


PLAT OF SURVEY AND LOT SPLIT FOR ROMAH DEVELOPMENT LTD.

SITE SITUATED:

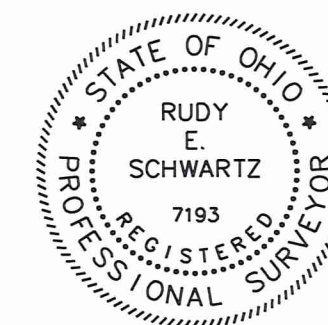
SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NO. 13, TRACT No. 2 ~~AND LOT NO. 16, TRACT No. 1~~ AND FURTHER BEING KNOWN AS PART OF A PARCEL OF LAND CONVEYED TO ROMAH DEVELOPMENT LTD. BY DEED RECORDED IN VOLUME 1599 PAGE 1006 OF GEAGA COUNTY DEED RECORDS.

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 SCHWARTZ, P.S. #7193 Date 6-3-03

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

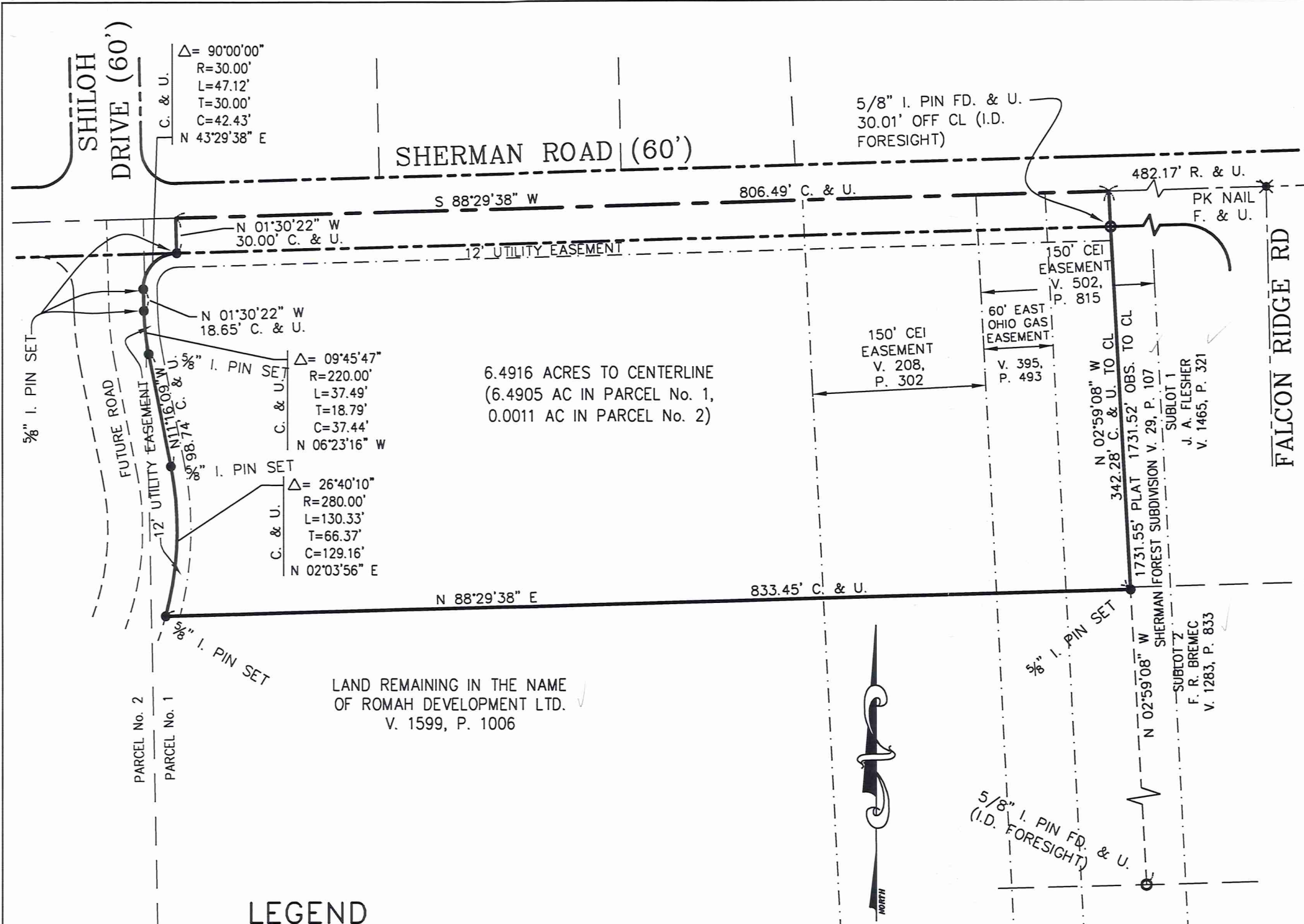
R.S. 6/5/03
OFFICE OF THE GEAGA COUNTY ENGINEER



PREPARED FOR:
JOHN ROMAH
11215 SPERRY ROAD
CHESTERLAND, OHIO 44062

SCHWARTZ LAND SURVEYING, INC.

RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
(440) 564-8174 Fax: (440) 564-8285



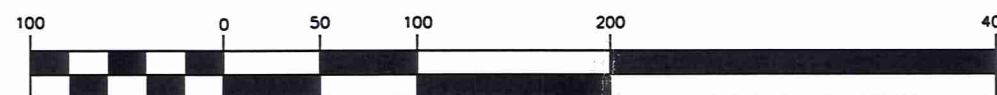
6.4916 ACRES TO CENTERLINE
(6.4905 AC IN PARCEL No. 1,
0.0011 AC IN PARCEL No. 2)

LAND REMAINING IN THE NAME OF ROMAH DEVELOPMENT LTD. V. 1599, P. 1006

LEGEND

- ips Iron Pipe Set
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- ✕ PK PK nail found
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- C.L. C/L Centerline

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

CHE00127
CHE00127

(111)
0001

Romah
Picked up 6/6/03
OBSOLETE

LEGAL DESCRIPTION
OF A
6.4916 ACRE PARCEL
FOR
ROMAH DEVELOPMENT LTD.

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being a part of Original Lot No. 13, Tract No. 2 ~~and Original Lot No. 16, Tract No. 1~~ and further being known as part of Parcel No. 1 and part of Parcel No. 2 of lands conveyed to Romah Development Ltd. by deed recorded in Volume 1599, Page 1006 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Sherman Road, 60 feet wide, at the Northwesterly corner of Sherman Forest Subdivision as shown by plat recorded in Volume 29, Page 107 of Geauga County Plat Records;

- COURSE I Thence South 2° 59' 08" East along the Westerly line of said Sherman Forest Subdivision, passing through a 5/8 inch iron pin found at 30.01 feet (I.D. Foresight) a total distance of 342.28 feet to a 5/8 inch iron pin set;
- COURSE II Thence South 88° 29' 38" West a distance of 833.45 feet to a 5/8 inch iron pin set;
- COURSE III Thence Northeasterly along the arc of a curve deflecting to the left 130.33 feet, said curve having a radius of 280.00 feet and a chord which bears North 2° 03' 56" East 129.16 feet to a 5/8 inch iron pin set at a point of tangency;
- COURSE IV Thence North 11° 16' 09" West a distance of 98.74 feet to a 5/8 inch iron pin set at a point of curvature;
- COURSE V Thence Northwesterly along the arc of a curve deflecting to the right 37.49 feet, said curve having a radius of 220.00 feet and a chord which bears North 6° 23' 16" West, 37.44 feet to a 5/8 inch iron pin set at a point of tangency;
- COURSE VI Thence North 1° 30' 22" West a distance of 18.65 feet to a 5/8 inch iron pin set at a point of curvature;
- COURSE VII Thence Northeasterly along the arc of a curve deflecting to the right 47.12 feet, said curve having a radius of 30.00 feet and a chord which bears North 43° 29' 38" East 42.43 feet to

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LEGAL DESCRIPTION
6.4916 Acre Parcel
Romah Development Ltd.
Page Two

a 5/8 inch iron pin set and the Southerly right-of-way line of said Sherman Road;

COURSE VIII Thence North 1° 30' 22" West a distance of 30.00 feet to a point in said centerline of Sherman Road;

COURSE IX Thence North 88° 29' 38" East along said centerline of Sherman Road a distance of 806.49 feet to the Place of Beginning and containing 6.4916 acres of land (6.4905 acres of land out of said Parcel No. 1 and 0.0011 acres of land out of said Parcel No. 2) as surveyed, calculated and described on June 3, 2003 by Rudy E. Schwartz, P.S. No. 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.

EXCEPTING AND RESERVING therefrom to Romah Development LTD, its successors, assigns and grantees, a permanent easement and right-of-way under, over, and through a twelve foot (12') wide strip of land lying parallel and contiguous to Courses III through VII and a twelve foot (12') wide strip of land lying parallel and contiguous to said Southerly right-of-way line of Sherman Road, to place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, gas and communication cables, ducts, conduits, pipes, gas pipelines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantee, its successors, assigns and Grantees for distributing, transporting and transmitting electricity, gas and communication signals, for public and private use at such locations as the Grantee, its successors, assigns or Grantees may determine upon, within, and across the easement premises. Said easement rights shall include the right without liability therefore to remove trees and landscaping including lawns within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric, gas and communication facilities, the right to install, repair, augment and maintain service cables and pipelines outside the above described easement premises and with the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right of way and easement.

6-3-03

DATE

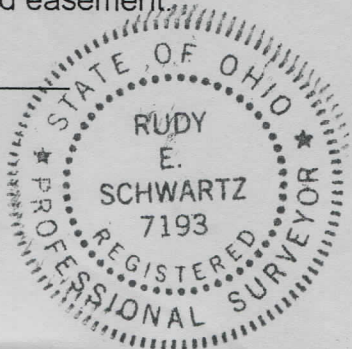
RUDY E. SCHWARTZ, PS #7193

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

R.S.

6/5/03

OFFICE OF THE
GEOGA COUNTY ENGINEER



Good Closure