

LOT SPLIT AND CONSOLIDATION

DEED VOL. LUME 800 PAGE 1242 O.R.G.C.,
 DEED VOL. LUME 800, PAGE 1246 O.R.G.C. &
 DEED VOL. LUME 1454, PAGE 736 O.R.G.C.

PREPARED FOR:
ERIC P. GIFFORD
 MAY 14, 2003

SITUATED IN THE TOWNSHIP OF
 BAINBRIDGE, COUNTY OF
 GEauga AND STATE OF OHIO
 AND KNOWN AS BEING PART OF
 ORIGINAL BAINBRIDGE
 TOWNSHIP LOT 48 OF TRACT 1

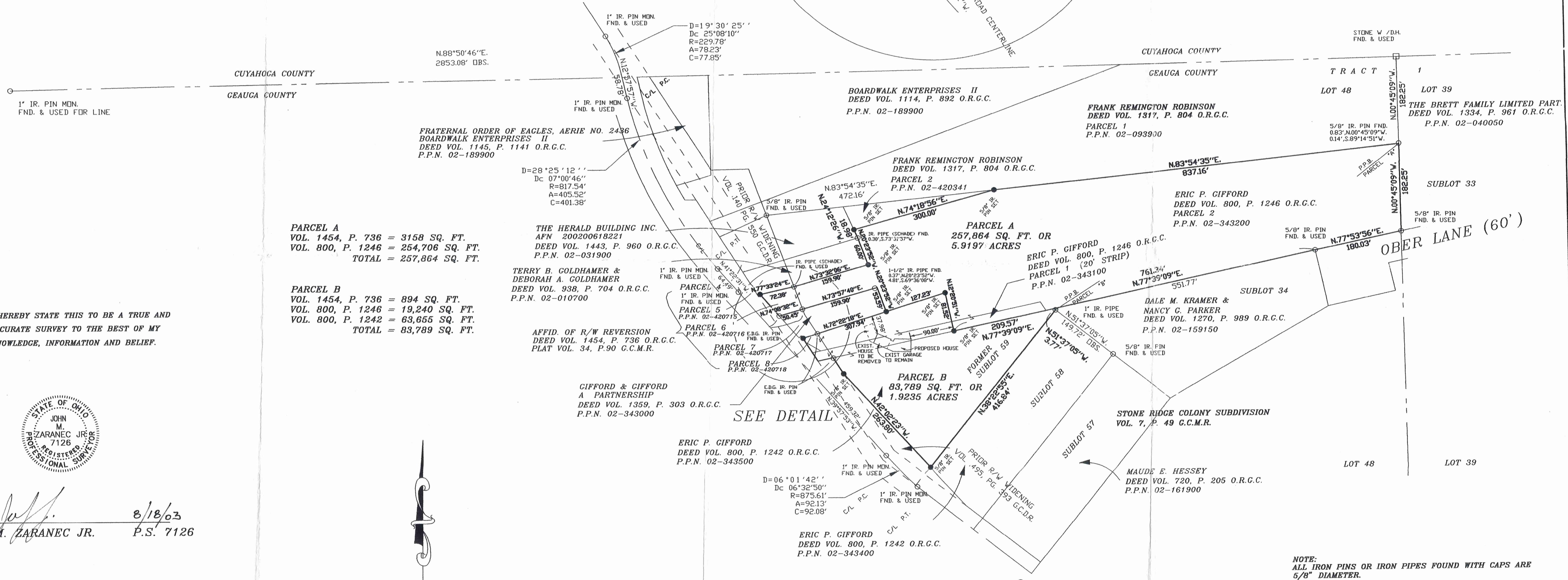
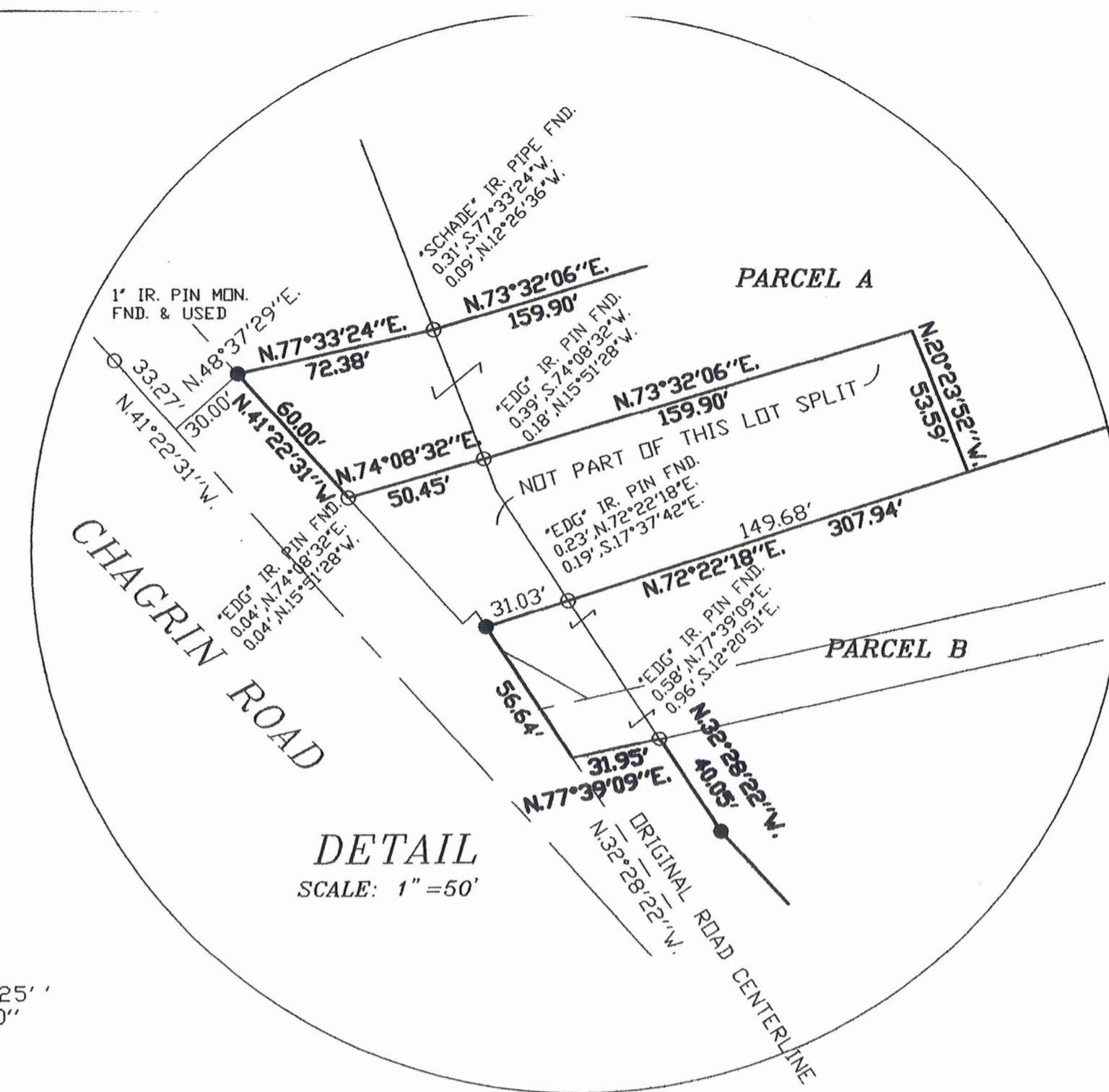
ACCEPTANCE

