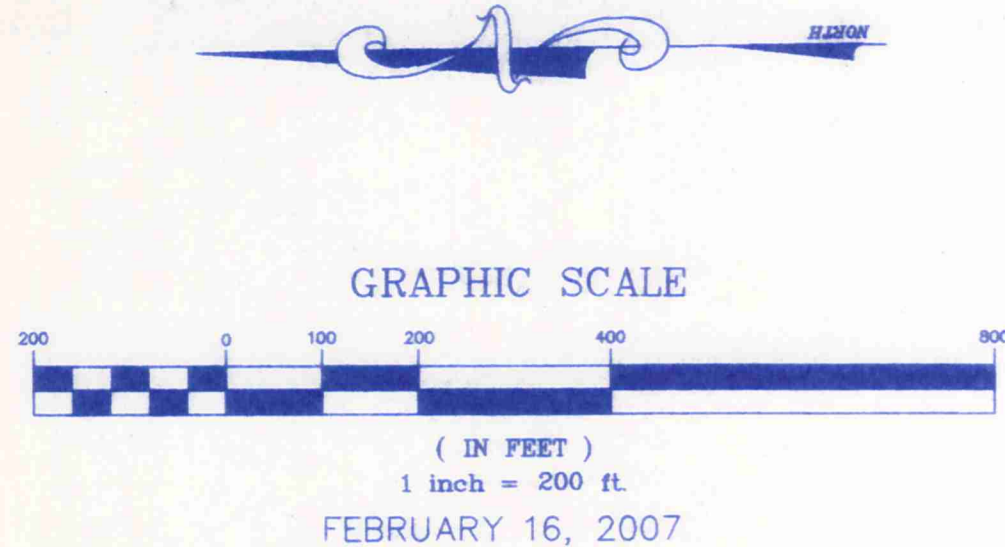


LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Stone monument
- ✕ Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plat record information



**PLAT OF SURVEY AND LOT SPLIT
For
BETTY COPE TRUSTEE**

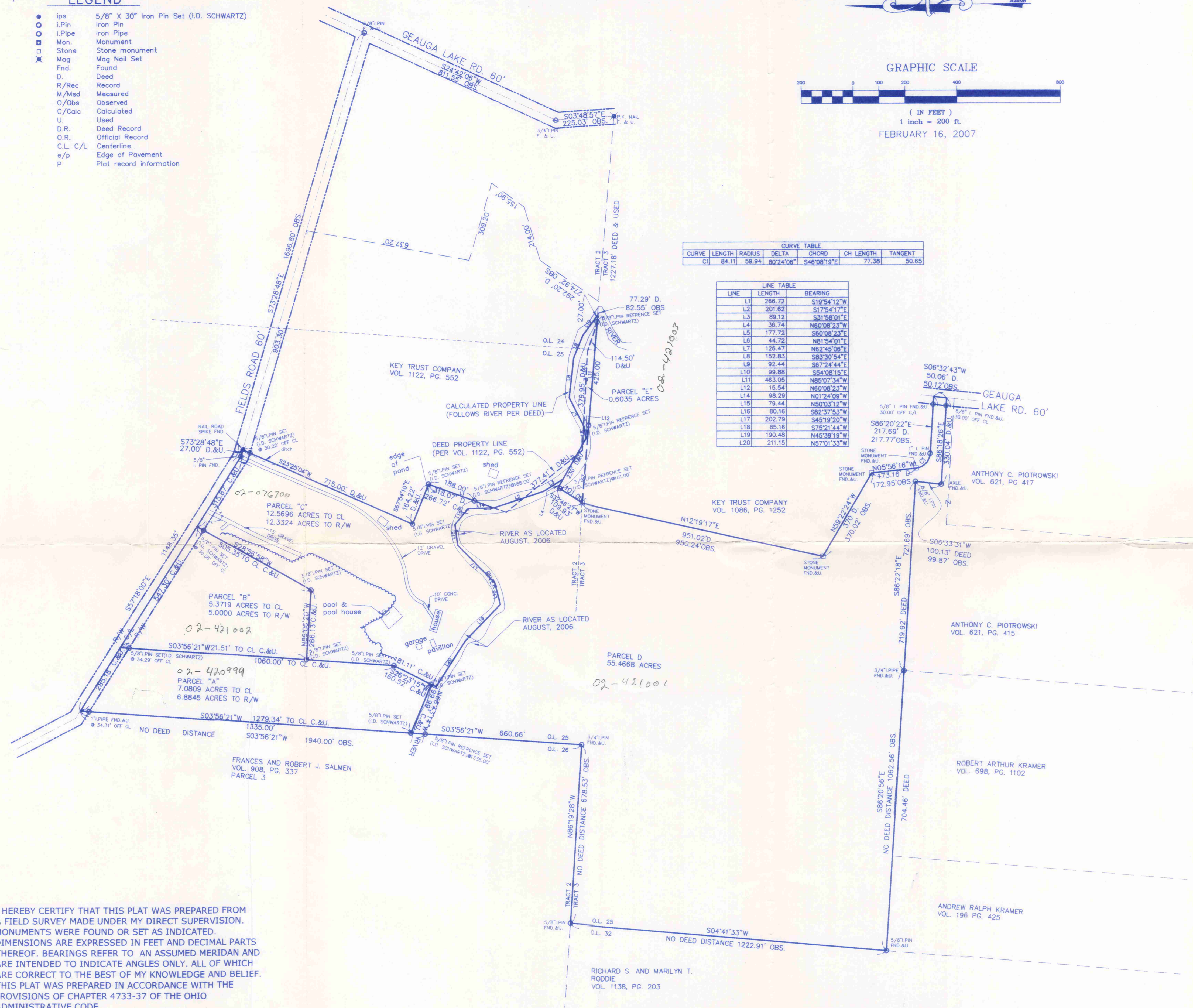
SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF LOTS NUMBERS 24 AND 25, TRACT 2, AND LOT 25, TRACT 3 AND FURTHER BEING KNOWN AS LANDS CONVEYED TO BETTY COPE VOLUME 1083, PAGE 268 GEAGA COUNTY DEED RECORDS.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	84.11	59.94	80°24'06"	S46°08'19"E	77.38	50.65

LINE TABLE

LINE	LENGTH	BEARING
L1	266.72	S19°54'12"W
L2	201.62	S17°54'17"E
L3	89.12	S31°58'01"E
L4	36.74	N60°08'23"W
L5	172.72	S80°08'23"E
L6	44.72	N81°54'01"E
L7	128.47	N62°45'06"E
L8	152.83	S83°30'54"E
L9	92.44	S67°24'44"E
L10	99.88	S54°08'15"E
L11	463.05	N85°07'34"W
L12	15.54	N60°08'23"W
L14	98.29	N01°24'09"W
L15	79.44	N50°03'12"W
L16	80.16	S82°37'53"W
L17	202.79	S45°19'20"W
L18	85.16	S75°21'44"W
L19	190.48	N45°39'19"W
L20	211.15	N57°01'33"W



I HEREBY 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 SCHWARTZ, P.S. #7193 Date **2-16-07**

STATE OF OHIO
RUDY E. SCHWARTZ
7193
REGISTERED PROFESSIONAL SURVEYOR

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 2/16/07
OFFICE OF THE REC.
GEAGA COUNTY ENGINEER

PREPARED FOR:
BETTY COPE TRUSTEE
7487 FIELDS ROAD
CHAGRIN FALLS, OHIO 44023

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285

BA100036

Betty Cope (07-030)

Pick up Date
2-16-07

02-421003

Vol 1858 PG 286

LEGAL DESCRIPTION
OF A
0.6035 ACRE PARCEL
FOR
BETTY COPE, TRUSTEE

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Lot Nos. 24 and 25, Tract No. 2 and further being known as part of a parcel of land conveyed to Betty Cope, Trustee by deed recorded in Volume 1083, Page 268 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 3/8 inch iron pin found in the centerline of Geauga Lake Road, 60 feet wide, at its intersection with the centerline of Fields Road, 60 feet wide;

Thence North 73° 28' 48" West, along said centerline of Fields Road, a distance of 1669.80 feet to a rail road spike found at the Northwesterly corner of land conveyed to Key Trust Company by deed recorded in Volume 1122, Page 552 of Geauga County Deed Records;

Thence South 23° 25' 04" West, along a Westerly line of land so conveyed to Key Trust Company, and passing through a 5/8 inch iron pin set at 30.22 feet, a total distance of 715.00 feet to a 5/8 inch iron pin set at a Southwesterly corner thereof;

Thence South 67° 54' 10" East, along a Southerly line of land so conveyed to Key Trust Company, a distance of 164.22 feet to a 5/8 inch iron pin set at an interior corner thereof;

Thence South 19° 54' 12" West, along a Westerly line of land so conveyed to the Key Trust Company, and passing through a 5/8 inch iron pin set at 188.00 feet at the Northerly bank of the Aurora Branch River, a total distance of 266.72 feet to a point in the centerline of said Aurora Branch River as located in August of 2006;

Thence South 17° 54' 17" East, along said centerline of the Aurora Branch River, a distance of 201.62 feet to an angle point therein;

Thence South 31° 58' 01" East, along said centerline of the Aurora Branch River, a distance of 89.12 feet to a point in the Northerly line of land conveyed to Key Trust Company by deed recorded in Volume 1086, Page 1252 of Geauga County Deed Records;

Thence South 60° 08' 23" East, along said Northerly line of land conveyed to Key Trust Company, a distance of 177.72 feet to the said centerline of the Aurora Branch River and the Principal Place of Beginning of the premises herein intended to be described;

Courses I through V are along the said centerline of the Aurora Branch River;

COURSE I Thence North 81° 54' 01" East a distance of 44.72 feet to a point;

COURSE II Thence North 62° 45' 06" East a distance of 126.47 feet to a point;

COURSE III Thence South 83° 30' 54" East a distance of 152.83 feet to a point;

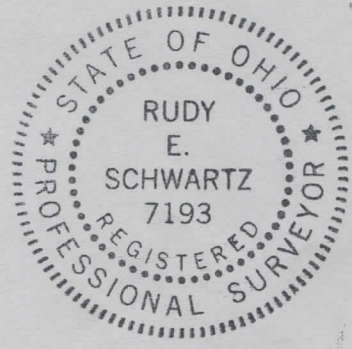
- COURSE IV Thence South 67° 24' 44" East a distance of 92.44 feet to a point;
- COURSE V Thence South 54° 08' 15" East a distance of 99.88 feet to a point in the said Northerly line of land conveyed to Key Trust Company;
- COURSE VI Thence North 85° 07' 34" West, along said Northerly line of land so conveyed to Key Trust Company, passing through a 5/8" iron pin set at 27.00 feet and passing through a 5/8" iron pin set at 425.00 feet, a total distance of 463.05 feet to a point;
- COURSE VII Thence North 60° 08' 23" West a distance of 15.54 feet to the Principal Place of Beginning and containing 0.6035 acres of land as surveyed, calculated and described on February 16, 2007 by Rudy E. Schwartz, P.S. 7193 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. All 5/8 inch iron pins set are I.D. Schwartz 7193

2/16.07

DATE



RUDY E. SCHWARTZ, P.S. 7193



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

PAK 2/19/07
OFFICE OF THE *Rev*
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION
OF A
5.3719 ACRE PARCEL
FOR
BETTY COPE, TRUSTEE

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Lot No. 25, Tract No. 2 and further being known as part of a parcel of land conveyed to Betty Cope, Trustee by deed recorded in Volume 1083, Page 268 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 3/8 inch iron pin found in the centerline of Geauga Lake Road, 60 feet wide, at its intersection with the centerline of Fields Road, 60 feet wide;

Thence North 73° 28' 48" West, along said centerline of Fields Road, a distance of 1696.80 feet to a 5/8 inch iron pin found at an angle point therein;

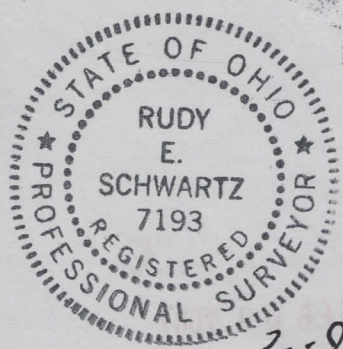
Thence North 57° 18' 00" West, continuing along said centerline of Fields Road, a distance of 315.87 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 28° 56' 58" West, passing through a 5/8 inch iron pin set at 30.06 feet, a total distance of 505.36 feet to a 5/8 inch iron pin set;

COURSE II Thence North 86° 06' 20" West a distance of 266.13 feet to a 5/8 inch iron pin set;

COURSE III Thence North 3° 56' 21" East, passing through a 5/8 inch iron pin set at 687.22 feet, a total distance of 721.51 feet to a point in said centerline of Fields Road;

COURSE IV Thence South 57° 18' 00" East, along said centerline of Fields Road, a distance of 547.30 feet to the Principal Place of Beginning and containing 5.3719 acres of land (5.0000 acres of land excluding the area within the right-of-way of Fields Road) as surveyed, calculated and described on February 9, 2007 by Rudy E. Schwartz, P.S. 7193 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. All 5/8 inch iron pins set are I.D. Schwartz 7193



2-9-07
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193

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

PAK 2/16/07
OFFICE OF THE Red
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION
OF A
7.0809 ACRE PARCEL
FOR
BETTY COPE, TRUSTEE

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Lot No. 25, Tract No. 2 and further being known as part of a parcel of land conveyed to Betty Cope, Trustee by deed recorded in Volume 1083, Page 268 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 3/8 inch iron pin found in the centerline of Geauga Lake Road, 60 feet wide, at its intersection with the centerline of Fields Road, 60 feet wide;

Thence North $73^{\circ} 28' 48''$ West along said centerline of Fields Road a distance of 1696.80 feet to a 5/8 inch iron pin found at an angle point therein;

Thence North $57^{\circ} 18' 00''$ West continuing along said centerline of Fields Road a distance of 863.17 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South $03^{\circ} 56' 21''$ West passing through a 5/8 inch iron pin set at 34.29 feet a total distance of 1060.00 feet to a 5/8 inch iron pin set;

COURSE II Thence South $26^{\circ} 23' 15''$ West a distance of 160.52 feet to a 5/8 inch iron pin set;

COURSE III Thence North $66^{\circ} 43' 14''$ West a distance of 199.99 feet to a 5/8 inch iron pin set in the Easterly line of Parcel 3 of lands conveyed to Frances and Robert J. Salmen by deed recorded in Volume 908, Page 337 of Geauga County Deed Records;

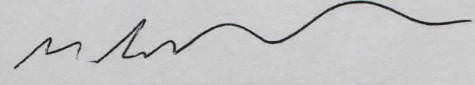
COURSE IV Thence North $03^{\circ} 56' 21''$ East along said Easterly line of Parcel 3 of lands so conveyed to Frances and Robert J. Salmen passing through a 1 inch iron pipe found at 1245.03 feet, a total distance of 1279.34 feet to a point in said centerline of Fields Road;

COURSE V Thence South $57^{\circ} 18' 00''$ East along said centerline of Fields Road a distance of 285.18 feet to the Principal Place of Beginning and containing 7.0809 acres of land (6.8845

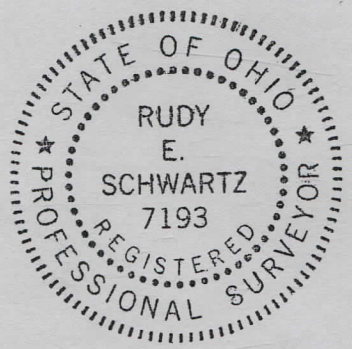
acres of land excluding the area within the right-of-way of Fields Road) as surveyed, calculated and described on June 11, 2006 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

