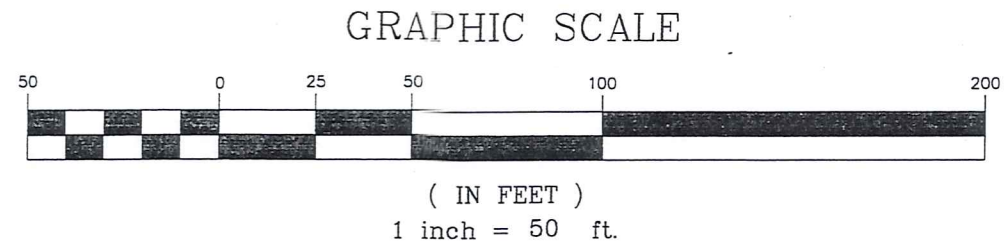
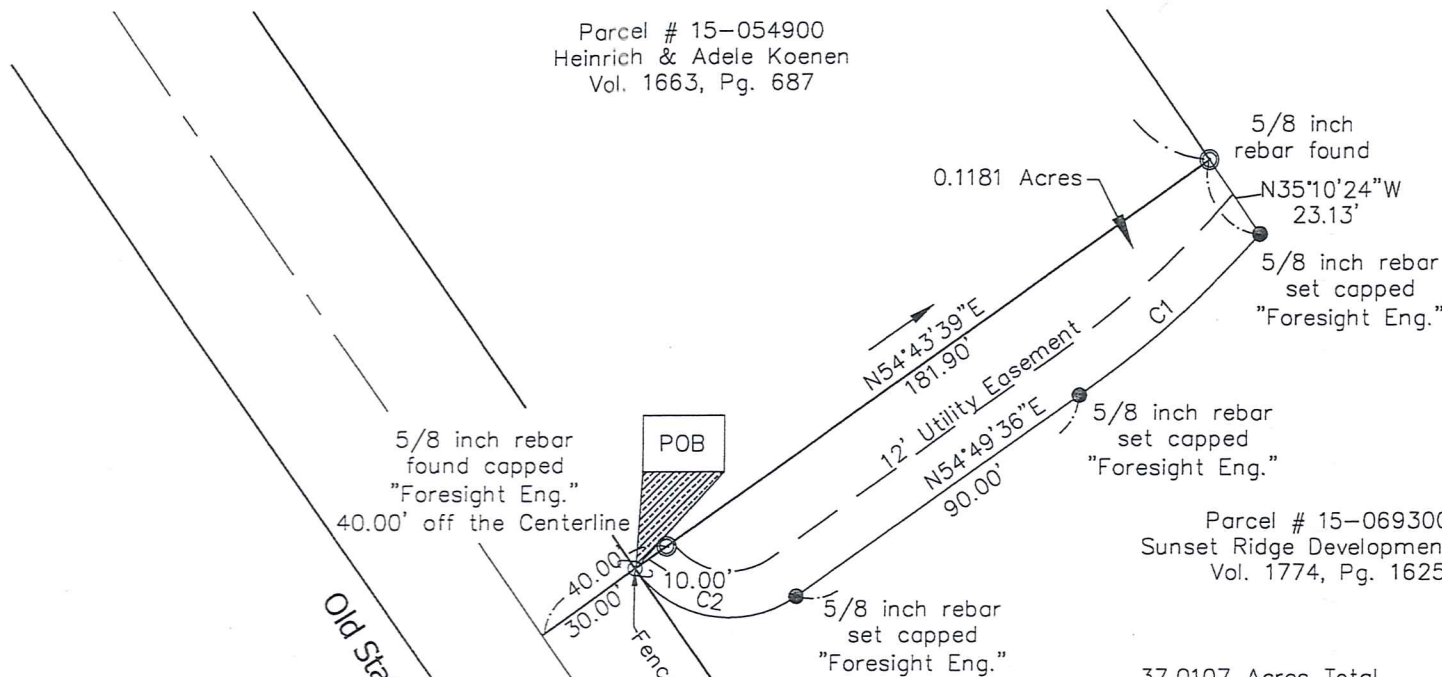


HAM00164

Situated in the Township of Hambden, County of Geauga, and State of Ohio,
and known as being part of Lot 25, Bond Tract.

Parcel # 15-054900
Heinrich & Adele Koenen
Vol. 1663, Pg. 687



CURVE TABLE						
CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	13°15'13"	62.46'	270.00'	31.37'	S48°11'59"W	62.32'
C2	90°00'00"	47.12'	30.00'	30.00'	N80°10'24"W	42.43'

Parcel # 15-069300
Sunset Ridge Development, LLC
Vol. 1774, Pg. 1625

37.0107 Acres Total
-0.1181 Acres in Split
36.8926 Acres Residual

Parcel 15-094500
Scott R. Wedge
Plat Vol. 1248, Pg. 316

Reference Bearings and Distances along a random straight line from a 5/8 inch iron pin found in a monument box at the centerline intersections of State Route 608 (Old State Road), 60 feet wide, and State Route 6, 60 feet wide, to:

1. Southwesterly corner of Parcel 15-054900 North 35°11'20" West @ 6495.16 feet.

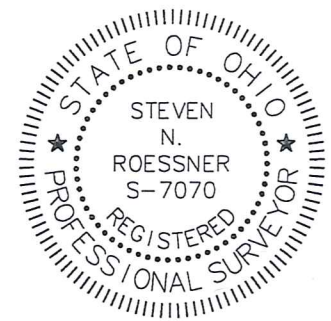
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 10/12/05
OFFICE OF THE
GEAUGA COUNTY ENGINEER

THIS APPROVAL IS FOR THE PARCEL OF LAND ONLY
AND DOES NOT APPROVE ANY EASEMENTS

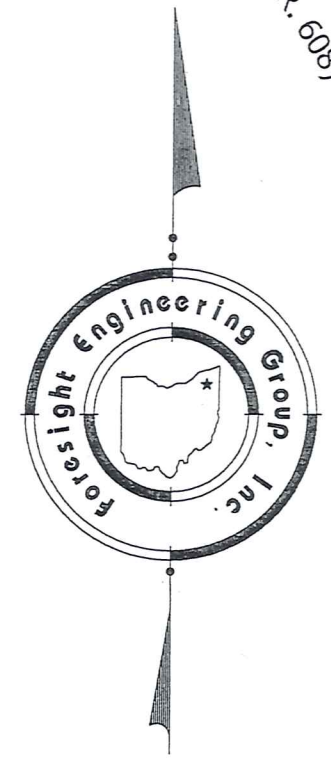
This Plat was prepared without the benefit of an abstract of Title and is subject to any state of facts revealed by an examination of the same.

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 January, 1996 and updated in August 2005 by Foresight Engineering Group, Inc. Under the supervision of Steven N. Roessner, P.S. #7070

Steven N. Roessner
Steven N. Roessner, P.S. #7070
Date 10/12/05



Bearings are assumed and to denote angles only.



Foresight Engineering Group
Engineers & Surveyors
440 286-1000
440 286-1034 fax
320 Center Street, Unit F
Chardon, Ohio 44024

SCALE: Horz. 1" = 50'
Vert. None
FILE NAME: I:\Som10506\Out-lot
DATE: October 12, 2005

Sunset Ridge Development, LLC
Kaufman Properties
Hambden Township, Geauga County, Ohio
Lot Split

(HAM)
00164

HAM00164

Sunset Ridge Dev.
Pick UP date

10-13-2005

15-102520

Vol 1799 P6703

Survey Description
For
Parcel 1
0.1181 acres
October 12, 2005

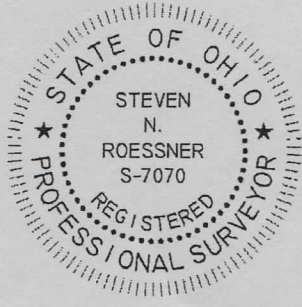
Situated in the Township of Hambden, County of Geauga, and State of Ohio: Known as being a part of Lot 25, Bond Tract and further bounded and described as follows:

Beginning on a southerly line of parcel 15-054900 owned by Heinrich Koenen & Adele McHenry Koenen by deed recorded in volume 1663, page 687 of the Geauga County Records of Deeds, said beginning being referenced by a southwesterly corner of said parcel 15-054900, North 54°43'39" East a distance of 30.00 feet from the centerline of Old State Road (S.R. 608), 60 feet wide, said southwesterly corner of parcel 15-054900 being referenced by a random straight line bearing, North 35°11'20" West a distance of 6495.16 feet from a 5/8 inch iron pin found, in a monument box at the centerline intersections of U.S. Route 6 (G.A.R. Highway), 60 feet wide, and said Old State Road (State Route 608);

- Course I. Thence North 54°43'39" East, a distance of 181.90 feet to a 5/8 inch rebar found at a southeasterly corner of said parcel 15-054900, passing through a 5/8 inch rebar found capped "Foresight Eng." at a distance of 40.00 feet;
- Course II. Thence South 35°10'24" East along a new division line a distance of 23.13 feet to a 5/8 inch rebar set;
- Course III. Thence along a new division line on the arc of a non-tangential curve deflecting to the right, having a delta of 13°15'13", a length of 62.46 feet, a radius of 270.00 feet, a tangent of 31.37 feet, and a chord which bears South 48°11'59" West a distance of 62.32 feet to a 5/8 inch rebar set;
- Course IV. Thence South 54°49'36" West along a new division line a distance of 90.00 feet to a 5/8 inch rebar set;
- Course V. Thence along a new division line on the arc of a curve deflecting to the right, having a delta of 90°00'00", a length of 47.12 feet, a radius of 30.00 feet, a tangent of 30.00 feet, and a chord which bears North 80°10'24" West a distance of 42.43 feet to the place of beginning and containing 0.1181 acres of land of which 0.1181 acres are from parcel 15-069300 as surveyed and described by Foresight Engineering Group, Inc. in January 1996 and updated in August 2005, 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 1774, page 1625 of the Geauga County Records.

There is also granted unto The Cleveland Electric Illuminating Company, Alltell Corporation, Adelphia Cable and The East Ohio Gas Company, all Ohio Corporations, their successors and assigns (hereinafter referred to as the Grantees) a permanent right-of-way easement twelve feet (12') in width under, over and through, parallel and contiguous to all road lines and the southerly line of lands described above, to construct, place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, communication cables, gas ducts, conduits, pipes, gas pipe lines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantees for distributing, transporting and transmitting electricity, gas and communication signals, for public and private use at such locations as the Grantees may determine upon, within and across the easement premises. Said easement rights shall include the right without liability therefor to remove trees and landscaping including lawns within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric, gas and communication facilities, the right to install, repair, augment and maintain service cables 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 grant.

Steven N. Roessner
STEVEN N. ROESSNER, P.S. #7070
FORESIGHT ENGINEERING GROUP, INC.
10/12/05
DATE



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

PAK *10/12/05*

OFFICE OF THE
GEAUGA COUNTY ENGINEER

THIS APPROVAL IS ONLY FOR THE LEGAL DESCRIPTION OF THE PARCEL OF LAND AND IS NOT AN APPROVAL OF ANY EASEMENTS LISTED IN THE ABOVE LEGAL DESCRIPTION.

133 - 2005 8 1 700