

PREPARED BY:
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
15750 AUBURN ROAD
NEWBURY, OHIO 44065
(440)564-7528
FAX: (440)564-5675

PREPARED FOR:
GRACE HOMES, INC.
P.O. BOX 444
CHESTERLAND, OHIO 44026

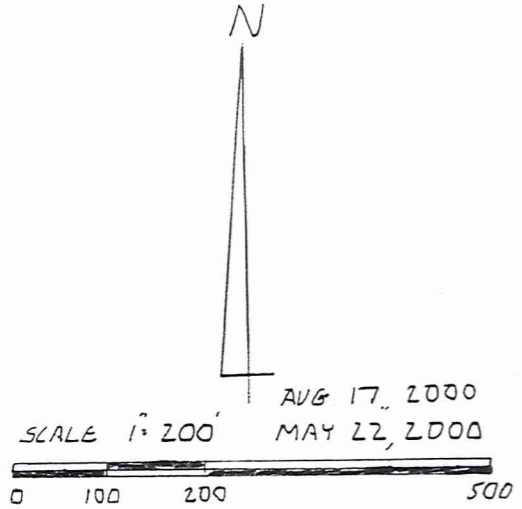
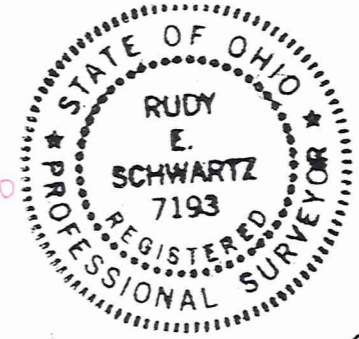
PLAT OF SURVEY AND LOT SPLIT FOR GRACE HOMES, INC.

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Lot No. 62 and further being known as lands conveyed to John S. Shipitalo by deed recorded in Volume 1310, Page 840 of Geauga County Deed Records and Patrick E. McVey by deed recorded in Volume 1310, Page 843 of Geauga County Deed Records.

I hereby certify that this Plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angles only. All of which are correct to the best of my knowledge and belief. This Plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

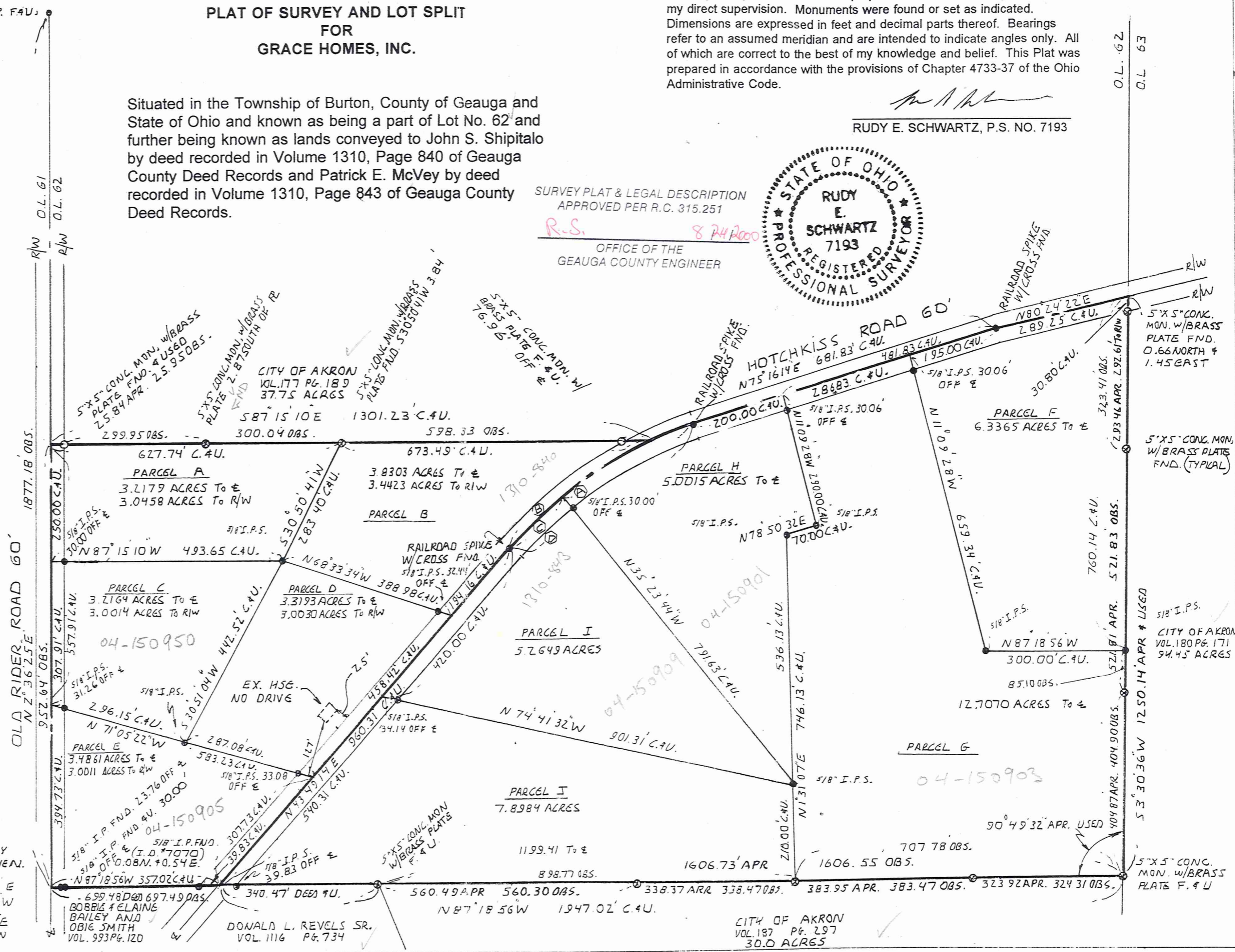
Rudy E. Schwartz
RUDY E. SCHWARTZ, P.S. NO. 7193

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 8742000
OFFICE OF THE
GEAUGA COUNTY ENGINEER



LEGEND	
I. P.	Iron Pin
I.P.P.	Iron Pipe
Mon.	Monument
Fnd.	Found
D.	Deed
P.	Plat
R/Rec.	Record
M/Msd.	Measured
O/Obs.	Observed
C/Calc.	Calculated
U.	Used
Encr.	Encroachment
C.L.	Centerline
R.W.	Right-Of-Way

DEED VOLUME 1094 PG. 930 WAS BOUNDED BY ADJOINERS - NO DEED DISTANCE OR BEARING GIVEN.
① Δ: 21°06'00" R: 881.45' A: 324.61' C: 322.78' N64°43'14" E
② Δ: 25°16'44" R: 881.45' A: 388.90' C: 385.75' S56°27'36" W
③ Δ: 10°21'00" R: 881.45' A: 159.23' C: 159.01' N48°59'44" E
④ Δ: 31°27'00" R: 881.45' A: 483.83' C: 477.78' S59°32'44" W
A.P.R.: AKRON PLAT RECORD



BOBBIE & ELAINE BAILEY AND OBIE SMITH VOL. 993 PG. 120
DONALD L. REVCLS SR. VOL. 1116 PG. 734

CITY OF AKRON VOL. 187 PG. 297 30.0 ACRES

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

R.S. 8/24/2000

OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION
OF A
3.8303 ACRE PARCEL
FOR
GRACE HOMES, INC.
Parcel B

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Lot No. 62 and further being known as part of a parcel of land conveyed to John S. Shipitalo by deed recorded in Volume 1310, Page 840 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Old Rider Road at the Southwesterly corner of a 37.75 acre parcel of land conveyed to The City of Akron by deed recorded in Volume 177, Page 189 of Geauga County Deed Records;

Thence South 87° 15' 10" East along the Southerly line of said 37.75 acre parcel passing through a 5 inch by 5 inch concrete monument with brass plate found at 25.95 feet a total distance of 627.74 feet to a point and the Principal Place of Beginning of the premises herein intended to be described (witness a 5 inch by 5 inch concrete monument with brass plate found South 30° 50' 41" West, 3.84 feet);

COURSE I Thence continuing South 87° 15' 10" East along said Southerly line of the 37.75 acre parcel passing through a 5 inch by 5 inch concrete monument with brass plate found at 596.53 feet a total distance of 673.49 feet to a point in the curved centerline of Hotchkiss Road, 60 feet wide;

COURSE II Thence Southwesterly along the arc of a curve deflecting to the left, also being said centerline of Hotchkiss Road, 388.90 feet, said curve having a radius of 881.45 feet and a chord which bears South 56° 27' 36" West, 385.75 feet to a railroad spike with cross found at a point of tangency;

COURSE III Thence South 43° 49' 14" West along said centerline of Hotchkiss Road a distance of 194.16 feet to a point;

COURSE IV Thence North 68° 33' 34" West passing through a 5/8 inch iron pin set at 32.44 feet a total distance of 388.98 feet to a 5/8 inch iron pin set;

COURSE V Thence North 30° 50' 41" East passing through said 5 inch by 5 inch concrete monument with brass plate at 279.56 feet a total distance of 283.40 feet to the Principal Place of Beginning and containing 3.8303 acres of land (3.4423 acres of land excluding the area within the right-of-way of Hotchkiss Road) as surveyed, calculated and described on August 17, 2000 by Rudy E. Schwartz, P.S. No. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz, 7193.

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OFFICE OF THE
COUNTY ENGINEER

LEGAL DESCRIPTION
OF A
3.3193 ACRE PARCEL
FOR
GRACE HOMES, INC.
Parcel D

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Lot No. 62 and further being known as part of a parcel of land conveyed to John S. Shipitalo by deed recorded in Volume 1310, Page 840 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Old Rider Road at the Southwesterly corner of a 37.75 acre parcel of land conveyed to The City of Akron by deed recorded in Volume 177, Page 189 of Geauga County Deed Records;

Thence South 2° 36' 25" West along said centerline of Old Rider Road a distance of 250.00 feet to a point;

Thence South 87° 15' 10" East passing through a 5/8 inch iron pin set at 30.00 feet a total distance of 493.65 feet to a 5/8 inch iron pin set and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 68° 33' 34" East passing through a 5/8 inch iron pin set at 356.54 feet, a total distance of 388.98 feet to a point in the centerline of Hotchkiss Road, 60 feet wide;

COURSE II Thence South 43° 49' 14" West along said centerline of Hotchkiss Road a distance of 458.42 feet to a point;

COURSE III Thence North 71° 05' 22" West passing through a 5/8 inch iron pin set at 33.08 feet, a total distance of 287.08 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 30° 51' 04" East a distance of 442.52 feet to the Principal Place of Beginning and containing 3.3193 acres of land (3.0030 acres of land excluding the area within the right-of-way of Hotchkiss Road) as surveyed, calculated and described on August 17, 2000 by Rudy E. Schwartz, P.S. No. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz, 7193.

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

R.E.S. 8/24/2000

OFFICE OF THE
GEAUGA COUNTY ENGINEER

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AUG 25 2000
GEAUGA COUNTY ENGINEER

BUR00049

04-150905
Vol. 1733-Pg. 2265

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

R.S. 8/24/2000

OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION
OF A
3.4861 ACRE PARCEL
FOR
GRACE HOMES, INC.
Parcel E

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Lot No. 62 and further being known as part of a parcel of land conveyed to John S. Shipitalo by deed recorded in Volume 1310, Page 840 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Old Rider Road at the Southwesterly corner of a 37.75 acre parcel of land conveyed to The City of Akron by deed recorded in Volume 177, Page 189 of Geauga County Deed Records;

Thence South 2° 36' 25" West along said centerline of Old Rider Road a distance of 557.91 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 71° 05' 22" East passing through a 5/8 inch pin set at 31.26 feet and a 5/8 inch iron pin set at 296.15 feet and a 5/8 inch iron pin set at 550.15 feet a total distance of 583.23 feet to a point in the centerline of Hotchkiss Road, 60 feet wide;

COURSE II Thence South 43° 49' 14" West along said centerline of Hotchkiss Road a distance of 307.73 feet to a Northeasterly corner of land conveyed to Bobbie and Elaine Bailey and Obie Smith by deed recorded in Volume 993, Page 120 of Geauga County Deed Records;

COURSE III Thence North 87° 18' 56" West along the Northerly line of land so conveyed to Bobbie and Elaine Bailey and Obie Smith, passing through the Northwesterly line of Hotchkiss Road at 39.83 feet (witness a 5/8 inch iron pin with I.D. No. 7070 found 0.08 feet North and 0.54 feet East) and passing through a 5/8 inch iron pin found at 327.02 feet and passing through a 5/8 inch iron pin found at 333.26 feet, a total distance of 357.02 feet to a point in said centerline of Old Rider Road;

COURSE IV Thence North 2° 36' 25" East along said centerline of Old Rider Road a distance of 394.73 feet to the Place of Beginning and containing 3.4861 acres of land (3.0011 acres of land excluding the area within the right-of-way of Hotchkiss Road and Old Rider Road) as surveyed, calculated and described on August 17, 2000 by Rudy E. Schwartz, P.S. No. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz, 7193.

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LEGAL DESCRIPTION
OF A
12.7070 ACRE PARCEL
FOR
GRACE HOMES, INC.
Parcel G

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Lot No. 62 and further being known as part of a parcel of land conveyed to Patrick E. McVey by deed recorded in Volume 1310, Page 843 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Hotchkiss Road at the Northwestern corner of a 94.45 acre parcel of land conveyed to The City of Akron by deed recorded in Volume 180, Page 171 of Geauga County Deed Records;

Thence South 80° 24' 22" West along said centerline of Hotchkiss Road a distance of 289.25 feet to a railroad spike with cross found at an angle point therein;

Thence South 75° 16' 14" West continuing along said centerline of Hotchkiss Road, a distance of 195.00 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South 11° 09' 28" East passing through a 5/8 inch iron pin set at 30.06 feet a total distance of 659.34 feet to a 5/8 inch iron pin set;
- COURSE II Thence South 87° 18' 56" East a distance of 300.00 feet to a 5/8 inch iron pin set in the Westerly line of said 94.45 acre parcel;
- COURSE III Thence South 3° 30' 36" West along said Westerly line of the 94.45 acre parcel passing through a 5 inch by 5 inch concrete monument with brass plate found at 85.10 feet a total distance of 490.00 feet to a 5 inch by 5 inch concrete monument with brass plate found at the Northeasterly corner of a 30.00 acre parcel of land conveyed to the City of Akron by deed recorded in Volume 187, Page 297 of Geauga County Deed Records;
- COURSE IV Thence North 87° 18' 56" West along the Northerly line of said 30.00 acre parcel, passing through a 5 inch by 5 inch concrete monument with brass plate found at 324.31 feet a total distance of 707.78 feet to a 5 inch by 5 inch concrete monument with brass plate found;
- COURSE V Thence North 1° 31' 07" East a distance of 746.13 feet to a 5/8 inch iron pin set;

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GEAUGA COUNTY, OHIO

BUR00049

LEGAL DESCRIPTION

12.7070 Acre Parcel

Grace Homes

Parcel G

Page Two

COURSE VI Thence North 78° 50' 32" East a distance of 70.00 feet to a 5/8 inch iron pin set;

COURSE VII Thence North 11° 09' 28" West passing through a 5/8 inch iron pin set at 259.94 feet a total distance of 290.00 feet to a point in said centerline of Hotchkiss Road;

COURSE VIII Thence North 75° 16' 14" East along said centerline of Hotchkiss Road a distance of 286.83 feet to the Principal Place of Beginning and containing 12.7070 acres of land as surveyed, calculated and described on August 17, 2000 by Rudy E. Schwartz, P.S. No. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz, 7193.

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

R.S. 8/24/2000

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED
AUG 24 2000
GEAUGA COUNTY ENGINEER

BUR00049

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

R.S. 8/24/2000
OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION
OF A
5.0015 ACRE PARCEL
FOR
GRACE HOMES, INC.
Parcel H

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Lot No. 62 and further being known as part of a parcel of land conveyed to Patrick E. McVey by deed recorded in Volume 1310, Page 843 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Hotchkiss Road at the Northwesterly corner of a 94.45 acre parcel of land conveyed to The City of Akron by deed recorded in Volume 180, Page 171 of Geauga County Deed Records;

Thence South 80° 24' 22" West along said centerline of Hotchkiss Road a distance of 289.25 feet to a railroad spike with cross found at an angle point therein;

Thence South 75° 16' 14" West continuing along said centerline of Hotchkiss Road, a distance of 481.83 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 11° 09' 28" East passing through a 5/8 inch iron pin set at 30.06 feet a total distance of 290.00 feet to a 5/8 inch iron pin set;

COURSE II Thence South 78° 50' 32" West a distance of 70.00 feet to a 5/8 inch iron pin set;

COURSE III Thence South 1° 31' 07" West a distance of 536.13 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 35° 23' 44" West passing through a 5/8 inch iron pin set at 761.63 feet a total distance of 791.63 feet to a point in the curved centerline of Hotchkiss Road;

COURSE V Thence Northeasterly along the arc of a curve deflecting to the right also being said centerline of Hotchkiss Road 324.61 feet, said curve having a radius of 881.45 feet and a chord which bears North 64° 43' 14" East 322.78 feet to a railroad spike with cross found at a point of tangency;

COURSE VI Thence North 75° 16' 14" East along said centerline of Hotchkiss Road a distance of 200.00 feet to the Principal Place of Beginning and containing 5.0015 acres of land as surveyed, calculated and described on August 17, 2000 by Rudy E. Schwartz, P.S. No. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz, 7193.

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BUR 00049

04-150909

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

LEGAL DESCRIPTION
OF A
5.2649 ACRE PARCEL
FOR
GRACE HOMES, INC.
Parcel I

R.S. 8/24/2000
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Lot No. 62 and further being known as part of a parcel of land conveyed to Patrick E. McVey by deed recorded in Volume 1310, Page 843 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Hotchkiss Road at the Northwesterly corner of a 94.45 acre parcel of land conveyed to The City of Akron by deed recorded in Volume 180, Page 171 of Geauga County Deed Records;

Thence South 80° 24' 22" West along said centerline of Hotchkiss Road a distance of 289.25 feet to a railroad spike with cross found at an angle point therein;

Thence South 75° 16' 14" West continuing along said centerline of Hotchkiss Road, a distance of 681.83 feet to a railroad spike with cross found at a point of curvature;

Thence Southwesterly along the arc of a curve deflecting to the left, also being said centerline of Hotchkiss Road, 324.61 feet, said curve having a radius of 881.45 feet and a chord which bears South 64° 43' 14" West 322.78 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 35° 23' 44" East passing through a 5/8 inch iron pin set at 30.00 feet a total distance of 791.63 feet to a 5/8 inch iron pin set;

COURSE II Thence North 74° 41' 32" West passing through a 5/8 inch iron pin set at 867.17 feet a total distance of 901.31 feet to a point in said centerline of Hotchkiss Road;

COURSE III Thence North 43° 49' 14" East along said centerline of Hotchkiss Road a distance of 420.00 feet to a railroad spike with cross found at a point of curvature;

COURSE IV Thence Northeasterly along the arc of a curve deflecting to the right also being said centerline of Hotchkiss Road, 159.23 feet, said curve having a radius of 881.45 feet and a chord which bears North 48° 59' 44" East 159.01 feet to the Principal Place of Beginning and containing 5.2649 acres of land as surveyed, calculated and described on August 17, 2000 by Rudy E. Schwartz, P.S. No. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz, 7193.

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AUG 24 2000
OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION
OF A
7.8984 ACRE PARCEL
FOR
GRACE HOMES, INC.
Parcel J

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Lot No. 62 and further being known as part of a parcel of land conveyed to Patrick E. McVey by deed recorded in Volume 1310, Page 843 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Hotchkiss Road at the Northwestern corner of a 94.45 acre parcel of land conveyed to The City of Akron by deed recorded in Volume 180, Page 171 of Geauga County Deed Records;

Thence South 80° 24' 22" West along said centerline of Hotchkiss Road a distance of 289.25 feet to a railroad spike with cross found at an angle point therein;

Thence South 75° 16' 14" West continuing along said centerline of Hotchkiss Road, a distance of 681.83 feet to a railroad spike with cross found at a point of curvature;

Thence Southwesterly along the arc of a curve deflecting to the left, also being said centerline of Hotchkiss Road, 483.83 feet, said curve having a radius of 881.45 feet and a chord which bears South 59° 32' 44" West 477.78 feet to a railroad spike with cross found at a point of tangency;

Thence South 43° 49' 14" West continuing along said centerline of Hotchkiss Road a distance of 420.00 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 74° 41' 32" East passing through a 5/8 inch iron pin set at 34.14 feet a total distance of 901.31 feet to a 5/8 inch iron pin set;

COURSE II Thence South 1° 31' 07" West a distance of 210.00 feet to a 5 inch by 5 inch concrete monument with brass plate found in the Northerly line of a 30.00 acre parcel of land conveyed to the City of Akron by deed recorded in Volume 187, Page 297 of Geauga County Deed Records;

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YOUNG COUNTY
RECORDS

