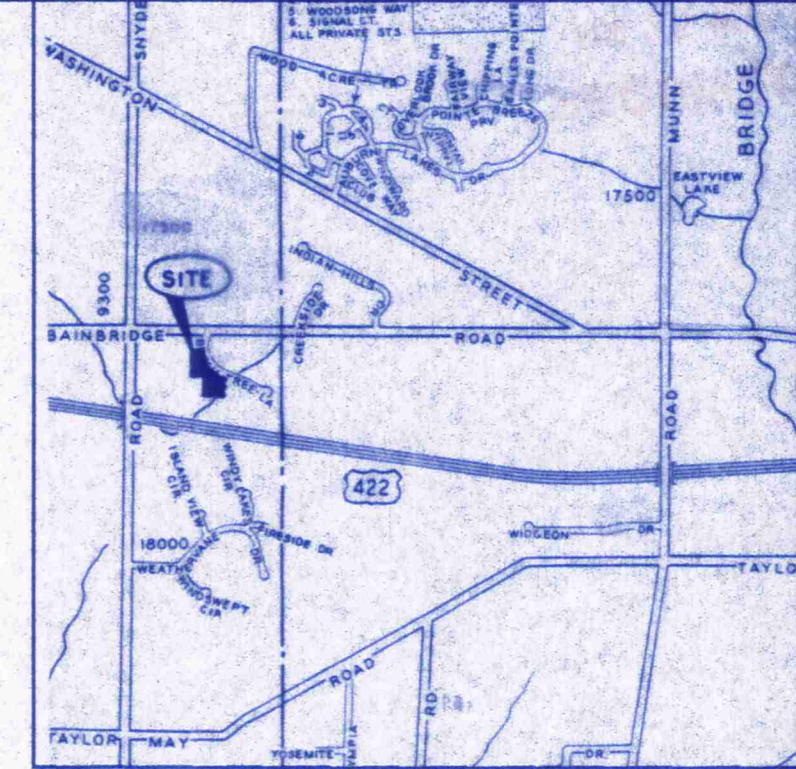
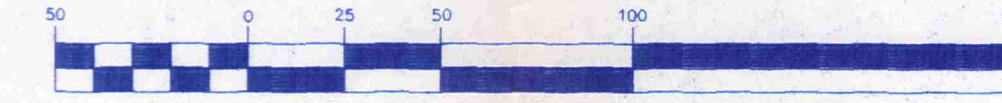


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	330.00'	161.27'	82.28'	159.67'	N22°45'00"W	28°00'00"
B	270.00'	285.88'	157.99'	272.72'	N39°05'00"W	60°40'00"
C	330.00'	206.10'	106.53'	202.76'	N51°31'30"W	35°47'00"



LOCATION MAP
(N.T.S.)

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft
July 10, 1997
BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN, AND ARE USED TO DENOTE ANGLES ONLY.

CONSOLIDATION PLAT

OF FORMER SUBLOTS 10 AND 9, IN THE BEECH TREE ESTATES SUBDIVISION AS RECORDED IN VOLUME 18, PG.88-89 OF GEauga COUNTY MAP RECORDS, AND FURTHER KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOTS 15, 16, & 17, IN TRACT 2, SITUATED NOW IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga, STATE OF OHIO.

Donald O. Hedrick
DONALD O. HEDRICK, P.S.#4414



PREPARED FOR:
MIKE SLOVICH

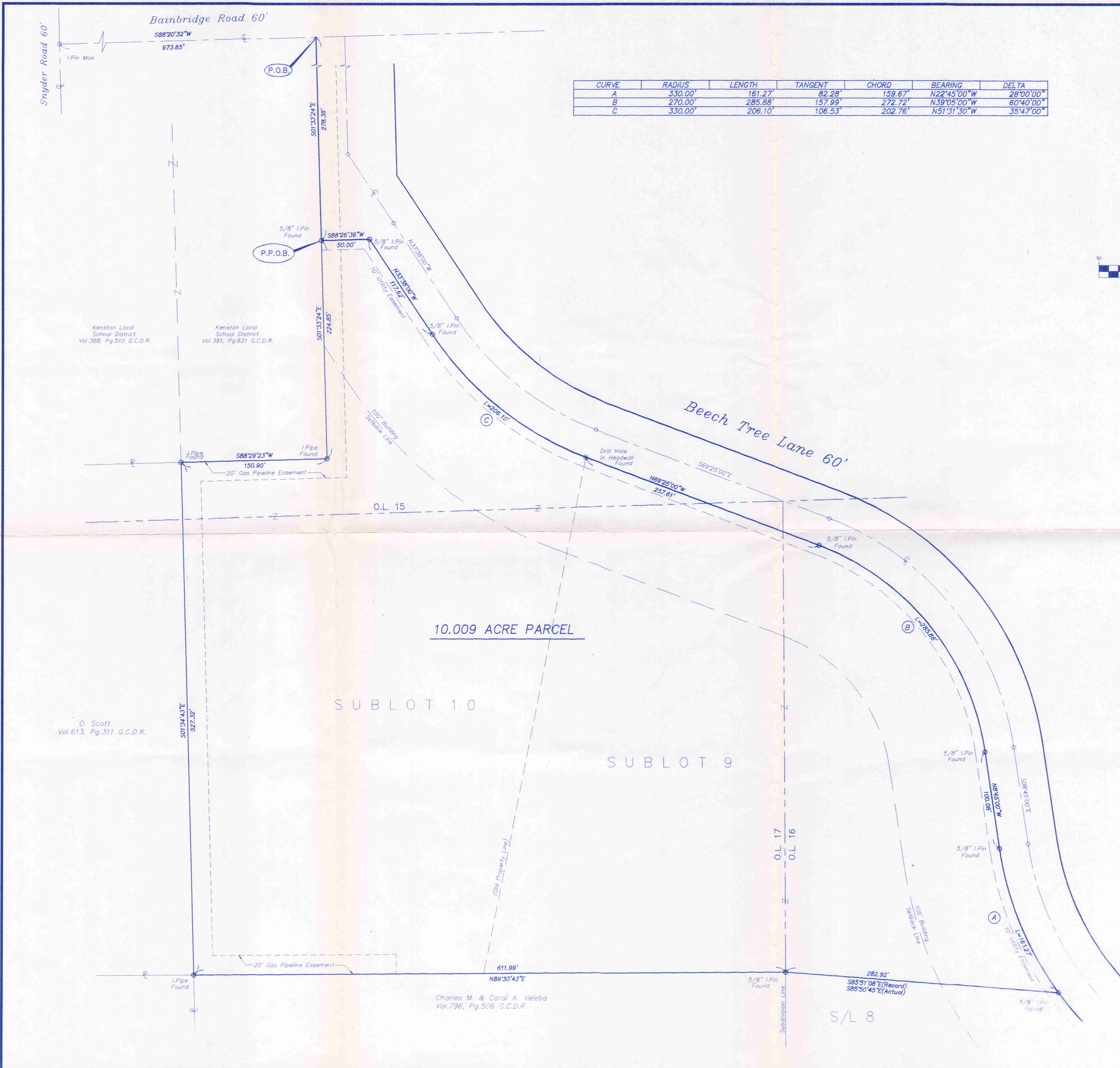
PREPARED BY:
LAND DESIGN consultants
Civil Engineers and Surveyors
8885 EAST AVENUE - MONTELEONE, OHIO 44060
TELEPHONE 225-8463 354-8938 951-LAND

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

R.S. 8/26/1997 (Revised)
GEauga COUNTY ENGINEER

Revised 8/25/97

SHEET	OF
1	1
CONTRACT No.	
SLOVMI-9701	



10.009 ACRE PARCEL

SUBLOT 10

SUBLOT 9

S/L 8

D. Scott
Vol. 613, Pg. 311 G.C.D.R.

Charles M. & Carol A. Veleba
Vol. 796, Pg. 506 G.C.D.R.

BA100131 BA100131

Slovich
picked up 8-26-1997
02-419767



LDC inc.

8585 EAST AVENUE • MENTOR, OHIO 44060

(216) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

AUGUST 25, 1997

CONSOLIDATION DESCRIPTION
MIKE SLOVICH
FORMER SUBLOT NOS. 9 AND 10
BEECH TREE ESTATES
VOLUME 18, PAGES 88-89

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part Original Lots 15, 16, & 17, Tract No. 2 in said Bainbridge Township and being bounded and described as follows:

Starting at the intersection of the center line of Bainbridge Road, 60 feet wide, with the easterly line of land conveyed to the Kenston Local School District by deed recorded in Volume 391, Page 621 of Geauga County Deed Records, said intersection point being distant North 88°20'32" East, 973.65 feet measured along said centerline from its intersection with the center line of Snyder Road.

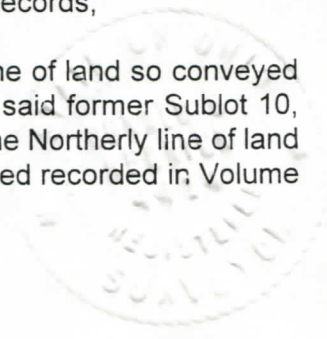
Thence South 01°33'24" East measured along said Easterly line of land so conveyed to the Kenston Local School District, being also the westerly line of Beech Tree Lane as appears in the Plat of Beech Tree Estates as recorded in Volume 18, Pages 88-89 of Geauga County Map Records; a distance of 278.38 feet to an iron pin found at a Northeasterly corner of former Sublot No. 10 in said Beech Tree Estates and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 01°33'24" East along said easterly line of land so conveyed to the Kenston Local School District, being also the westerly line of said former Sublot 10, a distance of 224.85 feet to an iron pipe found at an angle point;

COURSE II Thence South 88°29'23" West along the Southerly line of land so conveyed to the Kenston Local School District, being also a Northerly line of said former Sublot 10, a distance of 150.90 feet to an iron pipe found at the Northeasterly corner of land conveyed to K. & D. Scott by deed recorded in Volume 613, Page 311 of Geauga County Deed Records;

COURSE III Thence South 01°34'43" East along the Easterly line of land so conveyed to K. and D. Scott, being also the Westerly line of said former Sublot 10, a distance of 527.32 feet to an iron pipe found on the Northerly line of land conveyed to Charles M. and Carol A. Veleba by deed recorded in Volume 796, Page 506 of Geauga County Deed Records;

RECEIVED
AUG 29 1997
GEAUGA COUNTY



Engineers and Surveyors

BAI 00131

AUGUST 25, 1997
CONSOLIDATION DESCRIPTION
MIKE SLOVICH
FORMER SUBLOT NOS. 9 AND 10
BEECH TREE ESTATES VOLUME 18, PAGES 88-89
PAGE 2

~~GEAUGA COUNTY ENGINEER~~
~~PER R.C. 315.251~~
~~DESCRIPTION APPROVED~~
~~SURVEY PLAT AND LEGAL~~

- COURSE IV Thence North 89°30'43" East along the Northerly line of land so conveyed to Charles and Carol Veleba, being also a Southerly line of former Sublot Nos. 9 and 10 in said Beech Tree Estates, a distance of 611.99 feet to an iron pin found at the Northeasterly corner of land so conveyed to Charles and Carol Veleba;
- COURSE V Thence South 85°50'45" East observed (South 85°51'08 East Record), along a Northerly line of Sublot No. 8 in said Beech Tree Estates, a distance of 282.92 feet to an iron pin found on the Southwesterly curved sideline of said Beech Tree Lane;
- COURSE VI Thence Northerly along said curved sideline of Beech Tree Lane deflecting to the right, an arc distance of 161.27 feet, said arc having a radius of 330.00 feet and a chord which bears North 22°45'00" West a distance of 159.67 feet to an iron pin found at a point of tangent;
- COURSE VII Thence North 08°45'00" West along a westerly line of said Beech Tree Lane, a distance of 100.08 feet to an iron pin found at a point of curvature;
- COURSE VIII Thence Northeasterly along said curved sideline of Beech Tree Lane deflecting to left an arc distance of 285.88 feet, said arc having a radius of 270.00 feet and a chord which bears North 39°05'00" West a distance of 272.72 feet to an iron pin found at a point of tangent;
- COURSE IX Thence North 69°25'00" West along a Southwesterly line of said Beech Tree Lane, a distance of 257.61 feet to a drill hole found in a concrete headwall at a point of curvature;
- COURSE X Thence Northwesterly along a curved sideline of said Beech Tree Lane, deflecting to the right an arc distance of 206.10 feet, said arc having a radius of 330.00 feet and a chord which bears North 51°31'30" West, a distance of 202.76 feet to an iron pin found at a point of tangent;
- COURSE XI Thence North 33°38'00" West along said sideline of Beech Tree Lane, a distance of 117.62 feet to an iron pin found at an angle point therein;
- COURSE XII Thence South 88°26'36" West along Southerly sideline of said Beech Tree Lane, a distance of 50.00 feet to the Principal Place of Beginning and containing 10.009 acres of land as surveyed and described by Donald O. Hedrick, P.S. No. 4414 and L.D.C. Inc., July 1997. Property herein described is subject to a 20 feet wide gas line easement and a 10 feet wide utility easement as appears on said recorded plat of Beech Tree Estates, be the same, more or less, but subject to all legal highways and easements of record. Bearings cited herein are to an assumed meridian and are intended to indicate angles only.

RECEIVED
AUG 25 1997

File No. SLOVIM1 9701
(f:\slovim1\9701\word\legals\082597a) ke

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

R.S. 8/26/1997 (Revised)
GEAUGA COUNTY ENGINEER