

BOUNDARY SURVEY

PREPARED FOR:

BRIARHILL LANDSCAPING

DATE: 12/4/01

SCALE: 1" = 100'

DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY.

I HEREBY STATE THIS TO BE A TRUE AND ACCURATE SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

- LEGEND
- = 5/8" IRON PIN SET W/CAP
 - ACT. = ACTUAL
 - OBS. = OBSERVED
 - CALC. = CALCULATED
 - REC. = RECORD
 - FND. = FOUND
 - D. & U. = DEED & USED
 - ORIGINAL LOT LINE
 - CENTERLINE

LOT 40, TRACT 1
BAINBRIDGE TWP.
GEAUGA CO., OHIO

CHRISTOPHER & KATHLEEN FROSTS
DEED Vol. 747, P. 262 G.C.D.R.

1" IR. PIPE
USED FOR LINE
0.29' N. 60° 51' 32" E.

CHAGRIN ROAD 60'
32.22' ACT.
155.33' ACT. DEED
N. 50° 32' 31" W.

PARCEL 1
349.49' TO E D. & U.
400.00' TO E D. & U.
N. 60° 51' 32" E.

1" IR. PIPE
USED
31.70' ACT.

36.20' D. & U. USED

30.09' DEED
30.10' ACT.
N. 34° 47' 19" E.

ARTINO FAMILY TRUST
DEED Vol. 1296, P. 454 O.R.G.C.
89,460 S.Q.FT. OR 2.0537 AC.
627.92' DEED
628.01' ACT. TO E
N. 58° 19' 43" E.

PARCEL 3

PARCEL 1

PARCEL 2

ALAN W. & LOIZI A. BEGY
DEED Vol. 973, P. 311 O.R.G.C.

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

R.S. 3/3/03
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

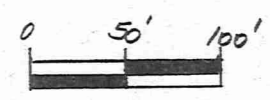


[Signature]
JOHN M. ZARANEC, JR. P.S. 7126

REVISED 03/01/03

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KNOWLES INDUSTRIAL PARK
16722 WEST PARK CIRCLE DRIVE
CHAGRIN FALLS, OHIO 44023
(440)543-1403

Y1144



5/8" IR. PIN
USED

75.00' DEED
74.82' OBS.
N. 87° 32' 22" W.

1" V. IN STONE
USED

PARCEL 2

269.66' DEED
269.62' OBS.
N. 31° 16' 07" E.

1" IR. PIPE
USED
50.51' D. & U.

BA100004

Artino
picked up 3-5-03
Vol 1587 Pg 704
02-157950



ZARANEC SURVEYING CO.

Professional Land Surveyors

Legal Description
Artino Family Trust
Deed Volume 1296, Page 454 O.R.G.C.

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot 40, Tract 1 and bounded and described as follows:

Beginning at the intersection of the centerline of Chagrin Road, 60.00 feet wide, and the southeasterly line of a parcel of land conveyed to Christopher and Kathleen Pfouts by Volume 747, Page 262 Geauga County Deed Records;

Thence South 50 degrees 32 minutes 31 seconds East along the centerline of said Chagrin Road, 155.33 feet to its intersection with the northwesterly line of a parcel of land conveyed to Alan W. and Lori A. Begy by Deed Volume 973, Page 311 Official Records Geauga County;

Thence South 58 degrees 19 minutes 43 seconds West along the northwesterly line of said parcel of land conveyed to Alan W. and Lori A. Begy, 31.70 feet passing through a 1 inch iron pipe found at its intersection with the southwesterly line of said Chagrin ~~Falls-Bainbridge~~ Road, a total distance of 628.01 feet to a "V" in a stone found at a corner therein;

Thence North 87 degrees 32 minutes 22 seconds West along the northerly line of said parcel of land conveyed to Alan W. and Lori A. Begy, 74.82 feet to a 5/8 inch iron pin found at its intersection with the southeasterly line of said parcel of land conveyed to Christopher and Kathleen Pfouts;

Thence North 31 degrees 16 minutes 07 seconds East along the southeasterly line of said parcel of land conveyed to Christopher and Kathleen Pfouts, 269.62 feet to a 1 inch iron pipe found at an angle point therein;

Thence North 60 degrees 51 minutes 32 seconds East along the southeasterly line of said parcel of land conveyed to Christopher and Kathleen Pfouts, 367.78 feet passing through its intersection with the southwesterly line of said Chagrin ~~Falls-Bainbridge~~ Road from which point a 1 inch iron pipe found bears North 60 degrees 51 minutes 32 seconds East, 0.29 feet, a total distance of 400.00 feet to the place of beginning and containing 89,460 square feet or 2.0537 acres of land according to a survey by John M. Zaranec, Jr. P.S. 7126 for Zaranec Surveying Co. dated December 4, 2001.

The courses used in this description are based on an assumed meridian and are intended to indicate angles only.

[Handwritten Signature]
REVISED
03/01/03



good closure

(440) 543-1403
Fax: (440) 543-8798
Knowles Industrial Park
16722 W. Park Circle Drive
Chagrin Falls, Ohio 44023

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 3/3/03
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

John M. Zaranec, Jr.
President