

LEGEND

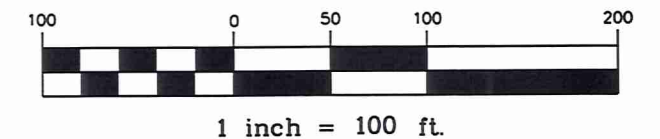
●	ips	5/8" Iron Pin Set (id Schwartz)
○	i.Pin	Iron Pin Found
○	i.Pipe	Iron Pipe Found
□	Mon.	Monument Found
⊗	PK	PK Nail Found
	Fnd.	Found
	D.	Deed
	R/Rec	Record
	M/Msd	Measured
	O/Obs	Observed
	C/Calc	Calculated
	U.	Used
	D.R.	Deed Record
	C.L. C/L	Centerline

PLAT OF SURVEY and LOT SPLIT 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 FURTHER BEING KNOWN AS PART OF A PARCEL OF LAND CONVEYED TO ROMAH DEVELOPMENT LTD. BY DEED RECORDED IN VOLUME 1599 PAGE 1006 OF GEAUGA COUNTY DEED RECORDS.

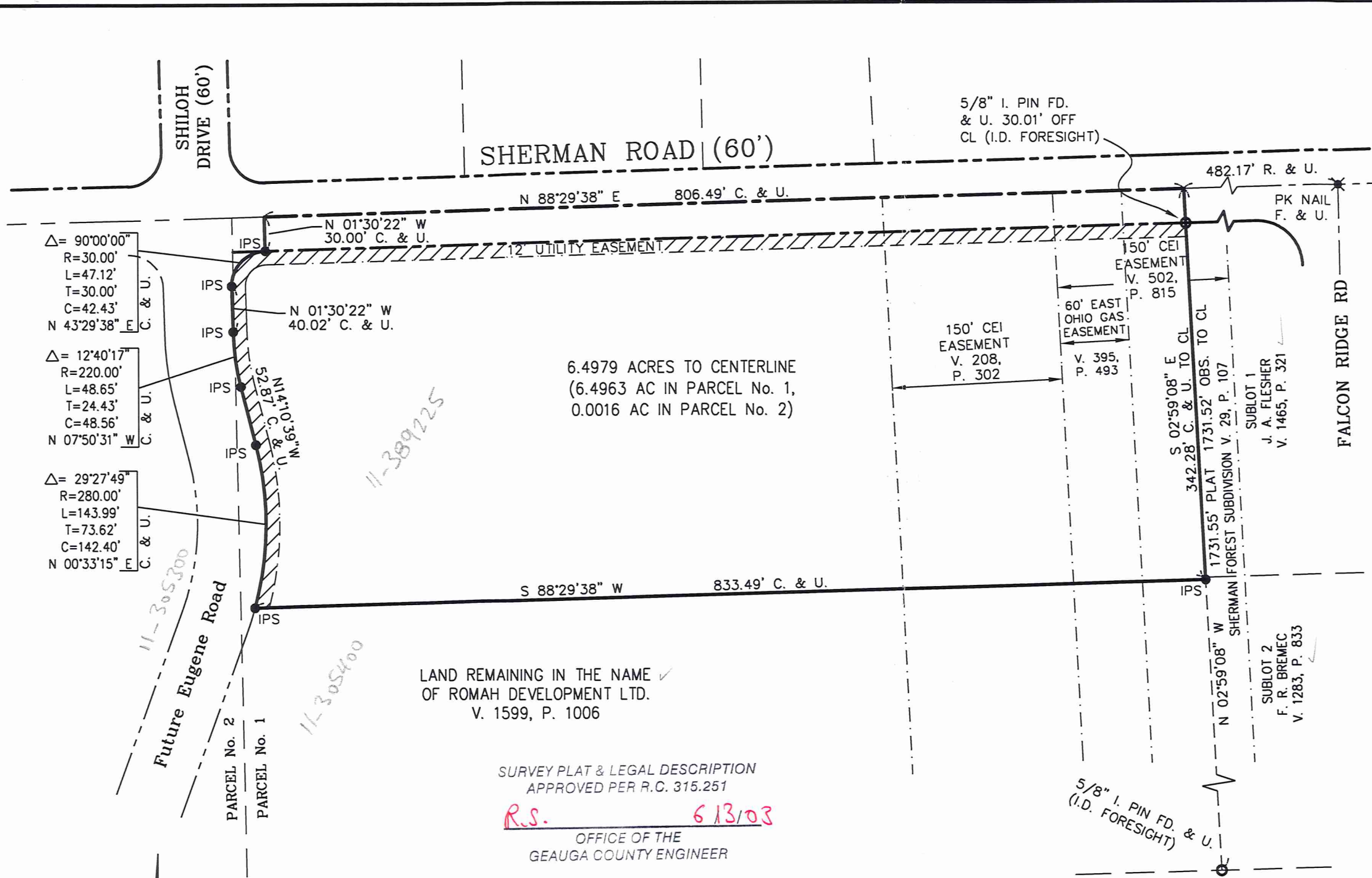
Site Address: 8701 SHERMAN ROAD CHESTERLAND, OHIO 44023

PREPARED FOR: JOHN ROMAH 11215 Sperry Road Chesterland, Ohio 44062 Telephone #(216)348-0404



SCHWARTZ LAND SURVEYING, INC.

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



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

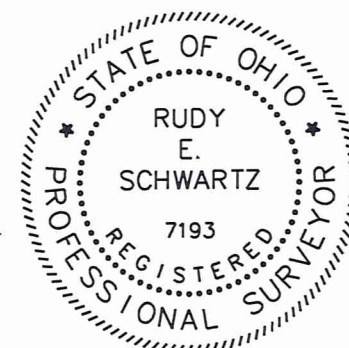
SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251

R.S. 6/13/03

OFFICE OF THE GEAUGA COUNTY ENGINEER

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 6-13-03



CHE00128
CHE00128

Romah
picked up 6/13/03
11-389225
Vol. 1646-Pg. 750

LEGAL DESCRIPTION
OF A
6.4979 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 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 833.49 feet to a 5/8 inch iron pin set;
- COURSE III Thence Northeasterly along the arc of a curve deflecting to the left 143.99 feet, said curve having a radius of 280.00 feet and a chord which bears North 00° 33' 15" East 142.40 feet to a 5/8 inch iron pin set at a point of tangency;
- COURSE IV Thence North 14° 10' 39" West a distance of 52.87 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 48.65 feet, said curve having a radius of 220.00 feet and a chord which bears North 07° 50' 31" West, 48.56 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 40.02 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

GOOD CLOSURE
.011
.011
6.498A

LEGAL DESCRIPTION

6.4979 Acre Parcel
Romah Development Ltd.
Page Two

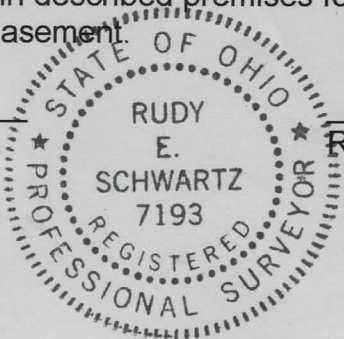
a 5/8 inch iron pin set and the Southerly right-of-way line of said Sherman Road;

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 6.4979 acres of land (6.4963 acres of land out of said Parcel No. 1 and 0.0016 acres of land out of said Parcel No. 2) as surveyed, calculated and described on June 5, 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.

DATE 6-13-03



[Signature]
RUDY E. SCHWARTZ, PS #7193

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

R.S. 6/13/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER