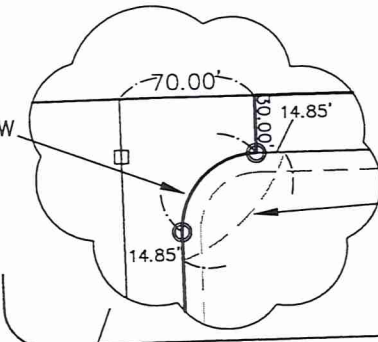


Situated in the Township of Chester, County of Geauga and State of Ohio, and known as being part of Lot 13 of Tract 2 in the Eighth Township of the Ninth Range of the Connecticut Western Reserve:

Detail A: Landscape Easement

Delta=90°00'00"  
L=62.83'  
R=40.00'  
T=40.00'  
Chord=S43°29'40"W  
56.57'

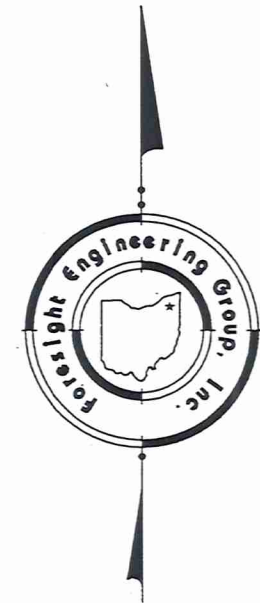


Delta=51°03'17"  
L=80.20'  
R=90.00'  
T=42.98'  
Chord=N43°29'40"E  
77.57'

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

R.S. 2/25/2000

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



Foresight Engineering Group  
Engineers & Surveyors  
440 200-1000  
330 Center Street, Unit F  
Chester, Ohio 44024

Shiloh Dr.

Sherman Road 60'

N 88°29'40" E 536.43'

30.00'

POB  
S\L 1A

5/8" Rebar Set

Note:  
All bearings are to an assumed meridian and are used to denote angles only.

All Dimensions are of record unless otherwise noted.

All 5/8" Rebar set are 30 inches long capped "Foresight Engineering"

This Plat was prepared without the benefit of an abstract of Title and is subject to any state of facts revealed by an examination of the same.

This Plat represents a Survey which meets the minimum standards for a Boundary Survey in The State of Ohio as specified in the Administrative Code Chapter 4733-37

Surveyed in December, 1998 by Foresight Engineering Group, Inc. Under the supervision of Steven N. Roessner, P.S. #7070

Steven N. Roessner, P.S. #7070  
Foresight Engineering Group, Inc. 2/23/00 Date

N01°30'20"W  
30.00'

10' Utility Easement  
5/8" Rebar fd., capped  
Foresight Engineering

Delta=90°00'00"  
L=62.83'  
R=40.00'  
T=40.00'  
Chord=N43°29'40"E  
56.57'

S\L 1A  
3.369 acres Total  
-0.369 acres in R/W  
3.000 acres Residual

11-389196

5/8" Rebar Set

Susan L. Lipstreu  
Vol. 1227, Pg. 502

N 01°30'20" W 340.07'

5/8" Rebar fd., capped  
Foresight Engineering

5/8" Rebar Set

5/8" Rebar fd., capped  
Foresight Engineering

Delta=7°44'26"  
L=198.59'  
R=1470.00'  
T=99.45'  
Chord=N05°22'33"W  
198.44'

S\L 1B  
3.231 acres

11-389162

5/8" Rebar fd., capped  
Foresight Engineering

POB  
S\L 1B

S 81°25'48" W 564.89'  
Sherman Forest Subdivision  
Plat Volume 29, Pages 106, & 107

5/8" Rebar fd., capped  
Foresight Engineering

Delta=4°30'02"  
L=115.46'  
R=1470.00'  
T=57.76'  
Chord=S11°29'47"E  
115.44'

Sublot 15

5/8" Rebar fd., capped  
Foresight Engineering

241.09'

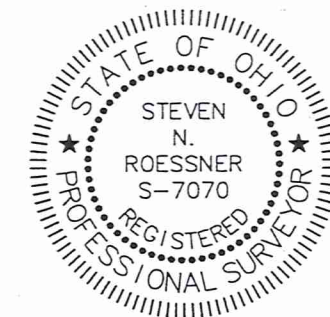
10' Utility Easement

Falcon Ridge Road  
10' Utility Easement  
149.69'

38.76'

N76°15'12"E  
519.51'

| SYMBOL LEGEND |                                  |
|---------------|----------------------------------|
|               | Iron Pin Found                   |
|               | 5/8" Rebar Set                   |
|               | 5/8" Rebar Found in Monument Box |



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

SCALE: Horz. 1" = 100'  
Vert. None

FILE NAME:  
I:\Lux\1980\Split-Plat

DATE: February 23, 2000

REVISIONS:

Sherman Forest Inc.  
Lot Split  
Chester Twp. - Geauga County - Ohio

SHEET NO.

1 / 1

CHE00132

CHE00132

Sherman Forest  
picked up 2/28/2000  
# 11-389196

**Sherman Forest Inc.**  
**Parcel "1A"**  
**Survey Description**  
February 23, 2000

Situated in the Township of Chester, County of Geauga and State of Ohio, and known as being part of Lot 13 of Tract 2 in the Eighth Township of the Ninth Range of the Connecticut Western Reserve:

Beginning at the northwesterly corner of land now or formerly owned by Susan L. Lipstreu by deed recorded in volume 1227, page 502 of the Geauga County Records of Deeds, said corner also being on the centerline of Sherman Road (60' wide);

- Course I        Thence South 01°12'28" East along the westerly line of said Susan L. Lipstreu a distance of 221.05 feet to a 5/8 inch rebar set, passing through a 5/8-inch iron rebar set at a distance of 30.00 feet;
- Course II        Thence South 81°15'15" West along a new division line a distance of 579.90 feet to a 5/8 inch rebar set in the easterly right-of-way of Falcon Ridge Road (60' Wide);
- Course III       Thence North 01°30'20" West along the easterly right of way line of said Falcon Ridge Road a distance of 224.13 feet to a 5/8 inch rebar found, capped Foresight Engineering;
- Course IV        Thence along the arc of a curve deflecting to the right and having a delta of 90°00'00", a length of 62.83 feet, a radius of 40.00 feet, a tangent of 40.00 feet and a chord of North 43°29'40" East a distance of 56.57 feet to a 5/8 inch rebar found, capped Foresight Engineering in the southerly right-of-way of said Sherman Road;
- Course V        Thence North 01°30'20" West to the centerline of said Sherman Road a distance of 30.00 feet;
- Course VI        Thence North 88°29'40" East along centerline of said Sherman Road a distance of 536.43 feet to the place of beginning and containing 3.369 acres of land, 0.369 acres of which are in the right-of-way as surveyed and described by Foresight Engineering Group, Inc. in December 1998 under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings are assumed and used to denote angles only. All 5/8 inch rebar set are 30 inch long rebar capped "Foresight Engineering." The prior instrument reference is volume 1227, page 505 of the Geauga County Record of Deeds. There is also granted unto The Cleveland Electric Illuminating Company, Alltel Corporation, Star Cable and The East Ohio Gas Company, all Ohio Corporations, their successors and assigns (hereinafter referred to as the Grantees) a permanent right-of-way easement ten feet (10' in width under, over and through, parallel and continuous to all road lines to construct, place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, communication cables, gas ducts, conduits, pipes, gas pipe lines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantees for distributing, transporting and transmitting electricity, gas and communication signals, for public and private use at such locations as the Grantees may determine upon, within and across the easement premises. Said easement rights shall include the right without liability therefor 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 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 grant.

