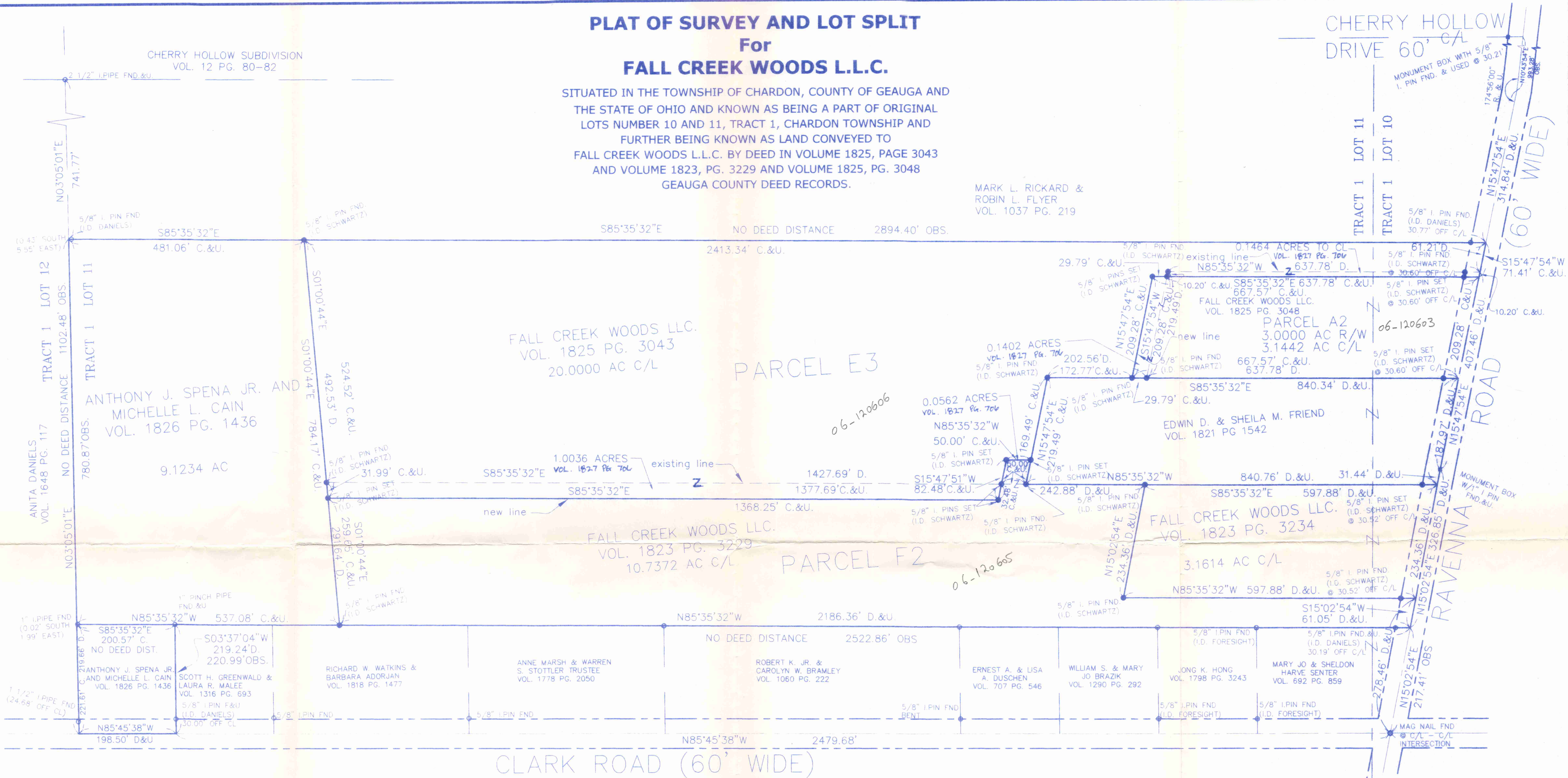


# PLAT OF SURVEY AND LOT SPLIT For FALL CREEK WOODS L.L.C.

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOTS NUMBER 10 AND 11, TRACT 1, CHARDON TOWNSHIP AND FURTHER BEING KNOWN AS LAND CONVEYED TO FALL CREEK WOODS L.L.C. BY DEED IN VOLUME 1825, PAGE 3043 AND VOLUME 1823, PG. 3229 AND VOLUME 1825, PG. 3048 GEAGA COUNTY DEED RECORDS.

