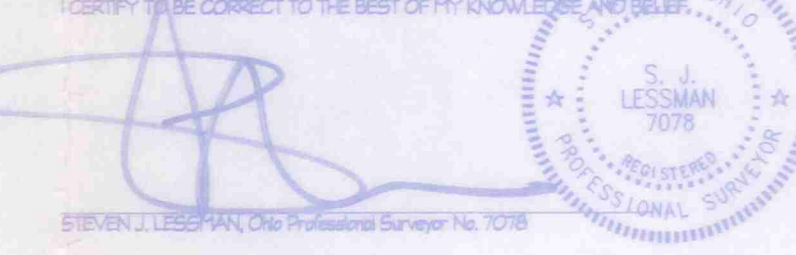


PLAT OF SURVEY & SUBDIVISION
 MADE FOR
PETERSEN DEVELOPMENT LTD.
 KNOWN AS BEING PART OF ORIGINAL CHARDON
 VILLAGE LOT NO. 137 & LOT NO. 138.
 NOW IN
THE CITY OF CHARDON
 COUNTY OF GEauga, STATE OF OHIO
 SCALE: 1" = 50'

LESSMAN, BENDER & ASSOCIATES
 Engineers - Surveyors - Planners
 Village Station, Building 2-A 401 South Street, Chardon, Ohio 44024
 Phone (440) 286-7334 Fax (440) 286-3335
 THIS IS TO CERTIFY THAT I HAVE PREPARED THIS SURVEY AND PLAT OF SUBDIVISION FOR PETERSEN DEVELOPMENT LTD., AS SHOWN HEREON AND CONTAINING 12.825 AC. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BENCHMARKS SHOWN ARE TO AN ADJUDICATED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF CORRECTING THE RELATIVE ANGULAR VALUE BETWEEN LINES. ALL OF WHICH I BELIEVE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STEVEN J. LESSMAN, Ohio Professional Surveyor No. 1078

