

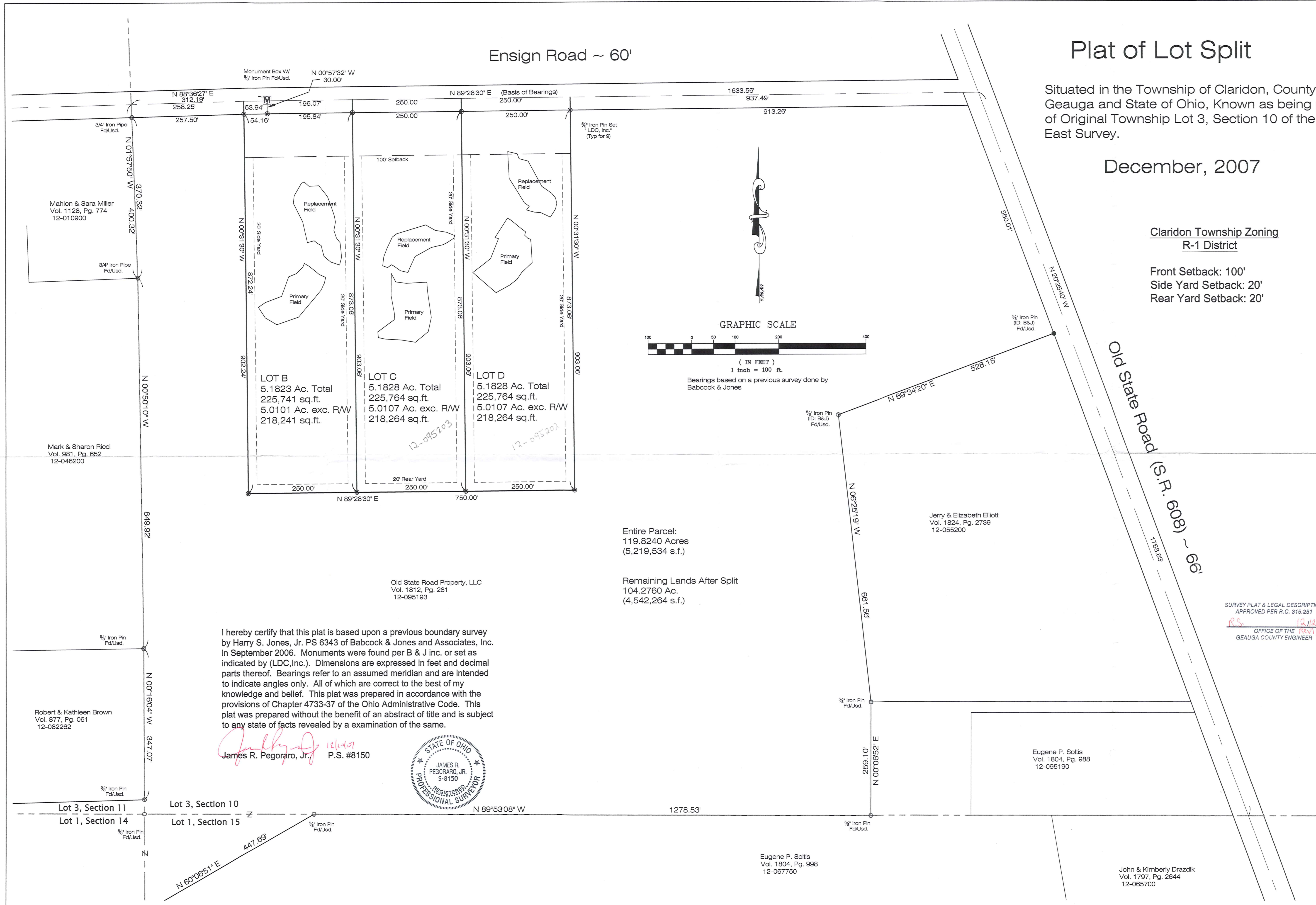
Plat of Lot Split

Situated in the Township of Claridon, County of Geauga and State of Ohio, Known as being part of Original Township Lot 3, Section 10 of the East Survey.

December, 2007

Claridon Township Zoning
R-1 District

Front Setback: 100'
Side Yard Setback: 20'
Rear Yard Setback: 20'



I hereby certify that this plat is based upon a previous boundary survey by Harry S. Jones, Jr. PS 6343 of Babcock & Jones and Associates, Inc. in September 2006. Monuments were found per B & J inc. or set as indicated by (LDC, Inc.). Dimensions are 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. 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.

James R. Pegoraro, Jr. 12/11/07
James R. Pegoraro, Jr. P.S. #8150



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
RS. 12/11/07
OFFICE OF THE REGISTERED
GEOUGA COUNTY ENGINEER

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
8585 East Avenue, Mentor, Ohio 44060
(440) 924-6938 FAX (440) 925-9575
L.D.C. Inc. d.b.a.

DATE 12-07-07
SCALE: HOR. 1"=100'
VERT. 1"=100'
FILENAME LS-Survey
COMPUTER S:
TAB NAME Split-1

Lot Split Plat
Old State Road Properties, LLC
Claridon Twp. - Geauga County - Ohio

SHEET 1 OF 1
CONTRACT No. FINAS1-0701

CLAD00192 CLA-00192

old State Road Property (07-201)
picked up 12-13-07

DECEMBER 7, 2007

LEGAL DESCRIPTION
OF A
5.1823 ACRE LOT SPLIT
LOT B

Situated in the Township of Claridon, County of Geauga and State of Ohio, known as being part of Original Township Lot 3, Section 10, of the East Survey, further known as being part of land conveyed to Old State Road Property, LLC by deed recorded in Volume 1812, Page 281 of Geauga County Records (PPN: 12-095193):

Beginning at a monument box with a 5/8 inch iron pin found at an angle point in the centerline of Ensign Road (60 feet wide), said point being located 312.19 feet east of the westerly line of said Section 10;

- COURSE I Thence North 89°28'30" East, along said centerline, 196.07 feet to a point;
- COURSE II Thence South 00°31'30" East, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 903.06 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 89°28'30" West, 250.00 feet to a 5/8 inch iron pin set;
- COURSE IV Thence North 00°31'30" West, passing through a 5/8 inch iron pin set at 872.24 feet, a total distance of 902.24 feet to a point in said centerline of Ensign Road;
- COURSE V Thence North 88°36'27" East, along said centerline, 53.94 feet to the Place of Beginning and containing 5.1823 acres (225,741 square feet) of which 5.0101 Acres (218,241 square feet) lie outside the Right of way of Ensign Road, as calculated and described in December of 2007 by James R. Pegoraro, Jr., P.S. No. 8150 of LDC, Inc. Based on a survey done by Harry S. Jones, P.S. No. 6343 of Babcock & Jones and Associates, Inc. in September of 2006. Subject to all legal highways and easements of records. All iron pins set are 5/8" x 30" long rebar with yellow plastic cap stamped "LDC, INC.". Bearings based on the centerline bearing of North 89°28'30" East of Ensign Road per said previous survey.

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

R.S.

12/12/07

OFFICE OF THE
GEAUGA COUNTY ENGINEER



12/10/07

CLA00192

(07-201)

12-095203

Vol. 1837 - Pg. 3091

DECEMBER 7, 2007

LEGAL DESCRIPTION
OF A
5.1828 ACRE LOT SPLIT
LOT C

Situated in the Township of Claridon, County of Geauga and State of Ohio, known as being part of Original Township Lot 3, Section 10, of the East Survey, further known as being part of land conveyed to Old State Road Property, LLC by deed recorded in Volume 1812, Page 281 of Geauga County Records (PPN: 12-095193):

Beginning at a monument box with 5/8 inch iron pin found at an angle point in the centerline of Ensign Road (60 feet wide), said point being located 312.19 feet east of the westerly line of said Section 10;

Thence North 89°28'30" East, along said centerline, 196.07 feet to the Principal Place of Beginning;

COURSE I Thence North 89°28'30" East, continuing along said centerline, 250.00 feet to a point;

COURSE II Thence South 00°31'30" East, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 903.06 feet to a 5/8 inch iron pin set;

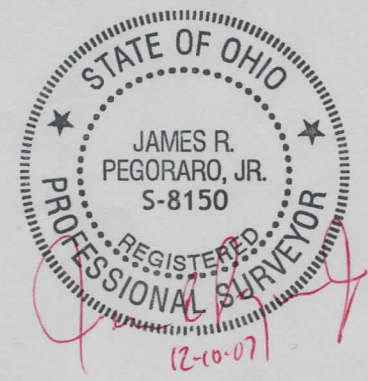
COURSE III Thence South 89°28'30" West, 250.00 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 00°31'30" West, passing through a 5/8 inch iron pin set at 873.06 feet, a total distance of 903.06 feet to the Principal Place of Beginning and containing 5.1828 acres (225,764 square feet) of which 5.0107 acres (218,264 square feet) lie outside the Right of way of Ensign Road, as calculated and described in December of 2007 by James R. Pegoraro, Jr., P.S. No. 8150 of LDC, Inc. Based on a survey done by Harry S. Jones, P.S. No. 6343 of Babcock & Jones and Associates, Inc. in September of 2006. Subject to all legal highways and easements of records. All iron pins set are 5/8" x 30" long rebar with yellow plastic cap stamped "LDC, INC.". Bearings based on the centerline bearing of North 89°28'30" East of Ensign Road per said previous survey.

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

R.S. *12/12/07*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



DECEMBER 7, 2007

LEGAL DESCRIPTION
OF A
5.1828 ACRE LOT SPLIT
LOT D

Situated in the Township of Claridon, County of Geauga and State of Ohio, known as being part of Original Township Lot 3, Section 10, of the East Survey, further known as being part of land conveyed to Old State Road Property, LLC by deed recorded in Volume 1812, Page 281 of Geauga County Records (PPN: 12-095193):

Beginning at a monument box with 5/8 inch iron pin found at an angle point in the centerline of Ensign Road (60 feet wide), said point being located 312.19 feet east of the westerly line of said Section 10;

Thence North 89°28'30" East, along said centerline, 446.07 feet to the Principal Place of Beginning;

COURSE I Thence North 89°28'30" East, along said centerline, 250.00 feet to a point;

COURSE II Thence South 00°31'30" East, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 903.06 feet to a 5/8 inch iron pin set;

COURSE III Thence South 89°28'30" West, 250.00 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 00°31'30" West, passing through a 5/8 inch iron pin set at 873.06 feet, a total distance of 903.06 feet to the Principal Place of Beginning and containing 5.1828 acres (225,764 square feet) of which 5.0107 acres (218,264 square feet) lie outside the Right of way of Ensign Road, as calculated and described in December of 2007 by James R. Pegoraro, Jr., P.S. No. 8150 of LDC, Inc. Based on a survey done by Harry S. Jones, P.S. No. 6343 of Babcock & Jones and Associates, Inc. in September of 2006. Subject to all legal highways and easements of records. All iron pins set are 5/8" x 30" long rebar with yellow plastic cap stamped "LDC, INC.". Bearings based on the centerline bearing of North 89°28'30" East of Ensign Road per said previous survey.

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

R.S.
12/12/07
Revised
OFFICE OF THE
GEAUGA COUNTY ENGINEER