SURVEY PLAT & LEGAL DESCRIPTION  
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R.S.  
2/25/2000  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

Also being subject to the following easement for landscaping purposes:

Beginning at a point on the easterly right-of-way of Falcon Ridge Road (60 feet wide), said point being located North 01°30'20" West along the easterly right-of-way of said Falcon Ridge Road a distance of 270.06 feet from a 5/8-inch iron rebar found capped Foresight Engineering;

- Course I            Thence North 88°29'40" East along the easterly right-of-way of said Falcon Ridge Road a distance of 14.85 feet to a 5/8-inch iron rebar found;
  
- Course II           Thence along the arc of a curve, deflecting to the right, having a delta of 51°03'17", a length of 80.20 feet, a radius of 90.00 feet, a tangent of 42.98 feet, and a chord which bears South 43°29'40" West a distance of 77.57 feet to a 5/8-inch iron rebar found capped Foresight Engineering in the southerly right-of-way of Sherman Road (60 feet wide);
  
- Course III          Thence North 01°30'20" West along the southerly right-of-way of said Sherman Road a distance of 14.85 feet to a point;
  
- Course IV           Thence along the arc of a non tangential curve, deflecting to the right, having a delta of 90°00'00", a length of 62.83 feet, a radius of 40.00 feet, a tangent of 40.00 feet, and a chord which bears North 43°29'40" East a distance of 56.57 feet to the place of beginning and containing 0.0372 Acres of land.

CHE 00132

Sherman Forest Inc.  
Parcel "1B"  
Survey Description  
February 23, 2000

Situated in the Township of Chester, County of Geauga and State of Ohio, and known as being part of Lot 13 and Tract 2 in the Eighth Township of the Ninth Range of the Connecticut Western Reserve:

Beginning a 5/8-inch iron rebar found at the northeasterly corner of subplot 15 in the Sherman Forest Subdivision as recorded in Plat Volume 29 Pages 106, & 107 of the Geauga County Record of Plats;

- Course I Thence South 81°25'48" West along a northerly line of said subplot 15 a distance of 564.89 feet to a 5/8 inch rebar found capped Foresight Engineering, at a northwesterly corner of said subplot 15, also being in the easterly right-of-way line of Falcon Ridge Road (60 feet wide);
- Course II Thence along the easterly right of way line of Falcon Ridge Road on the arc of a curve deflecting right and having a delta of 07°44'26", a length of 198.59 feet, a radius of 1470.00 feet, a tangent of 99.45 feet and a chord of North 05°22'33" West a distance of 198.44 feet to a 5/8 inch rebar found, capped Foresight Engineering;
- Course III Thence North 01°30'20" West along the easterly right of way line of Falcon Ridge Road a distance of 45.93 feet to a 5/8 inch rebar set;
- Course IV Thence North 81°15'15" East along a new division line a distance of 579.90 feet to a 5/8-inch iron rebar set in a westerly line of land now or formerly owned by Susan L. Lipstreu by Deed recorded in Volume 1227, Page 502 of the Geauga County Records of Deeds;
- Course V Thence South 01°12'28" East along the westerly line of said Sherman Forest Inc. a distance of 247.54 feet to the place of beginning and containing 3.231 acres of land, as surveyed and described by Foresight Engineering Group, Inc. in December 1998 under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings are assumed and used to denote angles only. All 5/8 inch rebar set are 30 inch long rebar capped "Foresight Engineering." The prior instrument reference is volume 1227, page 505 of the Geauga County Record of Deeds. There is also granted unto The Cleveland Electric Illuminating Company, Alltel Corporation, Star Cable and The East Ohio Gas Company, all Ohio Corporations, their successors and assigns (hereinafter referred to as the Grantees) a permanent right-of-way easement ten feet (10' in width under, over and through, parallel and continuos to all road lines to construct, place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, communication cables, gas ducts, conduits, pipes, gas pipe lines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantees for distributing, transporting and transmitting electricity, gas and communication signals, for public and private use at such locations as the Grantees may determine upon, within and across the easement premises. Said easement rights shall include the right without liability therefor 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 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 grant.

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 R.S.  
 2/25/2000  
 OFFICE OF THE  
 GEAGA COUNTY ENGINEER