to all legal highways and easements of record.

Above description is based upon a survey dated August 2004, by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings indicated are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

Note: There are conflicting records regarding the width of Wilson Mills Road.

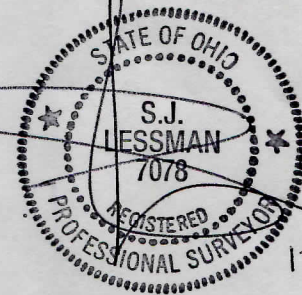
City records indicate 66 feet, whereas County records indicate a width of 60', and existing monumentation indicates a 50' right-of-way

Deed of Record: Burlington Group, Inc.
Volume 795, Page 557 Geauga County Records

December 29, 2005

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

PAK 1/15/06
OFFICE OF THE *Rev*
GAUGA COUNTY ENGINEER



12/30/05