

Plat of Survey

for

Sommerset Development

of land in


Lot No. 29 Bond Tract

Hambden Township

Geauga County, Ohio

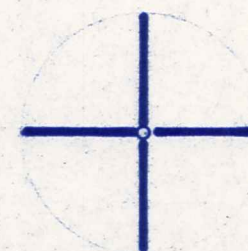
SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED
PER R.C. 315.251
R.S. 5, 23, 1996
GEAUGA COUNTY ENGINEER

I certify to **SOMMERSET DEVELOPMENT** that I have prepared this Plat and that it is based on a Survey made by me in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code governing land surveys in the State of Ohio.
The bearings shown on this Plat are oriented to an arbitrary meridian and are intended to indicate angular relationships only.
Distances are expressed in U. S. Survey Feet and decimal parts thereof.


Lawrence Gordon Wilson
Professional Surveyor No. 5807
May 16, 1996

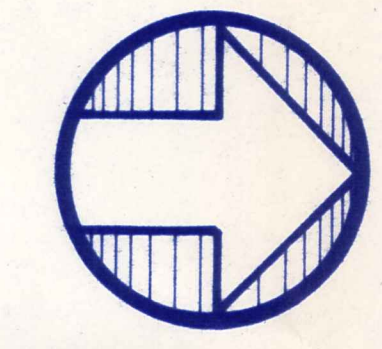
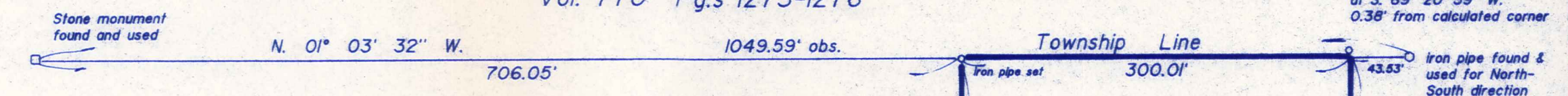


Denotes iron pipe set unless otherwise indicated:



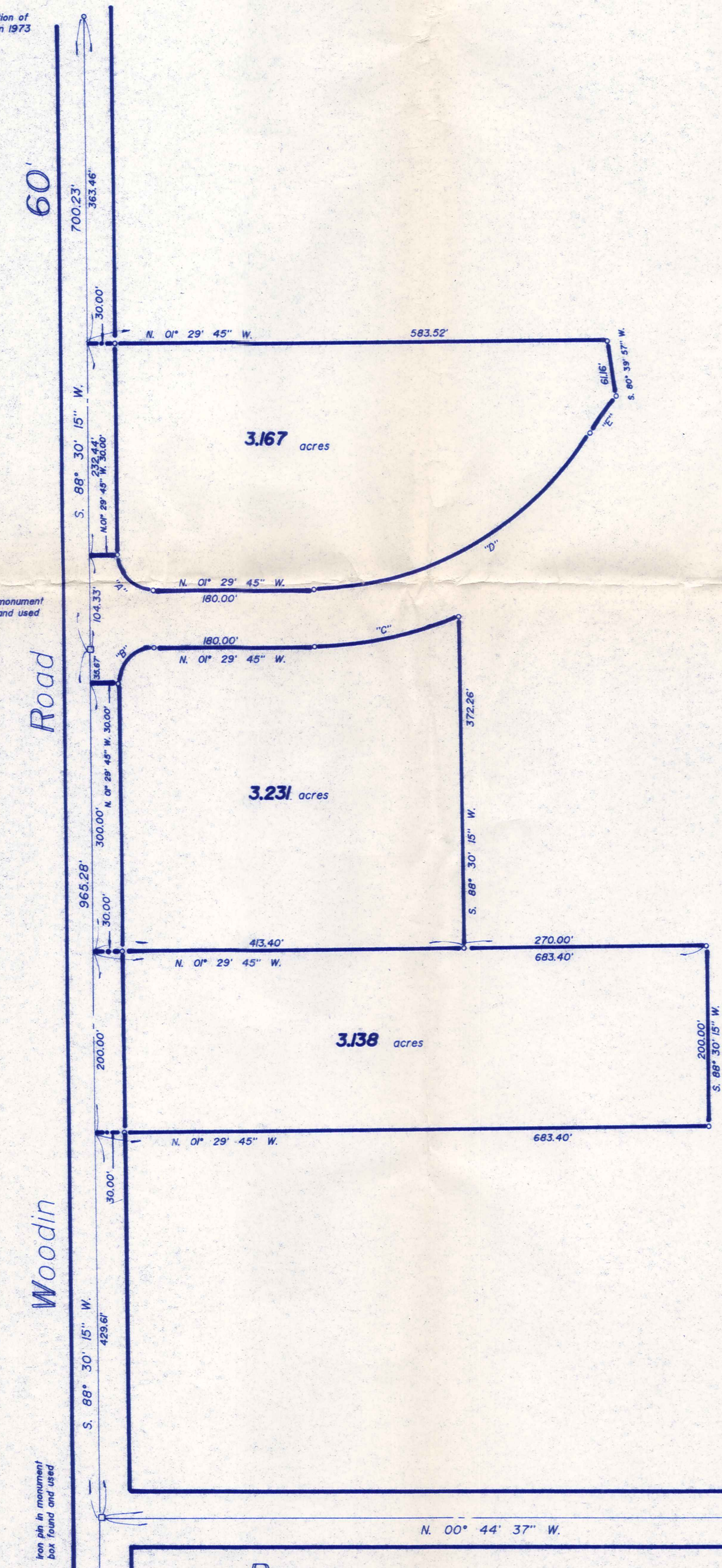
Lawrence Wilson and Associates
Professional Land Surveyors
Village Station
401 South Street
Chardon, Ohio 44024

216-286-7204



Lands Remaining in the Name of:
Anton Oblak, et al.
Volume 505 Page 605

Curve	Bearing	Chord	Arc	Tan	Radius	Delta
A"	N. 43° 30' 15" E.	56.57'	62.83'	40.00'	40.00'	90° 00' 00"
B"	N. 46° 29' 45" W.	56.57'	62.83'	40.00'	40.00'	90° 00' 00"
C"	N. 12° 39' 45" W.	166.55'	167.6'	64.88'	430.00'	22° 20' 00"
D"	N. 30° 08' 37" W.	354.77'	370.00'	202.13'	370.00'	57° 17' 45"
E"	N. 55° 20' 37" W.	51.72'	51.75'	25.9'	430.00'	06° 53' 45"

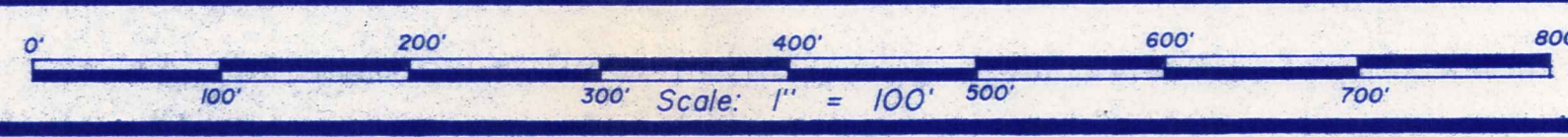


2098.76' record
2097.97' calculated

14.443 acres

Joseph Novak
Vol. 945 Pg. 1166

Brown



2839.70' record and used

Road

60'

HAM00156

(HAM)
00156

S.L. SOMMERS
1053-1082
Pac #15-102025
Picked up 5-23-1996

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: THAT SOMMERSET DEVELOPMENT, LTD., a Limited Liability Company, of 338 South Hambden Street, Chardon, Ohio by RICHARD A. SOMMERS, its President, the Grantor, for the consideration of Ten Dollars (\$10.00), received to the full satisfaction of SHARON L. SOMMERS, the Grantee, her heirs, administrators, successors and assigns, the following described premises:

OLD STONE RIDGE SUBDIVISION
FRONTAGE PARCEL "A"

Situated in the Township of Hambden, County of Geauga and the State of Ohio, and known as part of Lot No. 29 in the Bond Tract within said Township, and further described as follows:

Beginning at an iron pin in a monument box found at the intersection of the center lines of Woodin Road and Brown Road;

Thence S. 88 deg. 30' 15" W. along said Woodin Road center line, through a monument box found at 965.28 feet, a total distance of 1069.61 feet to the principal place of beginning of the land herein intended to be described;

Thence S. 88 deg. 30' 15" W. continuing along said Woodin Road center line 232.44 feet;

Thence N. 01 deg. 29' 45" W., through an iron pipe set at 30.00 feet, a total distance of 583.52 feet to an iron pipe set;

Thence N. 80 deg. 39' 57" E. 61.16 feet to an iron pipe set;

Thence southeasterly along a curve deflecting to the left by a radius of 430.00 feet, an arc distance of 51.75 feet, the chord of said curve being S. 55 deg. 20' 37" E. 51.72 feet to an iron pipe set;

Thence southeasterly along a curve deflecting to the right by a radius of 370.00 feet, an arc distance of 370.00 feet, the chord of said curve being S. 30 deg. 08' 37" E. 354.77 feet to an iron pipe set;

Thence S. 01 deg. 29' 45" E. 180.00 feet to an iron pipe set;

Thence along a curve deflecting to the right by a radius of 40.00 feet, an arc distance of 62.83 feet, the chord of said curve being S. 43 deg. 30' 15" W. 56.57 feet to an iron pipe set;

**SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED
PER R.C. 315.251**

R.S. 5/23/1996
GEAUGA COUNTY ENGINEER

Thence S. 01 deg. 29' 45" E. 30.00 feet to the principal place of beginning in the center line of Woodin Road, containing 3.167 acres, of which 3.007 acres are exclusive of the right of way of said Woodin Road, as surveyed in April 1996 by Lawrence Wilson, Professional Surveyor No. 5807.

The bearings in this description are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

Deed of Record: Vol. 505, Pg. 605

***Excepting** and reserving therefrom to Sommerset Development, Ltd., its successors, assigns and grantees, a permanent easement and right of way under, over and through a ten foot (10') wide strip of land northerly of and adjoining the northerly margin of Woodin Road and a ten foot (10') strip of land easterly of and adjoining the easterly boundary of the land described above for the purposes of a permanent right of way easement under, over and through said ten (10') foot wide strip, to place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, gas and communication cables, ducts, conduits, pipes, gas pipelines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantee, its successors, assigns and Grantees, for distributing, transporting, and transmitting electricity, gas and communication signals, for public and private use at such locations as the Grantee, its successors, assigns or Grantees may determine upon, within, and across the easement premises. Said easement rights shall include without liability therefore to remove trees and landscaping including lawns within and without said easement premises which may interfere with installation, maintenance, repair or operation of said electric, gas and communication facilities, the right to install, repair, augment and maintain service cables and pipelines 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.

TO HAVE AND TO HOLD, the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, her heirs, administrators, successors and assigns.

AND, SOMMERSET DEVELOPMENT, LTD., the said Grantor, does for its successors and assigns, covenant with the said Grantee, her heirs, administrators, successors and assigns, that at and until the sealing of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except restrictions, conditions or easements of record, zoning ordinances, if any and taxes and assessments, both general and special, not yet due and payable, and that it will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging to the said Grantee, her heirs, administrators, successors and assigns, against all lawful claims and demands whatsoever.

HAM00156

IN WITNESS WHEREOF, I have hereunto set my hand the _____
day of _____, 199_____.

SIGNED IN THE PRESENCE OF:

GRANTOR:
SOMMERSET DEVELOPMENT, LTD.

BY: RICHARD A. SOMMERS
PRESIDENT

STATE OF OHIO)
)SS:
GEAUGA COUNTY)

BEFORE ME a Notary Public, in and for said County and State, personally appeared the above named, **SOMMERSET DEVELOPMENT, LTD.**, by **Richard A. Sommers, its President**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at _____, this _____ day of _____ 199_____.

Notary Public

THIS INSTRUMENT PREPARED BY:
Paul A. Newman, Esq.
Newman, Leary and Brice
214 East Park Street
Chardon, Ohio 44024
216-286-9549

HAM00156

S.L. SOMMERS
1053-1086
15-102026

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: THAT SOMMERSET DEVELOPMENT, LTD., a Limited Liability Company, of 338 South Hambden Street, Chardon, Ohio by RICHARD A. SOMMERS, its President, the Grantor, for the consideration of Ten Dollars (\$10.00), received to the full satisfaction of SHARON L. SOMMERS, the Grantee, her heirs, administrators, successors and assigns, the following described premises:

OLD STONE RIDGE SUBDIVISION
FRONTAGE PARCEL "B"

Situated in the Township of Hambden, County of Geauga and the State of Ohio, and known as part of Lot No. 29 in the Bond Tract within said Township, and further described as follows:

Beginning in the center line of Woodin Road at the point that is S. 88 deg. 30' 15" W. along said center line 629.61 feet from an iron pin in a monument box found at the intersection of said Woodin Road center line with the center line of Brown Road;

Thence S. 88 deg. 30' 15" W. continuing along said Woodin Road center line 300.00 feet;

Thence N. 01 deg. 29' 45" W. 30.00 feet to an iron pipe set in the northerly margin of said Woodin Road;

Thence northwesterly along a curve deflecting to the right by a radius of 40.00 feet, an arc distance of 62.83 feet, the chord of said curve being N. 46 deg. 29' 45" W. 56.57 feet to an iron pipe set;

Thence N. 01 deg. 29' 45" W. 180.00 feet to an iron pipe set;

Thence northwesterly along a curve deflecting to the left by a radius of 430.00 feet, an arc distance of 167.61 feet, the chord of said curve being N. 12 deg. 39' 45" W. 166.55 feet to an iron pipe set;

Thence N. 88 deg. 30' 15" E. 372.26 feet to an iron pipe set;

Thence S. 01 deg. 29' 45" E., through an iron pipe set at 383.40 feet, a total distance of 413.40 feet to the center line of said Woodin Road and the place of beginning, containing 3.231 acres, of which 3.024 acres are exclusive of the right of way of said Woodin Road, as surveyed in april 1996 by Lawrence Wilson, Professional Surveyor No. 5807.

**SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED
PER R.C. 315.251**

R.S. 5, 23, 1996
GEAUGA COUNTY ENGINEER

The bearings in this description are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

Deed of Record: Vol. 505, Pg. 605

***Excepting** and reserving therefrom to Sommerset Development, Ltd., its successors, assigns and grantees, a permanent easement and right of way under, over and through a ten (10') foot wide strip of land northerly of and adjoining the northerly margin of Woodin Road and a ten foot (10') strip of land westerly of and adjoining the westerly boundary of the land described above for the purposes of a permanent right of way easement under, over and through said ten foot (10') wide strip, to place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, gas and communication cables, ducts, conduits, pipes, gas, pipelines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantee, its successors and assigns, and Grantees, for distributing, transporting, and transmitting electricity, gas and communication signals, for public and private use at such locations as the Grantee, its successors, assigns, or Grantees may determine upon, within, and across the easement premises. Said easement rights shall include without liability therefore to remove trees and landscaping including lawns within and without said easement premises which may interfere with installation, maintenance, repair or operation of said electric, gas and communication facilities, the right to install, repair, augment and maintain service cables and pipelines 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.

TO HAVE AND TO HOLD, the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, her heirs, administrators, successors and assigns.

AND, SOMMERSET DEVELOPMENT, LTD., the said Grantor, does for its successors and assigns, covenant with the said Grantee, her heirs, administrators, successors and assigns, that at and until the ensembling of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except restrictions, conditions or easements of record, zoning ordinances, if any and taxes and assessments, both general and special, not yet due and payable, and that it will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging to the said Grantee, her heirs, administrators, successors and assigns, against all lawful claims and demands whatsoever.

HAM00156

IN WITNESS WHEREOF, I have hereunto set my hand the _____
day of _____, 199_____.

SIGNED IN THE PRESENCE OF:

GRANTOR:
SOMMERSET DEVELOPMENT, LTD.

BY: RICHARD A. SOMMERS
PRESIDENT

STATE OF OHIO)
)SS:
GEAUGA _____ COUNTY)

BEFORE ME a Notary Public, in and for said County and State, personally appeared the above named, **SOMMERSET DEVELOPMENT, LTD.,** by **Richard A. Sommers, its President,** who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at _____, this _____ day of _____ 199_____.

Notary Public

THIS INSTRUMENT PREPARED BY:
Paul A. Newman, Esq.
Newman, Leary and Brice
214 East Park Street
Chardon, OHio 44024
216-286-9549

HAM00156

S.L. Sommers
1053-1090
15-102027

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: THAT SOMMERSET DEVELOPMENT, LTD., a Limited Liability Company, of 338 South Hambden Street, Chardon, Ohio by RICHARD A. SOMMERS, its President, the Grantor, for the consideration of Ten Dollars (\$10.00), received to the full satisfaction of SHARON L. SOMMERS, the Grantee, her heirs, administrators, successors and assigns, the following described premises:

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

OLD STONE RIDGE SUBDIVISION
FRONTAGE PARCEL "C"

RS. 5/23/1996
GEAUGA COUNTY ENGINEER

Situated in the Township of Hambden, County of Geauga and the State of Ohio, and known as part of Lot No. 29 in the Bond Tract within said Township, and further described as follows:

Beginning in the center line of Woodin Road at the point that is S. 88 deg. 30' 15" W. along said center line 429.61 feet from an iron pin in a monument box found at the intersection of said Woodin Road center line with the center line of Brown Road;

Thence S. 88 deg. 30' 15" W. continuing along said Woodin Road center line 200.00 feet;

Thence N. 01 deg. 29' 45" W., through an iron pipe set at 30.00 feet, a total distance of 683.40 feet to an iron pipe set;

Thence N. 88 deg. 30' 15" E. 200.00 feet to an iron pipe set;

Thence S. 01 deg. 29' 45" E., through an iron pipe set at 653.40 feet, a total distance of 683.40 feet to the center line of said Woodin Road and the place of beginning, containing 3.138 acres, of which 3.000 acres are exclusive of the right of way on said Woodin Road, as surveyed in April 1996 by Lawrence Wilson, Professional Surveyor No. 5807.

The bearing in this description are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

Deed of Record: Vol. 505, Pg. 605

*Excepting and reserving therefrom to Sommerset Development, Ltd., its successors, assigns and grantees, a permanent easement and right of way under, over and through a ten foot (10') wide strip of land northerly of and adjoining the northerly margin of Woodin Road of the land described for the purposes of a permanent right of way easement under, over and through said ten (10') foot wide strip, to place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, gas and communication cables, ducts, conduits, pipes, gas pipelines, surface or below

surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantee, its successors, assigns and Grantees, for distributing, transporting, and transmitting electricity, gas and communication signals, for public and private use at such locations as the Grantee, its successors, assigns or Grantees may determine upon, within, and across the easement premises. Said easement rights shall include without liability therefore to remove trees and landscaping including lawns within and without said easement premises which may interfere with installation, maintenance, repair or operation of said electric, gas and communication facilities, the right to install, repair, augment and maintain service cables and pipelines 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.

TO HAVE AND TO HOLD, the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, her heirs, administrators, successors and assigns.

AND, SOMMERSET DEVELOPMENT, LTD., the said Grantor, does for its successors and assigns, covenant with the said Grantee, her heirs, administrators, successors and assigns, that at and until the ensealing of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except restrictions, conditions or easements of record, zoning ordinances, if any and taxes and assessments, both general and special, not yet due and payable, and that it will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging to the said Grantee, her heirs, administrators, successors and assigns, against all lawful claims and demands whatsoever.

IN WITNESS WHEREOF, I have hereunto set my hand the _____ day of _____, 199_____.

SIGNED IN THE PRESENCE OF:

GRANTOR:
SOMMERSET DEVELOPMENT, LTD.

BY: RICHARD A. SOMMERS
PRESIDENT

HAM00156

STATE OF OHIO)
)SS:
GEAUGA COUNTY)

BEFORE ME a Notary Public, in and for said County and State, personally appeared the above named, **SOMMERSET DEVELOPMENT, LTD.**, by **Richard A. Sommers, its President**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at _____, this _____ day of _____ 199_____.

Notary Public

THIS INSTRUMENT PREPARED BY:
Paul A. Newman, Esq.
Newman, Leary and Brice
214 East Park Street
Chardon, OHio 44024
216-286-9549

Situated in the Township of Hambden, County of Geauga and the State of Ohio, and known as part of Lot No. 29 in the Bond Tract within said Township, and further described as follows:

Beginning in the center line of Brown Road at the southeasterly corner of land conveyed to Joseph Novak by deed recorded in volume 945, page 1166 of the Geauga County Deed Records, said place of beginning being N. 00 deg. 44' 37" W. along said center line of Brown Road 2839.70 feet from an iron pin in a monument box found at the intersection of said Brown Road center line with the center line of Woodin Road;

Thence S. 89 deg. 20' 59" W., along the southerly line of said Novak, through an iron pin found at 30.00 feet, a total distance of 2097.97 feet to a calculated corner in the easterly line of Chardon Township which bears N. 89 deg. 20' 59" E. 0.38 feet from an iron pin found;

Thence S. 01 deg. 03' 32" E. along said easterly Chardon Township line, which is the easterly line of land conveyed to Anne M. Gascoigne by deed recorded in volume 770, page 1273 of the aforesaid deed records, 300.01 feet to an iron pipe set;

HAM00156

Thence N. 89 deg. 20' 59" E., through an iron pipe set at 2066.32 feet, a total distance of 2096.32 feet to the center line of said Brown Road;

Thence N. 00 deg. 44' 37" W. along said Brown Road center line 300.00 feet to the place of beginning, containing 14.443 acres as surveyed in March 1996 by Lawrence Wilson, Professional Surveyor No. 5807.

The bearings in this description are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

Deed of Record: Vol. 505, Pg. 605

**SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED
PER R.C. 315.251**

R.S. 5/23/1996
GAUGA COUNTY ENGINEER