

ACCEPTANCE

I, EDWARD D. SULLIVAN
THE OWNER OF THE LANDS SHOWN HEREON DOES HEREBY
ACKNOWLEDGE AND ACCEPT THE MAKING AND RECORDING
OF THIS CONSOLIDATION OF LANDS AS HEREON PLATTED.

COUNTY OF GEauga } S.S. BEFORE ME A NOTARY PUBLIC
STATE OF OHIO } IN AND FOR SAID COUNTY
AND STATE PERSONALLY APPEARED THE ABOVE SIGNED
OWNER WHO ACKNOWLEDGE THE MAKING AND SIGNING OF
THE FORGOING INSTRUMENT TO BE THEIR FREE ACT AND
DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY
HAND AND OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 2006.

NOTARY PUBLIC

ACCEPTANCE

I, TIMOTHY SULLIVAN
THE OWNER OF THE LANDS SHOWN HEREON DOES HEREBY
ACKNOWLEDGE AND ACCEPT THE MAKING AND RECORDING
OF THIS CONSOLIDATION OF LANDS AS HEREON PLATTED.

COUNTY OF GEauga } S.S. BEFORE ME A NOTARY PUBLIC
STATE OF OHIO } IN AND FOR SAID COUNTY
AND STATE PERSONALLY APPEARED THE ABOVE SIGNED
OWNER WHO ACKNOWLEDGE THE MAKING AND SIGNING OF
THE FORGOING INSTRUMENT TO BE THEIR FREE ACT AND
DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY
HAND AND OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 2006.

NOTARY PUBLIC

LOT CONSOLIDATION

DEED VOLUME 562 PAGE 901 G.C.D.R.
PARCELS 1 AND 2

PREPARED FOR:
SOUTH FRANKLIN CIRCLE
FEBRUARY, 2006

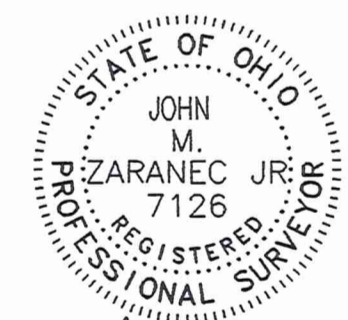
SITUATED IN THE TOWNSHIP OF
BAINBRIDGE, COUNTY OF
GEAUGA AND STATE OF OHIO
AND KNOWN AS BEING PART OF
ORIGINAL BAINBRIDGE
TOWNSHIP LOTS 39 & 48, TRACT 1.

PARCEL 1 3,433 SQ. FT. OR 0.0788 ACRES IN R/W 261,432 SQ. FT. OR 6.0016 ACRES OUT OF R/W	PARCEL 2 26,463 SQ. FT. OR 0.6075 ACRES IN R/W 221,664 SQ. FT. OR 5.0887 ACRES OUT OF R/W
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PARCEL 1 264,865 SQ. FT. OR 6.0804 ACRES IN O.L. 48 VOL. 562, P. 901 G.C.D.R. P.P.N. 02-357200	PARCEL 2 248,127 SQ. FT. OR 5.6962 ACRES IN O.L. 39 VOL. 562, P. 901 G.C.D.R. P.P.N. 02-357100
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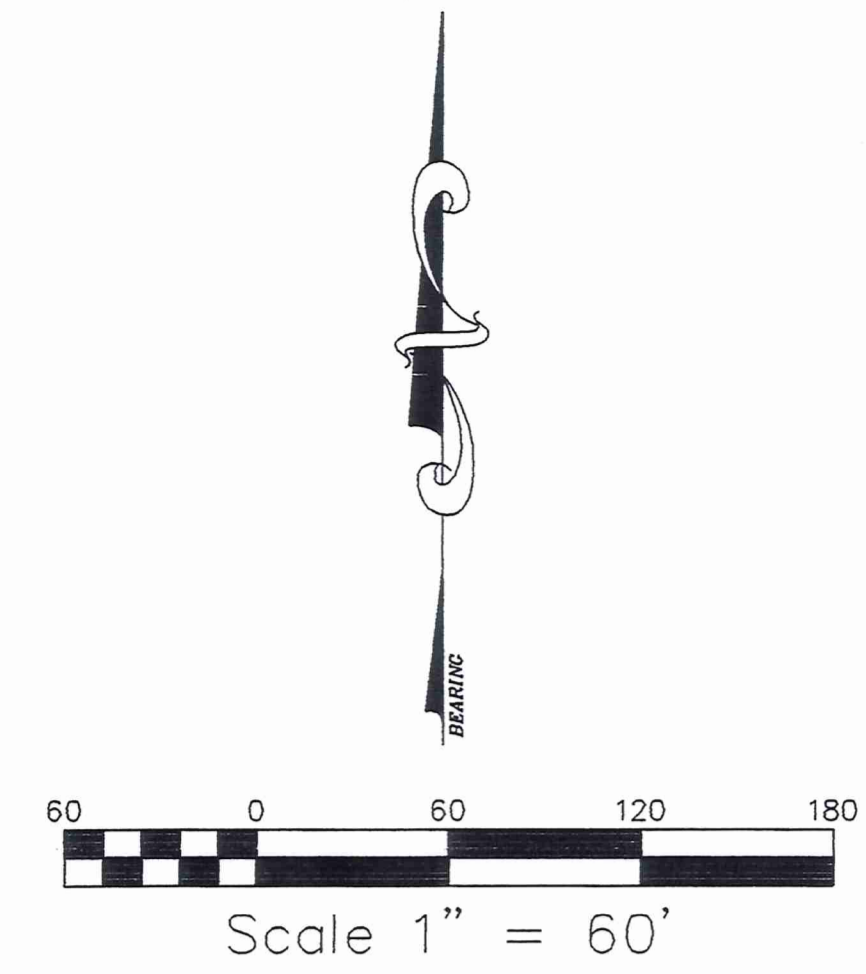
TOTAL
512,992 SQ. FT. OR
11.7766 ACRES

I HEREBY STATE THIS TO BE A TRUE AND
ACCURATE SURVEY TO THE BEST OF MY
KNOWLEDGE, INFORMATION AND BELIEF.
THIS SURVEY WAS PREPARED IN ACCORDANCE
WITH THE PROVISIONS OF CHAPTER 4733-37
OF THE OHIO ADMINISTRATIVE CODE.

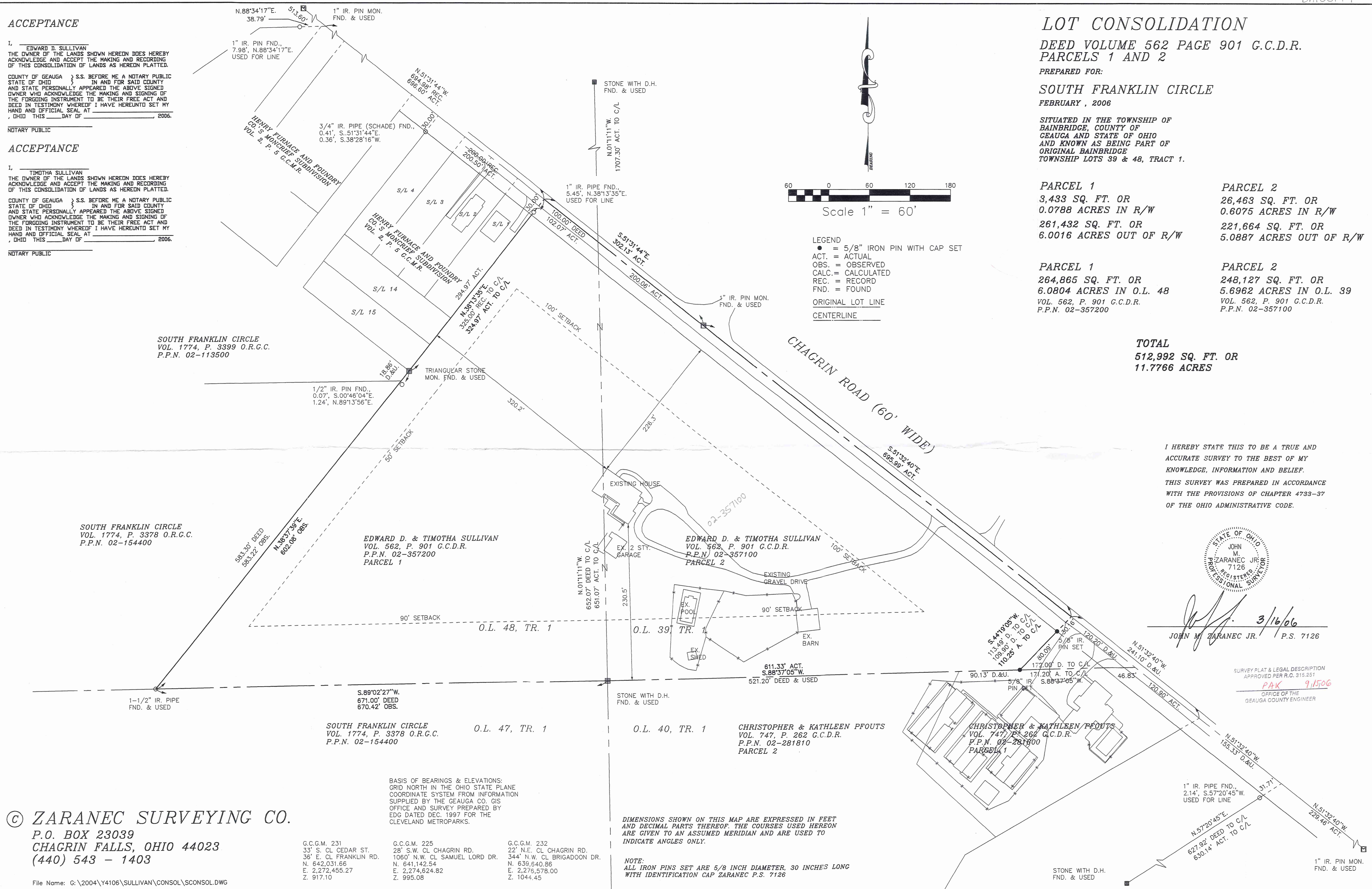


[Signature] 3/16/06
JOHN M. ZARANEC JR. P.S. 7126

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 9/15/06
OFFICE OF THE
GEAUGA COUNTY ENGINEER



LEGEND
● = 5/8" IRON PIN WITH CAP SET
ACT. = ACTUAL
OBS. = OBSERVED
CALC. = CALCULATED
REC. = RECORD
FND. = FOUND
ORIGINAL LOT LINE
CENTERLINE



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P.O. BOX 23039
CHAGRIN FALLS, OHIO 44023
(440) 543 - 1403

G.C.G.M. 231 33' S. CL CEDAR ST. 36' E. CL FRANKLIN RD. N. 642,031.66 E. 2,272,455.27 Z. 917.10	G.C.G.M. 225 28' S.W. CL CHAGRIN RD. 1060' N.W. CL SAMUEL LORD DR. N. 641,142.54 E. 2,274,624.82 Z. 995.08	G.C.G.M. 232 22' N.E. CL CHAGRIN RD. 344' N.W. CL BRIGADOON DR. N. 639,640.86 E. 2,276,578.00 Z. 1044.45
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DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET
AND DECIMAL PARTS THEREOF. THE COURSES USED HEREON
ARE GIVEN TO AN ASSUMED MERIDIAN AND ARE USED TO
INDICATE ANGLES ONLY.

NOTE:
ALL IRON PINS SET ARE 5/8 INCH DIAMETER, 30 INCHES LONG
WITH IDENTIFICATION CAP ZARANEC P.S. 7126



ZARANEC SURVEYING CO.

Professional Land Surveyors

Sullivan
pick up date
9-18-06
02-357100
Vol. 1805 - Pg. 2105

Sullivan Lot Consolidation

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lots 39 and 48 Tract 1 and bounded and described as follows:

Beginning at a stone monument with a drill hole found at the southwest corner of said Original Lot 39 also being the southeast corner of said Original Lot 48;

Thence South 89 degrees 02 minutes 27 seconds West along the southerly line of said Original Lot 48, 670.42 feet to a 1 1/2 inch iron pipe found at its intersection with an easterly line of a parcel of land conveyed to South Franklin Circle by Deed Volume 1774, Page 3378 Official Records Geauga County;

Thence North 38 degrees 37 minutes 39 seconds East along the easterly line of said parcel of land conveyed to South Franklin Circle and the easterly line of a parcel of land conveyed to South Franklin Circle by Deed Volume 1774, Page 3399 Official Records Geauga County, 602.08 feet to a triangular stone monument found at its intersection with the southerly line of Sublot 15 in the Henry Furnace and Foundry Co.'s Moncrief Subdivision recorded by Plat Volume 2, Page 5 Geauga County Map Records;

Thence North 38 degrees 13 minutes 35 seconds East along the easterly line of Sublots 15, 14 and 1 in said Henry Furnace and Foundry Co.'s Moncrief Subdivision, 294.97 feet passing over its intersection with the southerly line of Chagrin Road, 60.00 feet wide, from which point a 1 inch iron pipe found bears North 38 degrees 13 minutes 35 seconds East, 5.45 feet, a total distance of 324.97 feet to its intersection with the centerline of said Chagrin Road;

Thence South 51 degrees 31 minutes 44 seconds East along the centerline of said Chagrin Road, 302.13 feet to a 1 inch iron pin monument found at an angle point therein;

Thence South 51 degrees 32 minutes 40 seconds East along the centerline of said Chagrin Road, 695.99 feet to its intersection with the westerly line of a parcel of land conveyed to Christopher and Kathleen Pfouts by Volume 747, Page 262 Geauga County Deed Records;

Thence South 44 degrees 19 minutes 05 seconds West along the westerly line of said parcel of land conveyed to Christopher and Kathleen Pfouts, 30.16 feet passing over a 5/8 inch iron pin with cap set at its intersection with the southerly line of said Chagrin Road, a total distance of 110.25 feet to a 5/8 inch iron pin set at its intersection with the southerly line of said Original Lot 39 and also being a northerly line of said parcel of land conveyed to Christopher and Kathleen Pfouts;

Thence South 88 degrees 37 minutes 05 seconds West along the southerly line of said Original Lot 39, 611.33 feet to the place of beginning and containing 512,992 square feet or 11.7766 acres of land according to a survey by John M. Zaranec, Jr. P.S. 7126 for Zaranec Surveying Co. dated March 16, 2006.

Bearings are based on Grid North in the Ohio State Plane Coordinate System from information supplied by Geauga County GIS Monuments 225, 231 and 232 and also a survey prepared by EDG dated December, 1997 for Cleveland Metroparks.

P.P.N. 02-357200 Vol. 562, P.901 Parcel 1 G.C.D.R. = 6.0804 Ac.
P.P.N. 02-357100 Vol. 562, P.901 Parcel 2 G.C.D.R. = 5.6962 Ac.



[Handwritten Signature]
3/16/06

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
P.A.K. 9/15/06
OFFICE OF THE
GEAUGA COUNTY ENGINEER

John M. Zaranec, Jr.
President

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Fax: (440) 543-8798
P.O. Box 23039
Chagrin Falls, Ohio 44023