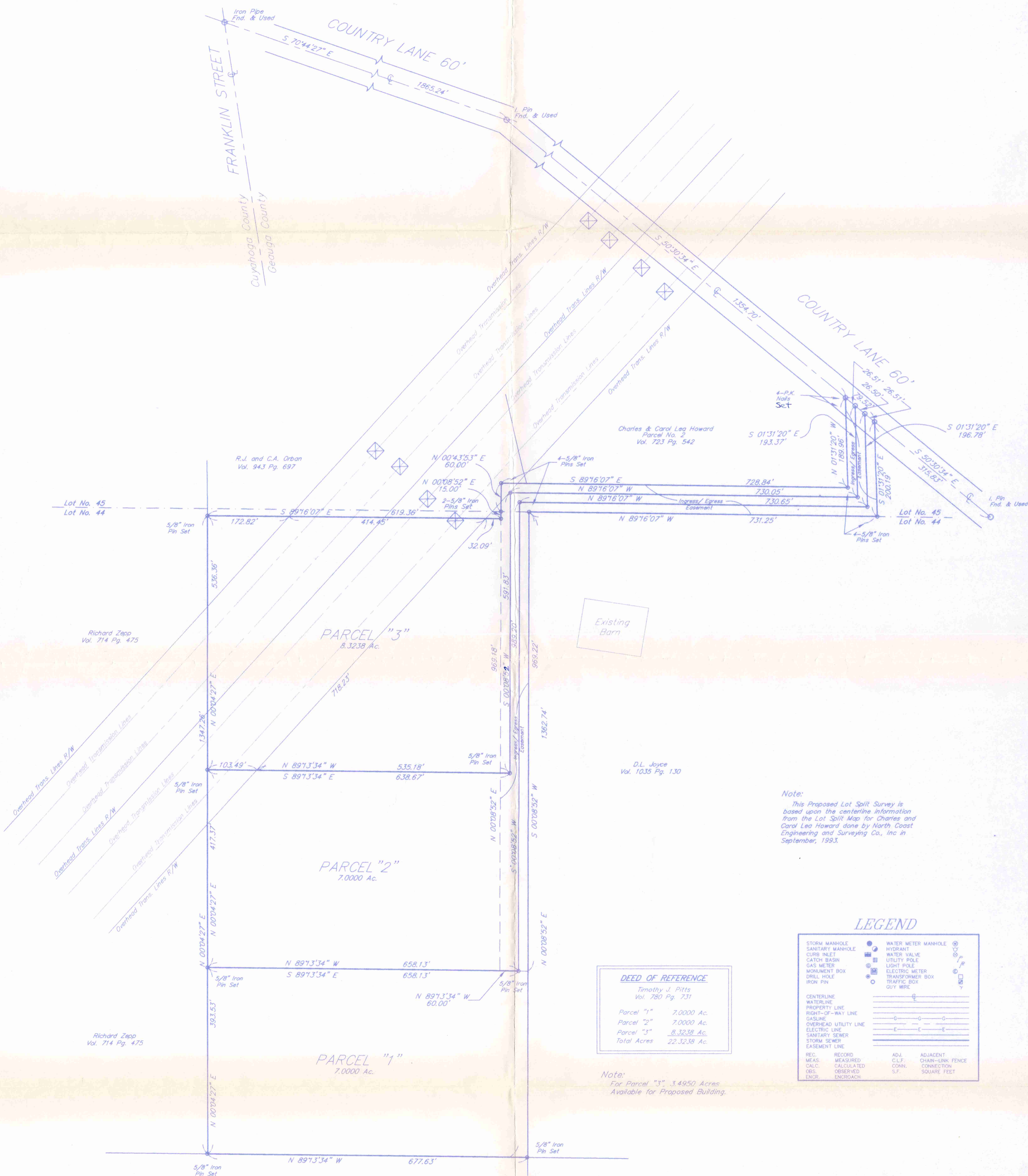


LOT SPLIT for Timothy J. Pitts

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga, STATE OF OHIO AND KNOWN AS BEING LOCATED IN LOT NO. 44 AND 45 IN TRACT NO. 1

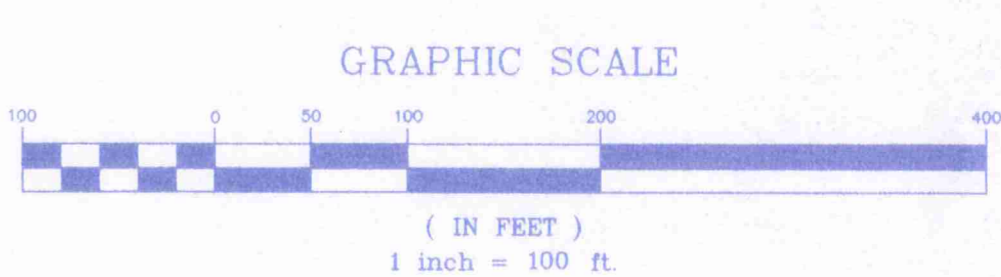


Note:
This Proposed Lot Split Survey is based upon the centerline information from the Lot Split Map for Charles and Carol Leg Howard done by North Coast Engineering and Surveying Co., Inc in September, 1993.

DEED OF REFERENCE	
Timothy J. Pitts Vol. 780 Pg. 731	
Parcel "1"	7,000.00 Ac.
Parcel "2"	7,000.00 Ac.
Parcel "3"	8,323.80 Ac.
Total Acres	22,323.80 Ac.

Note:
For Parcel "3", 3.4950 Acres Available for Proposed Building.

LEGEND	
STORM MANHOLE	WATER METER MANHOLE
SANITARY MANHOLE	HYDRANT
CURB INLET	WATER VALVE
CATCH BASIN	UTILITY POLE
GAS METER	LIGHT POLE
MONUMENT BOX	ELECTRIC METER
DRILL HOLE	TRANSFORMER BOX
IRON PIN	TRAFFIC BOX
	QUI WIRE
CENTERLINE	
WATERLINE	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
GASLINE	
OVERHEAD UTILITY LINE	
ELECTRIC LINE	
SANITARY SEWER	
STORM SEWER	
EASEMENT LINE	
REC. MEAS.	REC'D. MEAS.
CALC.	ADJ. CLF.
OBS.	CONN. S.F.
ENGR.	ENGR.
	CHAIN-LINK FENCE
	SQUARE FEET



SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251
R.S. 4/11/1997 (as noted)
GEAUGA COUNTY ENGINEER

SURVEYORS CERTIFICATION

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.

Feb. 24, 1997 (Revised April 2, 1997)
Date

EDWARD B. DUDLEY
STATE OF OHIO
EDWARD B. DUDLEY, III
6747
REGISTERED
LAND SURVEYOR

The NORTH COAST
Engineering & Surveying Co., Inc.
2570 Superior Ave., Suite 501, Cleveland, Ohio 44114
Tel. (216) 241-7070 Fax (216) 241-7071

BA100119

BA100119

LEGAL DESCRIPTION
LOT NO. 1

Pitts
picked up 4-11-1997
#02-419530

Situated in the Township of Bainbridge, County of Geauga and State of Ohio in Lot Nos. 44 and 45, Tract No. 1, and further bounded and described as follows:

Beginning at an iron pipe found at the intersection of the centerline of Franklin Street (50.00 feet wide) and the centerline of Country Lane (60.00 feet wide), said pipe being the Northwest corner of land conveyed to E. and C. Smelik by deed recorded in Volume 478 of Deeds, Page 256 of Geauga County Records.

Thence South 70° 44' 27" East along the centerline of Country Lane, 1865.24 feet to an iron pin found at an angle point;

Thence South 50° 30' 34" East along the centerline of Country Lane, 1407.71 feet to a p.k. nail set at the true point of beginning;

Thence South 50° 30' 34" East continuing along the centerline of Country Lane, a distance of 26.51 feet to a p. k. nail set at a northwest corner of land conveyed to D.L. Joyce by deed recorded in Volume 1035, Page 130 of Geauga County Records;

Thence South 01° 31' 20" East along a westerly line of land so conveyed, 200.19 feet to a 5/8" iron pin set;

Thence North 89° 16' 07" West along a northerly line of land so conveyed, 731.25 feet to a 5/8" iron pin set;

Thence South 00° 08' 52" West along a westerly line of land so conveyed, 1362.74 feet to a 5/8" iron pin set at the northerly line of land conveyed to a B.A. and I. Schmidt by deed recorded in Volume 1010, Page 01 of Geauga County Records;

Thence North 89° 13' 34" West along the northerly line of land so conveyed, 677.63 feet to a 5/8" iron pin set on the south east corner of land conveyed to R. L. Zepp by deed recorded in Volume 714, page 475 of Geauga County Deed Records;

Thence North 00° 04' 27" East along the easterly line of land so conveyed 393.53 feet to a 5/8" iron pin set;

Thence South 89° 13' 34" East, 658.13 feet to a 5/8" iron pin set;

Thence North 00° 08' 52" East, 989.20 feet to a 5/8" iron pin set;

Thence South 89° 16' 07" East, 730.65 feet to a 5/8" iron pin set;

Thence North 01° 31' 20" West. 196.78 feet to the true point of beginning and containing 7.000 acres of land as calculated and described by North Coast Engineering and Surveying Co., Inc., in January 1997, be the same more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with E.B. Dudley, P.L.S. No. 6747
Bearings are shown to an assumed meridian and are intended to indicate angles only;

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

R.S.
4 / 11 / 1997
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION
LOT NO. 2

Situated in the Township of Bainbridge, County of Geauga and State of Ohio in Lot Nos. 44 and 45, Tract No. 1, and further bounded and described as follows:

Beginning at an iron pipe found at the intersection of the centerline of Franklin Street (50.00 feet wide) and the centerline of Country Lane (60.00 feet wide), said pipe being the northwest corner of land conveyed to E. and C. Smelik by deed recorded in Volume 478 of Deeds, Page 256 of Geauga County Records.

Thence South 70° 44 '27" East along the centerline of Country Lane, 1865.24 feet to an iron pin found at an angle point;

Thence South 50° 30' 34" East along the centerline of Country Lane, 1381.21 feet to a p.k. nail set at the true point of beginning;

Thence South 50° 30' 34" East continuing along the centerline of Country Lane, a distance of 26.50 feet to a p.k. nail set;

Thence South 01° 31' 20" East, 196.78 feet to a 5/8" iron pin set;

Thence North 89° 16' 07" West, 730.65 feet to a 5/8" iron pin set;

Thence South 00° 08' 52" West, 989.20 feet to a 5/8" iron pin set;

Thence North 89° 13' 34" West, 658.13 feet to a 5/8" iron pin set on the easterly line of land conveyed to R. L. Zepp by deed recorded in Volume 714, Page 475 of Geauga County Records;

Thence North 00° 04' 27" East along the easterly line of land so conveyed 417.37 feet to a 5/8" iron pin set;

Thence South 89° 13' 34" East, 638.67 feet to a 5/8" iron pin set;

Thence North 00° 08' 52" East, 591.83 feet to a 5/8" iron pin set;

Thence South 89° 16' 07" East, 730.05 feet to a 5/8" iron pin set;

Thence North 01° 31' 20" West. 193.37 feet to the true point of beginning and containing 7.000 acres of land as calculated and described by North Coast Engineering and Surveying Co., Inc., in January 1997, be the same more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with E.B. Dudley, P.L.S. No. 6747

Bearings are shown to an assumed meridian and are intended to indicate angles only;
97-101-2-6-97-bn

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

R.S. 4 / 11 / 1997
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION
LOT NO. 3

Situated in the Township of Bainbridge, County of Geauga and State of Ohio in Lot Nos. 44 and 45, Tract No. 1, and further bounded and described as follows:

Beginning at an iron pipe found at the intersection of the centerline of Franklin Street (50.00 feet wide) and the centerline of Country Lane (60.00 feet wide), said pipe being the northwest corner of land conveyed to E. and C. Smelik by deed recorded in Volume 478 of Deeds, Page 256 of Geauga County Records.

Thence South 70° 44' 27" East along the centerline of Country Lane, 1865.24 feet to a 5/8" iron pin found at an angle point;

Thence South 50° 30' 34" East along the centerline of Country Lane, 1354.70 feet to a p.k. nail set at the true point of beginning;

Thence South 50° 30' 34" East continuing along the centerline of Country Lane, a distance of 26.51 feet to a p.k. nail set;

Thence South 01° 31' 20" East, 193.37 feet to a 5/8" iron pin set;

Thence North 89° 16' 07" West, 730.05 feet to a 5/8" iron pin set;

Thence South 00° 08' 52" West, 591.83 feet to a 5/8" iron pin set;

Thence North 89° 13' 34" West, 638.67 feet to a 5/8" iron pin set on the easterly line of land conveyed to R. L. Zepp by deed recorded in Volume 714, page 475 of Geauga County Records;

Thence North 00° 04' 27" East along the easterly line of land so conveyed 536.36 feet to a 5/8" iron pin set on a southerly line of land conveyed to R.J. and C. A. Orben by deed recorded in Volume 943, Page 697 of Geauga County Records;

Thence South 89° 16' 07" East along a southerly line of land so conveyed, 619.36 feet to a 5/8" iron pin set at a corner thereof;

Thence North 00° 08' 52" East along a easterly line of land so conveyed, 15.00 feet to a 5/8" iron pin set;

Thence North 00° 43' 53" East continuing along a easterly line of land so conveyed, 60.00 feet to a 5/8" iron pin set to a corner thereof;

Thence South 89° 16' 07" East along a southerly line of land so conveyed and along the southerly line of land conveyed to C. and C. Howard by deed recorded in Volume 723, Page 542 of Geauga County Records, 728.84 feet to a 5/8" iron pin set at a corner thereof;

Thence North 01° 31' 20" West, along the easterly line of land so conveyed, 189.96 feet to the true point of beginning and containing 8.3238 acres of land as calculated and described by North Coast Engineering and Surveying Co., Inc., in January 1997, be the same more or less, but subject to all legal highways.

SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED
PER R.C. 315.251
R.S. 4/11/1997
GEAUGA COUNTY ENGINEER

BAL.00119

Note: All 5/8" iron pins set and capped with E.B. Dudley, P.L.S. No. 6747
Bearings are shown to an assumed meridian and are intended to indicate angles only;

Bn
97-101
bn
2-6-97

Ingress and Egress Easement

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot Nos. 44 and 45 and being described as follows: Tract 1

Beginning at an iron pipe found at the intersection of the centerline of Franklin Street (50.00 feet wide) and the centerline of Country Lane (60.00 feet wide), said pipe being the northwest corner of land conveyed to E. and C. Smelik by deed recorded in Volume 478 of Deeds, Page 256 of Geauga County Records;

Thence South 70° 44' 27" East, 1865.24 feet along the centerline of Country Lane to a 5/8" iron pin found at a angle point;

Thence South 50° 30' 34" East continuing along the centerline of Country Lane, 1354.70 feet to a p.k. nail set at the principal place of beginning;

Thence South 50° 30' 34" East continuing along the centerline of Country Lane, 79.52 feet to a p.k. nail set;

Thence South 01° 31' 20" East, 200.19 feet to a 5/8" iron pin set;

Thence North 89° 16' 07" West, 731.25 feet to a 5/8" iron pin set;

Thence South 00° 08' 52" West, 969.22 feet to a point;

Thence North 89° 13' 34" West, 60.00 feet to a point;

Thence North 00° 08' 52" East, 969.18 feet to a 5/8" iron pin;

Thence North 00° 43' 53" East, 60.00 feet to a 5/8" iron pin;

Thence South 89° 16' 07" East, 728.84 feet to a 5/8" iron pin;

Thence North 01° 31' 20" West, 189.96 feet to the principal place of beginning and containing 2.6506 acres of land as calculated and described by North Coast Engineering and Surveying Co., Inc., in February, 1997, be the same more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with E.B. Dudley, P.L.S. No. 6747
Bearings are shown to an assumed meridian and are intended to indicate angles only

