

Sherman Hills Subdivision #2  
Plat Vol. 10 Pg. 47

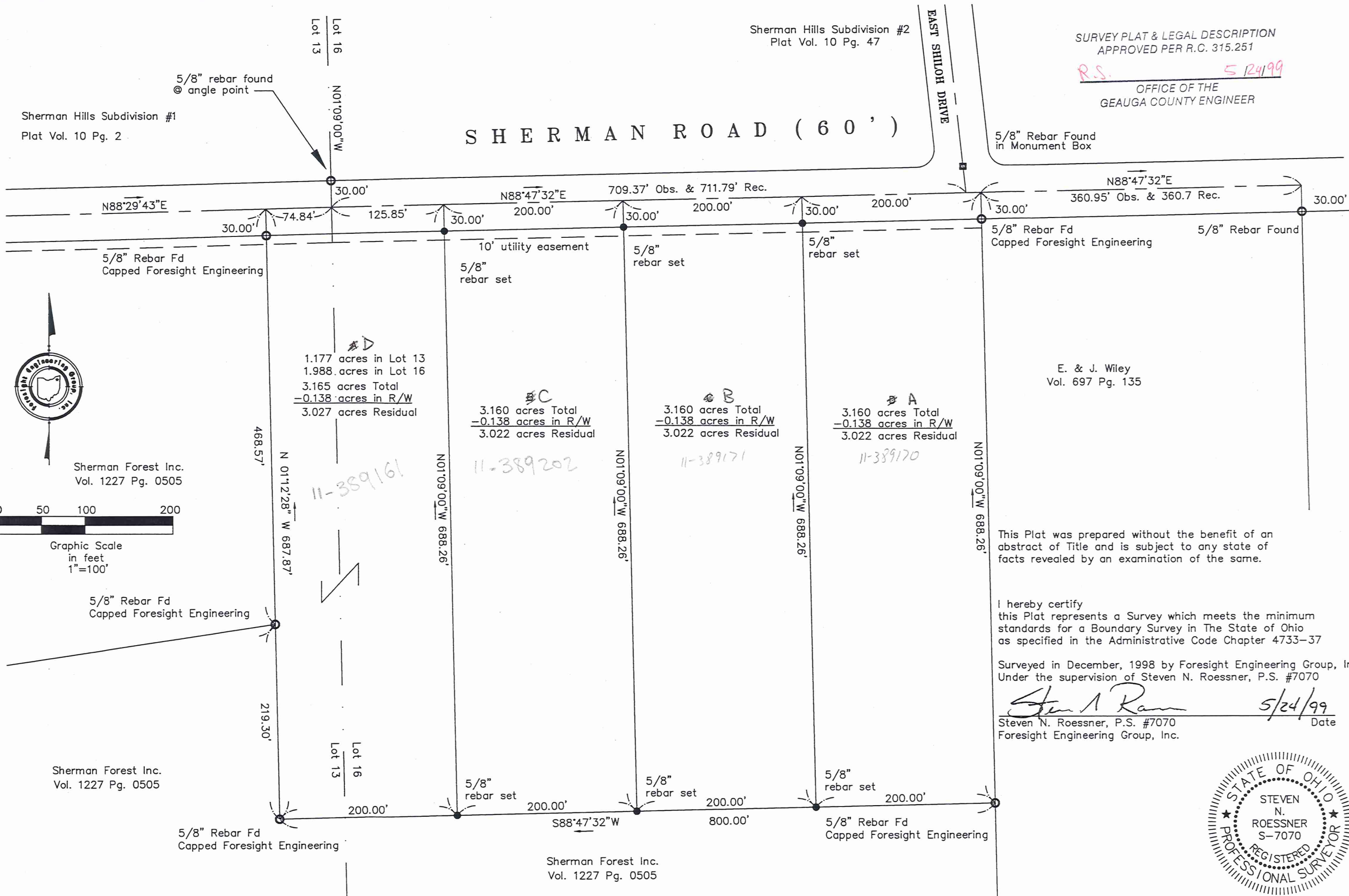
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

R.S. 5124199  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

Sherman Hills Subdivision #1  
Plat Vol. 10 Pg. 2

5/8" Rebar Found  
in Monument Box

# SHERMAN ROAD (60')



Sherman Forest Inc.  
Vol. 1227 Pg. 0505



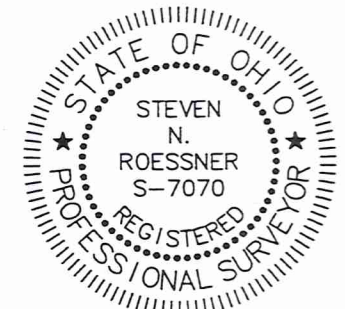
E. & J. Wiley  
Vol. 697 Pg. 135

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.

