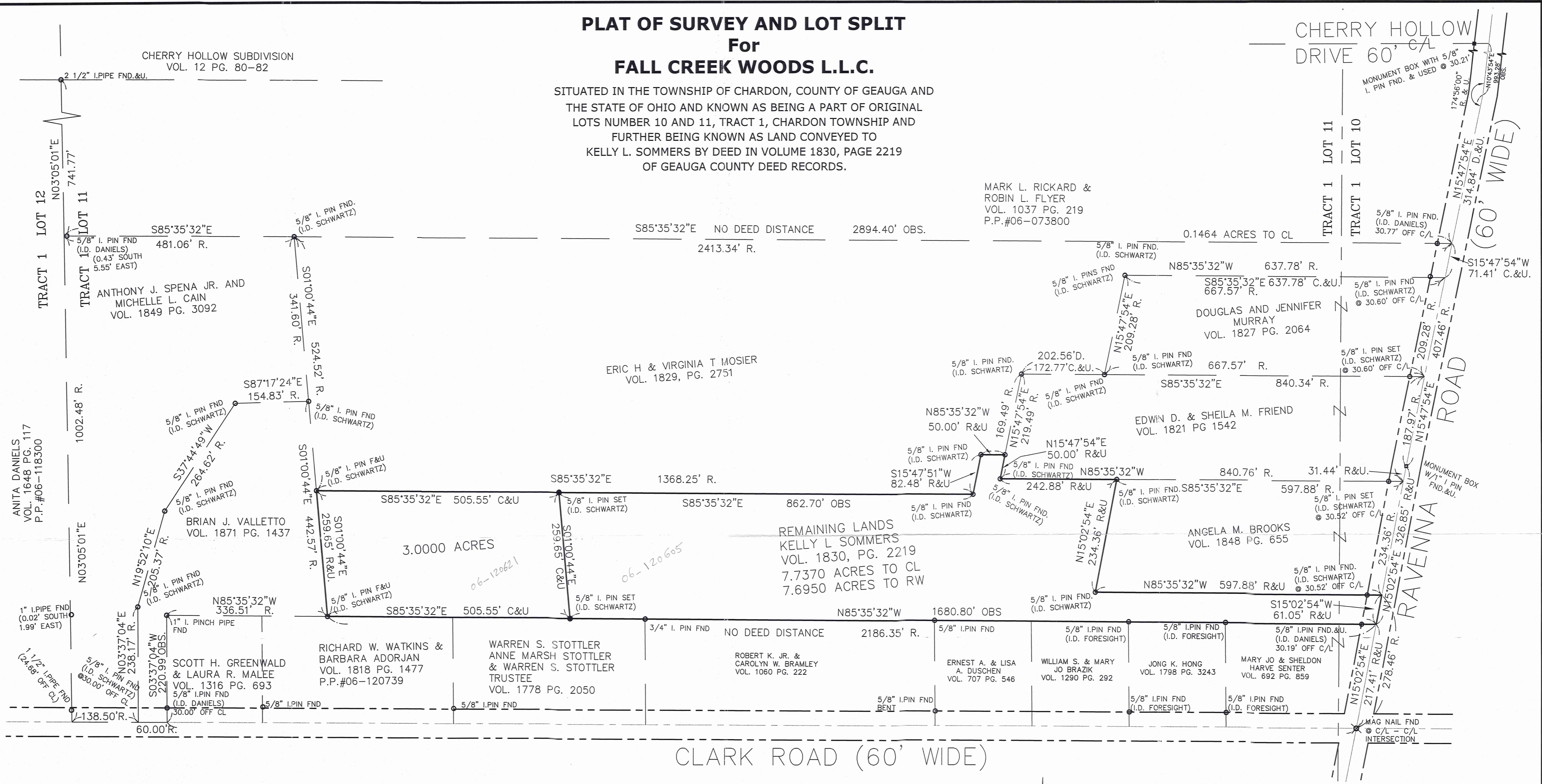


# PLAT OF SURVEY AND LOT SPLIT For FALL CREEK WOODS L.L.C.

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 KELLY L. SOMMERS BY DEED IN VOLUME 1830, PAGE 2219 OF GEAGA COUNTY DEED RECORDS.



### LEGEND

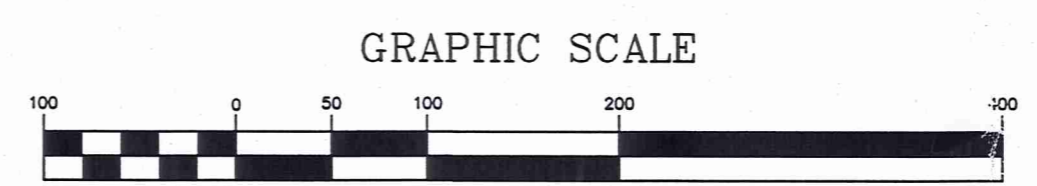
- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- ⊖ Iron Pipe
- Monument
- ⊕ Fence post
- ✕ Mag Nail
- Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P. Plat record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

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 WERE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN 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* 5.13.10  
RUDY SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 05/13/10  
OFFICE OF THE REVISOR  
GEAGA COUNTY ENGINEER



GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 ft  
JULY 27, 2007  
MAY 3, 2010  
REVISED MAY 11, 2010

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

CHA00149  
CHA00149

Fall Creek Woods (10-038)  
Picked up 05-13-10  
06-120621  
Vol. 1883 - Pg. 888

LEGAL DESCRIPTION  
OF A  
3.0000 ACRE PARCEL  
FOR  
FALL CREEK WOODS L.L.C.

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No 11, Tract No. 1 and further being known as part of a parcel of land conveyed to Kelly L. Sommers by deed recorded in Volume 1830, Page 2219 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Ravenna Road [redacted], 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 (S.R. 44), a distance of 326.85 feet from a monument box with a 1 inch iron pin found at an angle point therein;

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 Warren S. Stottler, Anne Marsh Stottler and Warren S. Stottler Trustee by deed recorded in Volume 1778, Page 2050 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 1680.80 feet to a 5/8 inch iron pin set and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I                      Thence North 85° 35' 32" West, along said Northerly line of land so conveyed to Warren S. Stottler, Anne Marsh Stottler and Warren S. Stottler Trustee, 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, a distance of 505.55 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a Southeasterly corner of land conveyed to Brian J. Valletto by deed recorded in Volume 1871, Page 1437 of Geauga County Deed Records

COURSE II                      Thence North 1° 00' 44" West, along an Easterly line of land so conveyed to Brian J. Valletto, a distance of 259.65 feet to a 5/8 inch iron

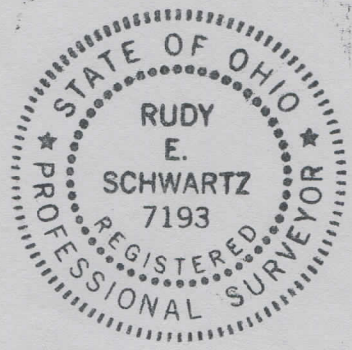
pin found (I.D. Schwartz) at the Southwesterly corner of land conveyed to Eric H. and Virginia T. Mosier by deed recorded in Volume 1829, Page 2751 of Geauga County Deed Records;

COURSE III Thence South 85° 35' 32" East, along said Southerly line of land so conveyed to Eric H. and Virginia T. Mosier, a distance of 505.55 feet to a 5/8 inch iron pin set;

COURSE IV Thence South 1° 00' 44" East a distance of 259.65 feet to the Principal Place of Beginning and containing 3.0000 acres of land as surveyed, calculated and described on July 27, 2007, and May 3, 2010 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

R.S. 05/13/10  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



5.11.10

DATE

RUDY E. SCHWARTZ, P.S. 7193

CHA 00149

(10-038)

06-120605

Vol. 1883-Pg. 892

REMAINING LANDS  
 LEGAL DESCRIPTION  
 OF A  
 7.7370 ACRE PARCEL  
 FOR  
 FALL CREEK WOODS L.L.C.

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 Kelly L. Sommers by deed recorded in Volume 1830, Page 2219 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, said point also lying South 15° 02' 54" West, along said centerline of Ravenna Road (S.R. 44), 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 Warren S. Stottler, Anne Marsh Stottler and Warren S. Stottler Trustee by deed recorded in Volume 1778, Page 2050 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 1680.80 feet to a 5/8 inch iron pin set;

COURSE II                      Thence North 1° 00' 44" West a distance of 259.65 feet to a 5/8 inch iron pin set on the Southerly line of land conveyed to Eric H. and Virginia T. Mosier by deed recorded in Volume 1829, Page 2751 of Geauga County Deed Records;

