

PLAT OF SURVEY & LOT SPLIT
 MADE FOR
**MITCHELL G. CHAPMAN,
 DANIEL J. CHAPMAN,
 & POLLY MARABITO**

KNOWN AS BEING PART OF ORIGINAL HAMBDEN TOWNSHIP
 LOT NOS. 18 & 19, BOND TRACT, NOW IN
HAMBDEN TOWNSHIP
 COUNTY OF GEauga, STATE OF OHIO
 SCALE: 1" = 60' APRIL 2006

LESSMAN, BENDER & ASSOCIATES
 Engineers - Surveyors - Planners
 330 Downing Drive 56 River Hill Road S.E.
 Chardon, Ohio 44024 Port Washington, Ohio 43837
 Phone: (440) 286-7204 Fax: (440) 286-9533

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND
 PLATTED THE PARCEL OF LAND SHOWN HEREON IN ACCORDANCE WITH THE
 PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS ARE
 EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS
 SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE
 OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES. ALL OF
 WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
 STEVEN J. LESSMAN, Ohio Professional Surveyor No. 7078
 DATE: 6/30/06



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
[Signature]
 OFFICE OF THE REGISTERED
 GEAGA COUNTY ENGINEER

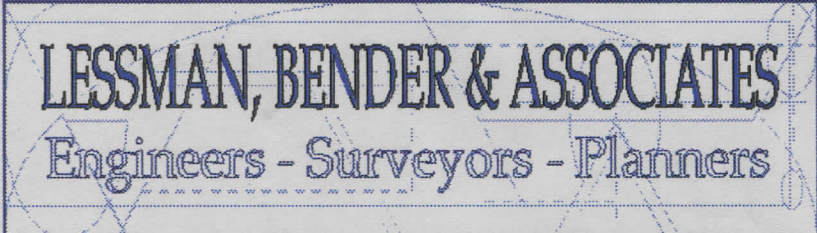
* Property Line in this area established by a
 verbal agreement between the adjacent owners.
 As shown on a survey by William R. Loetz,
 Ohio Professional Surveyor No. 7552,
 Dated April 1999, and approved by the
 County Engineer's Office April 22, 1999.

The above certification is valid only to those parties named herein,
 and is valid only when evidenced by an ORIGINAL SIGNATURE.
 Lessman, Bender & Associates assumes no liability whatsoever
 for use of un-audited copies of this plat of survey, nor for any
 use, or reliance on, by persons other than those specifically
 named herein.

HAM00039

HAM
00039

Chapman
picked up 7-12-06



330 Downing Drive
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Fax: (440)286-3535

Steven J. Lessman, P.S.
Managing Partner

Michael W. Bender, P.E.
General Partner

Email:
Lessman_Bender@hotmail.com

**LEGAL DESCRIPTION
PARCEL 1
5.251 Acres**

Situated in the Township of Hambden, County of Geauga and State of Ohio, and known as being part of Hambden Township Lot Nos. 18 and 19, Bond Tract, further bounded and described as follows: Beginning at the intersection of the northerly line of said Hambden Township Lot No. 18, being the centerline of Woodin Road (60 feet wide), with the centerline of State Route 608 (66 feet wide). Said point being referenced by a broken P.K. Nail found 0.36 feet west, and a 1-1/4" iron pipe monument found on said northerly lot line bearing S. 85 deg. - 35 min. - 18 sec. E., a distance of 39.37 feet therefrom;

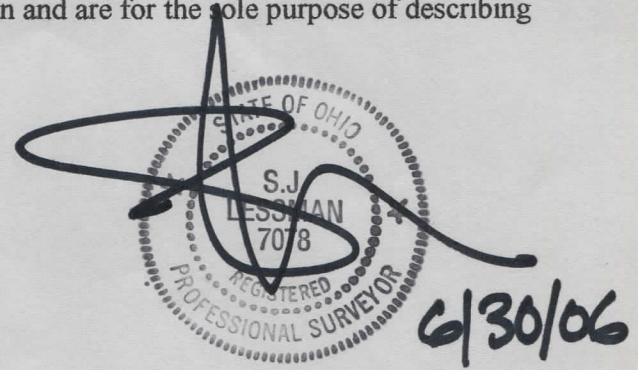
- Course No. 1 Thence N. 28 deg. - 50 min. - 00 sec. W., along the centerline of State Route 608, a distance of 315.02 feet to the southwesterly corner of a parcel of land conveyed to Lawrence and Geraldine Chapman by deed recorded in Volume 1780, Page 1212 of Geauga County records;
- Course No. 2 Thence N. 74 deg. - 24 min. - 44 sec. E., along the southeasterly line of said parcel of land so conveyed to Lawrence and Geraldine Chapman, passing through a 1-1/4" iron pipe monument found at 33.86 feet, a total distance of 716.83 feet to a 3/4" iron pin monument set;
- Course No. 3 Thence S. 03 deg. - 20 min. - 00 sec. W., a distance of 378.63 feet to a 3/4" iron pin monument set;
- Course No. 4 Thence S. 56 deg. - 19 min. - 35 sec. W., a distance of 210.86 feet to a 3/4" iron pin monument set on the aforesaid northerly line of Hambden Township Lot No. 18;
- Course No. 5 Thence N. 85 deg. - 35 min. - 18 sec. W., along said northerly line of Hambden Township Lot No. 18, passing through a 1-1/4" iron pipe monument found at 302.70 feet, a total distance of 342.07 feet to the place of beginning. Containing 5.251 acres of land, of which 0.243 acres lies within the right-of-way of State Route 608, be the same, more or less, but subject to all legal highways and easements of record.

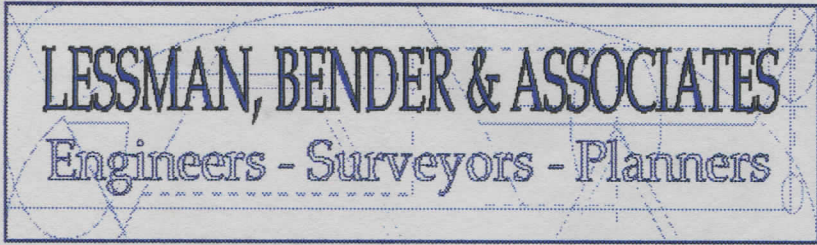
Above description is based upon a survey dated April 2006, by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings indicated are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

Deeds of Record: Volume 1686, Page 211
Volume 1045, Page 160

SURVEY PLAT & LEGAL DESCRIPTION
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R.S. 7/11/06
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER





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 Chardon, Ohio 44024
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 Lessman_Bender@hotmail.com

LEGAL DESCRIPTION

PARCEL 2

5.386 Acres

Situated in the Township of Hambden, County of Geauga and State of Ohio, and known as being part of Hambden Township Lot Nos. 18 and 19, Bond Tract, further bounded and described as follows: Beginning at the intersection of the northerly line of said Hambden Township Lot No. 18, being the centerline of Woodin Road (60 feet wide), with the centerline of State Route 608 (66 feet wide). Said point being referenced by a broken P.K. Nail found 0.36 feet west, and a 1-1/4" iron pipe monument found on said northerly lot line bearing S. 85 deg. - 35 min. - 18 sec. E., a distance of 39.37 feet therefrom; Thence S. 85 deg. - 35 min. - 18 sec. E., along the northerly line of said Hambden Township Lot No. 18, a distance of 39.37 feet to said 1-1/4" iron pipe monument found at the point of beginning of the parcel of land herein described;

- Course No. 1 Thence continuing S. 85 deg. - 35 min. - 18 sec. E., along the northerly line of said Hambden Township Lot No. 18, a distance of 302.70 feet to a 3/4" iron pin monument set;
- Course No. 2 Thence N. 56 deg. - 19 min. - 35 sec. E., a distance of 210.86 feet to a 3/4" iron pin monument set;
- Course No. 3 Thence N. 03 deg. - 20 min. - 00 sec. E., a distance of 378.63 feet to a 3/4" iron pin monument set on the southeasterly line of said parcel of land so conveyed to Lawrence and Geraldine Chapman in Volume 1780, Page 1212;
- Course No. 4 Thence N. 74 deg. - 24 min. - 44 sec. E., along said southeasterly line of land so conveyed to Lawrence and Geraldine Chapman, a distance of 88.80 feet to a 3/4" iron pin monument set at the northwesterly corner of a parcel of land conveyed to the Hambden Township Board of Trustees by deed recorded in Volume 1000, Page 989 of Geauga County records;
- Course No. 5 Thence S. 03 deg. - 20 min. - 00 sec. W., along the westerly line of land so conveyed to the Hambden Township Board of Trustees, a distance of 539.09 feet to a 5/8" iron pin monument found at the most southerly corner thereof. Said point also being an angle point in the westerly line of a parcel of land conveyed to the Hambden Township Board of Trustees in Volume 599, Page 654;
- Course No. 6 Thence S. 27 deg. - 41 min. - 27 sec. E., along the southwesterly line of said parcel of land so conveyed to the Hambden Township Board of Trustees, a distance of 294.63 feet to a 3/4" iron pin monument set at the northeasterly corner of a parcel of land conveyed to the

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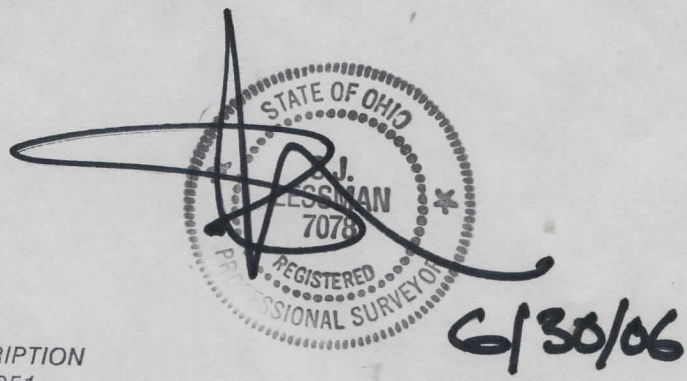
Hambden Congregational Church by deed recorded in Volume 568, Page 109 of Geauga County records;

- Course No. 7 Thence S. 65 deg. - 56 min. - 50 sec. W., along the northwesterly line of said parcel of land so conveyed to the Hambden Congregational Church, a distance of 208.56 feet to a 5/8" iron pin monument found at the northwesterly corner thereof. Said point also being the northeasterly corner of a parcel of land conveyed to Robert D. and Donna L. Burgan by deed recorded in Volume 663, Page 796 of Geauga County records;
- Course No. 8 Thence S. 60 deg. - 34 min. - 40 sec. W., along the northwesterly line of said parcel of land so conveyed to Robert D. and Donna L. Burgan, a distance of 110.78 feet to a 3/4" iron pin monument set at the southeasterly corner of a parcel of land conveyed to Charles E. Cox by deed recorded in Volume 1751, Page 568 of Geauga County records;
- Course No. 9 Thence N. 28 deg. - 37 min. - 40 sec. W., along the northeasterly line of said parcel of land so conveyed to Charles E. Cox, a distance of 149.75 feet to a 3/4" iron pin monument set at the northeasterly corner thereof;
- Course No. 10 Thence S. 63 deg. - 00 min. - 20 sec. W., along the northwesterly line of said parcel of land so conveyed to Charles E. Cox, a distance of 141.94 feet to a 3/4" iron pin monument set on the northeasterly sideline of State Route 608 at the northwesterly corner of said parcel of land so conveyed to Charles E. Cox;
- Course No. 11 Thence N. 28 deg. - 37 min. - 40 sec. W., along said northeasterly sideline of State Route 608, a distance of 428.37 feet to the place of beginning. Containing 5.386 acres of land, be the same, more or less, but subject to all legal highways and easements of record.

Above description is based upon a survey dated April 2006, by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings indicated are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

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Volume 1045, Page 160

P.P. No. 15-100600 - 4.124 Acres
P.P. No. 15-100700 - 1.262 Acres



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 R.S. 7/11/06
 OFFICE OF THE Revised
 GAUGA COUNTY ENGINEER

RECEIVED
 JUL 10 2006
 10:00 AM