

Windmere Limited  
Volume 984, Page 174

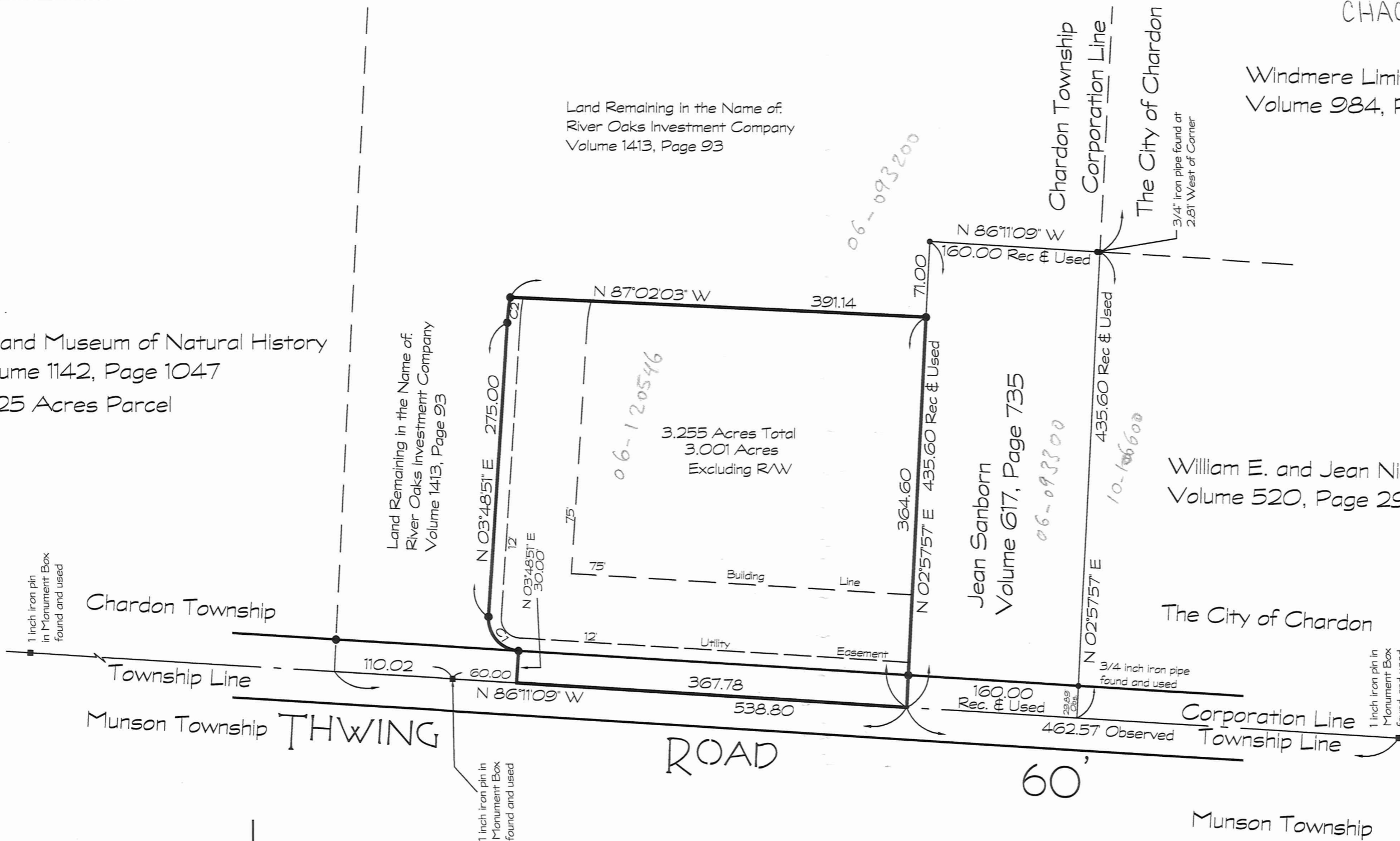
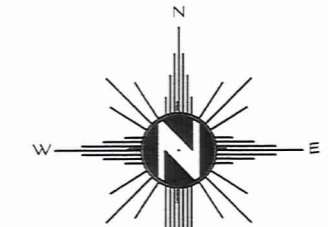
Land Remaining in the Name of:  
River Oaks Investment Company  
Volume 1413, Page 93

The Cleveland Museum of Natural History  
Volume 1142, Page 1047  
25 Acres Parcel

Land Remaining in the Name of:  
River Oaks Investment Company  
Volume 1413, Page 93

William E. and Jean Niehus  
Volume 520, Page 296

Jean Sanborn  
Volume 617, Page 735



3/4" iron pipes set where indicated by:

CURVE DATA CHART

NUMBER	Delta	Chord Bearing	Tan	Radius	Arc	Chord
C 1	90°00'00"	N 41°11'09" W	30.00	30.00	47.12	42.43
C 2	06°12'09"	N 06°34'56" E	11.92	220.00	23.82	23.80

PLAT OF SURVEY

Situated in the Township of Chardon, County of Geauga and State of Ohio, and known as being part of Lot No. 159 in Tract No. 3 within said Township and being part of lands conveyed as to River Oaks Investment Company by deed recorded in Volume 1413, Page 93 of the Geauga County Deed Records.

This survey is LIMITED IN SCOPE to surveying part of lands conveyed to River Oaks Investment Company by deed recorded in Volume 1413, Page 93 of the Geauga County Deed Records and is based ONLY on the documents shown on this plat and Fidelity National Title Insurance Company of New York and Geauga Title Insurance Agency, Inc.'s COMMITMENT FOR TITLE INSURANCE No. 11739001-11 Dated September 12, 2001. Lawrence Wilson and Associates assumes NO liability for the existence of any other documents that may affect the surveyed premises that are not disclosed by the above mentioned COMMITMENT. THIS SURVEY SPECIFICALLY DOES NOT LOCATE ANY UNDERGROUND STRUCTURE AND NO LIABILITY IS ASSUMED FOR THE EXISTENCE, LOCATION, CONDITION, TYPE OR SIZE OF ANY UNDERGROUND STRUCTURE.

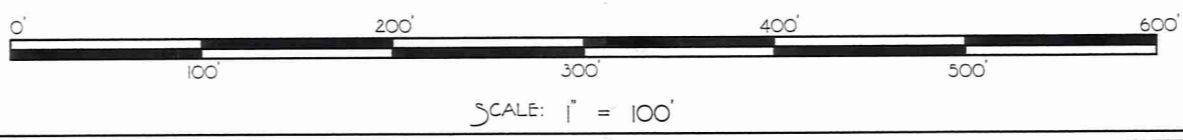
I certify to River Oaks Investment Company that I have prepared this Plat and that it is based on a survey made by me in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code governing land surveys in the State of Ohio.  
The bearings shown on this Plat are oriented to an arbitrary meridian and are intended to indicate angular relationships only.  
Distances are expressed in U.S. Survey Feet and decimal parts thereof.  
The above certification is intended only to those parties named herein, and is valid only when accompanied by an ORIGINAL SIGNATURE below.  
Lawrence Wilson assumes no liability for the use of unauthorized copies of the Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of the Survey.



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
OK 5/8/03  
OFFICE OF THE  
GAUGA COUNTY ENGINEER

LAWRENCE WILSON AND ASSOCIATES  
REAL ESTATE DEVELOPMENT PLANNING AND SURVEYING  
401 South Street Chardon, Ohio 44024  
Phone: 440-286-2855  
Fax: 440-285-3161  
WilsonPlanning@ADELPHIA.NET

Lawrence Gordon Wilson  
Ohio Professional Surveyor No. 5807  
Date: 5-07-03



CHA00100  
CHA00100

RIVER OAKS  
PACKED up 5/9/03  
06-120546  
V. 1629- Pg. 360


Situated in the Township of Chardon, County of Geauga and the State of Ohio, and known as part of Lot No. 159 in Tract No. 3 within said Township and further described as follows:

Beginning in the centerline of Thwing Road at the southwesterly corner of land conveyed to Jean Sanborn by deed recorded in volume 617, page 735 of the Geauga County Deed Records;

- Course No. 1:** Thence N. 86 deg. 11' 09" W. along said centerline 367.78 feet;
- Course No. 2:** Thence N. 03 deg. 48' 51" E. 30.00 feet to a 3/4" inch iron pipe set;
- Course No. 3:** Thence northwesterly along a curve deflecting to the right by a radius of 30.00 feet, an arc distance of 47.12 feet, the chord of said curve being N. 41 deg. 11' 09" W. 42.43 feet to a 3/4 inch iron pipe set;
- Course No. 4:** Thence N. 03 deg. 48' 51" E. 275.00 feet to a 3/4 inch iron pipe set;
- Course No. 5:** Thence northeasterly along a curve deflecting to the right by a radius of 220.00 feet, an arc distance of 23.82 feet, the chord of said curve being N. 06 deg. 54' 56" E. 23.80 feet to a 3/4 inch iron pipe set;
- Course No. 6:** Thence S. 87 deg. 02' 03" E. 391.14 feet to a 3/4 inch iron pipe set in the westerly line of said Jean Sanborn;
- Course No. 7:** Thence S. 02 deg. 57' 57" W. along said westerly line, through a 3/4 inch iron pipe set at 334.60 feet, a total distance of 364.60 feet to the place of beginning, containing 3.255 acres of which 3.001 acres are exclusive of the right-of-way of said Thwing Road as surveyed in May 2003 by Lawrence Wilson, Ohio Professional Surveyor No. 5807.

The bearings in this description are oriented to an arbitrary meridian and are intended to indicate angular relationships only.


This survey and description is of part of lands conveyed to River Oaks Investment Company by deed recorded in Volume 1413, Page 93 of the Geauga County Deed Records.

  
Lawrence Gordon Wilson  
Ohio Professional Surveyor No. 5807



MAY 7, 2003  
Date

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

 5/8/03  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

001  
good closure