



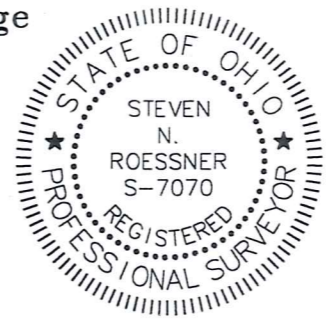
Bearings are based upon Grid North by GPS observation from Geauga County GPS Monument 1687.

Situated in the Township of Hambden, County of Geauga and State of Ohio and being a part of Lot 30, Bond Tract, in Township 9, Range VII of the Connecticut Western Reserve

Parcel 06-110400
Joan L. Vaughan
Vol. 1725, Pg. 2726

Chardon Township
Hambden Township
5/8 Inch Iron Pin Fd.

Parcel 15-016000
Francis A. & Regina M. Collins
Vol. 1030, Pg. 117



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 6/26/06
OFFICE OF THE
GEAUGA COUNTY ENGINEER

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, 2006 by Foresight Engineering Group, Inc. Under the supervision of Steven N. Roessner, P.S. #7070

Steven N. Roessner
Steven N. Roessner, P.S. #7070
Date **6/26/06**

CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	89°50'14"	47.04'	30.00'	29.91'	S22°36'23"W	42.37'
C2	13°18'07"	239.13'	1030.00'	120.10'	N15°39'40"W	238.59'

LINE	LENGTH	BEARING
L1	30.00	N22°28'30"W
L2	40.92	N22°18'44"W

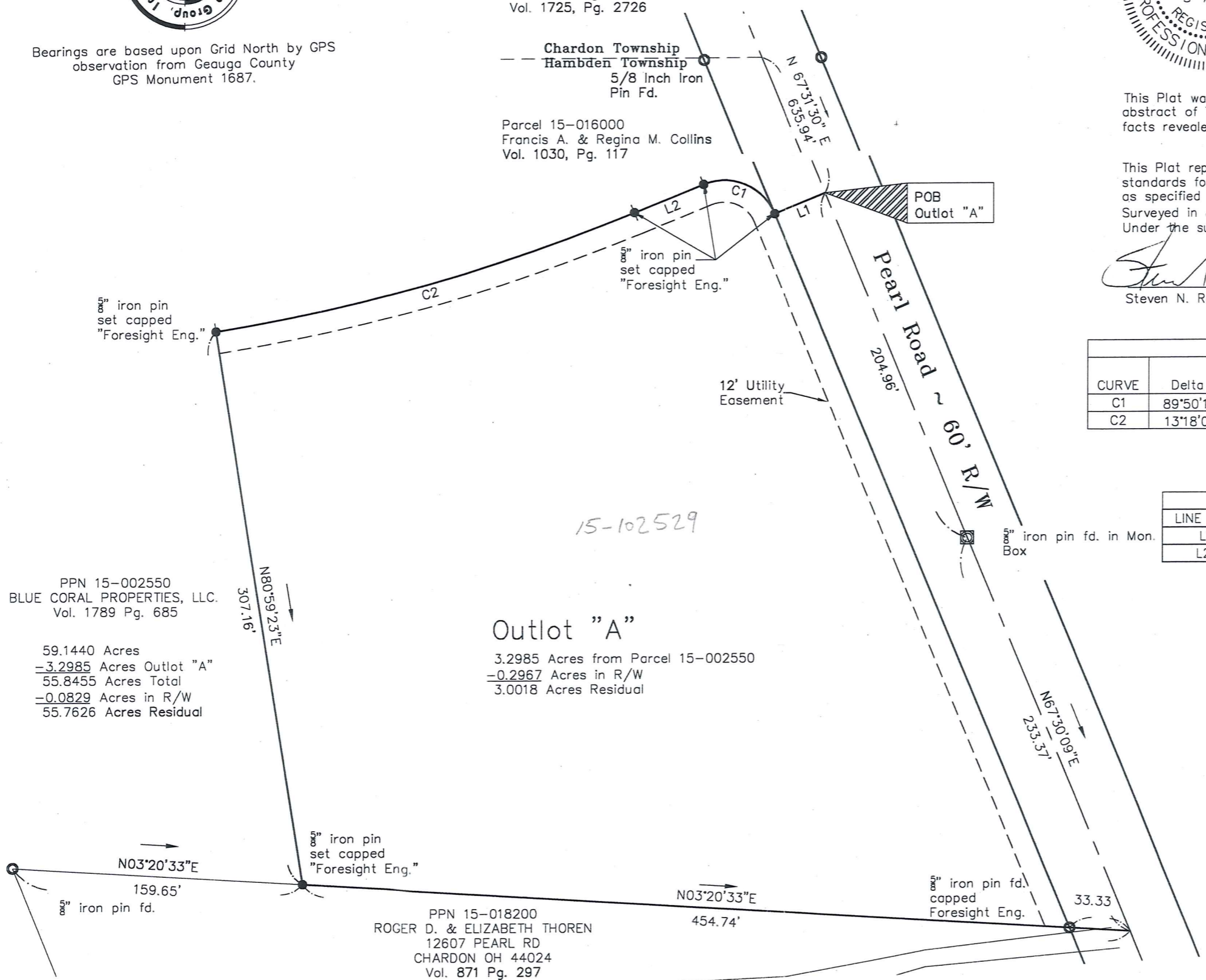
PPN 15-002550
BLUE CORAL PROPERTIES, LLC.
Vol. 1789 Pg. 685

59.1440 Acres
-3.2985 Acres Outlot "A"
55.8455 Acres Total
-0.0829 Acres in R/W
55.7626 Acres Residual

Outlot "A"

3.2985 Acres from Parcel 15-002550
-0.2967 Acres in R/W
3.0018 Acres Residual

PPN 15-018200
ROGER D. & ELIZABETH THOREN
12607 PEARL RD
CHARDON OH 44024
Vol. 871 Pg. 297



Foresight Engineering Group
Engineers & Surveyors

SCALE: Horiz. 1" = 60'
Vert. None
FILE NAME: Som10508\Outlot A
DATE: June 21, 2006

REVISIONS:

BLUE CORAL PROPERTIES, LLC.
LOT SPLIT
Hambden Twp. - Geauga County - Ohio
Plat of Survey

SHEET NO.

I:\sds\proj\Som10508\CadPlats\Outlot A Lot Split.dwg, 6/26/2006 8:13:31 AM, Copyright Foresight Engineering Group, Inc.

HAM00023

(HAM
00023)

Blue Coral Prop.
picked up 6-26-06

15-102529

Vol. 1803-Pg. 2076

Survey Description

Parcel 15-095700

3.0018 acres

June 21, 2006

Situated in the Township of Hambden, County of Geauga, State of Ohio and being in Lot 30 in the Bond Tract, of Township 9, Range XII of the Connecticut Western Reserve, and being further bounded and described as follows:

Beginning at a point on the centerline of Peal Road, 60feet wide, said point being located North 67°31'30" East a distance of 635.94 feet from the intersection of the Chardon Township and Hambden Township Division line with the centerline of said Pearl Road, said beginning point also being located South 67°31'30" West a distance of 204.96 feet from a 5/8 inch iron pin found in a monument box;

- Course I. Thence South 22°28'30" East along a new division line, a distance of 30.00 feet to a 5/8 inch rebar set, capped "Foresight Eng.," on a southerly right of way of said Pearl Road;
- Course II. Thence along a new division line, along the arc of a curve deflecting to the left, having a delta of 89°50'14", a length of 47.04 feet, a radius of 30.00 feet, a tangent of 29.91 feet, and a chord which bears South 22°36'23" West a distance of 42.37 feet to a 5/8 inch rebar set, capped "Foresight Eng.;"
- Course III. Thence South 22°18'44" East along a new division line, a distance of 40.92 feet to a 5/8 inch rebar set, capped "Foresight Eng.;"
- Course IV. Thence along a new division line, along the arc of a curve deflecting to the right, having a delta of 13°18'07", a length of 239.13 feet, a radius of 1030.00 feet, a tangent of 120.10 feet, and a chord which bears South 15°39'40" East a distance of 238.59 feet to a 5/8 inch rebar set, capped "Foresight Eng.;"
- Course V. Thence North 80°59'23" East along a new division line, a distance of 307.16 feet to a 5/8 inch rebar set, capped "Foresight Eng.;" on a westerly line of parcel 15-018200 owned by Roger D. and Elizabeth Thoren by deed recorded in volume 871, page 297 of the Geauga County Records of Deeds;
- Course VI. Thence North 03°20'33' East along a westerly line of said parcel 15-018200, passing through a 5/8 inch iron pin found, capped "Foresight Eng.," at a distance of 33.33 feet of the centerline of said Pearl Road, a total distance of 454.74 feet to the centerline of said Pearl Road;
- Course VII. Thence South 67°30'09" West along the centerline of said Pearl Road, a distance of 233.37 feet to a 5/8 inch iron pin found in a monument box on the centerline of said Pearl Road and an angle therein;
- Course VIII. Thence South 67°31'30" West along the centerline of said Pearl Road, a distance of 204.96 feet to the place of beginning and containing 3.2985 acres of land which come from parcel 15-002550, of which 0.2967 acres are within the right-of-way of said Pearl Road, as surveyed and described by Foresight Engineering Group, Inc. in January 2006 and updated in June, 2006 under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are assumed and to denote angles only. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is volume 1789, page 685 of the Geauga County Records.

3.2985 acres

There is also granted unto The Cleveland Electric Illuminating Company, Alltell Corporation, Adelpia Cable and The East Ohio Gas Company, all Ohio Corporations, their successors and assigns (hereinafter referred to as the Grantees) a permanent right-of-way easement twelve feet (12') in width under, over and through, parallel and contiguous to all road lines and the easterly line of lands described above, to construct, place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, communication cables, gas ducts, conduits, pipes, gas pipe lines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantees for distributing, transporting and transmitting electricity, gas and communication signals, for public and private use at such locations as the Grantees may determine upon, within and across the easement premises. Said easement rights shall include the right without liability therefor to remove trees and landscaping including lawns within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric, gas and communication facilities, the right to install, repair, augment and maintain service cables outside the above described easement premises and with the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of -way and easement grant.

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

4/22/06
DATE



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

PAK 6/26/06

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED
JUN 28 2006
GEAUGA COUNTY ENGINEER'S OFFICE