MARK L. RICKARD &  
ROBIN L. FLYER  
VOL. 1037 PG. 219

CHERRY HOLLOW DRIVE 60' WIDE  
TRACT 1 LOT 11  
TRACT 1 LOT 10  
(60' WIDE)



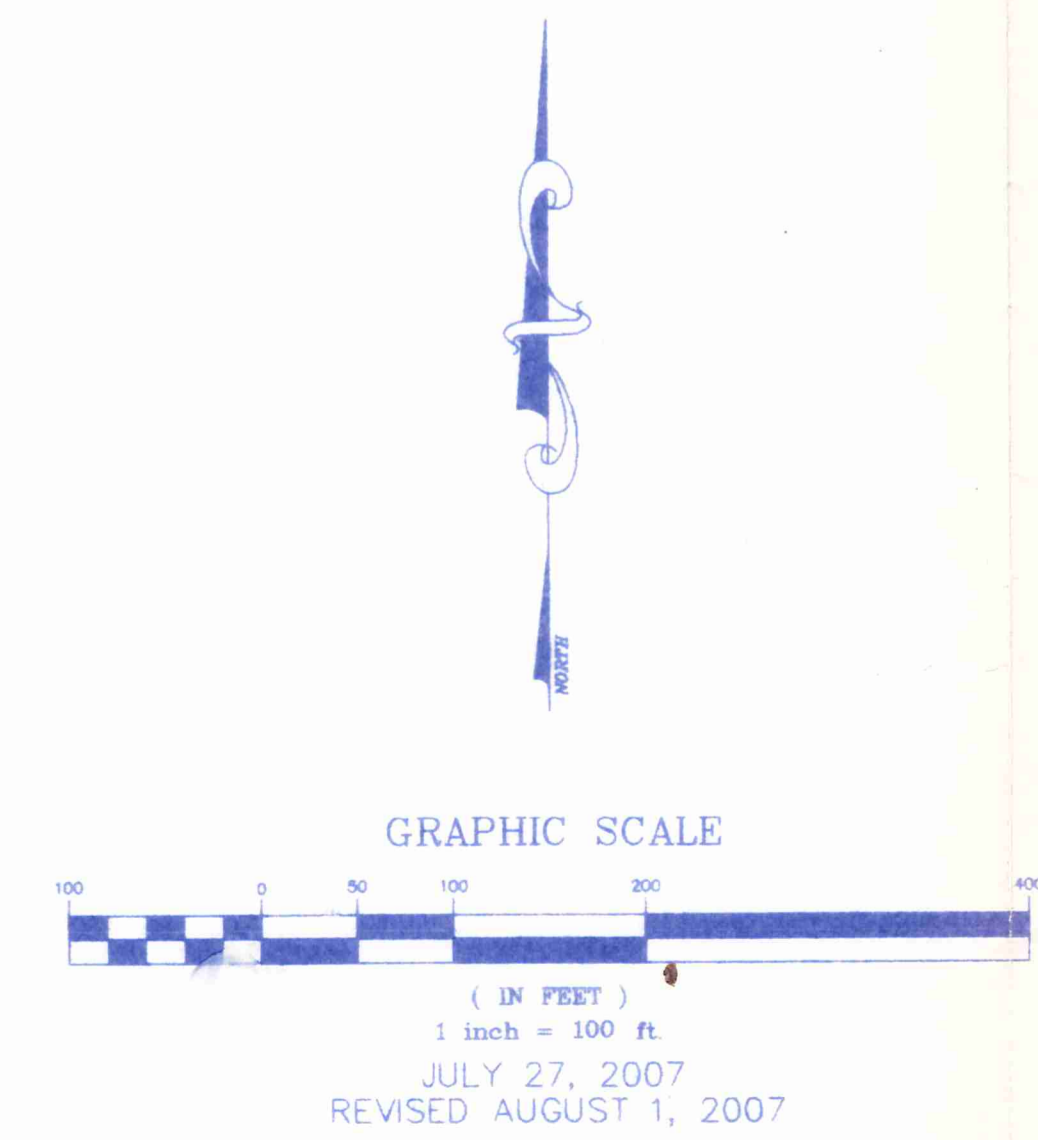
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

*Rudy E. Schwartz* 8-1-07  
RUDY SCHWARTZ, P.S. #7193 Date  
REVISED 8-6-07



### LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fence post
- ⊙ Mag Nail
- ⊙ Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P. Plat record Information



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
PAK 8/1/07  
OFFICE OF THE  
GEAGA COUNTY ENGINEER

PREPARED FOR:  
**RYAN SOMMERS**  
P.O. BOX 1102  
CHARDON, OHIO 44024

PREPARED BY:  
**SCHWARTZ LAND SURVEYING INC.**  
RUDY E. SCHWARTZ  
PROFESSIONAL SURVEYOR  
12121 KINSMAN ROAD  
NEWBURY, OHIO 44065  
440-564-8174 Fax: 440-564-8285

CHA-00136

CHA00136

Fall Creek Woods (07-130)  
Pick up Date  
8-8-07  
06-120603

Vol. 1827- Pg. 1675

LEGAL DESCRIPTION  
OF A  
3.1442 ACRE PARCEL  
FOR  
FALL CREEK WOODS L.L.C.  
PARCEL "A2"

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot Nos. 10 and 11, Tract No. 1 and further being known as part of a parcel of land conveyed to Fall Creek Wood L.L.C. (PPN 06-120603) by deed recorded in Volume 1825, Page 3048 of Geauga County Deed Records, and all of a 0.1402 acre parcel of land conveyed to Fall Creek Woods L.L.C. (PPN 06-120607) by deed recorded in Volume 1827, Page 706 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Ravenna Road, 60 feet wide, at the Northeasterly corner of land conveyed to Mary Jo and Sheldon Harve Senter by deed recorded in Volume 692, Page 859 of Geauga County Deed Records, said point lying North 15° 02' 54" East a distance of 217.41 feet from a Mag Nail found at its intersection with the centerline of Clark Road, 60 feet wide;

Thence North 15° 02' 54" East, along said centerline of Ravenna Road, a distance of 326.85 feet to a monument box with a 1 inch iron pin found at an angle point therein;

Thence North 15° 47' 54" East, continuing along said centerline of Ravenna Road, a distance of 187.97 feet to the Northeasterly corner of land conveyed to Edwin D. & Sheila M. Friend by deed recorded in Volume 1821, Page 1542 of Geauga County Deed Records and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 85° 35' 32" West, along the Northerly line of land so conveyed to Edwin D. & Sheila M. Friend, and along the Southerly line of a 0.1402 acre parcel of land so conveyed to Fall Creek Woods L.L.C., and passing through a 5/8 inch iron pin set at 30.60 feet, a total distance of 667.57 feet to a 5/8 inch iron pin set at the Southwesterly corner of a 0.1402 acre parcel of land so conveyed to Fall Creek Woods L.L.C.;

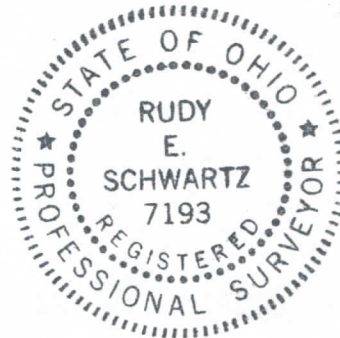
COURSE II Thence North 15° 47' 54" East, along the Westerly line of said 0.1402 acre parcel of land so conveyed to Fall Creek Woods, a distance of 209.28 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof;

COURSE III

Thence South 85° 35' 32" East, along the Northerly line of said 0.1402 acre parcel of land so conveyed to Fall Creek Woods L.L.C., and along the Southerly line of a 0.1464 acre parcel of land conveyed to Fall Creek Woods L.L.C. by deed recorded in Volume 1827, Page 706 of Geauga County Deed Records, and passing through a 5/8 inch iron pin set at 636.97 feet, a total distance of 667.57 feet to a point in said centerline of Ravenna Road;

COURSE IV

Thence South 15° 47' 54" West, along said centerline of Ravenna Road, a distance of 209.28 feet to the Principal Place of Beginning and containing 3.1442 acres of land (3.0000 acres of land excluding the area within the right-of-way of Ravenna Road) (0.1402 acres of land from a parcel of land conveyed to Fall Creek Woods L.L.C. (PPN 120607) by deed recorded in Volume 1827, Page 706 of Geauga County Deed Records, and 3.0039 acres of land from a parcel of land conveyed to Fall Creek Woods L.L.C. (PPN 06-120603) by deed recorded in Volume 1825, Page 3048 of Geauga County Deed Records) as surveyed and described on July 27, 2007 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193



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

*PAK 8/8/07*

OFFICE OF THE *REV*  
GEAUGA COUNTY ENGINEER

*8.6.07*

DATE

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION  
OF A  
10.7372 ACRE PARCEL  
FOR  
FALL CREEK WOODS L.L.C.  
PARCEL "F2"

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot Nos. 10 and 11, Tract No. 1 and further being known as being all of a 10.7372 acre parcel of land conveyed to Fall Creek Woods L.L.C. by deed recorded in Volume 1823, Page 3229 of Geauga County Deed Records, and all of a 0.0562 acre parcel of land conveyed to Fall Creek Woods L.L.C. by deed recorded in Volume 1827, Page 706 of Geauga County Deed Records, and further bounded and described as follows;

Beginning at a point in the centerline of Ravenna Road, 60 feet wide, at the Northeasterly corner of land conveyed to Mary Jo and Sheldon Harve Senter by deed recorded in Volume 692, Page 859 of Geauga County Deed Records, said point lying North 15° 02' 54" East a distance of 217.41 feet from a Mag Nail found at its intersection with the centerline of Clark Road, 60 feet wide, said point also lying South 15° 02' 54" West, along said centerline of Ravenna Road, a distance of 326.85 feet from a monument box with a 1 inch iron pin found at an angle point therein;

- COURSE I                      Thence North 85° 35' 32" West, along the Northerly line of land so conveyed to Mary Jo and Sheldon Harve Senter, and along the Northerly line of land conveyed to Jong K. Hong by deed recorded in Volume 1798, Page 3243 of Geauga County Deed Records, and along the Northerly line of land conveyed to William S. and Mary Jo Brazik by deed recorded in Volume 1290, Page 292 of Geauga County Deed Records, and along the Northerly line of land conveyed to Ernest A. and Lisa A. Duschen by deed recorded in Volume 707, Page 546 of Geauga County Deed Records, and along the Northerly line of land conveyed to Robert K. Jr. and Carolyn W. Bramley by deed recorded in Volume 1060, Page 222 of Geauga County Deed Records, and along the Northerly line of land conveyed to Anne Marsh and Warren S. Stottler Trustee by deed recorded in Volume 1778, Page 2050 of Geauga County Deed Records, and along the Northerly line of land conveyed to Richard W. Watkins and Barbara Adorjan by deed recorded in Volume 1818, Page 1477 of Geauga County Deed Records, and passing through a 5/8 inch iron pin found (I.D. Daniels) at 30.19 feet, a total distance of 2186.36 feet to a point 5/8 inch iron pin set at the Southeasterly corner of a 9.1234 acre parcel of land conveyed to Anthony J. Spena Jr. and Michelle L. Cain by deed recorded in Volume 1826, Page 1447 of Geauga County Deed Records;
- COURSE II                      Thence North 1° 00' 44" West, along the Easterly line of said 9.1234 acre parcel of land so conveyed to Anthony J. Spena Jr. and Michelle L. Cain, a distance of 259.65 feet to a 5/8 inch iron pin set at the Southwesterly corner of a 1.0036 acre parcel of land conveyed to Fall Creek Woods L.L.C. by deed recorded in Volume 1827, Page 706 of Geauga County Deed Records;
- COURSE III                      Thence South 85° 35' 32" East, along the Southerly line of said 1.0036 acre parcel of land so conveyed to Fall Creek Woods L.L.C., a distance of 1368.25 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof;

- COURSE IV Thence North 15° 47' 51" East, along the Easterly line of said 1.0036 acre parcel of land so conveyed to Fall Creek Woods L.L.C., and along the Westerly line of a 0.0562 acre parcel of land so conveyed to Fall Creek Woods L.L.C., a distance of 82.48 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof;
- COURSE V Thence South 85° 35' 32" East, along said Northerly line of a 0.0562 acre parcel of land so conveyed to Fall Creek Woods L.L.C., a distance of 50.00 feet to a 5/8 inch iron pin set in the Westerly line of land conveyed to Edwin D. and Sheila M. Friend by deed recorded in Volume 1821, Page 1542 of Geauga County Deed Records;
- COURSE VI Thence South 15° 47' 54" West, along said Westerly line of land so conveyed to Edwin D. and Sheila M. Friend, a distance of 50.00 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof;
- COURSE VII Thence South 85° 35' 32" East, along the Southerly line of land so conveyed to Edwin D. and Sheila M. Friend, a distance of 242.88 feet to a 5/8 inch iron pin set at the Northwesterly corner of a 3.1614 acre parcel of land conveyed to Fall Creek Woods L.L.C. by deed recorded in Volume 1823, Page 3234 of Geauga County Deed Records;
- COURSE VIII Thence South 15° 02' 54" West, along the Westerly corner of said 3.1614 acre parcel of land conveyed to Fall Creek Woods L.L.C., a distance of 234.36 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof;
- COURSE IX Thence South 85° 35' 32" East, along the Southerly line of said 3.1614 acre parcel of land so conveyed to Fall Creek Woods L.L.C., and passing through a 5/8 inch iron pin set at 567.36 feet, a total distance of 597.88 feet to a point in said centerline of Ravenna Road;
- COURSE X Thence South 15° 02' 54" West, along said centerline of Ravenna Road, a distance of 61.05 feet to the Place of Beginning and containing 10.7372 acres of land (0.0562 acres from a parcel of land conveyed to Fall Creek Woods L.L.C. (PPN 06-120609) by deed recorded in Volume 1827, Page 609 of Geauga County Deed Records, and 10.6810 acres of land from a parcel of land conveyed to Fall Creek Woods L.L.C. (PPN 06-120605) by deed recorded in Volume 1823, Page 3229 of Geauga County Deed Records) as surveyed, calculated and described on August 3, 2007 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.



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

*PAK 8/8/07*

OFFICE OF THE *REV*  
GEAUGA COUNTY ENGINEER

*8.6.07*  
\_\_\_\_\_  
DATE

*[Signature]*  
\_\_\_\_\_  
RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION  
OF A  
20.0000 ACRE PARCEL  
FOR  
FALL CREEK WOODS L.L.C.  
PARCEL "E3"

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot Nos. 10 and 11, Tract No. 1 and further being known as part of a 19.0463 acre parcel of land conveyed to Fall Creek Woods L.L.C. by deed recorded in Volume 1825, Page 3043 of Geauga County Deed Records, all of a 0.1464 acre parcel of land conveyed to Fall Creek Woods by deed recorded in Volume 1827, Page 7063 and all of a 1.0036 acre parcel of land conveyed to Fall Creek Woods L.L.C. by deed recorded in Volume 1827, Page 706 further bounded and described as follows;

Beginning at a point in the centerline of Ravenna Road, 60 feet wide, at the Northeasterly corner of land conveyed to Mary Jo and Sheldon Harve Senter by deed recorded in Volume 692, Page 859 of Geauga County Deed Records, said point lying North 15° 02' 54" East a distance of 217.41 feet from a Mag Nail found at its intersection with the centerline of Clark Road, 60 feet wide;

Thence North 15° 02' 54" East, along said centerline of Ravenna Road, a distance of 326.85 feet to a monument box with a 1 inch iron pin found at an angle point therein;

Thence North 15° 47' 54" East, continuing along said centerline of Ravenna Road, a distance of 397.26 feet to the Southeasterly corner of a 0.1464 acre parcel of land so conveyed to Fall Creek Woods L.L.C. by deed recorded in Volume 1827, Page 706 of Geauga County Deed Records and the Principal Place of Beginning of the premises herein intended to be described;

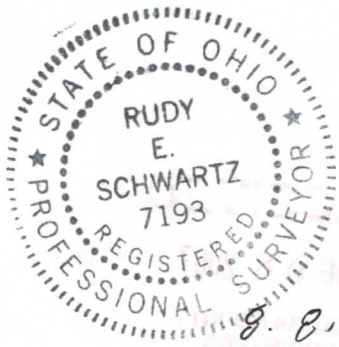
COURSE I                      Thence North 85° 35' 32" West, along the Southerly line of said 0.1464 acre parcel of land so conveyed to Fall Creek Woods L.L.C., and along the Northerly line of a 0.1402 acre parcel of land conveyed to Fall Creek Woods L.L.C. by deed recorded in Volume 1827, Page 706 of Geauga County Deed Records, and passing through a 5/8 inch iron pin set at 30.60 feet, a total distance of 667.57 feet to a 5/8 inch iron pin set;

COURSE II                     Thence South 15° 47' 54" West, along the Westerly line of said 0.1402 acre parcel of land so conveyed to Fall Creek Woods L.L.C., a distance of 209.28 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof, said pin also being on the Northerly line of land conveyed to Edwin D. & Sheila M. Friend by deed recorded in Volume 1821, Page 1542 of Geauga County Deed Records;

COURSE III                    Thence North 85° 35' 32" West, along said Northerly line of land so conveyed to Edwin D. & Sheila M. Friend, a distance of 172.77 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof;

COURSE IV                    Thence South 15° 47' 54" West, along the Westerly line of land so conveyed to Edwin D. & Sheila M. Friend, a distance of 169.49 feet to a 5/8 inch iron pin set at the Northeasterly corner of a 0.0562 acre parcel of land conveyed to Fall Creek Woods L.L.C. by deed recorded in Volume 1827, Page 706 of Geauga County Deed Records;

- COURSE V Thence North 85° 35' 32" West, along the Northerly line of said 0.0562 acre parcel of land so conveyed to Fall Creek Woods L.L.C., a distance of 50.00 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof;
- COURSE VI Thence South 15° 47' 51" West, along the Westerly line of said 0.0562 acre parcel of land so conveyed to Fall Creek Woods L.L.C., and along the Easterly line of a 1.0036 acre parcel of land so conveyed to Fall Creek Woods L.L.C., a distance of 82.48 feet to a 5/8 inch iron pin set;
- COURSE VII Thence North 85° 35' 32" West, along the Southerly line of said 1.0036 acre parcel of land so conveyed to Fall Creek Woods L.L.C., a distance of 1368.25 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof, said pin also being on the Easterly line of a 9.1234 acre parcel of land so conveyed to Anthony J. Spena Jr. and Michelle L Cain by deed recorded in Volume 1826, Page 1436 of Geauga Count Deed Records;
- COURSE VIII Thence North 1° 00' 44" West, along the Westerly line of a 1.0036 acre parcel of land so conveyed to Fall Creek Woods L.L.C., and along the Easterly line of said 9.1234 acre parcel of land so conveyed to Anthony J. Spena Jr. and Michelle L. Cain, a distance of 524.52 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof, said pin also being on the Southerly line of land conveyed to Mark L. Rickard and Robin L. Flyer by deed recorded in Volume 1037, Page 219 of Geauga County Deed Records;
- COURSE IX Thence South 85° 35' 32" East, along said Southerly line of land so conveyed to Mark L. Rickard and Robin L. Flyer and passing through a 5/8 inch iron pin found (I.D. Daniels) at 2382.57, a total distance of 2413.34 feet to a point in said centerline of Ravenna Road;
- COURSE X Thence South 15° 47' 54" West, along said centerline of Ravenna Road, a distance of 71.41 feet to the Principal Place of Beginning and containing 20.0000 acres of land (0.1464 acres from a parcel of land conveyed to Fall Creek Woods L.L.C. (PPN 06-120608) by deed recorded in Volume 1827, Page 706 of Geauga County Deed Records, and 1.0036 acres from a parcel of land conveyed to Fall Creek Woods L.L.C. (PPN 06-120610) by deed recorded in Volume 1827, Page 706 of Geauga County Deed Records, and 19.0463 acres from a parcel of land conveyed to Fall Creek Woods L.L.C. (PPN 06-120606) by deed recorded in Volume 1825, Page 3043 of Geauga County Deed Records) as surveyed, calculated and described on August 3, 2007 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.



DATE

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

*PAK 8/8/07*  
OFFICE OF THE *Rev*  
GEAUGA COUNTY ENGINEER

RUDY E. SCHWARTZ, P.S. 7193