

**LEGEND**

- 5/8" CAPPED REBAR SET, (GBC DESIGN, INC.)
- 5/8" CAPPED REBAR (GBC DESIGN, INC.) FOUND & USED (UNLESS OTHERWISE NOTED)
- MONUMENT FOUND

SITUATED IN THE TOWNSHIP OF HAMB DEN  
 COUNTY OF GEAGA  
 STATE OF OHIO  
 AND KNOWN AS BEING PART OF  
 TOWNSHIP LOT NO. 29 BOND TRACT

**BASIS OF BEARING**  
 CENTERLINE OF WOODIN ROAD  
 AS RECORDED IN VOL. 805, PG. 996  
 OF THE GEAGA COUNTY RECORDS

*Prior*  
 BIG CREEK PROPERTIES, LLC  
 P.P. #15-102351  
 D.V. 1571, P. 705

**BIG CREEK PROPERTIES, LLC**  
 AREA = 42.8943 ACRES

BIG CREEK PROPERTIES, LLC  
 P.P. #15-033500  
 D.V. 1431, P. 19-23



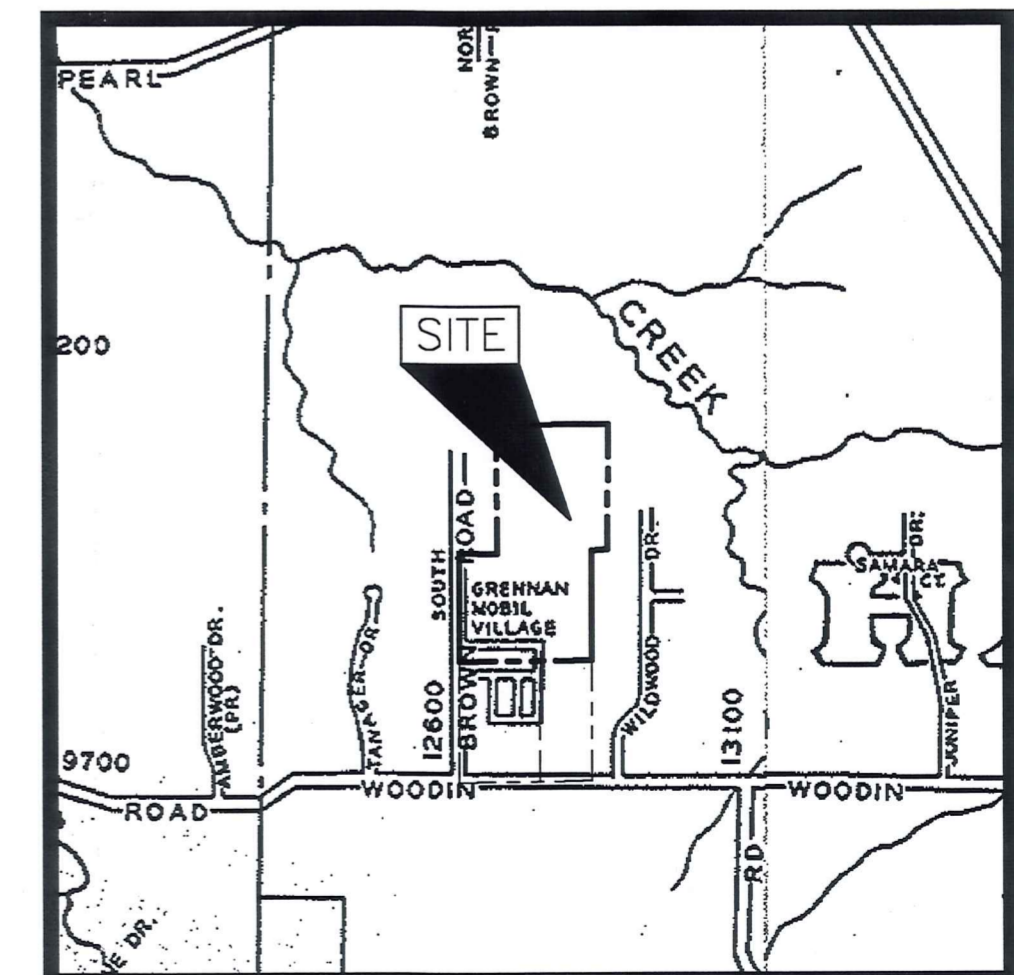
I HEREBY CERTIFY THAT AN ACTUAL FIELD SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE

*Louis J. Giffels* 6/27/2003  
 LOUIS J. GIFFELS - Reg. No. 7790 DATE

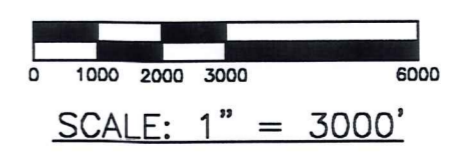
APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 GEAGA COUNTY ENGINEER

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 HAMB DEN TOWNSHIP ZONING INSPECTOR

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 GEAGA COUNTY PLANNING COMMISSION



LOCATION MAP



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*R.S.* 7/1/03  
 OFFICE OF THE  
 GEAGA COUNTY ENGINEER

**GBC DESIGN, INC.**  
 8378 West Market St. Akron, OH 44333-8886  
 Phone 330-896-0228 Fax 330-896-5782

**BIG CREEK PROPERTIES, LLC**  
 P.O. BOX 1102  
 CHARDON, OHIO 44024  
 440-286-6194

BIG CREEK RIDGE  
 HAMB DEN TOWNSHIP  
 GEAGA COUNTY, OHIO  
 CONSOLIDATION PLAT  
 WOODIN ROAD

DRAWN BY:  
 M.E.I.  
 DATE:  
 JUNE, 2003  
 PROJECT NO.  
 34097N  
 DRAWING NO.  
 1 OF 1

HAMMOOD16 (HAM) 00016

Big Creek  
Picked up 7/2/03

# GBC DESIGN, INC.

3378 West Market Street Akron, OH 44333-3386  
Phone 330-836-0228 Fax 330-836-5782  
E-mail gbc@gbcdesign.com

Sy Cymerman, A.I.A.  
Michael A. Gardina, P.E.  
Gary R. Rouse, P.E., P.S.  
John E. Walsh, P.E., P.S.

June 27, 2003

## LEGAL DESCRIPTION Big Creek Properties, LLC Lot Consolidation 42.8943 Acres

Situated in the Township of Hambden, County of Geauga, State of Ohio, known as being part of Township Lot 29, Bond Tract, also known as being all of the 34.0939 Acre lands now or formerly owned by Big Creek Properties, LLC as recorded in Deed Volume 1431, Page 19 of the Geauga County Records, and all of the 8.8004 Acre lands now or formerly owned by Big Creek Properties, LLC as recorded in Deed Volume 1542, Page 781 of the Geauga County records and further described as follows:

Beginning at a 1" iron bar in monument box found at the centerline intersection of Woodin Road (60 feet wide) and South Brown Road (60 feet wide), said point being the True Place of Beginning for the parcel of land herein described;

Thence N 00° 44' 44" W, along the centerline of said South Brown Road, a distance of 1500.00 feet to a point in the centerline of said South Brown Road (witnessed by a 5/8" capped rebar (GBC Design, Inc.) found N 88° 13' 00" E at a distance of 30.00 feet);

Thence N 88° 13' 00" E, along the southerly line of lands now or formerly owned by Big Creek Properties, LLC as recorded in Deed Volume 1571, Page 705 of the Geauga County records, and along the southerly line of lands now or formerly owned by Big Creek Properties, LLC as recorded in Deed Volume 1431, Page 19 of the Geauga County records, passing over a 5/8" capped rebar (GBC Design, Inc.) found at 30.00 feet, also passing over a 5/8" capped rebar (GBC Design, Inc.) found at 698.06 feet, also passing over a 5/8" capped rebar (GBC Design, Inc.) found at 1000.00 feet, a distance of 1636.99 feet to a 5/8" capped rebar (GBC Design, Inc.) found on the westerly line of Woodin Valley Estates as recorded in Plat Volume 12, Page 43 of the Geauga County records;

Thence S 00° 52' 48" E, along the westerly line of said Woodin Valley Estates, a distance of 461.94 feet to a 5/8" capped rebar (GBC Design, Inc.) found at the northeasterly corner of lands now or formerly owned by ~~W.~~ & K. Stefanac as recorded in Deed Volume 1580, Page 180 of the Geauga County records; <sup>M.</sup>

Thence S 89° 15' 16" W, along the northerly line of said Stefanac lands, a distance of 398.00 feet to a 5/8" capped rebar (GBC Design, Inc.) found at the northwesterly corner of said Stefanac lands;

Thence S 00° 52' 48" E, along the westerly line of said Stefanac lands, a distance of 385.00 feet to a 5/8" capped rebar (GBC Design, Inc.) found at ~~the~~ southwesterly corner of said Stefanac lands; <sup>a</sup>

Thence S 89° 15' 16" W, along the northerly line of lands now or formerly owned by J.A. & L.J. Palumbo as recorded in Deed Volume 1588, Page 925 of the Geauga County records, and along the northerly line of lands now or formerly owned by Big Creek Properties, LLC as recorded in Deed Volume 1576, Page 124 of the Geauga County records, a distance of 262.87

HAM00016

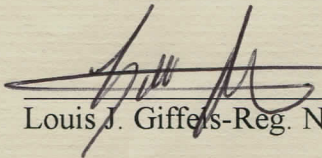
Legal Description  
Big Creek Properties, LLC  
Lot Consolidation  
42.8943 Acres  
Page 2

feet to a 5/8" capped rebar (GBC Design, Inc.) found at the northwesterly corner of said Big Creek Properties, LLC lands;

Thence S 00° 44' 44" E, along the westerly line of said Big Creek Properties, LLC lands, passing over a 5/8" capped rebar (GBC Design, Inc.) found at 634.99 feet, a distance of 664.99 feet to point on the centerline of said Woodin Road (witnessed by a 5/8" capped rebar (GBC Design, Inc.) found N 00° 44' 44" W, 30.00 feet);

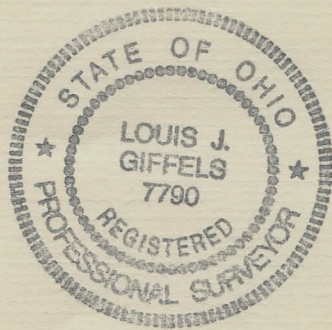
Thence S 88° 13' 00" W, along the centerline of said Woodin Road, a distance of 978.00 feet to the True Place of Beginning and containing 42.8943 Acres of land, more or less, as surveyed in June, 2003 by Louis J. Giffels, Registered Surveyor No. 7790, with GBC Design, Inc., but subject to all legal highways and any restrictions, reservations or easements of record.

\*\*The Basis of Bearing is S 88° 13' 00" W, the centerline of said Woodin Road as recorded in Deed Volume 805, Page 996 of the Geauga County Records.

  
Louis J. Giffels-Reg. No. 7790

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

*R.S.* 7/1/03  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



42.8943  
-008  
GOOD CLOSURE