I hereby certify 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* 5/24/99  
Steven N. Roessner, P.S. #7070 Date  
Foresight Engineering Group, Inc.



Sherman Forest Inc.  
Vol. 1227 Pg. 0505

**Foresight Engineering Group**  
Engineers & Surveyors  
440 288-1000  
440 288-1034 fax  
Chester, Ohio 44024

SCALE: 1"=100'  
Horz. Vert. None  
FILE NAME:  
I:\Lux19801\Plat\_Outline  
DATE: May 20, 1999

REVISIONS:

Sherman Forest, Inc.  
Part of Lot 13 & Lot 16, Tract 2  
Chester Twp. - Geauga Co. - Ohio  
Plat of Survey

SHEET NO.

CHE 00133  
CHE 00133

Sherman Forest  
Picked up 5/25/99  
11-389170

**Sherman Forest Inc.**  
**Out lot "D" A**  
**Survey Description**  
May 20, 1999

Situated in the Township of Chester, County of Geauga, the State of Ohio and known as being part Lot 16 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 E. & J. Wiley by deed recorded in volume 697, page 135 of the Geauga County Records of Deeds, said northwesterly corner also being on the centerline of Sherman Road, 60 feet wide;

- Course I Thence South 1° 09' 00" East along the westerly line of land of said E. & J. Wiley a distance of 688.26 feet to a 5/8 inch rebar found capped Foresight Engineering at the northeasterly corner of land now or formerly owned by Sherman Forest, Inc. by deed recorded in volume 1227, page 505 of the Geauga County Records of deeds, passing through a 5/8 inch rebar found capped Foresight Engineering at a distance of 30.00 feet;
- Course II Thence South 88° 47' 32" West along the northerly line of land of said Sherman Forest Inc. a distance of 200.00 feet to a 5/8 inch rebar set;
- Course III Thence North 1° 09' 00" West along a new division line a distance of 688.26 feet to the centerline of Sherman Road, passing through a 5/8 inch rebar set at a distance of 658.26 feet;
- Course IV Thence North 88° 47' 32" East a distance of 200.00 feet to the place of beginning and containing 3.160 acres of land of which 0.138 acres are within the right of way of Sherman Road, 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 502 of the Geauga County Records of Deeds. . There is also granted unto The Cleveland Electric Illuminating Company, Alltell 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 contiguous 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. 5 2499  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**Sherman Forest Inc.**  
**Out lot "C" B**  
**Survey Description**  
May 20, 1999

11-389171

Situated in the Township of Chester, County of Geauga, the State of Ohio and known as being part Lot 16 of Tract 2 in the Eighth Township of the Ninth Range of the Connecticut Western Reserve:

Beginning at a point on the centerline of Sherman Road, 60 feet wide, said point being located South 88° 47' 32" West a distance of 200.00 feet from the northwesterly corner of land now or formerly owned by E. & J. Wiley by deed recorded in volume 697, page 135 of the Geauga County Records of Deeds, said northwesterly corner also being on the centerline of Sherman Road;

- Course I Thence South 1° 09' 00" East a distance of 688.26 feet to a 5/8 inch rebar set on the northerly line of land now or formerly owned by Sherman Forest, Inc. by deed recorded in volume 1227, page 505 of the Geauga County Records of deeds, passing through a 5/8 inch rebar set at a distance of 30.00 feet;
- Course II Thence South 88° 47' 32" West along the northerly line of land of said Sherman Forest Inc. a distance of 200.00 feet to a 5/8 inch rebar set;
- Course III Thence North 1° 09' 00" West along a new division line a distance of 688.26 feet to the centerline of Sherman Road, passing through a 5/8 inch rebar set at a distance of 658.26 feet;
- Course IV Thence North 88° 47' 32" East a distance of 200.00 feet to the place of beginning and containing 3.160 acres of land of which 0.138 acres are within the right of way of Sherman Road, 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 502 of the Geauga County Records of Deeds. . There is also granted unto The Cleveland Electric Illuminating Company, Alltell 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 contiguous 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. 5 24/99  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**Sherman Forest Inc.**  
**Out lot "B" C**  
**Survey Description**  
May 20, 1999