JUNE 2004
 Revised Aug. 4, 2004
 Revised Aug. 9, 2004



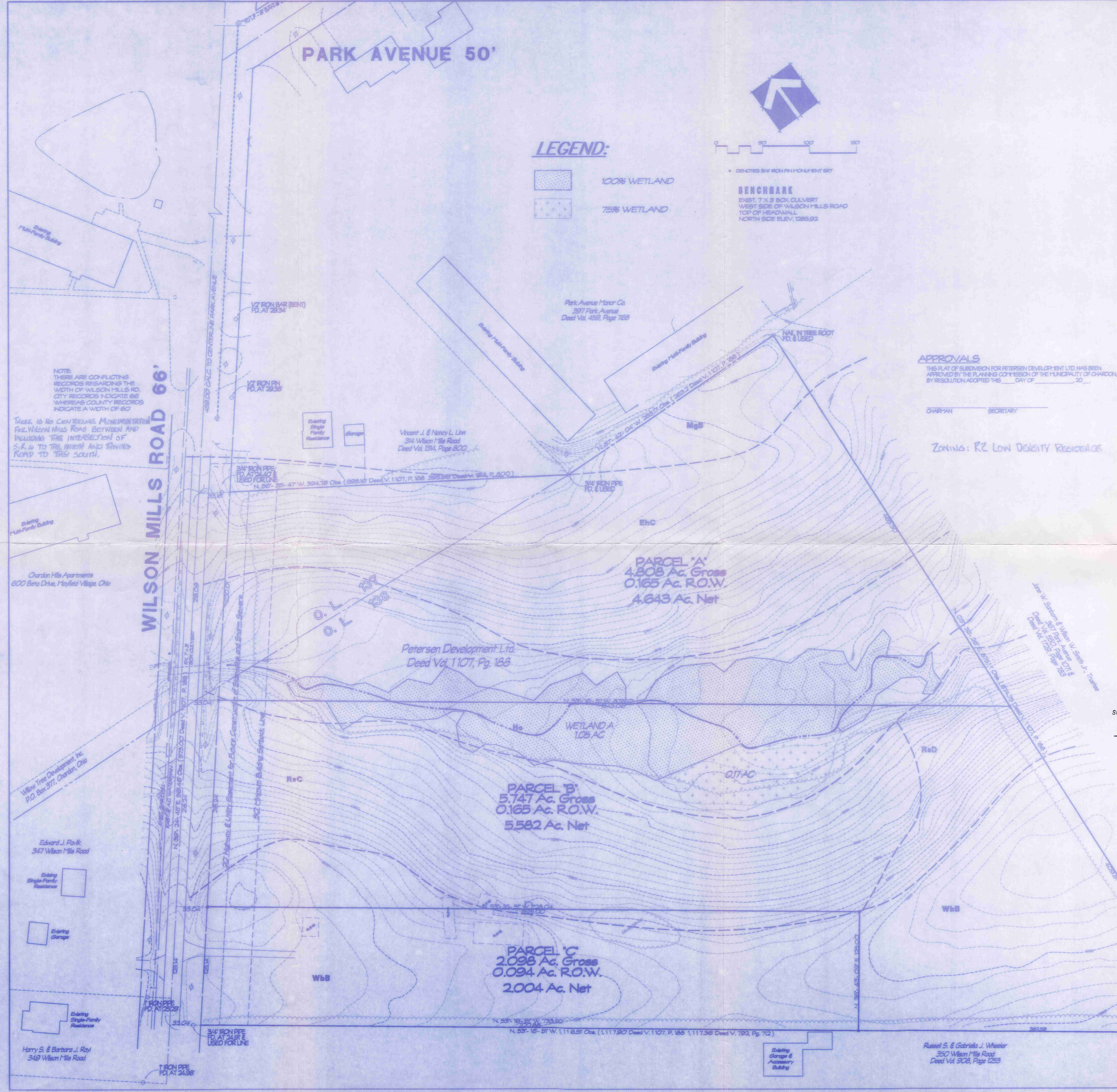
Date: 8/4/04

LEGEND:

- 100% WETLAND
- 75% WETLAND

BENCHMARK
 EXIST. 7" X 3" BOX CULVERT
 WEST SIDE OF WILSON MILLS ROAD
 TOP OF HEADWALL
 NORTH SIDE ELEV. 1265.92

• DENOTES 3/4" IRON PIN MONUMENT SET



APPROVALS
 THIS PLAT OF SUBDIVISION FOR PETERSEN DEVELOPMENT LTD. HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO BY RESOLUTION ADOPTED THIS _____ DAY OF _____ 20__.

CHAIRMAN _____ SECRETARY _____

ZONING: R2 LOW DENSITY RESIDENCES

CERTIFICATE OF OWNERSHIP & DEDICATION

WE, THE UNDERSIGNED PETERSEN DEVELOPMENT LTD., OWNER OF THE PROPERTY SHOWN AND DESCRIBED AS THE PETERSEN DEVELOPMENT LTD. SUBDIVISION DO HEREBY AGREE TO AND ADOPT THIS SUBDIVISION OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST AND DO HEREBY DEDICATE TO PUBLIC USE THE DD HIGHWAY AND UTILITY EASEMENT FOR FUTURE CONSTRUCTION OF SIDEWALKS AND STORM SEWERS DESIGNATED IN GRAPHIC SYMBOLS ON THIS PLAT.

