

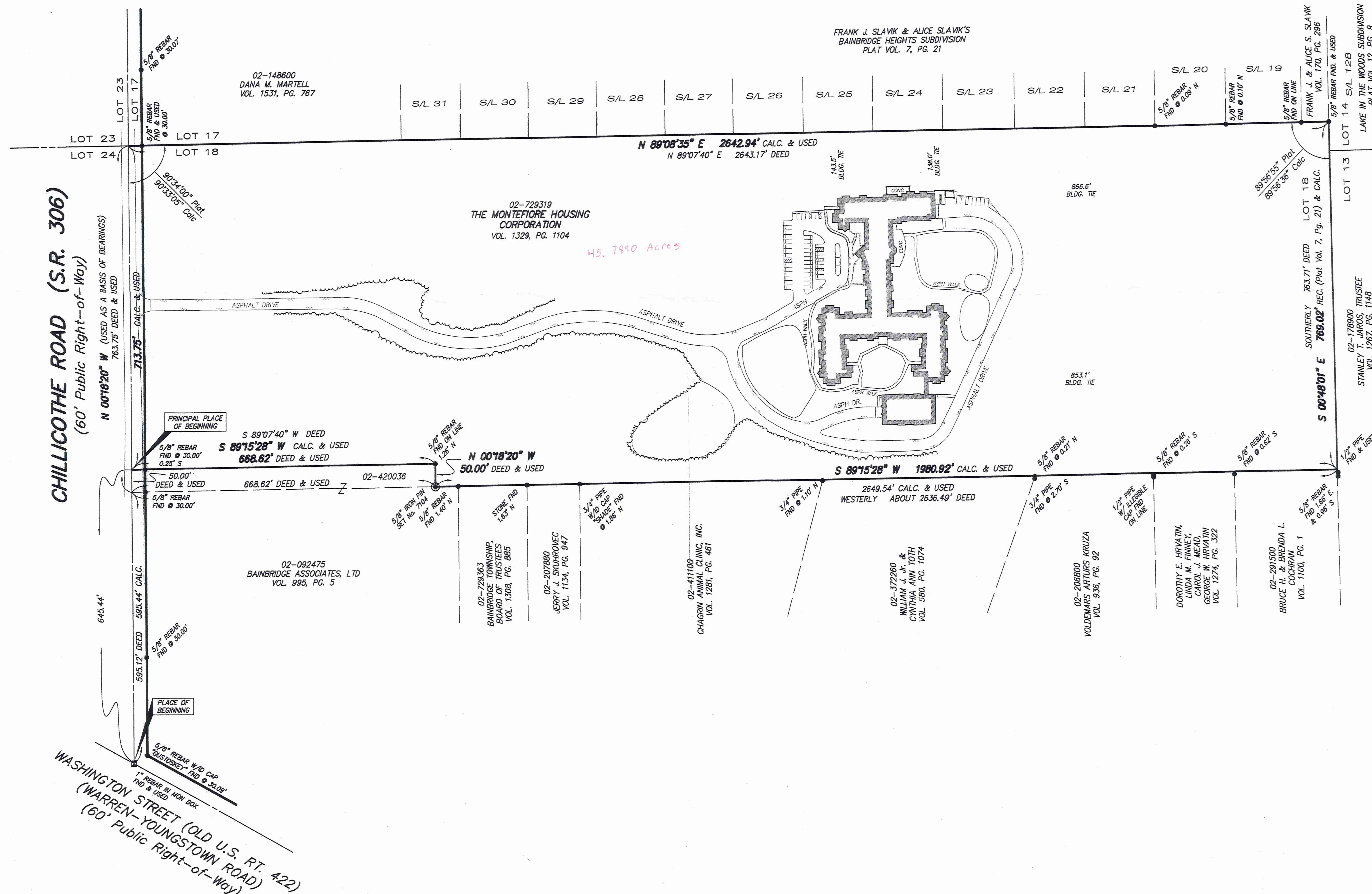
© DENOTES 5/8" DIAMETER x 30" LONG IRON PIN WITH "McSTEEN 7104" CAP SET

MAP OF SURVEY for THE MONTEFIORE HOUSING CORPORATION

Known as being part of Original Bainbridge Township Lot No. 18, Tract No. 1, now situated in the
TOWNSHIP OF BAINBRIDGE
COUNTY OF GAUGA - STATE OF OHIO

by
McSTEEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1415 East 286th Street
Wickliffe, Ohio 44092
(440) 585-9800

The basis of bearings for this survey is North 00°-18'-20" West as the centerline of Chillicothe Road (S.R. 306), as evidenced by monuments found, and is the same bearing as found in Volume 1329, Page 1104 of the Gauga County Records of Deeds. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN 7104".



Joseph F. Charlson
JOSEPH F. CHARLSON REG. PROF. SURV. No. 8003
Job No. 06-107
Field Date: March 27, 2006
Survey Date: April 17, 2006
Last Revision Date:



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.O. 315.251
OFFICE OF THE
GAUGA COUNTY ENGINEER

BA100106

Montefiore
Pick UP Date
4-18-06
02-729319
Vol 1791 PG 2407

Mc Steen & Associates
ENGINEERS & SURVEYORS

File No. 06-107
April 18, 2006

LEGAL DESCRIPTION
The Montefiore Housing Corporation
Chillicothe Road

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 18, Tract 1, being that parcel of land conveyed to The Montefiore Housing Corporation by deed recorded in Volume 1329, Page 1104 of the Geauga County Records of Deeds, said parcel being more particularly bounded and described as follows:

Beginning at a 1-inch iron pin monument found at the intersection of the centerline of Chillicothe Road (State Route 306), 60 feet wide, and the centerline of Washington Street (Old U. S. Route 422), also known as Warren-Youngstown Road, 60 feet wide;

thence North 00°-18'-20" West along the centerline of Chillicothe Road, a distance of 645.44 feet to the **PRINCIPAL PLACE OF BEGINNING** of the parcel herein described;

Course No. 1: thence continuing **North 00°-18'-20" West** along the centerline of Chillicothe Road, a distance of **713.75 feet** to a point, said point also being the northwesterly corner of Original Bainbridge Township Lot No. 18;

Course No. 2: thence **North 89°-08'-35" East** along the southerly line of land conveyed to Dana M. Martell by deed recorded in Volume 1531, Page 767 of Geauga County Records, the southerly line of Bainbridge Heights Subdivision as shown by the recorded plat in Volume 7 of Maps, Page 21 of Geauga County Records, and the southerly line of land conveyed to Frank J. and Alice S. Slavik by deed recorded in Volume 170, Page 296 of Geauga County Records, also being the dividing line between Original Bainbridge Township Lot Nos. 17 and 18, and passing through a 5/8-inch rebar found on the easterly line of Chillicothe Road at 30.00 feet, a total distance of **2642.94 feet** to a 5/8-inch iron pin found at the southeasterly corner of land so conveyed to Frank J. and Alice S. Slavik, also being the northeasterly corner of Original Bainbridge Township Lot No. 18;

Course No. 3: thence **South 00°-48'-01" East** along the easterly line of said Original Bainbridge Township Lot No. 18, a distance of **769.02 feet** to a 1/2-inch iron pipe found at the northeasterly corner of land conveyed to Bruce H. and Brenda L. Cochran by deed recorded in Volume 1100, Page 1 of Geauga County Records;

F:\Land Projects 2004\06-107\DOCUMENTS\06-107.doc

Cuyahoga Falls • Painesville • Wickliffe
Corporate Office: 1415 East 286th Street Wickliffe, Ohio 44092

440.585.9800 Toll Free: 800.250.3451 Mortgage Fax 440.585.9801 Survey Fax 440.585.9802
www.mcsteen.com

Course No. 4: thence **South 89°-15'-28" West** along the northerly line of land so conveyed to Bruce H. and Brenda L. Cochran, the northerly line of land conveyed to Dorothy J. Hrvatin, George W. Hrvatin, Linda M. Finney and Carol J. Mead by deed recorded in Volume 1274, Page 322 of Geauga County Records, the northerly line of land conveyed to Voldemars Arturs Kruza by deed recorded in Volume 936, Page 92 of Geauga County Records, the northerly line of land conveyed to William J. Toth, Jr. and Cynthia Ann Toth by deed recorded in Volume 580, Page 1074 of Geauga County Records, the northerly line of land conveyed to Chagrin Animal Clinic, Inc. by deed recorded in Volume 1281, Page 461 of Geauga County Records, the northerly line of land conveyed to Jerry J. Skuhrovec by deed recorded in Volume 1134, Page 947 of Geauga County Records, the northerly line of land conveyed to the Bainbridge Township Board of Trustees by deed recorded in Volume 1308, Page 885 of Geauga County Records, and the northerly line of land conveyed to Bainbridge Associates, Ltd. by deed recorded in Volume 995, Page 5 of Geauga County Records, a distance of **1980.92 feet** to an iron pin set in an easterly line of land so conveyed to Bainbridge Associates, Ltd.;

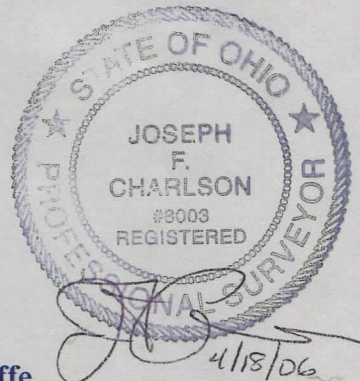
Course No. 5: thence **North 00°-18'-20" West** along an easterly line of land so conveyed to Bainbridge Associates, Ltd., a distance of **50.00 feet** to a point (a 5/8-inch iron pin was found distant 1.26 feet North of said point);

Course No. 6: thence **South 89°-15'-28" West** along a northerly line of land so conveyed to Bainbridge Associates, Ltd., and intersecting the easterly line of Chillicothe Road at 638.32 feet (said intersection point being witnessed by a 5/8-inch iron pin found distant 0.25 feet South therefrom), a total distance of **668.62 feet** to the principal place of beginning, containing **45.7890 acres** of land more or less, as surveyed in April of 2006 by Joseph F. Charlson, Registered Professional Surveyor No. 8003 for and on behalf of **McSteen & Associates, Inc.** under Project No. 06-107 and is subject to all legal highways and easements of record.

The basis of bearings for this survey is North 00°-18'-20" West as the centerline of Chillicothe Road (State Route 306), as evidenced by monuments found, and is the same bearing as found in Volume 1329, Page 1104 of the Geauga County Records of Deeds.

All iron pins set are 5/8-inch diameter x 30-inches in length iron rebars with a plastic identification cap stamped "McSTEEN 7104".

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK *4/18/06*
OFFICE OF THE *Rev*
GEAUGA COUNTY ENGINEER



F:\Land Projects 2004\06-107\DOCUMENTS\06-107.doc

Cuyahoga Falls • Painesville • Wickliffe
Corporate Office: 1415 East 286th Street Wickliffe, Ohio 44092

440.585.9800 Toll Free: 800.250.3451 Mortgage Fax 440.585.9801 Survey Fax 440.585.9802
www.mcsteen.com