Situated in the Township of Chester, County of Geauga, the State of Ohio and known as being Lot 16 of Tract 2 in the Eighth Township of the Ninth Range of the Connecticut Western Reserve:

Beginning at a point on the centerline of Sherman Road, 60 feet wide, said point being located South 88° 47' 32" West a distance of 400.00 feet from the northwesterly corner of land now or formerly owned by E. & J. Wiley by deed recorded in volume 697, page 135 of the Geauga County Records of Deeds, said northwesterly corner also being on the centerline of Sherman Road;

Course I Thence South 1° 09' 00" East a distance of 688.26 feet to a 5/8 inch rebar set on the northerly line of land now or formerly owned by Sherman Forest, Inc. by deed recorded in volume 1227, page 505 of the Geauga County Records of deeds, passing through a 5/8 inch rebar set at a distance of 30.00 feet;

Course II Thence South 88° 47' 32" West along the northerly line of land of said Sherman Forest Inc. a distance of 200.00 feet to a 5/8 inch rebar set;

Course III Thence North 1° 09' 00" West along a new division line a distance of 688.26 feet to the centerline of Sherman Road, passing through a 5/8 inch rebar set at a distance of 658.26 feet;

Course IV Thence North 88° 47' 32" East a distance of 200.00 feet to the place of beginning and containing 3.160 acres of land of which 0.138 acres are within the right of way of Sherman Road, 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 502 of the Geauga County Records of Deeds. . There is also granted unto The Cleveland Electric Illuminating Company, Alltell 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 contiguous 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. S 124199  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**Sherman Forest Inc.**  
**Out lot "A" D**  
**Survey Description**  
May 20, 1999

Situated in the Township of Chester, County of Geauga, the State of Ohio and known as being part of Lot 13 and Lot 16 of Tract 2 in the Eighth Township of the Ninth Range of the Connecticut Western Reserve:

Beginning at a point on the centerline of Sherman Road, 60 feet wide, said point being located South 88° 47' 32" West a distance of 600.00 feet from the northwesterly corner of land now or formerly owned by E. & J. Wiley by deed recorded in volume 697, page 135 of the Geauga County Records of Deeds, said northwesterly corner also being on the centerline of Sherman Road;

Course I Thence South 1° 09' 00" East a distance of 688.26 feet to a 5/8 inch rebar set on the northerly line of land now or formerly owned by Sherman Forest, Inc. by deed recorded in volume 1227, page 505 of the Geauga County Records of deeds, passing through a 5/8 inch rebar set at a distance of 30.00 feet;

Course II Thence South 88° 47' 32" West along the northerly line of land of said Sherman Forest Inc. a distance of 200.00 feet to a 5/8 inch rebar found capped Foresight Engineering at a northeasterly corner of land of said Sherman Forest Inc.;

Course III Thence North 1° 12' 28" West along an easterly line of land of said Sherman Forest Inc. a distance of 687.87 feet to the centerline of Sherman Road, passing through a 5/8 inch rebar found capped Foresight Engineering at a distance of 657.87 feet;

Course IV Thence North 88° 29' 43" East along the centerline of Sherman Road a distance of 74.84 feet to an angle point at the Lot line between Lots 13 and 16;

Course V Thence North 88° 47' 32" East a distance of 125.85 feet to the place of beginning and containing 3.165 acres of land of which 0.138 acres are within the right of way of Sherman Road. 1.177 acres located in Lot 13 and 1.988 acres located in Lot 16 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 502 of the Geauga County Records of Deeds. There is also granted unto The Cleveland Electric Illuminating Company, Alltell 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 contiguous 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.  
5 24 99  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER