

Curve	Bearing	Chord	Tan	Arc	Radius	Delta
A	S. 71° 32' 55" E.	56.57'	40.00'	62.83'	40.00'	90° 00' 00"
B	S. 1° 25' 02" E.	14.85'	59.49'	116.20'	220.00'	30° 15' 45"
C	S. 1° 02' 15" E.	142.59'	73.73'	144.18'	280.00'	29° 30' 11"
D	S. 07° 56' 50" E.	13.19'	57.79'	113.97'	280.00'	23° 19' 19"

Thomas and Karen Perlic  
Volume 1006 Page 78

Robert A. and Sara Rayl  
Volume 623 Page 686

Thomas C. and Kathryn A. Pitrone  
Volume 781 Page 979

3.602 acres total  
3.361 acres exclusive of right-of-way

Lands Remaining in the Name of:  
Timberwood Farms Limited  
Volume 1033 Page 427

I certify to Timberwood Farms LTD. 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.

The above certification is valid only to those parties named herein, and is valid only when evidenced by an ORIGINAL SIGNATURE below.

Wilson, Lessman and Cox assumes no liability for the use of unauthorized copies of this plat of survey, nor for any use, or reliance upon, by persons other than those specifically named herein.



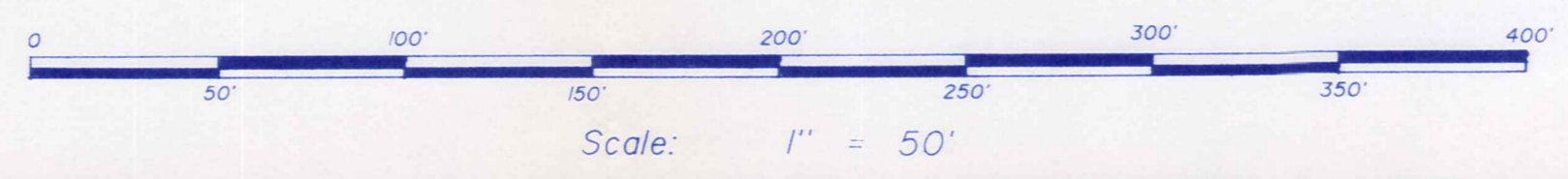
Lawrence Gordon Wilson  
Ohio Professional Surveyor No. 5807  
February 26, 1998

Plat of Survey  
of part of land of  
**Timberwood Farms LTD**  
in  
Lot No. 22 & 23, Bond Tract  
**Hambden Township**  
Geauga County, Ohio

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 3/19/98  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

This survey is LIMITED IN SCOPE to surveying the boundaries of PART of the land in the name of Timberwood Farms LTD by deed recorded in Volume 1026 & 1033, Page 293 & 427, of the Geauga County Deed Records and is based ONLY on the documents shown on this plat.

No liability is assumed for the existence, location, condition, type or size of ANY structure, either above ground or underground.



Wilson, Lessman and Cox  
Land Surveying and Planning  
Village Station  
401 South Street  
Chardon, Ohio 44024

HAM00167

(HAM  
00167)

TIMBERWOOD  
picked up 3-19-1998  
15-102154

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that TIMBERWOOD FARMS LTD., aka TIMBERWOOD FARMS LIMITED, an Ohio Limited Liability Company, whose address is 11700 Woodiebrook Road, Chardon, Ohio, 44024, the Grantor, who claims title by or through an instruments recorded in Volume 1033, Page 427, and Volume 1025, Page 293, Geauga County Recorder's Office, for the divers good causes and considerations thereunto moving, and especially for the sum of TEN DOLLARS NO/100 (\$10.00) received to its full satisfaction of TIMBERWOOD FARMS LTD., the Grantee, whose TAX MAILING ADDRESS will be 11700 Woodiebrook Road, Chardon, Ohio, 44024, does give, grant, bargain, sell and convey unto said Grantee, its successors and assigns, the premises described as follows:

Legal Description Attached As Exhibit "A".

TO HAVE AND TO HOLD, the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever.

And the said Grantor does for itself and its successors and assigns, hereby covenant with the said Grantee, its successors and assigns, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in fee simple, and the Grantor will warrant and defend the same against all claims of all persons whatsoever, except zoning ordinances, if any; except easements and restrictions of record, if any; and except taxes and assessments which shall be prorated as of the date of transfer and thereafter assumed by Grantee, its successors and assigns, forever, against all lawful claims and demands whatsoever except as hereinbefore provided.

IN WITNESS WHEREOF, TIMBERWOOD FARMS LTD., by its members, RIVER OAKS INVESTMENT COMPANY by DENNIS J. IBOLD, its Managing



HAM00167

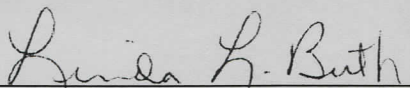
STATE OF OHIO

ss.

GEAUGA COUNTY

Before me, a Notary Public, in and for said County and State, personally appeared the above named JERRY PETERSEN, who acknowledged that he is a Member of PETERSEN DEVELOPMENT LTD., and that PETERSEN DEVELOPMENT LTD is a Member of TIMBERWOOD FARMS LTD., who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of TIMBERWOOD FARMS, LTD.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Chardon, Ohio, this 13<sup>th</sup> day of March, 1998.

  
NOTARY PUBLIC

Prepared by:

DENNIS J. IBOLD  
PETERSEN & IBOLD  
401 South Street  
Chardon, Ohio 44024  
(440) 285-3511

Linda L. Buth  
Notary Public - State of Ohio  
My Commission Expires October 24, 2000  
Recorded in Geauga County

**PETERSEN & IBOLD**

ATTORNEYS AT LAW  
VILLAGE STATION  
401 SOUTH STREET

CHARDON, OHIO 44024-1495

440/285-3511

Situated in the Township of Hambden, County of Geauga and the State of Ohio, and known as part of Lot Nos. 22 and 23 in the Bond Tract within said Township, and further described as follows:

Beginning in the center line of State Route No. 6 (G.A.R. Highway) at the northwesterly corner of land conveyed to Timberwood Farms Limited by deed recorded in volume 1033, page 427 of the Geauga County Deed Records;

Thence S. 63 deg. 27' 05" W. along said center line 162.55 feet;

Thence S. 26 deg. 32' 55" E. 30.00 feet to a 3/4 inch iron pipe set in the southerly right-of-way of said State Route No. 6;

Thence southeasterly along 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. 71 deg. 32' 55" E. 56.57 feet to a 3/4 inch iron pipe set;

Thence S. 26 deg. 32' 55" E. 30.00 feet to a 3/4 inch iron pipe set;

Thence southeasterly along a curve deflecting to the right by a radius of 220.00 feet, an arc distance of 116.20 feet, the chord of said curve being S. 11 deg. 25' 02" E. 114.85 feet to a 3/4 inch iron pipe set;

Thence S. 03 deg. 42' 50" W. 204.02 feet to a 3/4 inch iron pipe set;

Thence southeasterly along a curve deflecting to the left by a radius of 280.00 feet, an arc distance of 113.97 feet, the chord of said curve being S. 07 deg. 56' 50" E. 113.19 feet to a 3/4 inch iron pipe set in the westerly line of said Timberwood Farms Limited;

Thence N. 03 deg. 58' 23" E. along said westerly line, through a one inch iron pipe found and used at 539.88 feet, a total distance of 573.88 feet to the center line of State Route No. 6 and the place of beginning, containing 0.507 acres as surveyed in January 1998 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.

This survey is of part of lands conveyed to Timberwood Farms LTD by deed recorded in volume 1025, page 293 of the Geauga County Deed Records.

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

R.S. 3/19/98

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that TIMBERWOOD FARMS LTD., aka TIMBERWOOD FARMS LIMITED, an Ohio Limited Liability Company, whose address is 11700 Woodiebrook Road, Chardon, Ohio, 44024, the Grantor, who claims title by or through an instruments recorded in Volume 1033, Page 427, and Volume 1025, Page 293, Geauga County Recorder's Office, for the divers good causes and considerations thereunto moving, and especially for the sum of TEN DOLLARS NO/100 (\$10.00) received to its full satisfaction of TIMBERWOOD FARMS LTD., the Grantee, whose TAX MAILING ADDRESS will be 11700 Woodiebrook Road, Chardon, Ohio, 44024, does give, grant, bargain, sell and convey unto said Grantee, its successors and assigns, the premises described as follows:

Legal Description Attached As Exhibit "A".

TO HAVE AND TO HOLD, the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever.

And the said Grantor does for itself and its successors and assigns, hereby covenant with the said Grantee, its successors and assigns, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in fee simple, and the Grantor will warrant and defend the same against all claims of all persons whatsoever, except zoning ordinances, if any; except easements and restrictions of record, if any; and except taxes and assessments which shall be prorated as of the date of transfer and thereafter assumed by Grantee, its successors and assigns, forever, against all lawful claims and demands whatsoever except as hereinbefore provided.

IN WITNESS WHEREOF, TIMBERWOOD FARMS LTD., by its members, RIVER OAKS INVESTMENT COMPANY by DENNIS J. IBOLD, its Managing

**PETERSEN & IBOLD**

ATTORNEYS AT LAW  
VILLAGE STATION  
401 SOUTH STREET  
CHARDON, OHIO 44024-1495  
440/285-3511

Partner, and PETERSEN DEVELOPMENT LTD., by JERRY PETERSEN, its Member, its Member, have signed this instrument the 13<sup>th</sup> day of March, 1998.

Signed and acknowledged in the presence of:

Linda L. Buth

LINDA L. BUTH  
(Print Name)

Bonita Swontek

BONITA SWONTEK  
(Print Name)

Linda L. Buth

LINDA L. BUTH  
(Print Name)

Bonita Swontek

BONITA SWONTEK  
(Print Name)

STATE OF OHIO  
ss.  
GEAUGA COUNTY

Before me, a Notary Public, in and for said County and State, personally appeared the above named DENNIS J. IBOLD, who acknowledged that he is the Managing Partner of RIVER OAKS INVESTMENT COMPANY, and that RIVER OAKS INVESTMENT COMPANY, is a member of TIMBERWOOD FARMS LTD., who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of TIMBERWOOD FARMS LTD.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Chardon, Ohio, this 13<sup>th</sup> day of March, 1998.

Linda L. Buth  
NOTARY PUBLIC

Linda L. Buth  
Notary Public - State of Ohio  
My Commission Expires October 24, 2000  
Recorded in Geauga County

TIMBERWOOD FARMS LTD.  
[Signature]  
RIVER OAKS INVESTMENT COMPANY,  
A MEMBER  
BY: DENNIS J. IBOLD  
ITS: MANAGING PARTNER

[Signature]  
PETERSEN DEVELOPMENT LTD.,  
A MEMBER  
BY: JERRY PETERSEN  
ITS: Member

STATE OF OHIO  
SS.  
GEAUGA COUNTY

Before me, a Notary Public, in and for said County and State, personally appeared the above named JERRY PETERSEN, who acknowledged that he is a Member of PETERSEN DEVELOPMENT LTD., and that PETERSEN DEVELOPMENT LTD is a Member of TIMBERWOOD FARMS LTD., who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of TIMBERWOOD FARMS, LTD.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Chardon, Ohio, this 13<sup>th</sup> day of March, 1998.

*Linda L. Butth*  
NOTARY PUBLIC

Linda L. Butth  
Notary Public - State of Ohio  
My Commission Expires October 24, 2000  
Recorded in Geauga County

Prepared by:  
DENNIS J. IBOLD  
PETERSEN & IBOLD  
401 South Street  
Chardon, Ohio 44024  
(440) 285-3511

Situated in the Township of Hambden, County of Geauga and the State of Ohio, and known as part of Lot Nos. 22 and 23 in the Bond Tract within said Township, and further described as follows:

Beginning in the center line of State route No. 6 (G.A.R. Highway) at the point that is S. 63 deg. 27' 05" W. along said center line 162.55 feet from the northwesterly corner of land conveyed to Timberwood Farms Limited by deed recorded in volume 1033, page 427 of the Geauga County Deed Records;

Thence S. 26 deg. 32' 55" E. 30.00 feet to a  $\frac{3}{4}$  inch iron pipe set in the southerly right-of-way of said State Route No. 6;

Thence southeasterly along 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. 71 deg. 32' 55" E. 56.57 feet to a  $\frac{3}{4}$  inch iron pipe set;

Thence S. 26 deg. 32' 55" E. 30.00 feet to a  $\frac{3}{4}$  inch iron pipe set;

Thence southeasterly along a curve deflecting to the right by a radius of 220.00 feet, an arc distance of 116.20 feet, the chord of said curve being S. 11 deg. 25' 02" E. 114.85 feet to a  $\frac{3}{4}$  inch iron pipe set;

Thence S. 03 deg. 42' 50" W. 204.02 feet to a  $\frac{3}{4}$  inch iron pipe set;

Thence southeasterly along a curve deflecting to the left by a radius of 280.00 feet, an arc distance of 144.18 feet, the chord of said curve being S. 11 deg. 02' 15" E. 142.59 feet to a 3/4 inch iron pipe set;

Thence S. 64 deg. 12' 39" W. 15.61 feet to the calculated southeasterly corner of land conveyed to Thomas and Karen Perlic by deed recorded in volume 1006, page 78 of the aforesaid deed records;

Thence N. 85 deg. 51' 31" W. along the northeasterly boundary of said Perlic, through a 5/8 inch iron pin found at 0.91 feet, a total distance of 200.88 feet to a 5/8 inch iron pin found and used;

Thence N. 60 deg. 41' 19" W. continuing along said northeasterly boundary 91.20 feet to a 5/8 inch iron pin found and used;

Thence N. 23 deg. 08' 27" W. continuing along said northeasterly boundary of Perlic, through a 5/8 inch iron pin found and used at 316.87 feet, a total distance of 346.88 feet to the center line of State Route No. 6;

Thence N. 63 deg. 27' 05" E. along said center line 349.85 feet to the place of beginning, containing 3.602 acres, of which 3.361 acres are exclusive of State Route No. 6, as surveyed in January 1998 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.

This survey is of part of lands conveyed to Timberwood Farms LTD by deeds recorded in volume 1025, page 293 and volume 1033, page 427 of the Geauga County Deed Records.

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

R.S.

3/19/98

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

Thence southeasterly along a curve deflecting to the left by a radius of 280.00 feet, an arc distance of 144.18 feet, the chord of said curve being S. 11 deg. 02' 15" E. 142.59 feet to a 3/4 inch iron pipe set;

Thence S. 64 deg. 12' 39" W. 15.61 feet to the calculated southeasterly corner of land conveyed to Thomas and Karen Perlic by deed recorded in volume 1006, page 78 of the aforesaid deed records;

Thence N. 85 deg. 51' 31" W. along the northeasterly boundary of said Perlic, through a 5/8 inch iron pin found at 0.91 feet, a total distance of 200.88 feet to a 5/8 inch iron pin found and used;

Thence N. 60 deg. 41' 19" W. continuing along said northeasterly boundary 91.20 feet to a 5/8 inch iron pin found and used;

Thence N. 23 deg. 08' 27" W. continuing along said northeasterly boundary of Perlic, through a 5/8 inch iron pin found and used at 316.87 feet, a total distance of 346.88 feet to the center line of State Route No. 6;

Thence N. 63 deg. 27' 05" E. along said center line 349.85 feet to the place of beginning, containing 3.602 acres, of which 3.597 acres and 0.005 acres are from lands conveyed separately to Timberwood Farms LTD by deeds recorded respectively in volume 1025, page 293 and volume 1033, page 427 of the Geauga County Deed Records and of which 3.361 acres are exclusive of the right-of-way of State Route No. 6, as surveyed in January 1998 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.

This survey is of part of lands conveyed to Timberwood Farms LTD by deeds recorded in volume 1025, page 293 and volume 1033, page 427 of the Geauga County Deed Records.

*This is to show which acreage is coming from which parcel*