

BEARINGS ARE BASED UPON GEODETIC NORTH BY GPS OBSERVATION

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

Note:
All 5/8" rebar set are 30" long, 5/8 inch rebar set capped "Foresight Engineering"

DOCUMENTS AND SOURCES OF DATA USED:
-Deed records as shown hereon
-ODOT right of way plans (1929)
-B&O railroad valuation maps

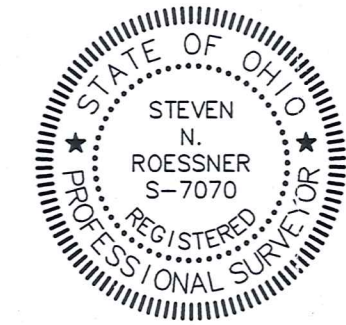
Lot line shown graphically from the Geauga County GIS information

Situated in the Township of Claridon, County of Geauga, State of Ohio and being located in Lot 2 and 3 of Section 9 of the East survey of Township 8, Range VII of the Connecticut Western Reserve

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 January, 2005 and Aug. 2007 by Foresight Engineering Group, Inc. Under the supervision of Steven N. Roessner, P.S. #7070

Steven N. Roessner 11/26/07
Steven N. Roessner, P.S. #7070 Date
Foresight Engineering Group, Inc.



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
RS *U. 2907*
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Foresight Engineering Group
Engineers & Surveyors

440 286-1010
320 Centre Street, Unit F
Chardon, Ohio 44024

SCALE: Horiz. 1" = 100'
Vert. 1" = 100'

FILE NAME: I:\ARM10401\Lotsplit-Plat

DATE: Aug. 1, 2007

REVISIONS:

Plat of Survey / Lot Split
for
SPC Claridon 1, LLC & SPC Claridon 2, LLC
Claridon Twp Geauga County Ohio

SHEET NO.

1/1

I:\askip\99m10401\askip\plat.071126.dwg, 11/26/07 10:54:07 AM, Copyright Foresight Engineering Group, Inc.

CLA00193

CLA-00193

(07-200)

SPC CLARIDON

Picked up 11-29-2007

12-095206

Vol 1862 P 61285

Survey Description

2.2796 acres Split

November 26, 2007

Situated in the Township of Claridon, County of Geauga, State of Ohio and being located in Lot 2 of Section 9 of the East Survey of Township 8, Range VII of the Connecticut Western Reserve and being further bounded and described as follows;

Commencing at a southeasterly corner of parcel #12-600066 owned by the Western Reserve Telephone Company by deed recorded in volume 685, page 406 of the Geauga County Records, said southeasterly corner also being on the centerline of Mayfield Road, said southeasterly corner also being located North 79°16'31" East a distance of 1578.27 feet from a 5/8 inch rebar found in a monument box at the intersection of the centerline of Mayfield Road (U.S. 322), 60 feet wide, with the centerline of S.R 608;

Thence North 13°32'53" West along an easterly line of said parcel #12-600066 a distance of 180.00 feet to a 5/8 inch rebar found at a northeasterly corner of said parcel #12-600066, passing through a 5/8 inch rebar found at a distance of 30.05 feet;

Thence South 79°38'44" West along a northerly line of said parcel #12-600066 a distance of 50.00 feet to a 5/8 inch rebar found at a northwesterly corner of said parcel #12-600066 on an easterly line of parcel #12-027300 owned by Jean A. Bruner by deed recorded in volume 1493, page 204 of the Geauga County Records;

Thence North 13°32'52" West along an easterly line of said parcel #12-027300 a distance of 676.55 feet to a 5/8 inch rebar set at the place of beginning;

Course I. Thence North 13°32'53" West along an easterly line of said parcel #12-027300 a distance of 491.44 feet to a 5/8 inch rebar found at a southwesterly corner of parcel #12-095178 owned by SPC Claridon 1, LLC by deed recorded in volume 1755, page 1249 of the Geauga county Records;

Course II. Thence North 76°27'08" East along a southerly line of said parcel #12-095178 a distance of 202.06 feet to a 5/8 inch rebar found;

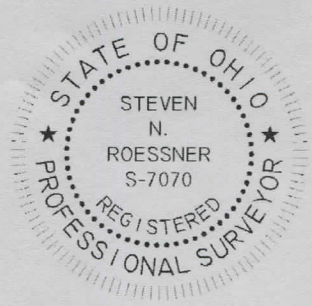
Course III. Thence South 13°32'53" East along a westerly line of said parcel #12-095178 a distance of 491.44 feet to a 5/8 inch rebar set;

THIS IS A COPY

CLA00193

Course IV. Thence South 76°27'07" West along a new division line a distance of 202.06 feet to the place of beginning and containing 2.2796 acres of land as surveyed and described by Foresight Engineering Group, Inc. in January, 2005 and Aug. 2007 under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are based on geodetic north by GPS observation. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The previous deed reference for parcel #12-065000 is volume 1755, page 1258.

Steven N. Roessner
STEVEN N. ROESSNER, P.S. #7070
FORESIGHT ENGINEERING GROUP, INC.
11/29/07 DATE



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

R.S. 11/29/07
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

Left 5005 N.S. VON

Survey Description
3.0934 acres Split
November 26, 2007

Situated in the Township of Claridon, County of Geauga, State of Ohio and being located in Lots 2 and 3 of Section 9 of the East Survey of Township 8, Range VII of the Connecticut Western Reserve and being further bounded and described as follows;

Commencing at a 5/8 inch rebar found in a monument box at the intersection of the centerline of Mayfield Road (U.S. 322), 60 feet wide, with the centerline of S.R 608;

Thence along a line bearing North $79^{\circ}16'31''$ East a distance of 1578.27 feet to a southeasterly corner of parcel #12-600066 owned by the Western Reserve Telephone Company by deed recorded in volume 685, page 406 of the Geauga County Records, said southeasterly corner also being on the centerline of Mayfield Road;

Thence North $79^{\circ}38'44''$ East along the centerline of Mayfield Road a distance of 402.76 feet to a southwesterly corner of parcel #12-706212 owned by the Geauga County Park District by deed recorded in volume 1442, page 709 of the Geauga County Records;

Thence North $13^{\circ}32'53''$ West along a westerly line of said parcel #12-706212 a distance of 382.78 feet to a 5/8 inch rebar found at a northeasterly corner of parcel #12-065000 owned by SPC Claridon 2. LLC by deed recorded in volume 1755, page 1258 of the Geauga county Records, said corner being the place of beginning, passing through a 5/8 inch rebar found at a distance of 30.05 feet;

Course I. Thence South $76^{\circ}27'08''$ West along a northerly line of said parcel # 12-065000 a distance of 350.00 feet to a 5/8 inch rebar found;

Course II. Thence North $13^{\circ}32'53''$ West along an easterly line of said parcel # 12-065000 a distance of 100.00 feet to a 5/8 inch rebar found;

Course III. Thence North $76^{\circ}27'08''$ East along a southerly line of said parcel # 12-065000 a distance of 100.00 feet to a 5/8 inch rebar found;

Course IV. Thence North $13^{\circ}32'53''$ West along an easterly line of said parcel #12-065000 a distance of 398.99 feet to a 5/8 inch rebar set;

Course V. Thence North $76^{\circ}27'07''$ East along a new division line a distance of 250.00 feet to a 5/8 inch rebar set on a westerly line of said parcel #12-706212;

Course VI. Thence South 13°32'53" East along a westerly line of said parcel #12-706212 a distance of 498.99 feet to the place of beginning and containing 3.0934 acres of land as surveyed and described by Foresight Engineering Group, Inc. in January, 2005 and Aug. 2007 under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are based on geodetic north by GPS observation. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The previous deed reference for parcel #12-095178 is volume 1755, page 1249.

Steven N. Roessner
STEVEN N. ROESSNER, P.S. #7070
FORESIGHT ENGINEERING GROUP, INC.

11/29/07
DATE



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

R.S. 11/29/07
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

RECEIVED
11/29/07
TABS P.S. VON

Survey Description**8.8138 acres**

November 26, 2007

Situated in the Township of Claridon, County of Geauga, State of Ohio and being located in Lots 2 and 3 of Section 9 of the East Survey of Township 8, Range VII of the Connecticut Western Reserve and being further bounded and described as follows;

Beginning at a southeasterly corner of parcel #12-600066 owned by the Western Reserve Telephone Company by deed recorded in volume 685, page 406 of the Geauga County Records, said southeasterly corner also being on the centerline of Mayfield Road, said southeasterly corner also being located North $79^{\circ}16'31''$ East a distance of 1578.27 feet from a 5/8 inch rebar found in a monument box at the intersection of the centerline of Mayfield Road (U.S. 322), 60 feet wide, with the centerline of S.R 608;