OWNER OF RECORD
 PETERSEN DEVELOPMENT LTD.
 DEED VOL. 1107, PG. 188

JERRY PETERSEN member
 STEVE PETERSEN member

Witness: Bonita M. Swonick
 Witness: Bonita M. Swonick

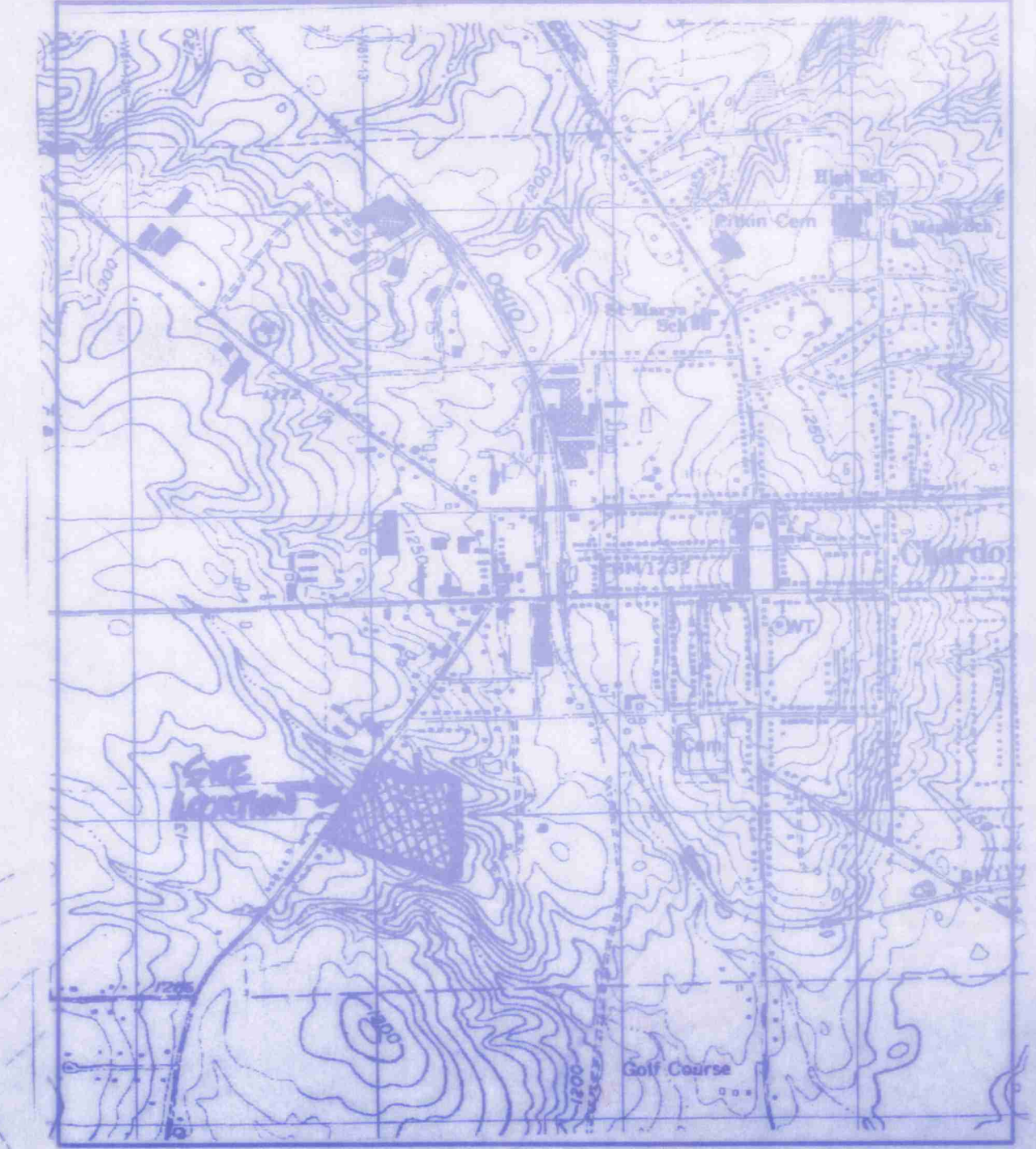
STATE OF OHIO
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED, AND THE FREE ACT AND CORPORATE DEED OF PETERSEN DEVELOPMENT LTD.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 10th DAY of August, 2004.

Bonita M. Swonick
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____
 BONITA M. SWONICK
 Notary Public - State of Ohio
 My Commission Expires August 28, 2008
 Recorded in Geauga County



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 R.S. 8/11/04
 OFFICE OF THE
 GEAGA COUNTY ENGINEER

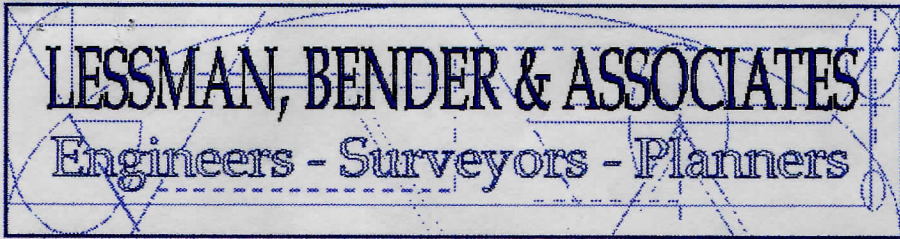


VICINITY MAP

NOTE:
 THERE ARE CONFLICTING RECORDS REGARDING THE WIDTH OF WILSON MILLS RD. CITY RECORDS INDICATE 66' WHEREAS COUNTY RECORDS INDICATE A WIDTH OF 60'.
 THERE IS NO CENTERLINE MONUMENTATION FOR WILSON MILLS ROAD BETWEEN AND INCLUDING THE INTERSECTION OF S.R. 6 TO THE NORTH AND TOWNSHIP ROAD TO THE SOUTH.

CHC00082

Petersen
picked up 8/12/04



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
 Plat Vol. 37 Pg. 66

LEGAL DESCRIPTION
Petersen Development Ltd.
Wilson Mills Road

Situated in the City of Chardon, County of Geauga, and State of Ohio, and known as being part of Original Chardon Village Lot Nos. 137 & 138, further Bounded and described as follows: Beginning at a point in the centerline of Wilson Mills Road, (66 feet wide**), at the southwesterly corner of a parcel of land conveyed to Vincent J. & Nancy L. Linn by deed recorded in Volume 1314, Page 800. Said point lying distant S. 39 deg. - 24 min. - 45 sec. W. along said centerline, a distance of 459.00 feet from the centerline of Park Avenue, (50 feet wide), and bearing N. 56 deg. - 35 min. - 47 sec. W., a distance of 24.40 feet from a 3/4" iron pipe monument found marking the southerly line of said parcel of land so conveyed to Vincent J. & Nancy L. Linn:

- Course No. 1 Thence S. 56 deg. - 35 min. - 47 sec. E., along the southerly line of said parcel of land so conveyed to Vincent J. & Nancy L. Linn, and passing through the aforesaid 3/4" iron pipe monument found at 24.40 feet, a total distance of 394.78 feet to a 3/4" iron pipe monument found at the southeasterly corner thereof. Said point also being the southwesterly corner of a parcel of land conveyed to Park Avenue Manor Co. by Deed recorded in Volume 459, Page 768 of Geauga County records;
- Course No. 2 Thence S. 87 deg. - 42 min. - 04 sec. E., along the southerly line of said parcel of land so conveyed to Park Avenue Manor Co., also being the southerly line of Original Chardon Village Lot No. 137, a distance of 263.17 feet to a Nail found set in a tree root at the northwesterly corner of a parcel of land conveyed to Jane W. Sanborn & Wilson W. Smith Jr., Trustee by deeds recorded in Volume 550, Page 1071 and Volume 1729, Page 783 of Geauga County records;
- Course No. 3 Thence S. 03 deg. - 32 min. - 26 sec. W., along the westerly line of said parcel of land so conveyed to Jane W. Sanborn & Wilson W. Smith Jr., Trustee, a distance of 875.11 feet to a 3/4" iron pipe monument found at the northeasterly corner of a parcel of land conveyed to Russell S. & Gabriella J. Wheeler by Deed recorded in Volume 908, Page 1253 of Geauga County records;

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 CHARDON, OHIO
 [Signature]

Course No. 4 Thence N. 53 deg. - 16 min. - 51 sec. W., along the northerly line of said parcel of land conveyed to Russell S. & Gabriella J. Wheeler by Deed recorded in Volume 908, Page 1253 of Geauga County records, and passing through a 3/4" iron pipe monument found at 1,091.60 feet, a total distance of 1,116.51 feet to a point on the centerline of the aforesaid Wilson Mills Road, (66 feet wide);

Course No. 5 Thence N. 39 deg. - 24 min. - 45 sec. E., along said centerline of Wilson Mills Road, (66 feet wide), a distance of 561.46 feet to the point of beginning. Containing 12.653 acres of land, of which 0.424 acres of land are located within the 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 June 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.

