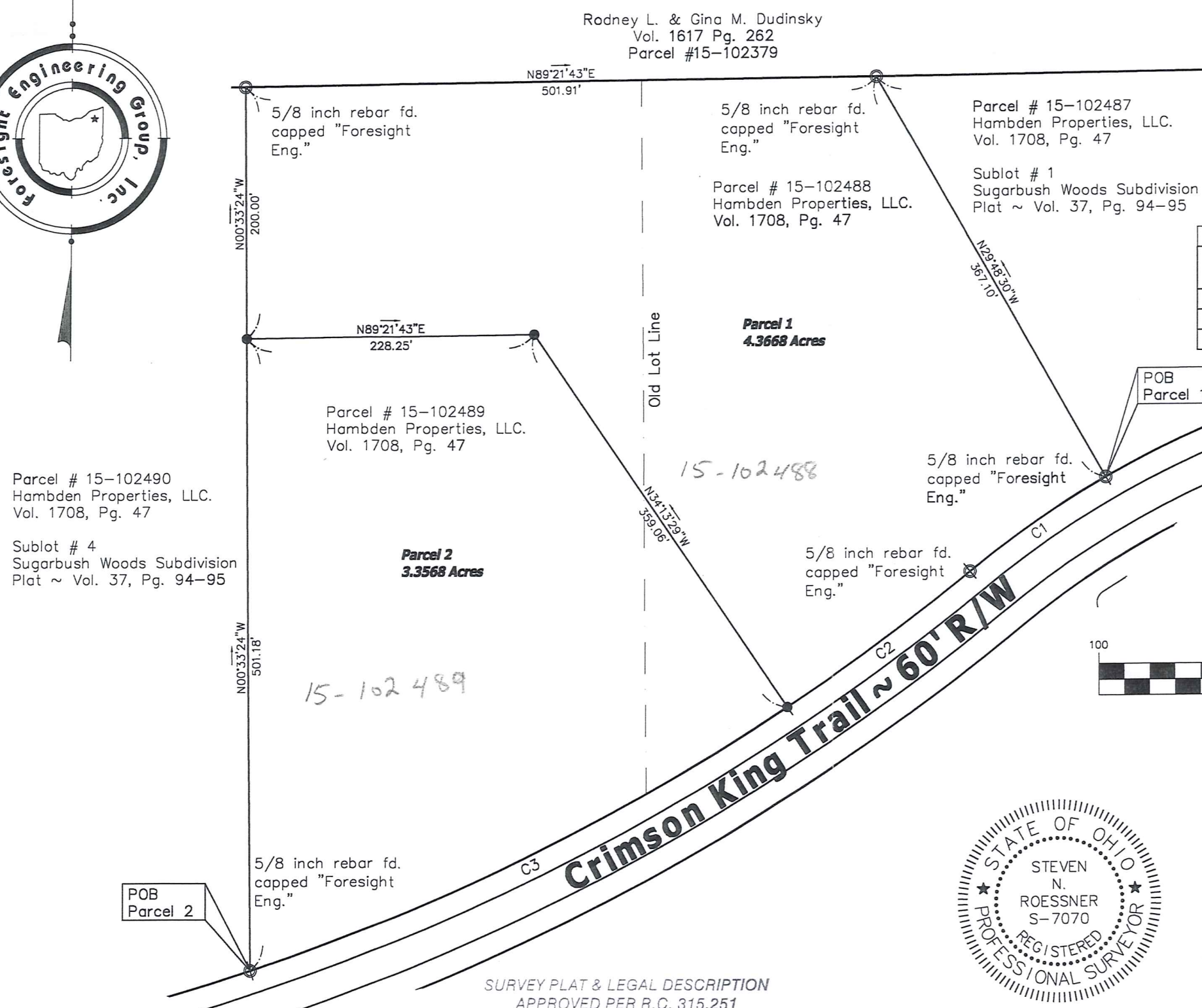


Situated in the Township of Hambden, County of Geauga, State of Ohio and being in Lot 2, Bond Tract of Township 9, Range VII of the Connecticut Western Reserve

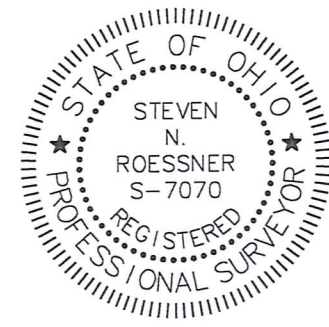
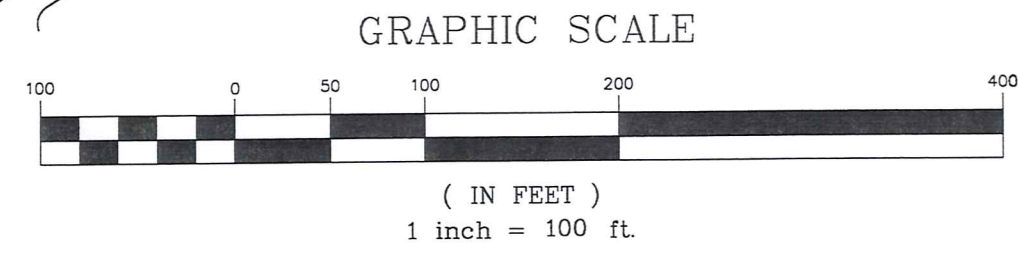


I:\csk\proj\Som103002\cad\plat\Rev.51263.dwg, 12/15/2004, 4:24:22 PM, Copyright Foresight Engineering Group, Inc.



CURVE TABLE						
CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	9°37'31"	131.04'	780.00'	65.67'	N55°22'44"E	130.88'
C2	5°49'28"	179.93'	1770.00'	90.04'	N53°28'42"E	179.85'
C3	15°21'18"	474.35'	1770.00'	238.60'	N64°04'05"E	472.93'

Bearings as used hereon are assumed and to denot angles only.
● Denotes 30" long 5/8 inch rebar set capped Foresight Engineering.



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 December 2004, by Foresight Engineering Group, Inc. Under the supervision of Steven N. Roessner, P.S. #7070

Steven N. Roessner
Steven N. Roessner, P.S. #7070
Foresight Engineering Group, Inc.
Date 12/15/04

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

R.S. 113105
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Foresight Engineering Group
Engineers & Surveyors
440 285-1010
440 285-1034 fax
320 Center Street, Unit F
Chardon, Ohio 44024

SCALE: Horiz. 1"=100'	Vert. none
FILE NAME:	Som103002\Plat\Rev2&3
DATE:	December 13, 2004

HAMBLEN PROPERTIES, LLC.
CRIMSON KING TRAIL
Hambden Twp. - Geauga County - Ohio
Lot Split

HAM00079

(HAM
00079)

Hambden Prop.
picked up 1-3-05
15-102488
Vol. 1751-Pg. 2570

**Survey Description
For
Parcel 1
4.3668 acres
December 13, 2004**

Situated in the Township of Hambden, County of Geauga, State of Ohio and known as being part of Original Lot No 2, Bond Tract of Township 9, Range VII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a 5/8-inch iron rebar found capped "Foresight Eng." on the northerly right of way of Crimson King Trail, 60 feet wide, at a southwesterly corner of Sub lot # 1 as shown on Sugarbush Woods Subdivision as recorded in Volume 37, Pages 94-95 of the Geauga County Records of Plats, said sub lot # 1 also being know as parcel 15-102487 owned by Hambden Properties, LLC. by Deed recorded in Volume 1708, Page 47 of the Geauga County Records of Deeds;

- Course I. Thence along the arc of a curve deflecting to the left, along the northerly right of way of said Crimson King Trail, having a delta of $9^{\circ}37'31''$, a length of 131.04 feet, a radius of 780.00 feet, a tangent of 65.67 feet, and a chord which bears South $55^{\circ}22'44''$ West a distance of 130.88 feet to a 5/8 inch rebar found at a deflection point along the northerly right of way of said Crimson King Trail;
- Course II. Thence along the arc of a curve deflecting to the right, along the northerly right of way of said Crimson King Trail, having a delta of $5^{\circ}49'28''$, a length of 179.93 feet, a radius of 1770.00 feet, a tangent of 90.04 feet, and a chord which bears South $53^{\circ}28'42''$ West a distance of 179.85 feet to a 5/8 inch rebar set on the northerly right of way of said Crimson King Trail;
- Course III. Thence North $34^{\circ}13'29''$ West along a new division line a distance of 359.06 feet to a 5/8 inch rebar set;
- Course IV. Thence South $89^{\circ}21'43''$ West along a new division line a distance of 228.25 feet to a 5/8 inch rebar set on the easterly line of parcel # 15-102490 owned by Hambden Properties, LLC. by Deed recorded in Volume 1708, Page 47 of the Geauga County Records of Deeds, also being subplot 4 of said Sugarbush Woods Subdivision;
- Course V. Thence North $00^{\circ}33'24''$ West along the easterly line of said parcel # 15-102490 a distance of 200.00 feet to a 5/8 inch rebar found capped "Foresight Eng." on the southerly line of parcel # 15-102379 owned by Rodney L. and Gina M. Dudinsky by Deed recorded in Volume 1617, Page 262 of the Geauga County Records of Deeds;
- Course VI. Thence North $89^{\circ}21'43''$ East along the southerly line of said parcel # 15-102379 a distance of 501.91 feet to a 5/8 inch rebar found at a northwesterly corner of said parcel # 15-102487, capped "Foresight Eng.;"

RECORDED
MAR 13 2005
COUNTY OF GEAUGA
OHIO

Course VII. Thence South 29°48'30" East along a westerly line of said parcel # 15-102487 a distance of 367.10 feet to a 5/8 inch rebar found capped "Foresight Eng." and the place of beginning containing 4.3668 acres of which 2.7944 acres comes from Parcel # 15-102488 owned by Hambden Properties, LLC. by Deed recorded in Volume 1708, Page 47 of the Geauga County Records of Deeds, and 1.5724 acres comes from Parcel # 15-102489 owned by Hambden Properties, LLC. by Deed recorded in Volume 1708, Page 47 of the Geauga County Records of Deeds, as surveyed in December 2004, by Foresight Engineering Group under supervision of Steven N. Roessner, P.S. 7070. Bearings are based upon an assumed meridian and are used to denote angles only. All 5/8 inch rebar set are 30 inches long and capped "Foresight Engineering". The previous instrument reference is volume 1708, page 47 of the Geauga County Records.

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

12/13/04
DATE



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

R.S. _____ *1/3/05*

OFFICE OF THE
GEAUGA COUNTY ENGINEER

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COUNTY ENGINEER
OFFICE

HAM00079

15-102489
Vol. 1751-Pg. 2570
1752-2944

**Survey Description
For
Parcel 2
3.3568 acres
December 13, 2004**

Situated in the Township of Hambden, County of Geauga, State of Ohio and known as being part of Original Lot No 2, Bond Tract of Township 9, Range VII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a 5/8-inch iron rebar found capped "Foresight Eng." on the northerly right of way of Crimson King Trail, 60 feet wide, at a southeasterly corner of Sub lot # 4 as shown on Sugarbush Woods Subdivision as recorded in Volume 37, Pages 94-95 of the Geauga County Records of Plats, said sub lot # 4 also being know as parcel 15-102490 owned by Hambden Properties, LLC. by Deed recorded in Volume 1708, Page 47 of the Geauga County Records of Deeds;

- Course I. Thence North 00°33'24" West along the easterly line of said parcel # 15-102490 a distance of 501.18 feet to a 5/8 inch rebar set;
- Course II. Thence North 89°21'43" East along a new division line a distance of 228.25 feet to a 5/8 inch rebar set;
- Course III. Thence South 34°13'29" East along a new division line a distance of 359.06 feet to a 5/8 inch rebar set on the northerly right of way of said Crimson King Trail;
- Course IV. Thence along the arc of a curve deflecting to the right, along the northerly right of way of said Crimson King Trail, having a delta of 15°21'18", a length of 474.35 feet, a radius of 1770.00 feet, a tangent of 238.60 feet, and a chord which bears South 64°04'05" West a distance of 472.93 feet to a 5/8 inch rebar found capped "Foresight Eng." and the place of beginning containing 3.3568 acres of which 0.3092 acres is coming from Parcel # 15-102488 owned by Hambden Properties, LLC. by Deed recorded in Volume 1708, Page 47 of the Geauga County Records of Deeds, and 3.0476 acres is coming from Parcel # 15-102489 owned by Hambden Properties, LLC. by Deed recorded in Volume 1708, Page 47 of the Geauga County Records of Deeds, as surveyed in December 2004, by Foresight Engineering Group under supervision of Steven N. Roessner, P.S. 7070. Bearings are based upon an assumed meridian and are used to denote angles only. All 5/8 inch rebar set are 30 inches long and capped "Foresight Engineering". The previous instrument reference is volume 1708, page 47 of the Geauga County Records.

Steven N. Roessner
STEVEN N. ROESSNER, P.S. #7070
FORESIGHT ENGINEERING GROUP, INC.
12/13/04 DATE



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

R.S. _____ *1/3/05*
OFFICE OF THE
GEAUGA COUNTY ENGINEER

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COUNTY ENGINEER
OFFICE