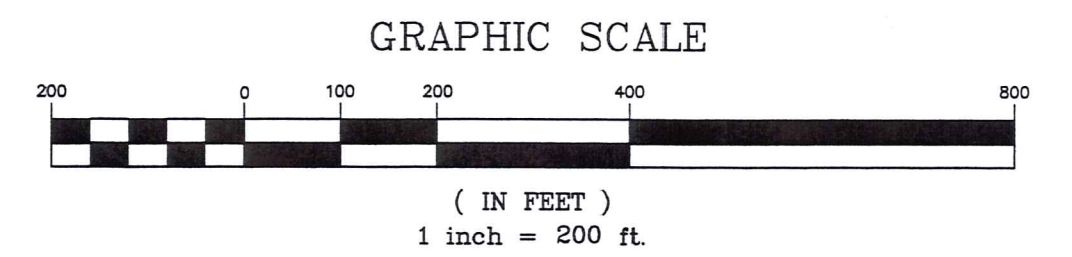


ENSIGN ROAD - 60'

FOREST ROAD - 60'



NOTE: THERE ARE NO EASEMENTS FOR THE PROPOSED LOT.

ZONING - R-1
MIN. AREA - 3.0 AC.
MIN. FRONTAGE - 250'
MIN. SETBACK - 100'
MIN. SIDE YARD - 20'
MIN. REAR YARD - 20'

ORIGINAL - 86,047 AC.
SPLIT "A" - 52,294 AC.
TOTAL - 138,342 AC.

SPLIT "A" - 52,294 AC.

JUDITH WARD
VOL. 435 - PG. 465
12-076400

Bearings are based upon the centerline of Old State Road being South 20°25'40" East and are used to describe angles only.

CERTIFICATION

I hereby certify that an actual boundary survey was prepared by me on Oct. 14, 2008 and that the survey is in accordance with O.R.C. Chapter 4733-37 Minimum Standards for Boundary Surveys in the State of Ohio. Permanent monuments were found or set at all locations shown hereon. All dimensions given are expressed or decimal parts thereof. Bearings are to an assumed meridian and are shown to indicate angles only.

I hereby certify that this plan was prepared by me and is correct to the best of my knowledge, information and belief.
Harry S. Jones
Harry S. Jones, P.S.
Date: 10/23/08

BETHANY WILSON & LAMON JOHNSON
VOL. 1804 - PG. 475
12-022500 & 12-022600

Harry S. Jones
HARRY S. JONES #6343 10/23/08
DATE

EXISTING UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, BABCOCK, JONES AND ASSOCIATES, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.



REV. NO.	DESCRIPTION	DATE	BY	CHK'D
1	REVISED SPLITS & ADDED SPLITS	8/13/06	B.P.	H.J.
2	REVISED LOT SPLITS	8/18/06	B.P.	H.J.
3	REVISED LOT SPLITS	6/20/06	B.P.	H.J.
4	REVISED LOT SPLITS	6/27/06	B.P.	H.J.
5	REVISED ACERAGES ON S.R. 608	8/23/06	B.P.	H.J.

6	REVISED PER GEAUGA COUNTY ENGINEER	9/19/06	HJ	HJ
7	ADDED SPLIT FOR FARM	9/19/06	HJ	HJ
8	ADDED SEPTIC FILL FARM	12/7/06	HJ	HJ
9	REVISED PER GEAUGA COUNTY ENGINEER	12/15/06	HJ	HJ
10	REVISED LOT SPLIT	10/14/08	HJ	HJ
11	REVISED PER GEAUGA COUNTY ENGINEER	10/23/08	HJ	HJ

bj BABCOCK, JONES AND ASSOCIATES, INC
CIVIL ENGINEERS - SURVEYORS - LAND PLANNERS
PAINESVILLE OHIO 44077

DATE	5/12/06
DESIGN BY	H.J.
DRAWN BY	B.P.
APPROVED BY	H.J.
CREW CHIEF	W.B.

ORIGINAL LOT 3, SECTION 10
LOT 1, SECTION 15
LOT 1, SECTION 14
LOT 3, SECTION 11 OLD STATE ROAD PROPERTY, LLC
FOR
ENSIGN ROAD & OLD STATE ROAD (P.P.# 12-0 5)
CLARDON TOWNSHIP
GEAUGA COUNTY, OHIO

SCALE	1"=200'
JOB NO	05-270
SHEET	OF
1	1

CLA00199

(CLA 00199)

(08-130)



BABCOCK - JONES
CIVIL ENGINEERS AND SURVEYORS

Old State Road Property
picked up 10-30-08
12-095204
Vol. 1852 - Pg. 1058

1924 MENTOR AVE., PAINESVILLE, OHIO 44077 PHONE (440) 357-1811 FACSIMILE (440) 357-9173

October 23, 2008

REVISED LEGAL DESCRIPTION OF SPLIT "A" FOR
OLD STATE ROAD PROPERTY, LLC.

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being a part Lot No. 1, Section No. 15, Lot No. 1, Section 14, and Lot No. 3, Section 11 East Survey in said Township and being further bounded and described as follows;

Beginning at the intersection of the centerlines of Ensign Road (60 feet wide) and Old State Road - S.R. 608 (66 feet wide);

Thence South 89°28'30" West along the centerline of Ensign Road a distance of 1,633.56 feet to a 5/8" iron pin found in a monument box;

Thence South 88°36'27" West along the centerline of Ensign Road a distance of 312.19 feet to the northeasterly corner of land conveyed to Corey and Lisa Milgate by deed recorded in Volume 1834, Page 3228 of Geauga County Deed Records, Permanent Parcel No. 12-010900, said point also being on the line between Lot No. 3, Section No. 11 and Lot No. 3, Section No. 10;

Thence South 1°57'50" East along said Section Line and the easterly line and to the southeasterly corner of Corey & Lisa Milgate, passing thru a 1" iron pipe found at 30.00 feet, a distance of 400.32 feet to a 5/8" iron pin found on the easterly line of land conveyed to Mark and Sharon Ricci by deed recorded in Volume 981, Page 652 of Geauga County Deed Records, Permanent Parcel No. 12-046200;

Thence South 0°50'10" East along said Section Line and the easterly line and to the southeasterly corner of Mark and Sharon Ricci a distance of 849.92 feet to a 5/8" iron pin found on the easterly line of land conveyed to Robert and Kathleen Brown by deed recorded in Volume 877, Page 61 of Geauga County Deed Records, Permanent Parcel No. 12-082262;

Thence South 0°16'04" East along said Section Line and the easterly line and to the southeasterly corner of Robert and Kathleen Brown a distance of 347.07 feet to a 5/8" iron pin found, said point being the principal place of beginning;

COURSE I: Thence South 0°16'04" East along said Section Line a distance of 33.00 feet to a 5/8" iron pin found at the intersection of Lot No. 3, Section No. 10, Lot No. 1, Section No. 15, Lot No. 1, Section No. 14 and Lot No. 3, Section No. 11;

COURSE II: Thence South 89°53'08" East along the south line of Lot No. 3, Section No. 10 and the north line of Lot No. 1, Section No. 15 line a distance of 389.20 feet to a 5/8" iron pin found on the northerly line of land conveyed to Eugene P. Soltis by deed recorded in Volume 1804, Page 998 of Geauga County Deed Records, Permanent Parcel No. 12-067750;

CLA00199

REVISED LEGAL DESCRIPTION OF SPLIT "A"
FOR OLD STATE ROAD PROPERTY, LLC.

CONTINUED

PAGE 2

COURSE III: Thence South 60°06'51" West along the northerly line and to the northwesterly corner of Eugene P. Soltis a distance of 447.69 feet to a 5/8" iron pin found on the Lot Line between Lot No. 1, Section 15 and Lot No. 1, Section No. 14;

COURSE IV: Thence South 0°16'02" East along the westerly line and to the southwesterly corner of Eugene P. Soltis and said Lot 1, Section 15 a distance of 1,778.74 feet to a 5/8" iron pin found at the northeasterly corner of land conveyed to Sally R. Hess by deed recorded in Volume 1708, Page 872 of Geauga County Deed Records, Permanent Parcel No. 12-095167, said point also being on the Lot Line between Lot No. 1, Section No. 14 and Lot No. 2, Section No. 14;

COURSE V: Thence South 89°11'00" West along said Lot line and the northerly line of Sally R. Hess a distance of 1,105.60 feet to a 5/8" iron pin found at the southeasterly corner of land conveyed to Gregory Loudon by deed recorded in Volume 1782, Page 2784 of Geauga County Deed Records, Permanent Parcel No. 12-006460;

COURSE VI: Thence North 0°03'15" West along the easterly lines of Gregory Loudon, Richard and Karen Dewey, Trustees by deed recorded in Volume 1341, page 508 of Geauga County Deed Records, Permanent Parcel No. 12-017550, Bruce Kullik by deed recorded in Volume 1587, Page 947 of Geauga County Deed Records, Permanent Parcel No. 12-000800, Frank Kaminski and Lauren Wade, Trustees by deed recorded in Volume 1832, Page 1375 of Geauga County Deed Records, Permanent Parcel No. 12-090158, Dennis and Alice Wise by deed recorded in Volume 989, Page 69 of Geauga County Deed Records, Permanent Parcel No. 12-090166, Matthew and Denise Glova by deed recorded in Volume 910, Page 148 of Geauga County Deed Records, Permanent Parcel No. 12-013900 and the easterly line and to the northeasterly corner of Julius and Helen Frisco, Sr. by deed recorded in Volume 1247, Page 688 of Geauga County Deed Records, Permanent Parcel No. 12-067320 a distance of 2,020.51 feet to a 5/8" iron pin found on the southerly line of land conveyed to Robert and Kathleen Brown;

COURSE VII: Thence North 88°23'32" East along the southerly line of Robert and Kathleen Brown a distance of 1,098.33 feet to the principal place of beginning and containing 52.2948 acres, as surveyed and described by Harry S. Jones, Registered Surveyor No. 6343 in October, 2008.

Bearings are based upon the centerline of Old State Road being South 20°25'40" East and are used to describe angles only.

Previous deed Volume 1812, Page 281 to be added to Permanent Parcel No. 12-067750.

Out of Permanent Parcel 12-095193.

Harry S. Jones #6343
Harry S. Jones, P.S. #6343

10/24/08
Date



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

R.S. *10/29/08*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

CLA00199



BABCOCK - JONES
CIVIL ENGINEERS AND SURVEYORS

1924 MENTOR AVE., PAINESVILLE, OHIO 44077 PHONE (440) 357-1811 FACSIMILE (440) 357-9173

October 24, 2008

REVISED LEGAL DESCRIPTION OF BALANCE OF PARCEL FOR
OLD STATE ROAD PROPERTY, LLC.

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being a part Lot No. 3, Section 10 East Survey in said Township and being further bounded and described as follows;

Beginning at the intersection of the centerlines of Ensign Road (60 feet wide) and Old State Road - S.R. 608 (66 feet wide);

Thence South 89°28'30" West along the centerline of Ensign Road a distance of 35.10 feet to the principal place of beginning;

COURSE I: Thence South 20°25'40" East along the westerly right-of-way line of Old State Road a distance of 591.91 feet to a 5/8" iron pin found at the northeasterly corner of land conveyed to Jerry and Elizabeth Elliott by deed recorded in Volume 1824, Page 2739 of Geauga County Deed Records, Permanent Parcel No. 12-055200;

COURSE II: Thence South 69°34'20" West along the northerly line and to the northwesterly corner of Jerry and Elizabeth Elliott a distance of 528.15 feet to a 5/8" iron pin found;

COURSE III: Thence South 6°25'19" East along the westerly line and to the southwesterly corner of Jerry and Elizabeth Elliott a distance of 661.56 feet to a 5/8" iron pin found on an angle in the northerly line of Eugene P. Soltis by deed recorded in Volume 1804, Page 998 of Geauga County Deed Records, Permanent Parcel No. 12-067750;

COURSE IV: Thence South 0°06'52" West, along the northerly line of Eugene P. Soltis a distance of 259.10 feet to a 5/8" iron pin found on the Lot Line between Lot No. 3, Section No. 10 and Lot No. 1, Section No. 15;

COURSE V: Thence North 89°53'08" West along said Lot Line and the northerly line of Eugene P. Soltis a distance of 1,667.73 feet to a 5/8" iron pin found at the intersection of Lot No. 3, Section No. 10, Lot No. 1, Section No. 15, Lot No. 1, Section No. 14 and Lot No. 3, Section No. 11;

COURSE VI: Thence North 0°16'04" West along said Lot Line and the easterly line and to the northeasterly corner of Robert and Kathleen Brown by deed recorded in Volume 877, Page 61 of Geauga County Deed Records, Permanent Parcel No. 12-082262, a distance of 380.07 feet to a 5/8" iron pin found at the southeasterly corner of land conveyed to Mark and Sharon Ricci by deed recorded in Volume 981, Page 652 of Geauga County Deed Records, Permanent Parcel No. 12-046200;

REVISED LEGAL DESCRIPTION OF BALANCE OF PARCEL FOR
OLD STATE ROAD PROPERTY, LLC.

CONTINUED

PAGE 2

- COURSE VII: Thence North 0°50'10" West along the easterly line and to the northeasterly corner of Mark and Sharon Ricci a distance of 849.92 feet to a 5/8" iron pin found at the southeasterly corner of land conveyed to Corey and Lisa Milgate by deed recorded in Volume 1834, Page 3228 of Geauga County Deed Records, Permanent Parcel No. 12-010900;
- COURSE VIII: Thence North 1°57'50" West along the easterly line and to the northeasterly corner of Corey and Lisa Milgate, passing thru a 1" iron pipe found at 370.32 feet, a distance of 400.32 feet to a point on the centerline of Ensign Road;
- COURSE IX: Thence North 88°36'27" East along the centerline of Ensign Road a distance of 312.19 feet to a 5/8" iron pin found in a monument box therein;
- COURSE X: Thence North 89°28'30" East along the centerline of Ensign Road a distance of 196.07 feet to the northwesterly corner of land conveyed to Michael and Nadina Iadimarco by deed recorded in Volume 1837, Page 3091 of Geauga County Deed Records, Permanent Parcel No. 12-095203;
- COURSE XI: Thence South 0°31'30" East along the westerly line and to the southwesterly corner of Michael and Nadina Iadimarco, passing thru a 5/8" iron pin found at 30.00 feet, a distance of 903.06 feet to a 5/8" iron pin found;
- COURSE XII: Thence North 89°28'30" East along the southerly line of Michael and Nadina Iadimarco, and the southerly line and to the southeasterly corner of land conveyed to Leonard and Susan Smith by deed recorded in Volume 1836, Page 2957 of Geauga County Deed Records, Permanent Parcel No. 12-095202, passing thru a 5/8" iron pin found at 250.00 feet, a distance of 500.00 feet to a 5/8" iron pin found;
- COURSE XIII: Thence North 0°31'30" West along the easterly line and to the northeasterly corner of Leonard and Susan Smith, passing thru a 5/8" iron pin found at 873.06 feet, a distance of 903.06 feet to the centerline of Ensign Road;
- COURSE XIV: Thence North 89°28'30" East along the centerline of Ensign Road a distance of 902.39 feet to the place of beginning and containing 57.1629 acres of land, as surveyed and described by Harry S. Jones, Registered Surveyor No. 6343 in October, 2008.

Bearings are based upon the centerline of Old State Road being South 20°25'40" East and are used to describe angles only.

Previous deed Volume 1812, Page 281.

Balance of Permanent Parcel 12-095193.

Harry S. Jones #6343
Harry S. Jones, P.S. #6343

10/24/08
Date



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

10/24/08
Revised
OFFICE OF THE
GEAUGA COUNTY ENGINEER

CLA00199

(08-130)

12-067750

Vol. 1852 - Pg. 1063



BABCOCK - JONES
CIVIL ENGINEERS AND SURVEYORS

1924 MENTOR AVE., PAINESVILLE, OHIO 44077 PHONE (440) 357-1811 FACSIMILE (440) 357-9173

October 23, 2008

REVISED LEGAL DESCRIPTION OF TOTAL OF PROPERTY FOR GENE SOLTIS.

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being a part Lot No. 1, Section No. 15, Lot No. 3, Section No. 11, Lot 1, Section 14 and Lot 3, Section 10 East Survey in said Township and being further bounded and described as follows;

Beginning at the intersection of the centerlines of Ensign Road (60 feet wide) and Old State Road - S.R. 608 (66 feet wide);

Thence South 89°28'30" West along the centerline of Ensign Road a distance of 35.10 feet to a point;

Thence South 20°25'40" East along the westerly right-of-way line of Old State Road a distance of 1,491.72 feet to a 5/8" iron pin found on the southeasterly corner of land conveyed to Jerry and Elizabeth Elliott by deed recorded in Volume 1824, Page 2739 of Geauga County Deed Record, Permanent Parcel No. 12-055200, said point being the principal place of beginning;

COURSE I: Thence South 20°25'40" East along the westerly right-of-way line of Old State Road a distance of 26.70 feet to a 5/8" iron pin found at the northeasterly corner of land conveyed to Eugene Soltis by deed recorded in Volume 1804, Page 988 of Geauga County Deed Records, Permanent Parcel No. 12-095190;

COURSE II: Thence North 89°53'08" West along the northerly line and to the northwesterly corner of Eugene Soltis a distance of 514.37 feet to a 5/8" iron pin found;

COURSE III: Thence South 00°06'52" West along the westerly line and to the southwestly corner of Eugene Soltis a distance of 234.10 feet to a 5/8" iron pin found on the Lot Line between Lot No. 3, Section No. 10 and Lot No. 1, Section No. 15;

COURSE IV: Thence South 89°53'08" East along the southerly line of Eugene Soltis and said Lot Line a distance of 185.03 feet to a 1" iron pipe found at the northwesterly corner of land conveyed to John and Kimberly Drazdik by deed recorded in Volume 1797, Page 2644 of Geauga County Deed Records, Permanent Parcel No. 12-065700;

COURSE V: Thence South 9°49'18" East along the westerly line and to the southwestly corner of John and Kimberly Drazdik a distance of 371.35 feet to a 1" iron pipe found;

COURSE VI: Thence North 85°51'32" East along the southerly line of John and Kimberly Drazdik a distance of 94.45 feet to a 1" iron pipe found;

REVISED LEGAL DESCRIPTION OF BALANCE OF PARCEL FOR
OLD STATE ROAD PROPERTY, LLC.
CONTINUED PAGE 2

COURSE VII: Thence North 76°47'52" East along the southerly line and to the southeasterly corner of John and Kimberly Drazdik a distance of 371.18 feet to a 1" iron pipe found on the westerly right-of-way line of Old State Road;

COURSE VIII: Thence South 20°25'40" East along the westerly right-of-way line of Old State Road a distance of 293.22 feet to a 1" iron pipe found at the northeasterly corner of land conveyed to Joseph and Sophie Helt by deed recorded in Volume 524, Page 921 of Geauga County Deed Records, Permanent Parcel No. 12-028300;

COURSE IX: Thence South 71°16'12" West along the northerly line and to the northwesterly corner of Joseph and Sophie Helt a distance of 287.06 feet to a 1" iron pipe found;

COURSE X: Thence South 2°45'48" East along the westerly line and to the southwestly corner of Joseph and Sophie Helt a distance of 155.00 feet to a 1" iron pipe found;

COURSE XI: Thence North 74°50'42" East along the southerly line and to the southeasterly corner of Joseph and Sophie Helt a distance of 335.39 feet to a 1" iron pipe found on the westerly right-of-way line of Old State Road;

COURSE XII: Thence South 20°25'40" East along the westerly right-of-way line of Old State Road a distance of 579.34 feet to a 1" iron pipe found at the northeasterly corner of land conveyed to Bethany Johnson by deed recorded in Volume 1806, Page 475 of Geauga County Deed Records, Permanent Parcel No. 12-022600 and 12-022500;

COURSE XIII: Thence South 89°11'00" West along the northerly line and to the northwesterly corner of Bethany Johnson a distance of 2,348.81 feet to a 1" iron pipe found;

COURSE XIV: Thence South 0°49'00" East along the westerly line and to the southwestly corner of Bethany Johnson a distance of 704.88 feet to a 1" iron pipe found on the Lot Line between Lot No. 1, Section No. 15 and Lot No. 2, Section No. 15 and the northerly line of land conveyed to Judith Ward by deed recorded in Volume 435, page 465 of Geauga County Deed Records, permanent Parcel No. 12-076400;

COURSE XV: Thence South 89°11'00" West along said Lot Line and the northerly line and to the northwesterly corner of Judith Ward a distance of 617.76 feet to a 5/8" iron pin found at the northeasterly corner of land conveyed to Sally Hess by deed recorded in Volume 1708, Page 872 of Geauga County Deed Records, Permanent Parcel No. 12-095167, said point also being on the Lot Line between Lot No. 1, Section No. 14 and Lot No. 2, Section No. 14;

CLA00199

REVISED LEGAL DESCRIPTION OF BALANCE OF PARCEL FOR
OLD STATE ROAD PROPERTY, LLC.
CONTINUED PAGE 3

COURSE XVI: Thence South 89°11'00" West along said Lot Line and the northerly line of Sally R. Hess a distance of 1,105.60 feet to a 5/8" iron pin found at the southeasterly corner of land conveyed to Gregory Louden by deed recorded in Volume 1782, Page 2784 of Geauga County Deed Records, Permanent Parcel No. 12-006460;

COURSE XVII: Thence North 0°03'15" West along the easterly lines of Gregory Louden, Richard and Karen Dewey, Trustees by deed recorded in Volume No. 1341, Page 508 of Geauga County Deed Records, Permanent Parcel No. 12-017550, Bruce Kullik by deed recorded in Volume No. 1587, Page 947 of Geauga County Deed Records, Permanent Parcel No. 12-000800, Frank Kaminski and Lauren Wade, Trustees by deed recorded in Volume 1832, Page 1375 of Geauga County Deed Records, Permanent Parcel No. 12-090158, Dennis and Alice Wise by deed recorded in Volume No. 989, Page 69 of Geauga County Deed Records, Permanent Parcel No. 12-090166, Matthew and Denise Glova by deed recorded in Volume 910, Page 148 of Geauga County Deed Records, Permanent Parcel No. 12-013900 and the easterly line and to the northeasterly corner of Julius and Helen Frisco, Sr. by deed recorded in Volume 1247, Page 688 of Geauga County Deed Records, Permanent Parcel No. 12-067320 a distance of 2,020.51 feet to a 5/8" iron pipe found on the southerly line of land conveyed to Robert and Kathleen Brown by deed recorded in Volume 877, Page 61 of Geauga County Deed Records, Permanent Parcel No. 12-082262;

COURSE XVIII: Thence North 88°23'32" East along the southerly line and to the southeasterly corner of Robert and Kathleen Brown a distance of 1,098.33 feet to a 5/8" iron pin found on the Lot Line between Lot No. 3, Section No.11 and Lot No. 3, Section No. 10;

COURSE XIX: Thence South 0°16'04" East along said Lot Line a distance of 33.00 feet to a 5/8" iron pin found at the intersection of the Lot No. 3, Section No. 11, Lot No. 1, Section No. 14, Lot No. 1, Section No. 15 and Lot No. 3, Section No. 10;

COURSE XX: Thence South 89°53'08" East along said Lot Line and a southerly line of Old State Road Property, LLC a distance of 1,667.73 feet to a 5/8" iron pin found at an angle thereof;

COURSE XXI: Thence North 0°06'52" East along a southerly line of Old State Road Property, LLC, a distance of 259.10 feet to a 5/8" iron pin found at the southwesterly corner of Jerry and Elizabeth Elliott;

COURSE XXII: Thence South 89°53'08" East along the southerly line of Jerry and Elizabeth Elliot, a distance of 735.00 feet to the principal place of beginning and containing 138.3426 acres of land, as surveyed and described by Harry S. Jones, Registered Surveyor No. 6343 in October, 2008.

CLA00199

REVISED LEGAL DESCRIPTION OF BALANCE OF PARCEL FOR
OLD STATE ROAD PROPERTY, LLC.
CONTINUED PAGE 4

Bearings are based upon the centerline of Old State Road being South 20°25'40" East and are used to describe angles only.

Previous deeds Volume 1812, Page 281 and Volume 1804, Page 998.

Combination of part of Permanent Parcel 12-095193 (52.2948 acres) and Permanent Parcel No. 12-067750 (86.0478 acres).

Harry S. Jones #6343
Harry S. Jones, P.S. #6343

10/29/08
Date

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

R.S. *10/29/08*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



RECEIVED
OCT 28 2008
Geauga County Engineer