

LEGAL DESCRIPTION FROM SURVEY

ALTA-ACSM LAND TITLE SURVEY

Situated in the Township of Russell and Chester, County of Geauga, State of Ohio... Being Part of Lots 1, 2 and 4, Section 2, Tract 1 of Township 7 North, Range 9 West, and Being Part of Lot 3, Tract 3, Township 8 North, Range 9 West of the Connecticut Western Reserve.

SCHEDULE "B" ITEMS

No Easements Listed

APPARENT ENCROACHMENTS

None Apparent

ZONING

R-5 Residential

UTILITY LEGEND

- Clean Out, Catch Basin, Curb Inlet, Yard Drain, Sanitary Manhole, Storm Manhole, Storm Inlet MH, House/Down Spout, Water Valve, Water Motor, Fire Hydrant, Gas Valve, Gas Meter, Mailbox, Guard Post, Sign, Telephone (SAC) Box, Guide Wire, Power Pole, Light Power Pole, Well, Traffic Signal Pole, Traffic Signal Box, Electrical Box, Telephone (SAC) Box

BASIS OF BEARINGS

Vol. 1167, Page 1210 of Geauga County Records

SURVEY LEGEND

Iron Pin Found (See survey) = Measured, Plat = Subdivision Plat, D/M = Deed & Measured, D = Deed, Plat = Record, Rec = Record, Act = Actual

OUPS INFO:

The size & location, both horizontal and vertical, of the underground utilities shown herein, have been obtained by a search of available records. Verification by field observation has been conducted where practical.

FLOOD NOTE

No Designated Flood Plain on Site Per FEMA Map Panel 61 of 150, Community Plan #3801900015, with an effective date of November 4, 1988.

CERTIFICATION

To: Republic Bank and Chicago Title Insurance Company. This is to certify that this map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys...



APRIL 11, 2005 LEGAL DESCRIPTION OF A 12.9498 ACRE PARCEL. Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot No. 3, Tract No. 3 of Chester Township...

APRIL 11, 2005 LEGAL DESCRIPTION OF A 92.8169 ACRE PARCEL (RUSSELL TOWNSHIP). Situated in the Township of Russell, County of Geauga, State of Ohio and known as being part of Lot No. 1, 2 and 4, Section 2, Tract No. 1 of Russell Township...

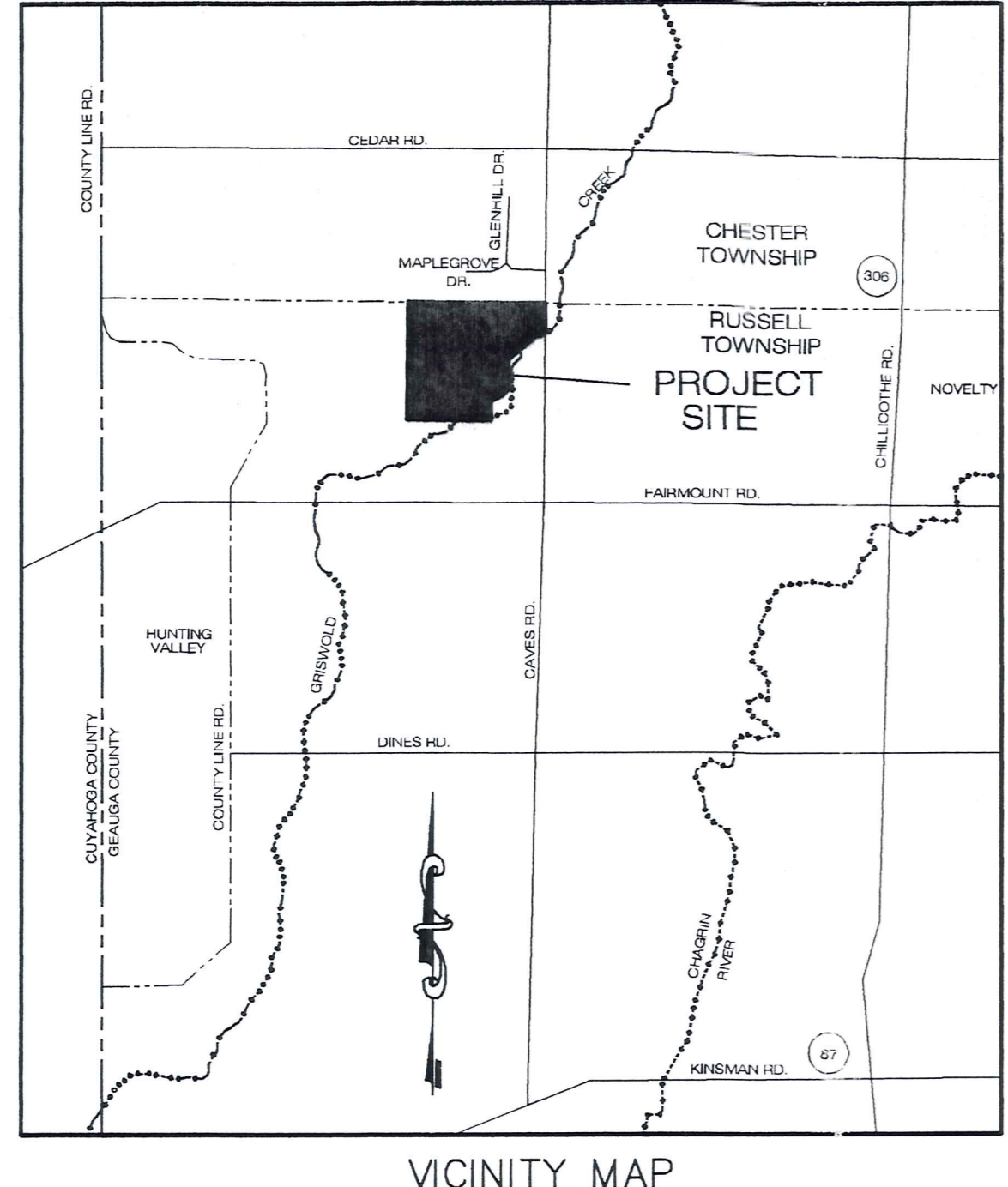
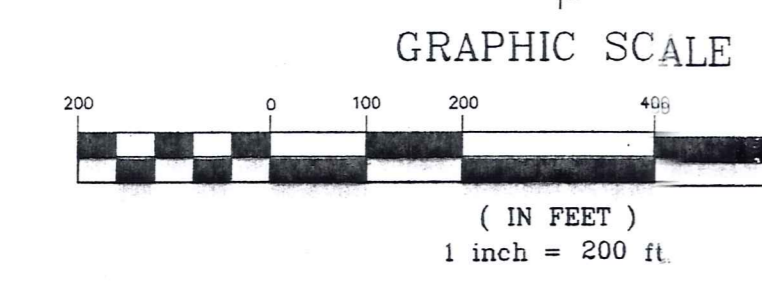
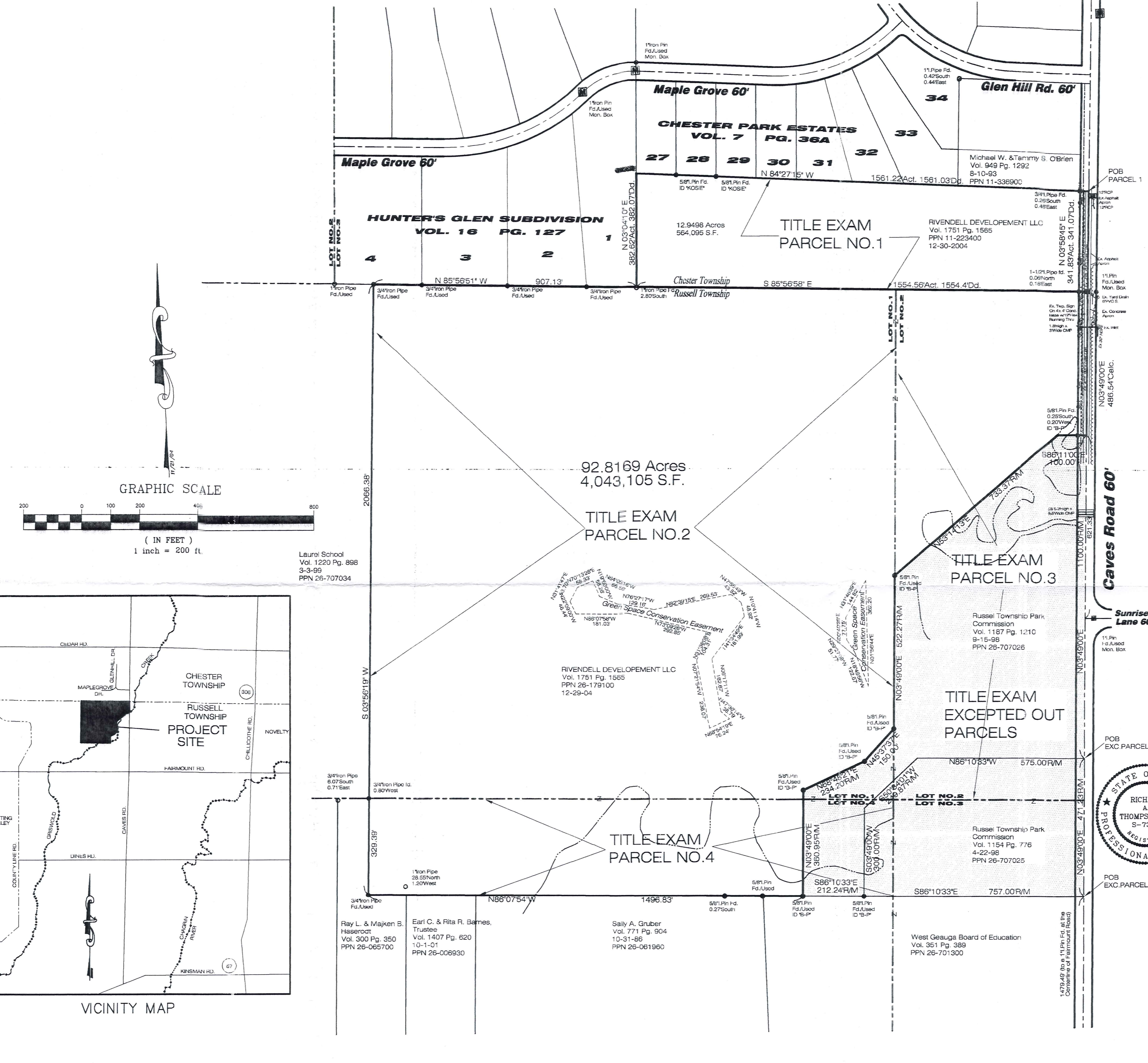


Table with columns: REV. No., DATE, BY, CHKD.

LAND DESIGN consultants logo and contact information: 5885 East Avenue, Mentor, Ohio 44060.

ALTA - ACSM LAND TITLE SURVEY RUSSELL/CHESTER TOWNSHIP - GEAGUA COUNTY - OHIO

Table with columns: DATE (12/22/04), SCALE (1"=200'), SHEET 1 OF 1, CONTRACT No. KNOTD1-0203.

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251. R.S. 4/15/05 OFFICE OF THE REGISTERED GEAGUA COUNTY ENGINEER

RUS-00091

RUS00091



**WDG inc.**

26-179100  
Vol 1767 PG 2757

Society National  
Bank  
Pick up Date  
4-15-05

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

**AVON** • 1502 Lear Industrial Park, Suite 1-A • Avon, Ohio 44011  
PHONE: (440) 937-5601 • 937-5602 • FAX: (440) 937-5603



APRIL 11, 2005

LEGAL DESCRIPTION  
OF A 92.8169 ACRE PARCEL  
(RUSSELL TOWNSHIP)

*Push/Pull  
4/12/05*

Situated in the Township of Russell, County of Geauga, State of Ohio and known as being part of Lot No's 1, 2 and 4, Section 2, Tract No. 1 of Russell Township;

Beginning at a 1 inch iron pin found in a monument box at the intersection of the centerline of Caves Road, 60 (sixty) feet wide and the Township line of Russell Township and Chester Township;

COURSE I Thence South 03°49'00" West, along said centerline of Caves Road, 486.54 feet to the northeasterly corner of land conveyed to Russell Township Park Commission by deed recorded in Volume 1187, Page 1210 of Geauga County Records (PPN:26-707026);

The following six courses are along the northerly and westerly lines of said Township Park Commission land:

COURSE II Thence North 86°11'00" West, passing through the westerly sideline of the road at 30.00 feet (witness a 5/8 inch iron pin found 0.25 feet South/0.20 feet West, I.D. Braun & Prenosil), a total distance of 100.00 feet to a 5/8 inch iron pin found (I.D. Braun & Prenosil);

COURSE III Thence South 53°14'13" West, a distance of 733.37 feet to a 5/8 inch iron pin found (I.D. Braun & Prenosil) on the lot line between original Lot 1 and Lot 2;

COURSE IV Thence South 03°49'00" West, along said original lot line a distance of 522.27 feet to a 5/8 inch iron pin found (I.D. Braun & Prenosil);

COURSE V Thence South 45°37'37" West, a distance of 150.00 feet to a 5/8 inch iron pin found (I.D. Braun & Prenosil);

COURSE VI Thence South 68°48'21" West, a distance of 234.20 feet to a 5/8 inch iron pin found (I.D. Braun & Prenosil);

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COURSE VII           Thence South 03°49'00" West, a distance of 360.95 feet to a 5/8 inch iron pin found (I.D. Braun & Prenosil) in the northerly line of land conveyed to West Geauga Board of Education by deed recorded in Volume 351, Page 389 of Geauga County Records (PPN:26-701300);

COURSE VIII        Thence North 86°07'54" West, along said northerly line and the northerly lines of the following, Sally A. Gruber, Volume 771, Page 904 (PPN:26-061960), Earl C. and Rita R. Barnes, Trustees, Volume 1407, Page 620 (PPN:26-006930) and Ray L. and Majken B. Haserodt, Volume 300, Page 350 (PPN:26-065700), a distance of 1496.83 feet to a 3/4 inch iron pipe found at an angle point in the easterly line of said Haserodt;

COURSE IX           Thence North 03°56'19" East, along said easterly line of Haserodt, passing through the northerly line of said Original Lot 4 at 329.39 (witness a 3/4 inch iron pipe found 0.80 feet West) and along the easterly line of land conveyed to Laurel School by deed recorded in Volume 1220, Page 898 of Geauga County Records (PPN:26-707034) a total distance of 2066.38 feet to a 3/4 inch iron pipe found in the southerly line of Hunter's Glen Subdivision as recorded in Volume 16, Page 127 of Geauga County Plat Records, said point also being the line between Chester and Russell Townships;

COURSE X            Thence South 85°56'51" East, along said subdivision and Township lines, a distance of 907.13 feet to the southeasterly corner of said subdivision and angle point in said Township line, also being the southwesterly corner of land conveyed to Society National Bank by deed recorded in Volume 568, Page 977 of Geauga County Records PPN:11-223400;

~~SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
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OFFICE OF THE  
GEAUGA COUNTY ENGINEER~~

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COURSE XI

Thence South 85°56'58" East, along the southerly line of said Society National Bank and said Township line, passing through said westerly sideline of said Caves Road at 1524.56 feet (witness a 1-1/2 inch iron pipe found (0.06 feet North/0.18 feet East), a total distance of 1554.56 feet to the Place of Beginning and containing 92.8169 acres (4,043,105 square feet) of land, more or less, as calculated and described in September, 2004 by Richard A. Thompson Jr., P.S. No. 7388 of LDC, Inc. Subject to all legal highways and easements of record. Bearings used herein, refer to the centerline bearing of Caves Road North 03°49'00" East. All pins set are 5/8 inch by 30 inch long rebar with a plastic, yellow cap stamped "LDC, Inc." Deed of Record is Rivendell Development LLC by deed recorded in Volume 1751, page 1565, dated 12/29/2004 of Geauga County records.

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

R.S. 4/15/05  
OFFICE OF THE Revised  
GEAUGA COUNTY ENGINEER

RECEIVED  
APR 14 2005  
GEAUGA COUNTY  
ENGINEER