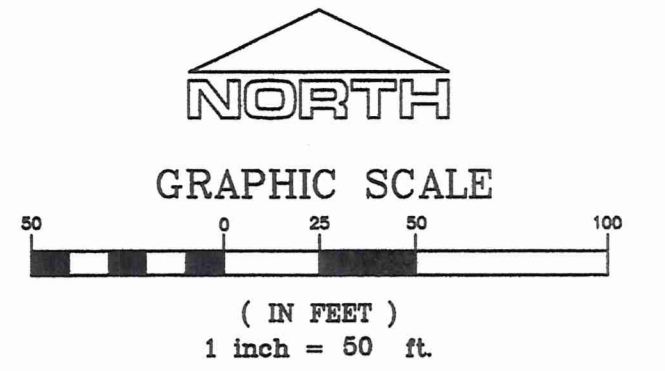


MAP OF SURVEY for 8158 CHAGRIN ROAD

Known as being part of Original Bainbridge Township Lot Nos. 22 and 33, Tract No. 1, now situated in the
TOWNSHIP OF BAINBRIDGE
COUNTY OF GEauga - STATE OF OHIO

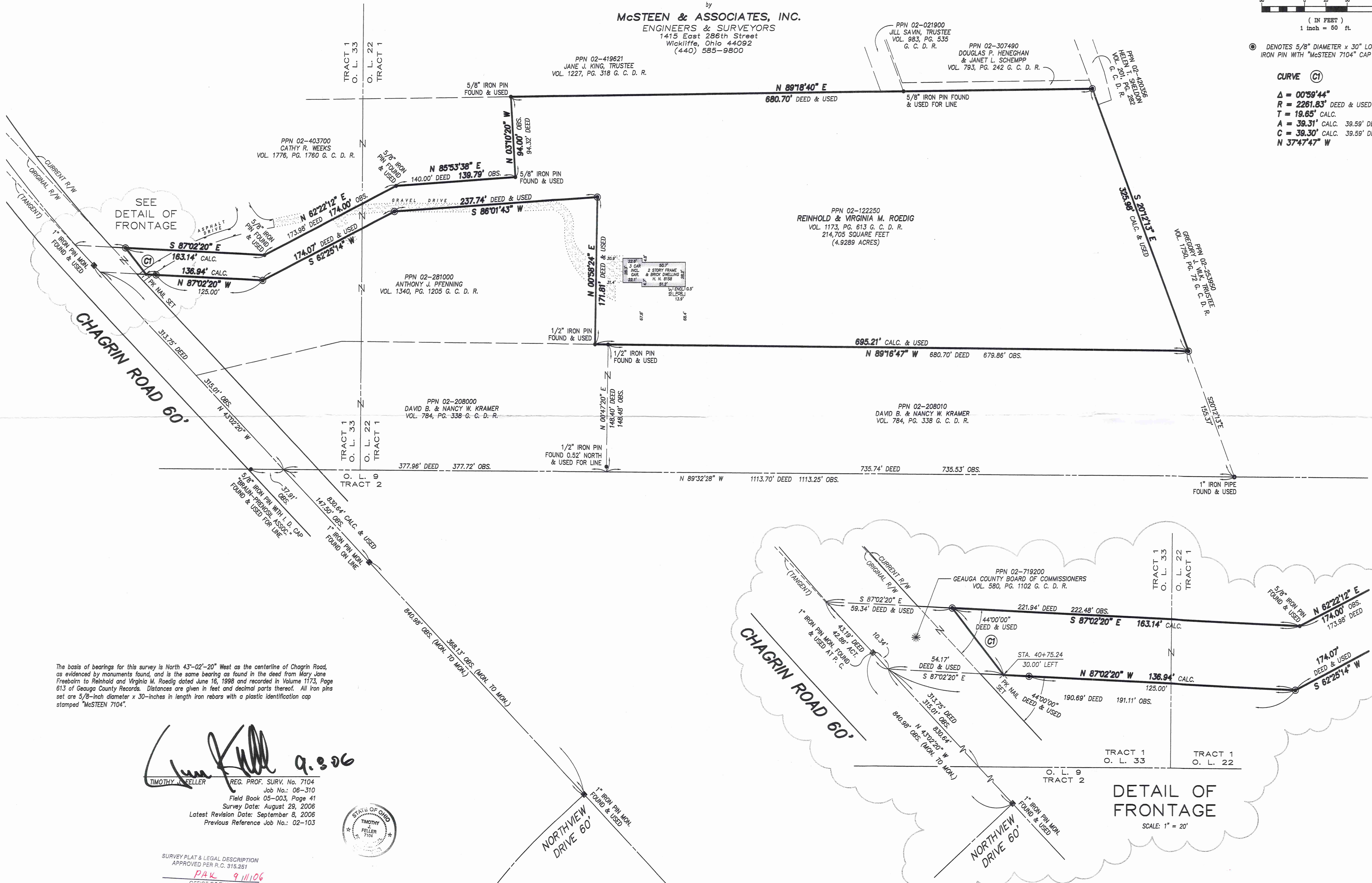
by
McSTEEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1415 East 286th Street
Wickliffe, Ohio 44092
(440) 585-9800



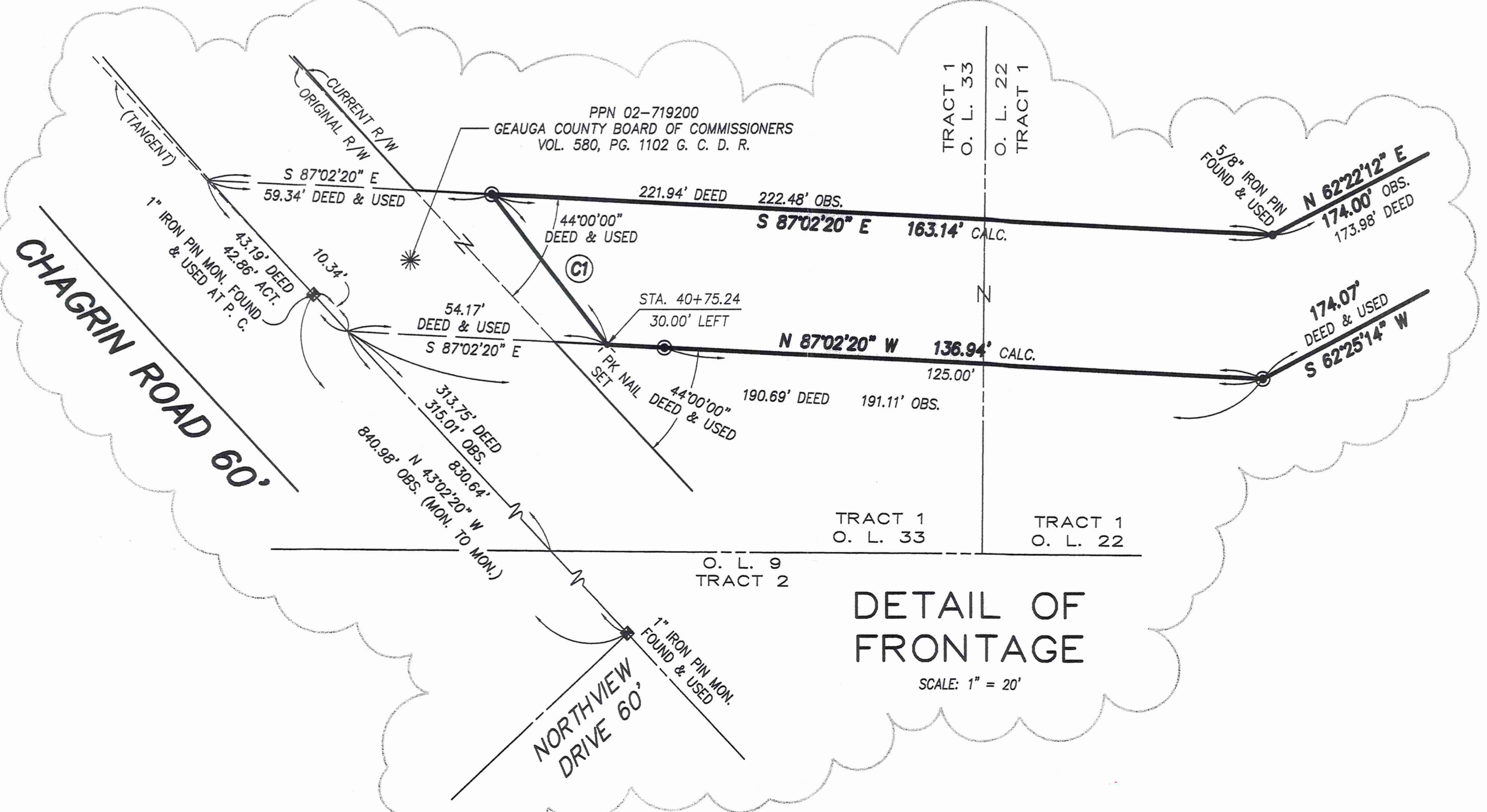
⊙ DENOTES 5/8" DIAMETER x 30" LONG IRON PIN WITH "McSTEEN 7104" CAP SET

CURVE (C1)

$\Delta = 00^{\circ}59'44''$
 $R = 2261.83'$ DEED & USED
 $T = 19.65'$ CALC.
 $A = 39.31'$ CALC. 39.59' DEED
 $C = 39.30'$ CALC. 39.59' DEED
 $N = 37^{\circ}47'47'' W$



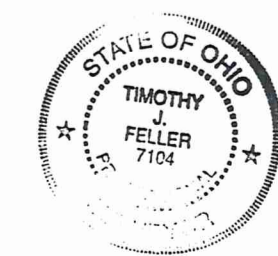
SEE
DETAIL OF
FRONTAGE



DETAIL OF
FRONTAGE
SCALE: 1" = 20'

The basis of bearings for this survey is North 43°-02'-20" West as the centerline of Chagrin Road, as evidenced by monuments found, and is the same bearing as found in the deed from Mary Jane Freebairn to Reinhold and Virginia M. Roedig dated June 16, 1998 and recorded in Volume 1173, Page 613 of Geauga County Records. Distances are given in feet and decimal parts thereof. All iron pins set are 5/8-inch diameter x 30-inches in length iron rebars with a plastic identification cap stamped "McSTEEN 7104".

Timothy J. Feller 9.9.06
TIMOTHY J. FELLER
REG. PROF. SURV. No. 7104
Job No.: 06-310
Field Book 05-003, Page 41
Survey Date: August 29, 2006
Latest Revision Date: September 8, 2006
Previous Reference Job No.: 02-103



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 9.11.06
OFFICE OF THE
GEAUGA COUNTY ENGINEER

BA100128

Roedig
Pick up date
9-11-06
02-122250
VOL 1804 P6751

Mc Steen & Associates

ENGINEERS & SURVEYORS

File No. 06-310
September 5, 2006

LEGAL DESCRIPTION 8158 Chagrin Road Bainbridge Township

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot Nos. 22 and 33, Tract No. 1, also known as being that parcel of land conveyed by deed from Mary Jane Freebairn to Reinhold and Virginia M. Roedig dated June 16, 1998 and recorded in Volume 1173, Page 613 of Geauga County Records, 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 Chagrin Road, 60 feet wide, and the centerline of Northview Drive, 60 feet wide;

thence North 43°-02'-20" West along the centerline of Chagrin Road, a distance of 830.64 feet to its intersection with the westerly prolongation of a southerly line of land conveyed to Reinhold and Virginia M. Roedig as aforesaid;

thence South 87°-02'-20" East along said westerly prolongation, a distance of 54.17 feet to a p. k. nail set at a point 30.00 feet left of Station 40+75.24 in the proposed northeasterly right of way of Chagrin Road and the **PRINCIPAL PLACE OF BEGINNING** of the parcel herein described, said point being located on the northerly line of land conveyed to Anthony J. Pfenning by deed recorded in Volume 1340, Page 1205 of Geauga County Records;

Course No. 1: thence northwesterly along the proposed northeasterly right of way of Chagrin Road, along the arc of a curve deflecting to the right, a distance of **39.31 feet** to an iron pin set at its intersection with the southerly line of land conveyed to Cathy R. Weeks by deed recorded in Volume 1776, Page 1760 of Geauga County Records, said curve having a radius of 2261.83 feet, a central angle of 0°-59'-44", a tangent distance of 19.65 feet, and a chord which bears **North 37°-47'-47" West**, a distance of 39.30 feet;

Course No. 2: thence **South 87°-02'-20" East** along the southerly line of land so conveyed to Cathy R. Weeks, a distance of **163.14 feet** to a 5/8-inch iron pin found at an angle therein;

Course No. 3: thence **North 62°-22'-12" East** along the southeasterly line of land so conveyed to Cathy R. Weeks, a distance of **174.00 feet** to a 5/8-inch iron pin found at an angle therein;

Course No. 4: thence **North 85°-53'-38" East** along the southerly line of land so conveyed to Cathy R. Weeks, a distance of **139.79 feet** to a 5/8-inch iron pin found at the southeasterly corner thereof;

Course No. 5: thence **North 03°-10'-20" West** along the easterly line of land so conveyed to Cathy R. Weeks, a distance of **94.00 feet** to a 5/8-inch iron pin found at the northeasterly corner thereof, said point being also located on the southerly line of land conveyed to Jane J. King, Trustee by deed recorded in Volume 1227, Page 318 of Geauga County Records;

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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. 6: thence **North 89°-18'-40" East** along the southerly line of land so conveyed to Jane J. King, trustee, the southerly line of land conveyed to Jill Savin, Trustee by deed recorded in Volume 983, Page 535 of Geauga County Records, and the southerly line of land conveyed to Douglas P. Heneghan and Janet L. Schempp by deed recorded in Volume 793, Page 242 of Geauga County Records, a distance of **680.70 feet** to an iron pin set at the southeasterly corner of land so conveyed to Douglas P. Heneghan and Janet L. Schempp, said point being also located on the southwesterly line of land conveyed to Helen T. Sheldon by deed recorded in Volume 201, Page 282 of Geauga County Records;

Course No. 7: thence **South 20°-12'-13" East** along the southwesterly line of land so conveyed to Helen T. Sheldon, and along the southwesterly line of land conveyed to Gregory J. Vilk, Trustee by deed recorded in Volume 1750, Page 72 of Geauga County Records, a distance of **325.98 feet** to an iron pin set at the northeasterly corner of land conveyed to David B. and Nancy W. Kramer by deed recorded in Volume 784, Page 338 of Geauga County Records;

Course No. 8: thence **North 89°-16'-47" West** along the northerly line of land so conveyed to David B. and Nancy W. Kramer, a distance of **695.21 feet** to a 1/2-inch iron pin found at the southeasterly corner of land conveyed to Anthony J. Pfenning as aforesaid;

Course No. 9: thence **North 00°-58'-24" East** along the easterly line of land so conveyed to Anthony J. Pfenning, a distance of **171.81 feet** to an iron pin set at the northeasterly corner thereof;

Course No. 10: thence **South 86°-01'-43" West** along the northerly line of land so conveyed to Anthony J. Pfenning, a distance of **237.74 feet** to an iron pin set at an angle therein;

Course No. 11: thence **South 62°-25'-14" West** along the northwesterly line of land so conveyed to Anthony J. Pfenning, a distance of **174.07 feet** to an iron pin set at an angle therein;

Course No. 12: thence **North 87°-02'-20" West** along the northerly line of land so conveyed to Anthony J. Pfenning, and passing through an iron pin set at 125.00 feet, a total distance of **136.94 feet** to the principal place of beginning, said parcel containing **4.9289 acres** of land more or less, as surveyed in August of 2006 by Timothy J. Feller, Registered Professional Land Surveyor No. 7104 for and on behalf of **McSteen & Associates, Inc.** under Project No. 06-310, and is subject to all legal highways and easements of record.

The basis of bearings for this survey is North 43°-02'-20" West as the centerline of Chagrin Road, as evidenced by monuments found, and is the same bearing as found in the deed from Mary Jane Freebairn to Reinhold and Virginia M. Roedig dated June 16, 1998 and recorded in Volume 1173, Page 613 of Geauga County Records.

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 9/11/06
Rev

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GEAUGA COUNTY ENGINEER

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