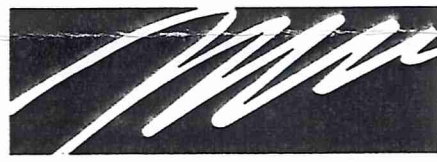


LOT SPLIT PLAT FOR:
**CHAGRIN FALLS PARK
 COMMUNITY CENTER
 CORP.**

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA, STATE OF OHIO AND KNOWN AS BEING A PART OF TRACT ONE AND ORIGINAL LOT 47, AND CONTAINING 0.1234 ACRES BEING PART OF THE LAND AS CONVEYED TO CHAGRIN FALLS PARK COMMUNITY CENTER CORP. IN THE DEED RECORDED IN VOLUME 1107 PAGE 1241 OF THE GEAUGA COUNTY DEED RECORDS, BEING WITHIN THE CHAGRIN FALLS PARK SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 60 OF GEAUGA COUNTY PLAT RECORDS.



BRAUN-PRENOSIL ASSOCIATES, INC.

ENGINEERS SURVEYORS LAND PLANNING
 4630 Richmond Road, Suite 180 Warrensville Hts., Ohio 44128
 Tel(216)378-1490 Fax(216)378-1497 braun@apk.net



SEPTEMBER 2004

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

PAK 10/15/04
 OFFICE OF THE REVISOR
 GEAUGA COUNTY ENGINEER

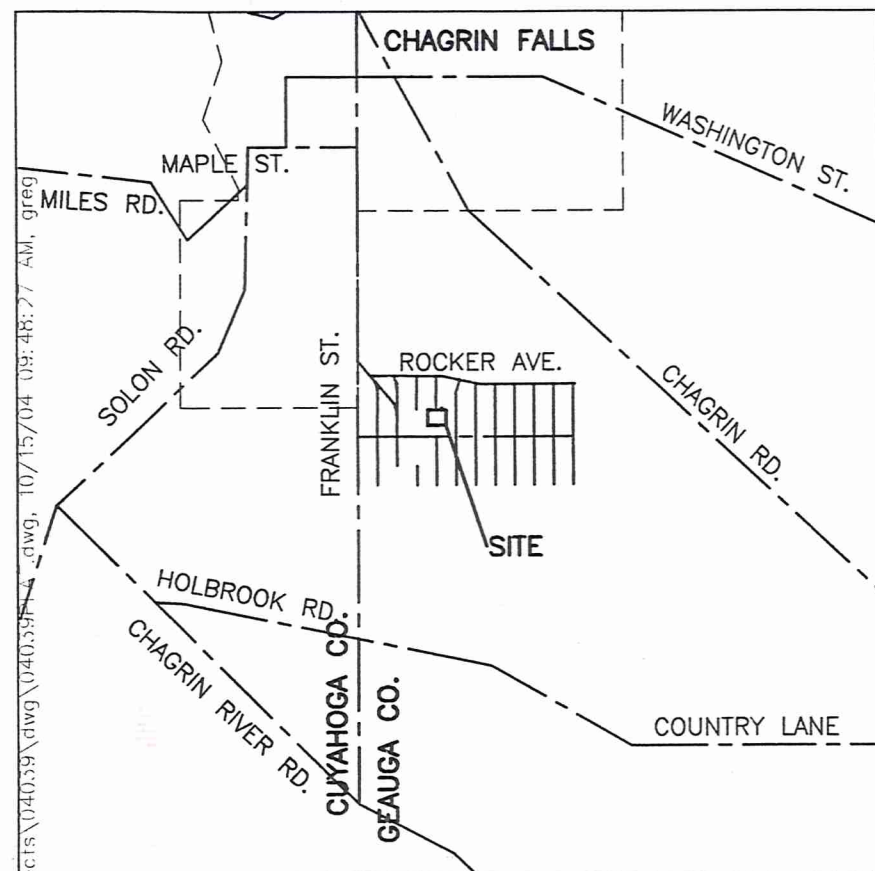
BEARINGS ARE TO AN ASSUMED
 MERIDIAN AND ARE USED TO DENOTE
 ANGLES ONLY.

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THIS SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

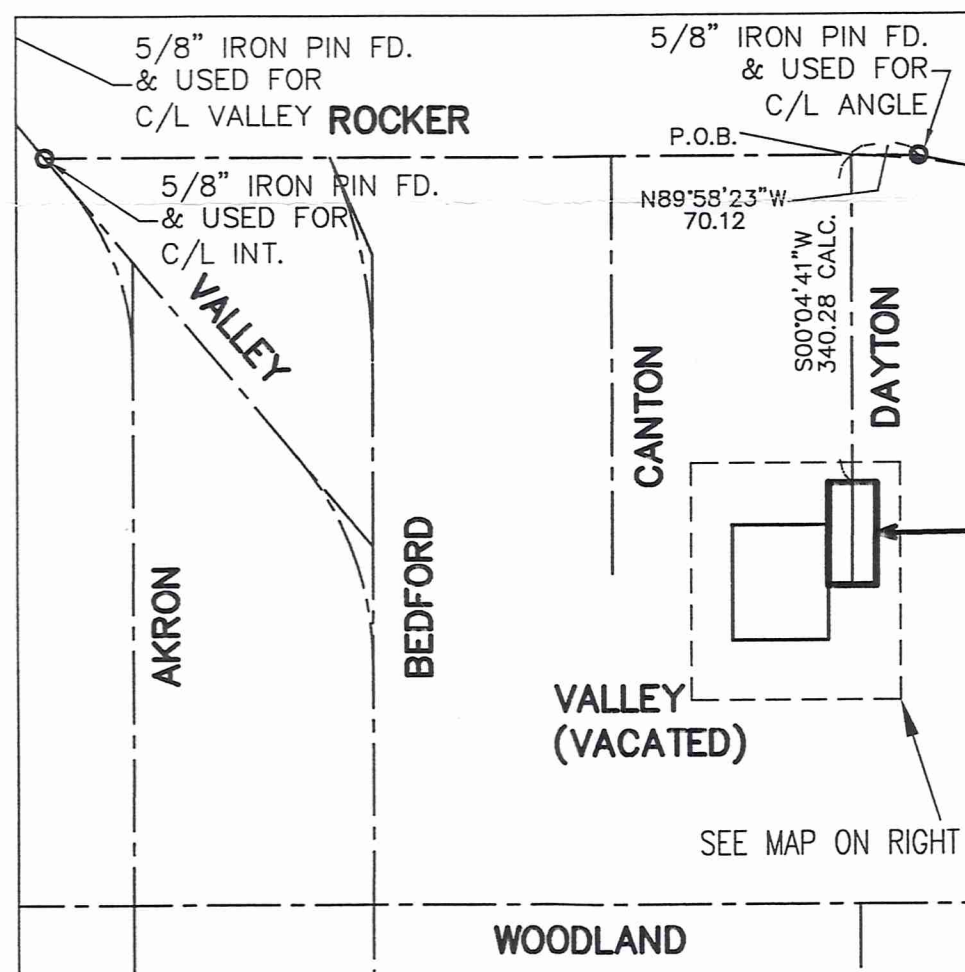
Gregory J. Chatham 10/15/04
 GREGORY J. CHATHAM PROFESSIONAL SURVEYOR NO. 7882
 REVISED: OCT. 15, 2004 - LOT OWNERS



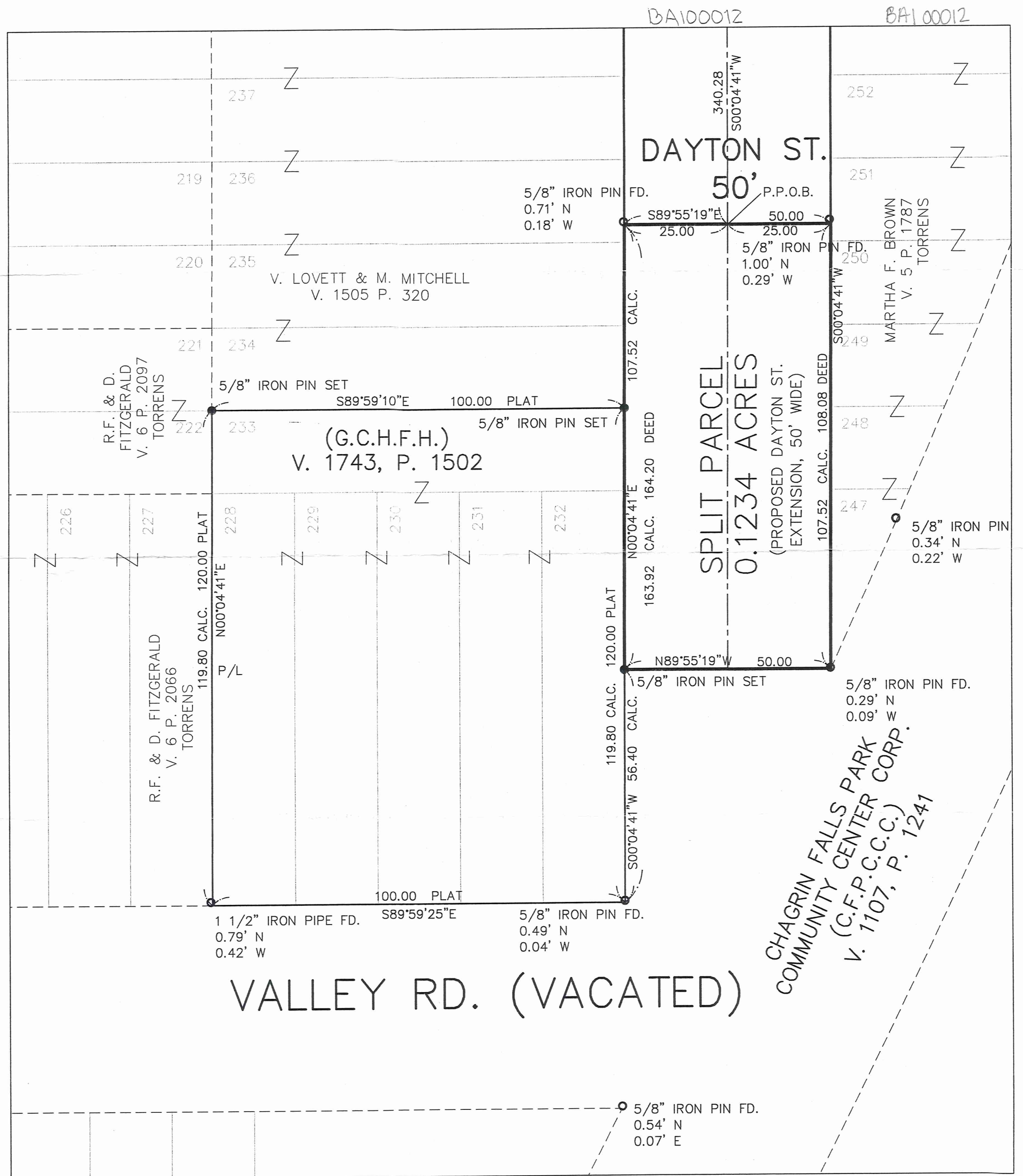
● ALL PINS SET ARE 5/8" X 30" REBAR CAPPED "BRAUN & PRENOSIL ASSOC"



VICINITY MAP
 NO SCALE



SCALE IN FEET
 200 100 0 200
 1"=200'



G.C.H.F.H. = GEAUGA COUNTY HABITAT FOR HUMANITY INC.

SCALE IN FEET
 20 10 0 20 40
 1"=20'

BA100012

Bainbridge Twp.
Pickup date
11-05-04
02-420863
Vol 1746 PG 3286



BRAUN-PRENOSIL
ASSOCIATES, INC.

ENGINEERS, SURVEYORS & LAND PLANNING

**LEGAL DESCRIPTION FOR LOT SPLIT PARCEL AT THE END OF DAYTON STREET
0.1234 ACRES**

Page 1

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Tract One, Original Township Lot 47 of said Township, which is part of vacated Dayton Street within the Chagrin Falls Park Subdivision as recorded in Volume 1, Page 60 of Geauga County Plat Records and not dedicated per Geauga County Commissioners Journal Volume 16, Page 172 and Page 173 and bounded and described as follows:

Beginning at the centerline intersection of Dayton Street and Rocker Avenue, both 50 feet wide, which point is North 89°58'23" West a distance of 70.12 feet from an 5/8" iron pin found at an angle point in the centerline of the latter;

Thence South 0°04'41" West, along the centerline of said Dayton Street, a distance of 340.28 feet to the current end of centerline thereof, which point is on a North line of said Vacated Dayton Street, now owned by the Chagrin Falls Park Community Center Corp., as recorded in Volume 1107, Page 1241 of Geauga County Records, the principal place of beginning of the parcel herein intended to be described;

Thence South 89°55'19" East, along a North line of said Vacated Dayton Street a distance of 25.00 feet to the West line of land described in deed to M. Brown as recorded in Volume 5, Page 1787 of Geauga County Torrens Deed Records, a 5/8" iron pin found 1.00 feet North and 0.29 feet West;

Thence South 0°04'41" West along the West line of said Brown land, a distance of 107.52 feet to the most Southerly corner thereof, a 5/8" iron pin found 0.29 feet North and 0.09 feet West;

Thence North 89°55'19" West, a distance of 50.00 feet to the East line of land described in deed to Geauga County Habitat for Humanity, Inc. as recorded in Volume 1743, Page 1502, of Geauga County Deed Records, a 5/8" iron pin set;

Thence North 0°04'41" East along the East line of said Habitat land and land described in deed to V. Lovett and M. Mitchell as recorded in Volume 1505, Page 320 of Geauga County Records, a distance of 107.52 feet to a Southwest corner of the current end of said Dayton Street, a 5/8" iron pin found 0.71 feet North and 0.18 feet West;

BA100012

**LEGAL DESCRIPTION FOR LOT SPLIT PARCEL AT THE END OF DAYTON STREET
0.1234 ACRES**

Page 2

Thence South 89°55'19" East, along a South line of said Dayton Street a distance of 25.00 feet to the principal place of beginning and containing 0.1234 Acres of land, according to the survey of September 2004 by Braun-Prenosil Associates, Inc., Gregory J. Chatham Professional Surveyor No. 7882, be the same more or less but subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to denote angles only.
All pins set are 30" long by 5/8" diameter rebar capped "Braun-Prenosil Assoc".

Deed of Reference: Chagrin Falls Park Community Center Corp., Volume 1107, Page 1241 of Geauga County Records.

Gregory J. Chatham 10/15/04

Gregory J. Chatham Professional Surveyor No. 7882



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

PAK 10/18/04

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER