

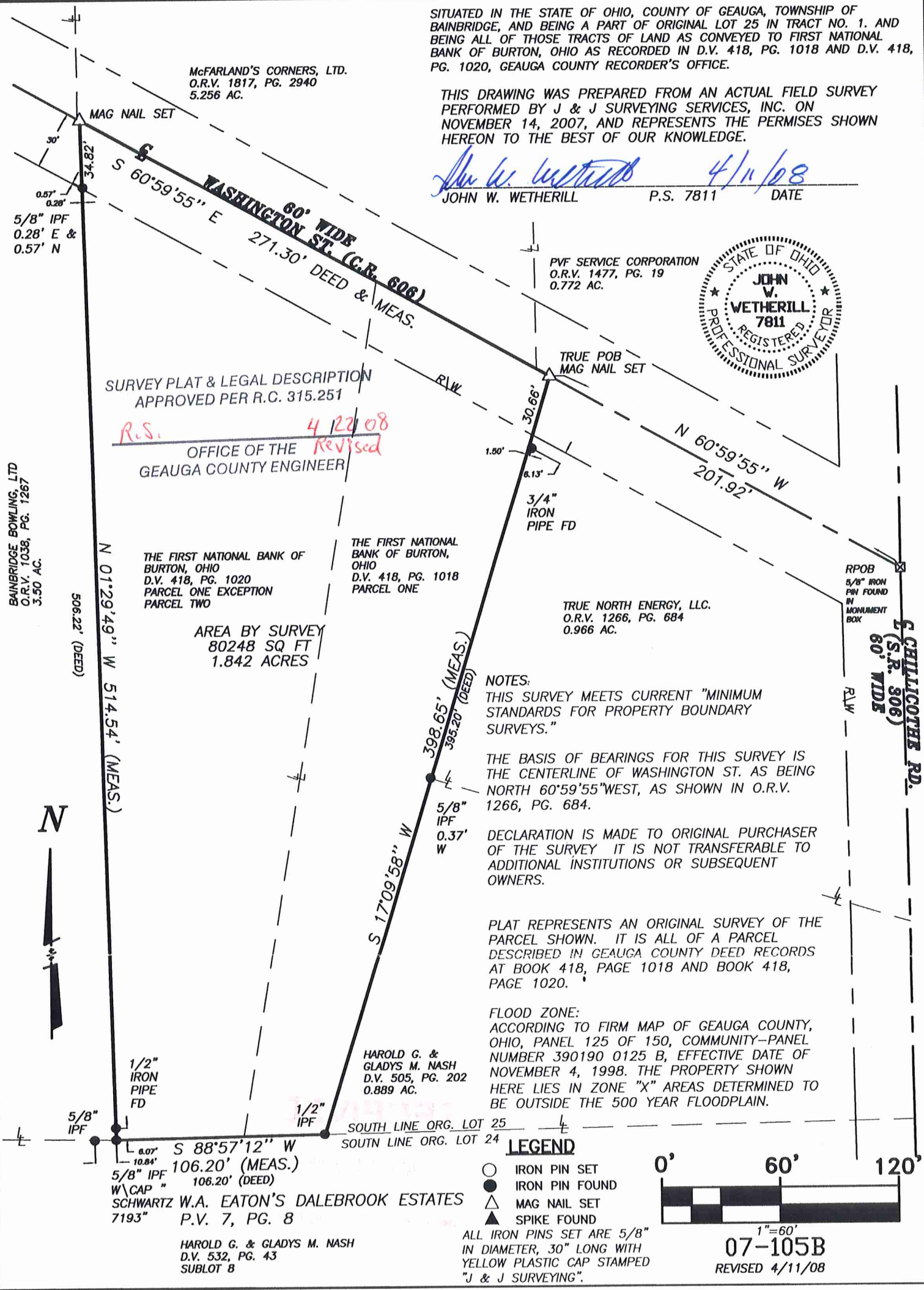
J&J SURVEYING SERVICES, INC.
6515 E. LIVINGSTON AVE., STE. 12
REYNOLDSBURG, OHIO 43068
614-866-9158
JOHN7811@AMERITECH.NET

SURVEY OF 8481
WASHINGTON ST.
BAINBRIDGE TOWNSHIP, TOWNSHIP OF BAINBRIDGE
OHIO
GEAUGA CO., OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF GEAUGA, TOWNSHIP OF BAINBRIDGE, AND BEING A PART OF ORIGINAL LOT 25 IN TRACT NO. 1. AND BEING ALL OF THOSE TRACTS OF LAND AS CONVEYED TO FIRST NATIONAL BANK OF BURTON, OHIO AS RECORDED IN D.V. 418, PG. 1018 AND D.V. 418, PG. 1020, GEAUGA COUNTY RECORDER'S OFFICE.

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY J & J SURVEYING SERVICES, INC. ON NOVEMBER 14, 2007, AND REPRESENTS THE PERMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

John W. Wetherill 4/11/08
JOHN W. WETHERILL P.S. 7811 DATE



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

R.S. 4/22/08
OFFICE OF THE GEAUGA COUNTY ENGINEER
Revised

THE FIRST NATIONAL BANK OF BURTON, OHIO
D.V. 418, PG. 1020
PARCEL ONE EXCEPTION
PARCEL TWO

AREA BY SURVEY
80248 SQ FT
1.842 ACRES

THE FIRST NATIONAL BANK OF BURTON, OHIO
D.V. 418, PG. 1018
PARCEL ONE

TRUE NORTH ENERGY, LLC.
O.R.V. 1266, PG. 684
0.966 AC.

NOTES:
THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF WASHINGTON ST. AS BEING NORTH 60°59'55" WEST, AS SHOWN IN O.R.V. 1266, PG. 684.

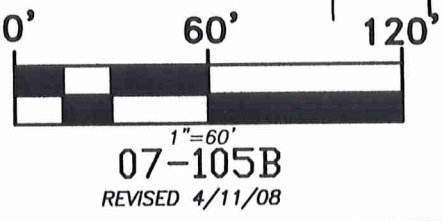
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

PLAT REPRESENTS AN ORIGINAL SURVEY OF THE PARCEL SHOWN. IT IS ALL OF A PARCEL DESCRIBED IN GEAUGA COUNTY DEED RECORDS AT BOOK 418, PAGE 1018 AND BOOK 418, PAGE 1020.

FLOOD ZONE:
ACCORDING TO FIRM MAP OF GEAUGA COUNTY, OHIO, PANEL 125 OF 150, COMMUNITY-PANEL NUMBER 390190 0125 B, EFFECTIVE DATE OF NOVEMBER 4, 1998. THE PROPERTY SHOWN HERE LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.

LEGEND

- IRON PIN SET
 - IRON PIN FOUND
 - △ MAG NAIL SET
 - ▲ SPIKE FOUND
- ALL IRON PINS SET ARE 5/8" IN DIAMETER, 30" LONG WITH YELLOW PLASTIC CAP STAMPED "J & J SURVEYING".



BAINBRIDGE BOWLING, LTD
O.R.V. 1038, PG. 1267
3.50 AC.

506.22' (DEED)

N 01°29'49" W 514.54' (MEAS.)

S 17°09'58" W 398.65' (MEAS.)
395.20' (DEED)

SOUTH LINE ORG. LOT 25
SOUTH LINE ORG. LOT 24

S 88°57'12" W 106.20' (MEAS.)
106.20' (DEED)

SCHWARTZ W.A. EATON'S DALEBROOK ESTATES
7193" P.V. 7, PG. 8

HAROLD G. & GLADYS M. NASH
D.V. 532, PG. 43
SUBLOT B



J & J Surveying Services, Inc.

The First National Bank of Burton
picked up 4-23-08 (08-043)

6515 East Livingston Ave.
Suite 12
Reynoldsburg, Oh. 43068

Phone 614-866-9158
Fax 614-866-9132

02-115600
Vol. 1842-Pg. 758

Revised April 18, 2008

Description of 1.842 Acres

Situated in the State of Ohio, County of Geauga, Township of Bainbridge, and being a part of Original Lot 25, Tract 1 and being all of those tracts of land as conveyed to The First National Bank of Burton, Ohio as recorded in D.V. 418, Pg. 1018 and D.V. 418, Pg. 1020, containing 1.842 acres and being more particularly described as follows:

Beginning for reference at a found 5/8" iron pin in a monument box at the intersection of the centerlines of Washington St. (C.R. 606, 60' wide) and Chillicothe Rd. (S.R. 306, 60' wide), said iron pin being the northeast corner of a 0.966 acre tract as conveyed to True North Energy, LLC., as recorded in O.R.V. 1266, Pg. 684;

Thence North 60 degrees 59' 55" West 201.92 feet, along the centerline of said Washington St., being the north line of said 0.966 acre tract, to a Mag Nail Set, said Mag Nail being the northwest corner of said 0.966 acre tract, said Mag Nail being the True Place of Beginning for the herein described 1.842 acre tract;

Thence South 17 degrees 09' 58" West 398.65 feet, (passing a point at the intersection of the south line of Washington St. and the east line of said 1.842 acre tract at 30.66 feet, said point being referenced by a found 3/4" iron pipe located 6.13 feet south and 1.50 feet east) along the west line of said 0.966 acre tract, and being the west line of a 0.889 acre tract as conveyed to Harold G. & Gladys M. Nash as recorded in D.V. 505, Pg. 202, being the east line of said 1.842 acre tract, to a found 1/2" iron pin, said iron pin being the southwest corner of said 0.889 acre tract, said iron pin being in the north line of Sublot 8 of W.A. Eaton's Dalebrook Estates as recorded in P.V. 7, Pg. 8;

Thence South 88 degrees 57' 12" West 106.20 feet, along the north line of said Sublot 8, being the south line of said 1.842 acre tract, to a found 5/8" iron pin with cap stamped "Schwartz 7193", said iron pin being the southeast corner of a 3.50 acre tract as conveyed to Bainbridge Bowling, Ltd. as recorded in O.R.V. 1038, Pg. 1267;

Thence North 01 degrees 29' 49" West 514.54 feet, (passing a found 1/2" iron pipe at 6.07 feet and passing a point at the intersection of the south line of Washington St. and the west line of said 1.842 acre tract at 479.72 feet, said point being referenced by a found 5/8" iron pin located 0.57 feet south and 0.28 feet west) along the east line of said 3.50 acre tract, being the west line of said 1.842 acre tract, to a Mag Nail set in the centerline of said Washington St., said Mag Nail being the northeast corner of said 3.50 acre tract;

Description of 1.842 acres continued

Thence South 60 degrees 59' 55" East 271.30 feet along the centerline of said Washington St., to the True Place of Beginning. Containing 80248 square feet or 1.842 acres more or less.

Iron pins set are 5/8" rebar, 30" long, with yellow plastic cap stamped "J & J Surveying". This description is based on an actual field survey performed by J & J Surveying under the direction of John W. Wetherill registration number 7811 in November 2007. Bearings are based on the centerline of Washington St., being North 60 degrees 59' 55" West as shown in said O.R.V. 1266, Pg. 684 Documents referred to are recorded in the Geauga County Recorder's Office.

John W. Wetherill 4/18/08
John W. Wetherill P.S. 7811 Date



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

R.S. 4 22 08
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

RECEIVED
APR 28 2008
Gaugu County Engineer