

Ensign Road ~ 60'

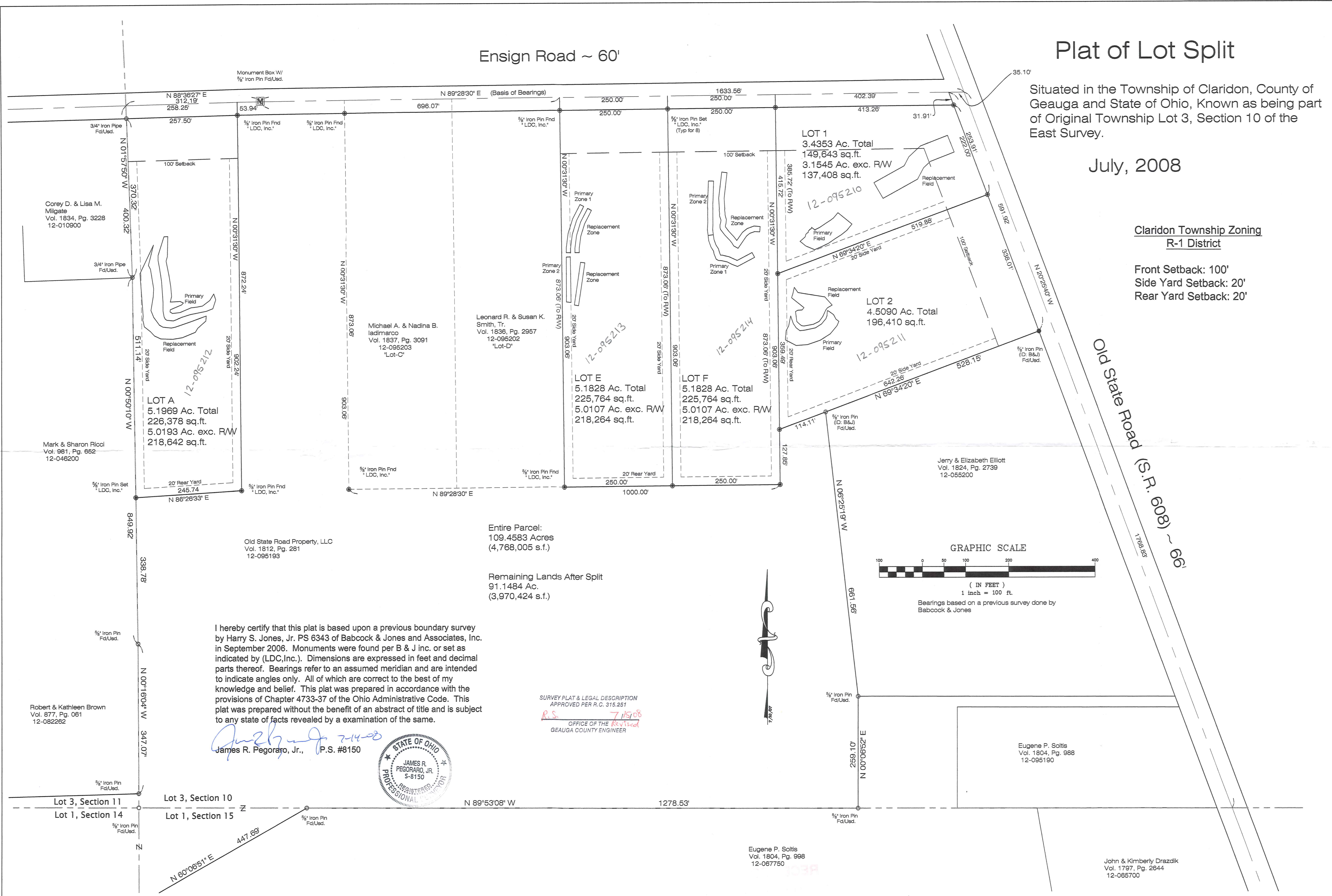
Plat of Lot Split

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.

July, 2008

Claridon Township Zoning
R-1 District

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



Entire Parcel:
109.4583 Acres
(4,768,005 s.f.)

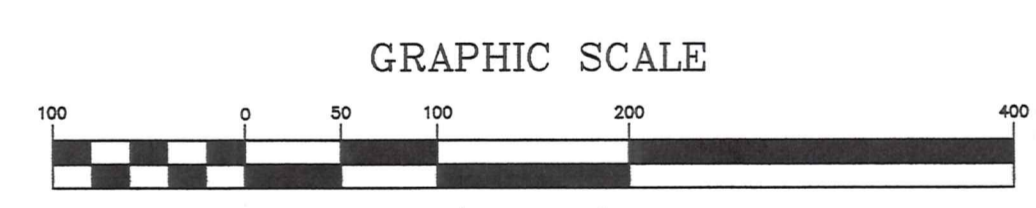
Remaining Lands After Split
91.1484 Ac.
(3,970,424 s.f.)

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 a examination of the same.

James R. Pegoraro, Jr.
James R. Pegoraro, Jr., P.S. #8150



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
7/15/08
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER



(IN FEET)
1 inch = 100 ft.
Bearings based on a previous survey done by Babcock & Jones

LAND DESIGN consultants
www.l.d.c.inc.net
ENGINEERS PLANNERS SURVEYORS
12000 W. State Road #100
P.O. Box 100
Claridon, OH 44803
(419) 384-8838 FAX: (419) 255-9575
L.D.C. Inc. dba

DATE: 7-14-08
SCALE: HOR. 1"=100'
VERT. 1"=100'
FILENAME: LS-Survey
COMPUTER S:
TAB NAME: Split-2

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

SHEET 1 OF 1
CONTRACT No. FINAS1-0701

CLA00197

12-095210
Vol. 1869. Pg. 263

JULY 14, 2008

LEGAL DESCRIPTION
OF A
3.4353 ACRE LOT SPLIT
LOT 1

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 North 88°36'27" East, 312.19 feet east of the westerly line of said Section 10;

Thence North 89°28'30" East, along said centerline, 1196.07 feet to the Principal Place of Beginning;

COURSE I Thence North 89°28'30" East, continuing along said centerline, 402.39 feet to its intersection with the northwesterly extension of the southwesterly sideline of Old State Road (S.R. 608) (66 feet wide);

COURSE II Thence South 20°25'40" East, along said northwesterly extension of the southwesterly sideline of Old State Road and passing through a 5/8 inch iron pin set at 31.91 feet, a total distance of 253.91 feet to a 5/8 inch iron pin set in said southwesterly sideline;

COURSE III Thence South 69°34'20" West, 519.88 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 385.72 feet in the southerly sideline of said Ensign Road, a total distance of 415.72 feet to the Principal Place of Beginning and containing 3.4353 acres (149,643 square feet) of which 3.1545 acres (137,408 square feet) lie outside the right-of-way of Ensign Road, as calculated and described in January of 2008 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.

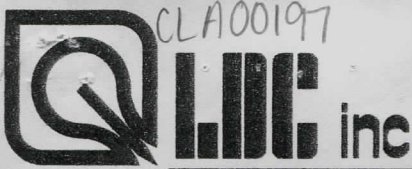
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SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S. *7/15/08*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

JAMES R. PEGORARO, JR.
S-8150
PROFESSIONAL REGISTERED SURVEYOR
[Signature] *7/14/08*



CLA00197

(08-077)

12-095211
Vol. 1869- Pg. 263

9025 Osborne Drive - Mentor, Ohio 44060
Phone: (440)255-8463 * 354-6938 * 951-LAND * Fax (440)255-9575

JULY 14, 2008

LEGAL DESCRIPTION
OF A
4.5090 ACRE LOT SPLIT
LOT 2

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 North 88°36'27" East, 312.19 feet east of the westerly line of said Section 10;

Thence North 89°28'30" East, along said centerline, 1598.46 feet to its intersection with the northwesterly extension of the southwesterly sideline of Old State Road (S.R. 608) (66 feet wide);

Thence South 20°25'40" East, along said northwesterly extension of the southwesterly sideline of Old State Road and passing through a 5/8 inch iron pin set at 31.91 feet, a total distance of 253.91 feet to a 5/8 inch iron pin set in said southwesterly sideline and the Principal Place of Beginning;

COURSE I Thence South 20°25'40" East, continuing along said southwesterly sideline, 338.01 feet to a 5/8 inch iron pin found (I.D. "Babcock & Jones") at the northeasterly corner of land conveyed to Jerry and Elizabeth Elliott by deed recorded in Volume 1824, Page 2739 of Geauga County Records (PPN: 12-055200);

COURSE II Thence South 69°34'20" West, along the northwesterly line of Elliott and passing through a 5/8 inch iron pin found (I.D. "Babcock & Jones") at 528.15 feet, a total distance of 642.26 feet to a 5/8 inch iron pin set;

COURSE III Thence North 00°31'30" West, 359.49 feet to a 5/8 inch iron pin set;

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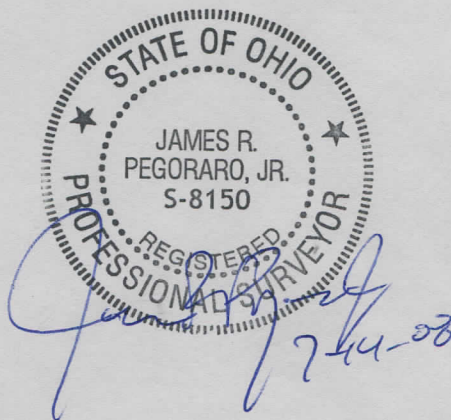
JULY 14, 2008
LEGAL DESCRIPTION
OF A 4.5090 ACRE LOT SPLIT
LOT 2
PAGE 2

COURSE IV

Thence North 69°34'20" East, 519.88 feet to the Principal Place of Beginning and containing 4.5090 acres (196,410 square feet) of land as calculated and described in January of 2008 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.

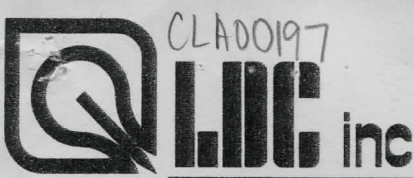
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

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OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



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JULY 14, 2008

LEGAL DESCRIPTION
OF A
5.1969 ACRE LOT SPLIT
LOT A

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 North 88°36'27" East, 312.19 feet east of the westerly line of said Section 10;

Thence South 88°36'27" West, along said centerline, 53.94 feet to the Principal Place of Beginning;

COURSE I Thence South 00°31'30" East, passing through a 5/8 inch iron pin found (I.D. "LDC,INC.") at 30.00 feet, a total distance of 902.24 feet to a 5/8 inch iron pin found (I.D. "LDC,INC.");

COURSE II Thence South 86°26'33" West, 245.74 feet to a 5/8 inch iron pin set in an easterly line of land conveyed to Mark and Sharon Ricci by deed recorded in Volume 981, Page 652 of Geauga County Records (PPN: 12-046200), said line also being the easterly line of Section 11 of the east survey;

COURSE III Thence North 00°50'10" West, along said easterly line of Ricci and the said easterly section line, 511.14 feet to a 3/4 inch iron pipe found at an angle point in section line and the southeasterly corner of land conveyed to Corey and Lisa Milgate by deed recorded in Volume 1834, Page 3228 of Geauga County Records (PPN: 12-010900);

COURSE IV Thence North 01°57'50" West, along the easterly lines of said Section 11 and Milgate, passing through a 3/4 inch iron pipe found at 370.32 feet, a total distance of 400.32 feet to said centerline of Ensign Road;

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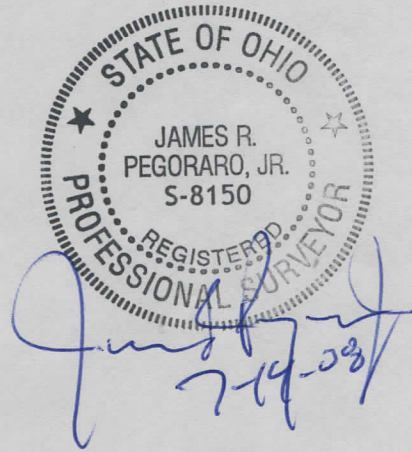
JULY 14, 2008
LEGAL DESCRIPTION
OF A 5.1969 ACRE LOT SPLIT
LOT A
PAGE 2

COURSE V

Thence North 88°36'27" East, along said centerline, 258.25 feet to the Principal Place of Beginning and containing 5.1969 acres (226,378 square feet) of which 5.0193 acres (218,642 square feet) of land lie outside the right-of-way of Ensign Road as calculated and described in January of 2008 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.

SURVEY PLAT & LEGAL DESCRIPTION
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OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



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Geauga County Engineer

JULY 14, 2008

LEGAL DESCRIPTION
OF A
5.1828 ACRE LOT SPLIT
LOT E

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 North 88°36'27" East, 312.19 feet east of the westerly line of said Section 10;

Thence North 89°28'30" East, along said centerline, 696.07 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 found (I.D. "LDC,INC.");

COURSE IV Thence North 00°31'30" West, passing through a 5/8 inch iron pin found (I.D. "LDC,INC.") 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 January of 2008 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. 7/15/08
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

STATE OF OHIO
JAMES R. PEGORARO, JR.
S-8150
REGISTERED PROFESSIONAL SURVEYOR
7/14/08

JULY 14, 2008

LEGAL DESCRIPTION
OF A
5.1828 ACRE LOT SPLIT
LOT F

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 North 88°36'27" East, 312.19 feet east of the westerly line of said Section 10;

Thence North 89°28'30" East, along said centerline, 946.07 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 January of 2008 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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