

A MINOR SUBDIVISION PLAT OF SURVEY

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga, STATE OF OHIO, AND BEING KNOWN AS PART OF ORIGINAL TROY TOWNSHIP SECTION NO. 13 AND 14, FURTHER BEING KNOWN AS PART OF A PARCEL OF LAND CONVEYED TO GEORGE STANKUS BY DEED RECORDED IN VOL. 1048, PG. 1267

PREPARED FOR:
VALLEY BUILDERS INC.
(GEORGE STANKUS)
4400 HARNER ROAD
MANTUA, OHIO 44255

- LEGEND**
- IRON PIN/PIPE FOUND
 - ◇ MONUMENT FOUND
 - 5/8" IRON PIN SET
 - 5/8" IRON PIN SET IN CONCRETE
 - IP IRON PIN
 - IPP IRON PIPE
 - M. MEASURED
 - C. CALCULATED
 - O./OBS. OBSERVED
 - C. CENTERLINE
 - R/W RIGHT-OF-WAY
 - P.O.B. PLACE OF BEGINNING
 - P.P.O.B. PRINCIPAL PLACE OF BEGINNING
 - FD. FOUND
 - MON. MONUMENT
 - R./REC. RECORD
 - U. USED

I Herby 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. Bearings Refer To An Assumed Meridian And Are Intended To Indicate Angles Only. 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.

Rudy E. Schwartz
Rudy E. Schwartz, P.S. No. 7193

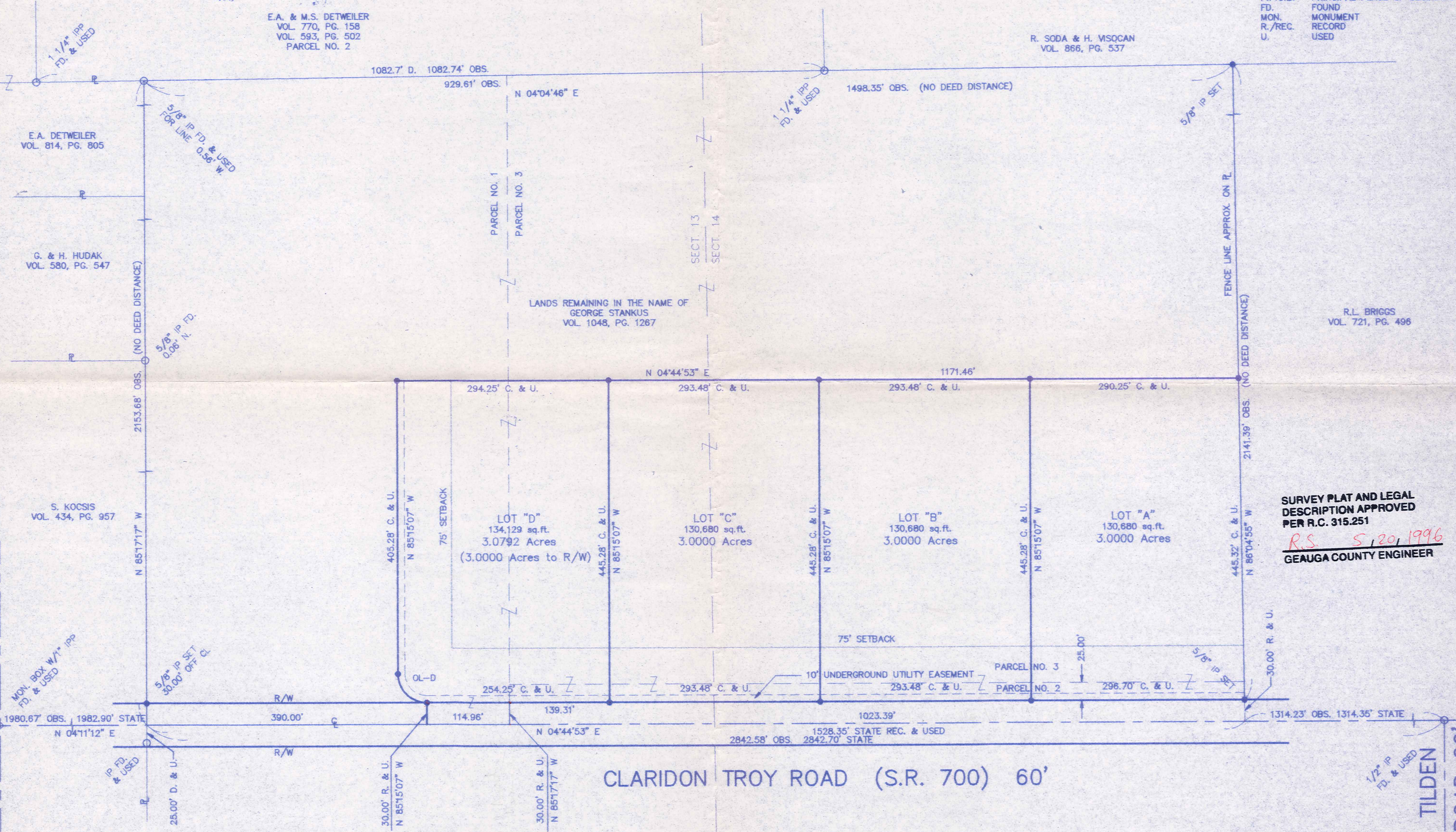


E.A. & M.S. DETWEILER
VOL. 770, PG. 158
VOL. 593, PG. 502
PARCEL NO. 2

R. SODA & H. VISOCAN
VOL. 866, PG. 537

CHAGRIN FALLS - GREENVILLE ROAD (U.S. RT. 422)

TILDEN ROAD 60'

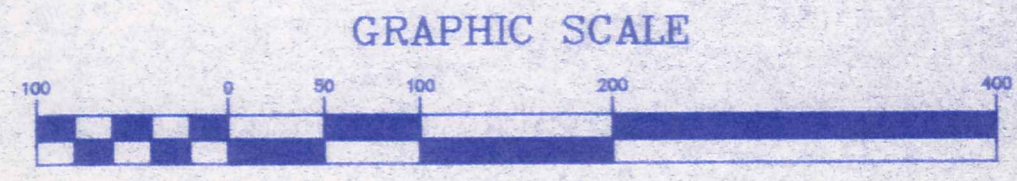


SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251
R.S. 5/20/1996
GEAUGA COUNTY ENGINEER

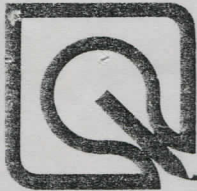
L.D.C. Inc. db.a. **LAND DESIGN consultants**
Civil Engineers and Surveyors
8585 EAST AVENUE MENTOR, OHIO 44060
TELEPHONE 255-8463 354-6938 951-LAND

MAY, 1996

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
OL-D	40.00'	62.83'	40.00'	56.57'	N 49°44'53" E	90°00'00"



(IN FEET)
1 inch = 100 ft



LDC inc.

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MAY 7, 1996

LEGAL DESCRIPTION OF
PARCEL A
(3.0000 ACRES)

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

R.S. 5, 20, 1996
GEAUGA COUNTY ENGINEER

Situated in the Township of Troy, County of Geauga and State of Ohio, and known as being part of Section 14 in said Township, and further known as being part of Parcel No. 2 and Parcel No. 3 of lands conveyed to George L. Stankus by deed recorded in Volume 1048, Page 1267 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a point in the centerline of Claridon-Troy Road, 60 feet wide (a.k.a. State Route 700) at the Northwesterly corner of land conveyed to R.L. Briggs by deed recorded in Volume 721, Page 496 of Geauga County Deed Records.

Thence South 86°04'55" East a distance of 30.00 feet to a 5/8 inch iron pin set in the Easterly sideline of said Claridon-Troy Road and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 04°44'53" East, along the Easterly sideline of said Claridon-Troy Road, a distance of 296.70 feet to a 5/8 inch iron pin set;

COURSE II Thence South 85°15'07" East a distance of 445.28 feet to a 5/8 inch iron pin set;

COURSE III Thence South 04°44'53" West a distance of 290.25 feet to a 5/8 inch iron pin set in the Northerly line of land so conveyed to R.L. Briggs;

COURSE IV Thence North 86°04'55" West, along said Northerly line of land so conveyed to R.L. Briggs, a distance of 445.32 feet to the Principal Place of Beginning and containing 3.0000 acres of land as surveyed and calculated and described in May of 1996 by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc. be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

MAY 7, 1996
LEGAL DESCRIPTION OF
PARCEL A
(3.0000 ACRES)
PAGE 2

EXCEPTING AND RESERVING therefrom to George Stankus, their successors, assigns and grantees, a permanent easement and right of way under, over, and through a ten foot (10') wide strip of land easterly of and adjoining the easterly sideline of Claridon-Troy Road, 60 feet wide, 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, 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 the right without liability therefore 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 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.



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MAY 7, 1996

LEGAL DESCRIPTION OF
PARCEL B
(3.0000 ACRES)

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

R.S. 5, 20, 1996
GEAUGA COUNTY ENGINEER

Situated in the Township of Troy, County of Geauga and State of Ohio, and known as being part of Section 14 in said Township, and further known as being part of Parcel No. 2 and Parcel No. 3 of lands conveyed to George L. Stankus by deed recorded in Volume 1048, Page 1267 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a point in the centerline of Claridon-Troy Road, 60 feet wide (a.k.a. State Route 700) at the Northwesterly corner of land conveyed to R.L. Briggs by deed recorded in Volume 721, Page 496 of Geauga County Deed Records;

Thence South $86^{\circ}04'55''$ East a distance of 30.00 feet to an 5/8 inch iron pin in the Easterly sideline of said Claridon-Troy Road;

Thence North $04^{\circ}44'53''$ East, along the Easterly sideline of said Claridon-Troy Road, a distance of 296.70 feet to a 5/8 inch iron pin set and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North $04^{\circ}44'53''$ East continuing along the Easterly sideline of said Claridon-Troy Road, a distance of 293.48 feet to a 5/8 inch iron pin set;

COURSE II Thence South $85^{\circ}15'07''$ East a distance of 445.28 feet to a 5/8 inch iron pin set;

COURSE III Thence South $04^{\circ}44'53''$ West a distance of 293.48 feet to a 5/8 inch iron pin set;

COURSE IV Thence North $85^{\circ}15'07''$ West a distance of 445.28 feet to the Principal Place of Beginning and containing 3.0000 acres of land as surveyed, calculated and described in May of 1996 by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc. be the same, more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

MAY 7, 1996
LEGAL DESCRIPTION OF
PARCEL B
(3.0000 ACRES)
PAGE 2

EXCEPTING AND RESERVING therefrom to George Stankus, their successors, assigns and grantees, a permanent easement and right of way under, over, and through a ten foot (10') wide strip of land easterly of and adjoining the easterly sideline of Claridon-Troy Road, 60 feet wide, 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, 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 the right without liability therefore 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 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.



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MAY 7, 1996

LEGAL DESCRIPTION OF
PARCEL C
(3.0000 ACRES)

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

5, 20, 1996
GEAUGA COUNTY ENGINEER

Situated in the Township of Troy, County of Geauga and State of Ohio, and known as being part of Section 14 and Section 13 in said Township, and further known as being part of Parcel No. 2 and Parcel No. 3 of lands conveyed to George L. Stankus by deed recorded in Volume 1048, Page 1267 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a point in the centerline of Claridon-Troy Road, 60 feet wide (a.k.a. State Route 700) at the Northwesterly corner of land conveyed to R.L. Briggs by deed recorded in Volume 721, Page 496 of Geauga County Deed Records;

Thence South $86^{\circ}04'55''$ East a distance of 30.00 feet to a 5/8 inch iron pin in the Easterly sideline of said Claridon-Troy Road;

Thence North $04^{\circ}44'53''$ East, along the Easterly sideline of said Claridon-Troy Road, a distance of 590.18 feet to a 5/8 inch iron pin set and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North $04^{\circ}44'53''$ East continuing along the Easterly sideline of said Claridon-Troy Road, a distance of 293.48 feet to a 5/8 inch iron pin set;
- COURSE II Thence South $85^{\circ}15'07''$ East a distance of 445.28 feet to a 5/8 inch iron pin set;
- COURSE III Thence South $04^{\circ}44'53''$ West a distance of 293.48 feet to a 5/8 inch iron pin set;
- COURSE IV Thence North $85^{\circ}15'07''$ West a distance of 445.28 feet to the Principal Place of Beginning and containing 3.0000 acres of land as surveyed, calculated and described in May of 1996 by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc. be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

MAY 7, 1996
LEGAL DESCRIPTION OF
PARCEL C
(3.0000 ACRES)
PAGE 2

EXCEPTING AND RESERVING therefrom to George Stankus, their successors, assigns and grantees, a permanent easement and right of way under, over, and through a ten foot (10') wide strip of land easterly of and adjoining the easterly sideline of Claridon-Troy Road, 60 feet wide, 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, 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 the right without liability therefore 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 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.



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MAY 7, 1996

LEGAL DESCRIPTION OF
PARCEL D
(~~3.0000~~ ACRES)
3.0792

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

R.S. 5/20/1996
GEAUGA COUNTY ENGINEER

Situated in the Township of Troy, County of Geauga and State of Ohio, and known as being part of Section 13 in said Township, and further known as being part of Parcel No. 1 and Parcel No. 2 and Parcel No. 3 of lands conveyed to George L. Stankus by deed recorded in Volume 1048, Page 1267 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a point in the centerline of Claridon-Troy Road, 60 feet wide (a.k.a. State Route 700) at the Northwesterly corner of land conveyed to R.L. Briggs by deed recorded in Volume 721, Page 496 of Geauga County Records;

Thence South 86°04'55" East a distance of 30.00 feet to a 5/8 inch iron pin in the Easterly sideline of said Claridon-Troy Road;

Thence North 04°44'53" East, along the Easterly sideline of said Claridon-Troy Road, a distance of 883.66 feet to a 5/8 inch iron pin set and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 04°44'53" East continuing along the Easterly sideline of said Claridon-Troy Road, a distance of 139.31 feet to a point in the Southerly line of Parcel 1 of lands so conveyed to George L. Stankus;
- COURSE II Thence North 85°17'17" West, along the Southerly line of said Parcel 1 of lands so conveyed to George L. Stankus, a distance of 30.00 feet to a point in the centerline of said Claridon-Troy Road;
- COURSE III Thence North 04°44'53" East, along the centerline of said Claridon-Troy Road, a distance of 114.96 feet to a point;
- COURSE IV Thence South 85°15'07" East a distance of 30.00 feet to a 5/8 inch iron pin set in the Easterly sideline of said Claridon-Troy Road;
- COURSE V Thence Northeasterly along the arc of a curve deflecting to the right, 62.83 feet, said curve having a radius of 40.00 feet and a chord which bears North 49°44'53" East, 56.57 feet to a 5/8 inch iron pin set at a point of tangency, said point being in the Southerly sideline of Kimpton Trail, 60 feet wide (Proposed);

MAY 7, 1996
LEGAL DESCRIPTION OF
PARCEL D
(3.0000 ACRES)
PAGE 2

- COURSE VI Thence South 85°15'07" East, continuing along the Southerly sideline of said proposed Kimpton Trail, a distance of 405.28 feet to a 5/8 inch iron pin set;
- COURSE VII Thence South 04°44'53" West a distance of 294.25 feet to a 5/8 inch iron set;
- COURSE VIII Thence North 85°15'07" West a distance of 445.28 feet to the Principal Place of Beginning and containing 3.0792 acres of land (3.0000 acres of land excluding the area within the right-of-way of Claridon-Troy Road) as surveyed, calculated and described in May of 1996 by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc. be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

EXCEPTING AND RESERVING therefrom to George Stankus, their successors, assigns and grantees, a permanent easement and right of way under, over, and through a ten foot (10') wide strip of land easterly of and adjoining the easterly sideline of Claridon-Troy Road, 60 feet wide, and a ten foot (10') strip of land southerly of and adjoining the southerly sideline of (Proposed) Kimpton Trail, 60 feet wide, 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, 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 the right without liability therefore 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 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.



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MAY 7, 1996

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

LEGAL DESCRIPTION OF A 12.0792 ACRE PARCEL

R.S. 5 / 20 / 1996
GEAUGA COUNTY ENGINEER

Situated in the Township of Troy, County of Geauga and State of Ohio, and known as being part of Section 13 and Section 14 in said Township, and further known as being part of Parcel No. 1 and Parcel No. 2 and Parcel No. 3 of lands conveyed to George L. Stankus by deed recorded in Volume 1048, Page 1267 of Geauga County Official Records, further bounded and described as follows:

Beginning at a point in the centerline of Claridon-Troy Road, 60 feet wide (a.k.a. 700) at the Northwesterly corner of land conveyed to R.L. Briggs by deed recorded in Volume 721, Page 496 of Geauga County Records;

Thence South 86°04'55" East a distance of 30.00 feet to a 5/8 inch iron pin set in the Easterly sideline of said Claridon-Troy Road and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 04°44'53" East, along the Easterly sideline of said Claridon-Troy Road, a distance of 1022.97 feet to a point in the Southerly line Parcel 1 of lands so conveyed to George L. Stankus;
- COURSE II Thence North 85°17'17" West, along the Southerly line of said Parcel 1 of lands so conveyed to George L. Stankus, a distance of 30.00 feet to a point in the centerline of said Claridon-Troy Road;
- COURSE III Thence North 04°44'53" East, along the centerline of said Claridon-Troy Road a distance of 114.96 feet to a point;
- COURSE IV Thence South 85°15'07" East a distance of 30.00 feet to a 5/8 inch iron pin set in the Easterly sideline of said Claridon-Troy Road;
- COURSE V Thence Northeasterly along the arc of a curve deflecting to the right, 62.83 feet, said curve having a radius of 40.00 feet and a chord which bears North 49°44'53" East 56.57 feet to a 5/8 inch iron pin set at a point of tangency, said point being in the Southerly sideline of Kimpton Trail, 60 feet wide (proposed);

MAY 7, 1996
LEGAL DESCRIPTION OF A
12.0792 ACRE PARCEL
PAGE 2

- COURSE VI Thence South 85°15'07" East, continuing along the Southerly sideline of said proposed Kimpton Trail, a distance of 405.28 feet to a 5/8 inch iron pin set;
- COURSE VII Thence South 04°44'53" West a distance of 1171.46 feet to an iron pin set in the Northerly line of land so conveyed to R.L. Briggs;
- COURSE VIII Thence North 86°04'55" West, along said Northerly line of land so conveyed to R.L. Briggs, a distance of 445.32 feet to the Principal Place of Beginning and containing 12.0792 acres of land (12.0000 acres of land excluding the area within the right-of-way of Claridon-Troy Road) as surveyed, calculated and described in May of 1996 by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc. be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

EXCEPTING AND RESERVING therefrom to George Stankus, their successors, assigns and grantees, a permanent easement and right of way under, over, and through a ten foot (10') wide strip of land easterly of and adjoining the easterly sideline of Claridon-Troy Road, 60 feet wide, and a ten foot (10') strip of land southerly of and adjoining the southerly sideline of (Proposed) Kimpton Trail, 60 feet wide, 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, 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 the right without liability therefore 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 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.