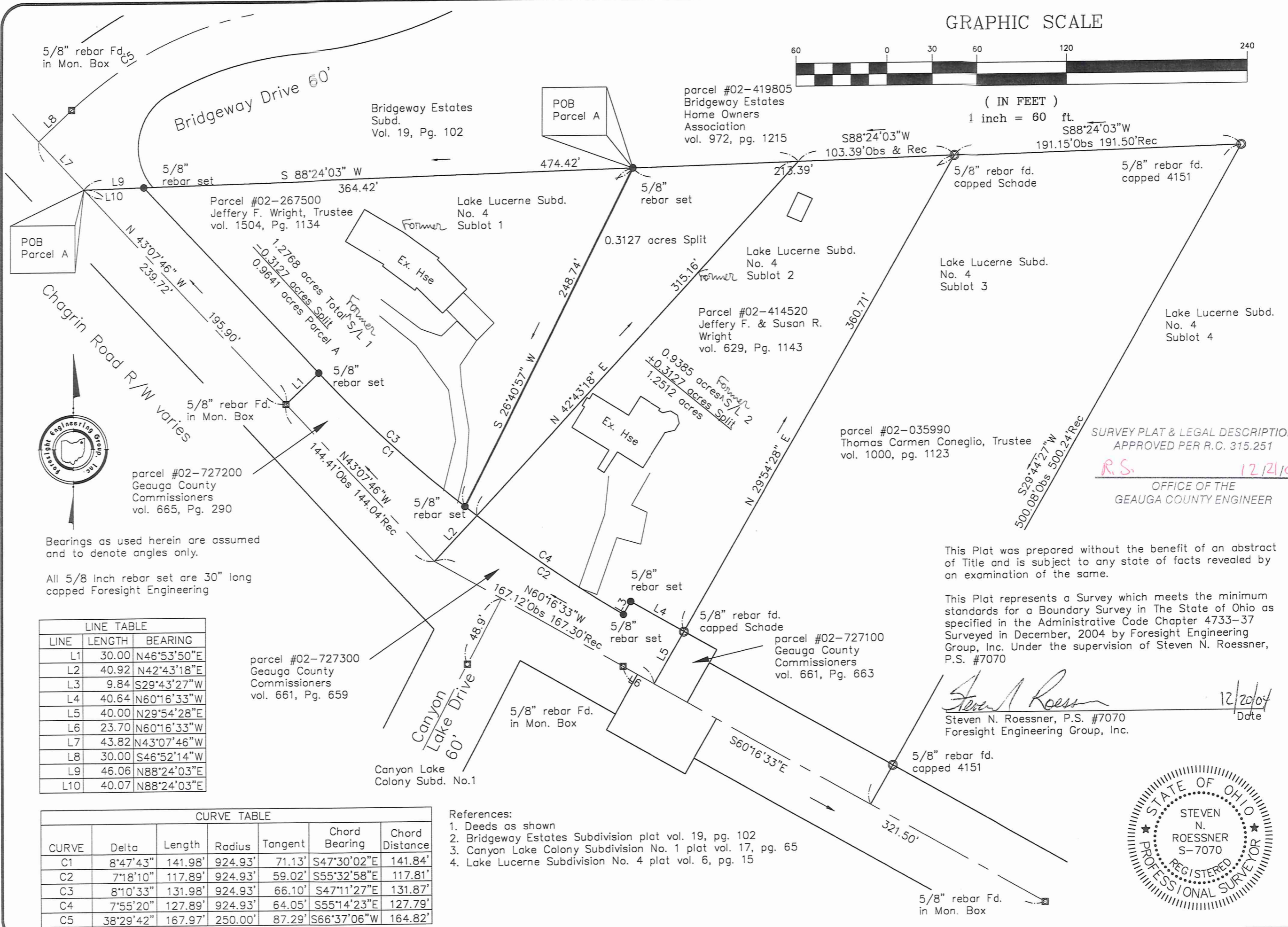


GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



5/8" rebar Fd. in Mon. Box

Bridgeway Drive 60'

Bridgeway Estates Subd. Vol. 19, Pg. 102

POB Parcel A

parcel #02-419805
Bridgeway Estates Home Owners Association
vol. 972, pg. 1215

S88°24'03"W 103.39'Obs & Rec
S88°24'03"W 191.15'Obs 191.50'Rec

Parcel #02-267500
Jeffery F. Wright, Trustee
vol. 1504, Pg. 1134

Lake Lucerne Subd. No. 4 Sublot 1

0.3127 acres Split

Lake Lucerne Subd. No. 4 Sublot 2

Lake Lucerne Subd. No. 4 Sublot 3

Lake Lucerne Subd. No. 4 Sublot 4

Chagrin Road R/W varies



parcel #02-727200
Geauga County Commissioners
vol. 665, Pg. 290

Bearings as used herein are assumed and to denote angles only.

All 5/8 Inch rebar set are 30" long capped Foresight Engineering

LINE	LENGTH	BEARING
L1	30.00	N46°53'50"E
L2	40.92	N42°43'18"E
L3	9.84	S29°43'27"W
L4	40.64	N60°16'33"W
L5	40.00	N29°54'28"E
L6	23.70	N60°16'33"W
L7	43.82	N43°07'46"W
L8	30.00	S46°52'14"W
L9	46.06	N88°24'03"E
L10	40.07	N88°24'03"E

parcel #02-727300
Geauga County Commissioners
vol. 661, Pg. 659

Canyon Lake Colony Subd. No.1

parcel #02-727100
Geauga County Commissioners
vol. 661, Pg. 663

parcel #02-035990
Thomas Carmen Conegio, Trustee
vol. 1000, pg. 1123

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

R.S. 12/21/04

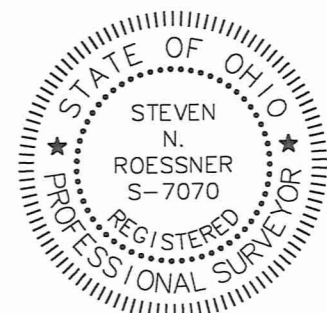
OFFICE OF THE
GEAUGA COUNTY ENGINEER

This Plat was prepared without the benefit of an abstract of Title and is subject to any state of facts revealed by an examination of the same.

This Plat represents a Survey which meets the minimum standards for a Boundary Survey in The State of Ohio as specified in the Administrative Code Chapter 4733-37 Surveyed in December, 2004 by Foresight Engineering Group, Inc. Under the supervision of Steven N. Roessner, P.S. #7070

Steven N. Roessner
Steven N. Roessner, P.S. #7070
Foresight Engineering Group, Inc.

12/20/04
Date



CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	8°47'43"	141.98'	924.93'	71.13'	S47°30'02"E	141.84'
C2	7°18'10"	117.89'	924.93'	59.02'	S55°32'58"E	117.81'
C3	8°10'33"	131.98'	924.93'	66.10'	S47°11'27"E	131.87'
C4	7°55'20"	127.89'	924.93'	64.05'	S55°14'23"E	127.79'
C5	38°29'42"	167.97'	250.00'	87.29'	S66°37'06"W	164.82'

References:

1. Deeds as shown
2. Bridgeway Estates Subdivision plat vol. 19, pg. 102
3. Canyon Lake Colony Subdivision No. 1 plat vol. 17, pg. 65
4. Lake Lucerne Subdivision No. 4 plat vol. 6, pg. 15

Foresight Engineering Group
Engineers & Surveyors
440 288-1034 fax
330 Center Street, Unit F
Chardon, Ohio 44024

SCALE: Horz. 1"=60'
Vert. None
FILE NAME: W1010407/field
DATE: Dec. 20, 2004

REVISIONS:

Jeffery Wright
8030 & 8048 Chagrin Rd - O.L. 33, Tract 1
Bainbridge Twp. - Geauga County - Ohio
Survey Plat

SHEET NO.

BA1 00171
BA100171

Wright
picked up 12/21/04
02-267500
Vol 1751 pg 3390

Survey Description
Parcel A
0.9641 acres
December 20, 2004

Situated in the Township of Bainbridge, County of Geauga, State of Ohio and known as being a part of Original Lot 33, Tract one in the Sixth Township of the Ninth Range of The Connecticut Western Reserve also being further bounded and described as follows:

Commencing at a southwesterly corner of Bridgeway Estates Subdivision, as shown on plat recorded in Volume 19, Page 102 of the Geauga County Records of Plats, said corner also being the northwesterly corner of former Sublot number 1 of Lake Lucerne Subdivision No. 4, as shown on plat recorded in Volume 6, Page 15 of the Geauga County Records of Plats, said point also being the beginning;

Course I. Thence North 88°24'03" East along the southerly line of said Bridgeway Estates Subdivision a total distance of 364.42 feet to a 5/8 inch rebar set, passing through a 5/8 inch rebar set at a distance of 40.07 feet;

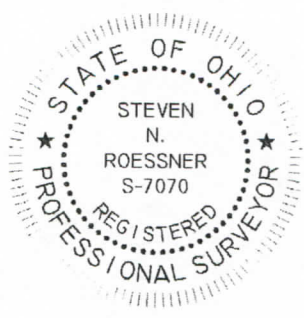
Course II. Thence South 26°40'57" West along a new division line a total distance of 248.74 feet to a 5/8 inch rebar set along the northeasterly right-of-way of Chagrin Road, right-of-way varies, said northeasterly right-of-way also being a northeasterly line of parcel # 02-727200 owned by Geauga County Commissioners by deed recorded in Volume 665, page 290 of the Geauga County Records of Deeds;

Course III. Thence along the northeasterly right-of-way of said Chagrin Road on the arc of a curve deflecting to the right, having a delta of 8°10'33", a length of 131.98 feet, a radius of 924.93 feet, a tangent of 66.10 feet, and a chord which bears North 47°11'27" West a distance of 131.87 feet to a 5/8 inch rebar set on the northeasterly right-of-way of said Chagrin Road;

Course IV. Thence South 46°53'50" West along a northwesterly line of said parcel # 02-727200 a distance of 30.00 feet to a 5/8 inch rebar found in a monument box on the centerline of said Chagrin Road;

Course V. Thence North 43°07'46" West along said Chagrin Road centerline a distance of 195.90 feet to the place of beginning and containing 0.9641 acres of land as surveyed in December, 2004 by Foresight Engineering Group under supervision of Steven N. Roessner, P.S. 7070. The bearings as used herein are assumed and to denote angles only. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is volume 1504, page 1134.

Steven N. Roessner
STEVEN N. ROESSNER, P.S. #7070
FORESIGHT ENGINEERING GROUP, INC.
12/20/04
DATE



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

R.S. 12/21/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER

BA100171

02-414520
Vol 1751 PG3386

Survey Description
Parcel B
1.2512 acres
December 20, 2004

Situated in the Township of Bainbridge, County of Geauga, State of Ohio and known as being a part of Original Lot 33, Tract one in the Sixth Township of the Ninth Range of The Connecticut Western Reserve also being further bounded and described as follows:

Commencing at a southwesterly corner of Bridgeway Estates Subdivision, as shown on plat recorded in Volume 19, Page 102 of the Geauga County Records of Plats, said corner also being the northwesterly corner of former Sublot number 1 of Lake Lucerne Subdivision No. 4, as shown on plat recorded in Volume 6, Page 15 of the Geauga County Records of Plats;

Thence North 88°24'03" East along the southerly line of said Bridgeway Estates Subdivision a total distance of 364.42 feet to a 5/8 inch rebar set, passing through a 5/8 inch rebar set at a distance of 40.07 feet, said point being the beginning;

Course I. Thence North 88°24'03" East along the southerly line of said Bridgeway Estates Subdivision a total distance of 213.39 feet to a 5/8 inch rebar found capped "Schade" at the northwesterly corner of parcel # 02-035990 owned by Thomas Carmen Coneglio by deed recorded in Volume 1000, Page 1123 of the Geauga County Records of Deeds;

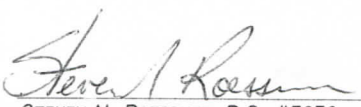
Course II. Thence South 29°54'28" West along the westerly line of said parcel # 02-035990 a distance of 360.71 feet to a 5/8 inch rebar found capped "Schade" along the northerly right-of-way of Chagrin Road, right-of-way varies, said northerly right-of-way also being a northerly line of parcel # 02-727300 owned by Geauga County Commissioners by deed recorded in Volume 661, page 659 of the Geauga County Records of Deeds;

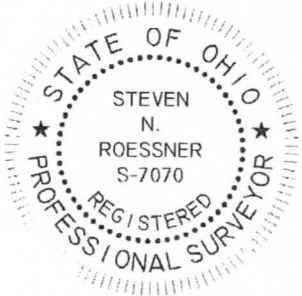
Course III. Thence North 60°16'33" West along the northerly right-of-way of said Chagrin Road a distance of 40.64 feet to a 5/8 inch rebar set at a northwesterly corner of said parcel # 02-727300;

Course IV. Thence South 29°43'27" West along a northwesterly line of said parcel # 02-727300 a distance of 9.84 feet to a 5/8 inch rebar set on the northerly right-of-way of said Chagrin Road;

Course V. Thence along the northerly right-of-way of said Chagrin Road on the arc of a curve deflecting to the right, having a delta of 7°55'20", a length of 127.89 feet, a radius of 924.93 feet, a tangent of 64.05 feet, and a chord which bears North 55°14'23" West a distance of 127.79 feet to a 5/8 inch rebar set on the northeasterly right-of-way of said Chagrin Road;

Course VI. Thence North 26°40'57" East along a new division line a distance of 248.74 feet to the place of beginning and containing 1.2512 acres of land of which 0.9385 acres came from parcel # 02-414520 owned by Jeffery F. and Susan R. Wright by deed recorded in Volume 629, Page 1143 of the Geauga County Records of Deeds, and 0.3127 acres came from parcel # 02-267500 owned by Jeffery F. Wright by deed recorded in Volume 1504, Page 1134 of the Geauga County Records of Deeds, as surveyed in December, 2004 by Foresight Engineering Group under supervision of Steven N. Roessner, P.S. 7070. The bearings as used herein are assumed and to denote angles only. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is volume 1504, page 1134 and volume 629, page 1143.


STEVEN N. ROESSNER, P.S. #7070
FORESIGHT ENGINEERING GROUP, INC.
12/20/04
DATE



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 12/21/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER