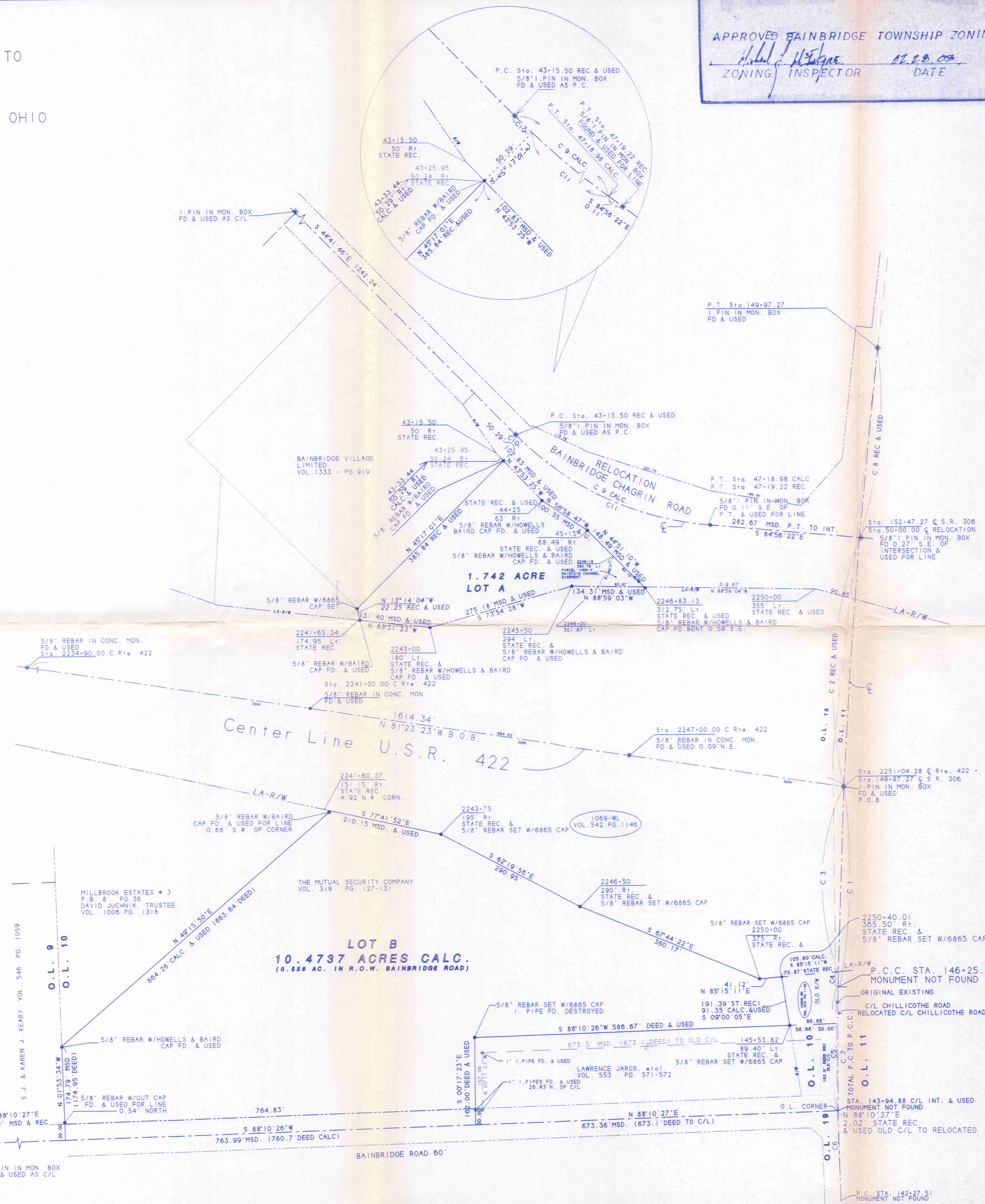
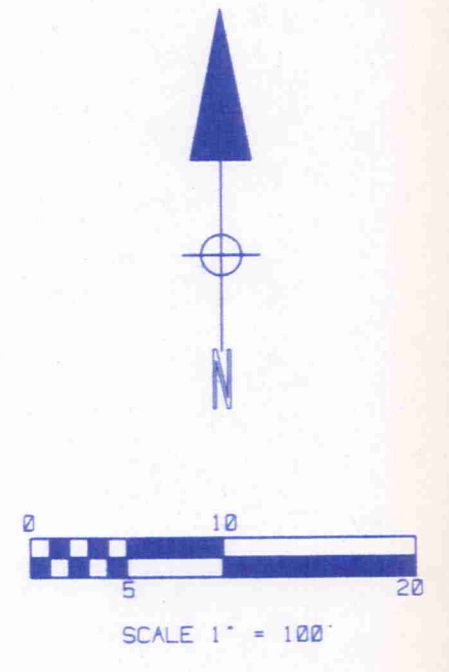


*Anthony M. Picoche*  
ZONING INSPECTOR DATE 12.28.03

LOT SPLIT FOR  
THE MUTUAL SECURITY COMPANY  
ALL OF THE LANDS NOW OR FORMERLY CONVEYED TO  
THE MUTUAL SECURITY COMPANY  
RECORDED ON DEED VOLUME 319 PAGE 127-131  
GEAUGA COUNTY DEED RECORDS  
GEAUGA COUNTY, BAINBRIDGE TOWNSHIP, STATE OF OHIO  
T.6N R.9W, O.L. 10 TRACT 2



SURVEYORS CERTIFICATE:  
I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES IN  
ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE  
CODE AND HAVE PREPARED THE ATTACHED PLAT THE DIMENSIONS  
ARE IN FEET AND DECIMAL PARTS THEREOF.  
ALL OF WHICH IS CORRECT TO THE BEST OF MY KNOWLEDGE  
AND BELIEF. BEARINGS AS SHOWN ARE BASED UPON AN  
ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.  
THE BASIS OF BEARINGS FOR THE ATTACHED PLAT IS THE  
CENTER LINE OF U.S.R. 422



*Anthony M. Picoche*  
REGISTERED SURVEYOR DATE 12-12-02

PLANS PREPARED BY:  
**WESTERN RESERVE CONSULTANTS**  
33445 BAINBRIDGE ROAD  
SOLON, OHIO 44139  
440-248-1065

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 4/14/03  
OFFICE OF THE REGISTERED  
GEAUGA COUNTY ENGINEER

- 5/8" STEEL RE-BAR SET W/CAP #6865
- 5/8" STEEL RE-BAR FD. W/CAP AS SPECIFIED
- I.P.I. FD. - SMOOTH IRON OR STEEL PIPE OR ROD FOUND
- I.P.I. FD. - IRON OR STEEL PIPE FOUND
- DEED - DEED RECORD DIMENSION
- CALC - CALCULATED DIMENSION
- REC - RECORDED DIMENSION
- MSD - MEASURED DIMENSION
- USED - DIMENSION USED
- U - DIMENSION USED
- PLAT - RECORDED PLAT MAP
- STATE REC. - OHIO DEPARTMENT OF TRANSPORTATION R/W RECORD
- B.O.B. - BASIS OF BEARINGS
- P.O.B. - POINT OF BEGINNING
- L/A - LIMITED ACCESS RIGHT OF WAY
- R/W - RIGHT OF WAY, GENERAL ACCESS

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	1°43'58"	12277.67'	371.29'	185.66'	371.27'	S 02°04'35"W
C 2	2°09'27"	12277.67'	462.33'	231.19'	462.31'	S 04°01'18"W
C 3	1°36'07"	12277.67'	343.25'	171.64'	343.24'	S 02°08'31"W
C 4	0°07'51"	12277.67'	28.03'	14.02'	28.03'	S 01°16'32"W
C 5	1°54'17"	6923.00'	230.14'	115.08'	230.13'	S 00°15'28"W
C 6	1°23'06"	6923.00'	167.36'	83.68'	167.35'	S 01°23'13"E
C 7	3°17'23"	6923.00'	397.49'	198.80'	397.44'	S 00°26'05"E
C 8	1°38'38"	12277.67'	352.27'	176.15'	352.26'	S 05°55'20"W

BAINBRIDGE-CHAGRIN ROAD CURVES

C 9 RECORD	C 9 CALCULATED	C 10	C 11
Δ - 40°22'20"	Δ - 40°14'36"	Δ - 1°47'21"	Δ - 38°27'15"
T - 572.96'	T - 574.44'	T - 574.44'	T - 570.35'
L - 210.65'	L - 210.46'	L - 8.92'	L - 378.34'
CH - 403.72'	CH - 403.47'	L - 17.94'	L - 385.54'
CH - 395.42'	CH - 395.23'	CH - 17.94'	CH - 378.34'
BR - S 64°49'05"E	BR - S 45°35'26"E	BR - S 65°42'46"E	

CHILLICOTHE ROAD (S.R. 306)  
WIDTH VARIES

EXHIBIT A  
(Parcel 2 of 2)

Description of 1.742-Acre Property  
~~Bainbridge~~ Chagrin Road  
For: Wald & Fisher  
Bainbridge Township, Geauga County, Ohio  
April 8, 2002

4-29-03  
This leaves a pile  
of land within the  
R/W which is  
unaccounted for

**Lot A**

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and being part of Original Township Lot No. 10 Tract 2, T.6N. R.9W. and being part of the lands now conveyed to The Mutual Security Company as recorded on Deed Volume 319 Page 127-131 of the Geauga County Deed Records;

Beginning at a 5/8" Iron Pin in a Monument Box found (~~0.27 S.E.~~) at the centerline intersection of Relocated U.S. Route 422 with Relocated State Route 306 known as Chillicothe Road (variable right of way) as shown on the Right of Way Plans of The State of Ohio Department of Transportation Project Cuy. -422-18.40 Gea.422-0.00 and being Station 2251+04.28 on said centerline of Route 422 and Station 149+97.27 on said centerline of Route 306; thence along the said centerline of Route 306 462.33 feet along the Arc of a curve which bears right and has a Central Angle of 2°09'27" a Radius of 12277.67 feet and a Chord of 462.31 feet with a Chord Bearing of N 04°01'18" E to the centerline intersection of Relocated Chagrin Road (variable right of way) with said Relocated State Route 306 and being Station 50+00.00 on said centerline of Chagrin Road and Station 152+47.27 on said centerline of Route 306; thence along said centerline of Chagrin Road N 84°56'22"W, 282.67 feet to the P.T. and being Station 47+18.98 on said centerline of Chagrin ~~Bainbridge~~ Road and a Monument Box found w/ 5/8" I. pin 0.11' Southeast therefrom; thence continuing along said Chagrin Road centerline 403.47 feet along the Arc of a curve which bears right and has a Central Angle of 40°14'36" a Radius of 574.44 feet and a Chord of 395.23 feet with a Chord Bearing of N 64°49'05" W to an 5/8" I. Pin in a Monument Box found and being Station 43+15.50 on said centerline, thence along said centerline 17.94 feet along the Arc of a curve which bears left and has a Central Angle of 1°47'21" a Radius of 574.44 feet and a Chord of 17.94 feet with a Chord Bearing of S 45°35'26" E; thence S 45°17'01"W, 50.29 feet to a 5/8" rebar w/ Howells & Baird cap found, being 50.29 feet right of the centerline of Relocated Chagrin Road at station 43+33.44 and being the principal place of beginning;

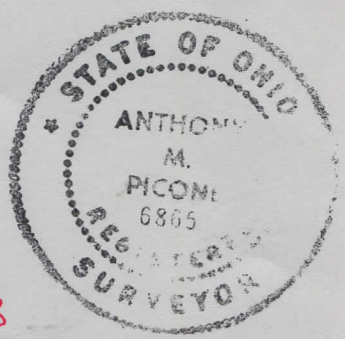
1. Thence S 43°53'25" E, 102.83 feet along the southerly right of way line of said Relocated Chagrin Road to a 5/8" rebar w/ Howells & Baird cap found, being 63.00 feet right of the centerline of Relocated Chagrin Road at station 44+25.00;

2. 1.74 acre split

- 2. Thence S 56°58'47" E, 100.35 feet along the southerly right of way line of said Relocated Chagrin Road to a 5/8" rebar w/ Howells & Baird cap found, being 68.49 feet right of the centerline of Relocated Chagrin Road at station 45+15.00;
- 3. Thence S 44°51'10" E, 148.49 feet along the southerly right of way line of said Relocated Chagrin Road, being 312.75 feet left of the centerline of United States Route 422 at station 2246+83.13 with a 5/8" rebar w/ Howells & Baird cap found 0.59' feet southeast on the line therefrom;
- 4. Thence N 88°59'03"W, 134.31 feet along said northerly right of way of U.S. Route 422 to a 5/8" rebar w/ Howells & Baird cap found and being 294.00 feet left of the centerline of United States Route 422 at station 2245+50.00;
- 5. Thence S 73°54'28"W, 275.18 feet along said northerly right of way of U.S. Route 422 to a 5/8" rebar w/ Howells & Baird cap found and being 180.00 feet left of the centerline of United States Route 422 at station 2243+00.00;
- 6. Thence N 83°31'23"W, 131.40 feet along said northerly right of way of U.S. Route 422 to a 5/8" rebar w/ Baird cap found and being 174.95 feet left of the centerline of United States Route 422 at station 2241+65.34;
- 7. Thence N 13°14'04"W, 22.25 feet along the southerly line of land now or formerly conveyed to Bainbridge Village Limited as shown on Deed Volume 1333 Page 919 to a 5/8" rebar w/cap set;
- 8. Thence N 45°17'01"E, 385.84 feet along the said southerly line of Bainbridge Village Limited land to the principal place of beginning and containing 1.742 Acres of Land and subject to all legal highways and easements of record.

Basis of bearings is the centerline of United States Route 422, N 81°23'23"W .

*Anthony M. Picone* R.S. 4/12/03  
 Surveyed May 2001  
 Anthony M. Picone, R.S. 6865  
 Western Reserve Consultants  
 33445 Bainbridge Road  
 Solon, Ohio 44139



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

R.S. 4/14/03  
 OFFICE OF THE *Revised*  
 GEauga COUNTY ENGINEER

EXHIBIT A  
(Parcel 1 of 2)

Description of 10.4737-Acre Property  
Bainbridge Road  
For: Wald & Fisher  
Bainbridge Township, Geauga County, Ohio  
April 8, 2002

**Lot B**

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and being part of Original Township Lot No. 10 Tract 2, T.6N. R.9W. and being part of the lands now conveyed to The Mutual Security Company as recorded on Deed Volume 319 Page 127-131 of the Geauga County Deed Records;

Beginning at a 5/8" Iron Pin in a Monument Box found at the centerline intersection of Relocated U.S. Route 422 with Relocated State Route 306 known as Chillicothe Road (variable right of way) as shown on the Right of Way Plans of The State of Ohio Department of Transportation Project Cuy. -422-18.40 Gea.422-0.00 and being Station 2251+04.28 on said centerline of Route 422 and Station 149+97.27 on said centerline of Route 306; thence along the said centerline of Route 306 343.25 feet along the Arc of a curve which bears left and has a Central Angle of 1°36'07" a Radius of 12277.67 feet and a Chord of 343.24 feet with a Chord Bearing of S 02°08'31" W; thence S 85°15'11"W, 105.80 feet to a 5/8" rebar w/cap set at 365.50 feet right of the centerline of Relocated Route 422 at station 2250+40.01 to the westerly right of way of said Route 306 and being the principal place of beginning;

1. Thence S 09°00'05"E, 91.35 feet along the said westerly right of way of Route 306 to a 5/8" rebar w/cap set being 89.40 feet left of the centerline of Relocated Route 306 at station 145+53.82;
2. Thence S 88°10'26" W, 586.67 feet along the southerly line of aforesaid Mutual Security Company land and the northerly line of lands now or formerly conveyed to Lawrence Jaros, etal as shown on Deed Volume 553 Page 571-572 in said deed records to a 5/8" rebar w/cap set;
3. Thence S 00°17'23" E, 162.00 feet along the westerly line of said Jaros land, and passing over a 1" I. Pipe found 135.17 feet therefrom, to the centerline of Bainbridge Road (60 feet Wide);
4. Thence S 88°10'26" W, 763.99 feet along the centerline of said Bainbridge Road;

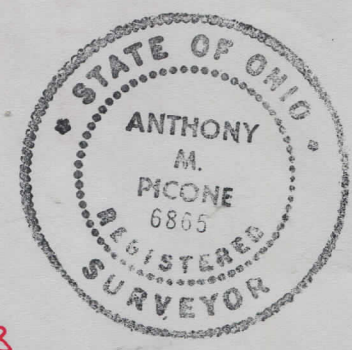
Description of 10-Acre Property

- 5. Thence N 01°53'34"W, 174.79 feet, and passing over a 5/8" rebar w/o cap found 30.54 feet therefrom, and along the westerly line of said Mutual Security Company lands and the easterly line of lands now or formerly conveyed to S.J. & Karen J. Keary as shown on Deed Volume 546 Page 1059 in said deed records to a 5/8" rebar w/ Howells & Baird cap found;
- 6. Thence N 49°15'50"E, 664.26 feet along the northerly line of said Mutual Security Company lands and the southerly line of lands now or formerly conveyed to David Juchnik, Trustee as shown on Deed Volume 1006 Page 1318 to the southerly right of way line of aforesaid U.S. Route 422 with a 5/8" rebar w/ Howells & Baird cap found 0.68' feet southwest on the line therefrom;
- 7. Thence S 77°41'52" E, 210.15 feet along said southerly right of way of U.S. Route 422 to a 5/8" rebar w/cap set and being 195.00 feet right of the centerline of United States Route 422 at station 2243+75.00;
- 8. Thence S 62°19'56" E, 290.95 feet along said southerly right of way of U.S. Route 422 to a 5/8" rebar w/cap set and being 290.00 feet right of the centerline of United States Route 422 at station 2246+50.00;
- 9. Thence S 67°44'22" E, 360.17 feet along said southerly right of way of U.S. Route 422 to a 5/8" rebar w/cap set and being 375.00 feet right of the centerline of United States Route 422 at station 2250+00.00;
- 10. Thence N 85°15'11" E, 41.12 feet along said southerly right of way to the principal place of beginning and containing 10.4737 Acres of Land (0.526 acres lie within the right of way of Bainbridge Road) and subject to all legal highways and easements of record.

Basis of bearings is the centerline of United States Route 422, N 81°23'23"W.

*Anthony M. Picone R.S. 4/08/03*

Surveyed June 2001  
Anthony M. Picone, R.S. 6865  
Western Reserve Consultants  
33445 Bainbridge Road  
Solon, Ohio 44139



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

*R.S.* *4/14/03*  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER