

- 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 GEAUGA
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. 998
OF THE GEAUGA COUNTY RECORDS

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

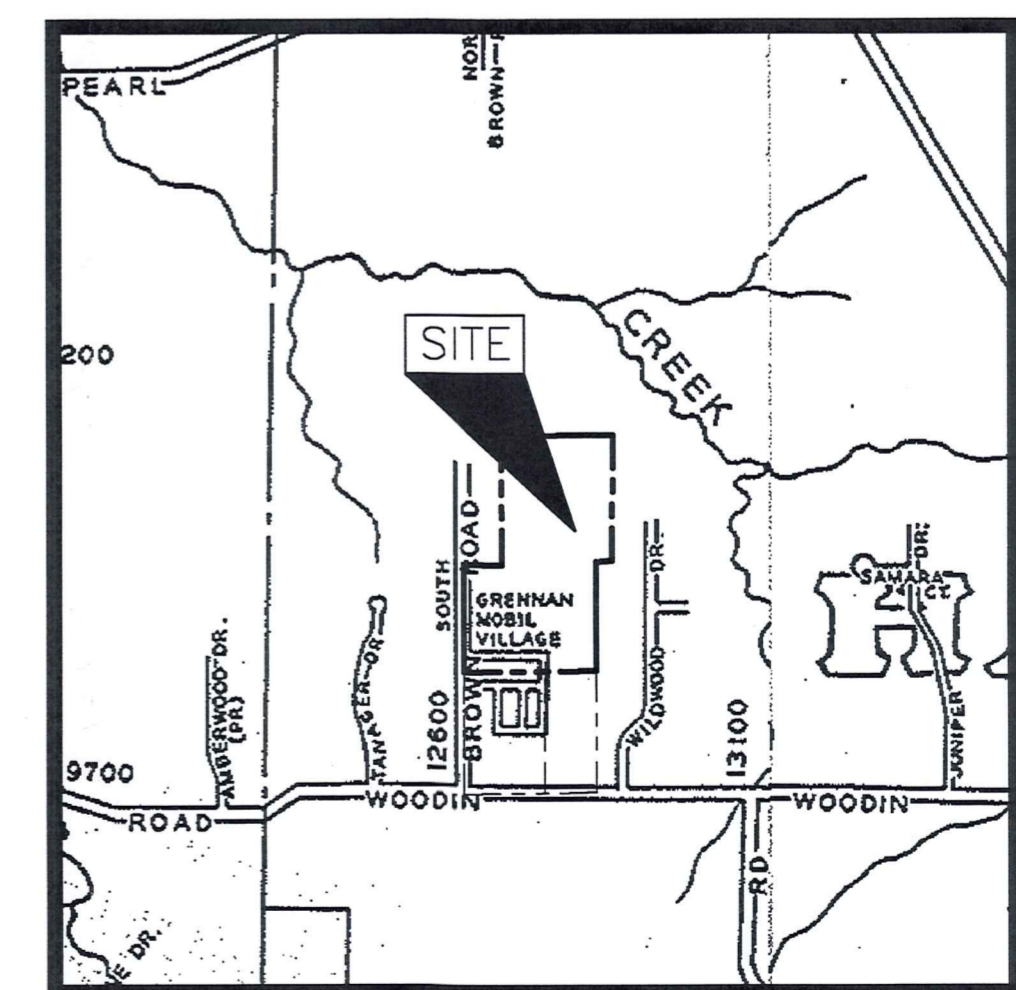


LOUIS J. GIFFELS - Reg. No. 7790 1/24/2003 DATE

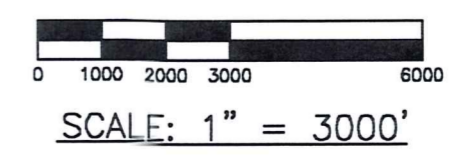
APPROVED BY: _____
GEAUGA COUNTY ENGINEER DATE

APPROVED BY: _____
HAMB DEN TOWNSHIP ZONING INSPECTOR DATE

APPROVED BY: _____
GEAUGA COUNTY PLANNING COMMISSION DATE



LOCATION MAP



D.A. & P.E. BERARDINELLI
VOL. 1339, P. 370

OLD STONE RIDGE SUBDIVISION No. 1
P.B. 24, P. 83

S. BROWN RD 60'
N 00°44'44" W 1500.00'

BIG CREEK PROPERTIES, LLC
RESIDUAL PARCEL
AREA = 42.8943 ACRES

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

BIG CREEK PROPERTIES, LLC
P.P. #15-102351
D.V. 1542, P. 777-780

TRANSFER PARCEL
AREA = 13.5273 ACRES
(0.3358 ACRES IN P.P. #15-033500)
(13.1915 ACRES IN P.P. #15-102349)

BIG CREEK PROPERTIES, LLC
P.P. #15-102349
D.V. 1542, P. 781-784

BIG CREEK PROPERTIES, LLC
P.P. #15-102349
D.V. 1542, P. 781-784

BIG CREEK PROPERTIES, LLC
P.P. #15-033400
D.V. 1431, P. 19-23

ANDREW J. & CAMILLE M. WALSH
VOL. 1269, P. 1178

WOODIN VALLEY ESTATES
VOL. 12, P. 43
VOL. 17, P. 125

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.O. 315.251
R.S. 127103
OFFICE OF THE
GEAUGA COUNTY ENGINEER

GBC DESIGN, INC.
8378 West Market St. Akron, OH 44333-8886
Phone 330-836-0228 Fax 330-836-5792

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

BIG CREEK RIDGE
HAMB DEN TOWNSHIP
GEAUGA COUNTY, OHIO
LOT SPLIT
WOODIN ROAD

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

HAM00017

(HAM
00017)

Big Creek
picked up 1/28/03
15-102372
Vol 1571-PG 709

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.

January 13, 2003

LEGAL DESCRIPTION Big Creek Properties, L.L.C. Woodin Rd. Transfer Parcel 13.5273 Acres

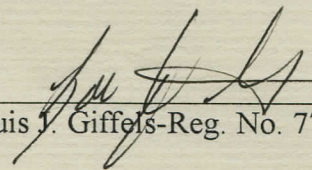
Situated in the Township of Hambden, County of Geauga, State of Ohio, known as being part of lands now or formerly owned by Big Creek Properties, L.L.C. as recorded in Deed Volume 1431, Page 19 (PPN. 15-033500) of the Geauga County Records, and also being part of lands now or formerly owned by Big Creek Properties, L.L.C. as recorded in Deed Volume 1542, Page 781 (PPN. 15-102349) of the Geauga County Records, and also known as being part of Township Lot 29, Bond Tract, 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);
- Thence N 88° 13' 00" E, along the centerline of said Woodin Road, a distance of 978.00 feet to a point in the centerline of said Woodin Road, witnessed by a 5/8" capped rebar (GBC Design, Inc.) set N 00° 44' 44" W at a distance of 30.00 feet, said point being the True Place of Beginning for the parcel of land herein described;
- Thence N 00° 44' 44" W, passing over a 5/8" capped rebar (GBC Design, Inc.) set in the northerly line of said Woodin Road at 30.00 feet, a distance of 664.99 feet to a 5/8" capped rebar (GBC Design, Inc.) set;
- Thence N 89° 15' 16" E a distance of 262.87 feet to a 5/8" capped rebar (GBC Design, Inc.) set;
- Thence N 00° 52' 48" W a distance of 385.00 feet to a 5/8" capped rebar (GBC Design, Inc.) set;
- Thence N 89° 15' 16" E a distance of 398.00 feet to a 5/8" capped rebar (GBC Design, Inc.) set 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, and along the westerly line of lands now or formerly owned by Andrew J. & Camille M. Walsh as recorded in Deed Volume 1269, Page 1178 of the Geauga County Records, a distance of 1038.00 feet to a point in the centerline of said Woodin Road, witnessed by a 1/2" iron bar found N 00° 03' 17" E at a distance of 30.02 feet;
- Thence S 88° 13' 00" W, along the centerline of said Woodin Road, a distance of 662.51 feet to the True Place of Beginning and containing 13.5273 Acres of land, more or less, (0.3358

HAM00017

Acres in PPN. 15-033500 and 13.1915 Acres in PPN. 15-102349) as surveyed in January, 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 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. 1 27 03

OFFICE OF THE
GEAUGA COUNTY ENGINEER