



HAM00077

(HAM  
00077)

Hambden Prop.  
picked up 11-4-03

Survey Description  
Parcel A  
Hambden Properties, LLC.  
November 3, 2003

Situated in the Township of Hambden, County of Geauga, State of Ohio in Lot 4 and 5 of the Parker Tract of Township 9, Range VII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at the northwesterly corner of parcel #15-019400 owned by Peter and Alberta DeFranco by deed recorded in volume 1544, page 489 of the Geauga County Records, said corner being located South 0°00'00" West along the centerline of Williams Road, 60 feet wide, a distance of 1171.80 feet from a 1 inch iron pipe found at the intersection of the centerline of Williams Road with the centerline of Radcliffe Road, 60 feet wide;

- Course I. Thence North 0°00'00" East along the centerline of Williams Road a distance of 202.89 feet;
- Course II. Thence North 87°01'49" East along a new division line a distance of 678.35 feet to a 5/8 inch rebar set, passing through a 5/8 inch rebar set at a distance of 30.04 feet;
- Course III. Thence South 2°58'11" East along a new division line a distance of 201.23 feet to a 5/8 inch rebar set on a northerly line of said parcel #15-019400;
- Course IV. Thence South 86°54'52" West along the northerly line of said parcel #15-019400 a distance of 688.87 feet to the place of beginning, passing through a 5/8 inch rebar set at a distance of 658.83 feet, and containing 3.1688 acres of land of which 0.1397 acres are within the right of way as surveyed by Foresight Engineering Group, Inc. in October of 2003 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 1647, page 559.

*Steven N. Roessner*  
STEVEN N. ROESSNER, P.S. #7070  
FORESIGHT ENGINEERING GROUP, INC.  
11/3/03 DATE



good  
closure = 0.009  
3.169 Ac.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 11/4/03  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

RECEIVED  
NOV 10 2003

HAM00077

Survey Description  
Parcel B  
Hambden Properties, LLC.  
November 3, 2003

Situated in the Township of Hambden, County of Geauga, State of Ohio in Lot 4 and 5 of the Parker Tract of Township 9, Range VII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a 1 inch iron pipe found at the intersection of the centerline of Williams Road with the centerline of Radcliffe Road, 60 feet wide;

- Course I. Thence North  $87^{\circ}44'11''$  East along the centerline of Radcliffe Road a distance of 263.84 feet;
- Course II. Thence South  $2^{\circ}15'49''$  East along a new division line a distance of 644.40 feet to a 5/8 inch rebar set, passing through a 5/8 inch rebar set at a distance of 30.00 feet;
- Course III. Thence North  $87^{\circ}01'49''$  East along a new division line a distance of 986.84 feet to a 5/8 inch rebar set on a westerly line of parcel #15-101893 owned by Daryn and Kimberly Keeney by deed recorded in volume 1217, page 919 of the Geauga County Records ;
- Course IV. Thence South  $2^{\circ}36'26''$  East along the westerly line of said parcel #15-101893 and parcel #15-101894 owned by Kevin and Kristen Keeney by deed recorded in volume 1367, page 1045 of the Geauga county Records a distance of 520.00 feet to a 5/8 inch rebar set at a northeasterly corner of parcel #15-019400 owned by Peter and Alberta DeFranco by deed recorded in volume 1544, page 489 of the Geauga County Records;
- Course V. Thence South  $86^{\circ}54'52''$  West along the northerly line of said parcel #15-019400 a distance of 611.27 feet to a 5/8 inch rebar set;
- Course VI. Thence North  $2^{\circ}58'11''$  West along a new division line a distance of 201.23 feet to a 5/8 inch rebar set;
- Course VII. Thence South  $87^{\circ}01'49''$  West along a new division line a distance of 678.35 feet to the centerline of Williams Road, passing through a 5/8 inch rebar set at a distance of 648.31 feet;

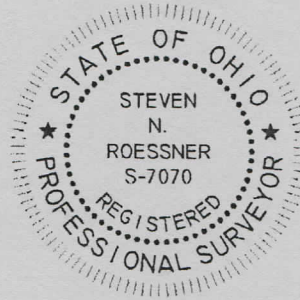
Good closure = 0.013  
16.351 Ac.

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NOV 03 2003  
HAMB DEN PROPERTIES, LLC

HAM00077

Course VIII. Thence North 0°00'00" East along the centerline of Williams Road a distance of 968.91 feet to the place of beginning and containing 16.3510 acres of land of which 0.8286 acres are within the right of way as surveyed by Foresight Engineering Group, Inc. in October of 2003 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 1647, page 559.

*Steven N. Roessner* 11/3/03  
STEVEN N. ROESSNER, P.S. #7070 DATE  
FORESIGHT ENGINEERING GROUP, INC.



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

*R.S.* 11/4/03  
OFFICE OF THE  
GAUGA COUNTY ENGINEER

RECEIVED  
NOV 03 2003  
GAUGA COUNTY ENGINEER

HAM00071

Survey Description  
Parcel C  
Hambden Properties, LLC.  
November 3, 2003

Situated in the Township of Hambden, County of Geauga, State of Ohio in Lot 4 and 5 of the Parker Tract of Township 9, Range VII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at the northwesterly corner of parcel #15-101893 owned by Daryn and Kimberly Keeney by deed recorded in volume 1217, page 919 of the Geauga county Records of Deeds, said corner being located North 87°44'11" East a distance of 1246.81 feet from a 1" iron pipe found at the intersection of the centerline of Williams Road with the centerline of Radcliffe Road, 60 feet wide;

- Course I. Thence South 2°36'26" East along the westerly line of said parcel #15-101893 a distance of 632.25 feet to a 5/8 inch rebar set, passing through a 1 inch iron pipe found 8 inches high at a distance of 22.11 feet and a 5/8 inch rebar set at a distance of 30.00 feet;
- Course II. Thence South 87°01'49" West along a new division line a distance of 986.84 feet to a 5/8 inch rebar set;
- Course III. Thence North 2°15'49" West along a new division line a distance of 644.40 feet to the centerline of Radcliffe Road, passing through a 5/8 inch rebar set at a distance of 614.40 feet;
- Course IV. Thence North 87°44'11" East along the centerline of Radcliffe Road a distance of 982.97 feet to the place of beginning and containing 14.4324 acres of land of which 0.6770 acres are within the right of way as surveyed by Foresight Engineering Group, Inc. in October of 2003 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 1647, page 559.

*Steven N. Roessner*  
STEVEN N. ROESSNER, P.S. #7070  
FORESIGHT ENGINEERING GROUP, INC.      11/3/03      DATE



Good  
closure = 0.003  
14.432 Ac.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S.      11/4/03  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

