

Kvennabrekka Farms, Ltd.
 Vol.1333, Pg.472
 16.8131 Acres
 (Based On Survey)
 16.8278 Acres(Deed)

Susanne C., Scott A. & Darlene M. Sobie
 Vol.994, Pg.738
 20.1073 Acres
 (Based On Survey)
 20.00 Acres(Deed)

Remainder Parcel
 10.1073 Acres

Lot Split
 10.000 Acres



I hereby Certify That This Plat Was Prepared From A Field Survey Made Under My Direct Supervision. Monuments Were Found Or Set As Indicated. Dimensions Are Expressed In Feet And Decimal Parts Thereof. All Of Which Are Correct To The Best Of My Knowledge And Belief. This Plat Was Prepared In Accordance With The Provisions Of Chapter 4733-37 Of The Ohio Administrative Code.
 Richard A. Thompson Jr., P.S. No. 7388

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 CRB/RS 2/19/01
 OFFICE OF THE
 GEauga COUNTY ENGINEER

| REV. No. | DATE | BY | CHK'D |
|----------|------|----|-------|
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| | | | |

Prepared By:
LAND DESIGN consultants
 Civil Engineers and Surveyors
 8585 EAST AVENUE MENTOR, OHIO 44060
 TELEPHONE: 255-8463 354-6938 951-LAND

Lands Shown Are Known As Being Part Of Original Hamden Township Lot No.15, In The Bond Tract, Situated Now In The Township Of Hamden, County Of Geauga, State Of Ohio.

DATE February 7th, 2001
 SCALE: HOR. 1"=100'-0"
 VERT.
 FILENAME gsv\surveyplat.dwg
 CHK'D BY R.A.T.
 Field

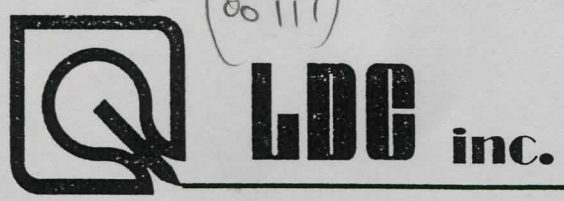
Plat Of Lot Split And Survey
 Prepared For:
Kvennabrekka Farms, Ltd.

SHEET 1 OF 1
 CONTRACT No. KVENF1-0101

HAM00111

(HAM)
00111

KVENNABREKKA FARMS
PICKUP 3-30-01
15-102316



MENTOR • 8585 East Avenue • Mentor, Ohio 44060
PHONE: (440) 255-8463 • 354-6938 • 951-LAND • FAX: (440) 255-9575

AVON • 1471 Lear Industrial Park • Avon, Ohio 44011
PHONE: (440) 937-5601 • 937-5602 • FAX: (440) 937-5603

JANUARY 29, 2001

LEGAL DESCRIPTION
OF A
10.00 ACRE LOT SPLIT

Situated in the Township of Hambden, County of Geauga, and State of Ohio, known as being part of Original Hambden Township Lot No. 15 in the Bond Tract, further known as being part of land conveyed to Susanne C, Scott A., and Darlene M., Sobie by deed recorded in Volume 994, Page 738 of Geauga County Records;

Beginning at a point in the centerline of Brakeman Road (60 feet wide), at the southwesterly corner of land conveyed to James R. and Tammy McBean by deed recorded in Volume 1248, Page 1017 of Geauga County Records;

Thence South 86°31'31" East, along the southerly line of said McBean, and the southerly line of land conveyed to Kvennabrekka Farms LTD., by deed recorded in Volume 1333, Page 472 of Geauga County Records, (at 30.17 feet passing through a 5/8 inch iron pin found (ID SLAY # 5298), a total distance of 1317.50 feet to a 5/8 inch iron pin set at the Principal Place of Beginning;

COURSE I Thence South 86°31'31" East, continuing along the southerly line of said Kvennabrekka Farms, LTD., a distance of 1322.72 feet to a 5/8 inch iron pin set in the westerly line of land conveyed to Mary Jean Lowe by deed recorded in Volume 765, Page 386 of Geauga County Records;

COURSE II Thence South 3°04'05" West, along the westerly line of said Lowe, and along the westerly line of land conveyed to Robert A. and Lora L. Babic by deed recorded in Volume 862, Page 22 of Geauga County Records, a distance of 327.91 feet to the southwesterly corner thereof, witness a stone monument found 0.57 feet southerly, and 0.03 feet easterly, and a 1 inch iron pipe found 0.09 feet southerly and 0.52 feet easterly, said point also being in the northerly line of land conveyed to John W. and Karen A. Washington by deed recorded in Volume 702, Page 134 of Geauga County Records;

COURSE III Thence North 86°38'47" West, along the northerly line of said Washington, a distance of 890.59 feet to a 3/4 inch iron pin found at the northwesterly corner thereof, said point also being the northeasterly corner of land conveyed to Kvennabrekka Farms, LTD. by deed recorded in Volume 1289, Page 1039 of Geauga County Records;

COURSE IV Thence North 86°39'40" West, along the northerly line of said Kvennabrekka Farms, LTD., a distance of 432.12 feet to a 5/8 inch iron pin set;

COURSE V Thence North 03°04'05" East, a distance of 330.82 feet to the Principal Place of Beginning and containing 10.00 acres of land as calculated and described, based on a survey performed in January, 2001 by Richard A. Thompson, Jr., P.S. No. 7388 of LDC, Inc., be the same, more or less, but subject to all legal highways and easements of record. Basis of bearings is the centerline of Brakeman Road as shown by plat prepared in October of 1998 by William R. Loetz P.S. No. 7552.

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GEAUGA COUNTY ENGINEER

Engineers and Surveyors



LDC inc.

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JANUARY 29, 2001

LEGAL DESCRIPTION
OF A
10.1073 ACRE REMAINDER PARCEL

Situated in the Township of Hambden, County of Geauga, and State of Ohio, known as being part of Original Hambden Township Lot No. 15 in the Bond Tract, further known as being part of land conveyed to Susanne C, Scott A., and Darlene M. Sobie by deed recorded in Volume 994, Page 738 of Geauga County Records;

Beginning at a point in the centerline of Brakeman Road (60 feet wide), at the southwesterly corner of land conveyed to James R. and Tammy McBean by deed recorded in Volume 1248, Page 1017 of Geauga County Records;

COURSE I Thence South 86°31'31" East, along the southerly line of said McBean, and the southerly line of land conveyed to Kvennabrekka Farms, LTD., by deed recorded in Volume 1333, Page 472 of Geauga County Records, (at 30.17 feet passing through a 5/8 inch iron pin found (ID SLAY #5298), a total distance of 1317.50 feet to a 5/8 inch iron pin set;

COURSE II Thence South 3°04'05" West, a distance of 330.82 feet to a 5/8 inch iron pin set in the northerly line of land conveyed to Kvennabrekka Farms, LTD. by deed recorded in Volume 1289, Page 1039 of Geauga County Records;

COURSE III Thence North 86°39'40" West, along the northerly line of said Kvennabrekka Farms, LTD. and a northerly line of land conveyed to J.D. Kralovic Trustee by deed recorded in Volume 1149, Page 434 of Geauga County Records, a distance of 578.75 feet to a 2 inch iron pipe found at an angle point therein, said point also being the northeasterly corner of land conveyed to M.E. and L. P. Nichols by deed recorded in Volume 1024, Page 842 of Geauga County Records;

COURSE IV Thence North 87°01'16" West, along the northerly line of said Nichols, a distance of 742.61 feet to the centerline of said Brakeman Road, (passing through a 5/8 inch iron pin, ID Temple No. 4761, found 30.13 feet from said centerline);

COURSE V Thence North 03°43'30" East, along said centerline, a distance of 338.61 feet to the Place of Beginning and containing 10.1073 acres of land as calculated and described, based on a survey performed in January, 2001 by Richard A. Thompson, Jr., P.S. No. 7388 of LDC, Inc., be the same, more or less, but subject to all legal highways and easements of record. Basis of bearings is the centerline of Brakeman Road as shown by plat prepared in October of 1998 by William R. Loetz, P.S. No. 7552.

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SURVEY PLAT & LEGAL DESCRIPTION
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CRB/R.S. *2/9/01*

Engineers and Surveyors

OFFICE OF THE
GEAUGA COUNTY ENGINEER