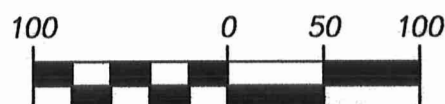


THE WOODS OF WEMBLEY PHASE IV
VOL. 30, PG. 110 G. C. M. R.

BLOCK "F"



GRAPHIC SCALE



1 INCH = 100 FEET

- iron pin found as noted
- iron pipe found as noted
- O. D. O. T. concrete right of way marker found as noted
- ⊙ 5/8" diameter x 30" long iron pin with "McSTEEN 7104" ID cap set

THE WOODS OF WEMBLEY PHASE IV
VOL. 30, PG. 110 G. C. M. R.

BLOCK "F"

N 04°50'21" E
1203.25' DEED 1202.50' ACT.

PARCEL ID: 03-019022
HCR MANORCARE PROPERTIES, LLC
VOL. 1836, PG. 398 G. C. D. R.

34.45' TO R/W
1/2" IRON PIN FOUND @ 47.21' & USED FOR LINE

PARCEL ID: 02-094700
422 COMPANY, LTD.
VOL. 1303, PG. 283 G. C. D. R.

REMAINDER PARCEL
25.812 ACRES, INCLUDING
0.431 ACRE WITHIN RIGHT OF WAY

THE TREES CONDOMINIUM
VOL. 13, PG. 76 G. C. M. R.

1190.48'

1717.88' DEED 1718.52' ACT.
S 04°50'15" W (BASIS OF BEARINGS)

EASEMENT FOR WATER LINE
VOL. 1237, PG. 1054 G. C. D. R.
3/4" IRON PIN FOUND & USED (EAST EDGE)
424.63' ACT.

425.64' DEED 239.78' DEED & USED
S 74°53'05" W 184.85' ACT.

EASEMENT FOR SANITARY SEWER
VOL. 808, PG. 156 G. C. D. R.

PARCEL ID: 02-418950
8228 EAST WASHINGTON STREET, L. L. C.
VOL. 1801, PG. 2451 G. C. D. R.

EASEMENT FOR POLE LINE
VOL. 1272, PG. 1048 G. C. D. R.

SPLIT PARCEL
2.000 ACRES, INCLUDING
0.145 ACRE WITHIN RIGHT OF WAY
(0.151 ACRE WITHIN O. L. 25)
(1.849 ACRE WITHIN O. L. 26)

PARCEL ID: 02-381900
JEROME A. & LEONA A. VOKAS
VOL. 1082, PG. 525 G. C. D. R.

WREN ROAD (60')
DEDICATION VOL. 9, PG. 28 G. C. M. R.

LOT SPLIT
for

422 COMPANY, LTD.

Known as being part of Original Bainbridge Township Lot Nos. 25 and 26, Tract No. 1, now situated in the

TOWNSHIP OF BAINBRIDGE
COUNTY OF GEauga - STATE OF OHIO

by
McSTEEN & ASSOCIATES, INC.

ENGINEERS & SURVEYORS
1415 East 286th Street
Wickliffe, Ohio 44092
(440) 585-9800

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey is South 04°-50'-15" West as the easterly line of lands conveyed to 422 Company, Ltd. by deed recorded in Volume 1116, Page 840 of Geauga County Records, and as evidenced by monuments found. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN 7104".

TIMOTHY J. FELLER REG. PROF. SURV. No. 7104

Job No.: 11-270
Site No.: 3093
Field Date: January 5, 2012
Survey Date: January 9, 2012
Previous Reference Job No.: 02-339, 00-134



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

R.S. of 2012
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

NOTE REGARDING EASEMENTS

This survey was performed without benefit of a current title commitment for the subject property, and therefore may not show all easements, restrictions or other conditions affecting said property.

BA1 0021A

422 Company, Ltd. (12-003)

Picked up 1-24-12

VOL. 1924 pg. 1437

Mc Steen & Associates

ENGINEERS & SURVEYORS

File No. 11-270
January 9, 2012

SPLIT PARCEL 422 Company, Ltd. Washington Street Bainbridge Township, Ohio

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot Nos. 25 and 26, Tract No. 1, further known as being a portion of those lands conveyed to 422 Company, Ltd. (Permanent Parcel No. 02-094700) by deed recorded in Volume 1303, Page 283 of Geauga County Records and being more particularly bounded and described as follows:

Commencing for reference at a 1-1/4-inch iron pipe found at the northwesterly corner of the aforementioned Original Bainbridge Township Lot No. 26; thence South 04°-50'-21" West along the westerly line of Original Bainbridge Township Lot No. 26, and passing through a 1/2-inch iron pin found at 1155.29 feet, a total distance of 1202.50 feet to its intersection with the centerline of Washington Street, 60 feet wide; thence South 55°-42'-24" East along the centerline of Washington Street, a distance of 826.03 feet to its intersection with the easterly line of lands conveyed to 8228 East Washington Street, L. L. C. (Permanent Parcel No. 02-418950) by deed recorded in Volume 1801, Page 2451 of Geauga County Records and the **TRUE PLACE OF BEGINNING** of the premises herein described;

Course No. 1: thence, **North 04°-50'-03" East** along the easterly line of said 8228 East Washington Street, L. L. C. lands, and passing through a 3/4-inch iron pin found at 34.45 feet, a total distance of **424.77 feet** to an iron pin set;

Course No. 2: thence, **South 85°-09'-45" East**, a distance of **182.88 feet** to an iron pin set on the westerly line of lands conveyed to Jerome A. and Leona A. Vokas (Permanent Parcel No. 02-381900) by deed recorded in Volume 1082, Page 525 of Geauga County Records;

P:\Land Projects 2004\11-270\Documents\11-270 SPLIT PARCEL.doc

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Corporate Office: 1415 East 286th Street Wickliffe, Ohio 44092

440.585.9800 Toll Free: 800.250.3451 Mortgage Fax 440.585.9801 Survey Fax 440.585.9802
www.mcsteen.com

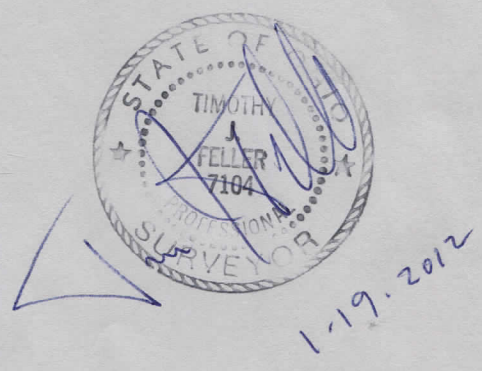
Course No. 3: thence, **South 04°-50'-15" West** along the westerly line of said Vokas lands, and passing through a 1-inch iron pipe found at 493.78 feet, a distance of **528.04 feet** to its intersection with the centerline of Washington Street;

Course No. 4: thence, **North 55°-42'-24" West** along the centerline of Washington Street, a distance of **210.00 feet** to the true place of beginning, said premises containing **2.000 acres** of land more or less (including 0.145 acre within the right of way of Washington Street), 0.151 acre lying within Original Bainbridge Township Lot No. 25 and 1.849 acre lying within Original Bainbridge Township Lot No. 26, as surveyed in January of 2012 by Timothy J. Feller, Registered Professional Land Surveyor No. 7104 on behalf of **McSteen & Associates, Inc.** under Project No. 11-270 and being subject to all legal highways and easements of record.

The basis of bearings for this survey is South 04°-50'-15" West as the easterly line of lands conveyed to 422 Company, Ltd. by deed recorded in Volume 1116, Page 840 of Geauga County Records, and as evidenced by monuments found. All iron pins set are 30-inch, long 5/8-inch diameter rebar with an identification cap stamped "McSTEEN 7104".

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

R.S. 01/2012
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



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Mc Steen & Associates
ENGINEERS & SURVEYORS

File No. 11-270
January 9, 2012

REMAINDER PARCEL
422 Company, Ltd.
Washington Street
Bainbridge Township, Ohio

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 26, Tract No. 1, further known as being a portion of those lands conveyed to 422 Company, Ltd. (Permanent Parcel No. 02-094700) by deed recorded in Volume 1303, Page 283 of Geauga County Records and being more particularly bounded and described as follows:

BEGINNING at a 1-1/4-inch iron pipe found at the northwesterly corner of the aforementioned Original Bainbridge Township Lot No. 26;

Course No. 1: thence, **South 85°-26-50" East** along the northerly line of Original Bainbridge Township Lot No. 26, also being a southerly line of Block "F" in The Woods of Wembley Phase IV, recorded in Volume 30 of Maps, Page 110 of Geauga County Records, a distance of **313.98 feet** to a 1-inch iron pin found at an angle therein;

Course No. 2: thence, **South 85°-38'-56" East** along the northerly line of Original Bainbridge Township Lot No. 26, also being a southerly line of said Block "F", a distance of **588.12 feet** to a 5/8-inch iron pin found at the northwesterly corner of The Trees Condominium, recorded in Volume 13 of Maps, Page 76 of Geauga County Records;

Course No. 3: thence, **South 04°-50'-15" West** along the westerly line of The Trees Condominium, and along the westerly line of lands conveyed to Jerome A. and Leona A. Vokas (Permanent Parcel No. 02-381900) by deed recorded in Volume 1082, Page 525 of Geauga County Records, a distance of **1190.48 feet** to an iron pin set;

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Course No. 4: thence, **North 85°-09'-45" West**, a distance of **182.88 feet** to an iron pin set on the easterly line of lands conveyed to 8228 East Washington Street, L. L. C. (Permanent Parcel No. 02-418950) by deed recorded in Volume 1801, Page 2451 of Geauga County Records;

Course No. 5: thence, **North 04°-50'-03" East** along the easterly line of said 8228 East Washington Street, L. L. C. lands, a distance of **264.18 feet** to a 3/4-inch iron pin found at the northeasterly corner thereof;

Course No. 6: thence, **South 74°-53'-05" West** along the northerly line of said 8228 East Washington Street, L. L. C. lands, a distance of **184.85 feet** to an iron pin set at the northwesterly corner thereof;

Course No. 7: thence, **South 04°-50'-21" West** along the westerly line of said 8228 East Washington Street, L. L. C. lands, and passing through an iron pin set at 493.27 feet, a total distance of **527.72 feet** to its intersection with the centerline of Washington Street, 60 feet wide;

Course No. 8: thence, **North 55°-42'-24" West** along the centerline of Washington Street, a distance of **626.42 feet** to its intersection with the westerly line of Original Bainbridge Township Lot No. 26;

Course No. 9: thence, **North 04°-50'-21" East** along the westerly line of Original Bainbridge Township Lot No. 26, also being the easterly line of lands conveyed to HCR Manorcare Properties, LLC (Permanent Parcel No. 03-019022) by deed recorded in Volume 1836, Page 398 of Geauga County Records, and an easterly line of Block "F" in the aforementioned Woods of Wembley Phase IV, and passing through a 1/2-inch iron pin found at 47.21 feet, a total distance of **1202.50 feet** to the place of beginning, said premises containing **25.812 acres** of land more or less (including 0.431 acre within the right of way of Washington Street), as surveyed in January of 2012 by Timothy J. Feller, Registered Professional Land Surveyor No. 7104 on behalf of **McSteen & Associates, Inc.** under Project No. 11-270 and being subject to all legal highways and easements of record.

The basis of bearings for this survey is South 04°-50'-15" West as the easterly line of lands conveyed to 422 Company, Ltd. by deed recorded in Volume 1116, Page 840 of Geauga County Records, and as evidenced by monuments found. All iron pins set are 30-inch, long 5/8-inch diameter rebar with an identification cap stamped "McSTEEN 7104".

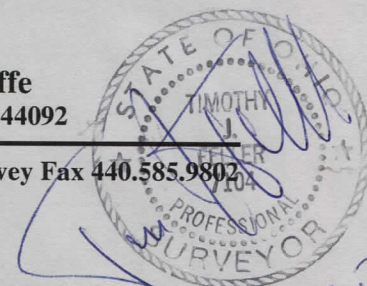
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SURVEY PLAT & LEGAL DESCRIPTION www.mcsteen.com
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R.S. 01/20/12
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GEAUGA COUNTY ENGINEER



1-19-2012