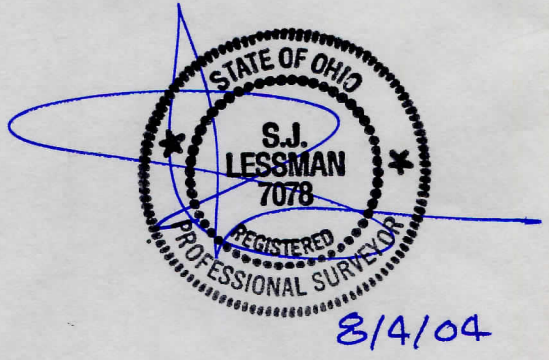
**Note: There are conflicting records regarding the width of Wilson Mills Road. City records indicate 66 feet, whereas County records indicate a width of 60'

Deed of Record: Petersen Development Ltd.
Volume 1107, Page 188 Geauga County Records

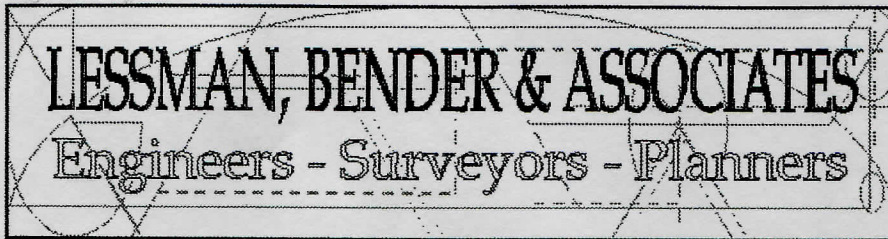
Revised: August 4, 2004

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

R.S. 8/11/04
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



RECEIVED
AUG 12 2004
COUNTY ENGINEER
OFFICE



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
Petersen Development Ltd.
Wilson Mills Road
PARCEL "A"

Situated in the City of Chardon, County of Geauga, and State of Ohio, and known as being part of Original Chardon Village Lot Nos. 137 & 138, further Bounded and described as follows: Beginning at a point in the centerline of Wilson Mills Road, (66 feet wide**), at the southwesterly corner of a parcel of land conveyed to Vincent J. & Nancy L. Linn by deed recorded in Volume 1314, Page 800. Said point lying distant S. 39 deg. - 24 min. - 45 sec. W. along said centerline, a distance of 459.00 feet from the centerline of Park Avenue, (50 feet wide), and bearing N. 56 deg. - 35 min. - 47 sec. W., a distance of 24.40 feet from a 3/4" iron pipe monument found marking the southerly line of said parcel of land so conveyed to Vincent J. & Nancy L. Linn:

- Course No. 1 Thence S. 56 deg. - 35 min. - 47 sec. E., along the southerly line of said parcel of land so conveyed to Vincent J. & Nancy L. Linn, and passing through the aforesaid 3/4" iron pipe monument found at 24.40 feet, a total distance of 394.78 feet to a 3/4" iron pipe monument found at the southeasterly corner thereof. Said point also being the southwesterly corner of a parcel of land conveyed to Park Avenue Manor Co. by Deed recorded in Volume 459, Page 768 of Geauga County records;
- Course No. 2 Thence S. 87 deg. - 42 min. - 04 sec. E., along the southerly line of said parcel of land so conveyed to Park Avenue Manor Co. Also being the southerly line of Original Chardon Village Lot No. 137, a distance of 263.17 feet to a Nail found set in a tree root at the northwesterly corner of a parcel of land conveyed to Jane W. Sanborn & Wilson W. Smith Jr., Trustee by deeds recorded in Volume 550, Page 1071 & Volume 1729, Page 783 of Geauga County records;
- Course No. 3 Thence S. 03 deg. - 32 min. - 26 sec. W., along the westerly line of said parcel of land so conveyed to Jane W. Sanborn & Wilson W. Smith Jr., Trustee, a distance of 465.30 feet to a 3/4" iron pin monument set;
- Course No. 4 Thence N. 53 deg. - 16 min. - 51 sec. W., parallel with the northerly line of a parcel of land conveyed to Russell S. & Gabriella J. Wheeler by Deed recorded in Volume 908, Page 1253 of Geauga County records, and passing through a 3/4" iron pin monument set at 843.06 feet, a total distance of 876.10 feet to a point on the centerline of the aforesaid Wilson Mills Road, (66 feet wide);

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Course No. 5 Thence N. 39 deg. - 24 min. - 45 sec. E., along said centerline of Wilson Mills Road, (66 feet wide), a distance of 218.09 feet to the point of beginning. Containing 4.808 acres of land, of which 0.165 acres of land are located within the 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 June 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'

Deed of Record: Petersen Development Ltd.
Volume 1107, Page 188 Geauga County Records

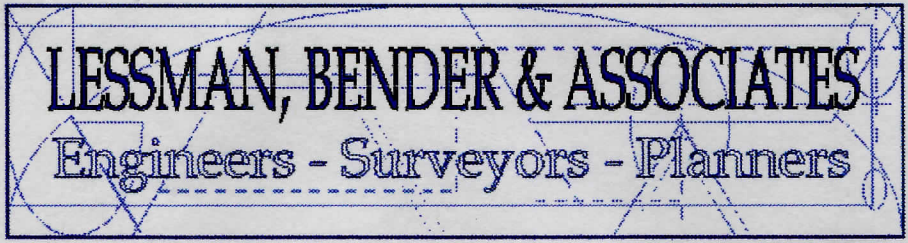
Revised: August 4, 2004



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

R.S. 8/11/04
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

AUG 11 2004



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
Petersen Development Ltd.
Wilson Mills Road
PARCEL "B"

Situated in the City of Chardon, County of Geauga, and State of Ohio, and known as being part of Original Chardon Village Lot Nos. 137 & 138, further Bounded and described as follows: Beginning at a point in the centerline of Wilson Mills Road, (66 feet wide**), at the southwesterly corner of a parcel of land conveyed to Vincent J. & Nancy L. Linn by deed recorded in Volume 1314, Page 800. Said point lying distant S. 39 deg. - 24 min. - 45 sec. W. along said centerline, a distance of 459.00 feet from the centerline of Park Avenue, (50 feet wide), and bearing N. 56 deg. - 35 min. - 47 sec. W., a distance of 24.40 feet from a 3/4" iron pipe monument found marking the southerly line of said parcel of land so conveyed to Vincent J. & Nancy L. Linn; Thence S. 39 deg. - 24 min. - 45 sec. W., along said centerline of Wilson Mills Road, (66 feet wide), a distance of 218.09 feet to the point of beginning of the parcel of land herein described:

- Course No. 1 Thence S. 53 deg. - 16 min. - 51 sec. E., parallel with the northerly line of a parcel of land conveyed to Russell S. & Gabriella J. Wheeler by Deed recorded in Volume 908, Page 1253 of Geauga County records, and passing through a 3/4" iron pin monument set at 33.04 feet, a total distance of 876.10 feet to a point on the westerly line of said parcel of land so conveyed to Jane W. Sanborn & Wilson W. Smith Jr., Trustee by deeds recorded in Volume 550, Page 1071 and Volume 1729, Page 783 of Geauga County records;
- Course No. 2 Thence S. 03 deg. - 32 min. - 26 sec. W., along the westerly line of said parcel of land so conveyed to Jane W. Sanborn & Wilson W. Smith Jr., Trustee, a distance of 409.81 feet to a 3/4" iron pipe monument found at the northeasterly corner of a parcel of land conveyed to Russell S. & Gabriella J. Wheeler by Deed recorded in Volume 908, Page 1253 of Geauga County records;
- Course No. 3 Thence N. 53 deg. - 16 min. - 51 sec. W., along the northerly line of said parcel of land conveyed to Russell S. & Gabriella J. Wheeler a distance of 382.59 feet to a 3/4" iron pin monument set at a point thereon;
- Course No. 4 Thence N. 36 deg. - 43 min. - 09 sec. E., at right angles to said the northerly line of land so conveyed to Russell S. & Gabriella J. Wheeler, a distance of 125.00 feet to a 3/4" iron pin monument set;

[Faint red stamp and handwritten signature]

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Course No. 5 Thence N. 53 deg. - 16 min. - 51 sec. W., parallel with the northerly line of a parcel of land conveyed to Russell S. & Gabriella J. Wheeler by Deed recorded in Volume 908, Page 1253 of Geauga County records, and passing through a 3/4" iron pin monument set at 695.00 feet, a total distance of 728.04 feet to a point on the aforesaid centerline of Wilson Mills Road, (66 feet wide);

Course No. 6 Thence N. 39 deg. - 24 min. - 45 sec. E., along said centerline of Wilson Mills Road, (66 feet wide), a distance of 218.24 feet to the point of beginning. Containing 5.747 acres of land, of which 0.165 acres of land are located within the 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 June 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'

Deed of Record: Petersen Development Ltd.
Volume 1107, Page 188 Geauga County Records

Revised: August 4, 2004

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

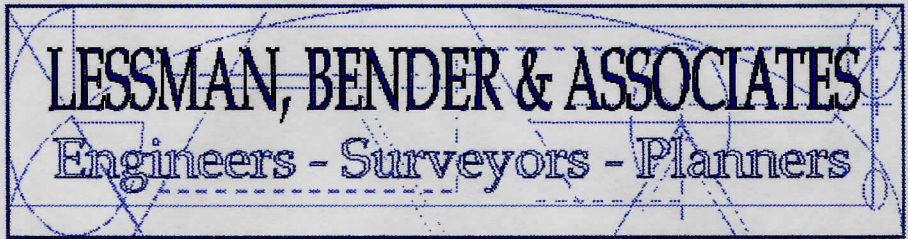
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GEGAUGA COUNTY

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Petersen
picked up 8/12/04



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
Petersen Development Ltd.
Wilson Mills Road
PARCEL "C"

Situated in the City of Chardon, County of Geauga, and State of Ohio, and known as being part of Original Chardon Village Lot Nos. 137 & 138, further Bounded and described as follows: Beginning at a point in the centerline of Wilson Mills Road, (66 feet wide**), at the southwesterly corner of a parcel of land conveyed to Vincent J. & Nancy L. Linn by deed recorded in Volume 1314, Page 800. Said point lying distant S. 39 deg. - 24 min. - 45 sec. W. along said centerline, a distance of 459.00 feet from the centerline of Park Avenue, (50 feet wide), and bearing N. 56 deg. - 35 min. - 47 sec. W., a distance of 24.40 feet from a 3/4" iron pipe monument found marking the southerly line of said parcel of land so conveyed to Vincent J. & Nancy L. Linn; Thence S. 39 deg. - 24 min. - 45 sec. W., along said centerline of Wilson Mills Road, (66 feet wide), a distance of 436.33 feet to the point of beginning of the parcel of land herein described:

- Course No. 1 Thence S. 53 deg. - 16 min. - 51 sec. E., parallel with the northerly line of a parcel of land conveyed to Russell S. & Gabriella J. Wheeler by Deed recorded in Volume 908, Page 1253 of Geauga County records, and passing through a 3/4" iron pin monument set at 33.04 feet, a total distance of 728.04 feet to a 3/4" iron pin monument set;
- Course No. 2 Thence S. 36 deg. - 43 min. - 09 sec. W., at right angles to said the northerly line of land so conveyed to Russell S. & Gabriella J. Wheeler, a distance of 125.00 feet to a 3/4" iron pin monument set at a point on the northerly line of said parcel of land conveyed to Russell S. & Gabriella J. Wheeler by Deed recorded in Volume 908, Page 1253 of Geauga County records;
- Course No. 3 Thence N. 53 deg. - 16 min. - 51 sec. W., along the northerly line of said parcel of land conveyed to Russell S. & Gabriella J. Wheeler, and passing through a 3/4" iron pipe monument found at 709.01 feet, a total distance of 733.92 feet to a point on the aforesaid centerline of Wilson Mills Road, (66 feet wide);

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 AUG 20 2004
 ENGINEERS
 PETERSEN

Course No. 4 Thence N. 39 deg. - 24 min. - 45 sec. E., along said centerline of Wilson Mills Road, (66 feet wide), a distance of 125.14 feet to the point of beginning. Containing 2.098 acres of land, of which 0.094 acres of land are located within the 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 June 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'

Deed of Record: Petersen Development Ltd.
Volume 1107, Page 188 Geauga County Records

Revised: August 4, 2004



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

OFFICE OF THE
GEAUGA COUNTY ENGINEER~~

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. _____ *8/11/04*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

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COUNTY ENGINEER
[Signature]