6/11/06

DATE



RUDY E. SCHWARTZ, P.S. 7193



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

~~PAK~~ 6/13/06
OFFICE OF THE
GEAUGA COUNTY ENGINEER

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

PAK 2/16/07
OFFICE OF THE *Rev*
GEAUGA COUNTY ENGINEER

FEB 03 2006

LEGAL DESCRIPTION
OF A
12.5696 ACRE PARCEL
FOR
BETTY COPE, TRUSTEE

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Lot No. 25, Tract No. 2 and further being known as part of a parcel of land conveyed to Betty Cope, Trustee by deed recorded in Volume 1083, Page 268 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 3/8 inch iron pin found in the centerline of Geauga Lake Road, 60 feet wide, at its intersection with the centerline of Fields Road, 60 feet wide;

Thence North 73° 28' 48" West, along said centerline of Fields Road, a distance of 1669.80 feet to a rail road spike found at the Northwesterly corner of land conveyed to Key Trust Company by deed recorded in Volume 1122, Page 552 of Geauga County Deed Records, said pint lying South 73° 28' 48" East, along said centerline of Fields Road, a distance of 27.00 feet from a 5/8 inch iron pin found at an angle point therein and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 23° 25' 04" West, along a Westerly line of land so conveyed to Key Trust Company, and passing through a 5/8 inch iron pin set at 30.22 feet, a total distance of 715.00 feet to a 5/8 inch iron pin set at a Southwesterly corner thereof;

COURSE II Thence South 67° 54' 10" East, along a Southerly line of land so conveyed to Key Trust Company, a distance of 164.22 feet to a 5/8 inch iron pin set at an interior corner thereof;

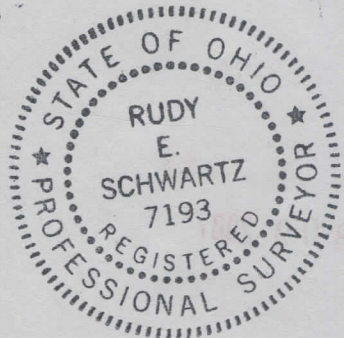
COURSE III Thence South 19° 54' 12" West, along a Westerly line of land so conveyed to the Key Trust Company and passing through a 5/8 inch iron pin set at 188.00 feet, at the Northerly bank of the Aurora Branch River, a total distance of 266.72 feet to a point in the centerline of said Aurora Branch River as located in August of 2006;

COURSE IV Thence North 1° 24' 09" West, along said centerline of the Aurora Branch River, a distance of 98.29 feet to an angle point therein;

COURSE V Thence North 50° 03' 12" West, continuing along said centerline of the Aurora Branch River, a distance of 79.44 feet to an angle point therein;

COURSE VI Thence South 82° 37' 53" West, continuing along said centerline of the Aurora Branch River, a distance of 80.16 feet to an angle point therein;

- COURSE VII Thence South 45° 19' 20" West, continuing along said centerline of the Aurora Branch River, a distance of 202.79 feet to an angle point therein;
- COURSE VIII Thence South 75° 21' 44" West, continuing along said centerline of the Aurora Branch River, a distance of 85.16 feet to an angle point therein;
- COURSE IX Thence North 45° 39' 19" West, continuing along said centerline of the Aurora Branch River, a distance of 190.48 feet to an angle point therein;
- COURSE X Thence North 57° 01' 33" West, continuing along said centerline of the Aurora Branch River, a distance of 211.15 feet to an angle point therein;
- COURSE XI Thence North 26° 23' 15" East, passing through a 5/8 inch iron pin set, on the Northerly bank of said Aurora Branch River, at 20.59 feet, a total distance of 181.11 feet to a 5/8 inch iron pin set;
- COURSE XII Thence North 3° 56' 21" East a distance of 338.49 feet to a 5/8 inch iron pin set;
- COURSE XIII Thence South 86° 06' 20" East a distance of 266.13 feet to a 5/8 inch iron pin set;
- COURSE XIV Thence North 28° 56' 58" East, passing through a 5/8 inch iron pin set at 475.29 feet, a total distance of 505.35 feet to a point in said centerline of Fields Road;
- COURSE XV Thence South 57° 18' 00" East, along said centerline of Fields Road, a distance of 315.87 feet to a 5/8 inch iron pin found at an angle point therein;
- COURSE XVI Thence South 73° 28' 48" East a distance of 27.00 feet to the Principal Place of Beginning and containing 12.5696 acres of land (12.3324 acres of land excluding the area within the right-of-way of Fields Road) as surveyed, calculated and described on February 9, 2007 by Rudy E. Schwartz, P.S. 7193 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. All 5/8 inch iron pins set are I.D. Schwartz 7193



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
PAK 2/16/07
 OFFICE OF THE Rev
 GEauga COUNTY ENGINEER

2.9.07
 DATE

Rudy E. Schwartz
 RUDY E. SCHWARTZ, P.S. 7193

BA100036

(07-030)

02-421001

VOL 1818 PG 277

LEGAL DESCRIPTION
OF A
55.4668 ACRE PARCEL
FOR
BETTY COPE, TRUSTEE

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Lot No. 25, Tract No. 2 and Original Lot No. 25, Tract No. 3 and further being known as part of a parcel of land conveyed to Betty Cope, Trustee by deed recorded in Volume 1083, Page 268 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 3/8 inch iron pin found in the centerline of Geauga Lake Road, 60 feet wide, at its intersection with the centerline of Fields Road, 60 feet wide;

Thence North 73° 28' 48" West, along said centerline of Fields Road, a distance of 1696.80 feet to a 5/8 inch iron pin found at an angle point therein;

Thence North 57° 18' 00" West, continuing along said centerline of Fields Road, a distance of 1148.35 feet to the Northeasterly corner of parcel 3 of lands conveyed to Frances and Robert J. Salmen by deed recorded in Volume 908, Page 337 of Geauga County Deed Records;

Thence South 3° 56' 21" West, along the Easterly line of parcel 3 of lands so conveyed to Frances and Robert Salmen, and passing through a 1 inch iron pipe found at 34.31 feet, a total distance of 1279.34 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 South 66° 43' 14" East a distance of 199.99 feet to a 5/8 inch iron pin set;

COURSE II Thence South 26° 23' 15" West a distance of 20.59 feet to a point in the centerline of the Aurora Branch River;

Courses III through XI are along the centerline of said Aurora Branch River;

COURSE III Thence South 57° 01' 33" East a distance of 211.15 feet to an angle point therein;

COURSE IV Thence South 45° 39' 19" East a distance of 190.48 feet to an angle point therein;

COURSE V Thence North 75° 21' 44" East a distance of 85.16 feet to an angle point therein;

- COURSE VI Thence North 45° 19' 20" East a distance of 202.79 feet to an angle point therein;
- COURSE VII Thence North 82° 37' 53" East a distance of 80.16 feet to an angle point therein;
- COURSE VIII Thence South 50° 03' 12" East a distance of 79.44 feet to an angle point therein;
- COURSE IX Thence South 1° 24' 09" East a distance of 98.29 feet to an angle point therein;
- COURSE X Thence South 17° 54' 17" East a distance of 201.62 feet to an angle point therein
- COURSE XI Thence South 31° 58' 01" East a distance of 89.12 feet to a point in a Northerly line of land conveyed to Key Trust Company by deed recorded in Volume 1086, Page 1252 of Geauga County Deed Records;
- COURSE XII Thence North 60° 08' 23" West, along said Northerly line of land so conveyed to Key Trust Company, a distance of 36.74 feet to the Northwesterly corner thereof;
- COURSE XIII Thence South 32° 46' 27" West, along a Westerly line of land so conveyed to Key Trust Company and passing through a 5/8 inch iron pin set at 8.52 feet, a total distance of 109.93 feet to a stone monument found at an angle point therein in the Southerly line of said Tract No. 2;
- COURSE XIV Thence South 12° 19' 17" West, along a Westerly line of land so conveyed to Key Trust Company, a distance of 950.24 feet to a stone monument found at the Southwesterly corner thereof;
- COURSE XV Thence South 59° 22' 24" East, along a Southwesterly line of land so conveyed to Key Trust Company, a distance of 370.02 feet to a stone monument found at an interior corner thereof;
- COURSE XVI Thence South 5° 56' 16" East, along a Westerly line of land so conveyed to Key Trust Company, a distance of 172.95 feet to a stone monument found at a point of curvature;
- COURSE XVII Thence Southeasterly along the arc of a curve deflecting to the left, also being a Southerly line of land so conveyed to Key Trust Company, 84.11 feet, said curve having a radius of 59.94 feet, a

delta of 80° 24' 06", and a chord which bears South 46° 08' 19" East a distance of 77.38 feet to a 1 inch iron pin found at a point of tangency;

COURSE XVIII Thence South 86° 20' 22" East, along a Southerly line of land so conveyed to Key Trust Company and passing through a 5/8 inch iron pin found at 187.77, a total distance of 217.77 feet to a point in said centerline of Geauga Lake Road;

COURSE XIX Thence South 6° 32' 43" West, along said centerline of Geauga Lake Road, a distance of 50.12 feet to the Northeasterly corner of land conveyed to Anthony C Piotrowski by deed recorded in Volume 621, Page 415 of Geauga County Deed Records;

COURSE XX Thence North 86° 18' 26" West, along a Northerly line of land so conveyed to Anthony C. Piotrowski and passing through a 5/8 inch iron pin found at 30.00 feet, a total distance of 330.04 feet to an iron axle found at an interior corner thereof;

COURSE XXI Thence North 6° 33' 31" East, along an Easterly line of land so conveyed to Anthony C. Piotrowski, a distance of 99.87 feet to a 5/8 inch iron pin found at a Northeasterly corner thereof;

COURSE XXII Thence North 86° 22' 18" West, along a Northerly line of land so conveyed to Anthony C. Piotrowski, a distance of 721.69 feet to a 3/4 inch iron pipe found at an angle point therein, also being the Northeasterly corner of land conveyed to Robert Arthur Kramer by deed recorded in Volume 698, Page 1102 of Geauga County Deed Records;

COURSE XXIII Thence North 86° 20' 56" West, along the Northerly line of land so conveyed to Robert Arthur Kramer and along the Northerly line of land conveyed to Andrew Ralph Kramer by deed recorded in Volume 196, Page 425 of Geauga County Deed Records, a distance of 1062.56 feet to a 5/8 inch iron pin found at the Northwesterly corner of land so conveyed to Andrew Ralph Kramer and in the Easterly line of land conveyed to Richard S. and Marilyn T. Roddie by deed recorded in Volume 1138, Page 203 of Geauga County Deed Records;

COURSE XXIV Thence North 4° 41' 33" East, along said Easterly line of land so conveyed to Richard S. and Marilyn T. Roddie, a distance of 1222.91 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof in the Southerly line of said parcel 3 of lands so conveyed to Frances and Robert J. Salmen;

COURSE XXV Thence South 86° 19' 28" East, along said Southerly line of parcel 3 of lands so conveyed to Frances and Robert J. Salmen, a distance of 678.53 feet to a 3/4 inch iron pin found at the Southeasterly corner thereof;

COURSE XXVI Thence North 3° 56' 21" East, along the Easterly line of parcel 3 of lands so conveyed to Frances and Robert J. Salmen, a distance of 660.66 feet to the Principal Place of Beginning and containing 55.4668 acres of land as surveyed, calculated and described on February 9, 2007 by Rudy E. Schwartz, P.S. 7193 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. All 5/8 inch iron pins set are I.D. Schwartz 7193



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 2/16/07
OFFICE OF THE *Red*
GEAUGA COUNTY ENGINEER

2-16-07
DATE

Rudy E. Schwartz
RUDY E. SCHWARTZ, P.S. 7193