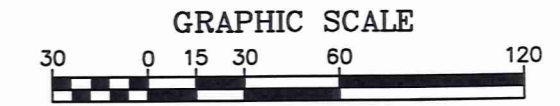


BA100177 (07-204)

# LOT SPLIT SURVEY BA100177

## FOR U BROTHERS REALTY OHIO, LTD

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga, STATE OF OHIO, AND BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT 30, TRACT 1, BEING IN TOWNSHIP 6, RANGE 9, OF THE CONNECTICUT WESTERN RESERVE DECEMBER 2007



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

PAK 12/19/07  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

NORTH IS NEITHER TRUE NOR MAGNETIC AND IS USED TO DENOTE ANGLES ONLY

### BASIS FOR BEARINGS

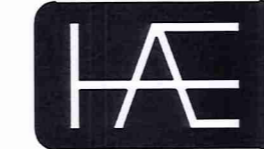
CENTERLINE OF HILLTOP PARK PLACE 60' R/W, SOUTH 14°39'10" EAST.

### LEGEND

- - 5/8" DIA. X 30" LONG REBAR SET WITH A PLASTIC CAP STAMPED "PEZAR PS 7772".
- IPS - GEAUGA COUNTY OFFICIAL RECORD

### REFERENCE DOCUMENTS:

DEEDS OF RECORD ON FILE AT THE GEAUGA COUNTY RECORDER'S OFFICE  
SURVEYS OF RECORD ON FILE AT THE GEAUGA COUNTY ENGINEER'S OFFICE

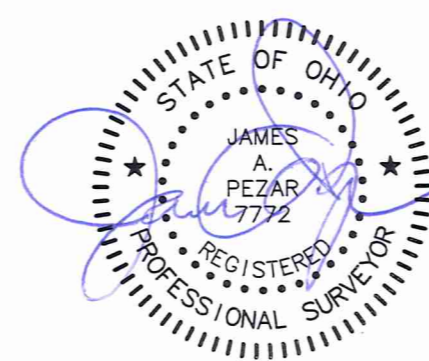


### HESS & ASSOCIATES ENGINEERING INC.

12121 Kinsman Rd., Newbury, Ohio 44065  
Tel (440) 564-8008 Fax (440) 564-8176

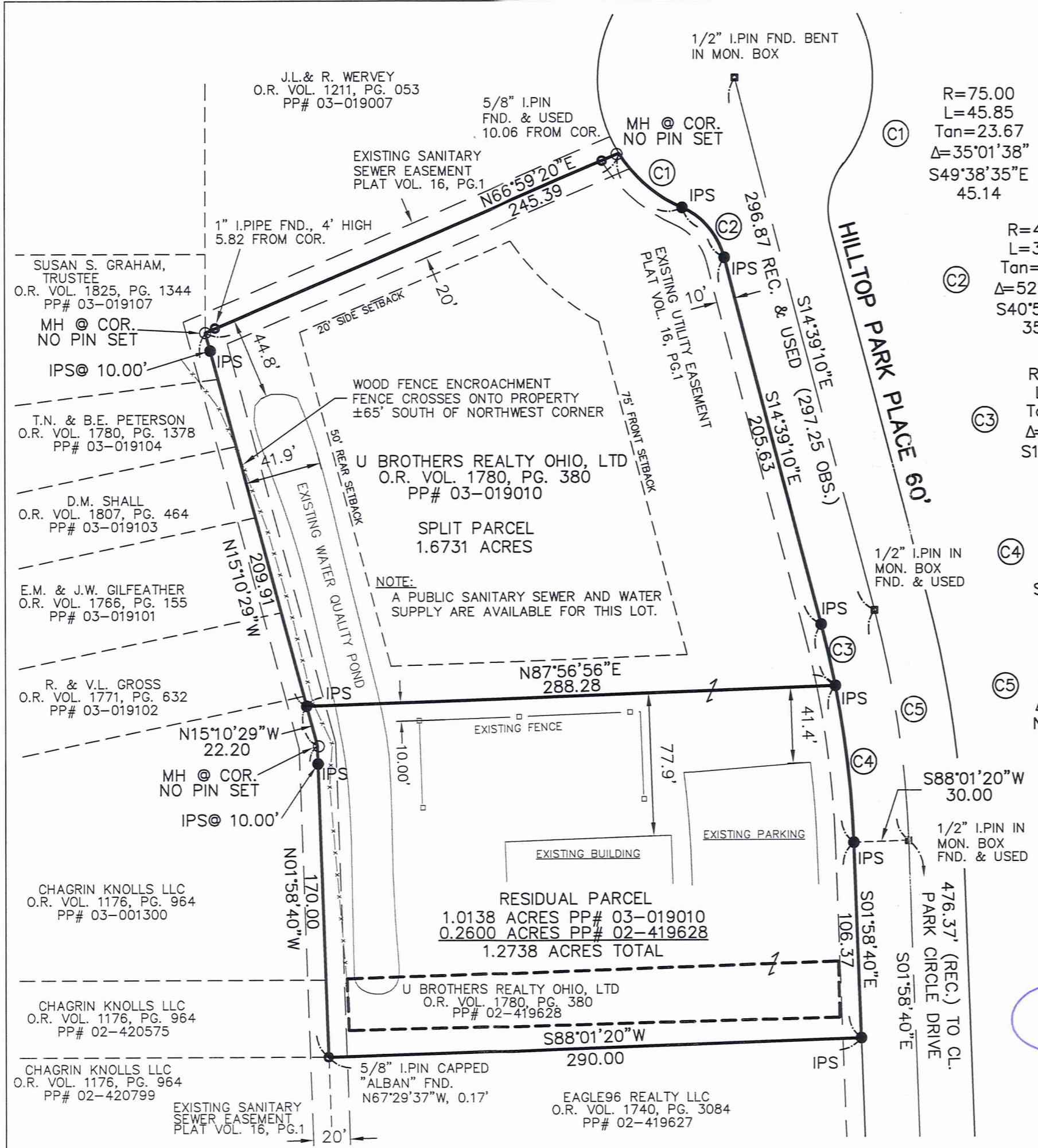
### SURVEYORS STATEMENT

THIS PLAT WAS PREPARED BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SPECIFIED IN THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.



JAMES A. PEZAR, P.S. OHIO #7772

12-19-07  
DATE



C1  
R=75.00  
L=45.85  
Tan=23.67  
Δ=35°01'38"  
S49°38'35"E  
45.14

C2  
R=40.00  
L=36.66  
Tan=19.73  
Δ=52°30'40"  
S40°54'19"E  
35.39

C3  
R=542.96  
L=34.14  
Tan=17.08  
Δ=3°36'09"  
S12°51'05"E  
34.13

C4  
R=542.96  
L=85.97  
Tan=43.08  
Δ=9°04'21"  
S06°30'50"E  
85.88

C5  
R=572.96  
L=126.75  
Tan=63.63  
Δ=12°40'30"  
N08°18'55"W  
126.49

J.L. & R. WERVEY  
O.R. VOL. 1211, PG. 053  
PP# 03-019007

SUSAN S. GRAHAM,  
TRUSTEE  
O.R. VOL. 1825, PG. 1344  
PP# 03-019107  
MH @ COR.  
NO PIN SET

T.N. & B.E. PETERSON  
O.R. VOL. 1780, PG. 1378  
PP# 03-019104

D.M. SHALL  
O.R. VOL. 1807, PG. 464  
PP# 03-019103

E.M. & J.W. GILFEATHER  
O.R. VOL. 1766, PG. 155  
PP# 03-019101

R. & V.L. GROSS  
O.R. VOL. 1771, PG. 632  
PP# 03-019102

CHAGRIN KNOLLS LLC  
O.R. VOL. 1176, PG. 964  
PP# 03-001300

CHAGRIN KNOLLS LLC  
O.R. VOL. 1176, PG. 964  
PP# 02-420575

CHAGRIN KNOLLS LLC  
O.R. VOL. 1176, PG. 964  
PP# 02-420799

U BROTHERS REALTY OHIO, LTD  
O.R. VOL. 1780, PG. 380  
PP# 03-019010

SPLIT PARCEL  
1.6731 ACRES

RESIDUAL PARCEL  
1.0138 ACRES PP# 03-019010  
0.2600 ACRES PP# 02-419628  
1.2738 ACRES TOTAL

U BROTHERS REALTY OHIO, LTD  
O.R. VOL. 1780, PG. 380  
PP# 02-419628

EAGLE96 REALTY LLC  
O.R. VOL. 1740, PG. 3084  
PP# 02-419627

BA1-00177

BA100177

U Brothers (07-204)

Pick up Date  
12-19-07

03-019010

Vol 1836 PG 1788

**EXHIBIT 'A'**

DESCRIPTION OF THE 1.2738 ACRE RESIDUAL PARCEL

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL TOWNSHIP LOT 30, TRACT 1, AND BEING IN TOWNSHIP 6, RANGE 9, OF THE CONNECTICUT WESTERN RESERVE, AND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIN FOUND IN A MONUMENT BOX ON THE CENTERLINE OF HILLTOP PARK PLACE (60' R/W), SAID PIN BEING NORTH 01°58'40" WEST, 476.37 FEET (RECORD) FROM THE INTERSECTION WITH THE CENTERLINE OF PARK CIRCLE DRIVE (60' R/W);

THENCE SOUTH 88°01'20" WEST, 30.00 FEET, TO A CAPPED IRON PIN SET AT A POINT OF CURVATURE ON THE WESTERLY RIGHT OF WAY LINE OF HILLTOP PARK PLACE, SAID CAPPED PIN BEING THE PRINCIPLE PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 01°58'40" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF HILLTOP PARK PLACE, 106.37 FEET, TO A CAPPED IRON PIN SET AT THE NORTHEASTERLY CORNER OF LAND DEEDED TO EAGLE96 REALTY LLC., BY OFFICIAL RECORD VOLUME 1740, PAGE 3084, PP# 02-419627;

THENCE SOUTH 88°01'20" WEST, ALONG THE NORTHERLY LINE OF EAGLE96 REALTY LLC., 290.00 FEET, TO THE NORTHWESTERLY CORNER OF EAGLE96 REALTY LLC., ALSO BEING THE COMMON CORNER OF PARCELS DEEDED TO CHAGRIN KNOLLS LLC., BY OFFICIAL RECORD VOLUME 1176, PAGE 964, PP# 02-420799, AND PP# 02-420575, SAID CORNER REFERENCED BY A CAPPED "ALBAN" 5/8" IRON PIN FOUND NORTH 67°29'37" WEST, 0.17 FEET;

THENCE NORTH 01°58'40" WEST, ALONG THE EASTERLY LINE OF PARCELS OF LAND DEEDED TO CHAGRIN KNOLLS LLC., BY OFFICIAL RECORD VOLUME 1176, PAGE 964, PP# 02-420575 AND PP# 03-001300, PASSING THROUGH A CAPPED IRON PIN SET AT 160.00 FEET, (A MANHOLE IS LOCATED AT THE TRUE CORNER) A TOTAL DISTANCE OF 170.00 FEET, TO AN ANGLE IN THE EASTERLY LINE OF CHAGRIN KNOLLS LLC., PP# 03-001300;

THENCE NORTH 15°10'29" WEST, CONTINUING ALONG THE EASTERLY LINE OF CHAGRIN KNOLLS LLC., PP# 03-001300, 22.20 FEET, TO A CAPPED IRON PIN SET;

THENCE NORTH 87°56'56" EAST, 288.28 FEET, TO A CAPPED IRON PIN SET ON THE WESTERLY RIGHT OF WAY LINE OF HILLTOP PARK PLACE;

THENCE ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, 85.97 FEET, SAID CURVE HAVING A RADIUS OF 542.96 FEET, A TANGENT OF 43.08 FEET, A DELTA ANGLE OF 9°04'21", AND A CHORD THAT BEARS SOUTH 06°30'50" EAST, 85.88 FEET, TO THE PRINCIPLE PLACE OF BEGINNING, THE ABOVE DESCRIBED PARCEL CONTAINS 1.2738 ACRES OF WHICH 0.2600 ACRES ARE INCLUDED IN PP# 02-419628, AND 1.0138 ACRES ARE IN PP# 03-019010, AS SURVEYED AND DESCRIBED IN DECEMBER 2007, BY HESS AND ASSOCIATES ENGINEERING, INC., UNDER THE DIRECT SUPERVISION OF JAMES A. PEZAR, P.S. OHIO #7772.

ALL CAPPED IRON PINS SET ARE 5/8" DIAMETER BY 30" LONG REBAR AND CONTAIN A PLASTIC CAP BEARING THE INSCRIPTION "PEZAR PS 7772".

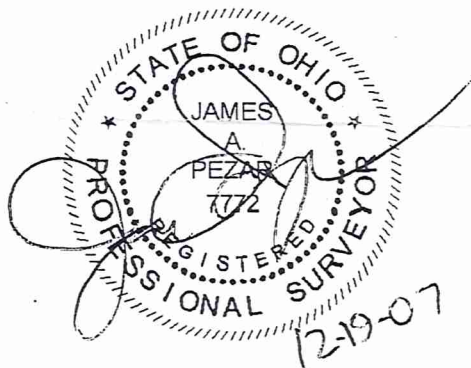
THE BASIS FOR BEARING IS TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF HILLTOP PARK PLACE (60' R/W), SOUTH 14°39'10" EAST.

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE THE 1.2738 ACRE RESIDUAL PARCEL RESULTING AFTER THE SPLIT OF 1.6731 ACRES OUT OF THE NORTHERLY PORTION OF THE LAND DEEDED TO U BROTHERS REALTY OHIO, LTD., BY OFFICIAL RECORD VOLUME 1780, PAGE 380, PP# 03-019010 AND PP# 02-419628. PP# 02-419628 IS CONTAINED COMPLETELY WITHIN THE BOUNDARY OF PP# 03-019010.

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

PAK 12/19/07

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



**EXHIBIT 'A'**

## DESCRIPTION OF THE 1.6731 ACRE SPLIT PARCEL

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAUGA, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL TOWNSHIP LOT 30, TRACT 1, AND BEING IN TOWNSHIP 6, RANGE 9, OF THE CONNECTICUT WESTERN RESERVE, AND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIN FOUND IN A MONUMENT BOX ON THE CENTERLINE OF HILLTOP PARK PLACE (60' R/W), SAID PIN BEING NORTH 01°58'40" WEST, 476.37 FEET (RECORD) FROM THE INTERSECTION WITH THE CENTERLINE OF PARK CIRCLE DRIVE (60' R/W);

THENCE SOUTH 88°01'20" WEST, 30.00 FEET, TO A CAPPED IRON PIN SET AT A POINT OF CURVATURE ON THE WESTERLY RIGHT OF WAY LINE OF HILLTOP PARK PLACE;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF HILLTOP PARK PLACE, ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, 85.97 FEET, SAID CURVE HAVING A RADIUS OF 542.96 FEET, A TANGENT OF 43.08 FEET, A DELTA ANGLE OF 9°04'21", AND A CHORD THAT BEARS NORTH 06°30'50" WEST, 85.88 FEET, TO A CAPPED IRON PIN SET, SAID CAPPED PIN BEING THE PRINCIPLE PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 87°56'56" WEST, 288.28 FEET, TO A CAPPED IRON PIN SET ON THE EASTERLY LINE OF LAND DEEDED TO CHAGRIN KNOLLS LLC., PP# 03-001300;

THENCE NORTH 15°10'29" WEST, ALONG THE EASTERLY LINE OF CHAGRIN KNOLLS LLC., AND CONTINUING ALONG THE EASTERLY LINE OF LAND DEEDED TO THE FOLLOWING PARTIES: R. & V.L. GROSS, OFFICIAL RECORD VOLUME 1771, PAGE 632, PP# 03-019102, E.M. & J.W. GILFEATHER, OFFICIAL RECORD VOLUME 1766, PAGE 155, PP# 03-019101, D.M. SHALL, OFFICIAL RECORD VOLUME 1807, PAGE 464, PP# 03-019103, T.N. & B.E. PETERSON, OFFICIAL RECORD VOLUME 1780, PAGE 1378, PP# 03-019104, AND SUSAN S. GRAHAM, TRUSTEE, OFFICIAL RECORD VOLUME 1825, PAGE 1344, PP# 03-019107, PASSING THROUGH A CAPPED IRON PIN SET AT 199.91 FEET, A TOTAL DISTANCE OF 209.91 FEET, TO THE SOUTHWESTERLY CORNER OF LAND DEEDED TO J.L. & R. WERVEY, BY OFFICIAL RECORD VOLUME 1211, PAGE 053, PP# 03-019007, SAID CORNER ALSO REFERENCED BY A 1" IRON PIPE (4' HIGH) FOUND NORTH 66°59'20" EAST, 5.82 FEET, A MANHOLE IS LOCATED AT THE TRUE CORNER;

THENCE NORTH 66°59'20" EAST, ALONG THE SOUTHERLY LINE OF SAID WERVEY, PASSING THROUGH SAID 1" IRON PIPE AT 5.82 FEET, AND A 5/8" IRON PIN FOUND AT 235.33 FEET, A TOTAL DISTANCE OF 245.39 FEET, TO A CAPPED IRON PIN SET ON THE WESTERLY RIGHT OF WAY LINE OF HILLTOP PARK PLACE;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF HILLTOP PARK PLACE, ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, 45.85 FEET, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A TANGENT OF 23.67 FEET, A DELTA ANGLE OF 35°01'38", AND A CHORD THAT BEARS SOUTH 49°38'35" EAST, 45.14 FEET, TO A CAPPED IRON PIN SET AT A POINT OF REVERSE CURVATURE;

THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF HILLTOP PARK PLACE, ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, 36.66 FEET, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A TANGENT OF 19.73 FEET, A DELTA ANGLE OF 52°30'40", AND A CHORD THAT BEARS SOUTH 40°54'19" EAST, 35.39 FEET, TO A CAPPED IRON PIN SET AT A POINT OF TANGENCY;

THENCE SOUTH 14°39'10" EAST, CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF HILLTOP PARK PLACE, 205.63 FEET, TO A CAPPED IRON PIN SET AT A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, 34.14 FEET, SAID CURVE HAVING A RADIUS OF 542.96 FEET, A TANGENT OF 17.08 FEET, A DELTA ANGLE OF 3°36'09", AND A CHORD THAT BEARS SOUTH 12°51'05" EAST, 34.13 FEET, TO THE PRINCIPLE PLACE OF BEGINNING, THE ABOVE DESCRIBED PARCEL CONTAINS 1.6731 ACRES AS SURVEYED AND DESCRIBED IN DECEMBER 2007, BY HESS AND ASSOCIATES ENGINEERING, INC., UNDER THE DIRECT SUPERVISION OF JAMES A. PEZAR, P.S. OHIO #7772.

ALL CAPPED IRON PINS SET ARE 5/8" DIAMETER BY 30" LONG REBAR AND CONTAIN A PLASTIC CAP BEARING THE INSCRIPTION "PEZAR PS 7772".

THE BASIS FOR BEARING IS TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF HILLTOP PARK PLACE (60' R/W), SOUTH 14°39'10" EAST.

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE A 1.6731 ACRE SPLIT PARCEL OUT OF THE NORTHERLY PORTION OF THE LAND DEEDED TO U BROTHERS REALTY OHIO, LTD., BY OFFICIAL RECORD VOLUME 1780, PAGE 380, PP# 03-019010.

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

PAK 12/19/07  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