BA100052 BA100052

I, **ERIC P. GIFFORD**
 THE OWNER OF THE LANDS SHOWN HEREON DOES HEREBY
 ACKNOWLEDGE AND ACCEPT THE MAKING AND RECORDING
 OF THIS SPLIT OF LANDS AS HEREOF PLATTED.

COUNTY OF GEauga } S.S. BEFORE ME A NOTARY PUBLIC
 STATE OF OHIO } IN AND FOR SAID COUNTY
 AND STATE PERSONALLY APPEARED THE ABOVE SIGNED
 OWNER WHO ACKNOWLEDGE THE MAKING AND SIGNING OF
 THE FORGING INSTRUMENT TO BE THEIR FREE ACT AND
 DEED IN TESTIMONY WHEREOF I HAVE HEREOF SET MY
 HAND AND OFFICIAL SEAL AT _____, 2003.

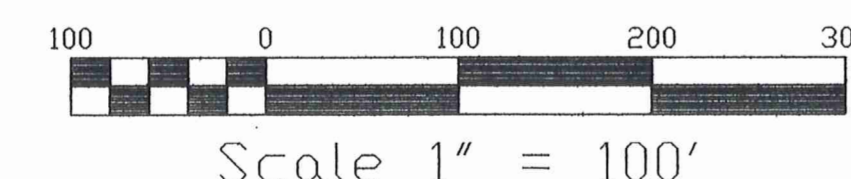
NOTARY PUBLIC



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



[Signature]
JOHN M. ZARANEC JR.
 P.S. 7126
 8/18/03



© **ZARANEC SURVEYING CO.**
 KNOWLES INDUSTRIAL PARK
 1672 2 WEST PARK CIRCLE DRIVE
 CHAGRIN FALLS, OHIO 44023
 (440) 543 - 1403

File name: G:\2003\Y3104\DWG\Y3104.DWG
 Plot date: 05/14/03
 REVISED Plot date: 06/25/03
 REVISED Plot date: 08/18/03

DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET
 AND DECIMAL PARTS THEREOF. THE COURSES USED HEREON
 ARE GIVEN TO AN ASSUMED MERIDIAN AND ARE USED TO
 INDICATE ANGLES ONLY.

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
[Signature]
 OFFICE OF THE REGISTERED
 GEauga COUNTY ENGINEER

LEGEND
 ● = 5/8" IRON PIN WITH CAP SET
 ACT. = ACTUAL
 OBS. = OBSERVED
 CALC. = CALCULATED
 REC. = RECORD
 FND. = FOUND
 ORIGINAL LOT LINE
 CENTERLINE

NOTE:
 ALL IRON PINS OR IRON PIPES FOUND WITH CAPS ARE
 5/8" DIAMETER.

BA100052

Gifford
picked up 10-23-03
02-343200
8/10/03 Y-1707-
R 273



ZARANEC SURVEYING CO.
Professional Land Surveyors



**LEGAL DESCRIPTION
GIFFORD PROPERTY
PARCEL "A"**

Page 1

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being part Original Bainbridge Township Lot No. 48 of Tract 1, and bounded and described as follows:

Beginning at a stone monument with a drill hole found at the Northeast corner of said Original Bainbridge Township Lot 48;

Thence South 00 degrees 45 minutes 09 seconds East along the easterly line of said Original Lot 48, 182.25 feet to the southeast corner of a parcel 1 of land conveyed to Frank Remington Robinson, by Deed recorded in Volume 1317, Page 804 of Official Records Geauga County from which point a 5/8 inch iron pin found bears North 00 degrees 45 minutes 09 seconds West, 0.83 feet and South 89 degrees 14 minutes 51 seconds West, 0.14 feet and being the principal place of beginning of the parcel herein described:

Thence South 00 degrees 45 minutes 09 seconds East along the easterly line of said Original Lot 48, 182.25 feet to a 5/8 inch iron pin found at its intersection with the northerly line of Ober Lane, 60 feet wide, as recorded by Stone Ridge Subdivision Plat Volume 7, Page 49 Geauga County Map Records;

Thence South 77 degrees 53 minutes 56 seconds West along the northerly line of said Ober Lane, 180.03 feet to a 5/8 inch iron pin found at the Northeast corner of Sublot 34 in said Stone Ridge Colony Subdivision;

Thence South 77 degrees 39 minutes 09 seconds West along the northerly line of Sublot 34 and its Eric P. Gifford Vol. 800, Pg. 1242

prolongation, in said Stone Ridge Colony Subdivision, 761.34 feet to a 5/8 inch iron pin with cap set therein;

Thence North 12 degrees 20 minutes 51 seconds West, 81.52 feet to a 5/8 inch iron pin with cap set;

Thence South 72 degrees 22 minutes 18 seconds West, 127.23 feet to a 5/8 inch iron pin with cap set at the Southeast corner of a parcel of land conveyed to Gifford and Gifford by Deed Volume 1359, Page 303 Official Records Geauga County;

Thence North 20 degrees 23 minutes 52 seconds West along the easterly line of said parcel of land conveyed to Gifford and Gifford, 53.59 feet to the Northeast corner thereof from which point a 1 1/2 inch iron pipe found bears North 20 degrees 23 minutes 52 seconds West, 0.37 feet and South 69 degrees 36 minutes 08 seconds West, 4.81 feet;

Thence South 73 degrees 57 minutes 40 seconds West along the northerly line of said parcel of land conveyed to Gifford and Gifford, 159.90 feet to the Northwest corner thereof from which point a 5/8 inch "EDG" iron pin found bears South 74 degrees 08 minutes 32 seconds West, 0.39 feet and North 15 degrees 51 minutes 28 seconds West, 0.18 feet;

Thence South 74 degrees 08 minutes 32 seconds West along the southerly line of parcel 6 of land

(440) 543-1403

Fax: (440) 543-8798

Knowles Industrial Park

16722 W. Park Circle Drive

Chagrin Falls, Ohio 44023

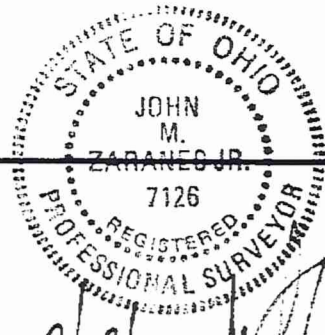
John M. Zaranec, Jr.
President

BAI 00052



ZARANEC SURVEYING CO.

Professional Land Surveyors



LEGAL DESCRIPTION GIFFORD PROPERTY PARCEL "A"

Page 2

conveyed to Eric P. Gifford by Deed Volume 1454, Page 736 Official Records Geauga County, 50.45 feet to the Southwest corner thereof from which point a 5/8 inch "EDG" iron pin found bears North 74 degrees 08 minutes 32 seconds East, 0.04 feet and North 15 degrees 51 minutes 28 seconds West, 0.04 feet

Thence North 41 degrees 22 minutes 31 seconds West along the easterly line of said Chagrin Road being also the westerly line of said parcel 6, 60.00 feet to a 5/8 inch iron pin with cap set at the Northwest corner thereof;

Thence North 77 degrees 33 minutes 24 seconds East along the northerly line of said Parcel 6, and the southerly

line of Terry B. Goldhamer & Deborah A. Goldhamer Vol. 1454, Pg. 736

(of parcel #6)
72.38 feet to the Northeast corner thereof from which point a 5/8 inch "Schade" iron pipe found bears South 77 degrees 33 minutes 24 seconds West, 0.31 feet and North 12 degrees 26 minutes 36 seconds West, 0.09 feet;

Thence North 73 degrees 32 minutes 06 seconds East along a southerly line of a parcel of land conveyed to Terry B. Goldhamer and Deborah A. Goldhamer by Deed Volume 938, Page 704 Official Records Geauga County, 159.90 feet to a 5/8 inch iron pin with cap set at the Southeast corner thereof;

Thence North 20 degrees 23 minutes 52 seconds West along the easterly line of said parcel of land conveyed to Terry B. Goldhamer and Deborah A. Goldhamer, 60.00 feet to its intersection with the southerly line of a parcel of land conveyed to The Herald Building, Inc. by Deed Volume 1443, Page 960 Official Records Geauga County from which point a 5/8 inch "Schade" iron pipe found bears South 73 degrees 31 minutes 57 seconds West, 0.30 feet;

Thence North 24 degrees 12 minutes 26 seconds West along the easterly line of said parcel of land conveyed to The Herald Building, Inc., 18.98 feet to a 5/8 inch iron pin with cap set at its intersection with the southerly line of parcel 2 of said land conveyed to Frank Remington Robinson;

Thence North 74 degrees 18 minutes 56 seconds East along the southerly line of parcel

2

of said land conveyed to Frank Remington Robinson, 300.00 feet to a 5/8 inch iron pin with cap set in the southerly line of parcel # 1 of said Robinson.

at an angle point therein;

Thence North 83 degrees 54 minutes 35 seconds East along the southerly line of parcel 1 of said land conveyed to Frank Remington Robinson, 837.16 feet to the principal place of beginning and containing

(440) 543-1403

Fax: (440) 543-8798

Knowles Industrial Park
16722 W. Park Circle Drive
Chagrin Falls, Ohio 44023

John M. Zaranec, Jr.
President

BA100052



ZARANEC SURVEYING CO.

Professional Land Surveyors

LEGAL DESCRIPTION GIFFORD PROPERTY PARCEL "A"

Page 3

257,864 square feet or 5.9197 acres of land according to a survey by John M. Zaranec, Jr. P.S. 7126 for Zaranec Surveying Co. dated May 14, 2003. Revised August 18, 2003.

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

Vol. 1454, P. 736 = 3158 sq. ft. Vol. 800, P. 1246 = 254,706 sq. ft.
= 0.0725 ac = 5.8472 ac

*(0.09 from 02-343100)
(5.76 from 02-343200)*



8/18/03
[Signature]

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

R.S. 10 22/03
OFFICE OF THE *Revised (as noted)*
GEAUGA COUNTY ENGINEER

*good
close*

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

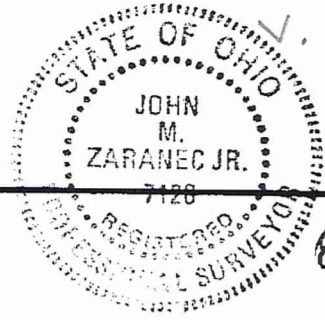
John M. Zaranec, Jr.
President

BA100052

02-343500
V. 1707-B.279



ZARANEC SURVEYING CO.
Professional Land Surveyors



8/18/03
[Signature]

**LEGAL DESCRIPTION
GIFFORD PROPERTY
PARCEL "B"**

Page 1

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot 48, Tract 1, and bounded and described as follows:

Beginning at a 1 inch iron pipe found at the Northwest corner of Sublot 58 as recorded by Stoney Ridge Colony Subdivision by Plat Volume 7, Page 49 Geauga County Map Records;

Thence South 38 degrees 22 minutes 55 seconds West along the northerly line of said Sublot 58, 416.84 feet to a 5/8 inch iron pin with cap set at its intersection with the easterly line of Chagrin Road (width varies) as widened by Volume 495, Page 393 of Geauga County Deed Records;

Thence North 42 degrees 02 minutes 23 seconds West along the easterly line of said Chagrin Road, 263.80 feet to a 5/8 inch iron pin with cap set at an angle point therein;

Thence North 32 degrees 28 minutes 22 seconds West along the easterly line of said Chagrin Road, 40.05 feet to its intersection with the southerly line of a parcel of land conveyed to Eric P. Gifford by Deed Volume 800, Page 1246 Official Records Geauga County from which point a 5/8 inch "EDG" iron pin found bears North 77 degrees 39 minutes 09 seconds East, 0.58 feet and South 12 degrees 20 minutes 51 seconds East, 0.96 feet;

Thence South 77 degrees 39 minutes 09 seconds West along the southerly line of said parcel of land conveyed to Eric P. Gifford, 31.95 feet to its intersection with the original centerline of Chagrin Road as recorded by Plat of Vacation of Arch Street and Release of a Portion of Chagrin Road Volume 34, Page 90 Geauga County Map Records;

Thence North 32 degrees 28 minutes 22 seconds West along said original centerline of Chagrin Road, 56.64 feet to a 5/8 inch iron pin with cap set at its intersection with the southerly line of parcel 7 of land conveyed to Gifford and Gifford by Deed Volume 1454, Page 736 Official Records Geauga County;

Thence North 72 degrees 22 minutes 18 seconds East, along the southerly lines of said parcel 7 of land conveyed to Gifford and Gifford and a parcel of land conveyed to Gifford and Gifford by Deed Volume 1359, Page 303 Official Records Geauga County and the prolongation thereof, 307.94 feet to a 5/8 inch iron pin with cap set;

Thence South 12 degrees 20 minutes 51 seconds East, 81.52 feet to a 5/8 inch iron pin set

in the southerly line of parcel 1 for Eric Gifford in Vol. 800, Pg. 1246;

Thence North 77 degrees 39 minutes 09 seconds East,

along the southerly line of said Gifford

209.57 feet to the Northwest corner of Sublot 34 in said Stoney Ridge Colony Subdivision ;

Thence South 51 degrees 37 minutes 05 seconds East along the westerly line of said Sublot 34, 3.77 feet to the place of beginning and containing 83,789 square feet or 1.9235 acres of land according to a survey by John M. Zaranec, Jr. P.S. 7126 for Zaranec Surveying Co. dated May 14, 2003. Revised

(440) 543-1403

Fax: (440) 543-8798

Knowles Industrial Park

16722 W. Park Circle Drive

Chagrin Falls, Ohio 44023

John M. Zaranec, Jr.
President

BA1 00052



ZARANEC SURVEYING CO.

Professional Land Surveyors

LEGAL DESCRIPTION GIFFORD PROPERTY PARCEL "B"

Page 2

August 18, 2003.

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

Vol. 1454, P. 736 = 894 sq. ft	Vol. 800, P. 1246 = 19,240 sq. ft.	Vol. 800, P. 1242 = 63,655 sq. ft.
= 0.0205 ac	= 0.4417 ac	= 1.4613 ac



8/18/03
[Handwritten Signature]

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

R.S. 10/22/03
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

good
closure

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

John M. Zaranec, Jr.
President