- Course I. Thence North $13^{\circ}32'53''$ West along an easterly line of said parcel #12-600066 a distance of 180.00 feet to a 5/8 inch rebar found at a northeasterly corner of said parcel #12-600066, passing through a 5/8 inch rebar found at a distance of 30.05 feet;
- Course II. Thence South $79^{\circ}38'44''$ West along a northerly line of said parcel #12-600066 a distance of 50.00 feet to a 5/8 inch rebar found at a northwesterly corner of said parcel #12-600066 on an easterly line of parcel #12-027300 owned by Jean A. Bruner by deed recorded in volume 1493, page 204 of the Geauga County Records;
- Course III. Thence North $13^{\circ}32'53''$ West along an easterly line of said parcel #12-027300 a distance of 676.55 to a 5/8 inch rebar set;
- Course IV. Thence North $76^{\circ}27'07''$ East along a new division line a distance of 452.06 feet to a 5/8 inch rebar set on a westerly line of parcel #12-706212 owned by the Geauga County Park District by deed recorded in volume 1442, page 709 of the Geauga County Records, passing through a 5/8 inch rebar set at a distance of 202.06 feet;
- Course V. Thence South $13^{\circ}32'53''$ East along a westerly line of said parcel #12-706212 a total distance of 881.77 feet to the centerline of Mayfield Road passing through a 5/8 inch rebar found at a distance of 498.99 feet and at a distance of 851.72 feet;

Course VI. Thence South 79°38'44" West along the centerline of Mayfield Road a distance of 402.76 feet to the place of beginning and containing 8.8138 acres of land, of which 0.2774 acres are within the right of way of Mayfield Road and 3.0934 acres are out of parcel #12-095178 and 5.7204 acres are out of parcel #12-065000 as surveyed and described by Foresight Engineering Group, Inc. in January, 2005 and Aug. 2007 under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are based on geodetic north by GPS observation. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The previous deed reference for parcel #12-065000 is volume 1755, page 1258 and for parcel #12-095178 is volume 1755, page 1249.

Steven N. Roessner
STEVEN N. ROESSNER, P.S. #7070
FORESIGHT ENGINEERING GROUP, INC.

11/28/07
DATE



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

R.S. 11/29/07
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

Survey Description**8.8798 acres**

November 26, 2007

Situated in the Township of Claridon, County of Geauga, State of Ohio and being located in Lot 2 of Section 9 of the East Survey of Township 8, Range VII of the Connecticut Western Reserve and being further bounded and described as follows;

Commencing at a 5/8 inch rebar found in a monument box at the intersection of the centerline of Mayfield Road (U.S. 322), 60 feet wide, with the centerline of S.R 608;

Thence along a line bearing North 79°16'31" East a distance of 1578.27 feet to a southeasterly corner of parcel #12-600066 owned by the Western Reserve Telephone Company by deed recorded in volume 685, page 406 of the Geauga County Records, said southeasterly corner also being on the centerline of Mayfield Road;

Thence North 79°38'44" East along the centerline of Mayfield Road a distance of 402.76 feet to a southwesterly corner of parcel #12-706212 owned by the Geauga County Park District by deed recorded in volume 1442, page 709 of the Geauga County Records;

Thence North 13°32'53" West along a westerly line of said parcel #12-706212 a distance of 881.77 feet to a 5/8 inch rebar set at the place of beginning, passing through a 5/8 inch rebar found at a distance of 30.05 feet;

Course I. Thence South 76°27'07" West along a new division line a distance of 452.06 feet to a 5/8 inch rebar set on an easterly line of parcel #12-027300 owned by Jean A. Bruner by deed recorded in volume 1493, page 204 of the Geauga County Records, passing through a 5/8 inch rebar set at a distance of 250.00 feet;

Course II. Thence North 13°32'53" West along an easterly line of said parcel #12-027300 a distance of 939.29 feet to a 5/8 inch rebar found at a northeasterly corner of said parcel #12-027300 and on a southerly line of parcel #12-008200 owned by Maxwell S. and Vincetta Motil by deed recorded in volume 1219, page 474 of the Geauga County Records, passing through a 5/8 inch rebar found at a distance of 491.44 feet;

Course III. Thence North 89°50'22" East along a southerly line of said parcel #12-008200 a distance of 373.55 feet to a 3/4 inch iron pipe found at a southeasterly corner of said parcel #12-008200 and on a westerly line of said parcel #12-706212;

Course IV. Thence along a westerly line of said parcel #12-706212 on the arc of a curve deflecting to the right and having a delta of 20°19'26", a length of 505.21 feet, a radius of 1424.24 feet, a tangent of 255.29 feet, and a chord which bears South 23°42'37" East a distance of 502.56 feet to a ¼ inch iron pipe found;

Course V. Thence South 13°32'53" East along a westerly line of said parcel #12-706212 a distance of 358.13 feet to the place of beginning and containing 8.8798 acres of land of which 2.2796 acres out of parcel #12-065000 and 6.6002 acres out of parcel #12-095178 as surveyed and described by Foresight Engineering Group, Inc. in January, 2005 and Aug. 2007 under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are based on geodetic north by GPS observation. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The previous deed reference for parcel #12-095178 is volume 1755, page 1249 and parcel #12-065000 is volume 1755, page 1258.

Steven N. Roessner
STEVEN N. ROESSNER, P.S. #7070
FORESIGHT ENGINEERING GROUP, INC.

11/28/07
DATE



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

R.S.

11/29/07

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER